



Board of Supervisors Workforce and Economic Development Cluster

DATE: May 21, 2026

TIME: 2:30 pm

MEETING CHAIR: Annette Trejo, 1st Supervisorial District

DEO MEETING FACILITATOR: 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 140-A (1st 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

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

- None

III. Presentation/Discussion Item(s)

- Updates about Altadena Wildfire Recovery Infrastructure Financing District
- Updates about Unincorporated Santa Monica Mountains Wildfire Disaster Recovery Financing District
- Santa Fe Springs Enhanced Infrastructure Financing District
- Downey Enhanced Infrastructure Financing District
Bob Moran, Chief Executive Office – Budget & Operations Management Branch

IV. Public Comment

V. 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

**City of Santa Fe Springs
Enhanced Infrastructure Financing District (EIFD)
Presentation of Draft Infrastructure Financing Plan (IFP)
to Economic Development Policy Committee**

May 21, 2026



Metro



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



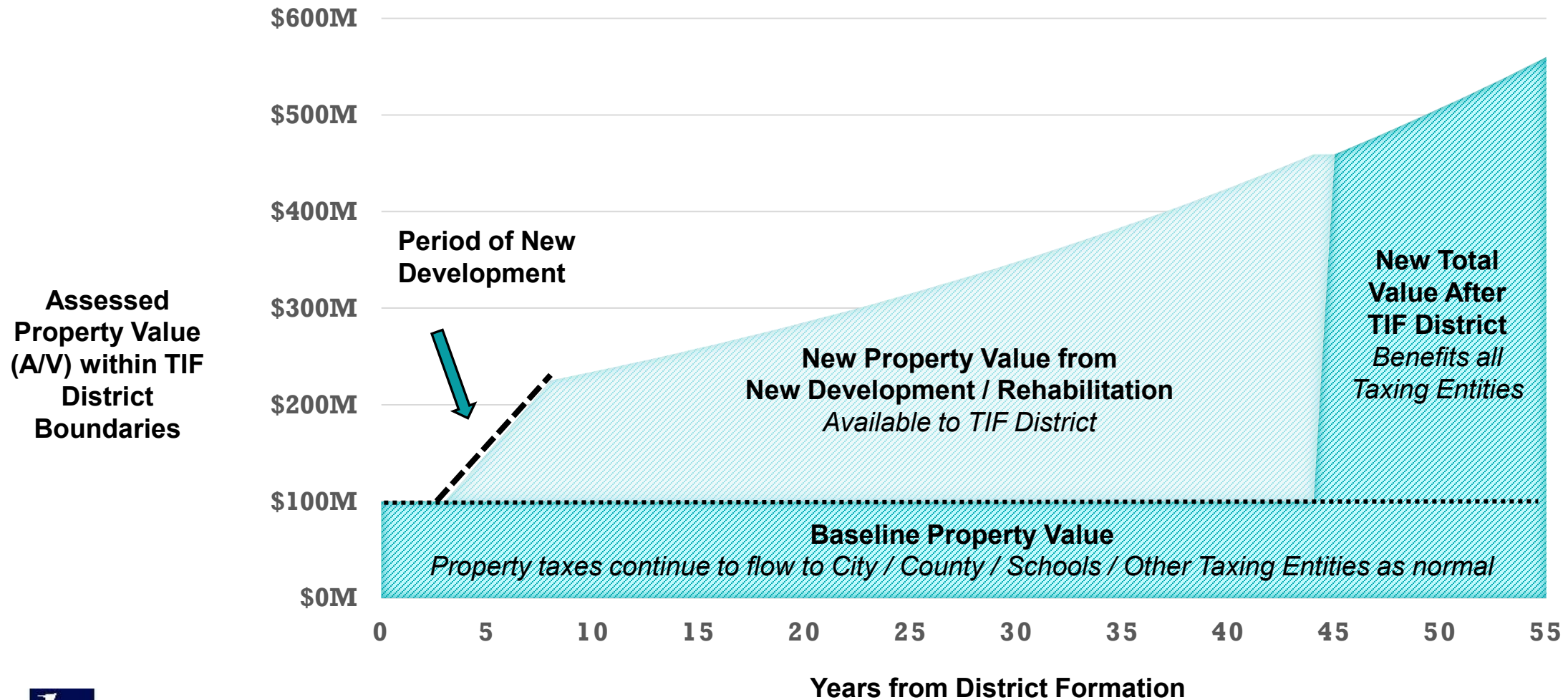
Executive Summary

- Santa Fe Springs has evaluated the use of an Enhanced Infrastructure Financing District (EIFD) to capture value from potential new development to fund critical infrastructure and community investment priorities without increasing taxes
- City Council adopted a Resolution of Intention (ROI) to form the EIFD on June 17, 2025
- County Board of Supervisors adopted a Resolution of Intention (ROI) to participate in the EIFD on December 2, 2025
- Los Angeles County Metro is providing funding and technical advisory through its Value Capture Support program
- Public Financing Authority (PFA) met February 4, 2026 to adopt PFA Bylaws and direct preparation of the Infrastructure Financing Plan (IFP)
- PFA met April 20, 2026 to hear a presentation of the draft IFP from staff and consultants and address questions, but take no action

Introduction and Background

- Public notices regarding the EIFD have been mailed, information was posted on a dedicated website, and notices were also published in the newspaper, as required by law, to inform property owners and residents within the EIFD
- City Council is now being asked to consider approval of the governing IFP, including the proposed allocation of a portion of future City property tax increment within the EIFD boundary
- Next steps include two additional PFA public hearings and County Board of Supervisors approval – completion targeted before August 2026

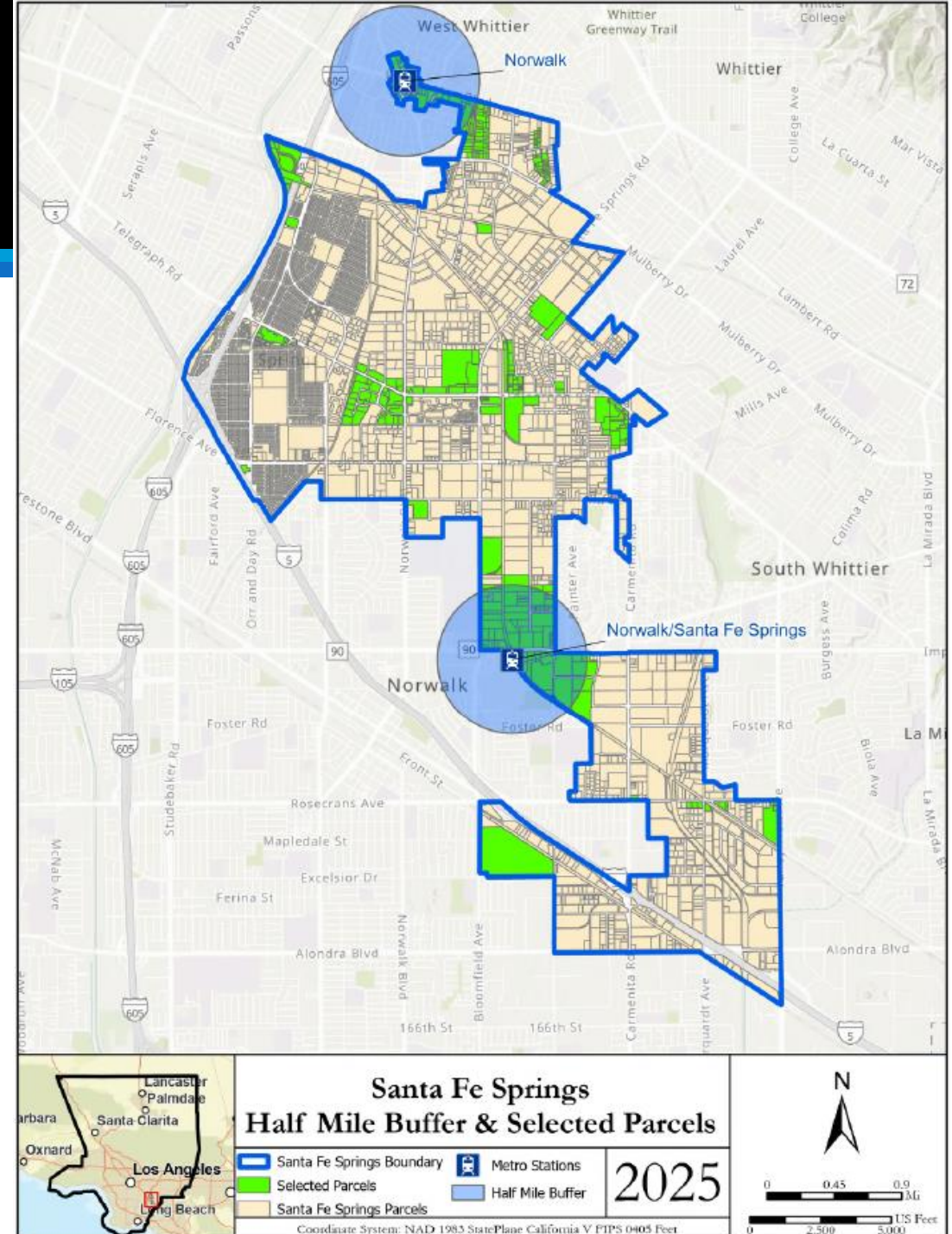
Tax Increment Financing (TIF) Overview – Not a New Tax



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

Draft EIFD Boundaries

- 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)



Estimated EIFD Funding Allocation

#	PROJECT <i>(within City of Santa Fe Springs with tangible benefit to properties within EIFD)</i>	ESTIMATED ALLOCATION <i>(present-value)</i>	ESTIMATED TIMING
1	Affordable Housing Development in Santa Fe Springs (20% Minimum County Requirement)	\$12,000,000	Year 1 to Year 50 of EIFD Lifetime
2	<ul style="list-style-type: none"> • Water facilities • Sewer / drainage facilities • Broadband internet / fiber improvements • Stormwater treatment facilities • Transportation improvements • Remediation of contaminated / Brownfield sites • Metro station cost match contribution / transit-oriented development (TOD) supportive infrastructure 	\$48,000,000	
	Estimated Total EIFD Budget Allocation	\$60,000,000	<i>(present value dollars)</i>

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	\$350,000 per unit	\$455 million
Residential (Affordable)	318 units	<i>Tax-exempt</i>	<i>Tax-exempt</i>
Commercial / Retail	70,000 SF	\$350 PSF	\$25 million
Industrial / Flex	950,000 SF	\$200 PSF	\$190 million
Total New Development Assumed within EIFD Study Area			\$670 million

Draft Financing Section Terms

- City commits **50%** of its future property tax increment within the boundary for approx. 50 years (remaining portion flows to General Fund)
- County matches the City’s allocation dollar-for-dollar, equivalent to ~**11%** of its future property tax increment within the boundary for approx. 50 years (remaining portion flows to General Fund)

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.

Proposed Enhanced Infrastructure Financing District (EIFD) for City of Santa Fe Springs

County Contribution / Development Scenarios

Scenario	County Contribution to EIFD	City Contribution to EIFD	Infrastructure projects funded by the EIFD	Estimated development projects	Total Net to County (50-years)	Total Net to County (NPV/current \$)
1 Base Case (No EIFD)	0%	0%			\$ 196,614,083	\$ 73,966,872
2 EIFD as proposed	4.50%	4.52%	EIFD will fund \$60 million infrastructure projects (Affordable Housing, water facilities, sewer/drainage, broadband/internet, stormwater, transportation improvements, remediation of contaminated sites, and Metro station cost match)	1,600 residential units, 70,000 sf commercial/retail, 950,000 sf of industrial/flex	\$ 373,671,556	\$ 151,309,896

Net Impact to County General Fund:

\$ 177,057,473 \$ 77,343,024

Notes

Scenario 1 *No EIFD, no new projects. Net to County \$ is from tax revenue for parcels within the proposed EIFD project area with Assessed Values projected at 2% annual growth.*

Scenario 2 *City to contribute 50% of its 9% share (property tax & MLVF); County to contribute 11% of its 41% share. The City and County contributions to the EIFD (50-years) will be limited to the amount to sufficiently fund the identified infrastructure projects. Excess EIFD revenues will be returned to the City and County once the \$60 million of infrastructure projects are fully funded. The net to County represents the total County share of the estimated tax increment less the County's contribution to the EIFD.*

County of Los Angeles EIFD/CRIA Participation Policy

<p>Property Tax Increment:</p> <ul style="list-style-type: none"> • Minimum \$0.15 City share (not including MVLF and other sources) • City share contributed \geq County share contributed • County contributes less than 100% of its share 	<input checked="" type="checkbox"/>
<p>Fiscal Analysis: Positive net impact to County General Fund</p>	<input checked="" type="checkbox"/>
<p>Board Priorities: Supports affordable housing, homeless prevention, workforce development, or sustainability</p>	<input checked="" type="checkbox"/>
<p>Regional and Community Significance: As related to Board priorities above, job creation, blight removal, or improvements to regional transportation</p>	<input checked="" type="checkbox"/>
<p>Affordable Housing: 20% of rental housing must be affordable</p>	<input checked="" type="checkbox"/>
<p>“But for...” Test: Contribution of County property tax increment is necessary precondition for targeted projects</p>	<input checked="" type="checkbox"/>

Potential EIFD Formation Schedule

Target Date	Task
COMPLETE June 17, 2025	a) City Council adopts Resolution of Intention (ROI) to form EIFD and formally establish PFA Board
COMPLETE December 2, 2025	b) County Board of Supervisors adopts ROI to participate with the City in the EIFD
COMPLETE February 4, 2026	c) PFA meets to direct the drafting of the Infrastructure Financing Plan (IFP)
COMPLETE April 2026	d) Distribute draft IFP to property owners, affected taxing entities, City Council, County Board of Supervisors, planning commission
COMPLETE April 20, 2026	e) PFA holds an initial public meeting to present the draft IFP
June 4, 2026	f) City Council considers resolution approving IFP
June 30, 2026	g) County Board of Supervisors considers resolutions approving IFP
June 2026	h) PFA holds first public hearing to hear additional comments and take action to modify or reject IFP
July 2026	i) PFA holds second public hearing to consider oral and written protests and take action to terminate proceedings or adopt IFP and form the district by resolution

Next Steps / Actions Items

- For the Board of Supervisors (June 30, 2026):
 - a) Consider adoption of Resolution approving EIFD Infrastructure Financing Plan (IFP) and allocation of a portion of City's future property tax increment within EIFD boundary
- SFS EIFD website:
https://www.santafesprings.gov/city_council/city_council_commissions__committees/agendas_and_minutes/enhanced_infrastructure_financing_district_public_financing_authority.php



Metro

THANK YOU

Questions?



**Chief
Executive
Office.**

COUNTY OF LOS ANGELES

Kenneth Hahn Hall of Administration
500 West Temple Street, Room 713, Los Angeles, CA 90012
(213) 974-1101 ceo.lacounty.gov

CHIEF EXECUTIVE OFFICER

Fesia A. Davenport

June 30, 2026

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 APPROVING THE
COUNTY'S PARTICIPATION IN THE CITY OF SANTA FE SPRINGS ENHANCED
INFRASTRUCTURE FINANCING DISTRICT AND APPROVING THE
INFRASTRUCTURE FINANCING PLAN
(FOURTH DISTRICT) (3-VOTES)**

SUBJECT

Approve a resolution authorizing the Los Angeles County's (County) participation in the City of Santa Fe Springs Enhanced Infrastructure Financing District (EIFD) and contribution of incremental property tax revenue to the District to finance approved infrastructure projects.

IT IS RECOMMENDED THAT THE BOARD:

1. Find that the enclosed Resolution is not subject to the provisions of the California Environmental Quality Act (CEQA) for the reasons stated in this letter;
2. Adopt the enclosed Resolution to authorize the County to participate in and contribute incremental property tax revenue to the City of Santa Fe Springs EIFD;
3. Approve the EIFD's Infrastructure Financing Plan attached to the Resolution; and
4. Designate the Supervisor of the Supervisorial District in which the City of Santa Fe Springs EIFD is located as a member of the public financing authority that is the governing body for the District.



PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

The purpose of the City of Santa Fe Springs EIFD is to finance \$60 million of much needed infrastructure projects in the City of Santa Fe Springs. Infrastructure projects will include water facilities, sewer/drainage projects, broadband internet/fiber improvements, stormwater treatment facilities, transportation improvements, remediation of contaminated/brownfield sites, and affordable housing (20 percent of the EIFD's tax increment will be set aside for affordable housing).

Anticipated future development is expected to include: 1) 1,620 new residential units (including 320 affordable units); 2) 70,000 square feet of retail and commercial space; and 3) 950,000 square feet of industrial/flex space.

Implementation of Strategic Plan Goals

These actions support the County's Strategic Plan North Star 3 — Realize Tomorrow's Government Today — by strengthening our internal controls and processes while being cognizant of efficiency to continue good stewardship of the public trust and fiscal responsibility. The EIFD's list of projects also includes a twenty percent set-aside for affordable housing units. Affordable housing is a Board priority.

FISCAL IMPACT/FINANCING

Consistent with Board of Supervisors (Board) Policy for evaluating EIFDs, the Chief Executive Office (CEO) conducted a fiscal analysis of the EIFD. This analysis was presented to the County's Economic Development Policy Committee on May 21, 2026, and indicated the following:

- The County's contribution of 11 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 those listed above;
- There is a cap on the County's contribution, and once the EIFD receives the sufficient property tax increment to fully fund the \$60 million of infrastructure projects, any excess will be returned by the EIFD to the City and County; 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 General Fund of approximately \$77.0 million (in current dollars), which reflects

the difference between the estimated growth in future property taxes due to the EIFD and a base case without the growth of the EIFD.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS/NEXT STEPS

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 and/or property tax in lieu of Vehicle License Fees 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 two of the five members appointed by the County.

If approved, the County will begin participating in the EIFD and contribute 11 percent of its share of future property tax increments generated in the EIFD project area. In accordance with EIFD law, the EIFD's Public Financing Authority has been established, and includes the Fourth District Supervisor (represented by a designee), and a member of the public appointed by the Board.

The attached resolution, which includes the Infrastructure Financing Plan, includes the provisions necessary for the County to begin participating in the EIFD. Upon approval by the Board, the EIFD will require final approval by the Public Financing Authority.

ENVIRONMENTAL DOCUMENTATION

The recommended actions are not a project pursuant to CEQA, because they are an activity that is excluded from the definition of a project by Section 15378(b) of the State CEQA Guidelines. This proposed action is the creation of a government funding mechanism, a fiscal activity which does not involve any commitment to any specific project, which may result in a potentially significant physical impact on the environment.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

Because the proposed EIFD project area lies within the City of Santa Fe Springs, the impact of the projects on the County General Fund will be minimal.

Board Policy 3.106 defines the role of the CEO, in conjunction with County Counsel and the Auditor-Controller, in evaluating EIFD proposals. Specifically, the evaluation should include a fiscal analysis conducted by the CEO that demonstrates a positive net impact to the County General Fund. In addition to supporting economic development, the

The Honorable Board of Supervisors
June 30, 2026
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proposed EIFD must align with established Board priorities in one or more of the following areas: 1) affordable housing; 2) homeless prevention; 3) workforce development; or 4) sustainability.

CEO staff reviewed the City of Santa Fe Springs EIFD and believes that it is consistent with State Law and the County Board Policy on EIFDs. Therefore, the CEO recommends the Board approve the resolution for the County's participation in the City of Santa Fe Springs EIFD.

CONCLUSION

Upon Board approval, please return two signed copies of the Resolution and two stamped copies of the adopted Board letter to the CEO, who will assist in distributing a copy to the City of Santa Fe Springs.

Respectfully submitted,

JOSEPH M. NICCHITTA
Acting Chief Executive Officer

JMN:MRM
RM:cg

Enclosure

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

**RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COUNTY OF
LOS ANGELES AUTHORIZING COUNTY PARTICIPATION IN THE CITY OF SANTA FE
SPRINGS ENHANCED INFRASTRUCTURE FINANCING DISTRICT TO FINANCE THE
CONSTRUCTION OF PUBLIC INFRASTRUCTURE PROJECTS AND APPROVING THE
INFRASTRUCTURE FINANCING PLAN**

WHEREAS, pursuant to Chapter 2.99 of Part 1 of Division 2 of Title 5 of the California Government Code (commencing with Section 53398.50) (the "EIFD Law"), to provide local agencies, excluding schools, a means to finance and fund infrastructure projects that will create transit priority projects and implement sustainable community plans, housing units, and construct facilities to house providers of consumer goods and services in the communities served by these efforts; and

WHEREAS, on December 2, 2025, the Board of Supervisors of the County of Los Angeles ("Board") initiated proceedings for the establishment of the Santa Fe Springs Enhanced Infrastructure District ("District") by approving a Resolution of Intent; and

WHEREAS, in accordance with Section 53398.54, the City of Santa Fe Springs ("the City") complied with the prerequisites prior to initiating the creation of and participating in the governance of the EIFD and provided the required certification to the Department of Finance in accordance with the EIFD Code; and

WHEREAS, the City on June 4, 2026, approved Resolution No. _____, the Infrastructure Financing Plan ("IFP") and the establishment of the Santa Fe Springs EIFD to finance certain public facilities; and

WHEREAS, the Public Financing Authority ("the PFA"), consistent with EIFD Law held the first public hearing on February 4, 2026, and held the second on April 20, 2026, to receive comments from the public, and will hold a third public hearing at a future date to adopt the IFP; and

WHEREAS, the IFP contains a description of the public facilities to be funded by the EIFD, and a map of the boundaries of the EIFD, which is included in the IFP attached to this resolution as Attachment 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 County participation in the Santa Fe Springs EIFD and the attached IFP for the Santa Fe Springs EIFD is hereby approved.
2. In approving the IFP, the Board specifically acknowledges and approves the following:
 - a) Commitment and contribution to the District of eleven percent 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 County's annual commitment and contribution of property tax increment shall not be greater than the City's commitment of property tax increment and property tax in lieu of vehicle licensing fees (VLF), as outlined in the IFP;
 - c) It is the intent of the EIFD to fund the list of \$60 million (present value dollars) in infrastructure projects listed in Table 2 of the IFP;
 - d) The EIFD will annually fund the projects described in Table 2 of the IFP;
 - e) The City established the governing board of the EIFD (PFA) in its Resolution of Intent (City of Santa Fe Springs Resolution No. 9954 of June 17, 2025). Consistent with Government Code 533398.51, the PFA's membership shall include the County of Los Angeles Supervisor of the District in which the EIFD is located, two members of the Santa Fe Springs City Council, and two members of the public (one each appointed by the City and County); and
 - f) There shall be an annual 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 City and County contributions more than remaining bond payments shall be returned by the District to the City and 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.
4. The County Board of Supervisors hereby approves the severability of this Resolution, if for any reason a section, subsection, phrase, or clause of this Resolution is found to be invalid, such section, subsection, phrase, or clause shall be severed from, and not affect the validity of, all remaining portions of this Resolution that can be given effect without the severed portion

The foregoing resolution was on the 30th day of June, 2026, 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

CITY OF SANTA FE SPRINGS ENHANCED INFRASTRUCTURE FINANCING DISTRICT

INFRASTRUCTURE FINANCING PLAN

Prepared For:

The City of Santa Fe Springs and the County of Los Angeles



Prepared by the Los Angeles County Metropolitan Transportation
Authority (Metro) Value Capture Support Advisory Team:

Morgner
Kosmont Companies
NBS

APRIL 2026

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- Appendix B: Legal Description of the Santa Fe Springs EIFD
- Appendix C: Projected Tax Increment Revenue Analysis
- Appendix D: Fiscal Impact Analysis

1.0 Introduction

1.1 Background & Purpose

The proposed Santa Fe Springs Enhanced Infrastructure Financing District (“Santa Fe Springs EIFD” or “District”) will serve as a catalyst for private development and critical regional infrastructure with transformative potential for the City of Santa Fe Springs (“City”) and larger County of Los Angeles (“County”) region. The Santa Fe Springs EIFD encompasses approximately 745 acres of land, representing approximately 13% of the total land area within the City. The Santa Fe Springs EIFD includes various specific housing and blended-use development opportunity sites within the City that stand to benefit from catalytic infrastructure improvements with communitywide and regional benefit. The District represents a partnership between the City and the County, and as such, will be funded by property tax increment from both taxing entities.

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

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

- a) A map and legal description of the District, [included herein as Appendix A and Appendix B, respectively.](#)
- b) A description of the public facilities and other forms of development or financial assistance that is proposed in the area of the district, including those to be provided by the private sector, those to be provided by governmental entities without assistance under this chapter, those public improvements and facilities to be financed with assistance from the proposed district, and those to be provided jointly. The description shall include the proposed location, timing, and costs of the development and financial assistance. [This information is included in Section 3 of this IFP.](#)
- c) If funding from affected taxing entities is incorporated into the financing plan, a finding that the development and financial assistance are of communitywide significance and provide significant benefits to an area larger than the area of the district. [This information is included in Section 4 of this IFP.](#)
- d) A financing section ([included in Section 5 of this IFP](#)), which shall contain all of the following information:
 - a. A specification of the maximum portion of the incremental tax revenue of the city or county and of each affected taxing entity proposed to be committed to the district for each year during which the district will receive incremental tax revenue. The portion need not be the same for all affected taxing entities. The portion may

change over time. The maximum portion of the City's property tax increment to be committed to the District will be 50% throughout the duration of the District lifetime. Beyond the City's standard "AB8" property tax (general fund and recreation and parks apportionments), this includes the City's allocation of incremental property tax in lieu of motor vehicle license fees ("MVLf") and incremental successor agency Redevelopment Property Tax Trust Fund ("RPTTF") residual revenues. The maximum portion of the County's property tax increment to be committed to the District will be 11% throughout duration of the District lifetime (approximating a County dollar match of the City allocation). This includes the County's incremental standard "AB8" property tax (general fund apportionment) and incremental RPTTF residual revenues, but not the County's incremental property tax in lieu of MVLf.

- 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 from each participating taxing entity by year over the course of the projected District lifetime. These projections are based on research and analysis of available data at the time of IFP preparation for purposes of illustration. Actual results may differ from those expressed in this document. Appendix C provides additional detail for the projected revenue analysis.
- c. A plan for financing the public facilities to be assisted by the district, including a detailed description of any intention to incur debt. Section 5.4 of this IFP includes a plan for financing the public facilities to be assisted by the District. The Public Financing Authority ("PFA") governing the District intends to incur debt only when it is financially prudent to do so. It is estimated at this time that the Santa Fe Springs EIFD will contribute approximately \$60 million in present-value dollars to public improvements and affordable housing projects from a combination of bond or loan proceeds (multiple issuances may be necessary) and pay-as-you-go funding over the District lifetime. This is equivalent to approximately \$152 million in nominal dollars (i.e., not adjusting for inflation or the purchasing power of money).
- 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 \$400,000,000 (nominal dollars) over the District lifetime. This represents a maximum allocation of \$200,000,000 from the City and \$200,000,000 from the County over the District lifetime (nominal dollars). This cap is intended to provide capacity for future financings in a scenario where actual revenues exceed projections.

- 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, 2080. This IFP assumes that the base year for the District will be Fiscal Year 2025-2026 and that the District will begin receiving tax revenues in Fiscal Year 2026-2027.
 - f. An analysis of the costs to the city or county of providing facilities and services to the area of the district while the area is being developed and after the area is developed. The plan shall also include an analysis of the tax, fee, charge, and other revenues expected to be received by the city or county as a result of expected development in the area of the district. Appendix D to this IFP includes, as part of the Fiscal Impact Analysis, an analysis of the costs to the City and County for providing facilities and services to the area of the District. It is estimated that, at Year 20 of the District lifetime (assumed stabilized buildout of District area), annual costs to the City will be approximately \$7.8 million, and annual costs to the County will be approximately \$2.6 million to service the area of the District.
 - g. An analysis of the projected fiscal impact of the district and the associated development upon each affected taxing entity. Appendix D to this IFP includes an analysis of the projected fiscal impact of the District and the associated development upon both the City and the County, as the only two affected taxing entities that are contributing tax increment revenues to the District. It is estimated that, at Year 20 of the District lifetime, the District area will generate an annual net fiscal surplus of approximately \$711,500 to the City and an annual net fiscal surplus of approximately \$3.69 million to the County.
 - h. A plan for financing any potential costs that may be incurred by reimbursing a developer of a project that is both located entirely within the boundaries of that district and qualifies for the Transit Priority Project Program, pursuant to Section 65470, including any permit and affordable housing expenses related to the project. At this time, the PFA does not intend to finance any potential costs that may be incurred by reimbursing a developer of a project that is both located entirely within the boundaries of the District and qualifies for the Transit Priority Project Program, pursuant to Section 65470.
- e) If any dwelling units within the territory of the district are proposed to be removed or destroyed in the course of public works construction within the area of the district or private development within the area of the district that is subject to a written agreement with the district or that is financed in whole or in part by the district, a plan providing for

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

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

DRAFT

2.0 Description of the Proposed District

The Santa Fe Springs EIFD encompasses approximately 745 acres of land, representing approximately 13% of the total land area within the City. The Santa Fe Springs EIFD includes various specific housing and blended-use development opportunity sites within the City that stand to benefit from catalytic infrastructure improvements with communitywide and regional benefit. Appendix A includes a map of the proposed District, and Appendix B is a legal description of the District.

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3.0 Description of Proposed Facilities and Development

3.1 Anticipated Future Private Development

Anticipated future private development within the EIFD boundary is summarized in Table 1 below. Buildout and absorption of these land uses are forecasted in the first 20 years of the District lifetime.

Table 1: Anticipated Future Development

Development Type	SF / Units	AV Per SF / Unit	Estimated AV at Buildout (2025\$)
Residential – Market Rate	1,300 units	\$350,000 per unit	\$455 million
Residential – Affordable	318 units	<i>Property tax exempt</i>	\$0
Commercial / Retail	70,000 SF	\$350 per SF	\$25 million
Industrial / Flex	950,000 SF	\$200 per SF	\$190 million
Estimated Total			\$670 million

3.2 Public Facilities to be Financed with Assistance from the Santa Fe Springs EIFD

The PFA intends to utilize the District to contribute approximately \$60 million (in present value dollars) of funding to infrastructure and affordable housing projects of communitywide and regional significance over the District lifetime. This is equivalent to approximately \$152 million in nominal dollars (i.e., not accounting for inflation or the purchasing power of money). Table 2 outlines an estimate of anticipated EIFD budget allocation over the District's lifetime.

Table 2: Estimated EIFD Funding Allocation

#	PROJECT <i>(within City of Santa Fe Springs with tangible benefit to properties within EIFD)</i>	ESTIMATED ALLOCATION <i>(present-value)</i>	ESTIMATED TIMING
1	Affordable Housing Development in Santa Fe Springs (20% Minimum County Requirement)	\$12,000,000	Year 1 to Year 50 of EIFD Lifetime
2	<ul style="list-style-type: none"> • Water facilities • Sewer / drainage facilities • Broadband internet / fiber improvements • Stormwater treatment facilities • Transportation improvements • Remediation of contaminated / Brownfield sites • Metro station cost match contribution / transit-oriented development (TOD) supportive infrastructure 	\$48,000,000	
Estimated Total EIFD Budget Allocation		\$60,000,000	<i>(present value dollars)</i>

Pursuant to Project #1 identified in Table 2, the EIFD will implement a 20% affordable housing set-aside for the acquisition, construction, or rehabilitation of housing for persons of very low, low, and moderate income, as defined in Sections 50105 and 50093 of the Health and Safety Code, for rent or purchase in the City. The PFA will coordinate with the Santa Fe Springs Housing Authority for implementation and administration of these funds and projects. The sequence in which EIFD revenues shall be allocated annually shall prioritize this affordable housing set-aside as the first priority. The PFA and City may additionally elect to coordinate with the County of Los Angeles Affordable Housing Trust Fund or another entity as an alternative or in addition to the Santa Fe Springs Housing Authority for the acquisition, construction, or rehabilitation of affordable housing in the City, subject to the approval of the City of Santa Fe Springs City Council. Funds dedicated to these projects will be tracked and delineated specifically in the required annual reporting for the EIFD.

Funds allocated under category #2 above may be reallocated to any eligible projects under the IFP and EIFD law based on future infrastructure needs. Specific project funding will be subject to approval by the PFA.

Additional expenditures by the EIFD, including any use of potential future EIFD bond proceeds as they are needed, will be subject to approval by the PFA. Targeted improvements would



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.

conform to established guidelines in existing, adopted planning documentation, such as the City General Plan.

Eligible expenditures in accordance with Government code sections 53398.52 and 53398.56 include the purchase, construction, expansion, improvement, seismic retrofit, or rehabilitation of any real or other tangible property with an estimated useful life of 15 years or and are projects of communitywide significance that provide significant benefits to the district or the surrounding community.

The Santa Fe Springs EIFD may also finance the ongoing or capitalized costs to maintain public capital facilities financed in whole or in part by the Santa Fe Springs EIFD. Facilities funded may be located outside the boundaries of the Santa Fe Springs EIFD, as long as they have a tangible connection to the work of the Santa Fe Springs EIFD. The Santa Fe Springs EIFD will also finance study, planning, and design activities that are directly related to the purchase, construction, expansion, or rehabilitation of these projects. Projects financed by the Santa Fe Springs EIFD may include, but not be limited to, all of the following:

- Highways, interchanges, ramps and bridges, arterial streets, parking facilities, and transit facilities;
- Sewage treatment and water reclamation plants and interceptor pipes;
- Facilities for the collection and treatment of water for urban uses;
- Flood control levees and dams, retention basins, and drainage channels;
- Child care facilities;
- Libraries;
- Parks, recreational facilities, and open space;
- Governmental and administrative facilities;
- Facilities for the transfer and disposal of solid waste, including transfer stations and vehicles;
- Brownfield restoration and other environmental mitigation;
- Affordable housing as authorized under the EIFD Law;
- Acquisition, construction, or repair of commercial structures by the small business occupant of such structures, if such acquisition, construction, or repair is for purposes of fostering economic recovery from the COVID-19 pandemic and of ensuring the long-term economic sustainability of small businesses;
- Projects that enable communities to adapt to the impacts of climate change, including, but not limited to, higher average temperatures, decreased air and water quality, the spread of infectious and vector-borne diseases, other public health impacts, extreme weather events, sea level rise, flooding, heat waves, wildfires, and drought;
- Broadband and telecommunications infrastructure;
- Projects that implement a sustainable communities strategy and transit priority projects;
- Acquisition, construction, or repair of industrial structures for private use;

- Facilities in which nonprofit community organizations provide health, youth, homeless, and social services.
- For areas at least partially in high or very high fire hazard severity zones designated by the State Fire Marshal pursuant to Article 9 (commencing with Section 4201) of Chapter 1 of Part 2 of Division 4 of the Public Resources Code, facilities including heavy equipment to be used for vegetation clearance and firebreaks, undergrounding of local publicly owned electric utilities, as defined in Section 224.3 of the Public Utilities Code, against wildfires, and equipment used for fire watch, prevention, and fighting, including, but not limited to, helicopters, air tankers, and technological advancements to weather and wind science infrastructure, risk modeling, and prediction (with the exception that bond proceeds may not be used to finance equipment).

In addition, the Santa Fe Springs EIFD may finance any other expenses incidental to the formation, administration¹ and implementation of the Santa Fe Springs EIFD and to the construction, completion, inspection and acquisition of the authorized facilities, including, but not limited to, the costs of creation and administration of the Santa Fe Springs EIFD; costs of issuance of bonds or other debt of the Santa Fe Springs EIFD or of any other public agency (including a community facilities district) that finances authorized facilities, and payment of debt service thereon; financing costs of improvements incurred by developers until reimbursement for the costs of the improvements from the Santa Fe Springs EIFD; costs incurred by the City, County, or the Santa Fe Springs EIFD in connection with the division of taxes pursuant to Government Code section 53398.75; and legal costs.

In accordance with Government Code Section 53398.69, the Santa Fe Springs EIFD may expend up to 10 percent of any accrued tax increment in the first two years of the effective date of the Santa Fe Springs EIFD on planning and dissemination of information to the residents within the Santa Fe Springs EIFD boundaries about the IFP and planned activities to be funded by the Santa Fe Springs EIFD, including reimbursement of the City's advanced funding of such eligible costs.

Ongoing administration costs are estimated in the range of \$25,000 to \$40,000, with expectations that such costs would increase with inflation during the EIFD lifetime.

¹ Administration costs refer to the actual or reasonably estimated costs directly related to the administration of the Santa Fe Springs EIFD, including, but not limited to, the following: the costs of computing annual tax increment revenues and preparing the required annual reporting; the costs of allocation tax increment revenues (whether by the County, the City, or otherwise); the costs to the City, Santa Fe Springs EIFD, or any designee thereof in complying with disclosure requirements; the costs associated with preparing required disclosure statements and responding to public inquiries regarding the Santa Fe Springs EIFD; and the costs of the City, Santa Fe Springs EIFD, or any designee thereof related to any appeal of the implementation of the Santa Fe Springs EIFD. Administration costs shall also include amounts estimated or advanced by the City for any other administrative purposes, including, but not limited to, attorney's fees or any other expenses incidental to the implementation of the Santa Fe Springs EIFD.

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

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4.0 Finding of Communitywide Significance

Implementation of the District promotes the goals of and is consistent with the City's General Plan, serves as a catalyst for private sector investment and critical public infrastructure with transformative potential for the Santa Fe Springs EIFD area and the City as a whole. The District supports job creation, housing production, and improvement of quality of life.

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

- Approximately \$17 million in net fiscal surplus to the City over 50 years (on a present-value basis)
- Approximately \$77 million in net fiscal impact to County over 50 years (on a present-value basis)
- Approximately \$128 million in new County transportation and homelessness sales tax funding over 50 years (on a present-value basis)
- Approximately 1,600 housing units within the District, including significant portion of affordable housing units
- Approximately 7,971 direct, indirect, and induced temporary, construction-related jobs in the City and County
- Approximately 834 direct, permanent jobs in the City
- Approximately 305 additional indirect and induced permanent jobs in the City and County (total of 1,140 direct, indirect, and induced jobs)
- Approximately \$1.1 billion in economic output from construction in the City and County
- Approximately \$144 million in annual ongoing economic output in the City and County.

5.0 Financing Section

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

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

5.1 Maximum Portion of Incremental Tax Revenue Dedicated to the District

The maximum portion of the City’s property tax increment to be committed to the District will be 50% throughout the duration of the District lifetime. Beyond the City’s standard “AB8” property tax (general fund and recreation and parks apportionments), this includes the City’s allocation of incremental property tax in lieu of MVLF pursuant to Government Code Section 53398.75(e)(1) and incremental successor agency RPTTF residual revenues.

The maximum portion of the County’s property tax increment to be committed to the District will be 11% throughout duration of the District lifetime, intended to provide a dollar match for the City’s allocation. This includes the County’s incremental standard “AB8” property tax (general fund apportionment) and incremental RPTTF residual revenues, but not the County’s incremental property tax in lieu of MVLF.

5.2 Projection of District Tax Revenues by Year

Table 3 provides an overview of the projected growth of assessed value, property tax increment, and City and County contributions to the District over the District lifetime. It is expected that a total of approximately \$76.06 million of incremental tax revenues will be allocated to the District by the City, and a total of approximately \$76.06 million of incremental tax revenues will be allocated to the District by the County, for a total allocation of taxes revenues to the EIFD of approximately \$152.12 million over approximately 50 years.

Table 3: Projection of District Revenues by Year

Fiscal Year	Incremental Assessed Value	Property Tax Increment @ 1% General Levy	City Contribution				County Contribution				Total Taxes Allocated to EIFD
			Average City Share Available (incl. MVLFF)	City Increment Available	Portion of City Share Allocated	City Increment Allocated to EIFD	Average County Share Available	County Increment Available	Portion of County Share Allocated	County Increment Allocated	
0 2025 / 2026	\$0	\$0	9.04%	\$0	50%	\$0	41.0%	\$0	11%	\$0	\$0
1 2026 / 2027	\$96,129,496	\$961,295	9.04%	\$86,857	50%	\$43,429	41.0%	\$393,650	11%	\$43,429	\$86,857
2 2027 / 2028	\$195,574,677	\$1,955,747	9.04%	\$176,710	50%	\$88,355	41.0%	\$800,878	11%	\$88,355	\$176,710
3 2028 / 2029	\$298,429,720	\$2,984,297	9.04%	\$269,644	50%	\$134,822	41.0%	\$1,222,070	11%	\$134,822	\$269,644
4 2029 / 2030	\$404,791,240	\$4,047,912	9.04%	\$365,747	50%	\$182,873	41.0%	\$1,657,620	11%	\$182,873	\$365,747
5 2030 / 2031	\$514,758,355	\$5,147,584	9.04%	\$465,107	50%	\$232,553	41.0%	\$2,107,935	11%	\$232,553	\$465,107
6 2031 / 2032	\$628,432,743	\$6,284,327	9.04%	\$567,817	50%	\$283,908	41.0%	\$2,573,432	11%	\$283,908	\$567,817
7 2032 / 2033	\$745,918,709	\$7,459,187	9.04%	\$673,970	50%	\$336,985	41.0%	\$3,054,537	11%	\$336,985	\$673,970
8 2033 / 2034	\$867,323,247	\$8,673,232	9.04%	\$783,665	50%	\$391,832	41.0%	\$3,551,689	11%	\$391,832	\$783,665
9 2034 / 2035	\$992,756,104	\$9,927,561	9.04%	\$896,999	50%	\$448,499	41.0%	\$4,065,336	11%	\$448,499	\$896,999
10 2035 / 2036	\$1,122,329,852	\$11,223,299	9.04%	\$1,014,075	50%	\$507,037	41.0%	\$4,595,941	11%	\$507,037	\$1,014,075
11 2036 / 2037	\$1,269,093,791	\$12,690,938	9.04%	\$1,146,682	50%	\$573,341	41.0%	\$5,196,939	11%	\$573,341	\$1,146,682
12 2037 / 2038	\$1,424,663,566	\$14,246,636	9.04%	\$1,287,246	50%	\$643,623	41.0%	\$5,833,997	11%	\$643,623	\$1,287,246
13 2038 / 2039	\$1,589,567,528	\$15,895,675	9.04%	\$1,436,244	50%	\$718,122	41.0%	\$6,509,279	11%	\$718,122	\$1,436,244
14 2039 / 2040	\$1,764,365,727	\$17,643,657	9.04%	\$1,594,182	50%	\$797,091	41.0%	\$7,225,078	11%	\$797,091	\$1,594,182
15 2040 / 2041	\$1,949,651,818	\$19,496,518	9.04%	\$1,761,596	50%	\$880,798	41.0%	\$7,983,824	11%	\$880,798	\$1,761,596
16 2041 / 2042	\$2,146,055,075	\$21,460,551	9.04%	\$1,939,055	50%	\$969,528	41.0%	\$8,788,096	11%	\$969,528	\$1,939,055
17 2042 / 2043	\$2,354,242,527	\$23,542,425	9.04%	\$2,127,162	50%	\$1,063,581	41.0%	\$9,640,623	11%	\$1,063,581	\$2,127,162
18 2043 / 2044	\$2,574,921,227	\$25,749,212	9.04%	\$2,326,555	50%	\$1,163,277	41.0%	\$10,544,302	11%	\$1,163,277	\$2,326,555
19 2044 / 2045	\$2,808,840,648	\$28,088,406	9.04%	\$2,537,911	50%	\$1,268,956	41.0%	\$11,502,202	11%	\$1,268,956	\$2,537,911
20 2045 / 2046	\$3,056,795,235	\$30,567,952	9.04%	\$2,761,949	50%	\$1,380,975	41.0%	\$12,517,576	11%	\$1,380,975	\$2,761,949
21 2046 / 2047	\$3,144,405,855	\$31,444,059	9.04%	\$2,841,109	50%	\$1,420,555	41.0%	\$12,876,342	11%	\$1,420,555	\$2,841,109
22 2047 / 2048	\$3,233,768,688	\$32,337,687	9.04%	\$2,921,853	50%	\$1,460,926	41.0%	\$13,242,283	11%	\$1,460,926	\$2,921,853
23 2048 / 2049	\$3,324,918,778	\$33,249,188	9.04%	\$3,004,211	50%	\$1,502,105	41.0%	\$13,615,542	11%	\$1,502,105	\$3,004,211
24 2049 / 2050	\$3,417,891,869	\$34,178,919	9.04%	\$3,088,216	50%	\$1,544,108	41.0%	\$13,996,267	11%	\$1,544,108	\$3,088,216
25 2050 / 2051	\$3,512,724,423	\$35,127,244	9.04%	\$3,173,901	50%	\$1,586,951	41.0%	\$14,384,607	11%	\$1,586,951	\$3,173,901
26 2051 / 2052	\$3,609,453,627	\$36,094,536	9.04%	\$3,261,301	50%	\$1,630,650	41.0%	\$14,780,713	11%	\$1,630,650	\$3,261,301
27 2052 / 2053	\$3,708,117,415	\$37,081,174	9.04%	\$3,350,448	50%	\$1,675,224	41.0%	\$15,184,741	11%	\$1,675,224	\$3,350,448
28 2053 / 2054	\$3,808,754,479	\$38,087,545	9.04%	\$3,441,378	50%	\$1,720,689	41.0%	\$15,596,850	11%	\$1,720,689	\$3,441,378
29 2054 / 2055	\$3,911,404,285	\$39,114,043	9.04%	\$3,534,126	50%	\$1,767,063	41.0%	\$16,017,201	11%	\$1,767,063	\$3,534,126
30 2055 / 2056	\$4,016,107,087	\$40,161,071	9.04%	\$3,628,730	50%	\$1,814,365	41.0%	\$16,445,959	11%	\$1,814,365	\$3,628,730
31 2056 / 2057	\$4,122,903,944	\$41,229,039	9.04%	\$3,725,226	50%	\$1,862,613	41.0%	\$16,883,292	11%	\$1,862,613	\$3,725,226
32 2057 / 2058	\$4,231,836,739	\$42,318,367	9.04%	\$3,823,651	50%	\$1,911,826	41.0%	\$17,329,371	11%	\$1,911,826	\$3,823,651
33 2058 / 2059	\$4,342,948,190	\$43,429,482	9.04%	\$3,924,045	50%	\$1,962,023	41.0%	\$17,784,373	11%	\$1,962,023	\$3,924,045
34 2059 / 2060	\$4,456,281,869	\$44,562,819	9.04%	\$4,026,447	50%	\$2,013,224	41.0%	\$18,248,474	11%	\$2,013,224	\$4,026,447
35 2060 / 2061	\$4,571,882,223	\$45,718,822	9.04%	\$4,130,897	50%	\$2,065,449	41.0%	\$18,721,858	11%	\$2,065,449	\$4,130,897
36 2061 / 2062	\$4,689,794,583	\$46,897,946	9.04%	\$4,237,436	50%	\$2,118,718	41.0%	\$19,204,709	11%	\$2,118,718	\$4,237,436
37 2062 / 2063	\$4,810,065,191	\$48,100,652	9.04%	\$4,346,106	50%	\$2,173,053	41.0%	\$19,697,217	11%	\$2,173,053	\$4,346,106
38 2063 / 2064	\$4,932,741,210	\$49,327,412	9.04%	\$4,456,949	50%	\$2,228,475	41.0%	\$20,199,575	11%	\$2,228,475	\$4,456,949
39 2064 / 2065	\$5,057,870,750	\$50,578,708	9.04%	\$4,570,009	50%	\$2,285,005	41.0%	\$20,711,981	11%	\$2,285,005	\$4,570,009
40 2065 / 2066	\$5,185,502,881	\$51,855,029	9.04%	\$4,685,331	50%	\$2,342,665	41.0%	\$21,234,634	11%	\$2,342,665	\$4,685,331
41 2066 / 2067	\$5,315,687,655	\$53,156,877	9.04%	\$4,802,958	50%	\$2,401,479	41.0%	\$21,767,741	11%	\$2,401,479	\$4,802,958
42 2067 / 2068	\$5,448,476,124	\$54,484,761	9.04%	\$4,922,939	50%	\$2,461,469	41.0%	\$22,311,510	11%	\$2,461,469	\$4,922,939
43 2068 / 2069	\$5,583,920,362	\$55,839,204	9.04%	\$5,045,318	50%	\$2,522,659	41.0%	\$22,866,154	11%	\$2,522,659	\$5,045,318
44 2069 / 2070	\$5,722,073,485	\$57,220,735	9.04%	\$5,170,146	50%	\$2,585,073	41.0%	\$23,431,891	11%	\$2,585,073	\$5,170,146
45 2070 / 2071	\$5,862,989,671	\$58,629,897	9.04%	\$5,297,470	50%	\$2,648,735	41.0%	\$24,008,943	11%	\$2,648,735	\$5,297,470
46 2071 / 2072	\$6,006,724,180	\$60,067,242	9.04%	\$5,427,340	50%	\$2,713,670	41.0%	\$24,597,536	11%	\$2,713,670	\$5,427,340
47 2072 / 2073	\$6,153,333,380	\$61,533,334	9.04%	\$5,559,808	50%	\$2,779,904	41.0%	\$25,197,900	11%	\$2,779,904	\$5,559,808
48 2073 / 2074	\$6,302,874,763	\$63,028,748	9.04%	\$5,694,925	50%	\$2,847,463	41.0%	\$25,810,272	11%	\$2,847,463	\$5,694,925
49 2074 / 2075	\$6,455,406,974	\$64,554,070	9.04%	\$5,832,745	50%	\$2,916,373	41.0%	\$26,434,892	11%	\$2,916,373	\$5,832,745
50 2075 / 2076	\$6,610,989,830	\$66,109,898	9.04%	\$5,973,321	50%	\$2,986,660	41.0%	\$27,072,003	11%	\$2,986,660	\$5,973,321
Total				\$152,117,518	50%	\$76,058,759		\$689,419,834	11%	\$76,058,759	\$152,117,518
Present Value				\$59,779,146	50%	\$29,889,573		\$270,928,225	11%	\$29,889,573	\$59,779,146

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.

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

5.3 Plan for Financing Public Facilities

The PFA intends to utilize numerous funding sources and financing mechanisms to implement the projects identified in Section 3.2, potentially including District tax increment, grant sources, impact fees, private sector investment, and/or other sources.

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 \$60 million of EIFD funding (in present value dollars) will be made available through bond or loan proceeds as they are needed and pay-as-you-go proceeds over the District lifetime. It may be the case that multiple debt issuances will be necessary to achieve the targeted funding capacity.

5.4 Limit on Total Dollars Allocated to the District

The total number of dollars or taxes that may be allocated to the District shall not exceed \$400,000,000 (nominal dollars). This represents a maximum allocation of \$200,000,000 from the City and \$200,000,000 from the County over the District lifetime. This limit has been identified to allow capacity in case of actual revenues outperforming projections.

The limit on the total number of dollars that the City and County will contribute to the EIFD shall be defined as the annual amount of the City and County contributions that is needed to pay bond payments, or otherwise fund the approved list of infrastructure and other projects and expenses of the District, with an estimated allocation of approximately \$60 million (in present value dollars) over the entire District lifetime. The infrastructure and other projects shall be considered fully funded when all projects have been financed by bonds, excess tax increment, or other funds. In the following fiscal year after the projects have been fully funded, and any year thereafter up to the time limit, any City and County contributions in excess of remaining bond payments shall be returned by the EIFD to the City and County according to their respective proportions. The EIFD shall provide the County an annual accounting of the status of the funding of the approved infrastructure projects and notify the County when they have been fully funded.

To the extent a computation of the limit on total dollars allocated to the district is needed in future dollars at some time in the future, the analysis shall utilize as a benchmark index the California Department of General Services (DGS) California Construction Cost Index (CCCI).

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

5.5 District Termination Date

The District will cease to exist the earlier of: (i) forty five (45) years from the date on which the first issuance of bonds or acquisition of a loan is approved by the PFA, or (ii) June 30, 2080. This IFP assumes that the base year for the District will be Fiscal Year 2025-2026 and that the District will begin receiving tax revenues in Fiscal Year 2026-2027.

5.6 Analysis of Costs to Provide Facilities and Services

Appendix D to this IFP includes, as part of the Fiscal Impact Analysis, an analysis of the costs to the City and County for providing facilities and services to the area of the District. It is estimated that, at Year 20 of the District lifetime (assumed stabilized buildout of District area), annual costs to the City will be approximately \$7.8 million, and annual costs to the County will be approximately \$2.6 million to service the area of the District.

5.7 Fiscal Impact Analysis

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

Table 5: Overview of Fiscal Impacts to City and County

	Annual (Stablized Year 20)	Year 0-50 Nominal Total	Year 0-50 Present Value @ 3.0%
City of Santa Fe Springs			
Estimated Fiscal Revenues (Net of Allocation to EIFD)	\$8,552,700	\$526,363,400	\$209,185,600
Estimated Fiscal Expenditures	(\$7,841,200)	(\$482,578,600)	(\$191,784,700)
Estimated Net Fiscal Impact to City	\$711,500	\$43,784,800	\$17,400,900
County of Los Angeles			
Estimated Fiscal Revenues (Net of Allocation to EIFD)	\$6,279,800	\$341,932,600	\$140,657,700
Estimated Fiscal Expenditures	(\$2,594,600)	(\$159,678,500)	(\$63,459,000)
Estimated Net Fiscal Impact to County	\$3,685,200	\$182,254,100	\$77,198,700
Add'l Sales Tax - County Transp. + Homelessness	\$4,508,500	\$321,661,100	\$127,833,500

It is estimated that, at Year 20 of the District lifetime, the District area will generate an annual net fiscal surplus of approximately \$711,500 to the City and an annual net fiscal surplus of approximately \$3.69 million for the County. Over 50 years, District activity will generate a positive net fiscal impact of approximately \$17.4 million for the City and approximately \$77.2 million for the County on a present-value basis. This is in addition to the Community economic benefits

outlined in Section 4 of this IFP (e.g. jobs, housing, remediation of contamination, connectivity, active transportation).

5.8 Developer Reimbursement for Transit Priority Project

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

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6.0 Removal of Dwelling Units and Replacement Housing Plan

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

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7.0 Goals of the District

As stated in the Resolution of Intention, the goal of the Santa Fe Springs EIFD is to assist in the provision of public facilities of communitywide significance that provide significant benefits and promote economic development within the boundaries of the Santa Fe Springs EIFD and the surrounding community and, for those facilities located outside the Santa Fe Springs EIFD boundaries which also have a tangible connection to the Santa Fe Springs EIFD.

More specifically, the goals of the District's implementation of the public facilities outlined in Section 3.2 are to support the City's General Plan and serve as a catalyst for private sector investment and critical public infrastructure with transformative potential for the Santa Fe Springs EIFD area and the City as a whole. The District additionally aims to implement Statewide policy goals of housing supply and sustainable infrastructure investment.

Additional objectives include economic development in the form of fiscal revenue generation for the City, County, and other taxing entities, job creation, housing production, improvement of quality of life, and promotion of environmental sustainability. The District will be utilized to address critical infrastructure funding needs, which are critical to catalyze private sector investment and development.

8.0 Appendices

Appendix A: Map of Boundaries of the Santa Fe Springs EIFD

Appendix B: Legal Description of the Santa Fe Springs EIFD

Appendix C: Projected Tax Increment Revenue Analysis

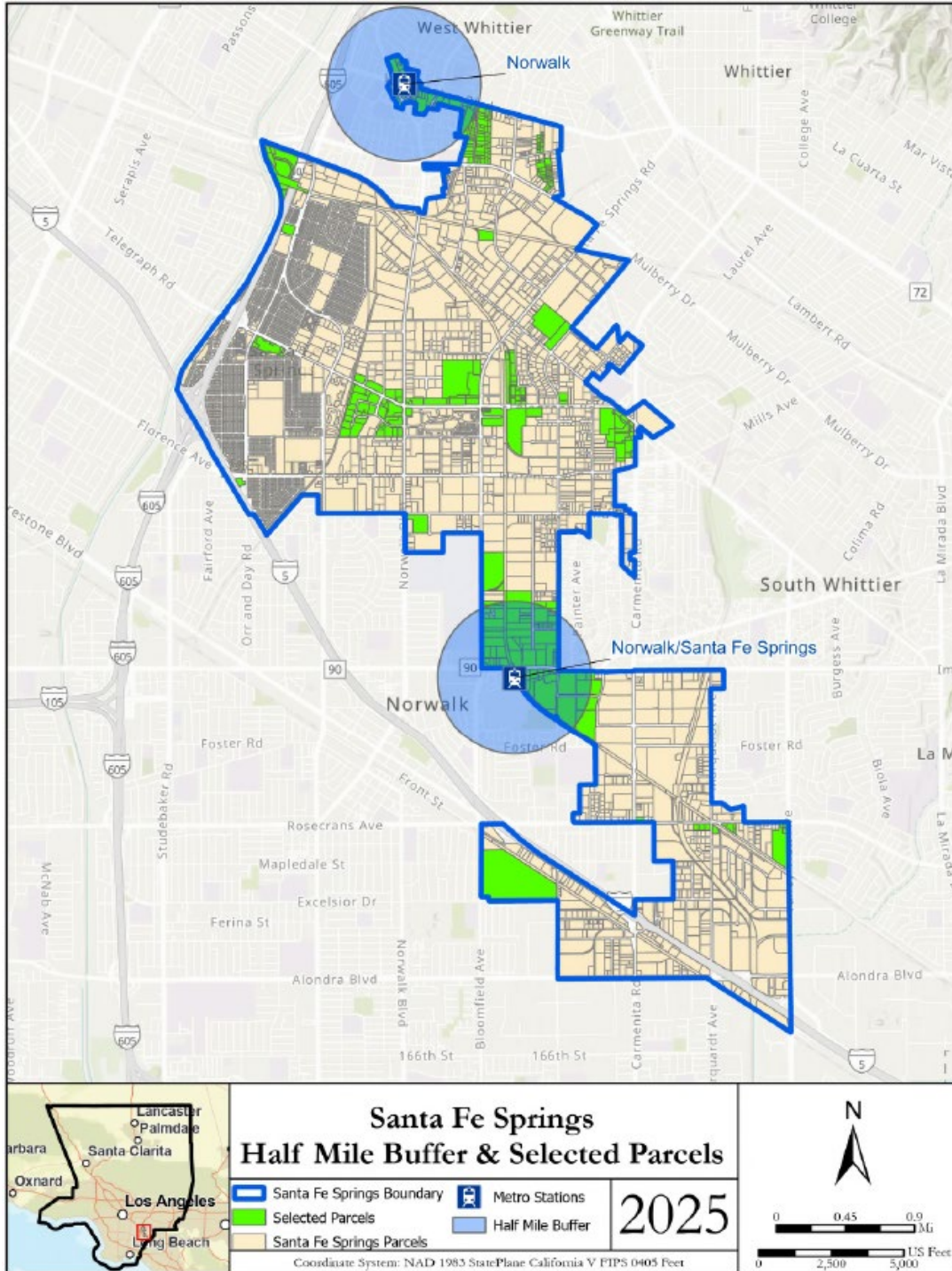
Appendix D: Fiscal Impact Analysis

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Appendix A:

EIFD Map

**Appendix A to IFP
Map of Santa Fe Springs Enhanced Infrastructure Financing District (EIFD)**



*EIFD parcels are highlighted in green (approx. 745 acres).
Santa Fe Springs City boundaries (blue) and transit station radii are noted for reference only.*

Appendix B:
EIFD Legal Description

8001-003-934	8009-007-053	8011-005-034	8026-019-018	8026-041-053	8069-005-903
8005-012-018	8009-007-054	8011-007-037	8026-019-019	8026-041-054	8069-006-010
8005-012-028	8009-007-055	8011-007-038	8026-019-020	8026-041-055	8069-006-043
8005-012-031	8009-007-056	8011-007-039	8026-019-022	8026-042-006	8069-006-044
8005-012-041	8009-007-057	8011-007-040	8026-019-023	8026-042-007	8069-006-045
8005-012-902	8009-007-058	8011-007-041	8026-019-800	8026-042-008	8069-006-047
8005-015-028	8009-007-059	8011-013-024	8026-020-017	8026-042-009	8069-007-907
8005-015-029	8009-007-060	8011-013-042	8026-020-042	8026-042-010	8082-003-010
8005-015-035	8009-007-061	8011-013-050	8026-020-050	8026-042-013	8167-002-054
8005-015-047	8009-007-064	8011-013-057	8026-020-051	8026-042-018	8167-002-055
8005-015-048	8009-007-929	8011-013-066	8026-020-054	8026-042-020	8168-007-026
8005-015-049	8009-007-930	8011-013-067	8026-020-056	8026-042-021	8168-014-016
8005-015-050	8009-007-931	8011-013-068	8026-020-057	8026-042-022	8168-014-017
8005-015-051	8011-002-011	8011-013-071	8026-020-058	8026-042-023	8168-015-002
8005-015-907	8011-002-012	8011-013-072	8026-020-061	8026-042-800	8168-015-007
8005-015-909	8011-002-013	8011-013-073	8026-020-062	8026-042-803	8168-015-011
8008-004-087	8011-002-014	8011-013-074	8026-020-063	8044-001-027	8168-015-013
8008-004-088	8011-002-018	8011-013-075	8026-020-066	8044-001-028	8168-015-017
8008-004-089	8011-002-901	8011-013-076	8026-020-067	8044-001-029	8168-015-019
8008-004-090	8011-002-902	8011-013-077	8026-020-070	8044-001-030	8168-015-020
8008-004-091	8011-002-903	8011-013-078	8026-020-071	8044-001-033	8168-015-023
8008-004-092	8011-003-955	8011-013-079	8026-020-072	8044-001-039	8168-015-046
8008-004-902	8011-003-956	8011-013-080	8026-020-074	8044-001-040	8168-015-047
8009-001-013	8011-003-957	8011-013-081	8026-020-075	8044-001-045	8168-015-051
8009-007-023	8011-003-958	8011-013-082	8026-020-077	8044-001-800	8168-015-052
8009-007-028	8011-003-959	8011-013-083	8026-020-078	8045-001-006	8168-026-004
8009-007-029	8011-003-960	8011-013-084	8026-020-079	8045-001-016	8168-026-005
8009-007-030	8011-003-961	8011-013-085	8026-020-080	8045-001-017	8168-026-006
8009-007-031	8011-003-962	8011-017-015	8026-020-900	8045-001-018	8168-026-007
8009-007-032	8011-003-963	8011-017-033	8026-041-010	8045-001-019	8168-026-008
8009-007-033	8011-003-964	8011-017-034	8026-041-016	8045-001-026	8168-026-009
8009-007-034	8011-003-965	8011-018-900	8026-041-019	8045-001-030	8168-026-010
8009-007-035	8011-003-966	8011-018-901	8026-041-027	8045-001-031	8168-026-011
8009-007-036	8011-003-967	8011-018-902	8026-041-028	8045-001-032	8168-026-012
8009-007-038	8011-003-968	8011-018-903	8026-041-029	8045-001-033	8168-026-013
8009-007-039	8011-003-969	8011-018-904	8026-041-030	8045-001-034	8168-026-014
8009-007-040	8011-003-970	8011-018-905	8026-041-031	8045-001-800	8168-026-015
8009-007-041	8011-003-971	8011-018-906	8026-041-032	8045-001-903	8169-002-008
8009-007-042	8011-003-972	8011-019-911	8026-041-039	8045-001-905	8169-002-009
8009-007-045	8011-003-973	8017-001-900	8026-041-040	8045-001-906	8169-002-011
8009-007-046	8011-003-974	8025-002-028	8026-041-045	8059-003-035	8169-002-014
8009-007-047	8011-003-975	8026-018-010	8026-041-047	8069-003-903	8169-002-015
8009-007-048	8011-003-976	8026-018-801	8026-041-048	8069-003-904	8169-002-016
8009-007-049	8011-003-977	8026-019-009	8026-041-049	8069-003-906	8169-002-022
8009-007-050	8011-003-978	8026-019-010	8026-041-050	8069-005-009	8169-002-023
8009-007-051	8011-003-979	8026-019-014	8026-041-051	8069-005-901	8169-002-025
8009-007-052	8011-005-013	8026-019-015	8026-041-052	8069-005-902	8169-002-026

8169-002-027	8169-011-024	8177-029-823	8178-004-058
8169-002-028	8169-011-026	8177-029-824	8178-004-059
8169-002-033	8169-011-027	8177-029-825	8178-004-060
8169-002-034	8169-011-028	8177-029-903	8178-004-061
8169-002-035	8169-011-029	8177-029-905	8178-004-062
8169-002-036	8169-011-030	8177-029-908	8178-004-063
8169-005-001	8169-011-031	8178-001-015	8178-004-065
8169-005-012	8169-011-032	8178-001-016	8178-004-068
8169-005-014	8169-011-033	8178-001-026	
8169-005-017	8169-011-034	8178-001-027	
8169-005-018	8169-011-037	8178-001-028	
8169-005-019	8169-011-038	8178-001-029	
8169-005-020	8169-012-006	8178-001-030	
8169-005-028	8169-012-017	8178-001-036	
8169-005-029	8169-012-018	8178-001-045	
8169-005-030	8169-012-047	8178-001-049	
8169-005-032	8169-012-050	8178-001-054	
8169-005-034	8169-012-051	8178-001-055	
8169-005-035	8169-021-019	8178-001-057	
8169-005-036	8169-021-024	8178-001-059	
8169-007-012	8169-021-025	8178-001-060	
8169-007-014	8169-021-026	8178-001-061	
8169-007-015	8169-021-027	8178-001-062	
8169-007-020	8176-017-005	8178-004-004	
8169-007-024	8176-017-006	8178-004-005	
8169-007-025	8176-017-008	8178-004-009	
8169-007-026	8176-017-010	8178-004-037	
8169-007-027	8176-017-012	8178-004-038	
8169-007-028	8176-017-013	8178-004-039	
8169-007-029	8176-017-014	8178-004-040	
8169-007-030	8176-017-015	8178-004-041	
8169-007-031	8176-017-016	8178-004-042	
8169-007-032	8176-017-017	8178-004-043	
8169-007-033	8176-017-018	8178-004-044	
8169-007-034	8176-017-019	8178-004-045	
8169-007-035	8176-017-029	8178-004-046	
8169-007-036	8176-017-030	8178-004-047	
8169-008-017	8177-029-003	8178-004-048	
8169-011-014	8177-029-004	8178-004-049	
8169-011-015	8177-029-005	8178-004-050	
8169-011-016	8177-029-802	8178-004-051	
8169-011-017	8177-029-808	8178-004-052	
8169-011-018	8177-029-810	8178-004-053	
8169-011-019	8177-029-812	8178-004-054	
8169-011-021	8177-029-813	8178-004-055	
8169-011-022	8177-029-815	8178-004-056	
8169-011-023	8177-029-822	8178-004-057	

Appendix C:
Tax Increment Revenue Projection Detail

Appendix C to IFP - Tax Increment Revenue Analysis - Santa Fe Springs EIFD

	Total	0 2025-2026	1 2027	2 2028	3 2029	4 2030	5 2031	6 2032	7 2033
New Development									
Rental Residential \$350,000 per unit	1,300 units \$518,340,083		130 units \$47,338,200	130 units \$48,284,964	130 units \$49,250,663	130 units \$50,235,677	130 units \$51,240,390	130 units \$52,265,198	130 units \$53,310,502
Affordable / Senior Residential \$0 per unit	318 units \$0		\$0	\$0	318 units \$0	\$0	\$0	\$0	\$0
Commercial / Retail \$350 PSF	70,000 SF \$27,910,620		7,000 SF \$2,548,980	7,000 SF \$2,599,960	7,000 SF \$2,651,959	7,000 SF \$2,704,998	7,000 SF \$2,759,098	7,000 SF \$2,814,280	7,000 SF \$2,870,565
Industrial / Flex \$200 PSF	950,000 SF \$216,449,705		95,000 SF \$19,767,600	95,000 SF \$20,162,952	95,000 SF \$20,566,211	95,000 SF \$20,977,535	95,000 SF \$21,397,086	95,000 SF \$21,825,028	95,000 SF \$22,261,528
Subtotal Value Add	\$762,700,407		\$69,654,780	\$71,047,876	\$72,468,833	\$73,918,210	\$75,396,574	\$76,904,505	\$78,442,596
Total Assessed Value		\$1,323,735,795	\$1,419,865,291	\$1,519,310,472	\$1,622,165,515	\$1,728,527,035	\$1,838,494,149	\$1,952,168,538	\$2,069,654,504
Incremental AV			\$96,129,496	\$195,574,677	\$298,429,720	\$404,791,240	\$514,758,355	\$628,432,743	\$745,918,709
Total tax increment @ 1%			\$961,295	\$1,955,747	\$2,984,297	\$4,047,912	\$5,147,584	\$6,284,327	\$7,459,187
City Average Share Available 6.55%	\$110,273,502		\$62,965	\$128,101	\$195,471	\$265,138	\$337,167	\$411,623	\$488,577
Percent Allocated to EIFD 50.0%	\$55,136,751		\$31,482	\$64,051	\$97,736	\$132,569	\$168,583	\$205,812	\$244,288
City Equivalent MVL Share 2.49%	\$41,844,016		\$23,892	\$48,609	\$74,173	\$100,608	\$127,940	\$156,193	\$185,394
Percent Allocated to EIFD 50.0%	\$20,922,008		\$11,946	\$24,304	\$37,086	\$50,304	\$63,970	\$78,097	\$92,697
County Average Share Available 40.95%	\$689,419,834		\$393,650	\$800,878	\$1,222,070	\$1,657,620	\$2,107,935	\$2,573,432	\$3,054,537
Percent Allocated to EIFD 11.0%	\$76,058,759		\$43,429	\$88,355	\$134,822	\$182,873	\$232,553	\$283,908	\$336,985
Total Allocation to EIFD	\$152,117,518		\$86,857	\$176,710	\$269,644	\$365,747	\$465,107	\$567,817	\$673,970

Illustrative Bonding Capacity Analysis

Net Revenue*	\$285,071
Bond Amount**	\$3,923,958
Net Proceeds***	\$3,210,407

* Bondable revenue assuming \$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 (minimum annual debt service), incidental costs estimated at \$350,000



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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Appendix C to IFP - Tax Increment Revenue Analysis - Santa Fe Springs EIFD

	Total	8 2034	9 2035	10 2036	11 2037	12 2038	13 2039	14 2040	15 2041
New Development									
Rental Residential \$350,000 per unit	1,300 units \$518,340,083	130 units \$54,376,712	130 units \$55,464,246	130 units \$56,573,531	\$0	\$0	\$0	\$0	\$0
Affordable / Senior Residential \$0 per unit	318 units \$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Commercial / Retail \$350 PSF	70,000 SF \$27,910,620	7,000 SF \$2,927,977	7,000 SF \$2,986,536	7,000 SF \$3,046,267	\$0	\$0	\$0	\$0	\$0
Industrial / Flex \$200 PSF	950,000 SF \$216,449,705	95,000 SF \$22,706,759	95,000 SF \$23,160,894	95,000 SF \$23,624,112	\$0	\$0	\$0	\$0	\$0
Subtotal Value Add	\$762,700,407	\$80,011,447	\$81,611,676	\$83,243,910	\$0	\$0	\$0	\$0	\$0
Total Assessed Value		\$2,191,059,042	\$2,316,491,899	\$2,446,065,647	\$2,592,829,586	\$2,748,399,361	\$2,913,303,323	\$3,088,101,522	\$3,273,387,613
Incremental AV		\$867,323,247	\$992,756,104	\$1,122,329,852	\$1,269,093,791	\$1,424,663,566	\$1,589,567,528	\$1,764,365,727	\$1,949,651,818
Total tax increment @ 1%		\$8,673,232	\$9,927,561	\$11,223,299	\$12,690,938	\$14,246,636	\$15,895,675	\$17,643,657	\$19,496,518
City Average Share Available 6.55%	\$110,273,502	\$568,097	\$650,255	\$735,126	\$831,256	\$933,155	\$1,041,167	\$1,155,660	\$1,277,022
Percent Allocated to EIFD 50.0%	\$55,136,751	\$284,048	\$325,128	\$367,563	\$415,628	\$466,577	\$520,583	\$577,830	\$638,511
City Equivalent MVL Share 2.49%	\$41,844,016	\$215,568	\$246,744	\$278,948	\$315,426	\$354,092	\$395,078	\$438,523	\$484,574
Percent Allocated to EIFD 50.0%	\$20,922,008	\$107,784	\$123,372	\$139,474	\$157,713	\$177,046	\$197,539	\$219,261	\$242,287
County Average Share Available 40.95%	\$689,419,834	\$3,551,689	\$4,065,336	\$4,595,941	\$5,196,939	\$5,833,997	\$6,509,279	\$7,225,078	\$7,983,824
Percent Allocated to EIFD 11.0%	\$76,058,759	\$391,832	\$448,499	\$507,037	\$573,341	\$643,623	\$718,122	\$797,091	\$880,798
Total Allocation to EIFD	\$152,117,518	\$783,665	\$896,999	\$1,014,075	\$1,146,682	\$1,287,246	\$1,436,244	\$1,594,182	\$1,761,596

Illustrative Bonding Capacity Analysis

Net Revenue*	\$651,050	\$1,149,398
Bond Amount**	\$8,961,589	\$15,009,611
Net Proceeds***	\$7,781,308	\$13,210,021

* Bondable revenue assuming \$25,000 admin charge; 150% debt service coverag

** 6.0% interest rate; 30 year term

*** Proceeds net of 2% underwriter's discount, estimated reserve fund (minimur



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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Appendix C to IFP - Tax Increment Revenue Analysis - Santa Fe Springs EIFD

	Total	16 2042	17 2043	18 2044	19 2045	20 2046	21 2047	22 2048	23 2049
New Development									
Rental Residential \$350,000 per unit	1,300 units \$518,340,083	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Affordable / Senior Residential \$0 per unit	318 units \$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Commercial / Retail \$350 PSF	70,000 SF \$27,910,620	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Industrial / Flex \$200 PSF	950,000 SF \$216,449,705	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Subtotal Value Add	\$762,700,407	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Assessed Value		\$3,469,790,870	\$3,677,978,322	\$3,898,657,021	\$4,132,576,443	\$4,380,531,029	\$4,468,141,650	\$4,557,504,483	\$4,648,654,573
Incremental AV		\$2,146,055,075	\$2,354,242,527	\$2,574,921,227	\$2,808,840,648	\$3,056,795,235	\$3,144,405,855	\$3,233,768,688	\$3,324,918,778
Total tax increment @ 1%		\$21,460,551	\$23,542,425	\$25,749,212	\$28,088,406	\$30,567,952	\$31,444,059	\$32,337,687	\$33,249,188
City Average Share Available 6.55%	\$110,273,502	\$1,405,666	\$1,542,029	\$1,686,573	\$1,839,791	\$2,002,201	\$2,059,586	\$2,118,118	\$2,177,822
Percent Allocated to EIFD 50.0%	\$55,136,751	\$702,833	\$771,014	\$843,287	\$919,895	\$1,001,100	\$1,029,793	\$1,059,059	\$1,088,911
City Equivalent MVL Share 2.49%	\$41,844,016	\$533,389	\$585,133	\$639,982	\$698,121	\$759,748	\$781,524	\$803,734	\$826,389
Percent Allocated to EIFD 50.0%	\$20,922,008	\$266,695	\$292,567	\$319,991	\$349,060	\$379,874	\$390,762	\$401,867	\$413,195
County Average Share Available 40.95%	\$689,419,834	\$8,788,096	\$9,640,623	\$10,544,302	\$11,502,202	\$12,517,576	\$12,876,342	\$13,242,283	\$13,615,542
Percent Allocated to EIFD 11.0%	\$76,058,759	\$969,528	\$1,063,581	\$1,163,277	\$1,268,956	\$1,380,975	\$1,420,555	\$1,460,926	\$1,502,105
Total Allocation to EIFD	\$152,117,518	\$1,939,055	\$2,127,162	\$2,326,555	\$2,537,911	\$2,761,949	\$2,841,109	\$2,921,853	\$3,004,211

Illustrative Bonding Capacity Analysis

Net Revenue*	\$1,816,300
Bond Amount**	\$23,718,467
Net Proceeds***	\$21,077,799

* Bondable revenue assuming \$25,000 admin charge; 150% debt service coverag

** 6.0% interest rate; 30 year term

*** Proceeds net of 2% underwriter's discount, estimated reserve fund (minimur



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Appendix C to IFP - Tax Increment Revenue Analysis - Santa Fe Springs EIFD

	Total	24 2050	25 2051	26 2052	27 2053	28 2054	29 2055	30 2056	31 2057
New Development									
Rental Residential \$350,000 per unit	1,300 units \$518,340,083	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Affordable / Senior Residential \$0 per unit	318 units \$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Commercial / Retail \$350 PSF	70,000 SF \$27,910,620	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Industrial / Flex \$200 PSF	950,000 SF \$216,449,705	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Subtotal Value Add	\$762,700,407	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Assessed Value		\$4,741,627,664	\$4,836,460,217	\$4,933,189,422	\$5,031,853,210	\$5,132,490,274	\$5,235,140,080	\$5,339,842,881	\$5,446,639,739
Incremental AV		\$3,417,891,869	\$3,512,724,423	\$3,609,453,627	\$3,708,117,415	\$3,808,754,479	\$3,911,404,285	\$4,016,107,087	\$4,122,903,944
Total tax increment @ 1%		\$34,178,919	\$35,127,244	\$36,094,536	\$37,081,174	\$38,087,545	\$39,114,043	\$40,161,071	\$41,229,039
City Average Share Available 6.55%	\$110,273,502	\$2,238,719	\$2,300,834	\$2,364,192	\$2,428,817	\$2,494,734	\$2,561,970	\$2,630,550	\$2,700,502
Percent Allocated to EIFD 50.0%	\$55,136,751	\$1,119,360	\$1,150,417	\$1,182,096	\$1,214,408	\$1,247,367	\$1,280,985	\$1,315,275	\$1,350,251
City Equivalent MVL Share 2.49%	\$41,844,016	\$849,497	\$873,067	\$897,108	\$921,631	\$946,644	\$972,157	\$998,180	\$1,024,724
Percent Allocated to EIFD 50.0%	\$20,922,008	\$424,748	\$436,534	\$448,554	\$460,815	\$473,322	\$486,078	\$499,090	\$512,362
County Average Share Available 40.95%	\$689,419,834	\$13,996,267	\$14,384,607	\$14,780,713	\$15,184,741	\$15,596,850	\$16,017,201	\$16,445,959	\$16,883,292
Percent Allocated to EIFD 11.0%	\$76,058,759	\$1,544,108	\$1,586,951	\$1,630,650	\$1,675,224	\$1,720,689	\$1,767,063	\$1,814,365	\$1,862,613
Total Allocation to EIFD	\$152,117,518	\$3,088,216	\$3,173,901	\$3,261,301	\$3,350,448	\$3,441,378	\$3,534,126	\$3,628,730	\$3,725,226

Illustrative Bonding Capacity Analysis

Net Revenue*	
Bond Amount**	
Net Proceeds***	

* Bondable revenue assuming \$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 (minimum)



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Appendix C to IFP - Tax Increment Revenue Analysis - Santa Fe Springs EIFD

	Total	32 2058	33 2059	34 2060	35 2061	36 2062	37 2063	38 2064	39 2065
New Development									
Rental Residential \$350,000 per unit	1,300 units \$518,340,083	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Affordable / Senior Residential \$0 per unit	318 units \$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Commercial / Retail \$350 PSF	70,000 SF \$27,910,620	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Industrial / Flex \$200 PSF	950,000 SF \$216,449,705	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Subtotal Value Add	\$762,700,407	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Assessed Value		\$5,555,572,534	\$5,666,683,984	\$5,780,017,664	\$5,895,618,017	\$6,013,530,378	\$6,133,800,985	\$6,256,477,005	\$6,381,606,545
Incremental AV		\$4,231,836,739	\$4,342,948,190	\$4,456,281,869	\$4,571,882,223	\$4,689,794,583	\$4,810,065,191	\$4,932,741,210	\$5,057,870,750
Total tax increment @ 1%		\$42,318,367	\$43,429,482	\$44,562,819	\$45,718,822	\$46,897,946	\$48,100,652	\$49,327,412	\$50,578,708
City Average Share Available 6.55%	\$110,273,502	\$2,771,853	\$2,844,631	\$2,918,865	\$2,994,583	\$3,071,815	\$3,150,593	\$3,230,945	\$3,312,905
Percent Allocated to EIFD 50.0%	\$55,136,751	\$1,385,927	\$1,422,316	\$1,459,432	\$1,497,291	\$1,535,908	\$1,575,296	\$1,615,473	\$1,656,453
City Equivalent MVL Share 2.49%	\$41,844,016	\$1,051,798	\$1,079,414	\$1,107,583	\$1,136,314	\$1,165,621	\$1,195,513	\$1,226,004	\$1,257,104
Percent Allocated to EIFD 50.0%	\$20,922,008	\$525,899	\$539,707	\$553,791	\$568,157	\$582,810	\$597,757	\$613,002	\$628,552
County Average Share Available 40.95%	\$689,419,834	\$17,329,371	\$17,784,373	\$18,248,474	\$18,721,858	\$19,204,709	\$19,697,217	\$20,199,575	\$20,711,981
Percent Allocated to EIFD 11.0%	\$76,058,759	\$1,911,826	\$1,962,023	\$2,013,224	\$2,065,449	\$2,118,718	\$2,173,053	\$2,228,475	\$2,285,005
Total Allocation to EIFD	\$152,117,518	\$3,823,651	\$3,924,045	\$4,026,447	\$4,130,897	\$4,237,436	\$4,346,106	\$4,456,949	\$4,570,009

Illustrative Bonding Capacity Analysis

Net Revenue*

Bond Amount**

Net Proceeds***

* Bondable revenue assuming \$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 (minimum)



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Appendix C to IFP - Tax Increment Revenue Analysis - Santa Fe Springs EIFD

	Total	40 2066	41 2067	42 2068	43 2069	44 2070	45 2071	46 2072	47 2073
New Development									
Rental Residential \$350,000 per unit	1,300 units \$518,340,083	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Affordable / Senior Residential \$0 per unit	318 units \$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Commercial / Retail \$350 PSF	70,000 SF \$27,910,620	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Industrial / Flex \$200 PSF	950,000 SF \$216,449,705	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Subtotal Value Add	\$762,700,407	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Assessed Value		\$6,509,238,676	\$6,639,423,450	\$6,772,211,919	\$6,907,656,157	\$7,045,809,280	\$7,186,725,466	\$7,330,459,975	\$7,477,069,175
Incremental AV		\$5,185,502,881	\$5,315,687,655	\$5,448,476,124	\$5,583,920,362	\$5,722,073,485	\$5,862,989,671	\$6,006,724,180	\$6,153,333,380
Total tax increment @ 1%		\$51,855,029	\$53,156,877	\$54,484,761	\$55,839,204	\$57,220,735	\$58,629,897	\$60,067,242	\$61,533,334
City Average Share Available 6.55%	\$110,273,502	\$3,396,504	\$3,481,775	\$3,568,752	\$3,657,468	\$3,747,958	\$3,840,258	\$3,934,404	\$4,030,433
Percent Allocated to EIFD 50.0%	\$55,136,751	\$1,698,252	\$1,740,888	\$1,784,376	\$1,828,734	\$1,873,979	\$1,920,129	\$1,967,202	\$2,015,217
City Equivalent MVL Share 2.49%	\$41,844,016	\$1,288,826	\$1,321,183	\$1,354,187	\$1,387,851	\$1,422,188	\$1,457,212	\$1,492,936	\$1,529,375
Percent Allocated to EIFD 50.0%	\$20,922,008	\$644,413	\$660,591	\$677,093	\$693,925	\$711,094	\$728,606	\$746,468	\$764,687
County Average Share Available 40.95%	\$689,419,834	\$21,234,634	\$21,767,741	\$22,311,510	\$22,866,154	\$23,431,891	\$24,008,943	\$24,597,536	\$25,197,900
Percent Allocated to EIFD 11.0%	\$76,058,759	\$2,342,665	\$2,401,479	\$2,461,469	\$2,522,659	\$2,585,073	\$2,648,735	\$2,713,670	\$2,779,904
Total Allocation to EIFD	\$152,117,518	\$4,685,331	\$4,802,958	\$4,922,939	\$5,045,318	\$5,170,146	\$5,297,470	\$5,427,340	\$5,559,808

Illustrative Bonding Capacity Analysis

Net Revenue*

Bond Amount**

Net Proceeds***

* Bondable revenue assuming \$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 (minimum)



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Appendix C to IFP - Tax Increment Revenue Analysis - Santa Fe Springs EIFD

	<u>Total</u>	<u>48</u> <u>2074</u>	<u>49</u> <u>2075</u>	<u>50</u> <u>2076</u>
New Development				
Rental Residential \$350,000 per unit	1,300 units \$518,340,083	\$0	\$0	\$0
Affordable / Senior Residential \$0 per unit	318 units \$0	\$0	\$0	\$0
Commercial / Retail \$350 PSF	70,000 SF \$27,910,620	\$0	\$0	\$0
Industrial / Flex \$200 PSF	950,000 SF \$216,449,705	\$0	\$0	\$0
Subtotal Value Add	\$762,700,407	\$0	\$0	\$0
Total Assessed Value		\$7,626,610,558	\$7,779,142,769	\$7,934,725,625
Incremental AV		\$6,302,874,763	\$6,455,406,974	\$6,610,989,830
Total tax increment @ 1%		\$63,028,748	\$64,554,070	\$66,109,898
City Average Share Available 6.55%	\$110,273,502	\$4,128,383	\$4,228,292	\$4,330,198
Percent Allocated to EIFD 50.0%	\$55,136,751	\$2,064,191	\$2,114,146	\$2,165,099
City Equivalent MVL Share 2.49%	\$41,844,016	\$1,566,542	\$1,604,453	\$1,643,123
Percent Allocated to EIFD 50.0%	\$20,922,008	\$783,271	\$802,227	\$821,561
County Average Share Available 40.95%	\$689,419,834	\$25,810,272	\$26,434,892	\$27,072,003
Percent Allocated to EIFD 11.0%	\$76,058,759	\$2,847,463	\$2,916,373	\$2,986,660
Total Allocation to EIFD	\$152,117,518	\$5,694,925	\$5,832,745	\$5,973,321

Illustrative Bonding Capacity Analysis

Net Revenue*

Bond Amount**

Net Proceeds***

* Bondable revenue assuming \$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 (minimum)



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Appendix D:
Fiscal Impact Analysis Detail

Appendix D to IFP - Santa Fe Springs EIFD Fiscal Impact Analysis

Overview of Fiscal Impacts

	Annual (Stablized Year 20)	Year 0-50 Nominal Total	Year 0-50 Present Value @ 3.0%
City of Santa Fe Springs			
Estimated Fiscal Revenues (Net of Allocation to EIFD)	\$8,552,700	\$526,363,400	\$209,185,600
Estimated Fiscal Expenditures	(\$7,841,200)	(\$482,578,600)	(\$191,784,700)
Estimated Net Fiscal Impact to City	\$711,500	\$43,784,800	\$17,400,900
County of Los Angeles			
Estimated Fiscal Revenues (Net of Allocation to EIFD)	\$6,279,800	\$341,932,600	\$140,657,700
Estimated Fiscal Expenditures	(\$2,594,600)	(\$159,678,500)	(\$63,459,000)
Estimated Net Fiscal Impact to County	\$3,685,200	\$182,254,100	\$77,198,700
Add'l Sales Tax - County Transp. + Homelessness	\$4,508,500	\$321,661,100	\$127,833,500

Key Land Use Assumptions (Stabilized Year 20)

Project Component	
Residential - Market Rate	1,300 DU
Residential - Affordable	318 DU
Commercial / Retail	70,000 SF
Industrial / Flex	950,000 SF

Notes:
 Assumes installation of necessary public infrastructure
 Values in 2026 dollars



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Appendix D to IFP - Santa Fe Springs EIFD Fiscal Impact Analysis

Summary of Estimated Fiscal Impacts to City

Stabilized

	Year 5	Year 10	Year 15	Year 20	Year 25	Year 30	Year 40	Year 50	Year 55	Stabilized Escalation Rate	Year 0-50 Nominal Total	Year 0-50 Present Value @ 3.0%
	2031	2036	2041	2046	2051	2056	2066	2076	2081			
General Fund Revenues												
Property Tax	\$262,328	\$608,219	\$705,093	\$817,396	\$947,586	\$1,098,512	\$1,476,308	\$1,984,034	\$2,300,039	3.0%	\$50,305,600	\$19,992,300
Property Tax Allocation to EIFD	(\$131,164)	(\$304,110)	(\$352,546)	(\$408,698)	(\$473,793)	(\$549,256)	(\$738,154)	(\$992,017)	\$0	3.0%	(\$25,152,800)	(\$9,996,100)
Property Tax In-Lieu of MVLF	\$96,452	\$223,628	\$259,246	\$300,537	\$348,405	\$403,897	\$542,804	\$729,483	\$845,671	3.0%	\$18,496,200	\$7,350,700
Property Tax In-Lieu of MVLF Allocation to EIFD	(\$48,226)	(\$111,814)	(\$129,623)	(\$150,269)	(\$174,203)	(\$201,949)	(\$271,402)	(\$364,742)	\$0	3.0%	(\$9,248,100)	(\$3,675,300)
Property Transfer Tax	\$10,672	\$24,743	\$28,684	\$33,253	\$38,549	\$44,689	\$60,058	\$80,713	\$93,569	3.0%	\$2,046,500	\$813,300
Sales and Use Tax - Direct / On-Site	\$691,391	\$1,603,023	\$1,858,344	\$2,154,329	\$2,497,458	\$2,895,239	\$3,890,959	\$5,229,123	\$6,061,987	3.0%	\$132,585,400	\$52,691,700
Measure Y+L Sales Tax - Direct / On-Site	\$771,642	\$1,789,089	\$2,074,044	\$2,404,386	\$2,787,342	\$3,231,293	\$4,342,588	\$5,836,075	\$6,765,610	3.0%	\$147,974,800	\$58,807,600
Sales and Use Tax - Indirect / Off-Site	\$143,562	\$332,855	\$385,870	\$447,330	\$518,578	\$601,174	\$807,927	\$1,085,786	\$1,258,724	3.0%	\$27,530,300	\$10,941,000
Measure Y+L Sales Tax - Indirect / Off-Site	\$160,225	\$371,490	\$430,659	\$499,252	\$578,770	\$670,953	\$901,704	\$1,211,815	\$1,404,826	3.0%	\$30,725,800	\$12,210,900
Utility Users Tax	\$311,997	\$723,380	\$838,596	\$972,162	\$1,127,002	\$1,306,505	\$1,755,833	\$2,359,693	\$2,735,531	3.0%	\$59,830,500	\$23,777,600
Franchise Tax	\$161,458	\$374,349	\$433,973	\$503,094	\$583,224	\$676,116	\$908,644	\$1,221,141	\$1,415,637	3.0%	\$30,962,300	\$12,304,900
Business Operations Tax	\$5,739	\$13,306	\$15,426	\$17,883	\$20,731	\$24,033	\$32,298	\$43,406	\$50,319	3.0%	\$1,100,600	\$437,400
Investment Income	\$26,268	\$60,903	\$70,603	\$81,848	\$94,885	\$109,997	\$147,827	\$198,667	\$230,310	3.0%	\$5,037,200	\$2,001,900
Charges for Services	\$44,023	\$102,069	\$118,326	\$137,172	\$159,020	\$184,348	\$247,748	\$332,953	\$385,983	3.0%	\$8,442,100	\$3,355,000
Facility Use Fees	\$60,962	\$141,343	\$163,856	\$189,953	\$220,208	\$255,282	\$343,077	\$461,067	\$534,503	3.0%	\$11,690,400	\$4,646,000
Other Revenues (Miscellaneous)	\$23,045	\$53,431	\$61,941	\$71,806	\$83,243	\$96,502	\$129,690	\$174,293	\$202,053	3.0%	\$4,419,200	\$1,756,300
Transfers in	\$154,445	\$358,089	\$415,123	\$481,242	\$557,891	\$646,748	\$869,176	\$1,168,100	\$1,354,148	3.0%	\$29,617,400	\$11,770,400
Estimated Total Revenues	\$2,744,819	\$6,363,994	\$7,377,614	\$8,562,676	\$9,914,896	\$11,494,082	\$15,447,085	\$20,759,591	\$25,638,910		\$526,363,400	\$209,185,600
General Fund Expenditures												
City Manager's Office	\$185,210	\$429,419	\$497,814	\$577,103	\$669,020	\$775,578	\$1,042,312	\$1,400,780	\$1,623,888	3.0%	\$35,517,100	\$14,115,100
Community Development	\$56,826	\$131,755	\$152,740	\$177,067	\$205,269	\$237,964	\$319,803	\$429,789	\$498,243	3.0%	\$10,897,400	\$4,330,800
Comm Serv - Administration	\$48,596	\$112,673	\$130,619	\$151,423	\$175,541	\$203,500	\$273,487	\$367,544	\$426,085	3.0%	\$9,319,200	\$3,703,600
Comm Serv - Library & Cultural Services	\$73,399	\$170,180	\$197,285	\$228,707	\$265,134	\$307,363	\$413,071	\$555,133	\$643,551	3.0%	\$14,075,500	\$5,593,800
Comm Serv - Family & Human Services	\$97,542	\$226,156	\$262,176	\$303,934	\$352,343	\$408,462	\$548,939	\$737,729	\$855,230	3.0%	\$18,705,200	\$7,433,800
Finance	\$84,944	\$196,947	\$228,316	\$264,681	\$306,838	\$355,709	\$478,043	\$642,450	\$744,776	3.0%	\$16,289,400	\$6,473,700
Finance - Non-Departmental	\$51,805	\$120,112	\$139,243	\$161,420	\$187,130	\$216,935	\$291,543	\$391,809	\$454,214	3.0%	\$9,934,400	\$3,948,100
Fire Rescue	\$783,620	\$1,816,862	\$2,106,241	\$2,441,710	\$2,830,611	\$3,281,454	\$4,410,000	\$5,926,671	\$6,870,636	3.0%	\$150,271,900	\$59,720,500
Parks & Recreation	\$189,520	\$439,411	\$509,398	\$590,532	\$684,589	\$793,626	\$1,066,567	\$1,433,376	\$1,661,676	3.0%	\$36,343,500	\$14,443,500
Police Services	\$589,940	\$1,367,805	\$1,585,661	\$1,838,216	\$2,130,996	\$2,470,409	\$3,320,023	\$4,461,833	\$5,172,487	3.0%	\$113,130,600	\$44,960,000
Public Works - Engineering	\$88,081	\$204,219	\$236,746	\$274,454	\$318,167	\$368,843	\$495,694	\$666,171	\$772,275	3.0%	\$16,890,900	\$6,712,700
Public Works - Maintenance	\$267,010	\$619,075	\$717,678	\$831,986	\$964,499	\$1,118,119	\$1,502,658	\$2,019,447	\$2,341,093	3.0%	\$51,203,500	\$20,349,100
Estimated Total Expenditures	\$2,516,495	\$5,834,614	\$6,763,917	\$7,841,234	\$9,090,139	\$10,537,962	\$14,162,140	\$19,032,732	\$22,064,153		\$482,578,600	\$191,784,700
Estimated Annual Net Fiscal Impact	\$228,324	\$529,380	\$613,697	\$711,443	\$824,757	\$956,120	\$1,284,945	\$1,726,859	\$3,574,758		\$43,784,800	\$17,400,900
<i>Revenue / Cost Ratio</i>	<i>1.09</i>	<i>1.09</i>	<i>1.09</i>	<i>1.09</i>	<i>1.09</i>	<i>1.09</i>	<i>1.09</i>	<i>1.09</i>	<i>1.16</i>		<i>1.09</i>	<i>1.09</i>

Notes:
 Assumes installation of necessary public infrastructure
 Actual absorption will depend on market conditions and other factors
 Values in 2026 dollars
 Select years shown for illustration



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.

Appendix D to IFP - Santa Fe Springs EIFD Fiscal Impact Analysis

Summary of Estimated Fiscal Impacts to County

Stabilized

	Year 5	Year 10	Year 15	Year 20	Year 25	Year 30	Year 40	Year 50	Year 55	Stabilized Escalation Rate	Year 0-50 Nominal Total	Year 0-50 Present Value @ 3.0%
	2031	2036	2041	2046	2051	2056	2066	2076	2081			
County of Los Angeles Revenues												
Property Tax - County General	\$1,640,048	\$3,802,531	\$4,408,176	\$5,110,284	\$5,642,166	\$6,229,407	\$7,593,613	\$9,256,572	\$10,220,003	2.0%	\$275,548,900	\$113,677,000
Property Tax - County Allocation to EIFD	(\$180,935)	(\$419,506)	(\$486,322)	(\$563,781)	(\$622,460)	(\$687,246)	(\$837,749)	(\$1,021,211)	\$0	2.0%	(\$30,399,300)	(\$12,541,200)
Property Tax in Lieu of MVLF	\$405,832	\$940,940	\$1,090,808	\$1,264,545	\$1,396,160	\$1,541,473	\$1,879,047	\$2,290,548	\$2,528,950	2.0%	\$68,184,900	\$28,129,500
Property Tax in Lieu of MVLF - County Allocation to EIFD	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	2.0%	\$0	\$0
Property Transfer Tax	\$10,672	\$24,743	\$28,684	\$33,253	\$36,714	\$40,535	\$49,412	\$60,233	\$66,502	2.0%	\$1,793,000	\$739,700
Sales Tax (County Transportation) - Direct / On-Site	\$115,746	\$268,363	\$311,107	\$360,658	\$418,101	\$484,694	\$651,388	\$875,411	\$1,014,842	3.0%	\$22,196,200	\$8,821,100
Sales Tax (County Transportation) - Indirect / Off-Site	\$24,034	\$55,724	\$64,599	\$74,888	\$86,815	\$100,643	\$135,256	\$181,772	\$210,724	3.0%	\$4,608,900	\$1,831,600
Other Court Fines	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	3.0%	\$0	\$0
Penalties, Interest & Costs on Delinquent Taxes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	3.0%	\$0	\$0
Estimated County Revenues	\$2,015,397	\$4,672,795	\$5,417,050	\$6,279,846	\$6,957,497	\$7,709,507	\$9,470,967	\$11,643,325	\$14,041,021		\$341,932,600	\$140,657,700
County of Los Angeles Expenditures												
Public Protection	\$314,713	\$729,677	\$845,896	\$980,625	\$1,136,813	\$1,317,878	\$1,771,118	\$2,380,234	\$2,759,344	3.0%	\$60,351,300	\$23,984,600
General Government	\$157,408	\$364,959	\$423,087	\$490,474	\$568,594	\$659,157	\$885,851	\$1,190,510	\$1,380,127	3.0%	\$30,185,600	\$11,996,300
Health and Sanitation	\$159,925	\$370,794	\$429,852	\$498,316	\$577,685	\$669,695	\$900,014	\$1,209,543	\$1,402,192	3.0%	\$30,668,200	\$12,188,100
Public Assistance	\$168,479	\$390,627	\$452,843	\$524,969	\$608,583	\$705,515	\$948,153	\$1,274,239	\$1,477,192	3.0%	\$32,308,600	\$12,840,000
Recreational and Cultural	\$32,147	\$74,535	\$86,407	\$100,169	\$116,123	\$134,619	\$180,917	\$243,137	\$281,862	3.0%	\$6,164,800	\$2,450,000
Estimated County Expenditures	\$832,673	\$1,930,592	\$2,238,085	\$2,594,554	\$3,007,799	\$3,486,863	\$4,686,053	\$6,297,663	\$7,300,717		\$159,678,500	\$63,459,000
Estimated County Net Fiscal Impact	\$1,182,724	\$2,742,204	\$3,178,966	\$3,685,292	\$3,949,698	\$4,222,643	\$4,784,914	\$5,345,662	\$6,740,303		\$182,254,100	\$77,198,700
Additional Sales Tax - County Transportation + Homelessness	\$1,677,361	\$3,889,042	\$4,508,466	\$5,226,547	\$6,059,001	\$7,024,042	\$9,439,726	\$12,686,202	\$14,706,785	3.0%	\$321,661,100	\$127,833,500

Notes:

- Assumes installation of necessary public infrastructure
- Public Protection costs exclude Sheriff cost categories that overlap with City-funded Sheriff services (e.g. Patrol for Unincorporated Areas, Detective)
- General government costs exclude non-recurring Capital Projects, Extraordinary Maintenance, and Appropriations for Contingencies
- Values in 2026 dollars
- Select years shown for illustration



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Project Description

Project Component		Year 5 2031	Year 10 2036	Year 15 2041	Year 20 2046
Rental Residential - Units		650 DU	1,300 DU	1,300 DU	1,300 DU
Commercial / Retail - SF		35,000 SF	70,000 SF	70,000 SF	70,000 SF
Industrial / Flex - SF		475,000 SF	950,000 SF	950,000 SF	950,000 SF
<i>Annual Escalation Factor</i>	<i>3.0%</i>	<i>1.16</i>	<i>1.34</i>	<i>1.56</i>	<i>1.81</i>
Estimated A/V - Rental Residential	\$350K Per Unit	\$263,734,852	\$611,481,953	\$708,875,175	\$821,780,612
Estimated A/V - Commercial / Retail	\$350 PSF	\$14,201,107	\$32,925,951	\$38,170,202	\$44,249,725
Estimated A/V - Industrial / Flex	\$200 PSF	\$110,131,037	\$255,344,112	\$296,013,809	\$343,161,135
Total Estimated Assessed Value		\$388,066,996	\$899,752,016	\$1,043,059,185	\$1,209,191,472

Notes:

Select years shown for illustration
 Values in 2026 dollars



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Project Employment and Occupants

Project Component	Year 5	Year 10	Year 15	Year 20
	2031	2036	2041	2046
Rental Residential - Units	650 DU	1,300 DU	1,300 DU	1,300 DU
Commercial / Retail - SF	35,000 SF	70,000 SF	70,000 SF	70,000 SF
Industrial / Flex - SF	475,000 SF	950,000 SF	950,000 SF	950,000 SF
<u>Estimated # Employees (FTE)</u>				
Residential	50 DU / emp	13	26	26
Commercial / Retail	400 SF / emp	88	175	175
Industrial / Flex	1,500 SF / emp	317	633	633
Total Estimated # Employees (FTE)	417	834	834	834
Occupied Dwelling Units	93%	605 DU	1,209 DU	1,209 DU
Residents	2.50 per DU	1,511	3,023	3,023
Employees Weighted at 50%	50%	209	417	417
Total Service Population (Residents + Empl.)	1,720	3,440	3,440	3,440

Notes:

Average household size reflects blend of residential product type (primarily rental anticipated at this stage)

Select years shown for illustration

Values in 2026 dollars



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Appendix D to IFP - Santa Fe Springs EIFD Fiscal Impact Analysis

Property Tax

		Year 5 2031	Year 10 2036	Year 15 2041	Year 20 2046
Estimated Assessed Value - Residential		\$263,734,852	\$611,481,953	\$708,875,175	\$821,780,612
Estimated Assessed Value - Non-Residential		\$124,332,144	\$288,270,063	\$334,184,011	\$387,410,860
Total Estimated Assessed Value		\$388,066,996	\$899,752,016	\$1,043,059,185	\$1,209,191,472
Total Secured Property Tax General Levy	1.00%	\$3,880,670	\$8,997,520	\$10,430,592	\$12,091,915
Estimated Unsecured Property Tax as % of Secured Non-Residential Value	10.00%	\$124,332	\$288,270	\$334,184	\$387,411
Total Estimated Secured + Unsecured Property Tax		\$4,005,002	\$9,285,790	\$10,764,776	\$12,479,326
<i>Distributions to Taxing Entities</i>					
City of Santa Fe Springs	6.55%	\$262,328	\$608,219	\$705,093	\$817,396
City Allocation to EIFD	(3.28%)	(\$131,164)	(\$304,110)	(\$352,546)	(\$408,698)
Net Property Tax to City	3.28%	\$131,164	\$304,110	\$352,546	\$408,698
Los Angeles County General	40.95%	\$1,640,048	\$3,802,531	\$4,408,176	\$5,110,284
County Allocation to EIFD	(4.52%)	(\$180,935)	(\$419,506)	(\$486,322)	(\$563,781)
Net Los Angeles County Distributions	36.43%	\$1,459,114	\$3,383,025	\$3,921,853	\$4,546,503

Notes:

General levy distributions represent tax rate area average within boundary, incl. RPTTF residual revenue splits for parcels within former Redevelopment Agency Project Area boundaries

Does not include property tax overrides above 1% general levy, County Fire, County Flood Control, or other City or County entity distributions

Select years shown for illustration

Values in 2026 dollars

Source: Los Angeles County Auditor-Controller (2026)



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Appendix D to IFP - Santa Fe Springs EIFD Fiscal Impact Analysis

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

Total AV within CITY (2024-2025)	\$11,611,527,953				
Current Property Tax In-Lieu of MVLFF (2024-2025)	\$2,885,977				
Prop Tax In-Lieu of MVLFF per \$1M of AV	\$249				
	<i>Year 1</i>	<i>Year 5</i>	<i>Year 10</i>	<i>Year 15</i>	<i>Year 20</i>
	2027	2031	2036	2041	2046
Estimated Project Assessed Value	\$68,958,500	\$388,066,996	\$899,752,016	\$1,043,059,185	\$1,209,191,472
Incremental Property Tax In-Lieu of MVLFF to City	\$17,139	\$96,452	\$223,628	\$259,246	\$300,537
City Allocation to EIFD	(\$8,570)	(\$48,226)	(\$111,814)	(\$129,623)	(\$150,269)
Net Incremental Property Tax In-Lieu of MVLFF to City	\$8,570	\$48,226	\$111,814	\$129,623	\$150,269
Total AV within COUNTY (2024-2025)	\$2,101,924,313,796				
Current Property Tax In-Lieu of MVLFF (2024-2025)	\$2,198,144,647				
Prop Tax In-Lieu of MVLFF per \$1M of AV	\$1,046				
	<i>Year 1</i>	<i>Year 5</i>	<i>Year 10</i>	<i>Year 15</i>	<i>Year 20</i>
	2027	2031	2036	2041	2046
Estimated Project Assessed Value	\$68,958,500	\$388,066,996	\$899,752,016	\$1,043,059,185	\$1,209,191,472
Incremental Property Tax In-Lieu of MVLFF to County	\$72,115	\$405,832	\$940,940	\$1,090,808	\$1,264,545
County Allocation to EIFD	\$0	\$0	\$0	\$0	\$0
Incremental Property Tax In-Lieu of MVLFF to County	\$72,115	\$405,832	\$940,940	\$1,090,808	\$1,264,545

Notes:

Select years shown for illustration

Values in 2026 dollars

Source: Los Angeles County Auditor-Controller (2026)



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Property Transfer Tax

	Year 5 2031	Year 10 2036	Year 15 2041	Year 20 2046
Estimated Assessed Value - For-Sale Residential	\$0	\$0	\$0	\$0
Estimated Property Turnover Rate	15.0%	15.0%	15.0%	15.0%
Estimated Value of Property Transferred	\$0	\$0	\$0	\$0
Estimated Assessed Value - Other Land Uses	\$388,066,996	\$899,752,016	\$1,043,059,185	\$1,209,191,472
Estimated Property Turnover Rate	5.0%	5.0%	5.0%	5.0%
Estimated Value of Property Transferred	\$19,403,350	\$44,987,601	\$52,152,959	\$60,459,574
Estimated Total Value of Property Transferred	\$19,403,350	\$44,987,601	\$52,152,959	\$60,459,574
Total Transfer Tax	\$1.10 per \$1,000 \$21,344	\$49,486	\$57,368	\$66,506
Transfer Tax to City	\$0.55 per \$1,000 \$10,672	\$24,743	\$28,684	\$33,253
Transfer Tax to County	\$0.55 per \$1,000 \$10,672	\$24,743	\$28,684	\$33,253

Notes:

Select years shown for illustration
Values in 2026 dollars

Source: Los Angeles County Auditor-Controller (2026)



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Appendix D to IFP - Santa Fe Springs EIFD Fiscal Impact Analysis

Sales Tax - Direct / On-Site

Project Component		Year 5	Year 10	Year 15	Year 20
		2031	2036	2041	2046
Retail SF		35,000 SF	70,000 SF	70,000 SF	70,000 SF
Portion of Industrial Buildings Generating Local Taxable Sales	30.0%	142,500 SF	285,000 SF	285,000 SF	285,000 SF
Total Sales-Generating SF		177,500 SF	355,000 SF	355,000 SF	355,000 SF
Estimated Average Taxable Sales	\$300 PSF	\$61,731,344	\$143,127,094	\$165,923,530	\$192,350,846
Sales Tax to City	1.00%	\$617,313	\$1,431,271	\$1,659,235	\$1,923,508
Use Tax as % of Sales Tax	12.00%	\$74,078	\$171,753	\$199,108	\$230,821
Sales and Use Tax to City - Direct		\$691,391	\$1,603,023	\$1,858,344	\$2,154,329
Measure Y +L Sales Tax to City - Direct	1.25%	\$771,642	\$1,789,089	\$2,074,044	\$2,404,386
Sales Tax to County	0.25%	\$154,328	\$357,818	\$414,809	\$480,877
Net of Sales Transfer within County	(25%)	(\$38,582)	(\$89,454)	(\$103,702)	(\$120,219)
Sales Tax to County		\$115,746	\$268,363	\$311,107	\$360,658
Add'l Sales Tax - Cnty Transp. + Homeless.	2.25%	\$1,388,955	\$3,220,360	\$3,733,279	\$4,327,894

Notes:

County General Fund sales tax for Revenue and Taxation Code Section 7203.1

County Transportation and Homelessness sales tax includes Prop A, Prop C, Measure R/M, Measure H

Taxable sales PSF factor escalated 3% annually

Select years shown for illustration.

Values in 2026 dollars.



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Appendix D to IFP - Santa Fe Springs EIFD Fiscal Impact Analysis

Sales Tax - Indirect / Off-Site

		Year 5 2031	Year 10 2036	Year 15 2041	Year 20 2046
Estimated # Employees		417	834	834	834
Estimated Annual Taxable Retail Spending / Empl. Near Work		\$5,565	\$6,451	\$7,478	\$8,669
Estimated Employee Taxable Retail Spending Within City		\$2,321,330	\$5,382,116	\$6,239,348	\$7,233,114
Estimated # Occupied Dwelling Units		605 DU	1,209 DU	1,209 DU	1,209 DU
Estimated Annual Taxable Retail Spending / HH		\$34,729	\$40,260	\$46,672	\$54,106
Estimated Resident Taxable Retail Spending		\$20,993,397	\$48,674,202	\$56,426,740	\$65,414,057
Estimated Capture within City	50.0%	\$10,496,699	\$24,337,101	\$28,213,370	\$32,707,029
Estimated # Occupied Hotel Rooms		0 rooms	0 rooms	0 rooms	0 rooms
Estimated Annual Taxable Retail Spending / Room		\$21,157	\$24,526	\$28,433	\$32,962
Estimated Resident Taxable Retail Spending		\$0	\$0	\$0	\$0
Estimated Capture within City	50.0%	\$0	\$0	\$0	\$0
Total Estimated Indirect Taxable Sales		\$12,818,029	\$29,719,217	\$34,452,718	\$39,940,143
Sales Tax to City	1.00%	\$128,180	\$297,192	\$344,527	\$399,401
Use Tax as % of Sales Tax	12.00%	\$15,382	\$35,663	\$41,343	\$47,928
Sales and Use Tax to City - Indirect		\$143,562	\$332,855	\$385,870	\$447,330
Measure Y + L Sales Tax to City - Indirect	1.25%	\$160,225	\$371,490	\$430,659	\$499,252
Sales Tax to County	0.25%	\$32,045	\$74,298	\$86,132	\$99,850
Net of Sales Transfer within County	(25%)	(\$8,011)	(\$18,575)	(\$21,533)	(\$24,963)
Sales Tax to County		\$24,034	\$55,724	\$64,599	\$74,888
Add'l Sales Tax - Cnty Transp. + Homeless.	2.25%	\$288,406	\$668,682	\$775,186	\$898,653

Notes:

County General Fund sales tax for Revenue and Taxation Code Section 7203.1

County Transportation and Homelessness sales tax includes Prop A, Prop C, Measure R/M, Measure H

Employee spending estimates based on "Office Worker Retail Spending Patterns: A Downtown and Suburban Area Study," ICSC (2004).

Household spending based on average household income within City.

Adjusted for inflation assuming 3% annual inflation rate.

Select years shown for illustration.

Values in 2026 dollars.



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City Service Population

City Population	18,680
City Employee Population	64,885
Employee Weighting for Service Population	0.5
Weighted # Employees	32,443
Total City Service Population	51,123

Source: CA Department of Finance, U.S. Census Bureau Center for Economic Studies (2024)



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Appendix D to IFP - Santa Fe Springs EIFD Fiscal Impact Analysis

City Multiplier Revenue and Expenditure Factors

Budget Category	Adopted City Budget	Allocation Basis	Relevant City Population	Discount for Operational Efficiency	Per Capita Factor	Annual Escalation	Year 5	Year 10	Year 15	Year 20	
							2031	2036	2041	2046	
General Fund Revenues											
Property Tax	\$2,700,000	N/A - Estimated Separately via Case Study Method -----									
Property Tax - Pass Thru to City	\$2,800,000	N/A - Estimated Separately via Case Study Method -----									
Property Tax - MVLF	\$2,600,000	N/A - Estimated Separately via Case Study Method -----									
Real Property Transfer Tax	\$370,000	N/A - Estimated Separately via Case Study Method -----									
Sales Tax	\$39,440,000	N/A - Estimated Separately via Case Study Method -----									
Measure Y Transactions & Use Tax	\$17,560,000	N/A - Estimated Separately via Case Study Method -----									
Transient Occupancy Tax	\$150,000	N/A -----									
Utility Users Tax	\$8,000,000	Service Population	51,123	0%	\$156.49	3.0%	\$181.41	\$210.31	\$243.80	\$282.63	
Franchise Tax	\$4,140,000	Service Population	51,123	0%	\$80.98	3.0%	\$93.88	\$108.83	\$126.17	\$146.26	
Business Operations Tax	\$770,000	Employment Base	64,885	0%	\$11.87	3.0%	\$13.76	\$15.95	\$18.49	\$21.43	
Oil Well and Barrel	\$250,000	N/A -----									
Investment Income	\$1,000,000	As % of other revenues	0.98%	0%	0.98%	3.0%	0.98%	0.98%	0.98%	0.98%	
Other Use of Money & Property	\$1,550,000	N/A -----									
Charges for Services	\$2,257,600	Service Population	51,123	50%	\$22.08	3.0%	\$25.60	\$29.67	\$34.40	\$39.88	
Licenses and Permits	\$5,930,900	N/A -----									
Intergovernmental	\$1,000,200	N/A -----									
Facility Use Fees	\$650,000	Residents	18,680	0%	\$34.80	3.0%	\$40.34	\$46.76	\$54.21	\$62.85	
Other Revenues (Miscellaneous)	\$590,900	Service Population	51,123	0%	\$11.56	3.0%	\$13.40	\$15.53	\$18.01	\$20.88	
Transfers in	\$7,920,350	Service Population	51,123	50%	\$77.46	3.0%	\$89.80	\$104.11	\$120.69	\$139.91	
Other	\$3,138,400	N/A -----									
Total General Fund Revenues	\$102,818,350										
General Fund Expenditures											
City Manager's Office	\$9,498,050	Service Population	51,123	50%	\$92.90	3.0%	\$107.69	\$124.84	\$144.73	\$167.78	
Community Development	\$2,914,200	Service Population	51,123	50%	\$28.50	3.0%	\$33.04	\$38.30	\$44.41	\$51.48	
Comm Serv - Administration	\$2,492,150	Service Population	51,123	50%	\$24.37	3.0%	\$28.26	\$32.76	\$37.97	\$44.02	
Comm Serv - Library & Cultural Services	\$2,509,400	Service Population	51,123	25%	\$36.81	3.0%	\$42.68	\$49.48	\$57.36	\$66.49	
Comm Serv - Family & Human Services	\$3,334,800	Service Population	51,123	25%	\$48.92	3.0%	\$56.72	\$65.75	\$76.22	\$88.36	
Finance	\$4,356,160	Service Population	51,123	50%	\$42.61	3.0%	\$49.39	\$57.26	\$66.38	\$76.95	
Finance - Non-Departmental	\$2,656,680	Service Population	51,123	50%	\$25.98	3.0%	\$30.12	\$34.92	\$40.48	\$46.93	
Fire Rescue	\$26,790,700	Service Population	51,123	25%	\$393.04	3.0%	\$455.64	\$528.21	\$612.34	\$709.87	
Parks & Recreation	\$6,479,380	Service Population	51,123	25%	\$95.06	3.0%	\$110.20	\$127.75	\$148.10	\$171.68	
Police Services	\$20,169,100	Service Population	51,123	25%	\$295.89	3.0%	\$343.02	\$397.66	\$460.99	\$534.42	
Public Works - Engineering	\$4,517,000	Service Population	51,123	50%	\$44.18	3.0%	\$51.21	\$59.37	\$68.83	\$79.79	
Public Works - Maintenance	\$13,692,950	Service Population	51,123	50%	\$133.92	3.0%	\$155.25	\$179.98	\$208.65	\$241.88	
Vehicle/Equipment Acquisition	\$1,142,050	N/A - Non-recurring -----									
Total General Fund Expenditures	\$100,552,620										

Notes:

Adjusted for inflation assuming 3% annual inflation rate.
 Select years shown for illustration.
 Values in 2026 dollars.

Source: City of Santa Fe Springs 2024-2025 Adopted Budget



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Appendix D to IFP - Santa Fe Springs EIFD Fiscal Impact Analysis

City Multiplier Revenues and Expenditures

	Year 5 2031	Year 10 2036	Year 15 2041	Year 20 2046
Estimated # Residents	1,511	3,023	3,023	3,023
Estimated # Employees	417	834	834	834
Total Project Service Population	1,720	3,440	3,440	3,440
Budget Category	2031	2036	2041	2046
General Fund Revenues				
Utility Users Tax	\$311,997	\$723,380	\$838,596	\$972,162
Franchise Tax	\$161,458	\$374,349	\$433,973	\$503,094
Business Operations Tax	\$5,739	\$13,306	\$15,426	\$17,883
Oil Well and Barrel	\$0	\$0	\$0	\$0
Investment Income	\$26,268	\$60,903	\$70,603	\$81,848
Other Use of Money & Property	\$0	\$0	\$0	\$0
Charges for Services	\$44,023	\$102,069	\$118,326	\$137,172
Licenses and Permits	\$0	\$0	\$0	\$0
Intergovernmental	\$0	\$0	\$0	\$0
Facility Use Fees	\$60,962	\$141,343	\$163,856	\$189,953
Other Revenues (Miscellaneous)	\$23,045	\$53,431	\$61,941	\$71,806
Transfers in	\$154,445	\$358,089	\$415,123	\$481,242
Other	\$0	\$0	\$0	\$0
Total Multiplier Revenues	\$787,937	\$1,826,870	\$2,117,843	\$2,455,161
General Fund Expenditures				
City Manager's Office	\$185,210	\$429,419	\$497,814	\$577,103
Community Development	\$56,826	\$131,755	\$152,740	\$177,067
Comm Serv - Administration	\$48,596	\$112,673	\$130,619	\$151,423
Comm Serv - Library & Cultural Services	\$73,399	\$170,180	\$197,285	\$228,707
Comm Serv - Family & Human Services	\$97,542	\$226,156	\$262,176	\$303,934
Finance	\$84,944	\$196,947	\$228,316	\$264,681
Finance - Non-Departmental	\$51,805	\$120,112	\$139,243	\$161,420
Fire Rescue	\$783,620	\$1,816,862	\$2,106,241	\$2,441,710
Parks & Recreation	\$189,520	\$439,411	\$509,398	\$590,532
Police Services	\$589,940	\$1,367,805	\$1,585,661	\$1,838,216
Public Works - Engineering	\$88,081	\$204,219	\$236,746	\$274,454
Public Works - Maintenance	\$267,010	\$619,075	\$717,678	\$831,986
Total Multiplier Expenditures	\$2,516,495	\$5,834,614	\$6,763,917	\$7,841,234

Notes:

Major case study revenues not shown include property tax, sales tax, transient occupancy tax
 Adjusted for inflation assuming 3% annual inflation rate.
 Select years shown for illustration.
 Values in 2026 dollars.

Source: City of Santa Fe Springs 2024-2025 Adopted Budget



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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County Service Population

County Population	9,876,811
County Employee Population	4,806,038
Employee Weighting for Service Population	0.5
Weighted # Employees	2,403,019
Total County Service Population	12,279,830

Source: CA Department of Finance, CA Employment Development Department (2024)



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Appendix D to IFP - Santa Fe Springs EIFD Fiscal Impact Analysis

County Multiplier Expenditure Factors

Budget Category	Adopted County Budget	Allocation Basis	Relevant County		Per Capita Factor	Annual Escalation	Year 5	Year 10	Year 15	Year 20
			Population	Percent Fixed			2031	2036	2041	2046
<i>Primary Expenditures - Net County Cost</i>										
Public Protection (Countywide)	\$3,876,720,000	Service Population	12,279,830	50%	\$157.85	3.0%	\$182.99	\$212.14	\$245.92	\$285.09
Public Protection (Unincorporated Only)	\$579,280,000	N/A								
Health and Sanitation	\$1,939,000,000	Service Population	12,279,830	50%	\$78.95	3.0%	\$91.53	\$106.10	\$123.00	\$142.59
Public Assistance	\$1,970,000,000	Service Population	12,279,830	50%	\$80.21	3.0%	\$92.99	\$107.80	\$124.97	\$144.87
General Government (adjusted - note below)	\$2,075,370,000	Service Population	12,279,830	50%	\$84.50	3.0%	\$97.96	\$113.57	\$131.65	\$152.62
General Government (Capital Projects and Ext. Maint.)	\$1,565,630,000	N/A								
Recreational and Cultural	\$396,000,000	Service Population	12,279,830	50%	\$16.12	3.0%	\$18.69	\$21.67	\$25.12	\$29.12
Other	\$149,000,000	N/A								
Total Net County Cost	\$12,551,000,000									

Notes:

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

General government costs exclude non-recurring Capital Projects and Extraordinary Maintenance

Adjusted for inflation assuming 3% annual inflation rate.

Select years shown for illustration.

Values in 2026 dollars.

Source: County of Los Angeles 2025-2026 Recommended Budget



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County Multiplier Expenditures

	Year 5 2031	Year 10 2036	Year 15 2041	Year 20 2046
Estimated # Residents	1,511	3,023	3,023	3,023
Estimated # Employees	417	834	834	834
Total Project Service Population	1,720	3,440	3,440	3,440
Budget Category	2031	2036	2041	2046
<i>Primary Expenditures - Net County Cost</i>				
Public Protection	\$314,713	\$729,677	\$845,896	\$980,625
General Government	\$157,408	\$364,959	\$423,087	\$490,474
Health and Sanitation	\$159,925	\$370,794	\$429,852	\$498,316
Public Assistance	\$168,479	\$390,627	\$452,843	\$524,969
Recreational and Cultural	\$32,147	\$74,535	\$86,407	\$100,169
Total Primary Expenditures	\$832,673	\$1,930,592	\$2,238,085	\$2,594,554

Notes:

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

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

Adjusted for inflation assuming 3% annual inflation rate.

Select years shown for illustration.

Values in 2026 dollars.

Source: County of Los Angeles 2025-2026 Recommended Budget



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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IMPLAN Inputs

Construction Inputs	
Industry NAICS Category	Approximate Inputs (Industry Spending)
58 - Construction of new multifamily residential structures	\$455,000,000
55 - Construction of new commercial structures, including farm structures	\$24,500,000
51 - Construction of new manufacturing structures	\$190,000,000
Ongoing Operation Inputs	
Industry NAICS Category	Approximate Inputs (Employment Change)
412 - Retail - Miscellaneous store retailers	175 Jobs
476 - Services to buildings	26 Jobs
422 - Warehousing and storage	633 Jobs



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.

Summary of IMPLAN Economic Benefits

Economic Benefits from Construction (One-Time / Short-Term)			
	Employment	Labor Income	Economic Output
Direct	5,870	\$406,753,639	\$669,500,000
Indirect	477	\$36,134,851	\$111,460,336
Induced	1,624	\$109,342,408	\$321,599,391
Total Countywide	7,971	\$552,230,898	\$1,102,559,727
Estimated City Capture	5,975	\$414,027,502	\$691,152,986

Economic Benefits from Ongoing Operation (Annual)			
	Employment	Labor Income	Economic Output
Direct	834	\$39,940,277	\$80,161,694
Indirect	130	\$10,242,686	\$29,353,192
Induced	175	\$11,820,890	\$34,796,705
Total Countywide	1,140	\$62,003,853	\$144,311,591
Estimated City Capture	850	\$41,043,456	\$83,369,189

Notes

- 100% of direct benefits estimated to be captured on-site within the City.
- 5% of indirect and induced benefits estimated to be captured off-site within the City.
- Estimated ongoing benefits upon build-out and stabilization.



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



City of Downey

Enhanced Infrastructure Financing District (EIFD) Analysis Summary

May 2026



Metro

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

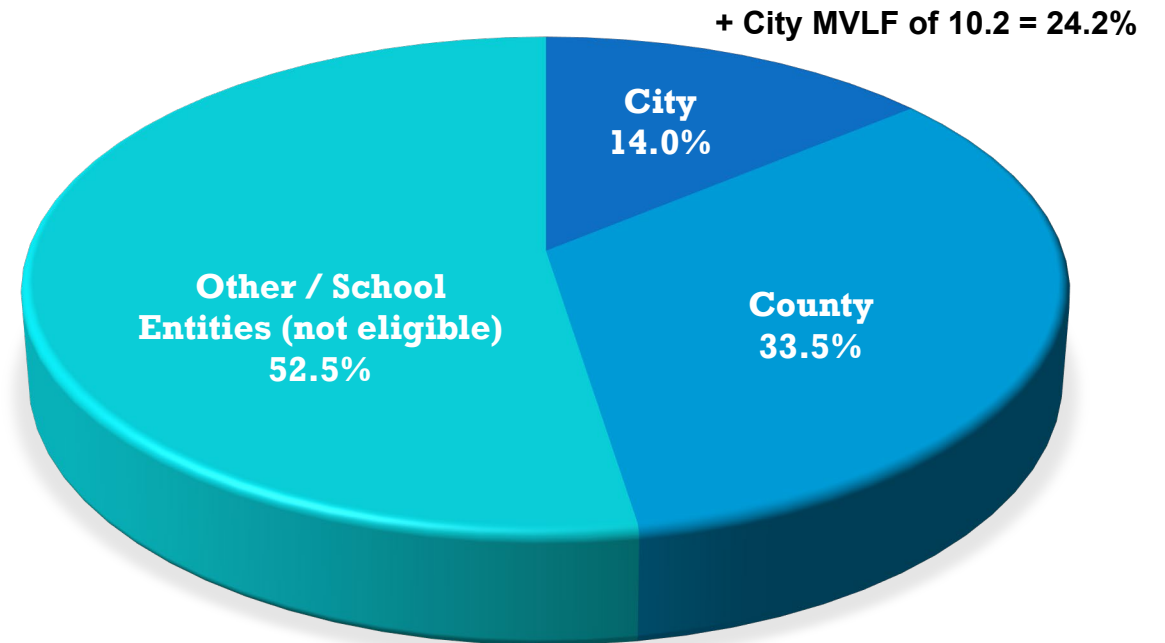
Background

- The City of Downey is evaluating the use of a “value capture” financing district such as an [Enhanced Infrastructure Financing Districts \(EIFD\)](#) to capture value from potential new development to fund critical infrastructure and community investment priorities
- EIFD tax increment financing (TIF) capacity is estimated to range of up to **~\$54M** on a present-value basis
- In addition to the EIFD funding capacity, the EIFD would elevate the City’s ability to attract other public funding, particularly state and federal grants
- City Council adopted a Resolution of Intention (ROI) to form an EIFD on December 9, 2025
- While a City-only financing district strategy would likely achieve favorable “return on investment” for the City, a broader partnership including the County of Los Angeles would further improve financial feasibility, and thus the City is seeking a partnership with the County in the EIFD
- Los Angeles County Metro is additionally providing technical support to cities such as Downey with transit stations within the County who wish to evaluate and implement value captures tools, including EIFDs

Property Tax Revenues Available to EIFD

- Primary non-school recipients and potential contributors of property tax are the **City** and **County**
- City share varies by area and averages **~14.0% each** of every \$1 collected in property taxes, including the City's Tax Equity Allocation (TEA)
 - City additionally receives equivalent of **~10.2%** of property tax in lieu of motor vehicle license fees (MVLf), also available to EIFD
- County General Fund share averages **~33.5%**
 - 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

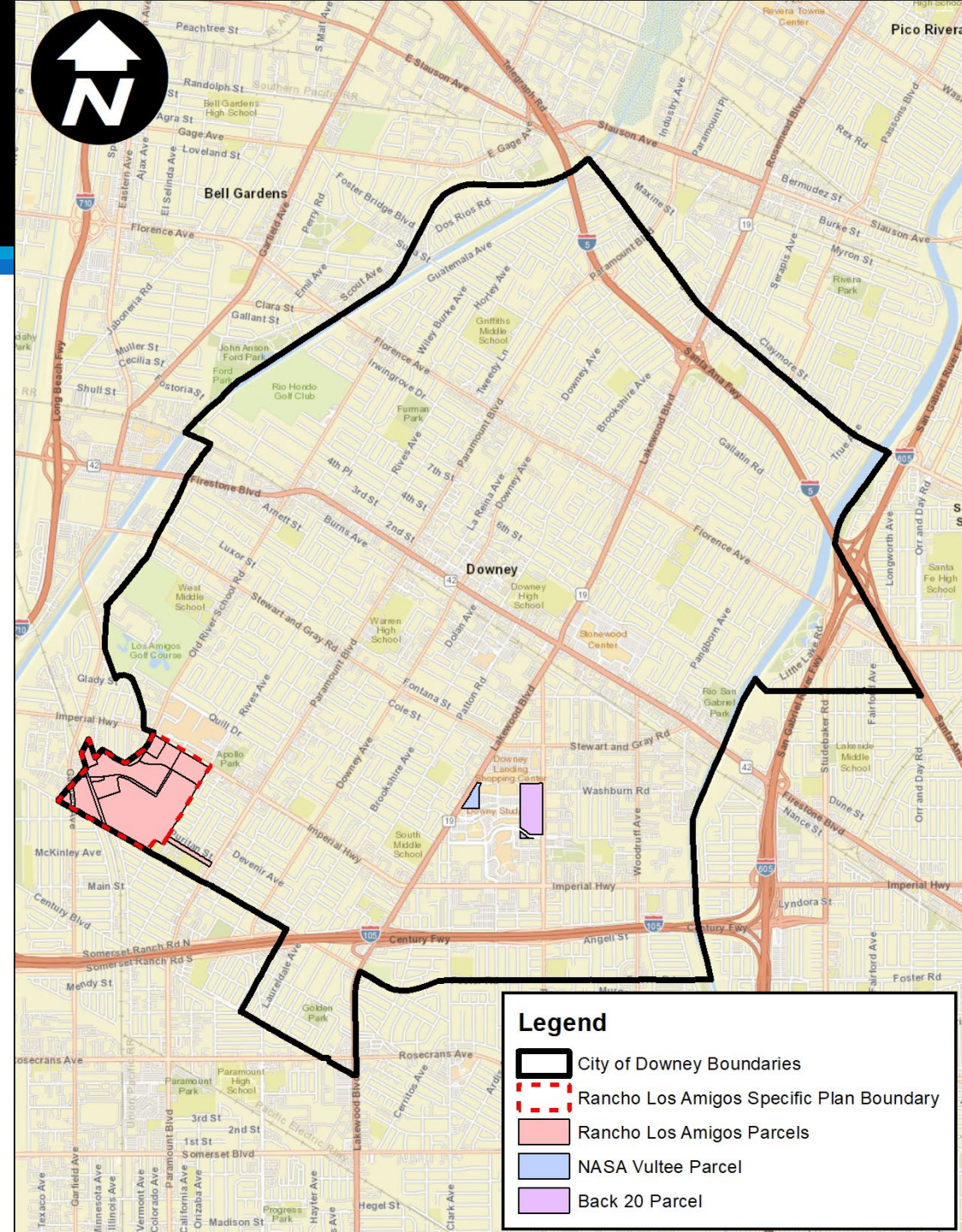
Property Tax Distribution



As counties tend to rely more heavily on property tax revenue sources generated by new development within incorporated jurisdictions, it is Kosmont's experience that it is not reasonable to assume allocation of property tax in lieu of MVLf by the County. As cities benefit from additional non-property tax revenue sources (e.g., sales tax, transient occupancy tax) from new development, it is Kosmont's experience that it is reasonable for cities to consider contributing property tax in lieu of MVLf. Tax Rate Area (TRA) weighted average distributions for EIFD Study Area shown. Post-ERAF (Education Revenue Augmentation Fund) distribution. Parcels within former Redevelopment Agency Project Areas are subject to RPTTF revenue flow until expiration of ROPS obligations. Source: Los Angeles County Auditor Controller (2025)

Potential EIFD Boundary

- Rancho Los Amigos South Campus, Back 20, and NASA/Vultee Building
- Approx. 191 acres (~2.4% of City)
- \$35M in existing assessed value (~0.2% of Citywide value)



Potential Projects for EIFD Funding

Rancho South Campus Site

- a) Affordable housing (anticipated at ~70% of EIFD revenue capacity)
- b) Beautification (e.g., entry monument on Gardendale, improvements on Imperial Highway / ramp accessing the Campus) (anticipated at ~10% of EIFD revenue capacity)
- c) Pocket Park (anticipated at ~5% of EIFD revenue capacity)
- d) Utility infrastructure (e.g., sewer extension, water main extension, storm drain connection, traffic control & safety > \$840,000) (anticipated at <5% of EIFD revenue capacity)

Communitywide Benefit

- a) Downtown Splash Pad (~\$2 million) (anticipated at <5% of EIFD revenue capacity)
- b) Rio San Gabriel Park Improvements (~\$8 million) (anticipated EIFD allocation will depend on available proceeds)
- c) Furman Park / Community Building (~\$10 million) (anticipated EIFD allocation will depend on available proceeds)

Note that approximately 40% of housing units will be required to be affordable as a result of Surplus Land Act disposition requirements

Development Assumptions with EIFD Study Area – Scenario #1

Absorption Assumed over 2-3 Years

Area	# SF or Units	Estimated AV Factor	Estimated Total AV at Buildout
Residential – Market Rate	281 units	\$450K per unit	\$126 million
Residential – Affordable	187 units	<i>property tax exempt</i>	\$0
Commercial	24,000 SF	\$300 PSF	\$7 million
Total New Development Assumed within EIFD Study Area			\$134 million

Development Assumptions with EIFD Study Area – Scenario #2

Absorption Assumed over ~5 Years

Area	# SF or Units	Estimated AV Factor	Estimated Total AV at Buildout
Residential – Market Rate	842 units	\$450K per unit	\$379 million
Residential – Affordable	562 units	<i>property tax exempt</i>	\$0
Commercial	24,000 SF	\$300 PSF	\$7 million
Total New Development Assumed within EIFD Study Area			\$386 million

Potential EIFD Formation Schedule

Target Date	Task
Jun – Nov 2025	a) Conduct outreach/discussion among City staff and Council, County staff and Board of Supervisors, other relevant stakeholders (City Council informational presentation on November 18, 2025) b) Determination of EIFD boundaries, eligible projects, governing Public Financing Authority (PFA) Board
Dec 2025 – June 2026	c) Participating taxing agencies adopt Resolution(s) of Intention (ROI) and formally establish PFA (City Council ROI in December 2025, County BOS ROI TBD)
July 2026	d) PFA directs the drafting of the Infrastructure Financing Plan (IFP)
August 2026	e) Distribute draft IFP to property owners, affected taxing entities, City Council, County Board of Supervisors
September 2026	f) PFA holds an initial public meeting to present the draft IFP to the public and property owners
October 2026	g) City Council/legislative bodies of other affected taxing entity contributing increment adopt resolution(s) approving IFP
November 2026	h) PFA holds first public hearing to hear additional comments and take action to modify or reject IFP
December 2026	i) PFA holds second public hearing to consider oral and written protests and take action to terminate proceedings or adopt IFP and form the district by resolution

- Tax increment allocation begins fiscal year following district formation
- Debt issuance, if desired, would occur after a stabilized level of tax increment has been established (may be 3-5 years)

Governing Public Financing Authority (PFA) Board Composition

- In the targeted scenario where the City partners with another taxing entity such as the County, the suggested PFA composition based on the EIFD statute and other EIFDs across the County and State would be **five (5) members**, including:
 - Two (2) members of the City Council
 - One (1) member of the County Board of Supervisors
 - One (1) member of the public appointed by the City Council
 - One (1) member of the public appointed by the County Board of Supervisors
- If desired, City may choose to expand the PFA to include additional members, so long as the majority of PFA members are either City Councilmembers or County Supervisors, and so long as there are at least two members of the public
- It is typical for the PFA to adopt Bylaws to govern term limits, Chair/Vice Chair designation, regularity of meetings, and other administrative functions

Los Angeles County EFD Participation Policy

<p>Property Tax Increment:</p> <ul style="list-style-type: none"> • City share contributed \geq County share contributed • County contributes less than 100% of its share 	<input checked="" type="checkbox"/>
<p>Fiscal Analysis: Positive net impact to County General Fund</p>	<input checked="" type="checkbox"/>
<p>Board Priorities: Supports affordable housing, homeless prevention, workforce development, or sustainability</p>	<input checked="" type="checkbox"/>
<p>Regional and Community Significance: As related to Board priorities above, job creation, blight removal, or improvements to regional transportation</p>	<input checked="" type="checkbox"/>
<p>Affordable Housing: ~40% of units or tax increment will be set aside for affordable housing uses</p>	<input checked="" type="checkbox"/>
<p>“But for...” Test: Contribution of County property tax increment is necessary precondition for targeted projects</p>	<input checked="" type="checkbox"/>

Potential Next Steps

- Address questions, receive feedback from County staff and Supervisors
- County consideration of a non-binding Resolution of Intention
- Consideration of City and County appointments to the EIFD Public Financing Authority
- Preparation of required Infrastructure Financing Plan (IFP), required public meetings, hearings, and noticing, with potential EIFD formation by December 2026



Metro

THANK YOU

Questions?

June 30, 2026

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 DOWNEY 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 Downey 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 Downey 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 Downey Enhanced Infrastructure Financing District ("Downey EIFD") in the City of Downey. 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 Downey EIFD is to assist in the financing of infrastructure projects that will encourage housing and commercial development in opportunity areas, including the County Rancho Los Amigos South Campus. The proposed area is a relatively focused area of 191-acres (approximately 2.4 percent of the total City acreage). Approximately \$54 million of infrastructure projects will be identified including: affordable housing, sewer extension, water main extension, storm drain connection, traffic control/safety, pocket park, Rio San Gabriel Park improvements, and Furman Park/Community Building.

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 Downey 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 Downey 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 Downey, 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,

JOSEPH M. NICCHITTA
Acting Chief Executive Officer

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 DOWNEY ENHANCED
INFRASTRUCTURE FINANCING DISTRICT AND NEWLY FORMED PUBLIC FINANCING
AUTHORITY**

WHEREAS, on December 12, 2025, the City Council of the City of Downey ("City Council") approved Resolution No. 25-8328 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 Downey Enhanced Infrastructure Financing District" ("Downey EIFD"); and

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

WHEREAS, the proposed Downey EIFD will be used to finance certain public facilities within the proposed boundaries of the Downey 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 Downey in the proposed Downey 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 Downey 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 Downey 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 Downey 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 Downey EIFD is located, as well as the Mayor of the City of Downey, one member of the City Council appointed by the City Council, one member of the public appointed by the Downey City Council, and one member of the public appointed by the Board of Supervisors;

3. City of Downey 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 Downey EIFD or any incremental tax revenue from the County may be used by the proposed Downey EIFD. The IFP must also be approved by the Board of Supervisors before a public hearing is held for formation of the proposed Downey EIFD and approval of the IFP by the PFA;
6. As stated in Exhibit A, City of Downey staff will be responsible for the distribution of the IFP, and any required California Environmental Quality Act reports, to the PFA, the City of Downey Planning Commission, land owners within the boundaries of the proposed Downey 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 Downey EIFD;
7. As stated in Exhibit A, the City of Downey 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 Downey 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 Downey EIFD and approval of the IFP at the City of Downey Council Chambers. Under no condition, will the PFA hold the public hearing for the establishment of the proposed Downey 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 Downey EIFD until the Board of Supervisors approves the IFP;
10. This Resolution in no way obligates the PFA to establish the proposed Downey EIFD. As stated in Exhibit A, the establishment of the proposed Downey 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

RESOLUTION NO. 25-8328

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF DOWNEY DECLARING ITS INTENTION TO ESTABLISH THE DOWNEY 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; ESTABLISHING A PUBLIC FINANCING AUTHORITY; 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 public 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 Downey ("City Council") is authorized to initiate the process to establish an EIFD; and,

WHEREAS, EIFDs are financed through tax increment funds 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. 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, including Kosmont Companies, to provide value capture financing technical support to Los Angeles County jurisdictions with Metro transit infrastructure, including evaluation and implementation services related to EIFDs. The Metro Value Capture Support team is available at City staff's direction to support implementation in Downey; 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 that is the subject of this Resolution of Intention, intended to be known as the Downey Enhanced Infrastructure Financing District ("Downey 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 Downey EIFD are identified on Exhibit A entitled "Proposed Downey EIFD Boundary", a copy which is on file in the office of the City Clerk; and,

WHEREAS, in accordance with EIFD Law, the EIFD will be governed by a Public Financing Authority ("PFA") board, which will be responsible for implementing the Infrastructure Financing Plan for the Downey 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) may be subject to environmental review in accordance with CEQA.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF DOWNEY DOES HEREBY RESOLVE AS FOLLOWS:

SECTION 1. The City Council of the City of Downey 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 "Downey 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 Downey 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 Downey 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 Downey 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 the EIFD Law.

SECTION 7. The City or County of Los Angeles may allocate tax revenues derived from 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 Downey Enhanced Infrastructure Financing District" to serve as the governing board of the proposed EIFD:

- A. The PFA membership shall be comprised initially of three members of the City Council appointed by the City Council and two members of the public 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 Part 1 of Division 2 of Title 5 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 9. The City Council hereby sets the time and place for a public hearing of the PFA to consider the proposed EIFD and IFP for June 9, 2026, at 5:30 p.m., or as soon thereafter as the matter may be heard, at City Hall Council Chambers, 11111 Brookshire Avenue, Downey, CA 90241.

SECTION 10. The City Clerk is hereby directed to mail a copy of this Resolution to the PFA, each affected taxing entity, and each owner of land within the EIFD, or alternatively with respect to the owners of land, the Clerk may mail a single-page notice of intention to create the EIFD identified in Government Code Section 53398.60(b). 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 before the public hearing in a newspaper of general circulation published in the county in which the area of the EIFD lies. 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 by the PFA.

SECTION 11. The Successor Agency to the Redevelopment Agency of the City of Downey ("Successor Agency") has received a finding of completion, as specified in California Health and Safety Code Section 34179.7.

SECTION 12. 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 Downey ("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 proposed 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 13. 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 14. This Resolution in no way obligates the PFA to establish any EIFD.


SECTION 15. 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 16. This Resolution shall take effect immediately upon its adoption.

SECTION 17. 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.

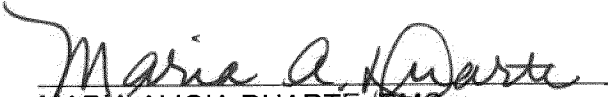
SECTION 18. The City Clerk shall certify to the adoption of this Resolution.

APPROVED AND ADOPTED this 9th day of December, 2025.




HECTOR SOSA, Mayor

ATTEST:



MARIA ALICIA DUARTE, CMC
City Clerk


APPROVED AS TO FORM:



JOHN M. FUNK
City Attorney

I HEREBY CERTIFY that the foregoing Resolution was adopted by the City Council of the City of Downey at a Regular meeting held on the 9th day of December, 2025, by the following vote, to wit:

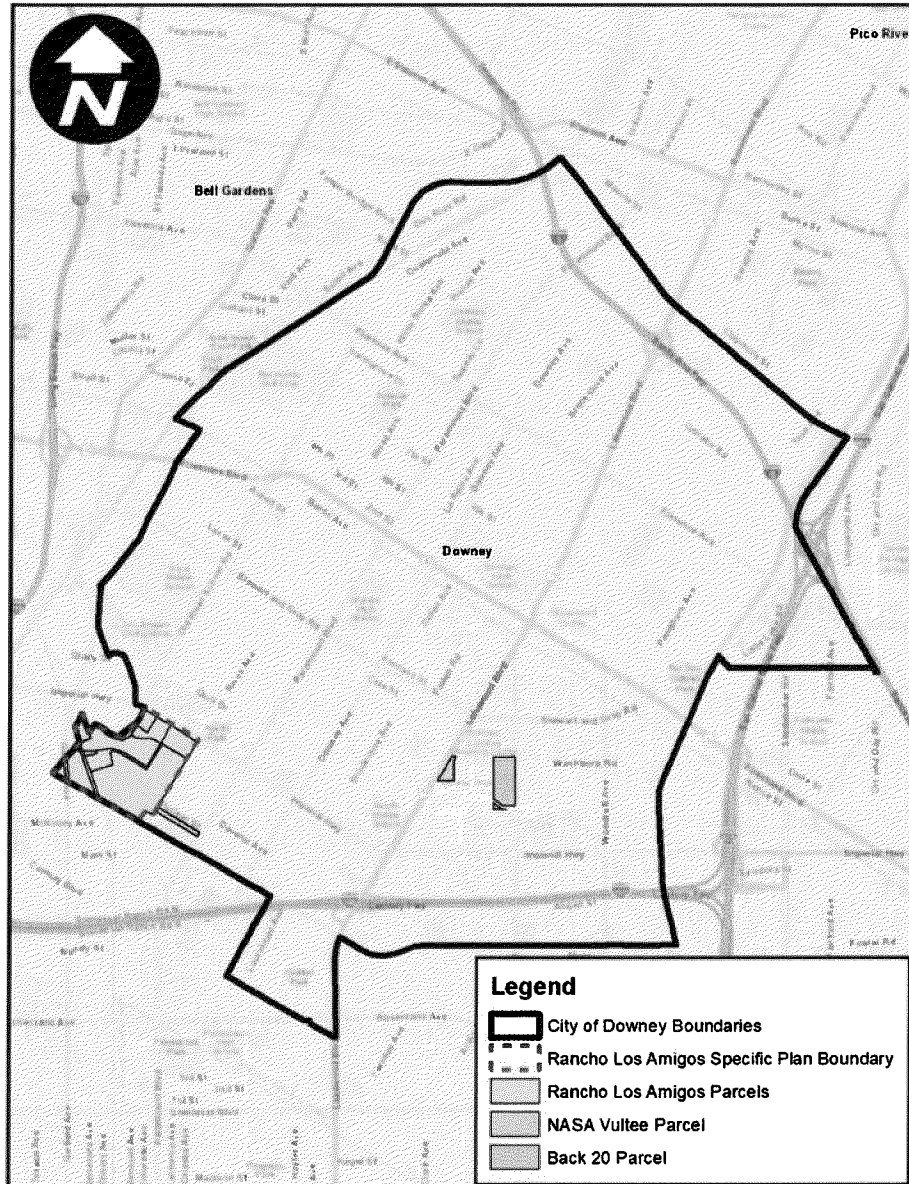
AYES:	Council Members:	Frometa, Ortiz, Trujillo, Pemberton, Sosa
NOES:	Council Members:	None.
ABSENT:	Council Members:	None
ABSTAIN:	Council Members:	None.



MARIA ALICIA DUARTE, CMC
City Clerk

EXHIBIT A

EXHIBIT A
Draft Downey Enhanced Infrastructure Financing District (EIFD) Boundaries



*Proposed EIFD parcels are highlighted in color above and total approx. 191 acres.
Downey City boundaries are noted for reference only*

EXHIBIT B

EXHIBIT B

CITY OF DOWNEY ENHANCED INFRASTRUCTURE FINANCING DISTRICT (EIFD) LIST OF AUTHORIZED PUBLIC FACILITIES

The Downey EIFD may finance the purchase, construction, expansion, improvement, seismic retrofit, or rehabilitation of any real tangible property with an estimated useful life of 15 years or longer which are public capital facilities or other projects of community-wide significance that provide significant benefits to the EIFD or the surrounding community. The EIFD may also finance the ongoing or capitalized costs to maintain public capital facilities financed in whole or in part by the EIFD. Facilities funded may be located outside the boundaries of the EIFD, as long as they have a tangible connection to the work of the EIFD as detailed in the infrastructure financing plan. The EIFD may also finance the planning and design work that is directly related to the purchase, construction, expansion, or rehabilitation of property. The EIFD may finance costs described in Government Code Sections 53398.52 [list of eligible projects] and 53398.56 [replacement housing and relocation obligations if required by actions of EIFD]. Projects financed by the EIFD may include, but not be limited to, all of the following:

- Transit facilities, including City contributions toward regional transportation infrastructure improvements, and First/Last Mile (FLM) improvements;
- Affordable housing as authorized under the EIFD Law;
- Highways, interchanges, and ramps;
- Bridges;
- Arterial streets;
- Parking facilities;
- Parks, recreational facilities, and open space;
- Sewage treatment and water reclamation plants and interceptor pipes;
- Facilities for the collection and treatment of water for urban uses;
- Facilities for the transfer and disposal of solid waste, including transfer stations and vehicles;
- Storm water conveyance and collection facilities;
- Flood control levees and dams, retention basins, and drainage channels;
- Child care facilities;
- Libraries;
- Broadband and telecommunications infrastructure;
- Sidewalks and streetscape improvements;
- Bicycle lanes and paths;
- Public art;
- Corporation yards;
- Police facilities;
- Brownfield restoration and other environmental mitigation;
- Projects that implement a sustainable communities strategy and transit priority projects;
- Acquisition, construction, or repair of industrial structures for private use;
- Acquisition, construction, or repair of commercial structures by the small business occupant of such structures, if such acquisition, construction, or repair is for purposes of fostering economic recovery from the COVID-19 pandemic and of ensuring the long-term economic sustainability of small businesses;

- Projects that enable communities to adapt to the impacts of climate change, including, but not limited to, higher average temperatures, decreased air and water quality, the spread of infectious and vector-borne diseases, other public health impacts, extreme weather events, sea level rise, flooding, heat waves, wildfires, and drought;
- Facilities in which nonprofit community organizations provide health, youth, homeless, and social services.

Other Expenses

In addition to the direct costs of the above facilities, other incidental expenses as authorized by the EIFD Law, including, but not limited to, the cost of environmental evaluation and environmental remediation; engineering and surveying; construction staking; utility relocation and demolition costs incidental to the construction of the facilities; costs of project/construction management; costs (including the costs of legal services) associated with the creation of the EIFD; costs of issuance of bonds or other debt of the EIFD or of any other public agency for authorized facilities and payment of debt service thereon; financing costs of improvements incurred by developers until reimbursement from the EIFD; costs incurred by the County or the EIFD in connection with the division of taxes pursuant to Government Code Section 53398.75; or costs otherwise incurred in order to carry out the authorized purposes of the EIFD; reimbursements to other areas for facilities serving the EIFD; and any other expenses incidental to the formation and implementation of the EIFD and to the construction, completion, inspection and acquisition of the authorized facilities.