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Acting Chief Executive Officer

County of Los Angeles CHIEF EXECUTIVE OFFICE

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December 08, 2020

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, California 90012

Dear Supervisors:

ADOPTED

BOARD OF SUPERVISORS
COUNTY OF LOS ANGELES

28 December 8, 2020

CELIA ZAVALA
EXECUTIVE OFFICER

**ADOPT A RESOLUTION OF THE BOARD OF SUPERVISORS
APPROVING THE INFRASTRUCTURE FINANCING PLAN FOR THE
WEST CARSON ENHANCED INFRASTRUCTURE FINANCING DISTRICT
(SECOND DISTRICT)
(3 VOTES)**

SUBJECT

West Carson Enhanced Infrastructure Financing District.

IT IS RECOMMENDED THAT THE BOARD:

Approve a Resolution to authorize the County of Los Angeles (County) contribution of incremental property tax to the West Carson Enhanced Infrastructure Financing District (EIFD), and approve the District's Infrastructure Financing Plan (IFP).

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

The purpose of the West Carson EIFD is to finance \$136 million of much needed infrastructure projects in the County's unincorporated area of West Carson. The infrastructure projects will support job growth, transit connections, and affordable housing. The expansion of the Lundquist Institute and development of the Biotech Park at the Harbor-UCLA Medical Center Campus will also benefit from the EIFD, as it will assist in creating connections to the surrounding community to support a vibrant transit-oriented district.

Projects include new: 1) streetscape, 2) green streets, 3) pedestrian improvements, 4) community center, 5) site remediation, 6) open space, 7) Biotech Park landscaping; 8) utilities, and 9) parking.

In addition, up to 20 percent of the tax increment allocated to the EIFD will be deposited into the Affordable Housing Trust Fund to help fund regional and Countywide affordable housing projects.

The completion of the proposed infrastructure projects will spur development consistent with the West Carson Transit Oriented Development Specific Plan (Specific Plan). The Specific Plan was adopted in October 2019, after a multi-year process involving local stakeholders. Anticipated future development is expected to include: 1) 938 single family units and 2,636 multi-family residential units; 2) 950,000 square feet of commercial development; 3) 1.5 million square feet of industrial/flex space; and 4) 375,000 square feet of Tech Park/Incubator space.

FISCAL IMPACT/FINANCING

Consistent with Board Policy for evaluating EIFDs, CEO conducted a fiscal analysis of the EIFD. This analysis was presented to the County's Economic Development Policy Committee on November 12, 2018, and indicated the following:

- The County's contribution of 90 percent of its future share of General Fund tax increment in the project area will support the funding of the infrastructure projects;
- The completion of the infrastructure projects is expected to stimulate anticipated development consistent with the Specific Plan listed above;
- There is a cap on the County's contribution, and once the EIFD receives sufficient property tax increment to fully fund the \$136 million of infrastructure projects, any excess will be returned by the EIFD to the County General Fund; and
- Due to the estimated property tax increment generated by the development projects, there will be a positive net impact over the life of the EIFD to the County's General Fund of approximately \$15 million (present value), which reflects the estimated growth in future property taxes due to the new development. In addition, up to \$46 million will be transferred to the County's Affordable Housing Trust Fund, and annual maintenance of \$830,000 will be funded by the EIFD.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

The law authorizing creation of EIFDs, California Government Code Section 53398.50, et seq (EIFD law), took effect in 2015. The EIFD law was established to provide a tool to finance local infrastructure after the dissolution of redevelopment. EIFDs include: 1) a 45-year time limit after the first bond issuance; 2) the voluntary contribution of property tax increment by affected taxing entities for tax increment financing (schools cannot contribute); 3) a cap on the County's contribution; and 4) governance of the EIFD by a separate Public Financing Authority, with members appointed by the County.

Because the project area is in the County's unincorporated area, the County will be the sole taxing entity participating in the EIFD. If approved, the County will begin participating in the EIFD and contribute 90 percent of its share of future property tax increment generated in the EIFD project area. In accordance with EIFD law, the EIFD's Public Financing Authority has been established and includes three designated representatives of the Board and two members of the public appointed by the Board. The County will also have the right to review the EIFD's financial records and calculations to ensure the County does not contribute property tax increments more than the amount required to fund the \$136 million infrastructure projects.

The IFP and enclosed resolution include the provisions necessary for the County to begin participating in the EIFD.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

The Departments of Public Works, Regional Planning, and Parks and Recreation were participants in the planning of the EIFD and assisted in developing the list of infrastructure projects. Consistent with EIFD law, the projects also include \$830,000 for annual maintenance of the new public projects.

Benefits of the projects include:

- up to \$46 million contribution to the Affordable Housing Trust Fund;
- 3,574 planned new housing units within the EIFD;
- 14,177 direct, indirect, and induced temporary construction-related jobs;
- 4,611 direct, permanent jobs;
- 3,499 additional indirect and induced permanent jobs;
- \$2.4 billion in economic output from construction;
- \$1.2 billion in annual ongoing economic output;
- infrastructure enhancements that will assist in the buildout of the Lundquist Institute and Biotech Park;
- improved circulation and enhanced access to public transportation; and
- new open spaces.

CONCLUSION

Upon Board approval, please return one signed copy of the Resolution and one adopted stamped copy of this letter to the Chief Executive Office, Economic Development and Affordable Housing Division, for further processing.

Respectfully submitted,



FESIA A. DAVENPORT

Acting Chief Executive Officer

FAD:JMN:AEC

JO:RM:yy

Enclosures

c: Executive Office, Board of Supervisors
County Counsel
Auditor-Controller

ENCLOSURE I

RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COUNTY
OF LOS ANGELES APPROVING THE INFRASTRUCTURE FINANCING
PLAN FOR THE WEST CARSON ENHANCED INFRASTRUCTURE
FINANCING DISTRICT

**RESOLUTION OF THE BOARD OF SUPERVISORS OF
THE COUNTY OF LOS ANGELES APPROVING THE INFRASTRUCTURE FINANCING PLAN
FOR THE WEST CARSON ENHANCED INFRASTRUCTURE FINANCING DISTRICT**

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"), on May 12, 2020, the Board of Supervisors of the County of Los Angeles ("Board") initiated proceedings for the establishment of the West Carson Enhanced Infrastructure District ("District"); and

WHEREAS, the Public Financing Authority for the West Carson Enhanced Infrastructure Financing District ("Authority") directed the preparation of an Infrastructure Financing Plan ("IFP"), as authorized by the EIFD Law; and

WHEREAS, the Board has received and reviewed the proposed IFP for the District, which is attached hereto as Exhibit "A".

NOW, THEREFORE, BE IT RESOLVED, by the Board of Supervisors of the County of Los Angeles that:

1. Pursuant to the provisions of Sections 53398.68(a) and 53398.75(e)(1) of the EIFD Law, the proposed IFP for West Carson Enhanced Infrastructure Financing District is hereby approved.

2. In approving the IFP, the Board specifically acknowledges and approves the following:

a) Commitment and contribution to the District of 90% of the County's portion of the *ad valorem* property tax increment from within the boundaries of the District for the life of the District, subject to limits on tax increment contributions and time provided by law and this resolution;

b) The list of \$136.4 million in infrastructure projects and \$830,000 annual allowable maintenance costs listed in Table 2 of the IFP, including up to 20% contribution to the County's Affordable Housing Trust Fund;

c) A limit on the total number of dollars that the County will contribute to the District defined as the annual amount of the County contribution that is needed to pay bond payments, or otherwise fund the approved list of infrastructure projects. In the following fiscal year after the projects have been fully funded, and any year thereafter up to the time limit, any County contribution more than remaining bond payments shall be returned by the District to the County. The District 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, subject to County review

3. The County shall have the right to review the Authority's calculations, and the District's books and accounting records thereof, required in the IFP to determine if the tax increment revenue limit has been reached.

The foregoing resolution was on the 8th day of December, 2020, adopted by the Board of Supervisors of the County of Los Angeles and ex officio the governing body of all other special assessment and taxing districts, agencies and authorities for which the Board so acts.

CELIA ZAVALA,
Executive Officer
Board of Supervisors of the
County of Los Angeles

By

Lachelle Smitheman

Deputy

APPROVED AS TO FORM
BY COUNTY COUNSEL

RODRIGO A. CASTRO-SILVA
ACTING COUNTY COUNSEL

By

Michael S. Buennagel

MICHAEL S. BUENNAGEL
Deputy County Counsel



ENCLOSURE II

West Carson Enhanced Infrastructure Financing District
Infrastructure Financing Plan

WEST CARSON ENHANCED INFRASTRUCTURE FINANCING DISTRICT

INFRASTRUCTURE FINANCING PLAN

Prepared For:

The County of Los Angeles



Prepared By:



DECEMBER 2020

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- Exhibit B: Map of Boundaries of the West Carson EIFD
- Exhibit C: Projected Tax Increment Revenue Analysis
- Exhibit D: Fiscal Impact Analysis

1.0 Introduction

1.1 Background & Purpose

With the adoption of the West Carson Transit Oriented District Specific Plan (“WCTODSP”) in 2019 and the Harbor-UCLA Medical Center Campus (“HUCLA”) Master Plan process, the West Carson Enhanced Infrastructure Financing District (“West Carson EIFD” or “District”) is the next step in securing funding for infrastructure to support job growth, transit connections, and affordable housing. The expansion of the Lundquist Institute and development of the BioTech park on the HUCLA campus further define the need to create connections to the surrounding community to support a vibrant transit-oriented district. Infrastructure contemplated for the District includes streetscape, flood control and green streets, pedestrian improvements and connections, community center, site remediation, open space, and BioTech park landscaping, utilities, and parking. The County also plans to deposit up to 20% of the District tax increment into the Affordable Housing Trust Fund to help further regional and Countywide affordable housing goals.

The West Carson EIFD encompasses approximately 1,587 acres of land, representing approximately 0.09% of the County’s total unincorporated 1,668,320 acres. The West Carson EIFD includes all of the West Carson unincorporated area roughly from the I-110 on the east to Normandie Avenue on the west and Del Amo Boulevard on the north to Lomita Boulevard on the south.

This Infrastructure Financing Plan identifies possible future infrastructure projects and how they would be funded. Each project would require its own environmental review as outlined by the California Environmental Quality Act (“CEQA”) guidelines.

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 legal description and map of the District, [included herein as Exhibit A and Exhibit 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 County's property tax increment to be committed to the District will be 90% 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"). For reference when considering this maximum yearly contribution, the total dollar contribution limit discussed in letter (d) below is estimated to be equivalent to a total commitment of less than 90% of incremental property tax by the County over the district lifetime.
 - 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. Exhibit 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 approximately \$121 million (in current 2020 dollars) of public improvements will be funded from a combination of bond or loan proceeds (multiple issuances may be necessary) and pay-as-you-go funding over the District lifetime.

- 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 \$600,000,000 (in current 2020 dollars). This maximum has been set based on preliminary underwriting of various debt issuance alternatives evaluated to fund approximately \$121 million (in current 2020 dollars) in required public improvements over the District lifetime.
- 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, 2072. This IFP assumes that the District will be formed in Fiscal Year 2020-2021 and will begin receiving tax revenues in Fiscal Year 2021-2022.
- 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. Exhibit D to this IFP includes, as part of the Fiscal Impact Analysis, an analysis of the costs to the 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 County will be \$9.4 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. Exhibit D to this IFP includes an analysis of the projected fiscal impact of the District and the associated development on the County as the only affected taxing entity that is 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 \$2.4 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.

2.0 Description of the Proposed District

The West Carson EIFD encompasses approximately 1,587 acres of land, representing approximately 0.09% of total unincorporated County's 1,688,320 acres. The West Carson EIFD includes the West Carson Transit Oriented Development Specific Plan area, Harbor-UCLA Medical Center Campus, Lundquist Institute and BioTech Park, and surrounding areas targeted for investments in affordable housing and infrastructure to connect jobs, housing, and transit. The West Carson EIFD includes all of the West Carson unincorporated area roughly from the I-110 on the east to Normandie Avenue on the west and Del Amo Boulevard on the north to Lomita Boulevard on the south.

Land use designations in the District primarily include residential, commercial, mixed use, and industrial. Exhibit A includes a legal description of the proposed District, and Exhibit B is a map of the proposed District.

3.0 Description of Proposed Facilities and Development

3.1 Anticipated Future Private Development

Anticipated future private development summarized in Table 1 was projected based on the WCTODSP buildout, proposed BioTech park improvements, and demand for various land use types in the local market for the purpose of creating tax increment projections. Future plans for the District may vary based on market demand and the approval process. Buildout and absorption of these land uses are forecasted in the first 25 years of the District lifetime and are presented here for illustration.

Table 1: Anticipated Future Private Development

Development Type / Phase	SF / Units	Assessed Value (AV) Per SF / Unit	Estimated AV at Buildout
SF Residential	938 DU	\$500,000 per unit	\$469,000,000
MF Residential	2,636 DU	\$250,000 per unit	\$659,000,000
Commercial	950,000 SF	\$250 PSF	\$237,500,000
Industrial/Flex	1,500,000 SF	\$150 PSF	\$225,000,000
Tech Park/Incubator	375,000 SF	\$400 PSF	\$150,000,000
Estimated Total			\$1.7 billion

Note: AV at buildout values in 2020 dollars.

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

The PFA intends to utilize the District to help fund approximately \$121 million (current 2020 dollars) of improvements, including transit connections, streets, and circulation to create a transit-oriented area; affordable housing; open space and recreation, and utility upgrades and parking to support BioTech park job growth. Each project will be reviewed by the PFA at a public meeting prior to funding, along with any additional public outreach. Table 2 outlines an estimate of anticipated EIFD budget allocation. Any additional annual appropriation toward maintenance of infrastructure from revenues in excess of financing obligations will be determined at the direction of the PFA as part of the required annual review and reporting process.

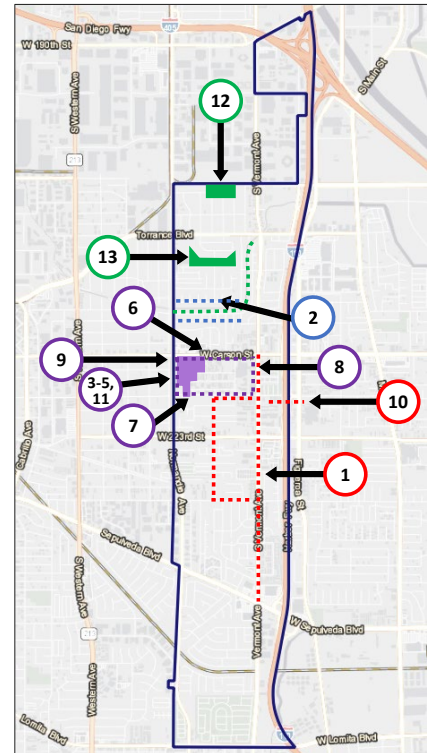
Table 2: Estimated EIFD Funding Allocation

	Description	Est. Cost
Streets & Mobility		
1	Pedestrian improvements and urban greening	5,100,000
2	213th St. green streets improvement project	10,000,000
3	Building acquisition for BioTech Park parking garage	2,400,000
4	Parking garage for BioTech Park	11,600,000
5	Bio Tech Park - water/sewer/electric utility upgrades	5,500,000
6	HUCLA MP Phase 1D - Carson St. streetscape	7,300,000
7	HUCLA MP Phase 3B - 220th St., Normandie (south) streetscape and storm drain project	18,800,000
8	HUCLA MP Phase 4 - Carson St. and Vermont Ave. streetscape	8,600,000
9	HUCLA MP Phase 5 - Normandie Ave. (north) streetscape	9,300,000
10	220th St. pedestrian bridge improvements (w/ City of Carson)	8,300,000
Open Space & Nature		
11	Bio Tech Park public open space	6,000,000
12	Wishing Tree Park Phase 2 community center	4,500,000
13	"Bowtie" park	14,400,000
14	WCTODSP pocket parks	600,000
15	Various opportunity sites remediation	9,000,000
TOTAL INFRASTRUCTURE COSTS		\$121,400,000
Annual Maintenance		
16	Parks	730,000
17	Broadband	100,000
TOTAL ANNUAL EIFD MAINTENANCE COSTS		\$830,000

Note: Estimated total project cost in 2020 dollars. Annual Maintenance funds for projects will also be considered by the PFA.

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.

Private sector developers will be responsible for funding project-specific / fair-share / in-tract infrastructure. 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 will help promote the goals of the WCTODSP and the Our County Sustainability Plan by investing in affordable housing and infrastructure to create a transit-oriented district connecting jobs, housing, and transportation. The District additionally supports County economic development objectives, including community benefits, job creation, and workforce development at HUCLA and the BioTech Park.

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

- \$41 million in positive 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
- Up to \$120 million contribution to the Affordable Housing Trust Fund
- 3,574 planned housing units within the District
- 14,177 direct, indirect, and induced temporary, construction-related jobs
- 4,611 direct, permanent jobs
- 3,499 additional indirect and induced permanent jobs
- \$2.4 billion in economic output from construction
- \$1.2 billion in annual ongoing economic output

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 West Carson EIFD will be funded by property tax increment from the County as taxing entity. 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.

The West Carson EIFD is not located within the boundaries of a former Redevelopment Project Area.

5.1 Maximum Portion of Incremental Tax Revenue Dedicated to the District

The maximum portion of the County’s property tax increment to be committed to the District will be 90% 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 County contributions to the District over the District’s lifetime. It is expected that a total of \$614 million of incremental tax revenues will be generated by the District.

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. Exhibit C provides additional detail for the projected revenue analysis.

Table 3: Projection of District Revenues by Year

Fiscal Year	Incremental Assessed Value	Property Tax Increment @ 1% General Levy	Property Tax - General Levy		Project Fund Deposits		Total
			Average County Share Available	County General Levy Allocated to EIFD (90%)	EIFD Infrastructure Fund (80%)	Affordable Housing Trust Fund (20%)	
2021-22	86,617,804	866,178	30.5%	237,445	189,956	47,489	237,445
2022-23	227,217,609	2,272,176	30.5%	622,870	498,296	124,574	622,870
2023-24	401,311,204	4,013,112	30.5%	1,100,111	880,089	220,022	1,100,111
2024-25	584,113,271	5,841,133	30.5%	1,601,224	1,280,979	320,245	1,601,224
2025-26	770,019,751	7,700,198	30.5%	2,110,848	1,688,678	422,170	2,110,848
2026-27	965,082,116	9,650,821	30.5%	2,645,571	2,116,457	529,114	2,645,571
2027-28	1,163,471,815	11,634,718	30.5%	3,189,415	2,551,532	637,883	3,189,415
2028-29	1,336,336,968	13,363,370	30.5%	3,663,288	2,930,631	732,658	3,663,288
2029-30	1,511,359,328	15,113,593	30.5%	4,143,075	3,314,460	828,615	4,143,075
2030-31	1,695,051,082	16,950,511	30.5%	4,646,628	3,717,302	929,326	4,646,628
2031-32	1,881,064,051	18,810,641	30.5%	5,156,543	4,125,235	1,031,309	5,156,543
2032-33	2,076,175,050	20,761,751	30.5%	5,691,399	4,553,120	1,138,280	5,691,399
2033-34	2,273,781,005	22,737,810	30.5%	6,233,095	4,986,476	1,246,619	6,233,095
2034-35	2,480,934,112	24,809,341	30.5%	6,800,962	5,440,769	1,360,192	6,800,962
2035-36	2,647,506,109	26,475,061	30.5%	7,257,584	5,806,067	1,451,517	7,257,584
2036-37	2,866,490,673	28,664,907	30.5%	7,857,884	6,286,307	1,571,577	7,857,884
2037-38	3,043,323,898	30,433,239	30.5%	8,342,636	6,674,108	1,668,527	8,342,636
2038-39	3,274,757,792	32,747,578	30.5%	8,977,063	7,181,651	1,795,413	8,977,063
2039-40	3,462,409,482	34,624,095	30.5%	9,491,471	7,593,177	1,898,294	9,491,471
2040-41	3,706,941,195	37,069,412	30.5%	10,161,804	8,129,443	2,032,361	10,161,804
2041-42	3,929,994,910	39,299,949	30.5%	10,773,259	8,618,607	2,154,652	10,773,259
2042-43	4,086,904,909	40,869,049	30.5%	11,203,395	8,962,716	2,240,679	11,203,395
2043-44	4,247,442,669	42,474,427	30.5%	11,643,475	9,314,780	2,328,695	11,643,475
2044-45	4,411,690,535	44,116,905	30.5%	12,093,726	9,674,981	2,418,745	12,093,726
2045-46	4,579,732,697	45,797,327	30.5%	12,554,379	10,043,503	2,510,876	12,554,379
2046-47	4,725,159,440	47,251,594	30.5%	12,953,036	10,362,429	2,590,607	12,953,036
2047-48	4,873,494,719	48,734,947	30.5%	13,359,666	10,687,733	2,671,933	13,359,666
2048-49	5,024,796,702	50,247,967	30.5%	13,774,429	11,019,543	2,754,886	13,774,429
2049-50	5,179,124,726	51,791,247	30.5%	14,197,487	11,357,989	2,839,497	14,197,487
2050-51	5,336,539,310	53,365,393	30.5%	14,629,006	11,703,205	2,925,801	14,629,006
2051-52	5,497,102,186	54,971,022	30.5%	15,069,155	12,055,324	3,013,831	15,069,155
2052-53	5,660,876,319	56,608,763	30.5%	15,518,108	12,414,486	3,103,622	15,518,108
2053-54	5,827,925,935	58,279,259	30.5%	15,976,035	12,780,832	3,195,208	15,976,039
2054-55	5,998,316,543	59,983,165	30.5%	16,443,130	13,154,504	3,288,626	16,443,130
2055-56	6,172,114,964	61,721,150	30.5%	16,919,562	13,535,649	3,383,912	16,919,562
2056-57	6,349,389,353	63,493,894	30.5%	17,405,522	13,924,418	3,481,104	17,405,522
2057-58	6,530,209,229	65,302,092	30.5%	17,901,202	14,320,962	3,580,240	17,901,202
2058-59	6,714,645,503	67,146,455	30.5%	18,406,796	14,725,436	3,681,359	18,406,796
2059-60	6,902,770,503	69,027,705	30.5%	18,922,501	15,138,001	3,784,500	18,922,501
2060-61	7,094,658,003	70,946,580	30.5%	19,448,520	15,558,816	3,889,704	19,448,520
2061-62	7,290,383,252	72,903,833	30.5%	19,985,060	15,988,048	3,997,012	19,985,060
2062-63	7,490,023,007	74,900,230	30.5%	20,532,331	16,425,865	4,106,466	20,532,331
2063-64	7,693,655,557	76,936,556	30.5%	21,090,547	16,872,437	4,218,109	21,090,547
2064-65	7,901,360,757	79,013,608	30.5%	21,659,927	17,327,942	4,331,985	21,659,927
2065-66	8,113,220,062	81,132,201	30.5%	22,240,695	17,792,556	4,448,139	22,240,695
2066-67	8,329,316,553	83,293,166	30.5%	22,833,078	18,266,463	4,566,616	22,833,078
2067-68	8,549,734,973	85,497,350	30.5%	23,437,309	18,749,847	4,687,462	23,437,309
2068-69	8,774,561,762	87,745,618	30.5%	24,053,625	19,242,900	4,810,725	24,053,625
2069-70	9,003,885,087	90,038,851	30.5%	24,682,267	19,745,813	4,936,453	24,682,267
2070-71	9,237,794,879	92,377,949	30.5%	25,323,482	20,258,785	5,064,696	25,323,482
Total		\$2,279,807,894		\$624,961,627	\$499,969,301	\$124,992,325	\$624,961,627
Present Value		\$893,971,429		\$245,063,560	\$196,050,848	\$49,012,712	\$245,063,560

Note: Present value at 3% discount rate.



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.

5.3 Plan for Financing Public Facilities

The PFA intends to utilize numerous funding sources and financing mechanisms to implement the improvements identified in Section 3.2, potentially including District tax increment, grant sources, impact fees, private sector investment, and/or other sources. 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 \$93 million of bond or loan proceeds (in current 2020 dollars) could be secured over the District lifetime. It may be the case that multiple debt issuances will be necessary to achieve the targeted \$93 million of funding.

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 \$600,000,000 (in current 2020 dollars). This maximum has been set based on preliminary analysis of various debt issuance alternatives evaluated to fund approximately \$121 million (in current 2020 dollars) in required public improvements over the District lifetime.

A limit on the total number of dollars that the County will contribute to the EIFD shall be defined as the annual amount of the County contributions that are needed to pay bond payments, or otherwise fund the approved list (\$121 million) of infrastructure projects. 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 County contributions in excess of remaining bond payments shall be returned by the EIFD to the County. 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 the projects 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 County.

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, 2072. This IFP assumes that the District will be formed in Fiscal Year 2020-2021 and will begin receiving tax revenues in Fiscal Year 2021-2022.

5.6 Analysis of Costs to Provide Facilities and Services

Exhibit D to this IFP includes, as part of the Fiscal Impact Analysis, an analysis of the costs to the 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 County will be approximately \$9.4 million to service the area of the District.

5.7 Fiscal Impact Analysis

Exhibit D to this IFP includes an analysis of the projected fiscal impact of the District and the associated development on the County, as the only affected taxing entity that is contributing tax increment revenues to the District. Table 4 presents an overview of fiscal impacts to the County.

Table 4: Overview of Fiscal Impacts to County

	Annual (Stablized Year 20)	Year 0-50 Nominal Total	Year 0-50 Present Value @ 3.0%
County of Los Angeles			
Estimated Fiscal Revenues (Net of EIFD Contribution)	\$11,732,125	\$626,326,900	\$243,578,600
Estimated Fiscal Expenditures	\$9,370,000	\$539,737,800	\$202,588,400
Estimated Net Fiscal Impact to County	\$2,362,125	\$86,589,100	\$40,990,200

Notes:

Estimated impacts upon Project build-out & stabilization in Year 20 (estimated in 2040)

Assumes installation of necessary public infrastructure

Assumes 20-year absorption. Actual absorption will depend on market conditions and other factors.

Values in 2020 dollars

It is estimated that, at Year 20 of the District lifetime, the District area will generate an annual net fiscal surplus of \$2.4 million to the County. Over 50 years, District activity will generate a positive net fiscal impact of approximately \$41 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, affordable housing, transit connectivity).

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.

6.0 Removal of Dwelling Units and Replacement Housing Plan

The PFA does not anticipated 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.

7.0 Goals of the District

With the adoption of the West Carson Transit Oriented District Specific Plan (“WCTODSP”) in 2019 and the Harbor-UCLA Medical Center Campus (“HUCLA”) Master Plan process, the West Carson Enhanced Infrastructure Financing District (“West Carson EIFD” or “District”) is the next step in securing funding for infrastructure to support job growth, transit connections, and affordable housing. The expansion of the Lundquist Institute and development of the BioTech park on the HUCLA campus further defines the need to create connections to the surrounding community to support a vibrant transit-oriented district. Infrastructure contemplated for the District includes streetscape, flood control and green streets, pedestrian improvements and connections, community center, site remediation, open space, and BioTech park landscaping, utilities, and parking. The County has also committed up to 20% of the District tax increment to be deposited in the Affordable Housing Trust Fund which will help further regional and Countywide affordable housing goals.

8.0 Exhibits

Exhibit A: Legal Description of the West Carson EIFD
Exhibit B: Map of Boundaries of the West Carson EIFD
Exhibit C: Projected Tax Increment Revenue Analysis
Exhibit D: Fiscal Impact Analysis

Exhibit A



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.

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EXHIBIT A

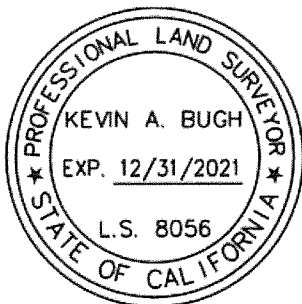
LEGAL DESCRIPTION

West Carson Enhanced Infrastructure Financing District

All that certain real property situate in portions of RANCHO SAN PEDRO and RANCHO LOS PALOS VERDES, in the County of Los Angeles, State of California, lying within the following described boundaries:

Beginning at the intersection of the easterly sideline of Normandie Avenue, 66 feet wide, as shown on map of Tract No. 4671, recorded in Book 56, pages 30 and 31, of Maps, in the office of the Registrar-Recorder/County Clerk of said county, and a line parallel with and 25 feet northerly, measured at right angles, from the centerline of Del Amo Boulevard, as said centerline is shown on map of Tract No. 32036, filed in Book 851, pages 12, 13, and 14, of said Maps, said parallel line being in the boundary of the City of Los Angeles as same existed on June 2, 2020, said intersection also being an angle point in said boundary of the City of Los Angeles; thence easterly along said parallel line and continuing along said boundary of the City of Los Angeles, and following the same in all its various courses and curves to its first intersection with the westerly boundary of the City of Carson as same existed on said date; thence southerly along said westerly boundary of the City of Carson and following the same in all its various courses and curves to its intersection with the boundary of the City of Los Angeles as same existed on said date; thence westerly along said last-mentioned boundary of the City of Los Angeles and following the same in all its various courses and curves to the point of beginning.

For assessment purpose only. This description of land is not a legal property description as defined in the Subdivision Map Act and may not be used as the basis for an offer for sale of the land described.




APPROVED AS TO DESCRIPTION	
By	
	LICENSED LAND SURVEYOR Los Angeles County Public Works
Dated	<u>JUNE 2, 2020</u>

Exhibit B

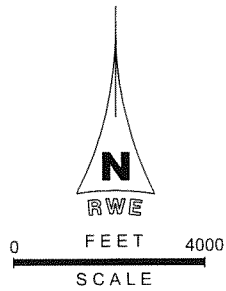


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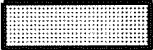

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EXHIBIT B

West Carson Enhanced Infrastructure Financing District



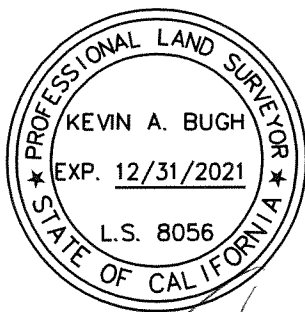
LEGEND:

-  - PROPOSED WEST CARSON ENHANCED INFRASTRUCTURE FINANCING DISTRICT
-  - CITY BOUNDARIES

NOTE:

THIS MAP IS BASED UPON INFORMATION FROM PUBLIC AND QUASI-PUBLIC RECORDS. IT DOES NOT SHOW EXACT BOUNDARY LOCATIONS WHICH MUST BE DETERMINED BY CURRENT FIELD MEASUREMENTS.

DATA CONTAINED IN THIS MAP WAS PRODUCED IN WHOLE OR PART FROM THE LOS ANGELES COUNTY PUBLIC WORKS' DIGITAL DATABASE.



BY: _____
LICENSED SURVEYOR

6.2.20
DATE

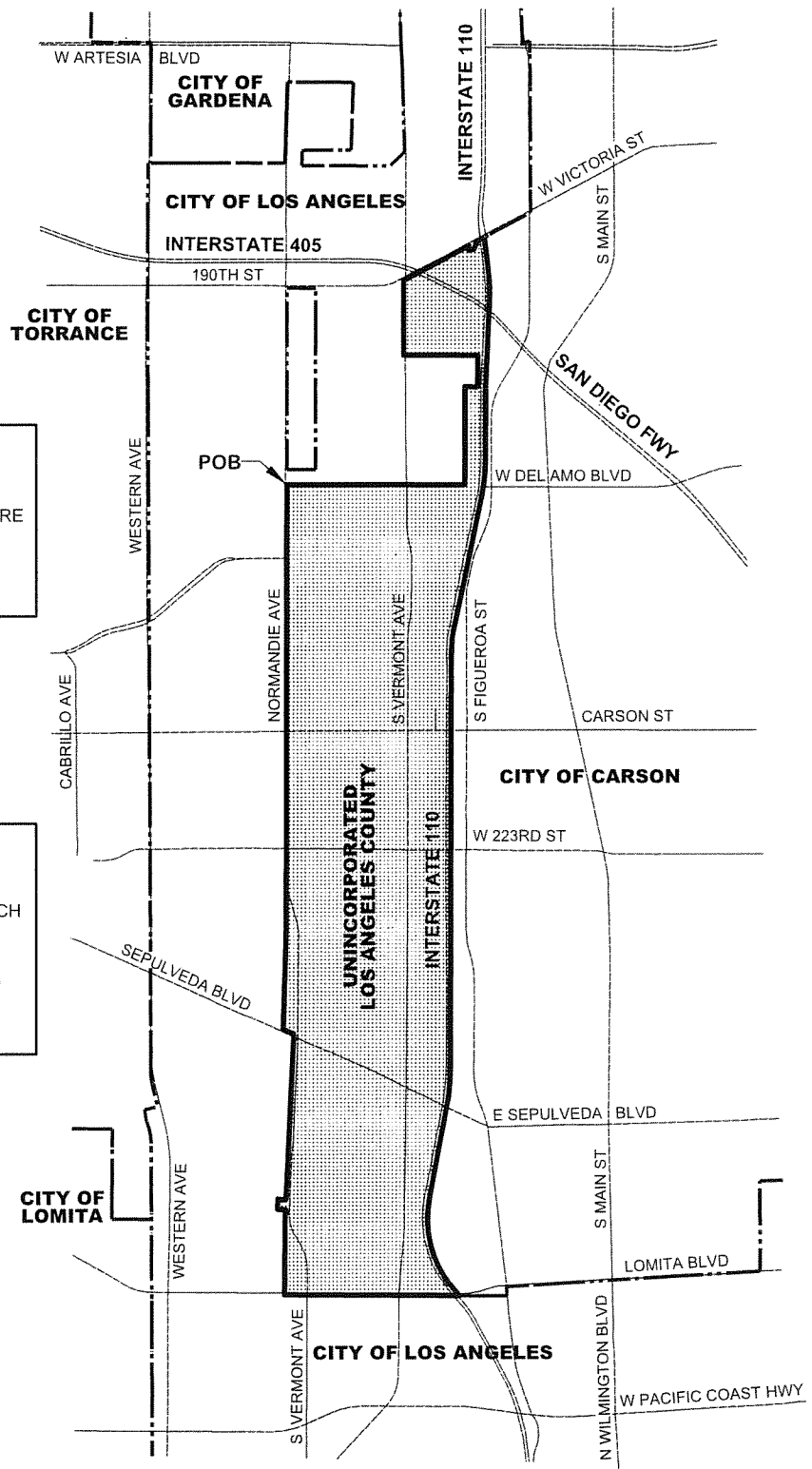


Exhibit C



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West Carson EIFD - Property Tax Increment Analysis

			50 Year Total	Base Year										
Units / SF		Value / Unit / SF	Total	0	1	2	3	4	5	6	7	8	9	10
		Construction Inflation		2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
				1.000	1.020	1.040	1.061	1.082	1.104	1.126	1.149	1.172	1.195	1.219
Current Assessed Value			\$2,691,604,478											
New Development														
SF Residential	938 units	\$500,000 per unit	\$598,661,393	\$0	\$0	\$49,770,655	\$0	\$51,781,390	\$0	\$53,873,358	\$0	\$56,049,841	\$0	\$0
MF Residential	2,636 units	\$250,000 per unit	\$824,695,552	\$0	264 units	\$0	264 units	\$0	264 units	\$0	264 units	\$0	264 units	\$0
Commercial	950,000 SF	\$250 PSF	\$323,030,666	\$0	63,333 SF	\$0	63,333 SF	\$0	63,333 SF	\$0	63,333 SF	\$0	63,333 SF	\$0
Industrial/Flex	1,500,000 SF	\$150 PSF	\$259,265,828	\$214,286 SF	\$0	\$214,286 SF	\$0	\$214,286 SF	\$0	\$214,286 SF	\$0	\$214,286 SF	\$0	\$0
BioTech Park	375,000 SF	\$400 PSF	\$165,677,072	\$32,785,714	\$0	\$34,110,257	\$0	\$35,488,312	\$0	\$36,922,039	\$0	\$38,413,690	\$0	\$0
				\$0	\$0	\$31,836,240	\$32,472,965	\$33,122,424	\$33,784,873	\$34,460,570	\$0	\$0	\$0	\$0
Subtotal Value Add			\$2,171,330,511											
Total Assessed value				\$2,691,604,478	\$2,778,222,282	\$2,918,822,087	\$3,092,915,682	\$3,275,717,749	\$3,461,624,229	\$3,656,686,594	\$3,855,076,293	\$4,027,941,446	\$4,202,963,806	\$4,386,655,560
Incremental AV					\$86,617,804	\$227,217,609	\$401,311,204	\$584,113,271	\$770,019,751	\$965,082,116	\$1,163,471,815	\$1,336,336,968	\$1,511,359,328	\$1,695,051,082
Total tax increment @ 1%					\$866,178	\$2,272,176	\$4,013,112	\$5,841,133	\$7,700,198	\$9,650,821	\$11,634,718	\$13,363,370	\$15,113,593	\$16,950,511
Property Tax Share														
Annual TI Revenue			30.46%	\$694,401,808	\$263,827	\$692,077	\$1,222,345	\$1,779,138	\$2,345,387	\$2,939,523	\$3,543,794	\$4,070,320	\$4,603,417	\$5,162,920
Affordable Housing			20%	\$138,880,362	\$52,765	\$138,415	\$244,469	\$355,828	\$469,077	\$587,905	\$708,759	\$814,064	\$920,683	\$1,032,584
Infrastructure			70%	\$486,081,265	\$184,679	\$484,454	\$855,642	\$1,245,397	\$1,641,771	\$2,057,666	\$2,480,656	\$2,849,224	\$3,222,392	\$3,614,044
Annual EIFD Revenue				\$624,961,627	\$237,445	\$622,870	\$1,100,111	\$1,601,224	\$2,110,848	\$2,645,571	\$3,189,415	\$3,663,288	\$4,143,075	\$4,646,628
Cumulative EIFD Revenue					\$237,445	\$860,314	\$1,960,425	\$3,561,649	\$5,672,497	\$8,318,068	\$11,507,482	\$15,170,770	\$19,313,846	\$23,960,474



West Carson EIFD - Property Tax Increment Analysis

		50 Year Total	11	12	13	14	15	16	17	18	19	20
		Total	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040
Units / SF	Value / Unit / SF		1.243	1.268	1.294	1.319	1.346	1.373	1.400	1.428	1.457	1.486
Construction Inflation		\$2,691,604,478										
Current Assessed Value												
New Development												
SF Residential	938 units		94 units	0	94 units	0	94 units	0	94 units	0	94 units	0
	\$500,000 per unit	\$598,661,393	\$58,314,255	\$0	\$60,670,151	\$0	\$63,121,225	\$0	\$65,671,323	\$0	\$68,324,444	\$0
MF Residential	2,636 units		0	264 units	0	264 units	0	264 units	0	264 units	0	264 units
	\$250,000 per unit	\$824,695,552	\$0	\$83,577,134	\$0	\$86,953,650	\$0	\$90,466,578	\$0	\$94,121,428	\$0	\$97,923,933
Commercial	950,000 SF		0	63,333 SF	0	63,333 SF	0	63,333 SF	0	63,333 SF	0	63,333 SF
	\$250 PSF	\$323,030,666	\$0	\$20,080,495	\$0	\$20,891,747	\$0	\$21,735,774	\$0	\$22,613,899	\$0	\$23,527,500
Industrial/Flex	1,500,000 SF		214,286 SF	0	214,286 SF	0	0 SF	0	0 SF	0	0 SF	0
	\$150 PSF	\$259,265,828	\$39,965,603	\$0	\$41,580,213	\$0	\$0	\$0	\$0	\$0	\$0	\$0
BioTech Park	375,000 SF		0	0	0	0	0	0	0	0	0	0
	\$400 PSF	\$165,677,072	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Subtotal Value Add		\$2,171,330,511	\$98,279,858	\$103,657,629	\$102,250,364	\$107,845,398	\$63,121,225	\$112,202,352	\$65,671,323	\$116,735,327	\$68,324,444	\$121,451,434
Total Assessed value			\$4,572,668,529	\$4,767,779,528	\$4,965,385,483	\$5,172,538,500	\$5,339,110,587	\$5,558,095,151	\$5,734,928,376	\$5,966,362,270	\$6,154,013,960	\$6,398,545,673
Incremental AV			\$1,881,064,051	\$2,076,175,050	\$2,273,781,005	\$2,480,934,112	\$2,647,506,109	\$2,866,490,673	\$3,043,323,898	\$3,274,757,792	\$3,462,409,482	\$3,706,941,195
Total tax increment @ 1%			\$18,810,641	\$20,761,751	\$22,737,810	\$24,809,341	\$26,475,061	\$28,664,907	\$30,433,239	\$32,747,578	\$34,624,095	\$37,069,412
Property Tax Share												
Annual TI Revenue	30.46%	\$694,401,808	\$5,729,493	\$6,323,777	\$6,925,661	\$7,556,624	\$8,063,982	\$8,730,983	\$9,269,595	\$9,974,515	\$10,546,079	\$11,290,893
Affordable Housing	20%	\$138,880,362	\$1,145,899	\$1,264,755	\$1,385,132	\$1,511,325	\$1,612,796	\$1,746,197	\$1,853,919	\$1,994,903	\$2,109,216	\$2,258,179
Infrastructure	70%	\$486,081,265	\$4,010,645	\$4,426,644	\$4,847,963	\$5,289,637	\$5,644,788	\$6,111,688	\$6,488,717	\$6,982,160	\$7,382,255	\$7,903,625
Annual EIFD Revenue		\$624,961,627	\$5,156,543	\$5,691,399	\$6,233,095	\$6,800,962	\$7,257,584	\$7,857,884	\$8,342,636	\$8,977,063	\$9,491,471	\$10,161,804
Cumulative EIFD Revenue			\$29,117,017	\$34,808,417	\$41,041,511	\$47,842,473	\$55,100,057	\$62,957,941	\$71,300,577	\$80,277,640	\$89,769,111	\$99,930,915



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West Carson EIFD - Property Tax Increment Analysis

Exhibit C

	Units / SF	Value / Unit / SF Construction Inflation	50 Year Total Total	21	22	23	24	25	26	27	28	29	30
				2041	2042	2043	2044	2045	2046	2047	2048	2049	2050
Current Assessed Value		\$2,691,604,478		1.516	1.546	1.577	1.608	1.641	1.673	1.707	1.741	1.776	1.811
New Development													
SF Residential	938 units	\$500,000 per unit	\$598,661,393	94 units	0	0	0	0	0	0	0	0	0
				\$71,084,752	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
MF Residential	2,636 units	\$250,000 per unit	\$824,695,552	0	0	0	0	0	0	0	0	0	0
				\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Commercial	950,000 SF	\$250 PSF	\$323,030,666	63,333 SF	63,333 SF	63,333 SF	63,333 SF	63,333 SF	0 SF	0	0	0	0
				\$23,998,050	\$24,478,011	\$24,967,572	\$25,466,923	\$25,976,262	\$0	\$0	\$0	\$0	\$0
Industrial/Flex	1,500,000 SF	\$150 PSF	\$259,265,828	0	0	0	0	0	0	0	0	0	0
				\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
BioTech Park	375,000 SF	\$400 PSF	\$165,677,072	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Subtotal Value Add													
			\$2,171,330,511	\$95,082,802	\$24,478,011	\$24,967,572	\$25,466,923	\$25,976,262	\$0	\$0	\$0	\$0	\$0
Total Assessed value				\$6,621,599,388	\$6,778,509,387	\$6,939,047,147	\$7,103,295,013	\$7,271,337,175	\$7,416,763,918	\$7,565,099,197	\$7,716,401,180	\$7,870,729,204	\$8,028,143,788
Incremental AV				\$3,929,994,910	\$4,086,904,909	\$4,247,442,669	\$4,411,690,535	\$4,579,732,697	\$4,725,159,440	\$4,873,494,719	\$5,024,796,702	\$5,179,124,726	\$5,336,539,310
Total tax increment @ 1%				\$39,299,949	\$40,869,049	\$42,474,427	\$44,116,905	\$45,797,327	\$47,251,594	\$48,734,947	\$50,247,967	\$51,791,247	\$53,365,393
Property Tax Share													
Annual TI Revenue				\$694,401,808	\$11,970,287	\$12,448,216	\$12,937,195	\$13,437,474	\$13,949,310	\$14,392,262	\$14,844,073	\$15,304,921	\$15,774,985
Affordable Housing Infrastructure				\$138,880,362	\$2,394,057	\$2,489,643	\$2,587,439	\$2,689,862	\$2,789,852	\$2,888,815	\$3,060,984	\$3,154,997	\$3,250,890
Infrastructure				\$486,081,265	\$8,379,201	\$8,713,751	\$9,056,036	\$9,406,232	\$9,764,517	\$10,074,583	\$10,390,851	\$10,713,445	\$11,042,490
Annual EIFD Revenue				\$624,961,627	\$10,773,259	\$11,203,395	\$11,643,475	\$12,093,726	\$12,554,379	\$12,953,036	\$13,359,666	\$13,774,429	\$14,197,487
Cumulative EIFD Revenue				\$110,704,173	\$121,907,368	\$133,551,043	\$145,644,770	\$158,199,149	\$171,152,184	\$184,511,850	\$198,286,279	\$212,483,766	\$227,112,771

West Carson EIFD - Property Tax Increment Analysis

Exhibit C

	Units / SF	Value / Unit / SF Construction Inflation	50 Year Total Total	31	32	33	34	35	36	37	38	39	40
				2051	2052	2053	2054	2055	2056	2057	2058	2059	2060
Current Assessed Value		\$2,691,604,478		1.848	1.885	1.922	1.961	2.000	2.040	2.081	2.122	2.165	2.208
New Development													
SF Residential	938 units	\$500,000 per unit	\$598,661,393	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
MF Residential	2,636 units	\$250,000 per unit	\$824,695,552	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Commercial	950,000 SF	\$250 PSF	\$323,030,666	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Industrial/Flex	1,500,000 SF	\$150 PSF	\$259,265,828	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
BioTech Park	375,000 SF	\$400 PSF	\$165,677,072	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Subtotal Value Add		\$2,171,330,511	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Assessed value				\$8,188,706,664	\$8,352,480,797	\$8,519,530,413	\$8,689,921,021	\$8,863,719,442	\$9,040,993,831	\$9,221,813,707	\$9,406,249,981	\$9,594,374,981	\$9,786,262,481
Incremental AV				\$5,497,102,186	\$5,660,876,319	\$5,827,925,935	\$5,998,316,543	\$6,172,114,964	\$6,349,389,353	\$6,530,209,229	\$6,714,645,503	\$6,902,770,503	\$7,094,658,003
Total tax increment @ 1%				\$54,971,022	\$56,608,763	\$58,279,259	\$59,983,165	\$61,721,150	\$63,493,894	\$65,302,092	\$67,146,455	\$69,027,705	\$70,946,580
Property Tax Share													
Annual TI Revenue	30.46%		\$694,401,808	\$16,743,506	\$17,242,342	\$17,751,155	\$18,270,144	\$18,799,513	\$19,339,469	\$19,890,225	\$20,451,995	\$21,025,001	\$21,609,467
Affordable Housing	20%		\$138,880,362	\$3,348,701	\$3,448,468	\$3,550,231	\$3,654,029	\$3,759,903	\$3,867,894	\$3,978,045	\$4,090,399	\$4,205,000	\$4,321,893
Infrastructure	70%		\$486,081,265	\$11,720,454	\$12,069,639	\$12,425,808	\$12,789,101	\$13,159,659	\$13,537,628	\$13,923,157	\$14,316,397	\$14,717,501	\$15,126,627
Annual EIFD Revenue			\$624,961,627	\$15,069,155	\$15,518,108	\$15,976,039	\$16,443,130	\$16,919,562	\$17,405,522	\$17,901,202	\$18,406,796	\$18,922,501	\$19,448,520
Cumulative EIFD Revenue				\$242,181,927	\$257,700,035	\$273,676,074	\$290,119,204	\$307,038,765	\$324,444,287	\$342,345,490	\$360,752,285	\$379,674,786	\$399,123,306

West Carson EIFD - Property Tax Increment Analysis

Units / SF	Value / Unit / SF Construction Inflation	50 Year Total Total	41	42	43	44	45	46	47	48	49	50
			2061	2062	2063	2064	2065	2066	2067	2068	2069	2070
			2.252	2.297	2.343	2.390	2.438	2.487	2.536	2.587	2.639	2.692
Current Assessed Value												
New Development												
SF Residential	938 units											
			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
MF Residential	2,636 units											
			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Commercial	950,000 SF											
			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Industrial/Flex	1,500,000 SF											
			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
BioTech Park	375,000 SF											
			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Subtotal Value Add												
Total Assessed value												
Incremental AV												
Total tax increment @ 1%												
Property Tax Share												
Annual TI Revenue												
Affordable Housing												
Infrastructure												
Annual EIFD Revenue												
Cumulative EIFD Revenue												



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.

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Exhibit D

Overview of Fiscal Impacts

	Annual (Stablized Year 20)	Year 0-50 Nominal Total	Year 0-50 Present Value @ 3.0%
County of Los Angeles			
Estimated Fiscal Revenues (Net of EIFD Contribution)	\$11,732,125	\$626,326,900	\$243,578,600
Estimated Fiscal Expenditures	\$9,370,000	\$539,737,800	\$202,588,400
Estimated Net Fiscal Impact to County	\$2,362,125	\$86,589,100	\$40,990,200

Notes:

Estimated impacts upon Project build-out & stabilization in Year 20 (estimated in 2040)

Assumes installation of necessary public infrastructure

Assumes 20-year absorption. Actual absorption will depend on market conditions and other factors.

Values in 2020 dollars

Key Land Use Assumptions (Stabilized Year 20)

Project Component	
Residential - Rental	2,636 DU
Residential - For Sale	844 DU
Industrial/Flex	1,500,002 SF
Retail	150,000 SF
Office	483,330 SF
BioTech Park	375,000 SF

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%
	2025	2030	2040	2050	2060	2070			
County of Los Angeles Revenues									
Property Tax - County General	\$1,570,700	\$3,526,400	\$7,574,000	\$9,232,664	\$11,254,566	\$13,719,253	2.0%	\$388,344,400	\$153,959,100
Property Tax - County Flood Control	\$48,700	\$109,300	\$234,800	\$286,220	\$348,900	\$425,308	2.0%	\$12,038,900	\$4,772,800
Property Tax - County Fire	\$881,700	\$1,979,500	\$4,251,700	\$5,182,799	\$6,317,803	\$7,701,366	2.0%	\$217,998,900	\$86,425,600
Property Tax - County Contribution to EIFD	(\$1,413,600)	(\$3,173,700)	(\$6,816,600)	(\$8,309,397)	(\$10,129,109)	(\$12,347,327)	2.0%	(\$349,509,800)	(\$138,563,100)
Property Tax in Lieu of MVLF	\$512,300	\$1,157,000	\$2,508,700	\$3,058,091	\$3,727,796	\$4,544,163	2.0%	\$128,482,100	\$50,888,900
Property Transfer Tax	\$13,500	\$30,500	\$66,200	\$80,697	\$98,370	\$119,912	2.0%	\$3,390,300	\$1,342,800
Sales Tax - Direct / On-Site	\$241,700	\$700,575	\$1,883,025	\$2,530,628	\$3,400,953	\$4,570,596	3.0%	\$108,121,300	\$40,488,800
Sales Tax - Indirect / Off-Site	\$268,300	\$688,725	\$1,741,600	\$2,340,565	\$3,145,523	\$4,227,320	3.0%	\$100,801,000	\$38,000,200
Other Court Fines	\$27,000	\$71,100	\$185,900	\$249,834	\$335,756	\$451,228	3.0%	\$10,727,600	\$4,033,200
Penalties, Interest & Costs on Delinquent Taxes	\$14,900	\$39,300	\$102,800	\$138,155	\$185,668	\$249,523	3.0%	\$5,932,200	\$2,230,300
Estimated County Revenues	\$2,165,200	\$5,128,700	\$11,732,125	\$14,790,255	\$18,686,226	\$23,661,341		\$626,326,900	\$243,578,600
County of Los Angeles Expenditures									
Public Protection (adjusted - note below)	\$625,100	\$1,645,300	\$4,303,500	\$5,783,544	\$7,772,600	\$10,445,724	3.0%	\$248,339,100	\$93,366,300
General Government (adjusted - note below)	\$299,200	\$821,700	\$2,265,800	\$3,045,046	\$4,092,287	\$5,499,691	3.0%	\$130,166,900	\$48,737,500
Health and Sanitation	\$140,400	\$385,500	\$1,063,000	\$1,428,583	\$1,919,896	\$2,580,180	3.0%	\$61,068,100	\$22,865,400
Public Assistance	\$189,200	\$498,000	\$1,302,700	\$1,750,720	\$2,352,821	\$3,161,995	3.0%	\$75,173,600	\$28,262,400
Recreational and Cultural	\$57,400	\$157,700	\$435,000	\$584,604	\$785,658	\$1,055,859	3.0%	\$24,990,100	\$9,356,800
Estimated County Expenditures	\$1,311,300	\$3,508,200	\$9,370,000	\$12,592,496	\$16,923,262	\$22,743,449		\$539,737,800	\$202,588,400
Estimated County Net Fiscal Impact	\$853,900	\$1,620,500	\$2,362,125	\$2,197,759	\$1,762,963	\$917,892		\$86,589,100	\$40,990,200
Revenue / Expenditure Ratio	1.65	1.46	1.25	1.17	1.10	1.04		1.16	1.20

Notes:

Assumes installation of necessary public infrastructure

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

Values in 2020 dollars

Select years shown for illustration

Project Description

Project Component	Year 5 2025	Year 10 2030	Year 20 2040
Total Rental Residential - Units	528 DU	1,320 DU	2,636 DU
Total For Sale Residential - Units	188 DU	376 DU	844 DU
Total Office - SF	96,666 SF	241,665 SF	483,330 SF
Total Industrial - SF	642,858 SF	1,071,430 SF	1,500,002 SF
Total Retail - SF	30,000 SF	75,000 SF	150,000 SF
Total Tech Park - SF	225,000 SF	375,000 SF	375,000 SF
Total For Sale Residential - SF	141,000 SF	282,000 SF	633,000 SF
Total Rental Residential - SF	475,200 SF	1,188,000 SF	2,372,400 SF
Total Building SF	1,610,724 SF	3,233,095 SF	5,513,732 SF
<i>Annual Escalation Factor</i>	<i>2.0%</i>	<i>1.10</i>	<i>1.22</i>
Estimated A/V - Rental Residential	<i>\$250K Per Unit</i>	\$145,738,666	\$402,268,159
Estimated A/V - For Sale Residential	<i>\$500K Per Unit</i>	\$103,783,596	\$229,170,951
Estimated A/V - Office	<i>\$250 PSF</i>	\$26,681,769	\$73,647,072
Estimated A/V - Industrial	<i>\$150 PSF</i>	\$106,465,077	\$195,910,079
Estimated A/V - Retail	<i>\$285 PSF</i>	\$9,439,891	\$26,056,006
Estimated A/V - TechPark	<i>\$400 PSF</i>	\$99,367,272	\$182,849,163
Total Estimated Assessed Value	\$491,476,270	\$1,109,901,429	\$2,406,614,844

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 2020 dollars

Project Employment and Occupants

Project Component		Year 5	Year 10	Year 20
		2025	2030	2040
Office - SF		193,332 SF	483,330 SF	966,660 SF
Industrial - SF		642,858 SF	1,071,430 SF	1,500,002 SF
Retail - SF		30,000 SF	75,000 SF	150,000 SF
Tech Park - SF		225,000 SF	375,000 SF	375,000 SF
Residential - Units		716 DU	1,696 DU	3,480 DU
Estimated # Employees (FTE)				
Office	400 SF / emp	483	1,208	2,417
Industrial	1,500 SF / emp	429	714	1,000
Retail	400 SF / emp	75	188	375
Tech Park	500 SF / emp	450	750	750
Residential	50 DU / emp	14	34	70
Total Estimated # Employees (FTE)		1,451	2,894	4,611
Occupied Dwelling Units	95%	680 DU	1,611 DU	3,306 DU
Residents	3.00 per DU	2,041	4,834	9,918
Employees Weighted at 50%	50%	726	1,447	2,306
Total Service Population (Residents + Empl.)		2,766	6,281	12,224

Notes:

Average SF per employee and household size source: Department of Regional Planning 2014 Draft General Plan 2035 Buildout Methodology

Select years shown for illustration

Values in 2020 dollars

Property Tax

		Year 5 2025	Year 10 2030	Year 20 2040
Estimated Assessed Value - Residential		\$249,522,262	\$631,439,110	\$1,606,309,135
Estimated Assessed Value - Non-Residential		\$241,954,008	\$478,462,319	\$800,305,709
Total Estimated Assessed Value		\$491,476,270	\$1,109,901,429	\$2,406,614,844
Total Secured Property Tax General Levy	1.00%	\$4,914,763	\$11,099,014	\$24,066,148
Estimated Unsecured Property Tax as % of Secured Non-Residential Value	10.00%	\$241,954	\$478,462	\$800,306
Total Estimated Secured + Unsecured Property Tax		\$5,156,717	\$11,577,477	\$24,866,454
Distributions to Taxing Entities				
Los Angeles County General	30.46%	\$1,570,700	\$3,526,400	\$7,574,000
Los Angeles Flood Control	0.94%	\$48,700	\$109,300	\$234,800
Los Angeles County Fire	17.10%	\$881,700	\$1,979,500	\$4,251,700
County Contribution to EIFD	(27.41%)	(\$1,413,600)	(\$3,173,700)	(\$6,816,600)
Net Los Angeles County Distributions	21.09%	\$1,087,500	\$2,441,500	\$5,243,900

Notes:

General levy distributions primarily represent primary tax rate area (TRA) 01519

Does not include property tax overrides above 1% general levy

Select years shown for illustration

Values in 2020 dollars

Source: Los Angeles County Auditor-Controller (2020)

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

Total AV within COUNTY (FY 2019-20)	\$1,424,902,177,619			
Current Property Tax In-Lieu of MVLf (2019-2020)	\$1,485,364,000			
Prop Tax In-Lieu of MVLf per \$1M of AV	\$1,042			
	<i>Year 1</i> 2021	<i>Year 5</i> 2025	<i>Year 10</i> 2030	<i>Year 20</i> 2040
Estimated Project Assessed Value	\$32,785,758	\$491,476,270	\$1,109,901,429	\$2,406,614,844
Incremental Property Tax In-Lieu of MVLf to County	\$34,200	\$512,300	\$1,157,000	\$2,508,700

Notes:

Select years shown for illustration

Values in 2020 dollars

Source: Los Angeles County Auditor-Controller (2020)

Property Transfer Tax

	Year 5 2025	Year 10 2030	Year 20 2040
Estimated Assessed Value	\$491,476,270	\$1,109,901,429	\$2,406,614,844
Estimated Property Turnover Rate	5.0%	5.0%	5.0%
Estimated Value of Property Transferred	\$24,573,813	\$55,495,071	\$120,330,742
Total Transfer Tax	\$1.10 per \$1,000 \$27,000	\$61,000	\$132,400
Transfer Tax to County	\$0.55 per \$1,000 \$13,500	\$30,500	\$66,200

Notes:

Select years shown for illustration

Values in 2020 dollars

Source: Los Angeles County Auditor-Controller (2020)

Sales Tax - Direct / On-Site

Project Component		Year 5 2025	Year 10 2030	Year 20 2040
Retail SF		30,000 SF	75,000 SF	150,000 SF
Total Sales-Generating SF		30,000 SF	75,000 SF	150,000 SF
Estimated Taxable Sales	\$275 PSF	\$9,564,011	\$27,718,275	\$74,502,088
Sales Tax to County General Fund	1.00%	\$95,640	\$277,183	\$745,021
Use Tax as % of Sales Tax	12.00%	\$11,477	\$33,262	\$89,403
Net of Sales Transfer within County	(25%)	(\$26,779)	(\$77,611)	(\$208,606)
Sales and Use Tax to County GF - Direct		\$80,300	\$232,800	\$625,800
Sales Tax to County Transportation	2.25%	\$215,200	\$623,700	\$1,676,300
Net of Sales Transfer within County	(25%)	(\$53,800)	(\$155,925)	(\$419,075)
Sales Tax to County Transportation		\$161,400	\$467,775	\$1,257,225

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 2020 dollars.

Sales Tax - Indirect / Off-Site

		Year 5 2025	Year 10 2030	Year 20 2040
Estimated # Employees		1,451	2,894	4,611
Estimated Annual Taxable Retail Spending / Empl.		\$6,701	\$7,768	\$10,439
Estimated Employee Taxable Retail Spending		\$9,724,064	\$22,480,365	\$48,138,342
Estimated Capture within County	50.0%	\$4,862,032	\$11,240,183	\$24,069,171
Estimated # Occupied Dwelling Units		680 DU	1,611 DU	3,306 DU
Estimated Annual Taxable Retail Spending / HH		\$30,885	\$35,804	\$48,118
Estimated Resident Taxable Retail Spending		\$21,007,993	\$57,687,737	\$159,077,643
Estimated Capture within County	33.0%	\$6,932,638	\$19,036,953	\$52,495,622
Total Estimated Indirect Taxable Sales		\$11,794,670	\$30,277,136	\$76,564,793
Less Estimated Capture Within District Retail	(10.0%)	(\$1,179,467)	(\$3,027,714)	(\$7,656,479)
Net Indirect Taxable Sales		\$10,615,203	\$27,249,422	\$68,908,314
Sales Tax to County General Fund	1.00%	\$106,152	\$272,494	\$689,083
Use Tax as % of Sales Tax	12.00%	\$12,738	\$32,699	\$82,690
Net of Sales Transfer within County	(25%)	(\$29,723)	(\$76,298)	(\$192,943)
Sales and Use Tax to County GF - Direct		\$89,200	\$228,900	\$578,800
Sales Tax to County Transportation	2.25%	\$238,800	\$613,100	\$1,550,400
Net of Sales Transfer within County	(25%)	(\$59,700)	(\$153,275)	(\$387,600)
Sales Tax to County Transportation		\$179,100	\$459,825	\$1,162,800

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 District census tracts

Adjusted for inflation assuming 3% annual inflation rate.

Select years shown for illustration.

Values in 2020 dollars.

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)

County Multiplier Revenue and Expenditure Factors

							Year 5	Year 10	Year 20
Budget Category	Adopted County Budget	Allocation Basis	Relevant County Population	Discount for Operational Efficiency	Per Capita Factor	Annual Escalation	2025	2030	2040
Select General Fund Revenues									
Other Court Fines	\$ 105,681,000	Service Population	12,550,634	0%	\$8.42	3.0%	\$9.76	\$11.32	\$15.21
Penalties, Intererst & 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								
Primary Expenditures - Net County Cost									
Public Protection (adjusted - note below)	\$ 3,262,000,000	Service Population	12,550,634	25%	\$194.93	3.0%	\$225.98	\$261.97	\$352.07
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	\$7,099,400,000								

Notes:

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 2020 dollars.

Source: County of Los Angeles 2018-2019 Recommended Budget

County Multiplier Revenues and Expenditures

	Year 5 2025	Year 10 2030	Year 20 2040
Estimated # Residents	2,041	4,834	9,918
Estimated # Employees	1,451	2,894	4,611
Total Project Service Population	2,766	6,281	12,224
Budget Category	2025	2030	2040
<i>Select General Fund Revenues</i>			
Other Court Fines	\$27,000	\$71,100	\$185,900
Penalties, Intererst & Costs on Delinquent Taxes	\$14,900	\$39,300	\$102,800
Total Select GF Revenues	\$41,900	\$110,400	\$288,700
<i>Primary Expenditures - Net County Cost</i>			
Public Protection (adjusted - note below)	\$625,100	\$1,645,300	\$4,303,500
General Government (adjusted - note below)	\$299,200	\$821,700	\$2,265,800
Health and Sanitation	\$140,400	\$385,500	\$1,063,000
Public Assistance	\$189,200	\$498,000	\$1,302,700
Recreational and Cultural	\$57,400	\$157,700	\$435,000
Total Primary Expenditures	\$1,311,300	\$3,508,200	\$9,370,000

Notes:

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 2020 dollars.

Source: County of Los Angeles 2018-2019 Recommended Budget