

Monday, June 28, 2021
City of Carson
701 E. Carson Street
Carson, CA 90745
11:00 a.m.

AGENDA

MEETING OF THE CITY OF CARSON ENHANCED INFRASTRUCTURE FINANCING DISTRICT PUBLIC FINANCING AUTHORITY

Members:

	Lula Davis-Holmes, Chair	
Jim Dear, Vice-Chair		Vacant (County of Los Angeles)
Katie Pandolfo, Secretary		Vacant (County of Los Angeles)

Staff:

Executive Director, Sharon Landers (City of Carson)
Director of Community Development, Saied Naaseh (City of Carson)
PFA Counsel: Anita Luck (City of Carson)
Assistant PFA Counsel: Payam Mostafavi (City of Carson)
Project Manager, James Nguyen (City of Carson)
Acting Assistant Secretary, Norberto Boceta (City of Carson)
EIFD Consultant, Joe Dieguez (City of Carson)

“In accordance with the Americans with Disabilities Act of 1990, if you require a disability related modification or accommodation to attend or participate in this meeting, including auxiliary aids or services, please call the Community Development Department office at 310-952-1700 Ext. 1310 at least 48 hours prior to the meeting.” (Government Code Section 54954.2)

I. CALL TO ORDER

II. ROLL CALL

III. STAFF ORAL COMMUNICATIONS

IV. INTRODUCTIONS/PRESENTATIONS

V. PUBLIC ORAL COMMUNICATIONS ON AGENDA ITEMS

The public may address the Public Financing Authority on any matters within the jurisdiction of the Carson Enhanced Infrastructure Financing District or on any items on the agenda prior to any action taken on the agenda. Speakers are limited to no more than three minutes, speaking once. Oral communications will be limited to 30 minutes unless extended by order of the Chair with the approval of the Public Financing Authority.

DUE TO CORONA VIRUS COVID-19, NO MEMBERS OF THE PUBLIC WILL BE ALLOWED INTO CITY HALL DURING THE PUBLIC FINANCING AUTHORITY MEETING. THE MEETING WILL BE CONDUCTED VIA REMOTE TELECONFERENCING USING THE ELECTRONIC “ZOOM” APPLICATION.

Any person having any comments on the proposed Carson EIFD may do so as follows:

1. Email: You can email comments to jnguyen@carsonca.gov no later than 8:00 a.m. the day of the meeting. Please identify “Carson EIFD” in your comments. Your comments will be read into the record.
2. Telephone: You can record your comments at (310) 952-1700 Ext. 1310 no later than 8:00 a.m. the day of the meeting. Please identify “Carson EIFD” in your comments. Your comments will be read into the record.
3. Box outside of City Hall: You can provide hand-written comments by dropping off a note at the box located in front of City Hall (701 East Carson Street) no later than 8:00 a.m. the day of the meeting. Please identify “Carson EIFD” in your comments. Your comments will be read into the record.

NOTE: Comments may only be submitted to the City by 8:00 a.m. the day of the meeting. Members of the public cannot provide comments during the Zoom meeting. Members of the public wishing to observe the meeting live will be able to do so by watching it on the City’s PEG television channel (Channel 35 on Charter or Channel 99 on AT&T for Carson residents) or via live streaming on the City’s website, <http://ci.carson.ca.us/>).

Limited Opportunity for Oral Comments at the Hearing. Anyone wishing to provide oral comments at the public hearing shall email jnguyen@carsonca.gov before 8:00 a.m. on June 28, 2021, stating they wish to provide oral comments at the hearing in person. The Public Financing Authority will endeavor to create a platform for submission of comments live at the meeting through limited access to the meeting or some other means. Any comments not received in time for the first public meeting will be presented at a subsequent public hearing.

VI. NEW BUSINESS

- a. Approval of June 14, 2021 Regular Meeting of the Carson EIFD Public Financing Authority Minutes.
- b. Public hearing of the Public Financing Authority to hear all written and oral comments on the draft Infrastructure Financing Plan, but take no action.

Recommended Actions:

1. Open the public hearing.
2. Take public testimony and accept any written and/or oral comments.
3. Close the public hearing.

- c. Consider Resolution No. 21-004 of the Public Financing Authority, setting forth the time for the second public hearing on the draft Infrastructure Financing Plan, where the Public Financing Authority shall consider any additional written and oral comments and take action to modify or reject the Infrastructure Financing Plan.

Recommended Action: Waive further reading and adopt Resolution 21-004:

This Public Financing Authority Board is subject to the Ralph M. Brown Act. Among other things, the Brown Act requires that the Board agenda be posted at least 72 hours in advance of each meeting and that the public be allowed to comment on agenda items before the Board and items not on the Board agenda but are within the subject matter jurisdiction of the Board. The Board may limit public comments to a reasonable amount of time, generally three (3) minutes per person.

**A RESOLUTION OF THE PUBLIC FINANCING AUTHORITY OF THE CITY OF
CARSON ENHANCED INFRASTRUCTURE FINANCING DISTRICT SETTING
FORTH THE TIME FOR THE SECOND PUBLIC HEARING ON THE
INFRASTRUCTURE FINANCING PLAN**

VII. MEMBERS ORAL COMMUNICATIONS / ITEMS FOR FUTURE AGENDAS

VIII. ADJOURNMENT

This Public Financing Authority Board is subject to the Ralph M. Brown Act. Among other things, the Brown Act requires that the Board agenda be posted at least 72 hours in advance of each meeting and that the public be allowed to comment on agenda items before the Board and items not on the Board agenda but are within the subject matter jurisdiction of the Board. The Board may limit public comments to a reasonable amount of time, generally three (3) minutes per person.

CITY OF CARSON ENHANCED INFRASTRUCTURE FINANCING DISTRICT

**MINUTES
PUBLIC FINANCING AUTHORITY
REGULAR MEETING
June 14, 2021
11:00 A.M.**

CALL TO ORDER:

The meeting was called to order at 11:00 A.M. by Chair Lula Davis-Holmes via Zoom teleconference.

ROLL CALL:

Acting Assistant Secretary Norberto M. Boceta noted the roll:

Board Members Present via Zoom teleconference: Chair Lula Davis-Holmes, Vice Chair Jim Dear, and Secretary Katie Pandolfo

Also Present via Zoom teleconference telephone: Executive Director Sharon Landers, Director of Community Development Saied Naaseh, Authority Counsel Anita Luck, Assistant Authority Counsel Payam Mostafavi, Project Manager James Nguyen, Acting Assistant Secretary Norberto M. Boceta, EIFD Consultant Joe Dieguez, and Robert (Bob) Moran LA County Staff representative.

INTRODUCTIONS/PRESENTATIONS – None.

PUBLIC ORAL COMMUNICATIONS ON AGENDA ITEMS – None.

NEW BUSINESS

Item No. 5A Approval of April 5, 2021 Special Meeting and April 12, 2021 Regular Meeting, Carson EIFD Public Financing Authority Minutes

Upon motion by Vice Chair Jim Dear, seconded by Secretary Katie Pandolfo, the minutes of the two meetings were unanimously approved.

Item No. 5B Public hearing of the Public Financing Authority to hear all written and oral comments on the draft Infrastructure Financing Plan, but take no action

Community Development Director Saied Naaseh reported that the staff is planning to cancel the Regular EIFD PFA meeting for June 21 (staff will send out cancellation notice), and is planning to hold the next regular meeting on Monday, June 28, 2021 at 11:00 AM in the same online/virtual meeting format. He also reported that:

- a) County is aiming appointment of the Supervisor to the Carson PFA to be on June 22nd Board of Supervisors Meeting;
- b) County is aiming appointment of County Public member at July 13 Regular Meeting

c) County has asked City to continue first public hearing after July 13, but City staff is recommending the first public hearing be continued to June 28, 2021 to avoid further delays to formation.

Joe Dieguez further explained that delaying the continued first public hearing on the draft IFP to July would cause the Carson EIFD to miss the establishment of current tax year roll as the base year, which would negatively impact the financial capacity of the Carson EIFD in the years ahead.

Item No. 5C Consider Resolution No. 21-004 of the Public Financing Authority, setting forth the time for the second public hearing on the draft Infrastructure Financing Plan, where the Public Financing Authority shall consider any additional written and oral comments and take action to modify or reject the Infrastructure Financing Plan.

The Authority decided to continue to June 28, 2021 for the same reasons cited in Item 5B.

Item No. 5D Consider Resolution No. 21-005 of the Public Financing Authority, approving the Public Financing Authority bylaws.

Vice Chair Dear mentioned that the County Supervisor is in a lot of boards that s/he may not be able to attend the meetings of EIFD. He suggested that the By-Laws should provide an Alternate voting member designated by the County Supervisor.

Bob Moran, LA County staff representative, agrees with Vice Chair Dear.

After a detailed explanation from PFA Counsel Anita Luck, the Authority approved the By-Laws, but asked the staff to bring the By-Laws back when all County members are on EIFD PFA Board.

MEMBERS ORAL COMMUNICATIONS / ITEMS FOR FUTURE AGENDAS - None.

STAFF ORAL COMMUNICATIONS - None.

ADJOURNMENT

The meeting was adjourned at 11:38 A.M. on Monday, June 14, 2021, by Chair Davis-Holmes.

Chair, Lula Davis-Holmes

ATTEST:

Secretary, Katie Pandolfo

**REPORT TO CITY OF CARSON ENHANCED INFRASTRUCTURE FINANCING DISTRICT
PUBLIC FINANCING AUTHORITY (PFA)**

MEETING OF: JUNE 28, 2021 – NEW BUSINESS

Item 6 B

**SUBJECT: PUBLIC HEARING OF THE PUBLIC FINANCING AUTHORITY TO HEAR
ALL WRITTEN AND ORAL COMMENTS ON THE DRAFT
INFRASTRUCTURE FINANCING PLAN (IFP), BUT TAKE NO ACTION**

I. SUMMARY

On April 12, 2021, the PFA adopted Resolution No. 21-003 setting the first public hearing on the draft IFP for June 14, 2021. On June 14, 2021, the PFA opened the public hearing and continued the matter to today's June 28 meeting on news that the County of Los Angeles' appointment of a representative to the Carson EIFD PFA is taking place on June 22, 2021.

Today's item is the continuation of the first official public hearing to provide the public with an opportunity to provide comments on the draft IFP as required by the EIFD statute. A copy of the April 12, 2021 staff report and accompanying draft IFP (Exhibit No. 1) is included for additional reference.

Notice of the public hearing was sent to each landowner, resident and taxing entity located within the Carson EIFD boundaries ten (10) days prior to today's meeting. Notices were also published in the *Daily Breeze* newspaper on May 12, May 19, May 26, and June 2. A copy of the executed Affidavit of Mailing, Posting and Publication (Exhibit No. 2) is included for additional reference. As of the time and date of this writing (June 23), no public comments have been received.

On June 8, 2021, staff transmitted the draft IFP to the City of Carson Planning Commission pursuant to Government Code Section 53398.64. A presentation was given to the commissioners by staff and Kosmont Associates Inc. The presentation, staff report, and official meeting minutes are attached to this report for the record (Exhibit No. 3).

II. RECOMMENDATION

TAKE the following actions:

1. OPEN the public hearing.
2. TAKE public testimony and accept any written and/or oral comments.
3. CLOSE the public hearing.

III. ALTERNATIVES

TAKE another action the Carson EIFD PFA deems appropriate.

IV. BACKGROUND

None.

V. FISCAL IMPACT

There are no fiscal impacts associated with staff's recommendation.

VI. EXHIBITS

1. April 12, 2021 Draft IFP Staff Report (pgs. 3-59)
 - a. Draft IFP (pgs. 6-59)
2. Affidavit of Mailing, Posting and Publication (pgs. 60-67)
3. Draft Presentation of the Carson EIFD to City of Carson Planning Commission (pgs. 68-91)
 - a. Staff Report (pgs. 84-88)
 - b. Official Minutes for June 8, 2021 Planning Commission Meeting (pgs. 89-91)

Prepared by: Saied Naaseh, Director of Community Development
James Nguyen, Project Manager

**REPORT TO CITY OF CARSON ENHANCED INFRASTRUCTURE FINANCING DISTRICT
PUBLIC FINANCING AUTHORITY****Item 5 A****MEETING OF: APRIL 12, 2021 – NEW BUSINESS****SUBJECT: PRESENT THE DRAFT CARSON EIFD INFRASTRUCTURE FINANCING
PLAN (IFP); ANSWER QUESTIONS ABOUT THE IFP; AND CONSIDER
COMMENTS RELATED TO THE IFP****I. SUMMARY**

On April 5, 2021, the City of Carson Enhanced Infrastructure Financing District (“Carson EIFD”) Public Financing Authority (“PFA”) held its first special meeting to: (1) Provide the PFA board with an overview of the Carson EIFD; (2) Appoint the Chair, Vice-Chair and Secretary to the Carson EIFD PFA and establish a regular meeting time for every Monday at 11 a.m.; and (3) Direct staff to prepare the draft Infrastructure Financing Plan (“IFP”) (Exhibit No. 1) for review at today’s public meeting on April 12, 2021.

Today’s meeting is the first regular meeting of the Carson EIFD PFA. Today is also the initial public meeting to consider the draft IFP and accept comments from the public. The public will have additional opportunities to provide comments at required public hearings tentatively scheduled in June, July, and August 2021. Staff is proposing that the first public hearing be held on June 14, 2021, unless directed otherwise by the PFA. This June 14 date is different from the May 24 date previously set by the City Council, to allow for adequate public noticing (The Resolution adopted by the City Council permits the PFA to change the public hearing date as necessary).

II. RECOMMENDATION

RECEIVE and FILE

III. ALTERNATIVES

TAKE another action the Carson EIFD PFA deems appropriate.

IV. BACKGROUND*Draft IFP*

EIFD revenues are to be spent in accordance with the IFP. The IFP includes tax increment revenue projections and a list of projects to be funded by the Carson EIFD. The Carson EIFD is expected to generate approximately \$134 million (in present value dollars) to fund infrastructure and affordable housing projects of communitywide and regional significance over the Carson EIFD’s lifetime. This is equivalent to approximately \$313 million in nominal 2021 dollars. The Carson EIFD’s lifetime is the earlier of: (1) forty-five (45) years from the date on which the first issuance of bonds or acquisition of a loan is approved by the PFA or (2) June 30, 2099.

The Carson EIFD revenues are funded from the property tax increment generated by properties located within the Carson EIFD boundaries (Exhibit No. 2). The Carson EIFD

encompasses approximately 1,735 acres of land, representing approximately 14% of the City’s total 12,141 acres. The City would contribute 52 percent of its property tax increment to the Carson EIFD. The County of Los Angeles would contribute 25 percent of its property tax increment to match the City on a dollar-for-dollar basis. This partnership increases the Carson EIFD’s financial capacity to fund eligible infrastructure projects in Carson. It is important to note that projects funded by the Carson EIFD do not necessarily have to be located within the Carson EIFD boundaries. Instead, any projects with tangible benefit to the properties within the EIFD would be eligible for funding so long as it is in the City of Carson.

As depicted in the Table 1.0 below, the initial emphasis of the draft IFP, prepared by Kosmont & Associates Inc., is placed on the first \$50 million in net funding anticipated to be available in the first 20 years of the Carson EIFD’s lifetime, considering the present value of future dollars, as well as estimated interest and debt issuance costs.

#	Projects / Activities	Estimated Allocation
1	Affordable Housing Projects	\$10.0 million
2	Victoria Golf Course Approved Remediation and Infrastructure Projects	\$10.0 million
3	Brownfield Site Remediation / Roadway / Pedestrian / Bicycle / Streetscape / Beautification Improvements	\$30.0 million
Estimated Total Funding Available – Initial 20 Years of District Lifetime		\$50.0 million

Table 1.0: Estimated EIFD Funding Allocation – Initial \$50 Million in First 20 Years of District

1. *Affordable Housing Projects:* The Carson EIFD will prioritize and implement a 20% affordable housing set-aside, based on all funds generated, for the acquisition, construction, or rehabilitation of housing within City of Carson for persons of very low, low, and moderate income, for rent or purchase. The 20% set-aside of all annual Carson EIFD revenues is a condition required by the County in return for their participation in the Carson EIFD and is applicable throughout the life of the Carson EIFD. The PFA will coordinate with the City of Carson and the Carson Housing Authority for implementation and administration of these funds and projects.
2. *Victoria Golf Course Approved Remediation and Infrastructure Projects:* After the allocation of the affordable housing set-aside, fifty percent (50%) of all annual Carson EIFD revenues will be allocated to the Victoria Golf Course Approved Remediation and Infrastructure Projects up to \$10,000,000. The \$10,000,000 amount is a condition required by the County in return for their participation in the Carson EIFD. If The Creek at Dominguez Hills or another vertical development at the same location, in case the Creek at Dominguez Hills does not move forward, is not substantially completed by December 31, 2032, any funds remaining from the allocation shall be remitted back to the Carson EIFD. Remitted funds may be spent on EIFD eligible projects mutually agreed to by the City and County.

3. *Brownfield Site Remediation/Roadway/Pedestrian/Bicycle/Streetscape/Beautification Improvements (“Improvements”)*: Following the annual allocation of funding to the affordable housing set-aside and allocation of 50% of remaining revenues to Victoria Golf Course Approved Remediation and Infrastructure Projects (up to \$10,000,000), the remaining EIFD funding will be available for Improvements. Remediation will focus on various contaminated project sites, including former landfill sites. Rehabilitation and beautification will focus on numerous targeted corridors serving the District properties, including such tasks as roadway and sidewalk expansions, wayfinding signage, streetlights, utility wraps, benches, street banners, civic art, parks, recreational and open space improvements, public safety/surveillance enhancements, and neighborhood connectivity improvements, such as pedestrian and bicycle networks and trails.

Additional expenditures by the Carson EIFD, including any use of potential future Carson EIFD bond proceeds, will be subject to approval by the PFA. The Carson EIFD will not include funds to support ongoing operations of oil refinery activities. The Carson EIFD may finance planning and design activities that are directly related to the purchase, construction, expansion, or rehabilitation of eligible projects as described in Government Code Sections 53398.52, 53398.56, and 53398.57. Example projects may include, but not be limited to, the following:

- Highways, interchanges, ramps and bridges, arterial streets, parking facilities, and transit facilities
- Sewage treatment and water reclamation plants and interceptor pipes
- Facilities for the collection and treatment of water for urban uses
- Flood control levees and dams, retention basins, and drainage channels
- Childcare facilities, libraries, and other government facilities
- Parks, recreational facilities, and open space
- Facilities for the transfer and disposal of solid waste, including transfer stations and vehicles
- Brownfield restoration and other environmental mitigation
- The acquisition, construction, or rehabilitation of housing for persons of very low, low, and moderate income, as defined in Sections 50105 and 50093 of the Health and Safety Code, for rent or purchase
- Projects that enable communities to adapt to the impacts of climate change, including, but not limited to, higher average temperatures, decreased air and water quality, the spread of infectious and vector-borne diseases, other public health impacts, extreme weather events, sea level rise, flooding, heat waves, wildfires, and drought

- The acquisition, construction, or improvement of broadband Internet access service

Public Notice

The draft IFP notice of availability (Exhibit No. 3) was sent to residents and property owners located within the Carson EIFD boundaries ten (10) days prior to today's meeting. The draft IFP and notice of availability are also posted on the City's EIFD website:

<https://ci.carson.ca.us/communitydevelopment/EIFD.aspx>

V. FISCAL IMPACT

There are no fiscal impacts associated with staff's recommendation.

Vi. EXHIBITS

1. Draft IFP.
2. Carson EIFD Boundaries Map.
3. Public Notice dated April 1, 2021.

Prepared by: Saied Naaseh, Director of Community Development
James Nguyen, Project Manager

CITY OF CARSON ENHANCED INFRASTRUCTURE FINANCING DISTRICT

INFRASTRUCTURE FINANCING PLAN

Prepared For:

The City of Carson and the County of Los Angeles



Prepared By:



MARCH 2021

EXHIBIT NO. 1

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1.0 Introduction

1.1 Background & Purpose

The proposed Carson Enhanced Infrastructure Financing District (“Carson EIFD” or “District”) will serve as a catalyst for private development and critical regional infrastructure with transformative potential for the City of Carson (“City”) and the South Bay region of Los Angeles County (“County”). The Carson EIFD encompasses approximately 1,735 acres of land, representing approximately 14% of the City’s total approximately 12,141 acres. The Carson EIFD includes the City’s Vision Plan area, the Civic Center area, the campus of California State Dominguez Hills (“CSUDH”), and various other targeted opportunity site areas within the City that stand to benefit from catalytic infrastructure improvements with communitywide and regional benefit. The District represents a partnership between the City and the County, and as such, will be funded by property tax increment from both taxing entities.

1.2 Contents and Overview of this Infrastructure Financing Plan (“IFP”)

Pursuant to Government Code Sections 53398.59 through 53398.74, this IFP comprises the following information:

- a) A map and legal description of the District, [included herein as Appendix A and Appendix B, respectively.](#)
- b) A description of the public facilities and other forms of development or financial assistance that is proposed in the area of the district, including those to be provided by the private sector, those to be provided by governmental entities without assistance under this chapter, those public improvements and facilities to be financed with assistance from the proposed district, and those to be provided jointly. The description shall include the proposed location, timing, and costs of the development and financial assistance. [This information is included in Section 3 of this IFP.](#)
- c) If funding from affected taxing entities is incorporated into the financing plan, a finding that the development and financial assistance are of communitywide significance and provide significant benefits to an area larger than the area of the district. [This information is included in Section 4 of this IFP.](#)
- d) A financing section ([included in Section 5 of this IFP](#)), which shall contain all of the following information:
 - a. A specification of the maximum portion of the incremental tax revenue of the city or county and of each affected taxing entity proposed to be committed to the district for each year during which the district will receive incremental tax revenue.

The portion need not be the same for all affected taxing entities. The portion may change over time. The maximum portion of the City's property tax increment to be committed to the District will be 52% throughout the duration of the District lifetime. For the County, the maximum portion of the County's property tax increment to be committed to the District will be 25% throughout duration of the District lifetime, which is projected to be forty five (45) years from the date on which the first issuance of bonds or acquisition of a loan is approved by the Public Financing Authority ("PFA").

- b. A projection of the amount of tax revenues expected to be received by the district in each year during which the district will receive tax revenues, including an estimate of the amount of tax revenues attributable to each affected taxing entity for each year. Section 5.3 of this IFP includes a projection of tax revenues to be received by the District by year over the course of forty five (45) years from the date on which the first issuance of bonds or acquisition of a loan is approved by the PFA. These projections are based on research and analysis of available data at the time of IFP preparation for purposes of illustration. Actual results may differ from those expressed in this document. Appendix C provides additional detail for the projected revenue analysis.
- c. A plan for financing the public facilities to be assisted by the district, including a detailed description of any intention to incur debt. Section 5.4 of this IFP includes a plan for financing the public facilities to be assisted by the District. The PFA governing the District intends to incur debt only when it is financially prudent to do so. It is estimated at this time that the EIFD will contribute approximately \$134 million (in present value dollars) to public improvements and affordable housing projects from a combination of bond or loan proceeds (multiple issuances may be necessary) and pay-as-you-go funding over the District lifetime. This is equivalent to approximately \$313 million in nominal 2021 dollars. The initial emphasis of this IFP is placed on the first approximately \$50 million in net funding anticipated to be available in the first 20 years of the district, considering the present value of future dollars, as well as estimated interest and debt issuance costs.
- d. A limit on the total number of dollars of taxes that may be allocated to the district pursuant to the plan. The total number of dollars or taxes that may be allocated to the District shall not exceed \$313,000,000 in nominal 2021 dollars. This represents a maximum allocation of \$156,500,000 from the City and \$156,500,000 from the County over the District lifetime in nominal 2021 dollars.
- e. A date on which the district will cease to exist, by which time all tax allocation to the district will end. The date shall not be more than 45 years from the date on which the issuance of bonds is approved pursuant to subdivision (a) of Section 53398.81, or the issuance of a loan is approved by the governing board of a local

agency pursuant to Section 53398.87. The District will cease to exist the earlier of: (i) forty five (45) years from the date on which the first issuance of bonds or acquisition of a loan is approved by the PFA, or (ii) June 30, 2099. This IFP assumes that the District will be formed in Fiscal Year 2021-2022 and will begin receiving tax revenues in Fiscal Year 2022-2023.

- f. An analysis of the costs to the city or county of providing facilities and services to the area of the district while the area is being developed and after the area is developed. The plan shall also include an analysis of the tax, fee, charge, and other revenues expected to be received by the city or county as a result of expected development in the area of the district. Appendix D to this IFP includes, as part of the Fiscal Impact Analysis, an analysis of the costs to the City and County for providing facilities and services to the area of the District. It is estimated that, at Year 20 of the District lifetime (assumed stabilized buildout of District area), annual costs to the City will be approximately \$14.2 million, and annual costs to the County will be approximately \$7.6 million to service the area of the District.
- g. An analysis of the projected fiscal impact of the district and the associated development upon each affected taxing entity. Appendix D to this IFP includes an analysis of the projected fiscal impact of the District and the associated development upon both the City and the County, as the only two affected taxing entities that are contributing tax increment revenues to the District. It is estimated that, at Year 20 of the District lifetime, the District area will generate an annual net fiscal surplus of \$3.0 million to the City and an annual net fiscal surplus of \$22.4 million to the County.
- h. A plan for financing any potential costs that may be incurred by reimbursing a developer of a project that is both located entirely within the boundaries of that district and qualifies for the Transit Priority Project Program, pursuant to Section 65470, including any permit and affordable housing expenses related to the project. At this time, the PFA does not intend to finance any potential costs that may be incurred by reimbursing a developer of a project that is both located entirely within the boundaries of the District and qualifies for the Transit Priority Project Program, pursuant to Section 65470.
- e) If any dwelling units within the territory of the district are proposed to be removed or destroyed in the course of public works construction within the area of the district or private development within the area of the district that is subject to a written agreement with the district or that is financed in whole or in part by the district, a plan providing for replacement of those units and relocation of those persons or families consistent with the requirements of Section 53398.56. The PFA does not anticipate that any housing units will be removed as a result of any project identified in this IFP. However, if any relocation of dwelling units is deemed to be required in the future for a project financed by the

District, the PFA will comply with the requirements of Government Code Section 53398.56.

- f) The goals the district proposes to achieve for each project financed pursuant to Section 53398.52. Section 7 of this IFP summarizes the goals of each project to be financed by the District.

DRAFT

2.0 Description of the Proposed District

The Carson EIFD encompasses approximately 1,735 acres of land, representing approximately 14% of the City's total 12,141 acres. The Carson EIFD includes the City's Vision Plan area, the Civic Center area, the campus of CSUDH, and various other targeted opportunity site areas within the City that stand to benefit from catalytic infrastructure improvements with communitywide and regional benefit.

Land use designations in the District primarily include industrial and residential uses, and to a lesser extent, retail, office, and recreational designations. The EIFD includes a significant amount of former landfill property with potential for remediation and future development. Appendix A includes a map of the proposed District, and Appendix B is a legal description of the District.

DRAFT

3.0 Description of Proposed Facilities and Development

3.1 Anticipated Future Private Development

Anticipated future private development is summarized in Table 1 below, anticipated to occur across the Vision Plan area, Civic Center area, the CSUDH campus, and other targeted opportunity site areas as identified on the map in Appendix A. Buildout and absorption of these land uses are forecasted in the first 20 years of the District lifetime.

Table 1: Anticipated Future Private Development

Development Type	SF / Units	AV Per SF / Unit	Estimated AV at Buildout (2021\$)
Rental Residential	2,619 units	\$300,000 per unit	\$785,700,000
For Sale Residential	662 units	\$400,000 per unit	\$264,800,000
Commercial / Retail	965,348 SF	\$285 PSF	\$275,124,180
Office	780,000 SF	\$225 PSF	\$175,500,000
Hotel	118 rooms	\$200,000 per room	\$23,600,000
Recreational	598,500 SF	\$350 PSF	\$209,475,000
Industrial	5,632,961 SF	\$160 PSF	\$901,273,760
Estimated Total			\$2,635,472,940

3.2 Public Facilities to be Financed with Assistance from the Carson EIFD

The PFA intends to utilize the District to contribute approximately \$134 million (in present value dollars) of funding to infrastructure and affordable housing projects of communitywide and regional significance over the District lifetime. This is equivalent to approximately \$313 million in nominal 2021 dollars. The initial emphasis of this IFP is placed on the first approximately \$50 million in net funding anticipated to be available in the first 20 years of the district, considering the present value of future dollars, as well as estimated interest and debt issuance costs. Table 2 outlines an estimate of anticipated EIFD budget allocation for the initial approximately \$50 million in net funding.

Table 2: Estimated EIFD Funding Allocation – Initial ~\$50 Million in First 20 Years of District

#	Projects / Activities	Estimated Allocation
1	Affordable Housing Projects	\$10.0 million
2	Victoria Golf Course Approved Remediation and Infrastructure Projects	\$10.0 million
3	Brownfield Site Remediation / Roadway / Pedestrian / Bicycle / Streetscape / Beautification Improvements	\$30.0 million
Estimated Total Funding Available – Initial 20 Years of District Lifetime		\$50.0 million

(1) Affordable Housing Projects: The EIFD will implement a 20% affordable housing set-aside for the acquisition, construction, or rehabilitation of housing for persons of very low, low, and moderate income, as defined in Sections 50105 and 50093 of the Health and Safety Code, for rent or purchase in the City. The PFA will coordinate with the Carson Housing Authority for implementation and administration of these funds and projects subject to the approval of the City Council. The sequence in which EIFD revenues shall be allocated annually shall prioritize this affordable housing set-aside as the first priority. The PFA may additionally elect to coordinate with the County of Los Angeles Affordable Housing Trust Fund or another entity as an alternative or in addition to the Carson Housing Authority for the acquisition, construction, or rehabilitation of affordable housing in the City, subject to the approval of the City of Carson City Council.

(2) Victoria Golf Course Approved Remediation and Infrastructure Projects: Certain on-site infrastructure and remediation projects for development of the Victoria Golf Course property pursuant to the project list agreed upon in advance by City and County. After the allocation of the affordable housing set-aside, fifty percent (50%) of all annual EIFD revenues will be allocated to the Victoria Golf Course Approved Remediation and Infrastructure Projects up to \$10,000,000. Disbursement of funding for Victoria Golf Course Approved Remediation and Infrastructure Projects shall be contingent on and commence from the receipt by The Creek at Dominguez Hills of the Remedial Action Completion Report by the Department of Toxics and Substance Control and shall be based on eligible costs incurred. The County and City have agreed to enter into an agreement describing various obligations should the ground lease of the Golf Course Property between Plenitude Holdings, LLC (“Plenitude”) and the County be terminated or the County enters into an agreement with another developer. If Plenitude pays for the costs of any Victoria Golf Course Approved Remediation and Infrastructure Projects prior to the availability of EIFD funding, then Plenitude will be reimbursed such costs from EIFD funds once such funds become available, subject to the terms outlined above. If The Creek at Dominguez Hills or another vertical development on the Golf Course site explicitly agreed upon by the City and the County is not substantially completed by December 31, 2032, any funds remaining from the allocation outlined above shall be remitted back to the EIFD, and the EIFD will be released from any obligation related to the Victoria Golf Course property as described above, and such funds may be expended

on projects mutually agreed to by the County and City other than the Victoria Golf Course Approved Remediation and Infrastructure Projects.

(3) Brownfield Site Remediation / Roadway / Pedestrian / Bicycle / Streetscape / Beautification Improvements: Following the annual allocation of funding to the affordable housing set-aside and allocation of 50% of remaining revenues to Victoria Golf Course Approved Remediation and Infrastructure Projects (up to \$10,000,000), the remaining EIFD funding will be available for Brownfield Site Remediation / Roadway / Pedestrian / Bicycle / Streetscape / Beautification Improvements. Remediation will focus on various contaminated project sites, including former landfill sites. Rehabilitation and beautification will focus on numerous targeted corridors serving the District properties, including such tasks as roadway and sidewalk expansions, wayfinding signage, streetlights, utility wraps, benches, street banners, civic art, parks, recreational and open space improvements, public safety / surveillance enhancements, and neighborhood connectivity improvements, such as pedestrian and bicycle networks and trails.

The EIFD will not include funds to support ongoing operations of oil refinery activities.

Additional expenditures by the EIFD, including any use of potential future EIFD bond proceeds, will be subject to approval by the PFA. Targeted improvements would conform to established guidelines in existing, adopted planning documentation, such as the City General Plan. Eligible expenditures in accordance with Government code sections 53398.52, 53398.56 and 53398.57 include the purchase, construction, expansion, improvement, seismic retrofit, or rehabilitation of any real or other tangible property with an estimated useful life of 15 years or longer. The EIFD may finance planning and design activities that are directly related to the purchase, construction, expansion, or rehabilitation of these projects. Example projects may include, but not be limited to, the following:

- a) Highways, interchanges, ramps and bridges, arterial streets, parking facilities, and transit facilities
- b) Sewage treatment and water reclamation plants and interceptor pipes
- c) Facilities for the collection and treatment of water for urban uses
- d) Flood control levees and dams, retention basins, and drainage channels
- e) Childcare facilities, libraries, and other government facilities
- f) Parks, recreational facilities, and open space
- g) Facilities for the transfer and disposal of solid waste, including transfer stations and vehicles
- h) Brownfield restoration and other environmental mitigation
- i) The acquisition, construction, or rehabilitation of housing for persons of very low, low, and moderate income, as defined in Sections 50105 and 50093 of the Health and Safety Code, for rent or purchase

- j) Projects that enable communities to adapt to the impacts of climate change, including, but not limited to, higher average temperatures, decreased air and water quality, the spread of infectious and vector-borne diseases, other public health impacts, extreme weather events, sea level rise, flooding, heat waves, wildfires, and drought
- k) The acquisition, construction, or improvement of broadband Internet access service.

The PFA intends to continue to identify, evaluate, and pursue additional funding sources and financing mechanisms aside from District tax increment to implement the improvements identified above, potentially including grant sources, impact fees, private sector investment incentivized by the formation of the EIFD itself, and/or other sources. The City has already formed a Citywide Community Facilities District (“CFD”) to assist with ongoing services and maintenance needs in the City.

Private sector developers will be responsible for funding project-specific / fair-share / in-tract infrastructure, unless otherwise outlined in this IFP. Some public facilities included in the EIFD area are anticipated to be provided by governmental entities without assistance from the District. There are no public facilities anticipated to be provided jointly by the private sector and governmental entities, however it is possible that private sector developers may advance funding for improvements such as brownfield site remediation, with anticipation to be partially reimbursed with EIFD proceeds. Such case-specific agreements would come before the PFA for approval at the appropriate time.

4.0 Finding of Communitywide Significance

Implementation of the District promotes the goals of the City's General Plan, facilitates the cleanup and reuse of former landfill sites serving the larger County region, supports implementation of regional connectivity through active transportation, and facilitates the growth of a regional educational institution in CSUDH.

The District additionally supports numerous County economic development objectives, including job creation, workforce development, affordable housing, homeless prevention, improvement of quality of life, and promotion of environmental sustainability, all in an area predominantly designated as Disadvantaged Community (DAC) census tracts based on the California Environmental Protection Agency (CalEPA) CalEnviroScreen tool (version 3.0).

Specific communitywide and regional benefits anticipated to be generated by the District include:

- \$75 million in net fiscal surplus to the City over 50 years (on a present-value basis)
- \$529 million in net fiscal impact to County over 50 years (on a present-value basis), including additional direct property tax revenue to County Fire and County Library
- 3,281 housing units within the District, including affordable housing at multiple income levels
- 21,781 direct, indirect, and induced temporary, construction-related jobs in the City and County
- 9,349 direct, permanent jobs in the City
- 4,269 additional indirect and induced permanent jobs in the City and County (total of 14,349 direct, indirect, and induced jobs)
- \$3.7 billion in economic output from construction in the City and County
- \$1.8 billion in annual ongoing economic output in the City and County.

5.0 Financing Section

Projections included in this IFP are based on research and analysis of available data at the time of IFP for purposes of planning and illustration. Actual results may differ from those expressed in this document.

The Carson EIFD represents a partnership between the City and County, and as such, will be funded by property tax increment from both taxing entities. No other taxing entity is contributing property tax increment to the District. It is anticipated that property tax increment will be utilized on both a “pay-as-you-go” basis as well as security for tax increment bond issuance or loan acquisition.

Portions of the Carson EIFD are located within the boundaries of the former Redevelopment Project Area of the former Redevelopment Agency of Carson, and so property tax revenues generated by the properties within the overlapping area will flow according to the Redevelopment Agency dissolution statutes until all of the Successor Agency’s obligations are retired (currently anticipated in 2041). Redevelopment Property Tax Trust Fund (“RPTTF”) residual revenues are intended to be contributed by the City and County to the District as part of the maximum allocations outlined in the following sections.

The analysis and projections herein reflect the City’s intention to dedicate incremental property tax revenue allocated to the City in lieu of motor vehicle license fees to the District pursuant to Government Code Section 53398.75(e)(1) in addition and in proportion to incremental AB8 property tax.

5.1 Maximum Portion of Incremental Tax Revenue Dedicated to the District

The maximum portion of the City’s property tax increment to be committed to the District will be 52% throughout the District lifetime. The maximum portion of the County’s property tax increment to be committed to the District will be 25% throughout the District lifetime.

5.2 Projection of District Tax Revenues by Year

Table 3 provides an overview of the projected growth of assessed value, property tax increment, and City and County contributions to the District over the District lifetime. It is expected that a total of \$156,266,930 of incremental tax revenues will be allocated to the District by the City, and a total of \$156,266,930 of incremental tax revenues will be allocated to the District by the County, for a total allocation of taxes revenues to the EIFD of \$312,533,860. Table 4 illustrates the accumulation of affordable housing set-side funding.

Table 3: Projection of District Revenues by Year

Fiscal Year	Incremental Assessed Value	Property Tax Increment @ 1% General Levy	Average City Share Available (AB8+VLF)	City Increment Available	Portion of City Share Allocated	City Increment Allocated	Average County Share Available	County Increment Available	Portion of County Share Allocated	County Increment Allocated	Total Taxes Allocated to EIFD
0 2021 / 2022	\$0	\$0	11.87%	\$0	52%	\$0	24.7%	\$0	25%	\$0	\$0
1 2022 / 2023	\$420,809,462	\$4,208,095	11.87%	\$499,468	52%	\$259,639	24.7%	\$1,038,558	25%	\$259,639	\$519,279
2 2023 / 2024	\$953,315,091	\$9,533,151	11.87%	\$1,131,511	52%	\$588,195	24.7%	\$2,352,782	25%	\$588,195	\$1,176,391
3 2024 / 2025	\$1,225,684,360	\$12,256,844	11.87%	\$1,454,792	52%	\$756,247	24.7%	\$3,024,989	25%	\$756,247	\$1,512,494
4 2025 / 2026	\$1,588,758,230	\$15,887,582	11.87%	\$1,885,733	52%	\$980,264	24.7%	\$3,921,055	25%	\$980,264	\$1,960,528
5 2026 / 2027	\$2,218,486,210	\$22,184,862	11.87%	\$2,633,171	52%	\$1,368,806	24.7%	\$5,475,224	25%	\$1,368,806	\$2,737,612
6 2027 / 2028	\$2,432,710,118	\$24,327,101	11.87%	\$2,887,439	52%	\$1,500,982	24.7%	\$6,003,929	25%	\$1,500,982	\$3,001,964
7 2028 / 2029	\$2,609,863,141	\$26,098,631	11.87%	\$3,097,705	52%	\$1,610,286	24.7%	\$6,441,142	25%	\$1,610,286	\$3,220,571
8 2029 / 2030	\$2,851,182,832	\$28,511,828	11.87%	\$3,384,133	52%	\$1,759,180	24.7%	\$7,036,719	25%	\$1,759,180	\$3,518,360
9 2030 / 2031	\$3,009,340,228	\$30,093,402	11.87%	\$3,571,854	52%	\$1,856,763	24.7%	\$7,427,052	25%	\$1,856,763	\$3,713,526
10 2031 / 2032	\$3,172,336,888	\$31,723,369	11.87%	\$3,765,318	52%	\$1,957,332	24.7%	\$7,829,327	25%	\$1,957,332	\$3,914,664
11 2032 / 2033	\$3,397,374,003	\$33,973,740	11.87%	\$4,032,420	52%	\$2,096,180	24.7%	\$8,384,719	25%	\$2,096,180	\$4,192,360
12 2033 / 2034	\$3,608,452,600	\$36,084,526	11.87%	\$4,282,954	52%	\$2,226,415	24.7%	\$8,905,661	25%	\$2,226,415	\$4,452,831
13 2034 / 2035	\$3,721,106,377	\$37,211,064	11.87%	\$4,416,665	52%	\$2,295,923	24.7%	\$9,183,691	25%	\$2,295,923	\$4,591,845
14 2035 / 2036	\$3,836,476,366	\$38,364,764	11.87%	\$4,553,600	52%	\$2,367,106	24.7%	\$9,468,424	25%	\$2,367,106	\$4,734,212
15 2036 / 2037	\$3,930,533,765	\$39,305,338	11.87%	\$4,665,239	52%	\$2,425,139	24.7%	\$9,700,557	25%	\$2,425,139	\$4,850,279
16 2037 / 2038	\$4,026,472,313	\$40,264,723	11.87%	\$4,779,111	52%	\$2,484,333	24.7%	\$9,937,334	25%	\$2,484,333	\$4,968,667
17 2038 / 2039	\$4,124,329,632	\$41,243,296	11.87%	\$4,895,260	52%	\$2,544,711	24.7%	\$10,178,846	25%	\$2,544,711	\$5,089,423
18 2039 / 2040	\$4,224,144,097	\$42,241,441	11.87%	\$5,013,732	52%	\$2,606,297	24.7%	\$10,425,188	25%	\$2,606,297	\$5,212,594
19 2040 / 2041	\$4,325,954,851	\$43,259,549	11.87%	\$5,134,573	52%	\$2,669,114	24.7%	\$10,676,457	25%	\$2,669,114	\$5,338,228
20 2041 / 2042	\$4,429,801,820	\$44,298,018	11.87%	\$5,257,832	52%	\$2,733,188	24.7%	\$10,932,751	25%	\$2,733,188	\$5,466,375
21 2042 / 2043	\$4,535,725,729	\$45,357,257	11.87%	\$5,383,555	52%	\$2,798,543	24.7%	\$11,194,171	25%	\$2,798,543	\$5,597,086
22 2043 / 2044	\$4,643,768,116	\$46,437,681	11.87%	\$5,511,793	52%	\$2,865,205	24.7%	\$11,460,820	25%	\$2,865,205	\$5,730,410
23 2044 / 2045	\$4,753,971,351	\$47,539,714	11.87%	\$5,642,596	52%	\$2,933,200	24.7%	\$11,732,205	25%	\$2,933,200	\$5,866,401
24 2045 / 2046	\$4,866,378,650	\$48,663,787	11.87%	\$5,776,015	52%	\$3,002,556	24.7%	\$12,010,223	25%	\$3,002,556	\$6,005,111
25 2046 / 2047	\$4,981,034,096	\$49,810,341	11.87%	\$5,912,102	52%	\$3,073,298	24.7%	\$12,293,192	25%	\$3,073,298	\$6,146,596
26 2047 / 2048	\$5,097,982,650	\$50,979,826	11.87%	\$6,050,911	52%	\$3,145,455	24.7%	\$12,581,821	25%	\$3,145,455	\$6,290,911
27 2048 / 2049	\$5,217,270,175	\$52,172,702	11.87%	\$6,192,496	52%	\$3,219,056	24.7%	\$12,876,223	25%	\$3,219,056	\$6,438,111
28 2049 / 2050	\$5,338,943,451	\$53,389,435	11.87%	\$6,336,912	52%	\$3,294,128	24.7%	\$13,176,512	25%	\$3,294,128	\$6,588,256
29 2050 / 2051	\$5,463,050,192	\$54,630,502	11.87%	\$6,484,218	52%	\$3,370,702	24.7%	\$13,482,808	25%	\$3,370,702	\$6,741,404
30 2051 / 2052	\$5,589,639,069	\$55,896,391	11.87%	\$6,634,469	52%	\$3,448,807	24.7%	\$13,795,229	25%	\$3,448,807	\$6,897,615
31 2052 / 2053	\$5,718,759,722	\$57,187,597	11.87%	\$6,787,725	52%	\$3,528,475	24.7%	\$14,113,899	25%	\$3,528,475	\$7,056,949
32 2053 / 2054	\$5,850,462,789	\$58,504,628	11.87%	\$6,944,046	52%	\$3,609,736	24.7%	\$14,438,942	25%	\$3,609,736	\$7,219,471
33 2054 / 2055	\$5,984,799,917	\$59,847,999	11.87%	\$7,103,494	52%	\$3,692,622	24.7%	\$14,770,486	25%	\$3,692,622	\$7,385,243
34 2055 / 2056	\$6,121,823,788	\$61,218,238	11.87%	\$7,266,131	52%	\$3,777,165	24.7%	\$15,108,661	25%	\$3,777,165	\$7,554,331
35 2056 / 2057	\$6,261,588,136	\$62,615,881	11.87%	\$7,432,020	52%	\$3,863,400	24.7%	\$15,453,600	25%	\$3,863,400	\$7,726,800
36 2057 / 2058	\$6,404,147,771	\$64,041,478	11.87%	\$7,601,227	52%	\$3,951,359	24.7%	\$15,805,437	25%	\$3,951,359	\$7,902,718
37 2058 / 2059	\$6,549,558,599	\$65,495,586	11.87%	\$7,773,819	52%	\$4,041,078	24.7%	\$16,164,311	25%	\$4,041,078	\$8,082,155
38 2059 / 2060	\$6,697,877,643	\$66,978,776	11.87%	\$7,949,862	52%	\$4,132,590	24.7%	\$16,530,362	25%	\$4,132,591	\$8,265,181
39 2060 / 2061	\$6,849,163,069	\$68,491,631	11.87%	\$8,129,426	52%	\$4,225,934	24.7%	\$16,903,734	25%	\$4,225,934	\$8,451,867
40 2061 / 2062	\$7,003,474,202	\$70,034,742	11.87%	\$8,312,582	52%	\$4,321,144	24.7%	\$17,284,574	25%	\$4,321,144	\$8,642,287
41 2062 / 2063	\$7,160,871,559	\$71,608,716	11.87%	\$8,499,400	52%	\$4,418,258	24.7%	\$17,673,031	25%	\$4,418,258	\$8,836,515
42 2063 / 2064	\$7,321,416,862	\$73,214,169	11.87%	\$8,689,955	52%	\$4,517,314	24.7%	\$18,069,257	25%	\$4,517,314	\$9,034,628
43 2064 / 2065	\$7,485,173,072	\$74,851,731	11.87%	\$8,884,321	52%	\$4,618,352	24.7%	\$18,473,407	25%	\$4,618,352	\$9,236,704
44 2065 / 2066	\$7,652,204,406	\$76,522,044	11.87%	\$9,082,574	52%	\$4,721,410	24.7%	\$18,885,640	25%	\$4,721,410	\$9,442,820
45 2066 / 2067	\$7,822,576,366	\$78,225,764	11.87%	\$9,284,792	52%	\$4,826,530	24.7%	\$19,306,118	25%	\$4,826,530	\$9,653,059
46 2067 / 2068	\$7,996,355,766	\$79,963,558	11.87%	\$9,491,055	52%	\$4,933,751	24.7%	\$19,735,006	25%	\$4,933,752	\$9,867,503
47 2068 / 2069	\$8,173,610,753	\$81,736,108	11.87%	\$9,701,443	52%	\$5,043,118	24.7%	\$20,172,471	25%	\$5,043,118	\$10,086,236
48 2069 / 2070	\$8,354,410,841	\$83,544,108	11.87%	\$9,916,039	52%	\$5,154,671	24.7%	\$20,618,686	25%	\$5,154,671	\$10,309,343
49 2070 / 2071	\$8,538,826,930	\$85,388,269	11.87%	\$10,134,926	52%	\$5,268,456	24.7%	\$21,073,825	25%	\$5,268,456	\$10,536,912
50 2071 / 2072	\$8,726,931,341	\$87,269,313	11.87%	\$10,358,192	52%	\$5,384,517	24.7%	\$21,538,067	25%	\$5,384,517	\$10,769,033
Total		\$2,532,689,294		\$300,610,605	52%	\$156,266,929		\$625,067,718	25%	\$156,266,929	\$312,533,858
Present Value		\$1,083,076,794		\$128,552,828	52%	\$66,825,838		\$267,303,353	25%	\$66,825,838	\$133,651,676

Note: Present value at 3% discount rate.

Table 4: Projection of Affordable Housing Set-Aside Funds

	Fiscal Year	Total Taxes Allocated to EIFD	Affordable Housing Set-Aside
0	2021 / 2022	\$0	\$0
1	2022 / 2023	\$519,279	\$103,856
2	2023 / 2024	\$1,176,391	\$235,278
3	2024 / 2025	\$1,512,494	\$302,499
4	2025 / 2026	\$1,960,528	\$392,106
5	2026 / 2027	\$2,737,612	\$547,522
6	2027 / 2028	\$3,001,964	\$600,393
7	2028 / 2029	\$3,220,571	\$644,114
8	2029 / 2030	\$3,518,360	\$703,672
9	2030 / 2031	\$3,713,526	\$742,705
10	2031 / 2032	\$3,914,664	\$782,933
11	2032 / 2033	\$4,192,360	\$838,472
12	2033 / 2034	\$4,452,831	\$890,566
13	2034 / 2035	\$4,591,845	\$918,369
14	2035 / 2036	\$4,734,212	\$946,842
15	2036 / 2037	\$4,850,279	\$970,056
16	2037 / 2038	\$4,968,667	\$993,733
17	2038 / 2039	\$5,089,423	\$1,017,885
18	2039 / 2040	\$5,212,594	\$1,042,519
19	2040 / 2041	\$5,338,228	\$1,067,646
20	2041 / 2042	\$5,466,375	\$1,093,275
21	2042 / 2043	\$5,597,086	\$1,119,417
22	2043 / 2044	\$5,730,410	\$1,146,082
23	2044 / 2045	\$5,866,401	\$1,173,280
24	2045 / 2046	\$6,005,111	\$1,201,022
25	2046 / 2047	\$6,146,596	\$1,229,319
26	2047 / 2048	\$6,290,911	\$1,258,182
27	2048 / 2049	\$6,438,111	\$1,287,622
28	2049 / 2050	\$6,588,256	\$1,317,651
29	2050 / 2051	\$6,741,404	\$1,348,281
30	2051 / 2052	\$6,897,615	\$1,379,523
31	2052 / 2053	\$7,056,949	\$1,411,390
32	2053 / 2054	\$7,219,471	\$1,443,894
33	2054 / 2055	\$7,385,243	\$1,477,049
34	2055 / 2056	\$7,554,331	\$1,510,866
35	2056 / 2057	\$7,726,800	\$1,545,360
36	2057 / 2058	\$7,902,718	\$1,580,544
37	2058 / 2059	\$8,082,155	\$1,616,431
38	2059 / 2060	\$8,265,181	\$1,653,036
39	2060 / 2061	\$8,451,867	\$1,690,373
40	2061 / 2062	\$8,642,287	\$1,728,457
41	2062 / 2063	\$8,836,515	\$1,767,303
42	2063 / 2064	\$9,034,628	\$1,806,926
43	2064 / 2065	\$9,236,704	\$1,847,341
44	2065 / 2066	\$9,442,820	\$1,888,564
45	2066 / 2067	\$9,653,059	\$1,930,612
46	2067 / 2068	\$9,867,503	\$1,973,501
47	2068 / 2069	\$10,086,236	\$2,017,247
48	2069 / 2070	\$10,309,343	\$2,061,869
49	2070 / 2071	\$10,536,912	\$2,107,382
50	2071 / 2072	\$10,769,033	\$2,153,807
	Total	\$312,533,858	\$62,506,772
	Present Value	\$133,651,676	\$26,730,335

Note: Funding may not be expended each year, may be accumulated until the PFA has determined an efficient use / expenditure of such funding.

These projections are based on research and analysis of available data at the time of IFP preparation for purposes of illustration. Actual results may differ from those expressed in this document. Appendix C provides additional detail for the projected revenue analysis.

5.3 Plan for Financing Public Facilities

The PFA intends to utilize numerous funding sources and financing mechanisms to implement the projects identified in Section 3.2, potentially including District tax increment, grant sources, impact fees, private sector investment, and/or other sources. Separate from its participation in the District, the City has implemented a CFD to assist with ongoing services and maintenance of public improvements within the District.

As it pertains to the use of District tax increment, the PFA intends to incur debt only when it is financially prudent to do so. It is estimated at this time that approximately \$134 million of EIFD funding (in present value dollars) will be made available through bond or loan proceeds and pay-as-you-go proceeds over the District lifetime. It is estimated that approximately \$50 million will be available in the first 20 years of the District lifetime. It may be the case that multiple debt issuances will be necessary to achieve the targeted funding capacity.

5.4 Limit on Total Dollars Allocated to the District

The total number of dollars or taxes that may be allocated to the District shall not exceed \$313,000,000. This represents a maximum allocation of \$156,500,000 from the City and \$156,500,000 from the County over the District lifetime.

The limit on the total number of dollars that the City and County will contribute to the EIFD shall be defined as the annual amount of the City and County contributions that is needed to pay bond payments, or otherwise fund the approved list of infrastructure projects, with an estimated cost of approximately \$50 million (in present value dollars) over the first 20 years of the District lifetime and approximately \$134 million (in present value dollars) over the entire District lifetime. The infrastructure projects shall be considered fully funded when all projects have been financed by bonds, excess tax increment, or other funds. In the following fiscal year after the projects have been fully funded, and any year thereafter up to the time limit, any City and County contributions in excess of remaining bond payments shall be returned by the EIFD to the City and County according to their respective proportions. The EIFD shall provide the County an annual accounting of the status of the funding of the approved infrastructure projects and notify the County when they have been fully funded.

The PFA authorizes the County, throughout the existence of the PFA and the District, to review the PFA's calculations to determine if excess property tax increment revenue exists, as defined above, in any given year. The PFA shall cooperate with such review by providing reasonable access, inspection privileges, and copies of the PFA's and/or District's records to County staff upon request, as necessary to review the PFA's calculations. In the event a County review determines excess property tax increment revenue exists, the PFA shall return such excess back to the City and County in proportion to those entities' contributions to the excess amount.

5.5 District Termination Date

The District will cease to exist the earlier of: (i) forty five (45) years from the date on which the first issuance of bonds or acquisition of a loan is approved by the PFA, or (ii) June 30, 2099. This IFP assumes that the District will be formed in Fiscal Year 2021-2022 and will begin receiving tax revenues in Fiscal Year 2022-2023.

5.6 Analysis of Costs to Provide Facilities and Services

Appendix D to this IFP includes, as part of the Fiscal Impact Analysis, an analysis of the costs to the City and County for providing facilities and services to the area of the District. It is estimated that, at Year 20 of the District lifetime (assumed stabilized buildout of District area), annual costs to the City will be approximately \$14.2 million, and annual costs to the County will be approximately \$7.6 million to service the area of the District.

5.7 Fiscal Impact Analysis

Appendix D to this IFP includes an analysis of the projected fiscal impact of the District and the associated development upon both the City and the County, as the only two affected taxing entities that are contributing tax increment revenues to the District. Table 5 presents an overview of fiscal impacts to the City and County.

Table 5: Overview of Fiscal Impacts to City and County

	Annual (Stablized Year 20)	Year 0-50 Nominal Total	Year 0-50 Present Value @ 3.0%
City of Carson			
Estimated Fiscal Revenues (Net of EIFD Contribution)	\$17,219,617	\$1,054,660,400	\$427,417,900
Estimated Fiscal Expenditures	\$14,193,500	\$879,816,000	\$352,870,800
Estimated Net Fiscal Impact to City	\$3,026,117	\$174,844,400	\$74,547,100
County of Los Angeles			
Estimated Fiscal Revenues (Net of EIFD Contribution)	\$29,958,550	\$1,728,056,400	\$718,604,900
Estimated Fiscal Expenditures	\$7,568,100	\$471,059,500	\$189,721,600
Estimated Net Fiscal Impact to County	\$22,390,450	\$1,256,996,900	\$528,883,300

It is estimated that, at Year 20 of the District lifetime, the District area will generate an annual net fiscal surplus of \$3.0 million to the City and an annual net fiscal surplus of \$22.4 million the County. Over 50 years, District activity will generate a positive net fiscal impact of approximately \$74.5 million for the City and \$528.9 million for the County on a present-value basis. This is in addition to the Community economic benefits outlined in Section 4 of this IFP (e.g. jobs, housing, remediation of contamination, connectivity, active transportation).

5.8 Developer Reimbursement for Transit Priority Project

The PFA does not intend to finance any potential costs that may be incurred by reimbursing a developer of a project that is both located entirely within the boundaries of the District and qualifies for the Transit Priority Project Program, pursuant to Section 65470. To the extent that a developer is willing to fund Transit Priority Project infrastructure expenditures beyond and in advance of said developer's fair share (not contemplated at this time), the PFA may consider and evaluate such reimbursement at the appropriate time.

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6.0 Removal of Dwelling Units and Replacement Housing Plan

The PFA does not anticipate that any housing units will be removed as a result of any project identified in this IFP. However, if any relocation of dwelling units is deemed to be required in the future for a project financed by the District, the PFA will comply with the requirements of Government Code Section 53398.56.

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7.0 Goals of the District

The goals of the District's implementation of the public facilities outlined in Section 3.2 is to support the City's General Plan, facilitate the cleanup and reuse of former landfill sites serving the larger County region, support implementation of regional connectivity through active transportation, and facilitate the growth of a regional educational institution in CSUDH. The District additionally aims to implement Statewide policy goals of housing supply and sustainable infrastructure investment.

The underlying objectives include economic development in the form of fiscal revenue generation for the City, County, and other taxing entities, job creation, provision of new housing supply at multiple income levels, improvement of quality of life, and promotion of environmental sustainability. The District will be utilized to address critical infrastructure and affordable housing project funding, which are needed to catalyze private sector investment and development.

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8.0 Appendices

Appendix A: Map of Boundaries of the Carson EIFD

Appendix B: Legal Description of the Carson EIFD

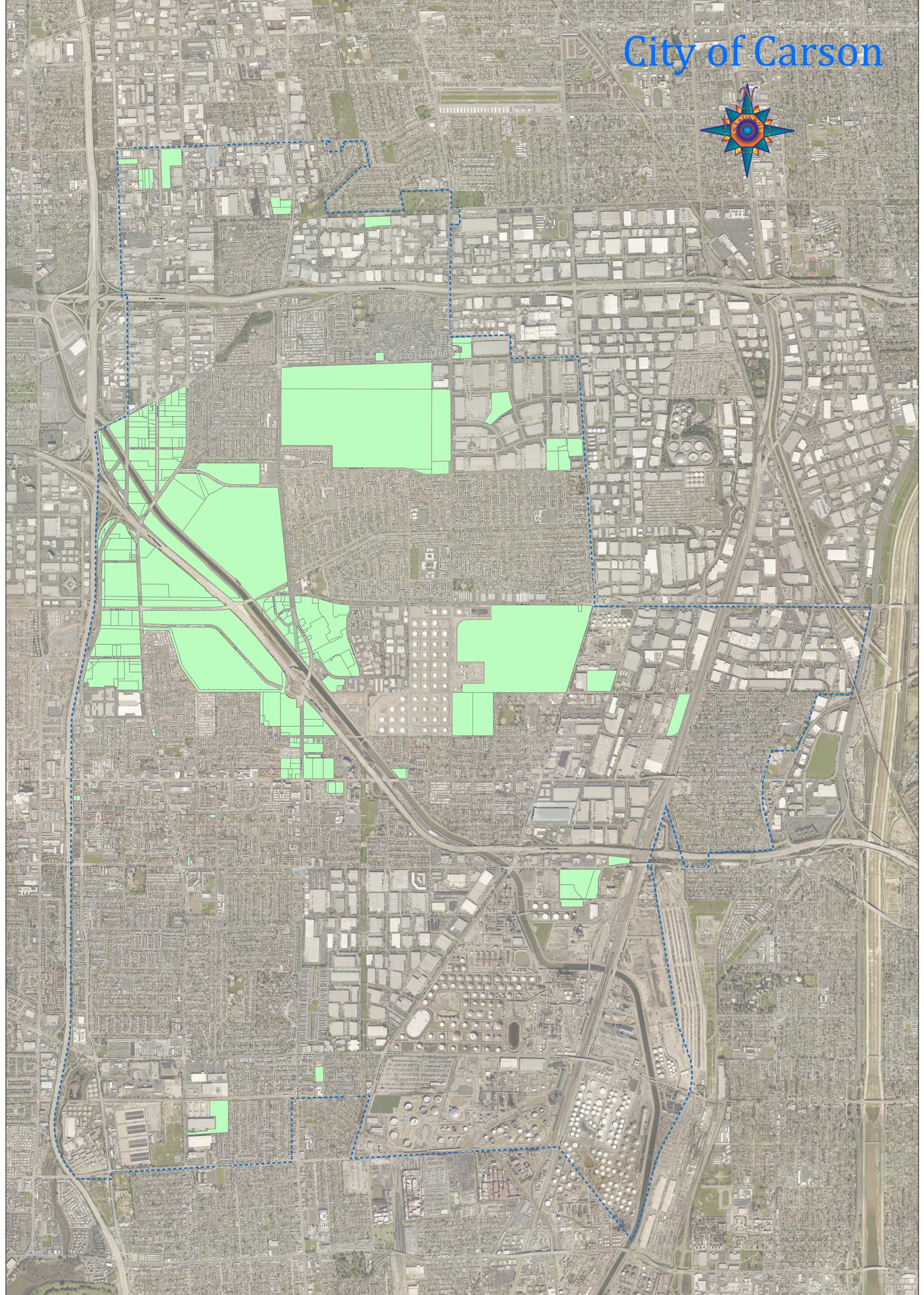
Appendix C: Projected Tax Increment Revenue Analysis

Appendix D: Fiscal Impact Analysis

Appendix E: General Plan Environmental Impact Report

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City of Carson



Enhanced Infrastructure Financing Districts

APPENDIX C

Carson EIFD - Projected Tax Increment Revenue Analysis

	Total	0 2021-2022	1 2022	2 2023	3 2024	4 2025	5 2026	6 2027	7 2028
New Development									
Rental Residential \$300,000 per unit	2,619 units \$865,164,507		671 units \$209,432,520	491 units \$156,395,529	222 units \$72,171,164	222 units \$73,614,588	612 units \$206,847,882	0 units \$0	0 units \$0
For Sale Residential \$400,000 per unit	662 units \$288,896,919		163 units \$67,834,080	80 units \$33,958,656	95 units \$41,024,179	95 units \$41,844,662	135 units \$60,700,154	95 units \$43,535,187	0 units \$0
Commercial / Retail \$285 PSF	965,348 SF \$302,716,794		8,196 SF \$2,430,229	595,000 SF \$179,954,347	54,152 SF \$16,705,522	0 SF \$0	208,000 SF \$66,758,908	0 SF \$0	0 SF \$0
Office \$225 PSF	780,000 SF \$216,411,933		0 SF \$0	0 SF \$0	0 SF \$0	0 SF \$0	78,000 SF \$19,764,150	78,000 SF \$20,159,433	78,000 SF \$20,562,622
Hotel \$200,000 per unit	118 units \$24,553,440		118 units \$24,553,440	0 units \$0	0 units \$0	0 units \$0	0 units \$0	0 units \$0	0 units \$0
Recreational \$350 PSF	598,500 SF \$240,286,964		0 SF \$0	66,000 SF \$34,513,905	0 SF \$0	532,500 SF \$205,773,060	0 SF \$0	0 SF \$0	0 SF \$0
Industrial \$160 PSF	5,632,961 SF \$1,031,667,205		596,113 SF \$99,231,321	600,372 SF \$101,939,131	612,476 SF \$106,074,230	0 SF \$0	1,257,333 SF \$226,553,848	483,333 SF \$88,831,692	483,333 SF \$90,608,325
Subtotal Value Add	\$2,969,697,762		\$403,481,590	\$506,761,568	\$235,975,095	\$321,232,310	\$580,624,943	\$152,526,312	\$111,170,948
Total Assessed Value		\$866,393,618	\$1,287,203,080	\$1,819,708,709	\$2,092,077,978	\$2,455,151,848	\$3,084,879,828	\$3,299,103,736	\$3,476,256,758
Incremental AV			\$420,809,462	\$953,315,091	\$1,225,684,360	\$1,588,758,230	\$2,218,486,210	\$2,432,710,118	\$2,609,863,141
Total tax increment @ 1%			\$4,208,095	\$9,533,151	\$12,256,844	\$15,887,582	\$22,184,862	\$24,327,101	\$26,098,631
City AB8 Share Available	6.70%	\$169,690,183	\$281,942	\$638,721	\$821,209	\$1,064,468	\$1,486,386	\$1,629,916	\$1,748,608
Percent Allocated to EIFD	52.0%	\$88,210,340	\$146,563	\$332,027	\$426,890	\$553,344	\$772,670	\$847,282	\$908,982
City MVLFF Share Equivalent Available	5.17%	\$130,920,423	\$217,526	\$492,790	\$633,584	\$821,265	\$1,146,786	\$1,257,523	\$1,349,097
Percent Allocated to EIFD	52.0%	\$68,056,589	\$113,077	\$256,168	\$329,357	\$426,920	\$596,136	\$653,700	\$701,303
County AB8 Share Available	24.68%	\$625,067,718	\$1,038,558	\$2,352,782	\$3,024,989	\$3,921,055	\$5,475,224	\$6,003,929	\$6,441,142
Percent Allocated to EIFD	25.0%	\$156,266,929	\$259,639	\$588,195	\$756,247	\$980,264	\$1,368,806	\$1,500,982	\$1,610,286
Total Revenues Allocated to EIFD		\$312,533,858	\$519,279	\$1,176,391	\$1,512,494	\$1,960,528	\$2,737,612	\$3,001,964	\$3,220,571



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APPENDIX C

Carson EIFD - Projected Tax Increment Revenue Analysis

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ITEM 6B

		8	9	10	11	12	13	14	15
	Total	2029	2030	2031	2032	2033	2034	2035	2036
New Development									
Rental Residential \$300,000 per unit	2,619 units \$865,164,507	250 units \$89,631,943	0 units \$0	0 units \$0	150 units \$57,070,881	0 units \$0	0 units \$0	0 units \$0	0 units \$0
For Sale Residential \$400,000 per unit	662 units \$288,896,919	0 units \$0	0 units \$0	0 units \$0	0 units \$0				
Commercial / Retail \$285 PSF	965,348 SF \$302,716,794	0 SF \$0	0 SF \$0	0 SF \$0	0 SF \$0	100,000 SF \$36,867,789	0 SF \$0	0 SF \$0	0 SF \$0
Office \$225 PSF	780,000 SF \$216,411,933	78,000 SF \$20,973,875	78,000 SF \$21,393,352	78,000 SF \$21,821,219	78,000 SF \$22,257,643	78,000 SF \$22,702,796	78,000 SF \$23,156,852	78,000 SF \$23,619,989	0 SF \$0
Hotel \$200,000 per unit	118 units \$24,553,440	0 units \$0	0 units \$0	0 units \$0	0 units \$0				
Recreational \$350 PSF	598,500 SF \$240,286,964	0 SF \$0	0 SF \$0	0 SF \$0	0 SF \$0				
Industrial \$160 PSF	5,632,961 SF \$1,031,667,205	320,000 SF \$61,188,740	320,000 SF \$62,412,514	320,000 SF \$63,660,765	320,000 SF \$64,933,980	320,000 SF \$66,232,659	0 SF \$0	0 SF \$0	0 SF \$0
Subtotal Value Add	\$2,969,697,762	\$171,794,557	\$83,805,866	\$85,481,984	\$144,262,504	\$125,803,245	\$23,156,852	\$23,619,989	\$0
Total Assessed Value		\$3,717,576,450	\$3,875,733,846	\$4,038,730,506	\$4,263,767,621	\$4,474,846,218	\$4,587,499,994	\$4,702,869,984	\$4,796,927,383
Incremental AV		\$2,851,182,832	\$3,009,340,228	\$3,172,336,888	\$3,397,374,003	\$3,608,452,600	\$3,721,106,377	\$3,836,476,366	\$3,930,533,765
Total tax increment @ 1%		\$28,511,828	\$30,093,402	\$31,723,369	\$33,973,740	\$36,084,526	\$37,211,064	\$38,364,764	\$39,305,338
City AB8 Share Available 6.70%	\$169,690,183	\$1,910,292	\$2,016,258	\$2,125,466	\$2,276,241	\$2,417,663	\$2,493,141	\$2,570,439	\$2,633,458
Percent Allocated to EIFD 52.0%	\$88,210,340	\$993,031	\$1,048,115	\$1,104,885	\$1,183,262	\$1,256,778	\$1,296,014	\$1,336,196	\$1,368,955
City MVLFF Share Equivalent Available 5.17%	\$130,920,423	\$1,473,841	\$1,555,596	\$1,639,852	\$1,756,179	\$1,865,291	\$1,923,524	\$1,983,161	\$2,031,782
Percent Allocated to EIFD 52.0%	\$68,056,589	\$766,149	\$808,648	\$852,447	\$912,918	\$969,637	\$999,909	\$1,030,910	\$1,056,185
County AB8 Share Available 24.68%	\$625,067,718	\$7,036,719	\$7,427,052	\$7,829,327	\$8,384,719	\$8,905,661	\$9,183,691	\$9,468,424	\$9,700,557
Percent Allocated to EIFD 25.0%	\$156,266,929	\$1,759,180	\$1,856,763	\$1,957,332	\$2,096,180	\$2,226,415	\$2,295,923	\$2,367,106	\$2,425,139
Total Revenues Allocated to EIFD	\$312,533,858	\$3,518,360	\$3,713,526	\$3,914,664	\$4,192,360	\$4,452,831	\$4,591,845	\$4,734,212	\$4,850,279



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APPENDIX C

Carson EIFD - Projected Tax Increment Revenue Analysis

	Total	16 2037	17 2038	18 2039	19 2040	20 2041	21 2042	22 2043	23 2044
New Development									
Rental Residential \$300,000 per unit	2,619 units \$865,164,507	0 units \$0	0 \$0	0 \$0	0 \$0				
For Sale Residential \$400,000 per unit	662 units \$288,896,919	0 units \$0	0 \$0	0 \$0	0 \$0				
Commercial / Retail \$285 PSF	965,348 SF \$302,716,794	0 SF \$0							
Office \$225 PSF	780,000 SF \$216,411,933	0 SF \$0							
Hotel \$200,000 per unit	118 units \$24,553,440	0 units \$0							
Recreational \$350 PSF	598,500 SF \$240,286,964	0 SF \$0							
Industrial \$160 PSF	5,632,961 SF \$1,031,667,205	0 SF \$0							
Subtotal Value Add	\$2,969,697,762	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Assessed Value		\$4,892,865,931	\$4,990,723,250	\$5,090,537,715	\$5,192,348,469	\$5,296,195,438	\$5,402,119,347	\$5,510,161,734	\$5,620,364,969
Incremental AV		\$4,026,472,313	\$4,124,329,632	\$4,224,144,097	\$4,325,954,851	\$4,429,801,820	\$4,535,725,729	\$4,643,768,116	\$4,753,971,351
Total tax increment @ 1%		\$40,264,723	\$41,243,296	\$42,241,441	\$43,259,549	\$44,298,018	\$45,357,257	\$46,437,681	\$47,539,714
City AB8 Share Available 6.70%	\$169,690,183	\$2,697,736	\$2,763,301	\$2,830,177	\$2,898,390	\$2,967,967	\$3,038,936	\$3,111,325	\$3,185,161
Percent Allocated to EIFD 52.0%	\$88,210,340	\$1,402,369	\$1,436,451	\$1,471,216	\$1,506,675	\$1,542,844	\$1,579,735	\$1,617,365	\$1,655,748
City MVLFF Share Equivalent Available 5.17%	\$130,920,423	\$2,081,374	\$2,131,959	\$2,183,555	\$2,236,184	\$2,289,864	\$2,344,619	\$2,400,468	\$2,457,435
Percent Allocated to EIFD 52.0%	\$68,056,589	\$1,081,964	\$1,108,260	\$1,135,081	\$1,162,439	\$1,190,344	\$1,218,807	\$1,247,840	\$1,277,453
County AB8 Share Available 24.68%	\$625,067,718	\$9,937,334	\$10,178,846	\$10,425,188	\$10,676,457	\$10,932,751	\$11,194,171	\$11,460,820	\$11,732,801
Percent Allocated to EIFD 25.0%	\$156,266,929	\$2,484,333	\$2,544,711	\$2,606,297	\$2,669,114	\$2,733,188	\$2,798,543	\$2,865,205	\$2,933,200
Total Revenues Allocated to EIFD	\$312,533,858	\$4,968,667	\$5,089,423	\$5,212,594	\$5,338,228	\$5,466,375	\$5,597,086	\$5,730,410	\$5,866,401



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APPENDIX C

Carson EIFD - Projected Tax Increment Revenue Analysis

	Total	24 2045	25 2046	26 2047	27 2048	28 2049	29 2050	30 2051	31 2052
New Development									
Rental Residential \$300,000 per unit	2,619 units \$865,164,507	0 \$0							
For Sale Residential \$400,000 per unit	662 units \$288,896,919	0 \$0							
Commercial / Retail \$285 PSF	965,348 SF \$302,716,794	0 SF \$0							
Office \$225 PSF	780,000 SF \$216,411,933	0 SF \$0							
Hotel \$200,000 per unit	118 units \$24,553,440	0 units \$0							
Recreational \$350 PSF	598,500 SF \$240,286,964	0 SF \$0							
Industrial \$160 PSF	5,632,961 SF \$1,031,667,205	0 SF \$0							
Subtotal Value Add	\$2,969,697,762	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Assessed Value		\$5,732,772,268	\$5,847,427,713	\$5,964,376,268	\$6,083,663,793	\$6,205,337,069	\$6,329,443,810	\$6,456,032,687	\$6,585,153,340
Incremental AV		\$4,866,378,650	\$4,981,034,096	\$5,097,982,650	\$5,217,270,175	\$5,338,943,451	\$5,463,050,192	\$5,589,639,069	\$5,718,759,722
Total tax increment @ 1%		\$48,663,787	\$49,810,341	\$50,979,826	\$52,172,702	\$53,389,435	\$54,630,502	\$55,896,391	\$57,187,597
City AB8 Share Available 6.70%	\$169,690,183	\$3,260,474	\$3,337,293	\$3,415,648	\$3,495,571	\$3,577,092	\$3,660,244	\$3,745,058	\$3,831,569
Percent Allocated to EIFD 52.0%	\$88,210,340	\$1,694,898	\$1,734,831	\$1,775,562	\$1,817,109	\$1,859,486	\$1,902,711	\$1,946,800	\$1,991,771
City MVLFF Share Equivalent Available 5.17%	\$130,920,423	\$2,515,541	\$2,574,809	\$2,635,262	\$2,696,925	\$2,759,820	\$2,823,974	\$2,889,411	\$2,956,156
Percent Allocated to EIFD 52.0%	\$68,056,589	\$1,307,658	\$1,338,467	\$1,369,893	\$1,401,947	\$1,434,642	\$1,467,991	\$1,502,007	\$1,536,704
County AB8 Share Available 24.68%	\$625,067,718	\$12,010,223	\$12,293,192	\$12,581,821	\$12,876,223	\$13,176,512	\$13,482,808	\$13,795,229	\$14,113,899
Percent Allocated to EIFD 25.0%	\$156,266,929	\$3,002,556	\$3,073,298	\$3,145,455	\$3,219,056	\$3,294,128	\$3,370,702	\$3,448,807	\$3,528,475
Total Revenues Allocated to EIFD	\$312,533,858	\$6,005,111	\$6,146,596	\$6,290,911	\$6,438,111	\$6,588,256	\$6,741,404	\$6,897,615	\$7,056,949



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APPENDIX C

Carson EIFD - Projected Tax Increment Revenue Analysis

	Total	32 2053	33 2054	34 2055	35 2056	36 2057	37 2058	38 2059	39 2060
New Development									
Rental Residential \$300,000 per unit	2,619 units \$865,164,507	0 \$0							
For Sale Residential \$400,000 per unit	662 units \$288,896,919	0 \$0							
Commercial / Retail \$285 PSF	965,348 SF \$302,716,794	0 SF \$0							
Office \$225 PSF	780,000 SF \$216,411,933	0 SF \$0							
Hotel \$200,000 per unit	118 units \$24,553,440	0 units \$0							
Recreational \$350 PSF	598,500 SF \$240,286,964	0 SF \$0							
Industrial \$160 PSF	5,632,961 SF \$1,031,667,205	0 SF \$0							
Subtotal Value Add	\$2,969,697,762	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Assessed Value		\$6,716,856,407	\$6,851,193,535	\$6,988,217,406	\$7,127,981,754	\$7,270,541,389	\$7,415,952,217	\$7,564,271,261	\$7,715,556,686
Incremental AV		\$5,850,462,789	\$5,984,799,917	\$6,121,823,788	\$6,261,588,136	\$6,404,147,771	\$6,549,558,599	\$6,697,877,643	\$6,849,163,069
Total tax increment @ 1%		\$58,504,628	\$59,847,999	\$61,218,238	\$62,615,881	\$64,041,478	\$65,495,586	\$66,978,776	\$68,491,631
City AB8 Share Available 6.70%	\$169,690,183	\$3,919,810	\$4,009,816	\$4,101,622	\$4,195,264	\$4,290,779	\$4,388,204	\$4,487,578	\$4,588,939
Percent Allocated to EIFD 52.0%	\$88,210,340	\$2,037,642	\$2,084,430	\$2,132,153	\$2,180,831	\$2,230,483	\$2,281,128	\$2,332,785	\$2,385,476
City MVLFF Share Equivalent Available 5.17%	\$130,920,423	\$3,024,236	\$3,093,678	\$3,164,509	\$3,236,756	\$3,310,448	\$3,385,615	\$3,462,284	\$3,540,487
Percent Allocated to EIFD 52.0%	\$68,056,589	\$1,572,094	\$1,608,192	\$1,645,012	\$1,682,569	\$1,720,876	\$1,759,950	\$1,799,805	\$1,840,457
County AB8 Share Available 24.68%	\$625,067,718	\$14,438,942	\$14,770,486	\$15,108,661	\$15,453,600	\$15,805,437	\$16,164,311	\$16,530,362	\$16,903,734
Percent Allocated to EIFD 25.0%	\$156,266,929	\$3,609,736	\$3,692,622	\$3,777,165	\$3,863,400	\$3,951,359	\$4,041,078	\$4,132,591	\$4,225,934
Total Revenues Allocated to EIFD	\$312,533,858	\$7,219,471	\$7,385,243	\$7,554,331	\$7,726,800	\$7,902,718	\$8,082,155	\$8,265,181	\$8,451,867



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APPENDIX C

Carson EIFD - Projected Tax Increment Revenue Analysis

	Total	40 2061	41 2062	42 2063	43 2064	44 2065	45 2066	46 2067	47 2068
New Development									
Rental Residential \$300,000 per unit	2,619 units \$865,164,507	0 \$0							
For Sale Residential \$400,000 per unit	662 units \$288,896,919	0 \$0							
Commercial / Retail \$285 PSF	965,348 SF \$302,716,794	0 SF \$0							
Office \$225 PSF	780,000 SF \$216,411,933	0 SF \$0							
Hotel \$200,000 per unit	118 units \$24,553,440	0 units \$0							
Recreational \$350 PSF	598,500 SF \$240,286,964	0 SF \$0							
Industrial \$160 PSF	5,632,961 SF \$1,031,667,205	0 SF \$0							
Subtotal Value Add	\$2,969,697,762	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Assessed Value		\$7,869,867,820	\$8,027,265,177	\$8,187,810,480	\$8,351,566,690	\$8,518,598,024	\$8,688,969,984	\$8,862,749,384	\$9,040,004,371
Incremental AV		\$7,003,474,202	\$7,160,871,559	\$7,321,416,862	\$7,485,173,072	\$7,652,204,406	\$7,822,576,366	\$7,996,355,766	\$8,173,610,753
Total tax increment @ 1%		\$70,034,742	\$71,608,716	\$73,214,169	\$74,851,731	\$76,522,044	\$78,225,764	\$79,963,558	\$81,736,108
City AB8 Share Available 6.70%	\$169,690,183	\$4,692,328	\$4,797,784	\$4,905,349	\$5,015,066	\$5,126,977	\$5,241,126	\$5,357,558	\$5,476,319
Percent Allocated to EIFD 52.0%	\$88,210,340	\$2,439,221	\$2,494,040	\$2,549,956	\$2,606,990	\$2,665,165	\$2,724,504	\$2,785,029	\$2,846,764
City MVLFF Share Equivalent Available 5.17%	\$130,920,423	\$3,620,254	\$3,701,616	\$3,784,606	\$3,869,255	\$3,955,597	\$4,043,666	\$4,133,497	\$4,225,124
Percent Allocated to EIFD 52.0%	\$68,056,589	\$1,881,923	\$1,924,217	\$1,967,358	\$2,011,361	\$2,056,245	\$2,102,026	\$2,148,723	\$2,196,353
County AB8 Share Available 24.68%	\$625,067,718	\$17,284,574	\$17,673,031	\$18,069,257	\$18,473,407	\$18,885,640	\$19,306,118	\$19,735,006	\$20,172,471
Percent Allocated to EIFD 25.0%	\$156,266,929	\$4,321,144	\$4,418,258	\$4,517,314	\$4,618,352	\$4,721,410	\$4,826,530	\$4,933,752	\$5,043,118
Total Revenues Allocated to EIFD	\$312,533,858	\$8,642,287	\$8,836,515	\$9,034,628	\$9,236,704	\$9,442,820	\$9,653,059	\$9,867,503	\$10,086,236



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APPENDIX C

Carson EIFD - Projected Tax Increment Revenue Analysis

		48	49	50
	Total	2069	2070	2071
New Development				
Rental Residential \$300,000 per unit	2,619 units \$865,164,507	0 \$0	0 \$0	0 \$0
For Sale Residential \$400,000 per unit	662 units \$288,896,919	0 \$0	0 \$0	0 \$0
Commercial / Retail \$285 PSF	965,348 SF \$302,716,794	0 SF \$0	0 SF \$0	0 SF \$0
Office \$225 PSF	780,000 SF \$216,411,933	0 SF \$0	0 SF \$0	0 SF \$0
Hotel \$200,000 per unit	118 units \$24,553,440	0 units \$0	0 units \$0	0 units \$0
Recreational \$350 PSF	598,500 SF \$240,286,964	0 SF \$0	0 SF \$0	0 SF \$0
Industrial \$160 PSF	5,632,961 SF \$1,031,667,205	0 SF \$0	0 SF \$0	0 SF \$0
Subtotal Value Add	\$2,969,697,762	\$0	\$0	\$0
Total Assessed Value		\$9,220,804,459	\$9,405,220,548	\$9,593,324,959
Incremental AV		\$8,354,410,841	\$8,538,826,930	\$8,726,931,341
Total tax increment @ 1%		\$83,544,108	\$85,388,269	\$87,269,313
City AB8 Share Available 6.70%	\$169,690,183	\$5,597,455	\$5,721,014	\$5,847,044
Percent Allocated to EIFD 52.0%	\$88,210,340	\$2,909,735	\$2,973,965	\$3,039,479
City MVLFF Share Equivalent Available 5.17%	\$130,920,423	\$4,318,583	\$4,413,912	\$4,511,148
Percent Allocated to EIFD 52.0%	\$68,056,589	\$2,244,937	\$2,294,492	\$2,345,038
County AB8 Share Available 24.68%	\$625,067,718	\$20,618,686	\$21,073,825	\$21,538,067
Percent Allocated to EIFD 25.0%	\$156,266,929	\$5,154,671	\$5,268,456	\$5,384,517
Total Revenues Allocated to EIFD	\$312,533,858	\$10,309,343	\$10,536,912	\$10,769,033



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Overview of Fiscal Impacts

	Annual: (Stablized Year 20)	Year 0-50 Nominal Total	Year 0-50 Present Value @ 3.0%
City of Carson			
Estimated Fiscal Revenues (Net of EIFD Contribution)	\$17,219,617	\$1,054,660,400	\$427,417,900
Estimated Fiscal Expenditures	\$14,193,500	\$879,815,900	\$352,870,900
Estimated Net Fiscal Impact to City	\$3,026,117	\$174,844,500	\$74,547,000
County of Los Angeles			
Estimated Fiscal Revenues (Net of EIFD Contribution)	\$29,958,550	\$1,728,056,400	\$718,604,900
Estimated Fiscal Expenditures	\$7,568,100	\$471,059,500	\$189,721,600
Estimated Net Fiscal Impact to County	\$22,390,450	\$1,256,996,900	\$528,883,300

Key Land Use Assumptions (Stabilized Year 20)

Project Component	Rooms or DU	Building SF
Residential	3,281 DU	3,085,300 SF
Hotel	118 rooms	88,500 SF
Commercial / Retail		965,348 SF
Industrial		5,632,961 SF
Office		780,000 SF
Recreational		598,500 SF
Estimated Total Buildings		11,150,609 SF

Notes:

Estimated impacts upon Project build-out & stabilization in Year 20 (estimated in 2041/2042)
 Assumes installation of necessary public infrastructure
 Assumes 20-year absorption. Actual absorption will depend on market conditions and other factors.
 Values in 2021 dollars



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Summary of Estimated Fiscal Impacts to City

Stabilized

	Year 5	Year 10	Year 20	Year 30	Year 40	Year 50	Stabilized Escalation Rate	Year 0-50 Nominal Total	Year 0-50 Present Value @ 3.0%
	2026	2031	2041	2051	2061	2071			
General Fund Revenues									
Property Tax	\$1,473,500	\$2,077,700	\$2,799,400	\$3,412,453	\$4,159,761	\$5,070,726	2.0%	\$154,812,500	\$65,328,200
Property Tax Contribution to EIFD	(\$765,900)	(\$1,080,000)	(\$1,455,100)	(\$1,773,759)	(\$2,162,202)	(\$2,635,712)	2.0%	(\$80,470,300)	(\$33,957,200)
Property Tax In-Lieu of MVLF	\$1,073,200	\$1,505,600	\$2,024,400	\$2,467,732	\$3,008,152	\$3,666,920	2.0%	\$112,014,200	\$47,292,500
Property Tax In-Lieu of MVLF Contribution to EIFD	(\$557,849)	(\$782,611)	(\$1,052,283)	(\$1,282,727)	(\$1,563,637)	(\$1,906,065)	2.0%	(\$58,225,000)	(\$24,582,700)
Property Transfer Tax	\$57,100	\$80,100	\$107,700	\$131,286	\$160,037	\$195,084	2.0%	\$5,959,200	\$2,515,900
Sales and Use Tax - Direct / On-Site	\$3,089,800	\$3,581,900	\$5,370,100	\$7,216,965	\$9,698,998	\$13,034,642	3.0%	\$336,379,100	\$136,454,000
Sales and Use Tax - Indirect / Off-Site	\$443,600	\$659,300	\$1,004,400	\$1,349,830	\$1,814,058	\$2,437,942	3.0%	\$62,146,000	\$24,880,600
Transient Occupancy Tax	\$471,800	\$547,000	\$735,100	\$987,913	\$1,327,672	\$1,784,281	3.0%	\$47,286,500	\$19,757,700
Utility Users Tax	\$547,600	\$793,500	\$1,191,600	\$1,601,411	\$2,152,162	\$2,892,326	3.0%	\$73,884,100	\$29,641,500
Business Tax	\$269,500	\$487,900	\$813,600	\$1,093,410	\$1,469,452	\$1,974,821	3.0%	\$49,619,200	\$19,568,800
Licenses & Permits (Recurring)	\$22,900	\$33,200	\$49,900	\$67,061	\$90,125	\$121,120	3.0%	\$3,094,300	\$1,241,500
Fines & forfeitures	\$194,500	\$281,800	\$423,100	\$568,611	\$764,166	\$1,026,975	3.0%	\$26,234,700	\$10,525,300
Franchise Fees	\$778,300	\$1,127,800	\$1,693,500	\$2,275,922	\$3,058,649	\$4,110,569	3.0%	\$105,004,500	\$42,126,900
Use of Money and Property	\$188,700	\$273,400	\$410,600	\$551,812	\$741,589	\$996,634	3.0%	\$25,458,500	\$10,213,600
Charges for Services (Recurring)	\$271,600	\$353,900	\$498,400	\$669,808	\$900,166	\$1,209,748	3.0%	\$31,240,400	\$12,671,200
Other Revenue	\$251,800	\$364,800	\$547,900	\$736,332	\$989,568	\$1,329,897	3.0%	\$33,971,800	\$13,629,000
CFD 2018-01 Special Tax (Maintenance & Services)	\$775,400	\$1,290,200	\$2,057,300	\$2,764,839	\$3,715,713	\$4,993,607	2.0%	\$126,250,700	\$50,111,100
Estimated Total Revenues	\$8,585,551	\$11,595,489	\$17,219,617	\$22,838,900	\$30,324,429	\$40,303,514		\$1,054,660,400	\$427,417,900
General Fund Expenditures									
Public Safety	\$1,883,100	\$2,728,700	\$4,097,600	\$5,506,832	\$7,400,721	\$9,945,951	3.0%	\$254,068,100	\$101,929,500
Public Works	\$964,800	\$1,398,100	\$2,099,500	\$2,821,552	\$3,791,931	\$5,096,038	3.0%	\$130,177,300	\$52,225,700
Community Services	\$732,100	\$953,800	\$1,343,200	\$1,805,148	\$2,425,969	\$3,260,299	3.0%	\$84,194,800	\$34,150,000
Community Development	\$439,800	\$637,300	\$957,000	\$1,286,128	\$1,728,448	\$2,322,890	3.0%	\$59,338,600	\$23,806,200
Non-Departmental	\$842,500	\$1,220,800	\$1,833,200	\$2,463,668	\$3,310,963	\$4,449,658	3.0%	\$113,666,300	\$45,601,900
City Manager	\$220,300	\$314,400	\$468,100	\$629,087	\$845,441	\$1,136,202	3.0%	\$29,065,400	\$11,677,500
Finance	\$206,900	\$295,200	\$439,600	\$590,786	\$793,966	\$1,067,025	3.0%	\$27,295,300	\$10,966,300
Legal	\$147,900	\$211,000	\$314,100	\$422,124	\$567,300	\$762,403	3.0%	\$19,503,900	\$7,836,300
HR & Risk Management	\$131,600	\$187,700	\$279,500	\$375,625	\$504,808	\$678,420	3.0%	\$17,354,800	\$6,972,700
City Clerk	\$56,300	\$80,400	\$119,700	\$160,867	\$216,192	\$290,543	3.0%	\$7,432,600	\$2,986,200
City Council	\$47,000	\$67,000	\$99,800	\$134,123	\$180,250	\$242,241	3.0%	\$6,196,800	\$2,489,700
City Treasurer	\$39,900	\$57,000	\$84,900	\$114,099	\$153,339	\$206,075	3.0%	\$5,271,300	\$2,117,800
CFD 2018-01 Special Tax (Maintenance & Services)	\$775,400	\$1,290,200	\$2,057,300	\$2,764,839	\$3,715,713	\$4,993,607	3.0%	\$126,250,700	\$50,111,100
Estimated Total Expenditures	\$6,487,600	\$9,441,600	\$14,193,500	\$19,074,877	\$25,635,040	\$34,451,350		\$679,815,900	\$352,870,900
Estimated Annual Net Fiscal Impact	\$2,097,951	\$2,153,889	\$3,026,117	\$3,764,023	\$4,689,389	\$5,852,164		\$174,844,500	\$74,547,000
<i>Revenue / Cost Ratio</i>	1.32	1.23	1.21	1.20	1.18	1.17		1.20	1.21

Notes:
 Estimated impacts upon Project build-out & stabilization in Year 20 (estimated in 2041/2042)
 Assumes installation of necessary public infrastructure
 Assumes 20-year absorption. Actual absorption will depend on market conditions and other factors.
 Values in 2021 dollars
 Select years shown for illustration



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Summary of Estimated Fiscal Impacts to County and other Taxing Entities

Stabilized

	Year 5	Year 10	Year 20	Year 30	Year 40	Year 50	Stabilized Escalation Rate	Year 0-50 Nominal Total	Year 0-50 Present Value @ 3.0%
	2026	2031	2041	2051	2061	2071			
County of Los Angeles Revenues									
Property Tax - County General	\$5,393,500	\$7,605,100	\$10,246,900	\$12,490,914	\$15,226,354	\$18,560,841	2.0%	\$566,673,700	\$239,126,200
Property Tax - County Fire	\$3,810,600	\$5,373,200	\$7,239,700	\$8,825,154	\$10,757,813	\$13,113,714	2.0%	\$400,369,700	\$168,948,900
Property Tax - County Library	\$507,000	\$714,900	\$963,300	\$1,174,257	\$1,431,413	\$1,744,885	2.0%	\$53,272,000	\$22,479,700
Property Tax - County Contribution to EIFD	(\$1,348,400)	(\$1,901,300)	(\$2,561,700)	(\$3,122,698)	(\$3,806,551)	(\$4,640,165)	2.0%	(\$141,667,200)	(\$59,781,100)
Property Tax in Lieu of MVLF	\$2,164,300	\$3,036,200	\$4,082,300	\$4,976,301	\$6,066,083	\$7,394,521	2.0%	\$225,883,500	\$95,368,700
Property Transfer Tax	\$57,100	\$80,100	\$107,700	\$131,286	\$160,037	\$195,084	2.0%	\$5,959,200	\$2,515,900
Sales Tax (County Transportation) - Direct / On-Site	\$4,655,325	\$5,396,850	\$8,091,075	\$10,873,728	\$14,613,381	\$19,639,163	3.0%	\$506,819,300	\$205,594,100
Sales Tax (County Transportation) - Indirect / Off-Site	\$668,400	\$993,450	\$1,513,275	\$2,033,715	\$2,733,143	\$3,673,116	3.0%	\$93,632,800	\$37,486,700
Other Court Fines	\$81,700	\$118,400	\$177,700	\$238,814	\$320,946	\$431,325	3.0%	\$11,018,800	\$4,420,800
Penalties, Interest & Costs on Delinquent Taxes	\$45,200	\$65,400	\$98,300	\$132,107	\$177,541	\$238,600	3.0%	\$6,094,600	\$2,445,000
Estimated County Revenues	\$16,034,725	\$21,482,300	\$29,958,550	\$37,753,578	\$47,680,160	\$60,351,083		\$1,728,056,400	\$718,604,900
County of Los Angeles Expenditures									
Public Protection (adjusted - note below)	\$1,682,500	\$2,438,000	\$3,661,100	\$4,920,212	\$6,612,354	\$8,886,451	3.0%	\$227,003,800	\$91,071,800
General Government (adjusted - note below)	\$873,300	\$1,137,700	\$1,602,200	\$2,153,223	\$2,893,751	\$3,888,960	3.0%	\$100,429,800	\$40,735,100
Health and Sanitation	\$409,700	\$533,800	\$751,700	\$1,010,222	\$1,357,654	\$1,824,573	3.0%	\$47,118,300	\$19,111,500
Public Assistance	\$572,400	\$829,400	\$1,245,500	\$1,673,848	\$2,249,512	\$3,023,155	3.0%	\$77,226,600	\$30,982,700
Recreational and Cultural	\$167,700	\$218,400	\$307,600	\$413,389	\$555,560	\$746,626	3.0%	\$19,281,000	\$7,820,500
Estimated County Expenditures	\$3,705,600	\$5,157,300	\$7,568,100	\$10,170,894	\$13,668,830	\$18,369,765		\$471,059,500	\$189,721,600
Estimated County Net Fiscal Impact	\$12,329,125	\$16,325,000	\$22,390,450	\$27,582,684	\$34,011,330	\$41,981,318		\$1,256,996,900	\$528,883,300

Notes:
 Assumes installation of necessary public infrastructure
 Public Protection costs exclude Sheriff cost categories that overlap with City-funded Sheriff services (e.g. Patrol for Unincorporated Areas, Detective)
 General government costs exclude non-recurring Capital Projects, Extraordinary Maintenance, and Appropriations for Contingencies
 Values in 2021 dollars
 Select years shown for illustration



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Project Description

Project Component	Year 5	Year 10	Year 20	
	2026	2031	2041	
Total Rental Residential - Units	2,219 DU	2,469 DU	2,619 DU	
Total For-Sale Residential - Units	567 DU	662 DU	662 DU	
Total Hotel - Rooms	118 rooms	118 rooms	118 rooms	
Total Commercial / Retail - SF	865,348 SF	865,348 SF	965,348 SF	
Total Industrial - SF	3,066,294 SF	4,992,961 SF	5,632,961 SF	
Total Office - SF	78,000 SF	468,000 SF	780,000 SF	
Total Recreational - SF	598,500 SF	598,500 SF	598,500 SF	
Total Hotel - SF	88,500 SF	88,500 SF	88,500 SF	
Total Rental Residential - SF	1,997,100 SF	2,222,100 SF	2,357,100 SF	
Total For Sale Residential - SF	623,975 SF	728,200 SF	728,200 SF	
Total Building SF	7,317,717 SF	9,963,609 SF	11,150,609 SF	
<i>Annual Escalation Factor</i>	<i>2.0%</i>	<i>1.10</i>	<i>1.22</i>	
Estimated A/V - Rental Residential	\$300K Per Unit	\$734,986,591	\$902,909,167	\$1,167,508,869
Estimated A/V - For-Sale Residential	\$400K Per Unit	\$250,515,934	\$322,789,722	\$393,478,870
Estimated A/V - Hotel	\$200K Per Room	\$26,056,307	\$28,768,268	\$35,068,359
Estimated A/V - Commercial / Retail	\$285 PSF	\$272,293,023	\$300,633,499	\$408,820,059
Estimated A/V - Industrial	\$160 PSF	\$541,669,874	\$973,822,656	\$1,339,245,397
Estimated A/V - Office	\$225 PSF	\$19,376,618	\$128,360,112	\$260,783,768
Estimated A/V - Recreational	\$350 PSF	\$231,277,326	\$255,348,856	\$311,268,831
Total Estimated Assessed Value		\$2,076,175,673	\$2,912,632,281	\$3,916,174,152

Assumptions:

Hotel Rooms	750 SF Per Room
Apartments	900 SF Per Unit
Condo / Townhome	1,100 SF Per Unit

Notes:

Adjusted for value appreciation assuming 2% annual escalation rate (statutory maximum).
 Conservatively assuming no mark-to-market valuations above 2% growth to account for property transfers
 Select years shown for illustration
 Values in 2021 dollars



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Project Employment and Occupants

Project Component		<i>Year 5</i>	<i>Year 10</i>	<i>Year 20</i>
		2026	2031	2041
Commercial / Retail - SF		865,348 SF	865,348 SF	965,348 SF
Industrial - SF		3,066,294 SF	4,992,961 SF	5,632,961 SF
Office - SF		78,000 SF	468,000 SF	780,000 SF
Recreational - SF		598,500 SF	598,500 SF	598,500 SF
Hotel - Rooms		118 Rooms	118 Rooms	118 Rooms
Residential - Units		2,786 DU	3,131 DU	3,281 DU
Estimated # Employees (FTE)				
Retail	400 SF / emp	2,163	2,163	2,413
Industrial	1,500 SF / emp	2,044	3,329	3,755
Office	275 SF / emp	284	1,702	2,836
Recreational	3,000 SF / emp	200	200	200
Hotel	1.5 room / emp	79	79	79
Apartments	50 DU / emp	56	63	66
Total Estimated # Employees (FTE)		4,825	7,535	9,349
Occupied Dwelling Units	95%	2,647 DU	2,974 DU	3,117 DU
Residents	2.25 per DU	5,956	6,693	7,013
Employees Weighted at 50%	50%	2,413	3,767	4,674
Total Service Population (Residents + Empl.)		8,368	10,460	11,688
Occupied Hotel Rooms	70%	83 rooms	83 rooms	83 rooms
Hotel Guests	1.5 per room	124	124	124

Notes:

Average household size reflects City average household size and mix of single family and multifamily units
 Select years shown for illustration
 Values in 2021 dollars



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Property Tax

		Year 5 2026	Year 10 2031	Year 20 2041
Estimated Assessed Value - Residential		\$985,502,525	\$1,225,698,889	\$1,560,987,739
Estimated Assessed Value - Non-Residential		\$1,090,673,148	\$1,686,933,392	\$2,355,186,413
Total Estimated Assessed Value		\$2,076,175,673	\$2,912,632,281	\$3,916,174,152
Total Secured Property Tax General Levy	1.00%	\$20,761,757	\$29,126,323	\$39,161,742
Estimated Unsecured Property Tax as % of Secured Non-Residential Value	10.00%	\$1,090,673	\$1,686,933	\$2,355,186
Total Estimated Secured + Unsecured Property Tax		\$21,852,430	\$30,813,256	\$41,516,928
<i>Distributions to Taxing Entities</i>				
City of Carson	6.74%	\$1,473,500	\$2,077,700	\$2,799,400
City Contribution to EIFD	(3.50%)	(\$765,900)	(\$1,080,000)	(\$1,455,100)
Net Property Tax to City	3.24%	\$707,600	\$997,700	\$1,344,300
Los Angeles County General	24.68%	\$5,393,500	\$7,605,100	\$10,246,900
Los Angeles County Fire	17.44%	\$3,810,600	\$5,373,200	\$7,239,700
Los Angeles County Library	2.32%	\$507,000	\$714,900	\$963,300
County Contribution to EIFD	(6.17%)	(\$1,348,400)	(\$1,901,300)	(\$2,561,700)
Net Los Angeles County Distributions	38.27%	\$8,362,700	\$11,791,900	\$15,888,200

Notes:

General levy distributions primarily represent primary tax rate areas (TRAs) 1002, 5984, 1011, 1085, 1089, and 1233

Does not include property tax overrides above 1% general levy

Select years shown for illustration

Values in 2021 dollars

Source: Los Angeles County Auditor-Controller (2020)



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Property Tax In-Lieu of Motor Vehicle License Fees (MVLf)

Total AV within CITY (FY 2018-19)	\$15,231,382,131			
Current Property Tax In-Lieu of MVLf (2018-2019)	\$7,873,445			
Prop Tax In-Lieu of MVLf per \$1M of AV	\$517			
		<i>Year 1</i>	<i>Year 5</i>	<i>Year 10</i>
		2022	2026	2031
Estimated Project Assessed Value	\$395,570,186	\$2,076,175,673	\$2,912,632,281	\$3,916,174,152
Incremental Property Tax In-Lieu of MVLf to City	\$204,500	\$1,073,200	\$1,505,600	\$2,024,400
City Contribution to EIFD	(\$106,299)	(\$557,849)	(\$782,611)	(\$1,052,283)
Net Incremental Property Tax In-Lieu of MVLf to City	\$98,201	\$515,351	\$722,989	\$972,117
Total AV within COUNTY (FY 2017-18)	\$1,424,902,177,619			
Current Property Tax In-Lieu of MVLf (2017-2018)	\$1,485,364,000			
Prop Tax In-Lieu of MVLf per \$1M of AV	\$1,042			
		<i>Year 1</i>	<i>Year 5</i>	<i>Year 10</i>
		2022	2026	2031
Estimated Project Assessed Value	\$395,570,186	\$2,076,175,673	\$2,912,632,281	\$3,916,174,152
Incremental Property Tax In-Lieu of MVLf to County	\$412,400	\$2,164,300	\$3,036,200	\$4,082,300

Notes:
 Select years shown for illustration
 Values in 2021 dollars

Source: Los Angeles County Auditor-Controller (2020)



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Property Transfer Tax

	<i>Year 5</i> 2026	<i>Year 10</i> 2031	<i>Year 20</i> 2041
Estimated Assessed Value	\$2,076,175,673	\$2,912,632,281	\$3,916,174,152
Estimated Property Turnover Rate	5.0%	5.0%	5.0%
Estimated Value of Property Transferred	\$103,808,784	\$145,631,614	\$195,808,708
Total Transfer Tax	\$1.10 per \$1,000 \$114,200	\$160,200	\$215,400
Transfer Tax to City	\$0.55 per \$1,000 \$57,100	\$80,100	\$107,700
Transfer Tax to County	\$0.55 per \$1,000 \$57,100	\$80,100	\$107,700

Notes:

Select years shown for illustration

Values in 2021 dollars

Source: Los Angeles County Auditor-Controller (2020)



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Sales Tax - Direct / On-Site

Project Component		Year 5	Year 10	Year 20
		2026	2031	2041
Retail SF		865,348 SF	865,348 SF	965,348 SF
Total Sales-Generating SF		865,348 SF	865,348 SF	965,348 SF
Estimated Taxable Sales	\$275 PSF	\$275,873,263	\$319,812,722	\$479,469,614
Sales Tax to City	1.00%	\$2,758,733	\$3,198,127	\$4,794,696
Use Tax as % of Sales Tax	12.00%	\$331,048	\$383,775	\$575,364
Sales and Use Tax to City - Direct		\$3,089,800	\$3,581,900	\$5,370,100
Sales Tax to County (Transportation)	2.25%	\$6,207,100	\$7,195,800	\$10,788,100
Net of Sales Transfer within County	(25%)	(\$1,551,775)	(\$1,798,950)	(\$2,697,025)
Sales Tax to County (Transportation)		\$4,655,325	\$5,396,850	\$8,091,075

Notes:

County sales tax for transportation per Prop A (0.5%), Prop C (0.5%), Measure R/M (0.5%), Revenue and Taxation Code Section 7203.1 (0.25%)

Taxable sales PSF factor escalated 3% annually

Select years shown for illustration.

Values in 2021 dollars.



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Sales Tax - Indirect / Off-Site

		Year 5 2026	Year 10 2031	Year 20 2041
Estimated # Employees		4,825	7,535	9,349
Estimated Annual Taxable Retail Spending / Empl.		\$6,701	\$7,768	\$10,439
Estimated Employee Taxable Retail Spending		\$32,331,047	\$58,527,663	\$97,595,431
Estimated Capture within City	50.0%	\$16,165,523	\$29,263,831	\$48,797,715
Estimated # Occupied Dwelling Units		2,647 DU	2,974 DU	3,117 DU
Estimated Annual Taxable Retail Spending / HH		\$30,885	\$35,804	\$48,118
Estimated Resident Taxable Retail Spending		\$81,750,725	\$106,497,821	\$149,980,961
Estimated Capture within City	33.0%	\$26,977,739	\$35,144,281	\$49,493,717
Estimated # Occupied Hotel Rooms		83 rooms	83 rooms	83 rooms
Estimated Annual Taxable Retail Spending / Room		\$31,735	\$36,790	\$49,442
Estimated Resident Taxable Retail Spending		\$2,621,322	\$3,038,830	\$4,083,934
Estimated Capture within City	33.0%	\$865,036	\$1,002,814	\$1,347,698
Total Estimated Indirect Taxable Sales		\$44,008,299	\$65,410,926	\$99,639,131
Less Estimated Capture Within District Retail	(10.0%)	(\$4,400,830)	(\$6,541,093)	(\$9,963,913)
Net Indirect Taxable Sales		\$39,607,469	\$58,869,834	\$89,675,218
Sales Tax to City	1.00%	\$396,075	\$588,698	\$896,752
Use Tax as % of Sales Tax	12.00%	\$47,529	\$70,644	\$107,610
Sales and Use Tax to City - Indirect		\$443,600	\$659,300	\$1,004,400
Sales Tax to County (Transportation)	2.250%	\$891,200	\$1,324,600	\$2,017,700
Net of Sales Transfer within County	(25%)	(\$222,800)	(\$331,150)	(\$504,425)
Sales Tax to County (Transportation)		\$668,400	\$993,450	\$1,513,275

Notes:

County sales tax for transportation per Prop A (0.5%), Prop C (0.5%), Measure R/M (0.5%), Revenue and Taxation Code Section 7203.1 (0.25%)
 Employee spending estimates based on "Office Worker Retail Spending Patterns: A Downtown and Suburban Area Study," ICSC (2004).
 Household spending based on average household income within City.
 Hotel guest spending estimated based on American Hotel and Lodging Association (AHLA) data.
 Adjusted for inflation assuming 3% annual inflation rate.
 Select years shown for illustration.
 Values in 2021 dollars.



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Transient Occupancy Tax ("TOT")

	<i>Year 5</i> 2026	<i>Year 10</i> 2031	<i>Year 20</i> 2041
Estimated # Hotel Rooms	118 rooms	118 rooms	118 rooms
Average Daily Room Rate (ADR)	\$174	\$202	\$271
Average Occupancy Rate	70%	70%	70%
Annual Hotel Room Receipts	\$5,242,643	\$6,077,660	\$8,167,867
TOT to City	9.0%	\$471,800	\$547,000

Notes:

Adjusted for inflation assuming 3% annual inflation rate.

Select years shown for illustration.

Values in 2021 dollars.



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Community Facilities District (CFD) 2018-01

	Year 5 2026	Year 10 2031	Year 20 2041
Residential Dwelling Units (assuming detached)	2,786	3,131	3,281
Industrial Zone 1 Acreage	417	835	835
Industrial Other Acreage	480	959	959
CFD Special Tax - Max Rates			
Residential Dwelling Units (assuming detached) per unit	\$726.44	\$802.05	\$977.69
Industrial Zone 1 per Acre	\$3,669.22	\$4,051.11	\$4,938.28
Industrial Other per Acre	\$630.17	\$695.75	\$848.12
CFD Special Tax - Max Revenue Available			
Residential Dwelling Units (assuming detached)	\$2,024,043	\$2,511,214	\$3,207,809
Industrial Zone 1 Acreage	\$1,531,819	\$3,382,505	\$4,123,254
Industrial Other Acreage	\$302,186	\$667,276	\$813,405
Total CFD Special Tax Available	\$3,858,000	\$6,561,000	\$8,144,500
Total CFD Special Tax Assumed to Address Enhanced Services	\$775,400	\$1,290,200	\$2,057,300

Notes:

Select years shown for illustration

Values in 2021 dollars

Source: Los Angeles County Auditor-Controller (2020)



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City Service Population

City Population	93,604
City Employee Population	60,804
Employee Weighting for Service Population	0.5
Weighted # Employees	30,402
Total City Service Population	124,006

Source: CA Department of Finance, U.S. Census Bureau Center for Economic Studies (2020), adjusted for consistency with Citywide CFD analysis



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City Multiplier Revenue and Expenditure Factors

Budget Category	Adopted City Budget	Allocation Basis	Relevant City Population	Discount for Operational Efficiency	Per Capita Factor	Annual Escalation	Year 5	Year 10	Year 20
							2026	2031	2041
Revenues									
Utility Users Tax	\$7,000,000	Service Population	124,006	0%	\$56.45	3.0%	\$65.44	\$75.86	\$101.95
Business Tax	\$2,930,000	Employees	60,804	0%	\$48.19	3.0%	\$55.86	\$64.76	\$87.03
Licenses & Permits (Recurring)	\$293,250	Service Population	124,006	0%	\$2.36	3.0%	\$2.74	\$3.18	\$4.27
Fines & forfeitures	\$2,485,800	Service Population	124,006	0%	\$20.05	3.0%	\$23.24	\$26.94	\$36.20
Franchise Fees	\$9,948,750	Service Population	124,006	0%	\$80.23	3.0%	\$93.01	\$107.82	\$144.90
Use of Money and Property	\$2,411,820	Service Population	124,006	0%	\$19.45	3.0%	\$22.55	\$26.14	\$35.13
Charges for Services (Recurring)	\$3,682,800	Residents	93,604	0%	\$39.34	3.0%	\$45.61	\$52.88	\$71.06
Other Revenue	\$3,218,500	Service Population	124,006	0%	\$25.95	3.0%	\$30.09	\$34.88	\$46.88
Total Primary Revenues	\$31,970,920								
Expenditures									
Public Safety	\$24,071,329	Service Population	124,006	0%	\$194.11	3.0%	\$225.03	\$260.87	\$350.59
Public Works	\$16,444,543	Service Population	124,006	25%	\$99.46	3.0%	\$115.30	\$133.66	\$179.63
Community Services	\$13,234,510	Residents	93,604	25%	\$106.04	3.0%	\$122.93	\$142.51	\$191.52
Community Development	\$7,496,259	Service Population	124,006	25%	\$45.34	3.0%	\$52.56	\$60.93	\$81.89
Non-Departmental	\$10,769,305	Service Population	124,006	0%	\$86.85	3.0%	\$100.68	\$116.71	\$156.85
Total Non-Admin	\$72,015,946								
City Manager	\$4,351,107	% Non-Admin. Costs	\$72,015,946	25%	4.5%	N/A	4.5%	4.5%	4.5%
Finance	\$4,085,693	% Non-Admin. Costs	\$72,015,946	25%	4.3%	N/A	4.3%	4.3%	4.3%
Legal	\$2,920,000	% Non-Admin. Costs	\$72,015,946	25%	3.0%	N/A	3.0%	3.0%	3.0%
HR & Risk Management	\$2,597,877	% Non-Admin. Costs	\$72,015,946	25%	2.7%	N/A	2.7%	2.7%	2.7%
City Clerk	\$1,112,767	% Non-Admin. Costs	\$72,015,946	25%	1.2%	N/A	1.2%	1.2%	1.2%
City Council	\$927,549	% Non-Admin. Costs	\$72,015,946	25%	1.0%	N/A	1.0%	1.0%	1.0%
City Treasurer	\$788,874	% Non-Admin. Costs	\$72,015,946	25%	0.8%	N/A	0.8%	0.8%	0.8%
Total Admin	\$16,783,867	% Non-Admin. Costs	\$72,015,946	25%	17.5%	N/A	17.5%	17.5%	17.5%
CFD Park and Sidewalk Services		Service Population			\$26.13	3.0%	\$30.29	\$35.12	\$47.19
CFD Roadway Services - Residential		Residents			\$7.41	3.0%	\$8.59	\$9.96	\$13.38
CFD Roadway Services - Commercial		Commercial Employees			\$73.94	3.0%	\$85.72	\$99.37	\$133.54
CFD Roadway Services - Industrial		Industrial Employees			\$98.01	3.0%	\$113.62	\$131.72	\$177.02
Total Primary Expenditures	\$88,799,813								

Notes:

Major case study revenues not shown include property tax, sales tax, transient occupancy tax
 Licenses and permit revenues do not include one-time revenues, such as building construction permits and excavation and encroachment permits
 Charges for services do not include one-time revenues, such as planning and zoning fees and general plan fees
 Adjusted for inflation assuming 3% annual inflation rate.
 Select years shown for illustration.
 Values in 2021 dollars.

Source: City of Carson 2019-2020 Adopted Budget, CFD 2018-01 Fiscal Impact Analysis (2019)

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City Multiplier Revenues and Expenditures

	Year 5 2026	Year 10 2031	Year 20 2041
Estimated # Residents	5,956	6,693	7,013
Estimated # Employees	4,825	7,535	9,349
Commercial Employees	2,781	4,206	5,594
Industrial Employees	2,044	3,329	3,755
Total Project Service Population	8,368	10,460	11,688
Budget Category	2026	2031	2041
Revenues			
Utility Users Tax	\$547,600	\$793,500	\$1,191,600
Business Tax	\$269,500	\$487,900	\$813,600
Licenses & Permits (Recurring)	\$22,900	\$33,200	\$49,900
Fines & forfeitures	\$194,500	\$281,800	\$423,100
Franchise Fees	\$778,300	\$1,127,800	\$1,693,500
Use of Money and Property	\$188,700	\$273,400	\$410,600
Charges for Services (Recurring)	\$271,600	\$353,900	\$498,400
Other Revenue	\$251,800	\$364,800	\$547,900
Total Multiplier Revenues	\$2,524,900	\$3,716,300	\$5,628,600
Expenditures			
Public Safety	\$1,883,100	\$2,728,700	\$4,097,600
Public Works	\$964,800	\$1,398,100	\$2,099,500
Community Services	\$732,100	\$953,800	\$1,343,200
Community Development	\$439,800	\$637,300	\$957,000
Non-Departmental	\$842,500	\$1,220,800	\$1,833,200
City Manager	\$220,300	\$314,400	\$468,100
Finance	\$206,900	\$295,200	\$439,600
Legal	\$147,900	\$211,000	\$314,100
HR & Risk Management	\$131,600	\$187,700	\$279,500
City Clerk	\$56,300	\$80,400	\$119,700
City Council	\$47,000	\$67,000	\$99,800
City Treasurer	\$39,900	\$57,000	\$84,900
CFD Park and Sidewalk Services	\$253,500	\$367,300	\$551,600
CFD Roadway Services - Residential	\$51,200	\$66,600	\$93,900
CFD Roadway Services - Commercial	\$238,400	\$417,900	\$747,000
CFD Roadway Services - Industrial	\$232,300	\$438,400	\$664,800
Total Multiplier Expenditures	\$6,487,600	\$9,441,600	\$14,193,500

Notes:

Major case study revenues not shown include property tax, sales tax, transient occupancy tax
 Adjusted for inflation assuming 3% annual inflation rate.
 Select years shown for illustration.
 Values in 2021 dollars.

Source: City of Carson 2019-2020 Adopted Budget, CFD 2018-01 Fiscal Impact Analysis (2019)



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County Service Population

County Population	10,253,716
County Employee Population	4,593,835
Employee Weighting for Service Population	0.5
Weighted # Employees	2,296,918
Total County Service Population	12,550,634

Source: CA Department of Finance, CA Employment Development Department (2020)



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County Multipler Revenue and Expenditure Factors

Budget Category	Adopted County Budget	Allocation Basis	Relevant County Population	Discount for Operational Efficiency	Per Capita Factor	Annual Escalation	Year 5	Year 10	Year 20
							2026	2031	2041
<i>Select General Fund Revenues</i>									
Other Court Fines	\$ 105,681,000	Service Population	12,550,634	0%	\$8.42	3.0%	\$9.76	\$11.32	\$15.21
Penalties, Interest & Costs on Delinquent Taxes	\$ 58,434,000	Service Population	12,550,634	0%	\$4.66	3.0%	\$5.40	\$6.26	\$8.41
Total General Fund	\$ 164,115,000								
<i>Primary Expenditures - Net County Cost</i>									
Public Protection (adjusted - note below)	\$ 2,902,338,000	Service Population	12,550,634	25%	\$173.44	3.0%	\$201.06	\$233.09	\$313.25
Health and Sanitation	\$1,297,000,000	Resident Population	10,253,716	0%	\$126.49	3.0%	\$146.64	\$169.99	\$228.46
Public Assistance	\$1,217,000,000	Resident Population	10,253,716	50%	\$59.34	3.0%	\$68.80	\$79.75	\$107.18
General Government (adjusted - note below)	\$987,400,000	Service Population	12,550,634	25%	\$59.00	3.0%	\$68.40	\$79.30	\$106.57
Recreational and Cultural	\$249,000,000	Resident Population	10,253,716	0%	\$24.28	3.0%	\$28.15	\$32.64	\$43.86
Other	\$87,000,000	N/A							
Total Net County Cost	\$6,739,738,000								

Notes:

Public Protection costs exclude Sheriff cost categories that overlap with City-funded Sheriff services (e.g. Patrol for Unincorporated Areas, Detective)
 General government costs exclude non-recurring Capital Projects, Extraordinaring Maintenance, and Appropriations for Contingencies
 Adjusted for inflation assuming 3% annual inflation rate.
 Select years shown for illustration.
 Values in 2021 dollars.

Source: County of Los Angeles 2019-2020 Recommended Budget



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County Multiplier Revenues and Expenditures

	<i>Year 5</i> 2026	<i>Year 10</i> 2031	<i>Year 20</i> 2041
Estimated # Residents	5,956	6,693	7,013
Estimated # Employees	4,825	7,535	9,349
Total Project Service Population	8,368	10,460	11,688
Budget Category	2026	2031	2041
<i>Select General Fund Revenues</i>			
Other Court Fines	\$81,700	\$118,400	\$177,700
Penalties, Interest & Costs on Delinquent Taxes	\$45,200	\$65,400	\$98,300
Total Select GF Revenues	\$126,900	\$183,800	\$276,000
<i>Primary Expenditures - Net County Cost</i>			
Public Protection (adjusted - note below)	\$1,682,500	\$2,438,000	\$3,661,100
General Government (adjusted - note below)	\$873,300	\$1,137,700	\$1,602,200
Health and Sanitation	\$409,700	\$533,800	\$751,700
Public Assistance	\$572,400	\$829,400	\$1,245,500
Recreational and Cultural	\$167,700	\$218,400	\$307,600
Total Primary Expenditures	\$3,705,600	\$5,157,300	\$7,568,100

Notes:

Public Protection costs exclude Sheriff cost categories that overlap with City-funded Sheriff services (e.g. Patrol for Unincorporated Areas, Detective)

General government costs exclude non-recurring Capital Projects, Extraordinary Maintenance, and Appropriations for Contingencies

Adjusted for inflation assuming 3% annual inflation rate.

Select years shown for illustration.

Values in 2021 dollars.

Source: County of Los Angeles 2019-2020 Recommended Budget



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IMPLAN Inputs

Construction Inputs	
Industry NAICS Category	Approximate Inputs (Industry Spending)
51 - Construction of new manufacturing structures	\$901,273,760
58 - Construction of new multifamily residential structures	\$1,050,500,000
55 - Construction of new commercial structures, including farm structures	\$683,699,180
Ongoing Operation Inputs	
Industry NAICS Category	Approximate Inputs (Employment Change)
422 - Warehousing and storage	3,755 Jobs
470 - Office administrative services	2,836 Jobs
412 - Retail - Miscellaneous store retailers	2,413 Jobs
505 - Fitness and recreational sports centers	200 Jobs
507 - Hotels and motels, including casino hotels	79 Jobs
448 - Tenant-occupied housing	66 Jobs

Summary of IMPLAN Economic Benefits

Economic Benefits from Construction (One-Time / Short-Term)

	Employment	Labor Income	Economic Output
Direct (On-Site)	14,493	\$1,235,619,552	\$2,364,030,600
Indirect	2,116	\$161,932,902	\$433,924,362
Induced	5,173	\$300,829,946	\$873,248,838
Total Countywide	21,781	\$1,698,382,399	\$3,671,203,800
Estimated City Capture	14,857	\$1,258,757,694	\$2,429,389,260

Economic Benefits from Ongoing Operation (Annual)

	Employment	Labor Income	Economic Output
Direct (On-Site)	9,349	\$620,874,807	\$941,636,819
Indirect	2,139	\$146,092,571	\$394,918,501
Induced	2,791	\$162,329,374	\$471,625,451
Total Countywide	14,279	\$929,296,752	\$1,808,180,771
Estimated City Capture	9,596	\$636,295,904	\$984,964,016

Notes

- 100% of direct benefits estimated to be captured on-site within the City.
- 10% of indirect and induced benefits estimated to be captured off-site within the City.
- Estimated ongoing benefits upon build-out and stabilization.

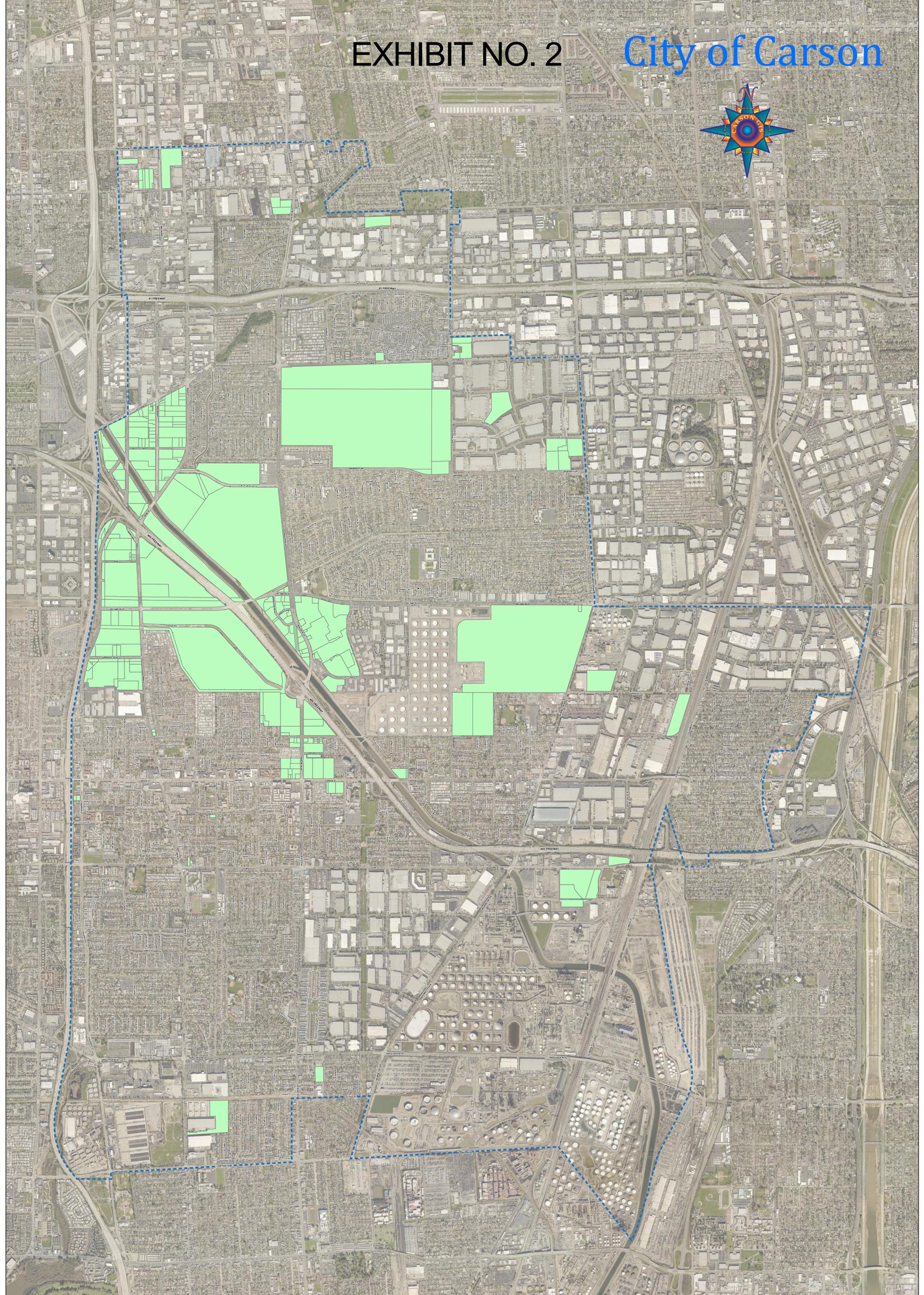


The analyses, projections, assumptions, rates of return, and any examples presented herein are for illustrative purposes and are not a guarantee of actual and/or future results. Project pro forma and tax analyses are projections only. Actual results may differ from those expressed in this analysis.

1601 N. Sepulveda Blvd #382, Manhattan Beach, CA 90266 | (424) 456-3088 | www.kosmont.com

EXHIBIT NO. 2

City of Carson



Enhanced Infrastructure Financing Districts



**NOTICE OF INTENTION TO ESTABLISH AN
ENHANCED INFRASTRUCTURE FINANCING DISTRICT,
NOTICE OF PUBLIC MEETING &
NOTICE OF AVAILABILITY OF DRAFT INFRASTRUCTURE FINANCING PLAN
FOR PUBLIC REVIEW**

**ADDRESS ANY COMMUNICATIONS TO:
COMMUNITY DEVELOPMENT DEPARTMENT
701 EAST CARSON STREET
CARSON, CALIFORNIA 90745**

NOTICE IS HEREBY GIVEN that the City Council of the City of Carson has adopted a Resolution of Intention (Resolution No. 21-026) to establish the Carson Enhanced Infrastructure Financing District (Carson EIFD) to finance the construction, and/or acquisition of capital improvements, the remediation of brownfields and the provision of low and moderate income housing. The proposed Carson EIFD encompasses approximately 1,735 acres of land, representing approximately 14% of the City's total 12,141 acres. Documentation related to the Carson EIFD, including a copy of the draft Boundary Map, draft Infrastructure Financing Plan ("IFP"), and the Resolution of Intention are available online at <http://ci.carson.ca.us/CommunityDevelopment/EIFD.aspx> and in-person at the Community Development Department, 701 E. Carson Street, Carson, California. Documentation is also available by emailing or calling (310) 952-1700 ext. 1310. The purpose of the Carson EIFD is to assist in the provision of public facilities of communitywide significance that provide significant benefits and promote economic development in the Carson EIFD and the City of Carson. The goal is also to support the provisions of needed public infrastructure, low-and-moderate income and workforce housing, rehabilitation, environmental mitigation and remediation of brownfields of properties as described in the draft IFP available at the website indicated above. The draft IFP describes the proposed Carson EIFD, the facilities, the City of Carson and the County of Los Angeles proposed contributions of tax increment, the plan for financing the facilities and for issuing debt, the proposed fiscal impact and other items required by Government Code Section 53398.63.

NOTICE IS HEREBY GIVEN that the governing body of the Carson EIFD (the Public Financing Authority) will hold an online remote meeting at 11:00 a.m., Monday, April 12, 2021, to present the draft IFP and hear written or oral comments related to the Carson EIFD. The meeting will be conducted online via Zoom. Any person having any comments on the proposed Carson EIFD may do so as follows:

1. Email: You can email comments to nguyen@carsonca.gov no later than 5:00 p.m. the day before the meeting. Please identify "Carson EIFD" in your comments. Your comments will be read into the record.
2. Telephone: You can record your comments at (310) 952-1700 Ext. 1310 no later than 5:00 p.m. the day before the meeting. Please identify "Carson EIFD" in your comments. Your comments will be read into the record.
3. Box outside of City Hall: You can provide hand-written comments by dropping off a note at the box located in front of City Hall (701 East Carson Street) no later than 5:00 p.m. the day before the meeting. Please identify "Carson EIFD" in your comments. Your comments will be read into the record.

NOTE: Comments may only be submitted to the City by 5:00 p.m. the day before the meeting. Members of the public cannot provide comments during the Zoom meeting. Members of the public wishing to observe the meeting live will be able to do so by watching it on the City's PEG television channel (Channel 35 on Charter or Channel 99 on AT&T for Carson residents) or via live streaming on the City's website, <http://ci.carson.ca.us/>.

EXHIBIT NO. 3

This notice constitutes the notice pursuant to Government Code Sections 53398.60(b) and 53398.66(c)(1) and the availability of the IFP to landowners and others pursuant to Government Code Section 53398.64.

TIME: 11:00 A.M., Monday, April 12, 2021

DATED: This 1st Day of April, 2021



Donesia Gause-Aldana, City Clerk
City of Carson, California

NOTICE OF INTENTION TO ESTABLISH AN ENHANCED INFRASTRUCTURE FINANCING DISTRICT,
NOTICE OF PUBLIC MEETING &
NOTICE OF AVAILABILITY OF DRAFT INFRASTRUCTURE FINANCING PLAN FOR PUBLIC REVIEW

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DATED: This 1st day of April, 2021



Donesia Gause-Aldana, MMC, City Clerk

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NOTICE OF PUBLIC MEETING &
NOTICE OF AVAILABILITY OF DRAFT INFRASTRUCTURE FINANCING PLAN FOR PUBLIC REVIEW

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DATED: This 1st day of April, 2021



Donesia Gause-Aldana, MMC, City Clerk

AFFIDAVIT OF MAILING, POSTING AND PUBLICATION (FIRST PUBLIC HEARING)

CITY OF CARSON
ON BEHALF OF THE

CITY OF CARSON ENHANCED INFRASTRUCTURE FINANCING DISTRICT
PUBLIC FINANCING AUTHORITY

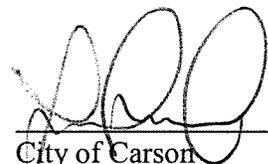
The undersigned, Lucile Sandoval, Secretary of the Planning Commission of the City of Carson, on behalf of the City of Carson Enhanced Infrastructure Financing District Public Financing Authority, does hereby certify and declare:

(a) That on the 2nd Day of June, 2021, I mailed by U.S. Mail, postage prepaid, that certain notice of public hearing attached hereto as Exhibit "A" to all residents, property owners and affected taxing entities within the proposed boundaries of the proposed City of Carson Enhanced Infrastructure Financing District ("EIFD").

(b) That on May 6 and June 2, the notices attached hereto as Exhibit "B" were posted on the City of Carson website at least 10 days prior to the June 14, 2021.

(c) That on May 12, May 19, May 26, and June 2, the notice attached hereto as Exhibit "C" was published in the *Daily Breeze*, a newspaper adjudicated as one of general circulation in the County of Los Angeles.

Dated: June 9, 2021



City of Carson
Planning Commission Secretary

EXHIBIT A

NOTICE OF PUBLIC HEARING
MAILED TO LANDOWNERS, RESIDENTS, AND TAXING ENTITIES

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the Public Financing Authority (PFA) of the Carson Enhanced Infrastructure Financing District (EIFD) and City Staff on behalf of the City will hold an online remote meeting and public hearing at 11:00 a.m., Monday, June 14, 2021, to hear all written and oral comments related to the Carson EIFD, but take no action. The meeting will be conducted online via Zoom. Options for participating and providing comment are indicated below.

The proposed Carson EIFD encompasses approximately 1,735 acres of land, representing approximately 14% of the City's total 12,141 acres. Documentation related to the Carson EIFD, including a copy of the draft Boundary Map and draft Infrastructure Financing Plan (IFP) are available online at <http://ci.carson.ca.us/CommunityDevelopment/EIFD.aspx> and in-person at the Community Development Department, 701 E. Carson Street, Carson, California. Documentation is also available by emailing or calling (310) 952-1700 ext. 1310. The purpose of the Carson EIFD is to assist in the provision of public facilities of communitywide significance that provide significant benefits, assist in the remediation of property, the development of affordable housing and promote economic development in the Carson EIFD and the City of Carson. The goals are described in the draft IFP available at the website indicated above. The draft IFP further describes the boundary of the Carson EIFD, the facilities and development anticipated to occur within the EIFD, the proposed contributions of property tax increment from the City of Carson and County of Los Angeles, the plan for financing the facilities and for issuing debt, the proposed fiscal impact on participating taxing entities, and other items required by Government Code Section 53398.63. The District anticipates using bonds and tax increment to fund the public facilities, housing and remediation.

Any person having any comments on the proposed Carson EIFD, including any objections to the proposed IFP or the regularity of any of the prior proceedings, may provide comment or object to the adoption of the proposed IFP by the PFA as provided below. Please identify "Carson EIFD" in your comments.

1. Email: You can email comments to jnguyen@carsonca.gov no later than 8:00 a.m. the day of the hearing indicated above.
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Limited Opportunity for Oral Comments at the Hearing. Anyone wishing to provide oral comments at the public hearing shall email jnguyen@carsonca.gov before 3:00 p.m. on June 10, 2021 stating they wish to provide oral comments at the hearing in person. The Public Financing Authority will endeavor to create a platform for submission of comments live at the meeting through limited access to the meeting or some other means. Any comments not received in time for the first public meeting will be presented at a subsequent public hearing.

If you wish to legally challenge any action taken by the PFA on the above matter, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice or subsequent public hearings, or in written correspondence delivered to the PFA at, or prior to, the public hearing as provided above. This notice constitutes the notice pursuant to Government Code Sections 53398.66(c)(1) and 53398.66(i)(1).

DATED: This 2nd day of June, 2021

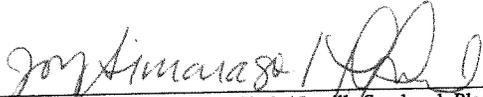

 Joy Simarago, Deputy City Clerk / Lucille Sandoval, Planning Secretary

EXHIBIT B

**NOTICE OF PUBLIC HEARING
POSTED ON WEBSITE**

NOTICE OF PUBLIC HEARING

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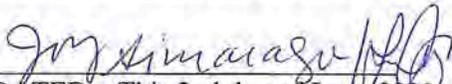
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This notice constitutes the notice pursuant to Government Code Sections 53398.66(c)(1) and 53398.66(i)(1).


 DATED: This 2nd day of June, 2021
 Joy Simarago, Deputy City Clerk
 Lucille Sandoval, Planning Secretary

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This notice constitutes the notice pursuant to Government Code Sections 53398.66(c)(1) and 53398.66(i)(1).



DATED: This 6th day of May, 2021

Joy Simarago, Deputy City Clerk
Katie Pandolfo, Secretary, PFA

EXHIBIT C

NOTICE OF PUBLIC HEARING
PUBLISHED IN THE DAILY BREEZE

Daily Breeze

400 Continental Blvd, Suite 600
El Segundo, CA 90245
310-543-6635
Fax: 310-316-6827

5007670

CITY OF CARSON
ATTN: ACCOUNTS PAYABLE AMINA WALLACE
701 E. CARSON ST.
CARSON, CA 90745-2257

FILE NO. PO# 22100629

PROOF OF PUBLICATION (2015.5 C.C.P.)

STATE OF CALIFORNIA County of Los Angeles

I am a citizen of the United States and a resident of the County aforesaid; I am over the age of eighteen years, and not a party to or interested in the above-entitled matter. I am the principal clerk of the printer of THE DAILY BREEZE, a newspaper of general circulation, printed and published in the City of Torrance*, County of Los Angeles, and which newspaper has been adjudged a newspaper of general circulation by the Superior Court of County of Los Angeles, State of California, under the date of June 10, 1974, Case Number SWC7146. The notice, of which the annexed is a printed copy (set in type not smaller than nonpareil), has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates, to wit:

05/12/2021, 05/19/2021, 05/26/2021, 06/02/2021

I certify (or declare) under the penalty of perjury that the foregoing is true and correct.

Dated at Torrance, California
On this 4th day of June, 2021.

Pauline Fernandez

Signature

*The Daily Breeze circulation includes the following cities: Carson, Compton, Culver City, El Segundo, Gardena, Harbor City, Hawthorne, Hermosa Beach, Inglewood, Lawndale, Lomita, Long Beach, Manhattan Beach, Palos Verdes Peninsula, Palos Verdes, Rancho Palos Verdes, Rancho Palos Verdes Estates, Redondo Beach, San Pedro, Santa Monica, Torrance and Wilmington.

(Space below for use of County Clerk (Or))

ITEM 6B

Legal No. **0011461392**

NOTICE OF PUBLIC HEARING

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DATED: This 6th day of May, 2021

Joy Simarago, Deputy City Clerk
Katie Pandolfo, Secretary, PFA

Pub May 12, 19, 26; June 2, 2021 (4t) DB (11461392)



City of Carson Planning Commission

Presentation of the Carson Enhanced Infrastructure Financing District (EIFD) Infrastructure Financing Plan (IFP)

June 8, 2021

Prepared by:
Kosmont Companies
EXHIBIT NO. 3

Outline

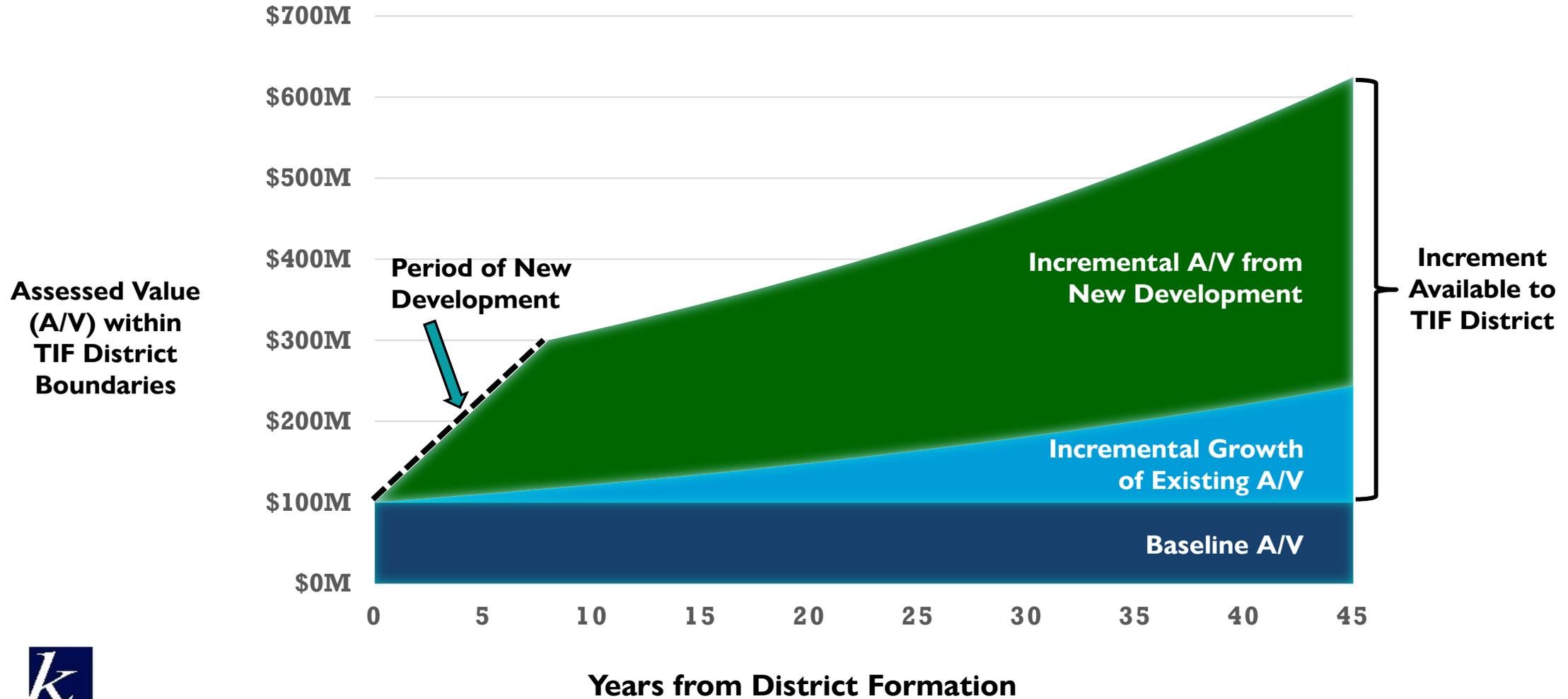
- I. Overview and Background
- II. Infrastructure Financing Plan (IFP) Contents
- III. Next Steps and Timing

Executive Summary

- The City of Carson, County of Los Angeles, and consultant team evaluated EIFD as a means to support / catalyze growth in various areas of Carson the over the next 20 years and beyond, including the [Vision Plan](#) area and other opportunity sites citywide
- The EIFD will fund major infrastructure improvements to support revitalization, including:
 - [Remediation of landfills and other contaminated sites](#)
 - [Roadway / pedestrian / bicycle / streetscape / beautification improvements](#)
 - [Affordable housing](#)
- City and County have adopted Resolutions of Intention to form the EIFD and have both approved a Memorandum of Agreement to partner and contribute tax increment to the EIFD
- County is still finalizing its appointments to the PFA Board and has authorized the City to move forward with initial PFA meetings in consideration of time constraints
- Purpose of today's meeting is to update the Planning Commission and address questions, but take no formal action
- After a series of required PFA public hearings, the final IFP must come back to the City Council, County Board of Supervisors, and PFA Board (expected in July / August 2021) for approval prior to EIFD formation

Tax Increment Mechanisms

Illustrative



Note: Illustrative. Conservative 2% growth of existing assessed value (A/V) shown; does not include mark-to-market increases associated with property sales.

EIFD Fundamentals

Term	45 years from first bond issuance
Governance	Public Financing Authority (PFA) led by city or county. Implements Infrastructure Financing Plan (IFP). IFP is the investment plan of the EIFD; managed by the PFA
Eligibility	City, County, Special District (not as lead); school district increment exempt
Approvals	Mandatory public hearings for formation (includes protest opportunity); no public vote to issue debt
Eligible Projects	Any property with useful life of 15+ years and of communitywide significance; purchase, construction, expansion, improvement, seismic retrofit, rehabilitation, and <u>maintenance</u>

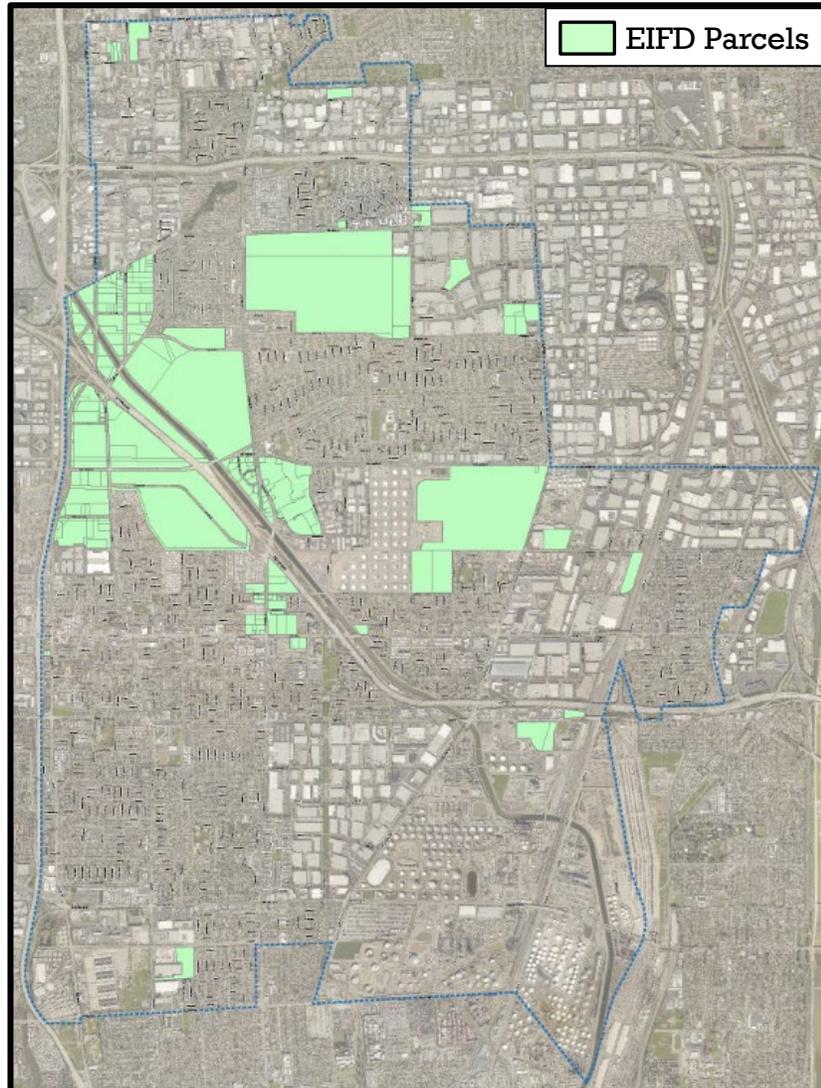
Does NOT increase property taxes



Contents of the Infrastructure Financing Plan (IFP)

- A. Description of the District
- B. Description of Proposed Facilities and Development
- C. Finding of Communitywide Significance
- D. Financing Section
- E. Goals of the District
- F. Appendices (e.g. Legal Description, Financial Analysis Detail)

Draft Carson EIFD Boundary



- Total 1,735 acres (~14% of City acreage)
- Includes 669 acres of landfills in Carson
- Sites needing environmental clean-up
- Targeted sites for mixed-income housing
- Respond to infrastructure needs of the community

Future Development Assumptions

Absorption Assumed over First 20 Years of District Lifetime

Anticipated future private development is summarized below, anticipated to occur across the Vision Plan area, Civic Center area, the CSUDH campus, and other targeted opportunity site areas within the EIFD:

Development Type	SF / Units	AV Per SF / Unit	Estimated AV at Buildout (2021\$)
Rental Residential	2,619 units	\$300,000 per unit	\$785,700,000
For Sale Residential	662 units	\$400,000 per unit	\$264,800,000
Commercial / Retail	965,348 SF	\$285 PSF	\$275,124,200
Office	780,000 SF	\$225 PSF	\$175,500,000
Hotel	118 rooms	\$200,000 per room	\$23,600,000
Recreational	598,500 SF	\$350 PSF	\$209,475,000
Industrial	5,632,961 SF	\$160 PSF	\$901,273,800
Estimated Total			\$2,635,473,000



Note: AV at buildout values in 2021 dollars
Source: City of Carson Community Development Staff

Targeted Infrastructure and Improvement Projects

Projects	Estimated Allocation
1) Affordable Housing Projects	\$10.0 million
2) Victoria Golf Course Approved Remediation and Infrastructure Projects	\$10.0 million
3) Other Brownfield Site Remediation / Roadway / Pedestrian / Bicycle / Streetscape / Beautification Improvements Citywide	\$30.0 million
Estimated Total Funding Available – Initial 20 Years of District Lifetime	\$50.0 million



Note: Targeted projects after Year 20 will be at discretion of City/County/PFA and in accordance with IFP and EIFD statute (e.g. infrastructure and affordable housing projects in Carson)

Regional and Communitywide Significance

Infrastructure investments support local and regional goals:

- Housing – **3,200 housing units** at various income levels, including **voluntary affordable housing set aside**
- Economic development – **9,400+** direct, permanent jobs plus additional indirect and induced jobs and wages from construction and ongoing operation
- Environment and sustainability – site remediation, beneficial reuse of landfill and vacant contaminated sites, environmental justice
- Significant positive net fiscal impact to **City** General Fund – **\$75M** over 50 years in present-value dollars (**\$175M** in 2021 dollars)
- Significant positive net fiscal impact to **County** General Fund – **\$529M** over 50 years in present-value dollars (**\$1.3B** in 2021 dollars)

Financing Section

- City commits **52%** of its future property tax increment within the boundary for approx. 50 years (remaining 48% flows to General Fund) – totals approximately \$156M in nominal dollars and \$67M in present-value dollars
- County matches City commitment **dollar-for-dollar**, which equates to 25% of County share of increment (also \$156M in nominal dollars and \$67M in present-value dollars)
- Total EIFD funding of **\$313M** in nominal dollars over 50 years (**\$134M** in present-value dollars)
- Approximately **\$50M** is estimated to be available in first 20 years of the EIFD lifetime, likely through a series of debt issuances (subject to PFA approval)
- 20% of funding set-aside for affordable housing uses

Utilizing the EIFD to Attract Complementary Funding

EIFD will be leveraged to seek grant funding and additional complementary funding:

Federal & State Sources

- *Federal EDA / DOT / EPA funding*
- *State grant & loan programs (ATP, AHSC, IIG, TCC)*
- *Prop 1 bond funds / Prop 68*



Other Potential Funding Sources

- *Development Agreement / impact fee contributions*
- *Benefit assessments (e.g. contribution from CFD)*
- *Private investment*

Targeted EIFD Formation Schedule

Target Date	Task
TODAY / May 25 th 2021	a) Planning Commission meeting for staff/consultants to present draft IFP, address questions
May 2021	b) County finalizes appointments to PFA Board, staff distributes draft IFP to property owners, affected taxing entities, PFA, City Council, and planning commission with corresponding project-related CEQA documentation
June 14 th 2021	c) PFA holds first “official” public hearing to hear written and oral comments but take no action (noticing must occur at least 30 days after “a”)
T / July 19 th 2021	d) PFA holds second public hearing to hear additional comments and take action to modify or reject IFP (at least 30 days after “c”)
July / August 2021	e) City Council / County Board adopt resolutions approving IFP and respective commitments of property tax increment
T / August 23 rd 2021	f) PFA holds third public hearing to consider oral and written protests and take action to terminate proceedings or adopt IFP by ordinance (at least 30 days after “d”)
by Oct / Nov 2021	g) Election via mail-in ballot if between 25% and 50% of landowners and residents protest* (within 90 days of “f”, if applicable)
Dec 2021	h) Filings with BOE per guidelines from Board for Change of Jurisdictional Boundaries (deadline is Dec. 1, 2021)

Next Steps and Timing

- Today: Answer questions (no formal action to be taken)
- Three PFA public hearings to hear and incorporate additional feedback:
 - June 14th, 2021 @ 11:00am
 - T / July 19th, 2020 @ 11:00am
 - T / August 23rd, 2020 @ 11:00am
- City Council and County BOS consideration of IFP (July / August 2021 – to be confirmed)
- Finalize district formation, continue to pursue complementary funding sources (e.g. grants)
- All EIFD documents available at <http://ci.carson.ca.us/CommunityDevelopment/EIFD.aspx>

THANK YOU

Questions?

Kosmont Companies

1601 N. Sepulveda Blvd. #382 Manhattan Beach, CA 90266

Ph: (424) 297-1070 | Fax: (424) 286-4632

www.kosmont.com



Disclaimer

The analyses, projections, assumptions, rates of return, and any examples presented herein are for illustrative purposes and are not a guarantee of actual and/or future results. Project pro forma and tax analyses are projections only. Actual results may differ from those expressed in this analysis.

Discussions or descriptions of potential financial tools that may be available to the City are included for informational purposes only and are not intended to be to be “advice” within the context of this Analysis.

Municipal Advisory activities are conducted through Kosmont Companies’ affiliate, Kosmont Transaction Services, which is Registered as a Municipal Advisor with the SEC and MSRB.



CITY OF CARSON

PLANNING COMMISSION STAFF REPORT

PUBLIC HEARING: June 8, 2021

SUBJECT: Presentation of the Draft Carson Enhanced Infrastructure Financing District (EIFD) Infrastructure Financing Plan (IFP)

APPLICANT: City of Carson / Carson EIFD

REQUEST: Presentation of the Draft Carson Enhanced Infrastructure Financing District (EIFD) Infrastructure Financing Plan (IFP)

PROPERTY INVOLVED: City-wide / Carson EIFD Boundaries

COMMISSION ACTION

AYE	NO		AYE	NO	
		Chairperson Thomas			Monteclaro
		Vice Chair Palmer			D. Thomas
		Diaz			Rashad
		Guerra			
		Huff			Alt. Alt. Alt.

I. Introduction

This report is being transmitted to the Planning Commission pursuant to Government Code Section 53398.64.

The City of Carson (“City”), in partnership with the County of Los Angeles (“County”), is in the process of forming an Enhanced Infrastructure Financing District (“EIFD”) called the City of Carson Enhanced Infrastructure Financing District (“Carson EIFD”).

EIFDs can aid local government entities in funding public infrastructure, or other specified projects of communitywide significance, primarily by capturing tax increment revenue generated within the district. The primary source of revenue available to an EIFD, like a Redevelopment project area, is tax increment revenue. Therefore, new developments will increase property values, generate increased property taxes, and add revenues to the EIFD. The increased revenue can then be leveraged for additional improvements through the issuance of bonds and/or applied to fund improvements on a “pay-as-you-go” basis from the date of formation. Establishment of EIFDs does not increase the property tax for land owners within the EIFD area or outside the EIFD boundaries.

Since 2017, the City has been working on the formation of the Carson EIFD. As Carson is a low-property-tax city, a partnership with another taxing entity would greatly enhance the effectiveness and financial capacity of the Carson EIFD to facilitate economic development and growth within the Carson EIFD. On November 24, 2020, the County adopted a Resolution of Intention and entered into a Memorandum of Agreement (“MOA”) with the City to indicate their intention to participate in the Carson EIFD. On March 16, 2021, the City adopted Resolution No. 21-026 declaring intention to establish the Carson EIFD to finance the construction and/or acquisition and maintenance of capital improvements, remediation of brownfields, the provision of low- and moderate-income housing and established the Public Financing Authority (“PFA”).

EIFD revenues are to be spent in accordance with the Infrastructure Financing Plan (“IFP”). In April, the PFA, governing board of the Carson EIFD, directed staff to prepare the draft IFP for the Carson EIFD. The draft IFP (Exhibit No. 1) includes tax increment revenue projections and a list of projects to be funded by the Carson EIFD. Government Code Section 53398.64 requires the draft IFP be sent to residents, landowners, the Planning Commission and the City Council. Tonight’s Carson EIFD draft IFP presentation by the City’s EIFD Consultant, Kosmont & Associates, Inc. to the Planning Commission is for informational purposes, and provides the current status of Carson EIFD formation efforts led by the PFA, City Council and County.

II. Background

The Carson EIFD is expected to fully form by the end of this calendar year. Once formed, the Carson EIFD would legally constitute as a local government entity separate and distinct from the City and the County, subject to the Ralph M. Brown Act (open meeting laws), as well as the California Public Records Act and Political Reform Act of 1974. The Carson EIFD is expected to generate approximately \$134 million (in present value dollars) to fund infrastructure and affordable housing projects of communitywide and regional significance over the Carson EIFD’s lifetime. This is equivalent to approximately \$313 million in nominal 2021 dollars. The Carson EIFD’s lifetime is the

earlier of: (1) forty-five (45) years from the date on which the first issuance of bonds or acquisition of a loan is approved by the PFA or (2) June 30, 2099.

The Carson EIFD revenues are funded from the property tax increment generated by properties located within the Carson EIFD boundaries (Exhibit No. 2). The Carson EIFD encompasses approximately 1,735 acres of land, representing approximately 14% of the City’s total 12,141 acres. The City would contribute 52% of its property tax increment to the Carson EIFD. The County of Los Angeles would contribute 25% of its property tax increment to match the City on a dollar-for-dollar basis. This partnership increases the Carson EIFD’s financial capacity to fund eligible infrastructure projects in Carson. It is important to note that projects funded by the Carson EIFD do not necessarily have to be located within the Carson EIFD boundaries. Instead, any projects with tangible benefit to the properties within the EIFD would be eligible for funding so long as it is in the City of Carson.

III. Analysis

As depicted in the Table 1.0 below, the initial emphasis of the draft IFP, prepared by Kosmont & Associates Inc., is placed on the first \$50 million in net funding anticipated to be available in the first 20 years of the Carson EIFD’s lifetime, considering the present value of future dollars, as well as estimated interest and debt issuance costs.

#	Projects / Activities	Estimated Allocation
1	Affordable Housing Projects	\$10.0 million
2	Victoria Golf Course Approved Remediation and Infrastructure Projects	\$10.0 million
3	Brownfield Site Remediation / Roadway / Pedestrian / Bicycle / Streetscape / Beautification Improvements	\$30.0 million
Estimated Total Funding Available – Initial 20 Years of District Lifetime		\$50.0 million

Table 1.0: Estimated EIFD Funding Allocation – Initial \$50 Million in First 20 Years of District

1. Affordable Housing Projects: The Carson EIFD will prioritize and implement a 20% affordable housing set-aside, based on all funds generated, for the acquisition, construction, or rehabilitation of housing within City of Carson for persons of very low, low, and moderate income, for rent or purchase. The 20% set-aside of all annual Carson EIFD revenues is a condition required by the County in return for their participation in the Carson EIFD and is applicable throughout the life of the Carson EIFD. The Carson EIFD PFA, City of Carson and the Carson Housing Authority will coordinate the implementation and administration of these funds and projects.
2. Victoria Golf Course Approved Remediation and Infrastructure Projects: After the allocation of the affordable housing set-aside, fifty percent (50%) of all annual Carson EIFD revenues will be allocated to the Victoria Golf Course Approved Remediation and Infrastructure Projects up to \$10,000,000. The \$10,000,000 amount is a condition required by the County in return for their participation in the

Carson EIFD. If The Creek at Dominguez Hills or another vertical development at the same location, in case the Creek at Dominguez Hills does not move forward, is not substantially completed by December 31, 2032, any funds remaining from the allocation shall be remitted back to the Carson EIFD. Remitted funds may be spent on EIFD eligible projects mutually agreed to by the City and County.

3. Brownfield Site Remediation / Roadway / Pedestrian / Bicycle / Streetscape / Beautification Improvements (“Improvements”): Following the annual allocation of funding to the affordable housing set-aside and allocation of 50% of remaining revenues to Victoria Golf Course Approved Remediation and Infrastructure Projects (up to \$10,000,000), the remaining EIFD funding will be available for Improvements. Remediation will focus on various contaminated project sites, including former landfill sites. Rehabilitation and beautification will focus on numerous targeted corridors serving the District properties, including such tasks as roadway and sidewalk expansions, wayfinding signage, streetlights, utility wraps, benches, street banners, civic art, parks, recreational and open space improvements, public safety/surveillance enhancements, and neighborhood connectivity improvements, such as pedestrian and bicycle networks and trails.

Additional expenditures by the Carson EIFD, including any use of potential future Carson EIFD bond proceeds, will be subject to approval by the PFA and City Council. The Carson EIFD will not include funds to support ongoing operations of oil refinery activities. The Carson EIFD may finance planning and design activities that are directly related to the purchase, construction, expansion, or rehabilitation of eligible projects as described in Government Code Sections 53398.52, 53398.56, and 53398.57. Example projects may include, but not be limited to, the following:

- Highways, interchanges, ramps and bridges, arterial streets, parking facilities, and transit facilities
- Sewage treatment and water reclamation plants and interceptor pipes
- Facilities for the collection and treatment of water for urban uses
- Flood control levees and dams, retention basins, and drainage channels
- Childcare facilities, libraries, and other government facilities
- Parks, recreational facilities, and open space
- Facilities for the transfer and disposal of solid waste, including transfer stations and vehicles
- Brownfield restoration and other environmental mitigation
- The acquisition, construction, or rehabilitation of housing for persons of very low, low, and moderate income, as defined in Sections 50105 and 50093 of the Health and Safety Code, for rent or purchase
- Projects that enable communities to adapt to the impacts of climate change, including, but not limited to, higher average temperatures, decreased air and water quality, the spread of infectious and vector-borne diseases, other public health impacts, extreme weather events, sea level rise, flooding, heat waves, wildfires, and drought

- The acquisition, construction, or improvement of broadband Internet access service

IV. Environmental

Pursuant to Section 15378(b)(4) of Article 20 (Definitions), Chapter 3 (Guidelines of Implementation of the California Environmental Quality Act), Title 14 of the California Code of Regulations, the presentation of the draft IFP is not a “project” subject to the California Environmental Quality Act (CEQA) because the definition of “project” excludes the creation of government funding mechanisms or other government fiscal activities which do not involve any commitment to any specific project which may result in a potentially significant physical impact on the environment. Additionally, as this is only a funding mechanism and not an approval of a project, there will be no significant effects on the environment. CEQA does not apply where it can be determined with certainty that there is no possibility that there will be a significant effect on the environment and that no additional environmental review is required (14 CCR § 15061(b)(3)).

V. Public Notice

The draft IFP notice of availability was sent to residents and property owners located within the Carson EIFD boundaries on April 1, 2021. The draft IFP and notice of availability are also posted on the City’s EIFD website:

<https://ci.carson.ca.us/communitydevelopment/EIFD.aspx>

VI. Recommendation

RECEIVE and FILE.

VII. Exhibits

1. Draft IFP
2. Carson EIFD Boundaries Map

Prepared by: James Nguyen, Project Manager



TUESDAY, June 8, 2021

701 East Carson Street, Carson, CA 90745

6:30 p.m., Via Zoom

MINUTES

**MEETING OF THE
PLANNING COMMISSION**

Members: Chair: Charles Thomas Vice Chair: Chris Palmer Louie Diaz
Carlos Guerra Del Huff Jaime Monteclaro
Karimu Rashad Dianne Thomas Vacant
Alternates: Vacant Vacant Vacant
Staff: Planning Manager: Betancourt Assistant City Attorney: Jones

“In accordance with the Americans with Disabilities Act of 1990, if you require a disability related modification or accommodation to attend or participate in this meeting, including auxiliary aids or services, please call the Planning Department at 310-952-1761 at least 48 hours prior to the meeting.” (Government Code Section 54954.2)

1. CALL TO ORDER

Chairperson Thomas called the meeting to order at 6:36 p.m.

2. ROLL CALL

Commissioners Present: C. Thomas, Palmer, Diaz, Huff, Guerra, D. Thomas

*Rashad (Entered at 6:40pm)

Absent: Monteclaro (Excused Absence)

Alternates: None

Planning Staff: Betancourt, Jones, Sandoval

3. ORAL COMMUNICATION FOR MATTERS NOT ON THE AGENDA

The public may at this time address the members of the Planning Commission on any matters within the jurisdiction of the Planning Commission. No action may be taken on non-agendized items except as authorized by law. Speakers are requested to limit their comments to no more than three minutes each, speaking once. *(see below)

***DUE TO CORONA VIRUS COVID-19, NO MEMBERS OF THE PUBLIC WILL BE ALLOWED INTO CITY HALL DURING THE PLANNING COMMISSION MEETING. THE MEETING WILL BE CONDUCTED VIA REMOTE TELECONFERENCING USING THE ELECTRONIC “ZOOM” APPLICATION.**

Any members of the public wishing to provide public comment for the items on the agenda may do so as follows:

1. Live via Zoom Application. Members of the public wishing to provide public comment in real-time will be invited to join the Zoom meeting remotely to provide their public comment live with their audio/video presented to the Planning Commission. Members of the public wishing to do so must email planning@carson.ca.us, providing their real name and the phone number they

will use to call in from, no later than 3:00 p.m. on the date of the meeting. For further details/requirements and meeting invite information, please email planning@carson.ca.us no later than 3:00 p.m. on the date of the hearing.

2. Email: You can email comments to Planning@carson.ca.us no later than 3:00 p.m. before the meeting. Please identify the Agenda item you wish to address in your comments. Your comments will be read into the record.

3. Telephone: You can record your comments at (310) 952-1720 no later than 3:00 p.m. before the meeting. Please identify the Agenda item you wish to address in your comments. Your comments will be read into the record.

4. Box outside of City Hall: You can provide hand-written comments by dropping off a note at the box located in front of City Hall (701 East Carson Street) no later than 3:00 p.m., on the date of the meeting. Please identify the Agenda item you wish to address in your comments. Your comments will be read into the record.

NOTE: Members of the public wishing to observe the meeting live without providing public comment will be able to do so by watching it on the City's PEG television channel (Channel 35 on Charter or Channel 99 on AT&T for Carson residents) or via live streaming on the City's website, <http://ci.carson.ca.us/>).

4. **CONSENT CALENDAR**

A) **Minutes Approval: April 27, 2021**

Commissioner Diaz (1st) Motion to approve, Commissioner D. Thomas 2nd; Motion passed unanimously.

5. **NEW BUSINESS DISCUSSION**

A) Infrastructure Financing Plan: Presentation by James Nguyen (City of Carson Project Manager) and Joe Dieguez (Kosmont Associates).

6. **PUBLIC HEARING**

A) Zone Text Amendment (Text Change) No. XXX-2021- Item was postponed to July 13, 2021

7. **MANAGER'S REPORT**

Planning Manager stated that the proposed text amendment will be heard first meeting in July.

8. **COMMISSIONERS ORAL COMMUNICATIONS**

Commissioner Rashad had no comments.

Commissioner Diaz stated that the presentation was great. He raised a safety concern about a tree in his neighborhood. He said that it is on the city sidewalk and it needs to be removed or trimmed. He also stated that it has been 5 years since there was any tree trimming in their neighborhood. He said that there are large tree branches that are going onto his neighbors' home as well as large vehicles that are knocking branches off and he is fearful it will block the street when they fall. He stated he has reached out to Public Works and left messages in May with his contact information but has not received a call back.

Commissioner Guerra stated that he is concerned about the infrastructure with Southern California Edison due to the blackouts in Carson. He would like to know what we could do to assist.

Commissioner D. Thomas stated that she also had blackout issues in her neighborhood and she got a petition signed with all of the residents and gave it to Edison and they took care of the issue. She offered her assistance to Commissioner Guerra on this issue.

Commissioner Huff stated to everyone to have a good evening and it was a great meeting.

Vice Chair Palmer asked about an update for trainings for commissioners.

Staff Betancourt stated that money will be set aside for the next fiscal year for trainings for the commissioners.

Vice Chair Palmer inquired about a raise with stipends due to cost of living increase and time placed in meetings.

Staff Betancourt stated he will look into it and get back to him.

Chair Thomas asked when the \$50-dollar stipend was established and also mentioned the cost of living associated with the stipends. He agreed with Vice Chair Palmer about the stipend increase.

9. ADJOURNMENT

The meeting was adjourned at 7:43pm.

Chairman

Attest By:

Secretary

**REPORT TO CITY OF CARSON ENHANCED INFRASTRUCTURE FINANCING DISTRICT
PUBLIC FINANCING AUTHORITY (PFA)**

MEETING OF: JUNE 28, 2021 – NEW BUSINESS

Item 6 C

**SUBJECT: CONSIDER RESOLUTION NO. 21-004 SETTING FORTH THE TIME FOR
THE SECOND PUBLIC HEARING ON THE INFRASTRUCTURE
FINANCING PLAN (IFP)**

I. SUMMARY

This action is related to today's Item 6B regarding the public hearing for the draft Carson Enhanced Infrastructure Financing Plan. Unless directed otherwise by the PFA, Staff is proposing that the second public hearing be held on August 2, 2021, to provide the public with an opportunity to provide comments on the draft IFP as required by the EIFD statute. Due to COVID-19, this meeting is proposed to be held at an online virtual format. However, should local, state and federal guidelines change; the meeting may be held at another location or at the City of Carson Council Chambers, 701 E. Carson Street, Carson, California. The notices and agenda for the meeting will provide relevant information regarding any changes to the place or format.

II. RECOMMENDATION

WAIVE FURTHER READING AND ADOPT RESOLUTION NO. 21-004, "A RESOLUTION OF THE PUBLIC FINANCING AUTHORITY OF THE CITY OF CARSON ENHANCED INFRASTRUCTURE FINANCING DISTRICT SETTING FORTH THE TIME FOR THE SECOND PUBLIC HEARING ON THE INFRASTRUCTURE FINANCING PLAN"

III. ALTERNATIVES

TAKE another action the Carson EIFD PFA deems appropriate.

IV. BACKGROUND

None.

V. FISCAL IMPACT

There are no fiscal impacts associated with staff's recommendation.

VI. EXHIBITS

1. Resolution No. 21-004 (pgs. 2-5)

Prepared by: Saied Naaseh, Director of Community Development
James Nguyen, Project Manager

CITY OF CARSON ENHANCED INFRASTRUCTURE FINANCING DISTRICT

PUBLIC FINANCING AUTHORITY

RESOLUTION NO. 21-004

**A RESOLUTION OF THE PUBLIC FINANCING AUTHORITY OF
THE CITY OF CARSON ENHANCED INFRASTRUCTURE
FINANCING DISTRICT SETTING FORTH THE TIME FOR THE
SECOND PUBLIC HEARING ON THE INFRASTRUCTURE
FINANCING PLAN**

WHEREAS, pursuant to Chapter 2.99 of Part 1 of Division 2 of Title 5 of the California Government Code (commencing with Section 53398.50) (the "EIFD Law"), the City Council (the "Council") of the City of Carson (the "City") is authorized to initiate the process to establish an Enhanced Infrastructure Financing District ("EIFD"); and

WHEREAS, the City, pursuant to Resolution No. 21-026 adopted on March 16, 2021 ("Resolution of Intent"), declared its intention to form the City of Carson Enhanced Infrastructure Financing District (the "Carson EIFD") and formed the Public Financing Authority of the Carson EIFD as the governing body of the Carson EIFD (the "PFA"); and

WHEREAS, the County of Los Angeles (the "County") pursuant to a resolution adopted on November 24, 2020, declared its intent to participate as a taxing entity in the Carson EIFD and form the PFA; and

WHEREAS, pursuant to the Resolution of Intent, the Council determined that the Carson EIFD is necessary to support the provisions of needed public infrastructure, low and moderate income housing, including workforce housing, and to provide for the rehabilitation and environmental mitigation of brownfields and other property within the Carson EIFD and the City; and

WHEREAS, the Council and the PFA previously directed the City Manager, other appropriate City staff, Kosmont & Associates Inc., the City's authorized EIFD consultant and the County to prepare the Infrastructure Financing Plan ("IFP") in accordance with Government Code Sections 53398.62 and 53398.63 of the EIFD Law and directed the PFA to provide all required notices and information, and conduct the public hearings regarding the IFP, all in accordance with the EIFD Law, and perform all other duties of the PFA under the EIFD Law, as necessary or desirable from time to time; and

WHEREAS, the PFA board is comprised of two members of the Council, one member of the County Board of Supervisors, or his/her designee, and two members of the public, one of each chosen by the City and the County; and

RESOLUTION NO. 21-004
PAGE 1 OF 4

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EXHIBIT NO. 1

CARSON EIFD PFA (06.28.21)
Item 6C - Page 2 of 5

WHEREAS, on April 12, 2021, the PFA was presented with the IFP at the first public meeting and the PFA set the first public hearing on the IFP for June 14, 2021, as required by Section 53398.66 of the EIFD Law; and

WHEREAS, pursuant to Section 53398.66(i)(1) of the EIFD Law, notice of the first public hearing has been published in the Daily Breeze, a newspaper of general circulation published in the County of Los Angeles, on May 12, May 19, May 26 and June 2; and

WHEREAS, pursuant to Section 53398.66(i) of the EIFD Law, notice of the first public hearing was mailed to each landowner, resident, and taxing entity at least ten (10) days prior to the first public hearing; and

WHEREAS, pursuant to Sections 54955 and 54955.1 of the Government Code, on June 14, 2021, the PFA opened and continued the first public hearing on the IFP to June 28, 2021; and

WHEREAS, pursuant to Section 53398.66(a) of the EIFD Law, on June 28, 2021, the PFA held the continued first public hearing on the IFP and heard all written and oral comments, but took no action; and

WHEREAS, pursuant to Section 53398.66(a) of the EIFD Law, the PFA desires to set the second public hearing on the IFP on August 2, 2021 where it will consider any additional written and oral comments and may take action to modify or reject the IFP.

NOW, THEREFORE, THE PUBLIC FINANCING AUTHORITY OF THE CITY OF CARSON ENHANCED INFRASTRUCTURE FINANCING DISTRICT DOES RESOLVE AS FOLLOWS:

1. The recitals hereto are true and correct and incorporated herein by this reference.
2. Pursuant to Section 53398.66(b) of the EIFD Law, the draft IFP has been made available to the public and to each landowner within the area.
3. The PFA hereby establishes August 2, 2021, at the hour of 11 a.m. or as soon as possible thereafter as the matter may be heard, at an online virtual format as the time and place, when and where the PFA will conduct a second public hearing on the IFP. Alternatively, the meeting may be held at another location or at the City of Carson Council Chambers, 701 E. Carson Street, Carson, California. The notices and agenda for the meeting will provide relevant information regarding any changes to the place or format.
4. Pursuant to Section 53398.66(i) of the EIFD Law, the PFA shall post notice of the public hearing in an easily identifiable and accessible location on the Carson EIFD's internet website which is part of the City's website and shall mail a written notice of the meeting or public hearing to each landowner, each resident, and each taxing entity at least ten (10) days before the meeting or public hearing.

RESOLUTION NO. 21-004
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5. Pursuant to Section 53398.66(i)(2) of the EIFD Law, notice of the second public hearing shall also be published not less than ten (10) days before the second public hearing in a newspaper of general circulation in the County. The notice shall state that the Carson EIFD will be used to finance public facilities or development, briefly describe the public facilities or development, briefly describe the proposed financial arrangements, describe the boundaries of the proposed district, and state the day, hour, and place when and where any persons having any objections to the proposed IFP, or the regularity of any of the prior proceedings, may appear before the PFA and object to the adoption of the proposed IFP by the PFA. Additionally, pursuant to Section 53398(c)(1)(D) of the EIFD Law, notice of the second public hearing shall also include a summary of the changes made to the IFP as a result of the oral and written testimony received at or before the public hearing and shall identify a location accessible to the public where the IFP proposed to be presented at the second public hearing can be reviewed. At the second public hearing, the PFA shall consider any additional written and oral comments and take action to modify or reject the IFP.

6. All prior actions taken by City staff with respect to the PFA are hereby ratified and confirmed. The Executive Director is hereby directed to take any action needed to effectuate the purposes of this resolution and actions required herein on behalf of the PFA and to provide any notices required under the EIFD Law.

PASSED, APPROVED, and ADOPTED this 28th day of June, 2021.

CHAIR

ATTEST:

SECRETARY

I HEREBY CERTIFY that the foregoing Resolution No. 21-004 was adopted by votes of the City of Carson Enhanced Infrastructure Financing District Public Financing Authority at its regular meeting on June 28, 2021, by the following vote.

AYES:
NOES:
ABSENT:
ABSTAIN:

SECRETARY