

Enhanced Infrastructure Financing Districts (EIFD) and Community Revitalization and Investment Authorities (CRIA) to support establishment of Economic Empowerment Zones (EEZ) in the City of Long Beach



City of Long Beach
Economic Development Commission Meeting 6/14/21



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"Value-Capture" Districts to Complement Zoning

Value Capture
with EIFDs

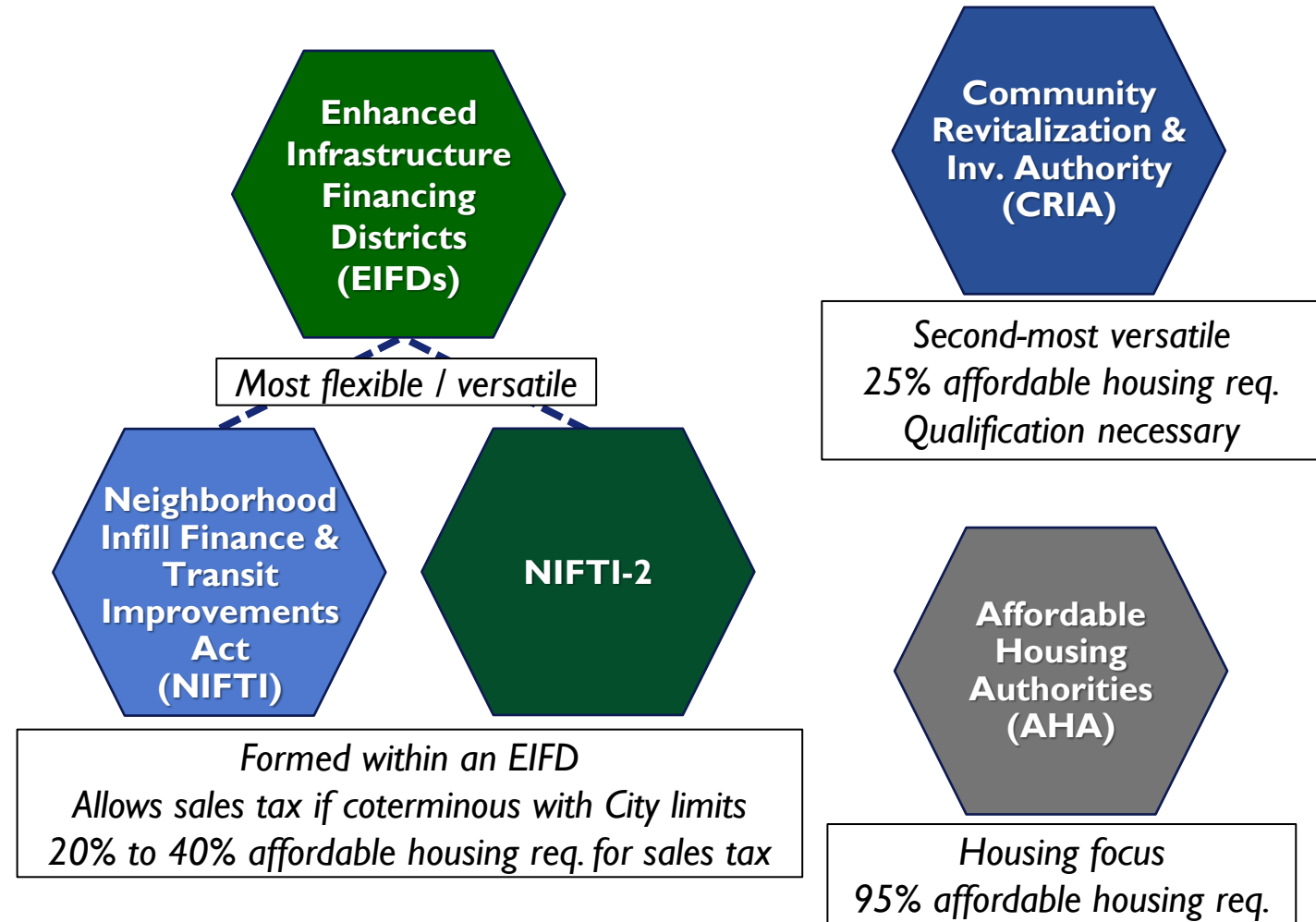
TIF is Tool to Induce Private Investment

State created tax increment financing (TIF) district tools to accomplish:

- Sustainability
- Resiliency
- Mobility
- Housing
- Public infrastructure
- Public amenities

Public Agencies can use these districts to fund infrastructure, attract grant funds, motivate private investment.

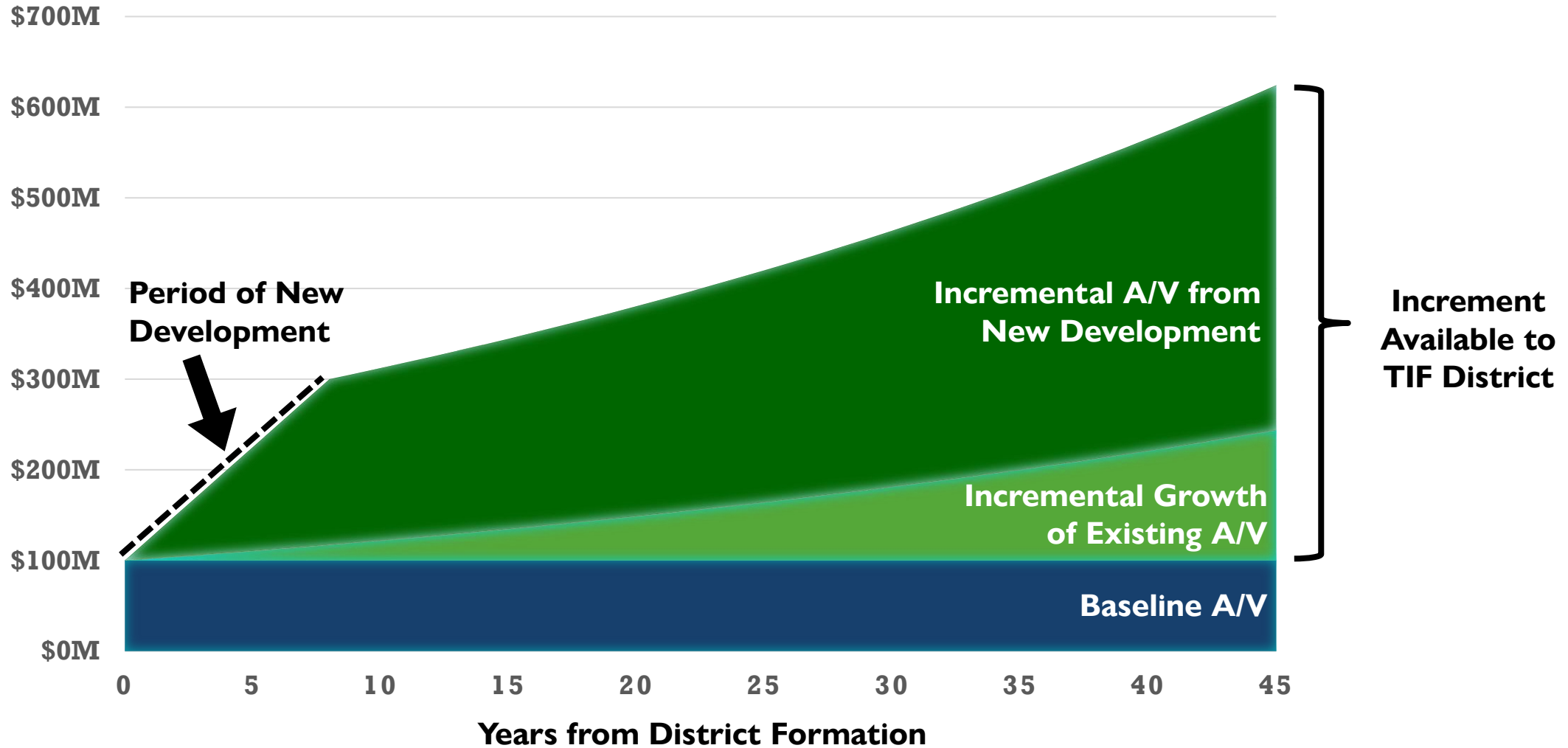
CREATES PUBLIC / PRIVATE ROI



How Does Tax Increment Financing (TIF) Work?

Value Capture
with EIFDs

**Assessed
Value (A/V)
within TIF
District
Boundaries**



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

EIFDs King of Value Capture – *The Fundamentals*

Value Capture
with EIFDs

Tax Increment Financing	Tax increment from new development / assessed value increase used to <u>fund infrastructure projects in approved project areas</u>
Long-term Districts	Up to 45-year districts from first bond issuance; Districts provide <u>long-term, committed revenues</u> in targeted investment areas; Districts can be created in 12-18 months
Non-Contiguous Areas	EIFD project areas <u>do not have to be contiguous</u> , allowing them to target specific sites / areas and making them compatible with other zoning / entitlement strategies
Return on Investment	Private sector investment induced by District commitment accelerates growth of <u>net fiscal revenues, job creation, housing production, essential infrastructure improvements</u>
Attract Additional Funds	Allows community to attract <u>tax increment from other entities</u> (cities, special districts), <u>federal / state grants & loans</u> (TOD, water, housing, parks), brownfield funding
Eligible Projects	Any property with useful life of 15+ years and of communitywide significance; purchase, construction, expansion, improvement, seismic retrofit, rehabilitation, and <u>maintenance</u>

Use EIFDs for Targeted Infrastructure Investment

Value Capture
with EIFDs

Affordable Housing



Vision Plan
Area

Transit Projects



Regional Mall
Area

Civic Infrastructure



Civic Center
Area

University
Area

Wastewater / Groundwater



Parks / Open Space

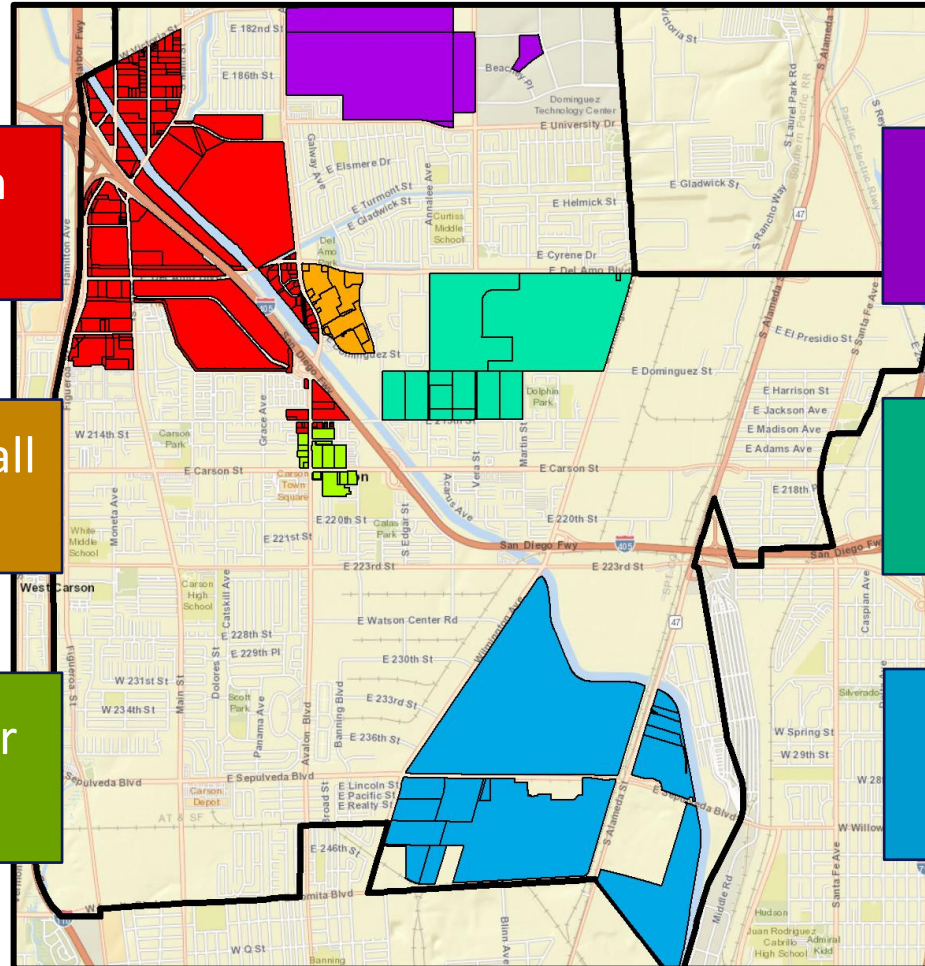


Industrial
Area

Brownfield Remediation

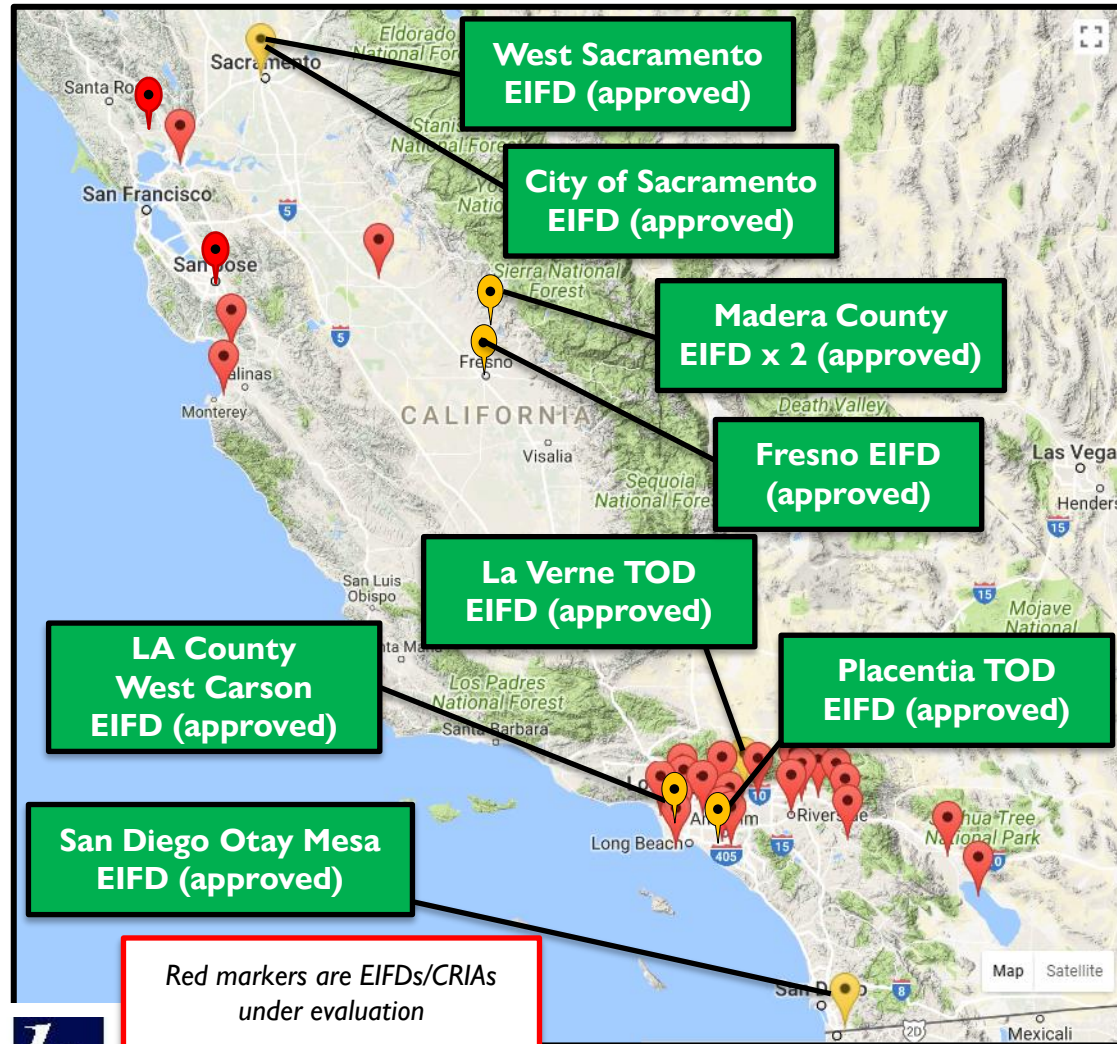


Industrial
Area



EIFD Progress Statewide

Partial List



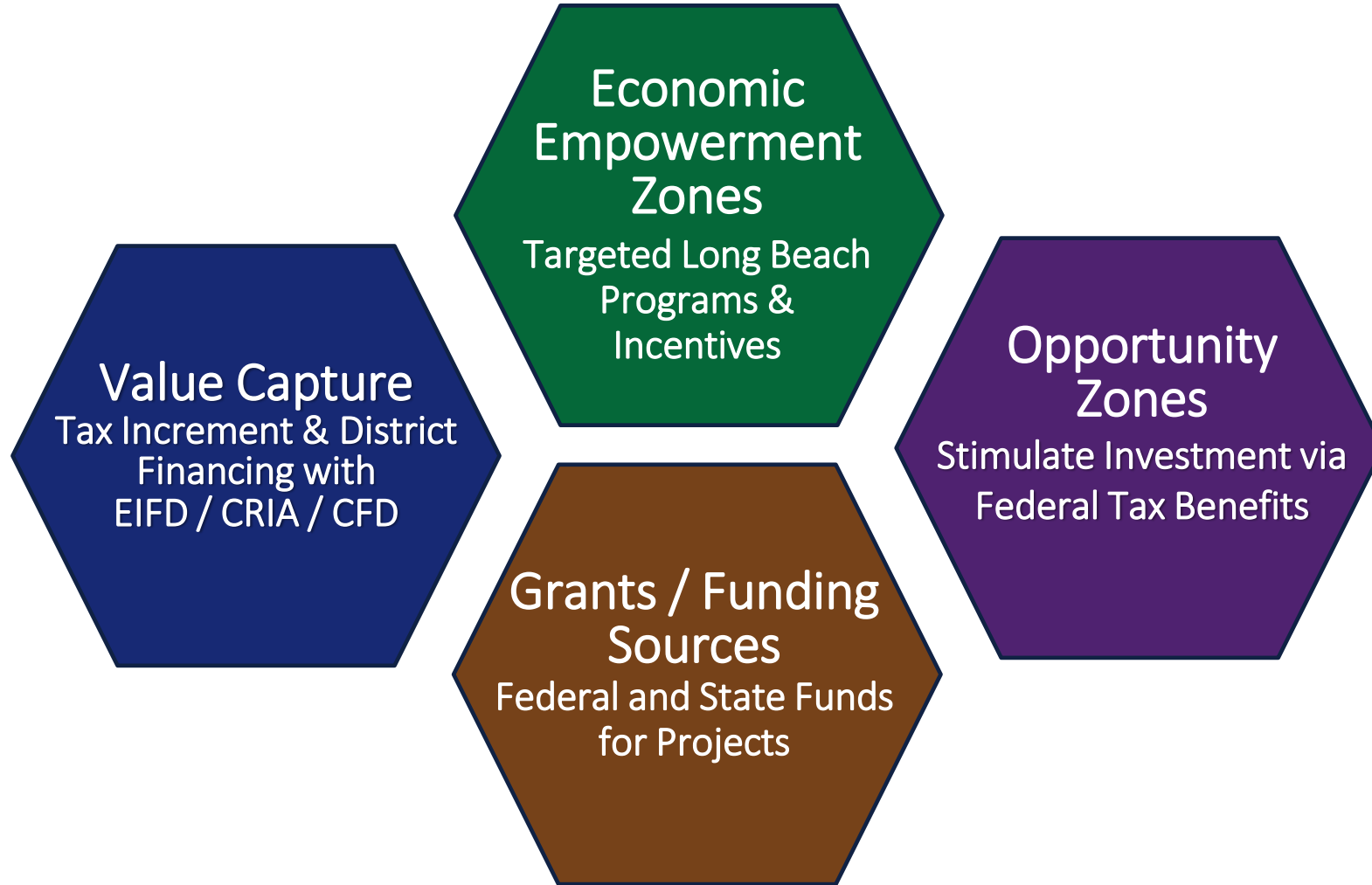
Jurisdiction	Purpose
Azusa - Metro Grant	Housing and transit-supportive infrastructure
Brentwood	Housing and transit-supportive infrastructure
Carson + L.A. County	Remediation, housing-based infrastructure, recreation
El Cajon	Housing and transit-supportive infrastructure
El Segundo + L.A. County	Various infrastructure, regional connectivity
Fresno	Housing and transit-supportive infrastructure
I-5 Corridor - (Multiple Cities / Counties) - SCAG	Housing and transit-supportive infrastructure
Indian Wells	Housing and tourism-supportive infrastructure
Imperial County - SCAG	Housing and greenfield infrastructure
La Verne + L.A. County	Housing and transit-supportive infrastructure
Long Beach	Housing and transit-supportive infrastructure
Los Angeles (Downtown, San Pedro)	Housing and transit-supportive infrastructure
Los Angeles County - Uninc. West Carson	Housing / bio-science / tech supportive infrastructure
Los Angeles County - Uninc. East L.A.	Housing -supportive infrastructure, community amenities
Madera County	Greenfield infrastructure (water / sewer)
Napa	Flood control, affordable housing, remediation
Ontario	Housing and transit-supportive infrastructure
Palmdale	Housing and transit-supportive infrastructure
Pittsburg	Housing and transit-supportive infrastructure
Placentia + Orange County	Housing and transit-supportive infrastructure
Redondo Beach + L.A. County	Parks / open space, recreation infrastructure
Riverside	Housing and transit-supportive infrastructure
Riverside County - Uninc. Salton Sea	Water and housing-infrastructure
Sacramento County	Industrial / commercial supportive infrastructure
San Jose	Housing and transit-supportive infrastructure
Santa Ana - SCAG	Housing and transit-supportive infrastructure
Santa Fe Springs	Housing and transit-supportive infrastructure
South Gate	Housing and transit-supportive infrastructure
West Santa Ana Branch Transit Corridor (Multiple Jurisdictions) - Metro / SCAG	Housing and transit-supportive infrastructure

Fully Formed	In Formation Process	Under Evaluation
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Layering EIFDs with Other Tools

Value Capture
with EIFDs

EIFDs can Integrate with Other Economic Development Tools and Strategies



Layering EIFDs as a Component of EEZs

Value Capture
with EIFDs

Long Beach Economic Empowerment Zones (EEZs)

Multifaceted Local Incentive Program

Permit, tax, business license, utility,
planning, land use incentives

Bidding preferences for businesses
within EEZs

Local workforce development,
training, higher education

Free or low-cost HUD Certified
Counseling Centers for buying a
home, renting, credit issues, etc.

Business corridor support, small business navigator, corridor infrastructure

Enhanced Infrastructure Financing Districts (EIFDs)

EEZ Value Capture Component via Property Tax Increment

Funding to implement corridor
infrastructure, affordable
housing, improvements,
economic development

Managed by newly formed
Public Financing Authority
(PFA)

Local Econ. Dev. Nonprofit and/or Other Partners

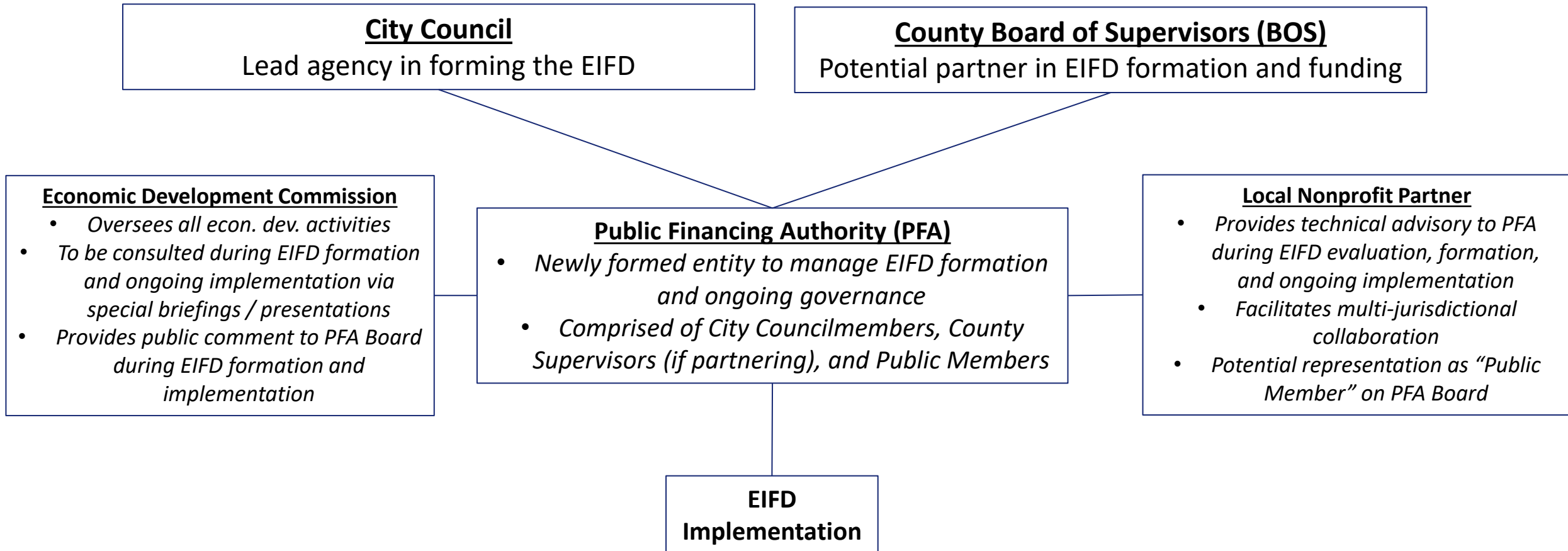
Oversight & Administration of EEZ Implementation

EIFD technical advisory

Business navigator / support
services

Manage workforce development / training

EIFD Governance (potential set-up)



Next Steps for EIFD Formation



Task		Timing
<input type="checkbox"/>	Outreach and Discussion with City, County, other Local Stakeholders	Q3 - Q4 2021
<input type="checkbox"/>	Feasibility Analysis (Boundaries, Contribution Levels, Targeted Projects, Taxing Entity Partners)	Q4 2021 – Q1 2022
<input type="checkbox"/>	District Formation and Implementation	Q2 - Q4 2022

Thank You

Questions & Discussion



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