



# Board of Supervisors Economic Development Policy Committee Meeting

**DATE:** October 16, 2025

**TIME:** 9:00AM – 10:30AM

**MEETING CHAIR:** Monica Banken, 5<sup>th</sup> Supervisorial District

**DEO MEETING FACILITATOR:** Kevin Anderson and Heidi Schultheis

**This meeting is held under the guidelines of Board Policy 3.055**

To participate in the meeting in-person, the meeting location is:

Kenneth Hahn Hall of Administration  
500 West Temple Street | Los Angeles, California 90012 | Room 374-A (3<sup>rd</sup> floor)

To participate in the meeting virtually, please call teleconference number 1 (323) 776-6996 and enter 907 618 88#, or [Click here to join the meeting](#)

Teams Meeting ID: 242 261 225 328 8  
Passcode: DV6PF6ku

For Spanish Interpretation, please email the following *at least 48 hours before the meeting*: [ClusterAccommodationRequest@bos.lacounty.gov](mailto:ClusterAccommodationRequest@bos.lacounty.gov)

Members of the Public may address the Economic Development Policy Committee on any agenda item during Public Comment.  
The meeting chair will determine the amount of time allowed for each item.

**Agenda posted at:** [Agendas – Los Angeles County \(lacounty.gov\)](#)

## I. Call to Order

## II. Board Motions

## III. Presentation/Discussion Items

- Los Angeles Neighbor Support Fund (15 minutes)  
*Rigoberto Reyes, Department of Consumer and Business Affairs*
- Santa Fe Springs Enhanced Infrastructure Financing District (15 minutes)  
*Bob Moran, Chief Executive Office*
- Legislative update (15 minutes)

#### **IV. Standing Items**

- DEO Program Updates

#### **V. Public Comment**

#### **VI. Adjournment**

##### **Los Angeles County Economic Development Objectives:**

- Attract, develop, and retain businesses that provide quality jobs in high growth industries.
- Increase employment opportunities by improving workforce development skills and employer partnerships.
- Invest in infrastructure needs to improve and maintain competitiveness of LA County Region.
- Coordinate across multiple County agencies to ensure that services to workers, businesses and entrepreneurs are coordinated and streamlined to facilitate a “no wrong door approach” to serving our constituents.
- Work to balance jobs with housing.

IF YOU WOULD LIKE TO EMAIL A COMMENT ON AN ITEM ON THE ECONOMIC DEVELOPMENT POLICY COMMITTEE AGENDA, PLEASE USE THE FOLLOWING EMAIL AND INCLUDE THE AGENDA NUMBER YOU ARE COMMENTING ON:

[EDPC@opportunity.lacounty.gov](mailto:EDPC@opportunity.lacounty.gov)



LA County Office of Immigrant Affairs

**LAC4you**

Your Rights. Your Resources. Your Future.

**OFFICE OF IMMIGRANT AFFAIRS**

# **LA NEIGHBORS SUPPORT FUND**

**PRESENTATION TO:**

**ECONOMIC DEVELOPMENT POLICY COMMITTEE MEETING**

**THURSDAY, OCTOBER 16, 2025, 9 A.M.**

# OFFICE OF IMMIGRANT AFFAIRS

**Our Mission:** To drive forward policies, strategies and programs that realize immigrant equity.



LA County Office of Immigrant Affairs

**LAC4you**

Your Rights. Your Resources. Your Future.



**Advancing the well-being of  
immigrants in LA County**



# OVERVIEW: LA Neighbors Fund

## Overview

The Los Angeles Neighbors Support Fund (LA Neighbors Fund) is a collaborative effort between the County of Los Angeles (County), the City of Los Angeles (City), and the California Community Foundation (CCF) to provide rapid, direct financial assistance to immigrant families impacted by federal immigration enforcement actions. LA Neighbors Fund offers immediate, stabilizing support so that families can stay housed, keep the lights on, and access food, transportation, and legal help.

# WHY LA Neighbors Fund MATTERS

Los Angeles is home to the largest immigrant population in the United States. Nearly **4 million immigrants** reside across L.A. County, making up **34% of the total population**. Within the City of L.A., immigrants account for **38% of all residents**. These communities are essential to the region's workforce, culture, and economy. Immigrants fuel the region's key industries, including hospitality, logistics, construction, domestic work, health care, and sports and entertainment.

Yet, recent federal immigration enforcement actions have destabilized entire households, leading to loss of income, family separation, and fear within communities. When federal immigration actions occur, they devastate entire families, especially children, by removing breadwinners, interrupting income, and placing households at risk of eviction and hunger. In many cases, dual-income households become single-income or no-income homes overnight.



# HOW LA Neighbors Fund WORKS

- **Coordinated Oversight:**

The California Community Foundation (CCF) established the fund in partnership with the City and County, and serves as the administrator of the fund.

- **Equitable Distribution:**

Funds will be distributed equitably between County and City residents based on community need and population scale.

- **No Cost to Clients:**

Administrative and overhead fees are covered, ensuring 100% of aid reaches families. Eligible City and County residents will receive \$1,000 in cash assistance per family impacted by immigration enforcement actions.

- **Coordinated Delivery Through Trusted Partners:**

LA Neighbors Fund is built on existing infrastructure that has effectively and efficiently delivered comparable programs and enables quick scaling and flexibility in crisis response. The City activated its COVID-era direct cash assistance program which leverages a broad and trusted network of partners, while County funds are administered through a trusted nonprofit partner – Clergy and Laity United for Economic Justice (CLUE).

# Why YOU Should Support LA Neighbors Fund



## **A \$1,000 Donation:**

Helps a family cover rent, groceries, or utilities after losing a breadwinner to an ICE raid. This lifeline prevents displacement and provides dignity during crisis.

## **Protecting Local Workforce and Strengthening Our Shared Community:**

Immigrants power service industries that sustain sports events – they are part of the fan base, workforce, and neighborhoods where teams operate. Emergency assistance promotes a stable and resilient local economy.

## **Demonstrating Leadership and Values:**

Backing rapid response efforts showcases your team's commitment to social responsibility, equity, and community leadership, resonating with fans, sponsors, and partners.



# GET INVOLVED: LA Neighbors Fund

Philanthropy, corporate, and individual donors can support the LA Neighbors Fund in the following ways:

- **Contribute Financially:**

Make a donation to the California Community Foundation to help expand reach and provide emergency cash assistance to families across LA.

- **Promote:**

Leverage organizational communication platforms to amplify the fund's visibility, drive contributions, and encourage peer and community support (e.g., leveraging team 50/50 raffles or encouraging athlete and player direct support).


# INFORMATION: LA Neighbors Fund

To donate,  
partner, or  
learn more



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LA County Office of Immigrant Affairs

**LAC4you**

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## CONTACT OIA:

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 800-593-8222

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 320 W. Temple St. RM G-10  
Los Angeles, CA 90012

**THANK  
YOU!**





# **Enhanced Infrastructure Financing District (EIFD) Analysis Summary**

***County Economic Development Policy Committee  
October 16, 2025***



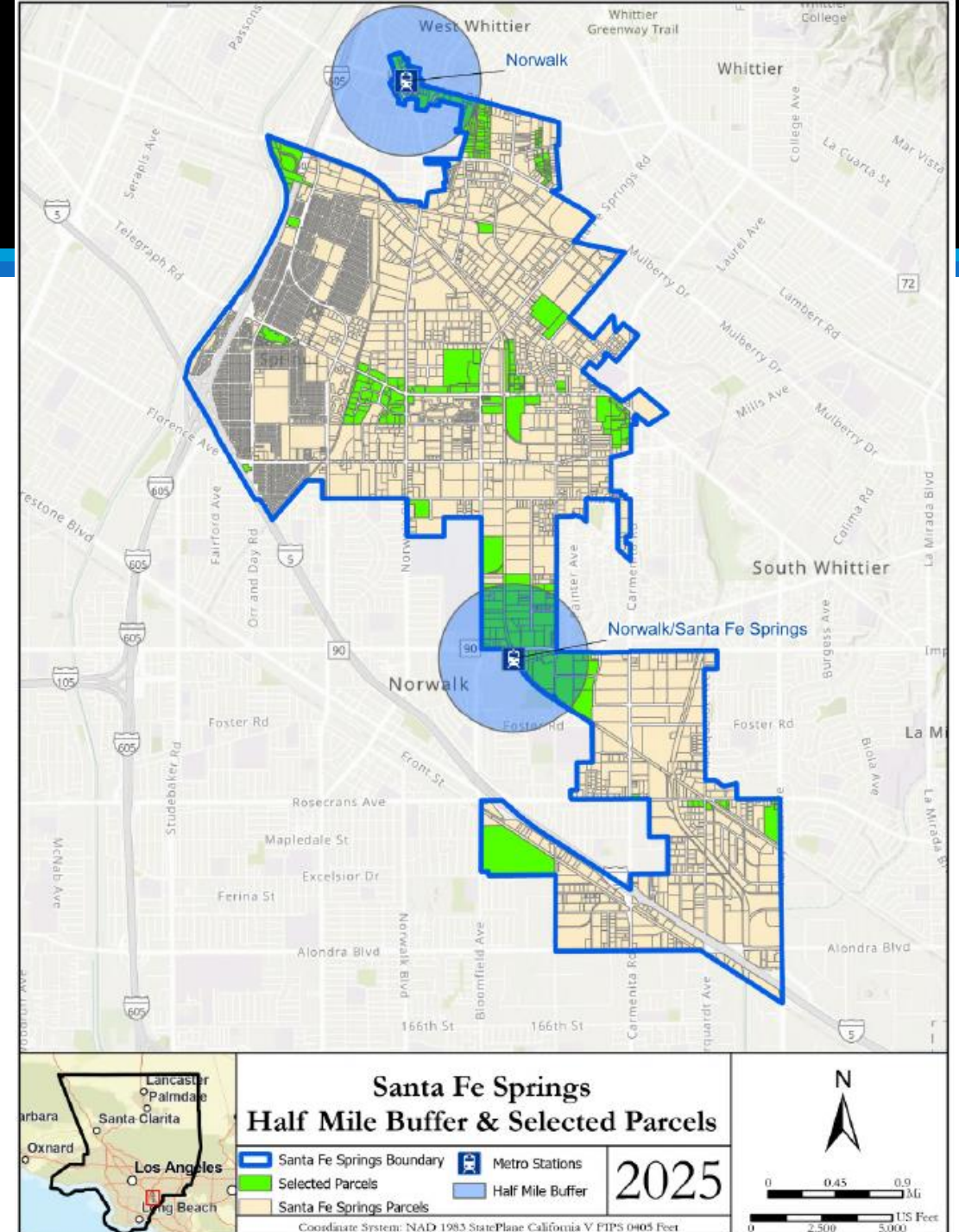
**Prepared by the Metro Value Capture Support Advisory Team**  
Morgner, Kosmont Companies, NBS, Community Connections, AECOM

# Executive Summary

- Santa Fe Springs has the ability to use “Value Capture” tools to fund public infrastructure and community amenities by leveraging future development (potentially over **\$600M** in value) driven partly by transportation investment.
- Metro has assembled a team of consultants to help cities along transit corridors evaluate and implement these Value Capture tools, such as [Enhanced Infrastructure Financing Districts \(EIFD\)](#).
- A City-only approach would likely achieve favorable “return on investment”, but partnering with the County could further increase the financial impact by unlocking additional “matching funds”.
- EIFD could generate up to **~\$60M** (present-value) through tax increment financing (with a County match).
- Current uncertainty in Federal infrastructure funding makes local tools more essential to deliver long-term economic development.
- City Council adopted a Resolution of Intention on June 17<sup>th</sup>, 2025 and is now seeking County feedback and interest in partnership.

# Potential EFD Boundary Station Area Radii + Specific Sites

- Combination of station area radii and specific development opportunity sites with high potential for future development
- Approx. 745 acres (12.8% of City)
- Approx. \$1.3 billion in existing assessed value (11.2% of City)





# Future Development Assumptions

## *Absorption Assumed over 10 Years*

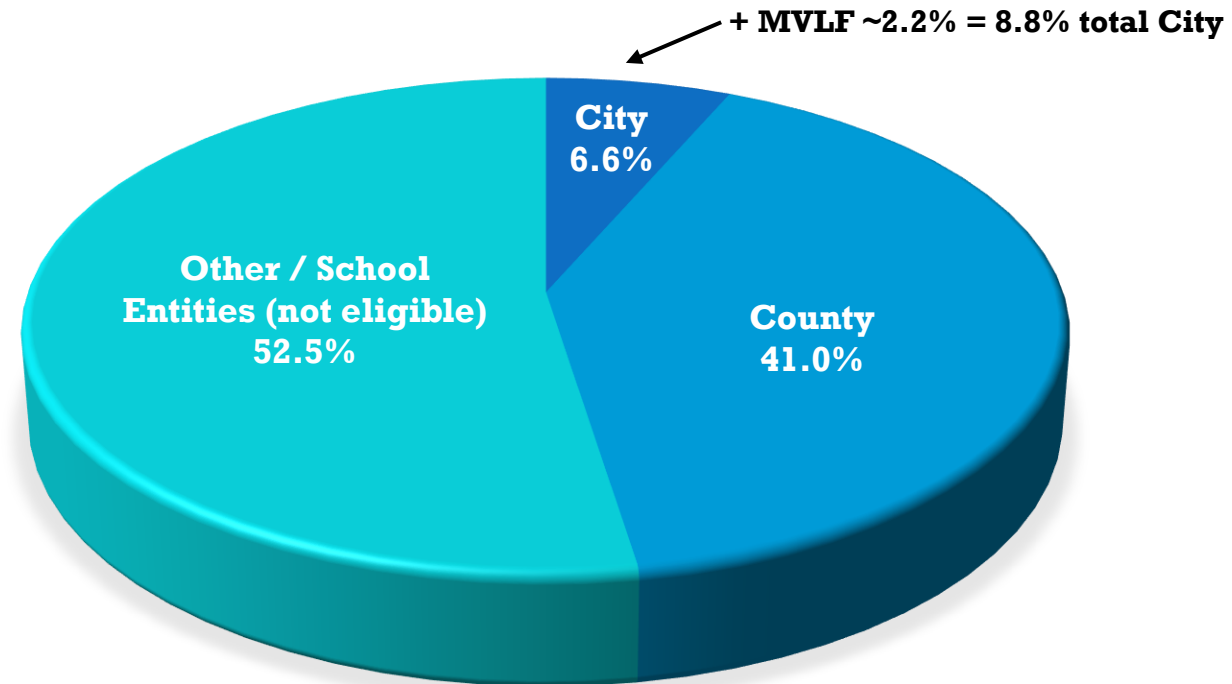
Area	# SF or Units	Estimated AV Factor	Estimated Total AV at Buildout
Residential – Market Rate	1,300 units	\$350K per unit	\$455 million
Residential - Affordable	318 units	<i>Tax-exempt</i>	\$0
Retail / Commercial	70,000 SF	\$350 per SF	\$25 million
Industrial / Flex	950,000 SF	\$200 per SF	\$190 million
<b>Total New Development Assumed within EIFD Study Area</b>			<b>\$670 million</b>

*Note: AV at buildout values in current 2025 dollars.  
 Sources: City of Santa Fe Springs General Plan (2023); CoStar (2025)*

# Property Tax Revenues Available to EIFD

- Primary non-school recipients and potential contributors of property tax are **City** and **County**
- City share varies by area and averages ~**6.6%** **each** of every \$1 collected in property taxes
  - City additionally receives equivalent of ~**2.2%** of property tax in lieu of motor vehicle license fees (MVLf), also available to EIFD
- County General Fund share varies by area and averages ~**41%**
  - County additionally receives property tax in lieu of MVLf, also available to EIFD, but not incorporated into this analysis to be conservative
- School-related entities cannot participate

**Property Tax Distribution**



# Potential EIFD Revenue and Bonding Capacity Scenario

EIFD Revenue Allocation Scenario	Year 5 Accumulated Revenue + Bonding Capacity*	Year 10 Accumulated Revenue + Bonding Capacity*	50-Year Present-Value @ 3% Discount Rate
City 50% + County \$ Match	\$4,434,000	\$12,714,000	\$58,179,000

City allocation includes allocation from both AB8 + MVLF in-lieu. County allocation does not include MVLF in-lieu.

\* Bonding capacity assumes Year 5 is first bond issuance for EIFD. "Year 5 means fifth year of revenue following district formation. Net proceeds shown. Bondable revenue assumes \$25,000 admin charge, 150% debt service coverage. 6.0% interest rate; 30-year term. Proceeds net of 2% underwriter's discount, estimated reserve fund (maximum annual debt service), costs of issuance estimated at \$350,000. Source: Kosmont Financial Services (KFS), registered Municipal Advisor.



# Example Potential Investments to Receive EIFD Funding

- a) Water facilities
- b) Sewer / drainage facilities
- c) Broadband / fiber
- d) Stormwater treatment
- e) Affordable housing
- f) Potential shuttle transportation
- g) Remediation of contaminated / Brownfield sites
- h) Metro station cost match contribution / TOD-supportive infrastructure

***20% of tax increment proposed to be set aside for affordable housing uses***

# Los Angeles County EIFD Participation Policy

<b>Property Tax Increment:</b> <ul style="list-style-type: none"> <li>• City share contributed <math>\geq</math> County share contributed</li> <li>• County contributes less than 100% of its share</li> </ul>	<input checked="" type="checkbox"/>
<b>Fiscal Analysis:</b> Positive net impact to County General Fund	<input checked="" type="checkbox"/>
<b>Board Priorities:</b> Supports affordable housing, homeless prevention, workforce development, or sustainability	<input checked="" type="checkbox"/>
<b>Regional and Community Significance:</b> As related to Board priorities above, job creation, blight removal, or improvements to regional transportation	<input checked="" type="checkbox"/>
<b>Affordable Housing:</b> Over 20% of housing units are projected (not guaranteed) to be affordable, <u>and</u> 20% of tax increment will be set aside for affordable housing uses	<input checked="" type="checkbox"/>
<b>“But for...” Test:</b> Contribution of County property tax increment is necessary precondition for targeted projects	<input checked="" type="checkbox"/>

# Community “Return on Investment”

- Housing, including affordable housing
- Economic revitalization, climate resilience, quality of life
- Sustainable infrastructure investment
- Job creation and wages
- Acceleration of development and related fiscal revenues for City and County general funds
- Attract other funding not otherwise available for City projects



# Affordable Housing

- Based on approved projects and current pipeline, City estimates (but can not guarantee) that affordable housing will exceed 20% of total units within the EIFD (318+ affordable units out of 1,600 total units)
- Separately, City is electing to set aside 20% of EIFD revenues for affordable housing uses within the City, utilizing its public / private / nonprofit partnerships as demonstrated in previous and current affordable housing projects underway (e.g., Homeless to Homeowner Campus, Lakeland Apartments, Santa Fe Springs Village, Habit for Humanity)

# **“But For” Test**

- Successful transit-oriented development (TOD) in the immediate vicinity of the City’s two transit hubs consistent with the City updated General Plan will require investment into the underlying water, sewer, stormwater, and other infrastructure.
- Certain of the EIFD site additionally require remediation to achieve development feasibility.
- The City’s share of the property tax general levy is among the lowest in the State, necessitating a County partnership to reach critical mass of funding capacity.
- The City is already pursuing other sources, including community facilities district (CFD) financing, and additional support from EIFD is still required to meet infrastructure cost needs.

# Potential Next Steps

- Address questions, receive feedback from County
- If the County is interested in partnership, County BOS consideration of non-binding Resolution of Intention (ROI) to partner with City (City adopted its own ROI on June 17<sup>th</sup>, 2025)
- Required public meeting and hearing process with required public noticing (via mail, newspaper, website)
- Potential completion in Q1-Q2 2026



Metro

THANK YOU

Questions?



December \_\_, 2025

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

Dear Supervisors:

**ADOPT A RESOLUTION OF THE BOARD OF SUPERVISORS EXPRESSING THE INTENT  
OF THE COUNTY TO PARTICIPATE IN THE CITY OF SANTA FE SPRINGS ENHANCED  
INFRASTRUCTURE FINANCING DISTRICT  
(ALL DISTRICTS) (3 VOTES)**

**SUBJECT**

Recommendation to adopt a Resolution to express the intent of the County to potentially participate in the Santa Fe Springs Enhanced Infrastructure Financing District.

**IT IS RECOMMENDED THAT THE BOARD:**

1. Approve a Resolution to express the County's intent to participate in the City of Santa Fe Springs Enhanced Infrastructure Financing District if the Board of Supervisors approves the Infrastructure Financing Plan at a later date;
2. Affirm that as a potential participating taxing entity the County will have membership in the newly formed Public Financing Authority; and
3. Find that the proposed Resolution is not subject to the provisions of the California Environmental Quality Act (CEQA) because the action does not meet the definition of a project for reasons stated herein and the reasons reflected in the record.

**PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION**

The purpose of the Resolution of Intent of the Board of Supervisors is to indicate the County's intent to participate in the proposed Santa Fe Springs Enhanced Infrastructure Financing District ("Santa Fe Springs EIFD") in the City of Santa Fe Springs. A future resolution of the Board of Supervisors approving the Infrastructure Financing Plan ("IFP") will be required for the County to formally participate in the EIFD.

On September 29, 2014, the governor approved SB 628, which authorized the formation of EIFDs. An EIFD is a limited tax increment financing district created after the dissolution of redevelopment agencies in 2012. An EIFD allows governmental entities to agree to contribute a portion of their future property tax revenues from a defined district for the construction of certain infrastructure projects. Schools cannot participate in EIFDs, no new taxes are created, and participation in the EIFD is voluntary.

The purpose of the Santa Fe Springs EIFD is to assist in the financing of infrastructure projects that will encourage housing and commercial development in opportunity areas throughout the City. The proposed area is a relatively focused area of 745-acres (approximately 12.8 percent of the total City acreage). Approximately \$60 million of infrastructure projects will be identified including: water facilities, sewer/drainage facilities, broadband/fiber, stormwater treatment, affordable housing, remediation of contaminated/brownfield sites, and Metro station cost match contribution/TOD-supportive infrastructure. The City is also planning to set-aside twenty percent of the EIFD funds for affordable housing.

### **FISCAL IMPACT/FINANCING**

Based on a preliminary fiscal analysis, it appears that the new development activity will generate greater future property taxes for the County net of its contribution to the EIFD, than if the County did not participate in the EIFD and the new development did not occur. Therefore, it is expected the EIFD will have a positive net impact on the County General Fund due to the increased assessed values in the district. If successful, the region will benefit from the EIFD due to the transit-oriented development including new residential and commercial development and job growth. Consistent with Board policy, a detailed fiscal analysis will be provided later in the process when the IFP is completed.

### **IMPLEMENTATION OF STRATEGIC PLAN GOALS**

These actions support the County's Strategic Plan North Star 1 — Make Investments that Transform Lives — by supporting efforts that prevent displacement, increase access to housing stability, develop more affordable housing, sustain home ownership opportunities, and enhance the effectiveness of the County's homeless rehousing system. The City's commitment of twenty percent funding towards affordable housing is also a Board priority.

### **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. The City of Santa Fe Springs has proposed to partner with the County on the EIFD to assist in financing infrastructure projects. Section 53398.63 of the EIFD Law requires the IFP to include: descriptions of the infrastructure improvements and development projects within the EIFD; a plan for financing the infrastructure projects; tax increment projections; limits on the time the EIFD will exist and the dollar amounts the EIFD will receive; and the anticipated incremental tax revenue contributions from the City and County to the EIFD.

The IFP, which will detail the County's anticipated contribution to the EIFD, will be presented to your Board for approval after it has been prepared by the City and reviewed by CEO staff

consistent with Board policy. The IFP must be approved by your Board by resolution before any incremental tax revenue from the County is contributed to the proposed EIFD. The IFP must also be approved by the Public Financing Authority ("PFA"), which is the governing body of the EIFD, at a public hearing to form the proposed Santa Fe Springs EIFD. The Resolution of Intent includes the formation of the PFA, and appointments to the PFA governing body will be made. These appointments include one member of the Board of Supervisors and one member of the public appointed by the Board. The City will appoint three members to the PFA.

### **ENVIRONMENTAL DOCUMENTATION**

The proposed Resolution is not a project pursuant to the California Environmental Quality Act (CEQA) because it is an activity that is excluded from the definition of a project by Section 15378(b) of the State CEQA Guidelines. This proposed action is an administrative activity of the government, which will not result in direct, or indirect changes to the environment.

### **IMPACT ON CURRENT SERVICES (OR PROJECTS)**

Because the development is within the City of Santa Fe Springs, the direct impact on the County for services will be minimal. Benefits of the projects include construction and permanent jobs; new residential units, including low- and moderate-income units; and improved circulation and air quality.

### **CONCLUSION**

At such time as your Board approves the attached Resolution, please return two signed copies to the Chief Executive Office, who will assist in distributing a copy to the City.

Respectfully submitted,

FESIA A. DAVENPORT  
Chief Executive Officer

FAD:JMN:MRM  
RM:cg

Attachment

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

**RESOLUTION OF INTENT OF THE BOARD OF SUPERVISORS OF THE COUNTY OF  
LOS ANGELES TO PARTICIPATE IN THE PROPOSED CITY OF SANTA FE SPRINGS  
ENHANCED INFRASTRUCTURE FINANCING DISTRICT AND NEWLY FORMED PUBLIC  
FINANCING AUTHORITY**

**WHEREAS**, on June 17, 2025, the City Council of the City of Santa Fe Springs ("City Council") approved Resolution No. 9954 which is attached to this Resolution as Exhibit A ("Exhibit A"); and

**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") Exhibit A authorized the initiation of a process to establish an Enhanced Infrastructure Financing District ("EIFD") whose proposed name is the "City of Santa Fe Springs Enhanced Infrastructure Financing District" ("Santa Fe Springs EIFD"); and

**WHEREAS**, the proposed boundaries of the Santa Fe Springs EIFD are identified on a map entitled "Proposed Boundaries of the Santa Fe Springs EIFD" a copy of which is included in Exhibit A; and

**WHEREAS**, the proposed Santa Fe Springs EIFD will be used to finance certain public facilities within the proposed boundaries of the Santa Fe Springs EIFD; and

**WHEREAS**, Exhibit A also established a Public Financing Authority ("PFA") to serve as the governing body of the proposed EIFD and which will also be responsible for implementing the Infrastructure Financing Plan ("IFP") required under EIFD Law; and

**WHEREAS**, the City Council has proposed, as stated in Exhibit A, that the County of Los Angeles participate with the City of Santa Fe Springs in the proposed Santa Fe Springs EIFD as a taxing entity; and

**WHEREAS**, pursuant to Government Code section 53398.51.1 and as stated in Exhibit A, if the County of Los Angeles participates in the proposed Santa Fe Springs EIFD as a taxing entity, a member of your Board, and a member of the public appointed by your Board, shall be members of the PFA.

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

1. The Board intends that the County of Los Angeles ("County") will participate in the Santa Fe Springs EIFD as described in Exhibit A as a taxing entity if the Board of Supervisors approves the IFP at a later hearing date;
2. Pursuant to Government Code section 53398.51.1 and Exhibit A, if the Board of Supervisors subsequently approve the IFP and the County's participation as a taxing entity in the proposed Santa Fe Springs EIFD, the County of Los Angeles will have membership in the newly formed PFA described in Exhibit A. The PFA's membership will include the Los Angeles County Supervisor of the Supervisorial District in which the majority of the territory of the Santa Fe Springs EIFD is located, as well as the Mayor of the City of Santa Fe Springs, one member of the City Council appointed by the City



Council, one member of the public appointed by the Santa Fe Springs City Council, and one member of the public appointed by the Board of Supervisors;

3. City of Santa Fe Springs staff will prepare the IFP in accordance with EIFD Law;
4. The IFP will be presented to the Board of Supervisors at a future regular meeting, for approval;
5. The IFP must be approved by the Board of Supervisors before the County may be considered a participating taxing entity in the Santa Fe Springs EIFD or any incremental tax revenue from the County may be used by the proposed Santa Fe Springs EIFD. The IFP must also be approved by the Board of Supervisors before a public hearing is held for formation of the proposed Santa Fe Springs EIFD and approval of the IFP by the PFA;
6. As stated in Exhibit A, City of Santa Fe Springs staff will be responsible for the distribution of the IFP, and any required California Environmental Quality Act reports, to the PFA, the City of Santa Fe Springs Planning Commission, land owners within the boundaries of the proposed Santa Fe Springs EIFD (as defined under EIFD Law), and each affected taxing entity (as defined under EIFD Law) as required under California Government Code Section 53398.64 for formation of the proposed Santa Fe Springs EIFD;
7. As stated in Exhibit A, the City of Santa Fe Springs City Clerk is responsible for the mailing and publication of notice, as required under EIFD Law (California Government Code Sections 53398.60, 53398.61, 53398.66), for formation of the proposed Santa Fe Springs EIFD. The County of Los Angeles, and its staff, will have no responsibilities for the required mailing and publication of notice;
8. The PFA will hold a public hearing for the establishment of the proposed Santa Fe Springs EIFD and approval of the IFP at the City of Santa Fe Springs Council Chambers. Under no condition, will the PFA hold the public hearing for the establishment of the proposed Santa Fe Springs EIFD and approval of the IFP until the Board of Supervisors has formally approved the IFP;
9. This resolution in no way obligates the County of Los Angeles to use incremental tax revenue to finance public facilities in the proposed Santa Fe Springs EIFD until the Board of Supervisors approves the IFP;
10. This Resolution in no way obligates the PFA to establish the proposed Santa Fe Springs EIFD. As stated in Exhibit A, the establishment of the proposed Santa Fe Springs EIFD and approval of the IFP is contingent upon the approval by the PFA by resolution and ordinance following a public hearing; and
11. This Resolution shall take effect immediately upon its approval by the Board of Supervisors of the County of Los Angeles.

The foregoing resolution was on the \_\_\_\_ day of \_\_\_\_\_ 2025, adopted by the Board of Supervisors of the County of Los Angeles.

EDWARD YEN  
Executive Officer

Board of Supervisors of  
the County of Los Angeles

By \_\_\_\_\_  
Deputy

APPROVED AS TO FORM

DAWYN R. HARRISON  
County Counsel

By \_\_\_\_\_  
Deputy County Counsel

DRAFT

## Exhibit A

DRAFT

**RESOLUTION NO. 9954**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTA FE SPRINGS DECLARING ITS INTENTION TO ESTABLISH THE SANTA FE SPRINGS ENHANCED INFRASTRUCTURE FINANCING DISTRICT TO FINANCE THE CONSTRUCTION, REPAIR, ACQUISITION, AND/OR MAINTENANCE OF CAPITAL IMPROVEMENTS AND FACILITIES, INCLUDING THE ACQUISITION AND/OR REMEDIATION OF LAND FOR SUCH IMPROVEMENTS AND FACILITIES; AND AUTHORIZING CERTAIN OTHER ACTIONS RELATED THERETO**

**WHEREAS**, SB 628, effective as of January 1, 2015, allows a city or county to create a separate government entity known as an "Enhanced Infrastructure Financing District" (EIFD) within a defined area to finance certain infrastructure projects with community-wide benefits; and

**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 of the City of Santa Fe Springs ("Council") is authorized to initiate the process to establish an EIFD; and,

**WHEREAS**, EIFDs are financed through tax increment generated from the growth in property taxes collected from within a designated district boundary. There are no new taxes or impacts to the property owner within an established EIFD; and,

**WHEREAS**, EIFD tax increment may be used to pay for a variety of public facilities and other projects authorized by the EIFD Law within the established EIFD boundaries or outside of the established EIFD boundaries if there is a tangible connection to the work of the EIFD, including but not limited to infrastructure such as roads, utilities, streetscapes, parks and public recreation, or other community facilities. Funding may also be used to facilitate public-private activities by enticing development with infrastructure development and expansion, including new industrial-manufacturing facility construction and repair, and brownfields remediation. Affordable housing, including affordable senior housing, is also an eligible activity; and,

**WHEREAS**, the Los Angeles County Metropolitan Transportation Authority (Metro) has procured an expert team of consultants to provide value capture financing technical support to Los Angeles County jurisdictions with Metro transit infrastructure, including evaluation and implementation services related to EIFD. The Metro Value Capture Support team has prepared analysis at City staff's direction that demonstrates feasibility of EIFD implementation in Santa Fe Springs; and,

**WHEREAS**, the prerequisites set forth in Government Code Section 53398.54 have been complied with prior to the City initiating the creation of or participating in the governance of the EIFD, and the City will provide the required certification to the California Department of Finance ("DOF") in accordance with the EIFD Law; and,

**WHEREAS**, the proposed boundaries of the Santa Fe Springs EIFD are identified on Exhibit A entitled "Proposed Santa Fe Springs EIFD Boundary", a copy which is on file in the office of the City Clerk; and,

**RESOLUTION NO. 9954**

**WHEREAS**, the EIFD will be governed by a Public Financing Authority ("PFA") board which will be responsible for implementing the Infrastructure Financing Plan for the EIFD ("IFP"), and the PFA is required to be established by the City Council at the same time that the Council adopts its intention to form the proposed EIFD; and,

**WHEREAS**, this action is exempt from the California Environmental Quality Act ("CEQA") as an action solely related to financing and is not in-and-of itself a "project" (pursuant to CEQA Guidelines Section 15378) since it does not result in a physical change in the environment because the City has not committed itself to fund any specific projects through the EIFD. However, future actions (such as the funding and/or approval of infrastructure improvements using funding from the EIFD) will be subject to environmental review in accordance with CEQA.

**NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF SANTA FE SPRINGS HEREBY RESOLVES AS FOLLOWS:**

- Section 1. The City Council of the City of Santa Fe Springs proposes and intends to cause the establishment of an EIFD under the provisions of the EIFD Law.
- Section 2. The name proposed for the EIFD shall be the "Santa Fe Springs Enhanced Infrastructure Financing District."
- Section 3. The proposed boundaries of the EIFD are as shown on Exhibit A attached hereto, which are preliminarily approved and on file in the office of the City Clerk and incorporated herein by reference.
- Section 4. The types of public facilities and development proposed to be financed or assisted by the EIFD pursuant to the EIFD Law are those listed on Exhibit B, attached hereto and incorporated herein by reference.
- Section 5. The City Council hereby finds that the EIFD is necessary for the area within the boundaries of the EIFD and the City. The City Council's stated goals for the EIFD are to create a means by which to assist in the provision of public facilities or other specified projects of communitywide significance that provide significant benefits to, promote economic development of, and enhance quality of life within, the boundaries of the EIFD or the surrounding community.
- Section 6. The City Council hereby declares that, pursuant to the EIFD Law and if approved by resolution pursuant to Government Code Section 53398.68, incremental property tax revenue from the City of Santa Fe Springs and some or all other affected taxing entities within the EIFD may be used to finance the activities described in Section 4 and listed on Exhibit B. The incremental property tax financing will be described in an IFP to be prepared for approval by the PFA, the City Council, and the legislative bodies of all participating taxing entities under EIFD Law.
- Section 7. The City or County of Los Angeles may allocate tax revenues derived from
- RESOLUTION NO. 9954**



local sales and use taxes imposed pursuant to the Bradley-Burns Uniform Local Sales and Use Tax Law (Part 1.5 (commencing with Section 7200) of Division 2 of the Revenue and Taxation Code) or transactions and use taxes imposed in accordance with the Transactions and Use Tax Law (Part 1.6 (commencing with Section 7251) of Division 2 of the Revenue and Taxation Code) to the EIFD pursuant to Government Code Section 53398.75.5, if applicable. The City Council does not intend to contribute sales and use taxes or transactions and use taxes to the EIFD.

- Section 8. The City Council hereby establishes the "Public Financing Authority of the Santa Fe Springs Enhanced Infrastructure Financing District" to serve as the governing board of the EIFD:
- A. The PFA membership shall be comprised initially of three members of the City Council appointed by the City Council and two public members selected by the City Council. Members shall serve at the pleasure of the City Council, as the case may be, and shall serve until their successor assumes office.
  - B. The City Council further declares that, pursuant to Government Code Section 53398.51.1, should another taxing entity agree to participate as a taxing entity, then the PFA membership shall be modified in accordance with Government Code Section 53398.51.1. For example, if the County of Los Angeles ("County") agrees to participate as a taxing entity and the participating taxing entities consist of the City and the County, then the PFA membership shall be modified to be two members of the City Council, one member of the County Board of Supervisors ("Board of Supervisors"), one member of the public appointed by the City Council, and one member of the public appointed by the Board of Supervisors. Members shall serve at the pleasure of their respective appointing legislative bodies and shall serve until their successor assumes office.
  - C. The legislative body of each participating taxing entity may appoint one of its members to be an alternate member of the PFA board who may serve and vote in place of a member who is absent or disqualifies themselves from participating in a meeting of the PFA.
  - D. The members are subject to compliance with the EIFD Law and all applicable ethics laws, including Article 2.4 (commencing with Section 53234) of Chapter 2 of the Government Code.
  - E. The City Council, and the governing bodies of any other participating entities shall comply with Government Code Section 54974.

- Section 8. The City Council hereby sets the time and place for a public hearing of the PFA regarding the proposed EIFD and IFP, to be held on December 2, 2025, at 6:00 p.m., or as soon thereafter as the matter may be heard, at City Hall Council Chambers, 11710 Telegraph Road, Santa Fe Springs, CA

90670.

- Section 9. Pursuant to Government Code Section 53398.60, the City Clerk is hereby directed to mail a copy of this Resolution to the PFA and each owner of land (as defined in the EIFD Law), or alternatively with respect to the owners of land may mail a single-page notice of intention identified in Government Code Section 53398.60(b), within the EIFD and to each affected taxing entity (as defined in the EIFD Law). In addition, the City Clerk is hereby directed to cause notice of the public hearing to be published not less than once a week for four successive weeks in a newspaper of general circulation published in the City. The notice shall state that the EIFD will be used to finance public works, briefly describe the facilities, briefly describe the proposed financial arrangements, including the proposed commitment of incremental tax revenue, describe the boundaries of the proposed EIFD 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.
- Section 10. The Successor Agency to the Redevelopment Agency of the City of Santa Fe Springs (Successor Agency) has received a finding of completion, as specified in California Health and Safety Code Section 34179.7.
- Section 11. In accordance with Government Code Section 53398.54, the City certifies to the DOF and to the PFA that no former Redevelopment Agency of the City of Santa Fe Springs (Former RDA) assets that are the subject of litigation involving the State of California, where the City or the Successor Agency are a named plaintiff, have been or will be used to benefit any efforts of the EIFD unless the litigation and all possible appeals have been resolved in a court of law. The City Clerk is authorized and directed on behalf of the City to provide or make this certification to the DOF within 10 days after the City Council's action to participate in the EIFD pursuant to Government Code Section 53398.68 or the City Council's action to form the EIFD pursuant to Government Code Section 53398.69, by delivery of a copy of the appropriate Resolution or signing a separate certification, if and as required by the DOF.
- Section 12. The State Controller has completed its review as specified in California Health and Safety Code Section 34167.5 of asset transfers between the Former RDA, the City or any other public agency. The Successor Agency and the City have complied with all of the State Controller's findings and orders stemming from such review.
- Section 13. This Resolution in no way obligates the PFA to establish any EIFD.
- Section 14. If any section, subsection, phrase or clause of this Resolution is for any reason found to be invalid, such section, subsection, phrase or clause shall be severed from, and shall not affect the validity of, all remaining portions of this Resolution that can be given effect without the severed portion.

Section 15. This Resolution shall take effect immediately upon its adoption.

Section 16. The City Manager, or designee, are hereby authorized and directed to take all actions necessary or advisable to give effect to the transactions contemplated by this Resolution.

Section 17. The City Clerk of the City of Santa Fe Springs shall certify as to the adoption of this Resolution.

ADOPTED and APPROVED this 17<sup>TH</sup> day of June 2025 by the following vote:

AYES: Councilmembers Mora, Martin, Rodriguez, Mayor Pro Tem Zamora, and Mayor Rounds

NOES: None

ABSENT: None

ABSTAIN: None

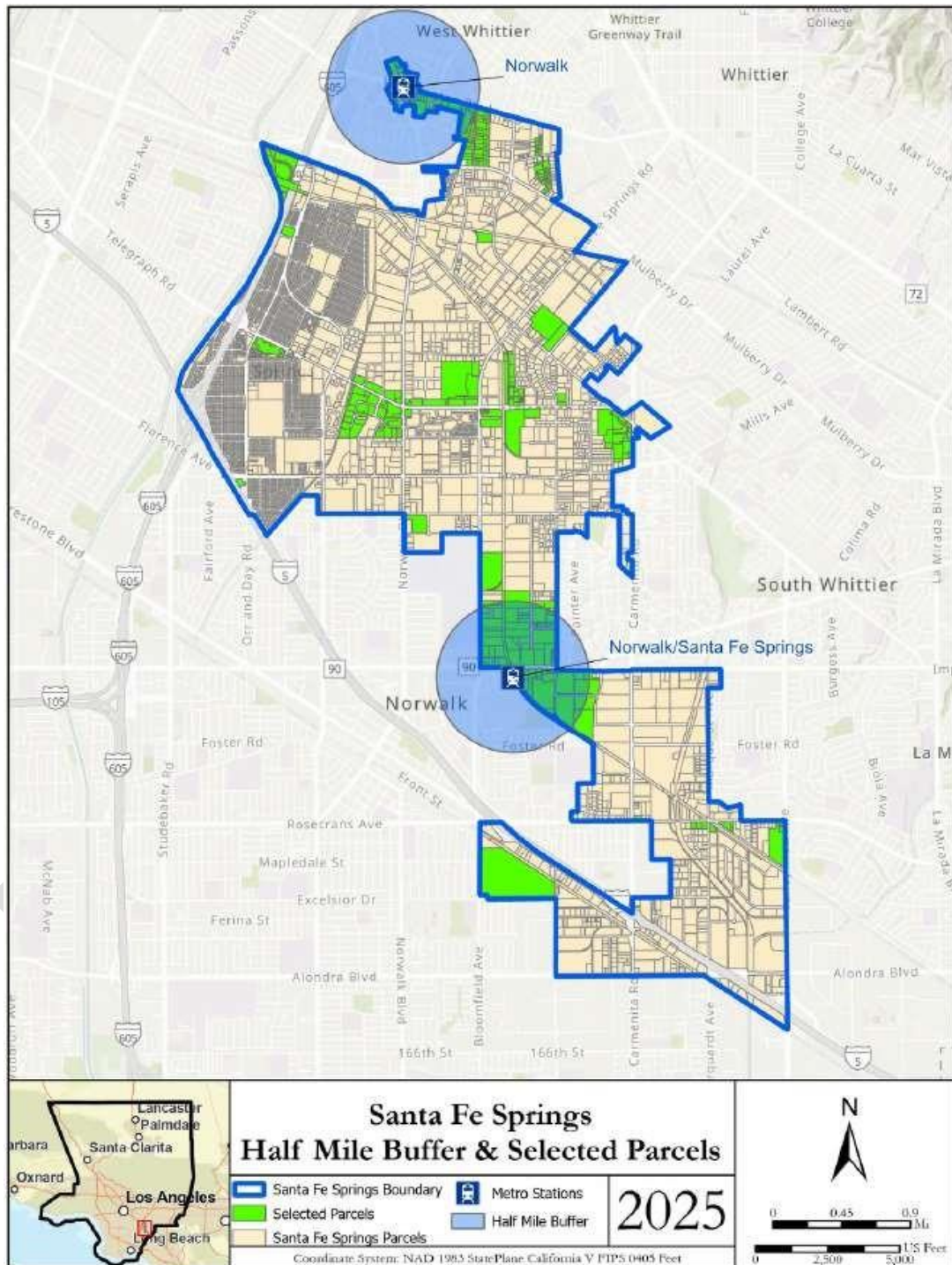
  
\_\_\_\_\_  
William K. Rounds, Mayor

ATTEST:

  
\_\_\_\_\_  
Fernando N. Munoz, CMC  
City Clerk

RESOLUTION NO. 9954

## Proposed Santa Fe Springs Enhanced Infrastructure Financing District (EIFD) Boundaries



Proposed EIFD parcels are highlighted in green (approx. 745 acres).

Santa Fe Springs City boundaries and transit station radii are noted for reference only.





# Legislative Update

## Economic Development Policy Committee

**Griselda Nuñez-Herrera**

CEO- Legislative Affairs and  
Intergovernmental Relations

October 16, 2025

**CEO.**



# State Budget Update

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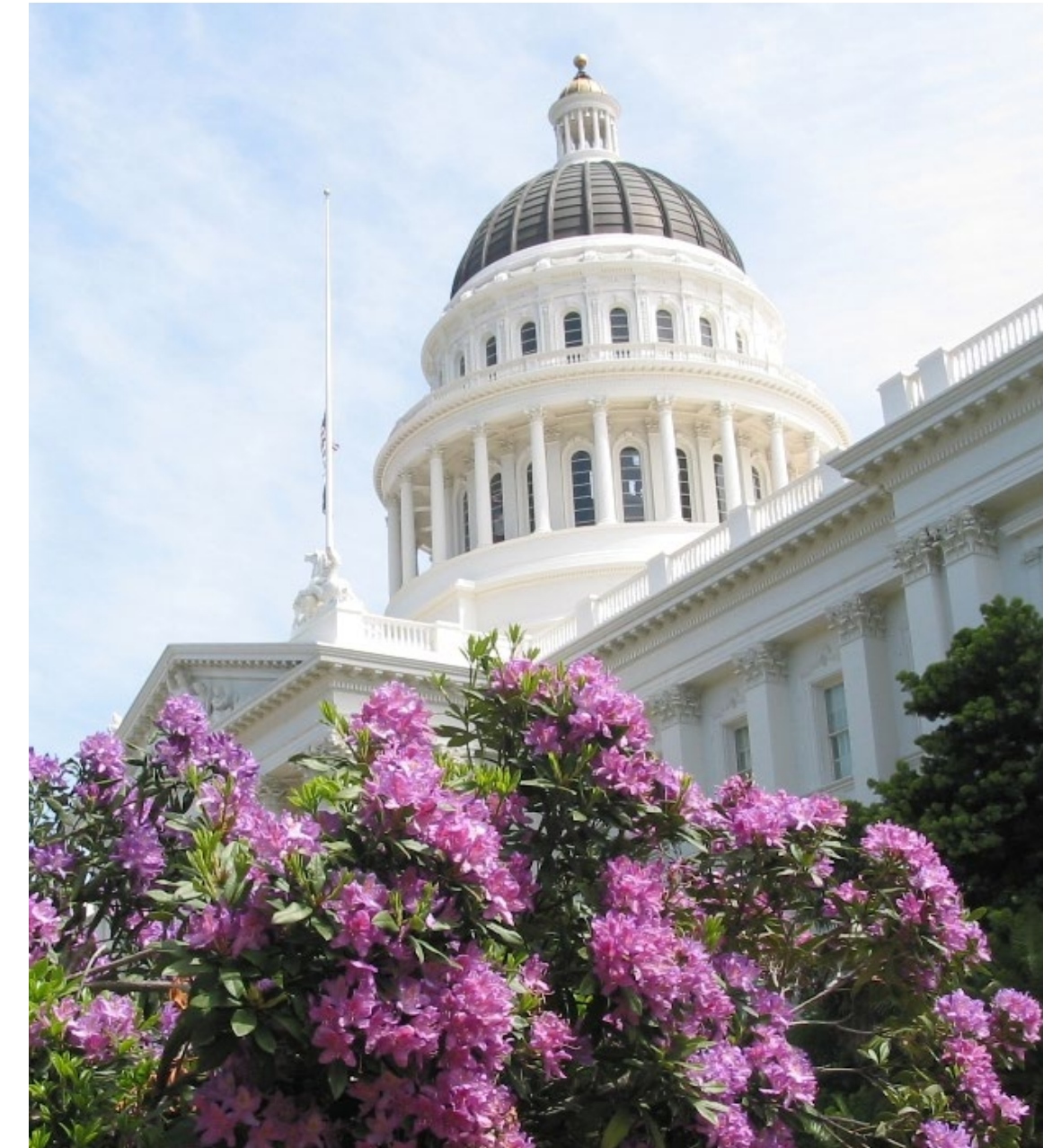
## Fiscal Year (FY) 2025 - 26 State Budget End of Session Trailer Bills

### **AB 149 – Public Resources Trailer Bill (SIGNED)**

Expands CAL FIRE's staffing mandate from only hand crews to all permanent firefighting personnel, allowing broader workforce expansion to meet wildfire needs.

### **SB 155 – Governor's Office of Business and Economic Development: California Civic Media Program (Pending)**

Appropriates \$10 million to the California Civic Media Fund administered by the Office of Business and Economic Development (GO-Biz)





## Signed Legislation

- **County-Supported AB 1138 (Zbur/Allen)** – California Film Tax Credit
  - **Status:** Signed into law on July 3. Effective immediately.
- **County-Supported AB 323 (Fong)** – Strong Workforce Program: Work-based Learning Opportunities
  - **Status:** Signed into law on October 3. Effective January 1, 2026.
- **County-Sponsored SB 782 (Perez)** - EIFD: Climate Resilience Districts
  - **Status:** Signed into law on October 10. Effective immediately.
- **County-Supported AB 338 (Solache)** – Workforce Development: The Counties of Los Angeles and Ventura: 2025 wildfires.
  - **Status:** Signed into law on October 10. Effective immediately.



# 2026 Legislative Deadlines

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- **January 1, 2026** – Bills take effect, unless there is an urgency statute.
- **January 5, 2026** – The Legislature Reconvenes.
- **January 10, 2026** – Budget must be submitted by the Governor.
- **February 20, 2026** – Last day for bills to be introduced.



Thank you.