
**Special Meeting of the Enhanced Infrastructure Financing District
Public Financing Authority
City Hall
18747 Clarkdale Avenue
Artesia, CA 90701
(562) 865-6262**

**May 11, 2026
6:00 p.m.**

Authority Chair - City of Artesia Mayor Rene Trevino
Authority Vice Chair - Los Angeles County Supervisor Janice Hahn
Authority Board Member - City of Artesia Councilmember Monica Manalo
Authority Board Member - Marcia Alfaro, Public Member
Authority Board Member - Skip Vega, Public Member

1. CALL TO ORDER

2. ROLL CALL

3. PUBLIC COMMENTS

Anyone wishing to speak is asked to fill out a speaker card and submit it to the staff to address the committee. Public comments may be submitted by email at publiccomments@cityofartesia.us before 12:00 p.m. on the date of the meeting. All public comments are limited to a three-minute time period. Under California law, public comments at special meetings are limited to subjects on the agenda only.

3.A. Public Comments

4. ITEMS

4.A. Draft Infrastructure Financing Plan (IFP)
— Recommendation: Receive and File.

5. AUTHORITY MEMBER REMARKS

6. STAFF REMARKS

7. ADJOURNMENT

Date Posted: May 7, 2026



ENHANCED INFRASTRUCTURE FINANCING DISTRICT PUBLIC FINANCING AUTHORITY AGENDA REPORT

MEETING DATE: May 11, 2026

ITEM NO: 4A.

TO: Chair and Governing Board Members

SUBJECT: Draft Infrastructure Financing Plan (IFP)

FROM: Carmen Zambrano, Management Analyst

REVIEWED AND APPROVED BY:

Melissa Burke, Deputy City Manager
Jamie Murguia, Finance Manager
HongDao Nguyen, City Attorney
Abel Avalos, City Manager

RECOMMENDATION:

Staff recommends that the Artesia Enhanced Infrastructure Financing District (EIFD) Public Financing Authority (PFA) receive and file draft plan.

BACKGROUND:

On October 13, 2025, the City Council of the City of Artesia ("City") adopted a Resolution of Intention ("ROI") to form the Artesia EIFD. On February 10, 2026, the Board of Supervisors of the County of Los Angeles ("County") adopted an ROI to participate with the City in the Artesia EIFD. The adoption of the ROI formally initiated the EIFD formation process and established the Public Financing Authority ("PFA"), whose role is to oversee the formation and ongoing activities of the EIFD.

The PFA met on April 13, 2026 to adopt PFA Bylaws and to direct the preparation of a draft of the IFP. By May 1, 2026, a notice was mailed to each resident and owner of land in the proposed EIFD and each affected taxing entity, notifying them of the PFA public hearing on May 11, 2026 to review the IFP, and the the availability of the IFP on the EIFD website (<https://cityofartesia.us/EIFD>). A copy of the notice was also made available on the EIFD website.

ANALYSIS:

The draft IFP is included as an attachment and includes all items required by the EIFD Law. A summary of the key requirements contained in the IFP is provided below:

- a. Map and Geographic Description of the EIFD
- b. Public Facilities Proposed to be Financed
- c. Finding of Communitywide Significance
- d. Financing Section, including Tax Increment Revenue Projections and General Fund Fiscal Impact Analysis
- e. Necessity and Goals of the EIFD

Following the presentation of the draft IFP on May 11, 2026, the PFA must hold two public hearings at least 30 days apart before approval of the final IFP, which are tentatively scheduled to occur in July and August 2026. The PFA may adopt the IFP at the second public hearing to form the EIFD. The City Council and County Board of Supervisors must also independently approve the IFP before the PFA forms the EIFD.

FISCAL IMPACT:

There is no fiscal impact associated with this item.

Attachments

[Infrastructure Financing Plan w Appendices - Artesia EIFD 4-14-2026 DRAFT.pdf](#)

[IFP Presentation - Artesia EIFD.pdf](#)

CITY OF ARTESIA ENHANCED INFRASTRUCTURE FINANCING DISTRICT

INFRASTRUCTURE FINANCING PLAN

Prepared For:

The City of Artesia 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 A: Map of Boundaries of the Artesia EIFD
- Appendix B: Legal Description of the Artesia EIFD
- Appendix C: Projected Tax Increment Revenue Analysis
- Appendix D: Fiscal Impact Analysis

1.0 Introduction

1.1 Background & Purpose

The proposed Artesia Enhanced Infrastructure Financing District (“Artesia EIFD” or “District”) will serve as a catalyst for private development and critical regional infrastructure with transformative potential for the City of Artesia (“City”) and larger County of Los Angeles (“County”) region. The Artesia EIFD encompasses approximately 324 acres of land, representing approximately 31% of the total land area within the City. The Artesia 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 75% 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 ("MVLFF") 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 49% 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 MVLFF.

- 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 Artesia 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 \$157 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 \$1.22 million, and annual costs to the County will be approximately \$709,000 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 \$439,500 to the City and an annual net fiscal surplus of approximately \$146,500 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.

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2.0 Description of the Proposed District

The Artesia EIFD encompasses approximately 324 acres of land, representing approximately 31% of the total land area within the City. The Artesia 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 (2026\$)
Residential – Market Rate	378 units	\$350,000 per unit	\$132 million
Hotel	111 rooms	\$300,000 per room	\$33 million
Commercial / Retail	17,900 SF	\$350 per SF	\$6 million
Estimated Total			\$172 million

3.2 Public Facilities to be Financed with Assistance from the Artesia 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 **\$157 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 (within City of Artesia with tangible benefit to properties within EIFD)	ESTIMATED ALLOCATION (present-value)	ESTIMATED TIMING
1	Affordable Housing Development in Artesia (20% Minimum County Requirement)	\$12,000,000	Year 1 to Year 50 of EIFD Lifetime
2	- LA Metro Southeast Gateway Line, 3% local cost match contribution - Water, sewer, other utility capacity enhancements - Roadway, streetscape improvements along Pioneer Blvd. - Southeast Gateway Line (“SGL”) First and Last Mile Improvements / Improvements to the Historic District Multi-Use Trail adjacent to the future SGL line - Park Improvements for Artesia Park and A.J. Padelford Park - Public Safety / Sheriff facilities - Broadband internet infrastructure - Undergrounding utilities	\$48,000,000	
Estimated Total EIFD Budget Allocation		\$60,000,000	(present value dollars)

Pursuant to category #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 City of Artesia 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 City’s Housing Authority for the acquisition, construction, or rehabilitation of affordable housing in the City, subject to the approval of the City of Artesia 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 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 Artesia EIFD may also finance the ongoing or capitalized costs to maintain public capital facilities financed in whole or in part by the Artesia EIFD. Facilities funded may be located outside the boundaries of the Artesia EIFD, as long as they have a tangible connection to the work of the Artesia EIFD. The Artesia EIFD will also finance planning and design activities that are directly related to the purchase, construction, expansion, or rehabilitation of these projects. Projects financed by the Artesia 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 Artesia EIFD may finance any other expenses incidental to the formation, administration¹ and implementation of the Artesia 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 Artesia EIFD; costs of issuance of bonds or other debt of the Artesia 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 Artesia EIFD; costs incurred by the City, County, or the Artesia 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 Artesia EIFD may expend up to 10 percent of any accrued tax increment in the first two years of the effective date of the Artesia EIFD on planning and dissemination of information to the residents within the Artesia EIFD boundaries about the IFP and planned activities to be funded by the Artesia 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 Artesia 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, Artesia 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 Artesia EIFD; and the costs of the City, Artesia EIFD, or any designee thereof related to any appeal of the implementation of the Artesia 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 Artesia 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.

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 Artesia 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:

- Sustainable infrastructure investment; 4,432 daily boardings anticipated for SGL Pioneer Station
- Approximately \$11 million in net fiscal surplus to the City over 50 years (on a present-value basis)
- Approximately \$9 million in net fiscal impact to County over 50 years (on a present-value basis)
- Approximately \$9 million in new County transportation and homelessness sales tax funding over 50 years (on a present-value basis)
- Approximately 378 housing units within the District
- Approximately 2,046 direct, indirect, and induced temporary, construction-related jobs in the City and County
- Approximately 126 direct, permanent jobs in the City
- Approximately 47 additional indirect and induced permanent jobs in the City and County (total of 173 direct, indirect, and induced permanent jobs)
- Approximately \$283 million in economic output from construction in the City and County
- Approximately \$22 million in annual ongoing economic output in the City and County.

5.0 Financing Section

The Artesia 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 Artesia EIFD are located within the boundaries of the former Redevelopment Project Area of the former Redevelopment Agency of Artesia, 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 75% 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 49% 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 \$78.5 million of incremental tax revenues will be allocated to the District by the City, and a total of approximately \$78.5 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 \$157 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. MVLF)	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	17.73%	\$0	75%	\$0	27.2%	\$0	49%	\$0	\$0
1 2026 / 2027	\$32,516,175	\$325,162	17.73%	\$57,665	75%	\$43,249	27.2%	\$88,300	49%	\$43,249	\$86,498
2 2027 / 2028	\$66,448,846	\$664,488	17.73%	\$117,842	75%	\$88,382	27.2%	\$180,447	49%	\$88,382	\$176,763
3 2028 / 2029	\$101,853,738	\$1,018,537	17.73%	\$180,630	75%	\$135,473	27.2%	\$276,591	49%	\$135,473	\$270,945
4 2029 / 2030	\$138,788,645	\$1,387,886	17.73%	\$246,132	75%	\$184,599	27.2%	\$376,890	49%	\$184,599	\$369,197
5 2030 / 2031	\$217,075,446	\$2,170,754	17.73%	\$384,967	75%	\$288,726	27.2%	\$589,484	49%	\$288,726	\$577,451
6 2031 / 2032	\$258,445,270	\$2,584,453	17.73%	\$458,334	75%	\$343,750	27.2%	\$701,826	49%	\$343,750	\$687,501
7 2032 / 2033	\$301,567,442	\$3,015,674	17.73%	\$534,808	75%	\$401,106	27.2%	\$818,928	49%	\$401,106	\$802,212
8 2033 / 2034	\$346,509,869	\$3,465,099	17.73%	\$614,510	75%	\$460,882	27.2%	\$940,972	49%	\$460,882	\$921,765
9 2034 / 2035	\$393,342,956	\$3,933,430	17.73%	\$697,565	75%	\$523,174	27.2%	\$1,068,150	49%	\$523,174	\$1,046,347
10 2035 / 2036	\$442,139,696	\$4,421,397	17.73%	\$784,102	75%	\$588,077	27.2%	\$1,200,661	49%	\$588,077	\$1,176,154
11 2036 / 2037	\$473,219,701	\$4,732,197	17.73%	\$839,221	75%	\$629,415	27.2%	\$1,285,061	49%	\$629,415	\$1,258,831
12 2037 / 2038	\$505,232,106	\$5,052,321	17.73%	\$895,992	75%	\$671,994	27.2%	\$1,371,993	49%	\$671,994	\$1,343,988
13 2038 / 2039	\$538,204,883	\$5,382,049	17.73%	\$954,467	75%	\$715,850	27.2%	\$1,461,533	49%	\$715,850	\$1,431,701
14 2039 / 2040	\$572,166,843	\$5,721,668	17.73%	\$1,014,696	75%	\$761,022	27.2%	\$1,553,759	49%	\$761,022	\$1,522,044
15 2040 / 2041	\$607,147,663	\$6,071,477	17.73%	\$1,076,732	75%	\$807,549	27.2%	\$1,648,752	49%	\$807,549	\$1,615,098
16 2041 / 2042	\$643,177,907	\$6,431,779	17.73%	\$1,140,629	75%	\$855,472	27.2%	\$1,746,595	49%	\$855,472	\$1,710,943
17 2042 / 2043	\$680,289,058	\$6,802,891	17.73%	\$1,206,443	75%	\$904,832	27.2%	\$1,847,373	49%	\$904,832	\$1,809,664
18 2043 / 2044	\$718,513,543	\$7,185,135	17.73%	\$1,274,231	75%	\$955,673	27.2%	\$1,951,174	49%	\$955,673	\$1,911,347
19 2044 / 2045	\$757,884,764	\$7,578,848	17.73%	\$1,344,053	75%	\$1,008,040	27.2%	\$2,058,089	49%	\$1,008,040	\$2,016,080
20 2045 / 2046	\$798,437,121	\$7,984,371	17.73%	\$1,415,970	75%	\$1,061,977	27.2%	\$2,168,212	49%	\$1,061,977	\$2,123,955
21 2046 / 2047	\$840,206,048	\$8,402,060	17.73%	\$1,490,044	75%	\$1,117,533	27.2%	\$2,281,638	49%	\$1,117,533	\$2,235,066
22 2047 / 2048	\$883,228,044	\$8,832,280	17.73%	\$1,566,340	75%	\$1,174,755	27.2%	\$2,398,468	49%	\$1,174,755	\$2,349,511
23 2048 / 2049	\$927,540,699	\$9,275,407	17.73%	\$1,644,926	75%	\$1,233,694	27.2%	\$2,518,802	49%	\$1,233,694	\$2,467,388
24 2049 / 2050	\$973,182,734	\$9,731,827	17.73%	\$1,725,868	75%	\$1,294,401	27.2%	\$2,642,746	49%	\$1,294,401	\$2,588,803
25 2050 / 2051	\$1,020,194,030	\$10,201,940	17.73%	\$1,809,240	75%	\$1,356,930	27.2%	\$2,770,408	49%	\$1,356,930	\$2,713,859
26 2051 / 2052	\$1,068,615,665	\$10,686,157	17.73%	\$1,895,112	75%	\$1,421,334	27.2%	\$2,901,901	49%	\$1,421,334	\$2,842,668
27 2052 / 2053	\$1,118,489,949	\$11,184,899	17.73%	\$1,983,560	75%	\$1,487,670	27.2%	\$3,037,338	49%	\$1,487,670	\$2,975,340
28 2053 / 2054	\$1,169,860,461	\$11,698,605	17.73%	\$2,074,662	75%	\$1,555,996	27.2%	\$3,176,838	49%	\$1,555,996	\$3,111,993
29 2054 / 2055	\$1,222,772,089	\$12,227,721	17.73%	\$2,168,497	75%	\$1,626,373	27.2%	\$3,320,523	49%	\$1,626,373	\$3,252,745
30 2055 / 2056	\$1,277,271,066	\$12,772,711	17.73%	\$2,265,147	75%	\$1,698,860	27.2%	\$3,468,519	49%	\$1,698,860	\$3,397,720
31 2056 / 2057	\$1,333,405,012	\$13,334,050	17.73%	\$2,364,696	75%	\$1,773,522	27.2%	\$3,620,955	49%	\$1,773,522	\$3,547,044
32 2057 / 2058	\$1,391,222,976	\$13,912,230	17.73%	\$2,467,232	75%	\$1,850,424	27.2%	\$3,777,964	49%	\$1,850,424	\$3,700,848
33 2058 / 2059	\$1,450,775,480	\$14,507,755	17.73%	\$2,572,844	75%	\$1,929,633	27.2%	\$3,939,683	49%	\$1,929,633	\$3,859,266
34 2059 / 2060	\$1,512,114,558	\$15,121,146	17.73%	\$2,681,625	75%	\$2,011,218	27.2%	\$4,106,253	49%	\$2,011,218	\$4,022,437
35 2060 / 2061	\$1,575,293,809	\$15,752,938	17.73%	\$2,793,668	75%	\$2,095,251	27.2%	\$4,277,821	49%	\$2,095,251	\$4,190,503
36 2061 / 2062	\$1,640,368,437	\$16,403,684	17.73%	\$2,909,073	75%	\$2,181,805	27.2%	\$4,454,536	49%	\$2,181,805	\$4,363,610
37 2062 / 2063	\$1,707,395,304	\$17,073,953	17.73%	\$3,027,941	75%	\$2,270,956	27.2%	\$4,636,552	49%	\$2,270,956	\$4,541,911
38 2063 / 2064	\$1,776,432,977	\$17,764,330	17.73%	\$3,150,374	75%	\$2,362,780	27.2%	\$4,824,028	49%	\$2,362,780	\$4,725,561
39 2064 / 2065	\$1,847,541,781	\$18,475,418	17.73%	\$3,276,480	75%	\$2,457,360	27.2%	\$5,017,129	49%	\$2,457,360	\$4,914,720
40 2065 / 2066	\$1,920,783,848	\$19,207,838	17.73%	\$3,406,370	75%	\$2,554,777	27.2%	\$5,216,023	49%	\$2,554,777	\$5,109,555
41 2066 / 2067	\$1,996,223,177	\$19,962,232	17.73%	\$3,540,156	75%	\$2,655,117	27.2%	\$5,420,884	49%	\$2,655,117	\$5,310,234
42 2067 / 2068	\$2,073,925,687	\$20,739,257	17.73%	\$3,677,956	75%	\$2,758,467	27.2%	\$5,631,891	49%	\$2,758,467	\$5,516,933
43 2068 / 2069	\$2,153,959,271	\$21,539,593	17.73%	\$3,819,889	75%	\$2,864,917	27.2%	\$5,849,227	49%	\$2,864,917	\$5,729,834
44 2069 / 2070	\$2,236,393,863	\$22,363,939	17.73%	\$3,966,081	75%	\$2,974,561	27.2%	\$6,073,084	49%	\$2,974,561	\$5,949,121
45 2070 / 2071	\$2,321,301,493	\$23,213,015	17.73%	\$4,116,658	75%	\$3,087,494	27.2%	\$6,303,657	49%	\$3,087,494	\$6,174,988
46 2071 / 2072	\$2,408,756,352	\$24,087,564	17.73%	\$4,271,753	75%	\$3,203,815	27.2%	\$6,541,147	49%	\$3,203,815	\$6,407,630
47 2072 / 2073	\$2,498,834,857	\$24,988,349	17.73%	\$4,431,501	75%	\$3,323,626	27.2%	\$6,785,761	49%	\$3,323,626	\$6,647,251
48 2073 / 2074	\$2,591,615,716	\$25,916,157	17.73%	\$4,596,041	75%	\$3,447,031	27.2%	\$7,037,714	49%	\$3,447,031	\$6,894,061
49 2074 / 2075	\$2,687,180,002	\$26,871,800	17.73%	\$4,765,517	75%	\$3,574,138	27.2%	\$7,297,226	49%	\$3,574,138	\$7,148,276
50 2075 / 2076	\$2,785,611,216	\$27,856,112	17.73%	\$4,940,078	75%	\$3,705,058	27.2%	\$7,564,523	49%	\$3,705,058	\$7,410,117
Total				\$104,638,318	75%	\$78,478,739		\$160,228,028	49%	\$78,478,739	\$156,957,478
Present Value				\$39,875,036	75%	\$29,906,277		\$61,058,878	49%	\$29,906,277	\$59,812,554

Note: Present value at 3% discount rate.

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 \$1.22 million, and annual costs to the County will be approximately \$709,000 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 (Stabilized Year 20)	Year 0-50 Nominal Total	Year 0-50 Present Value @ 3.0%
City of Artesia			
Estimated Fiscal Revenues (Net of Allocation to EIFD)	\$1,657,300	\$102,425,500	\$40,825,800
Estimated Fiscal Expenditures	(\$1,217,800)	(\$74,796,500)	(\$29,729,900)
Estimated Net Fiscal Impact to City	\$439,500	\$27,629,000	\$11,095,900
County of Los Angeles			
Estimated Fiscal Revenues (Net of Allocation to EIFD)	\$855,100	\$46,407,300	\$19,134,700
Estimated Fiscal Expenditures	(\$708,600)	(\$43,617,800)	(\$17,337,600)
Estimated Net Fiscal Impact to County	\$146,500	\$2,789,500	\$1,797,100
Add'l Sales Tax - County Transp. + Homelessness	\$315,000	\$22,483,200	\$8,938,700

It is estimated that, at Year 20 of the District lifetime, the District area will generate an annual net fiscal surplus of approximately \$439,500 to the City and an annual net fiscal surplus of approximately \$146,500 for the County. Over 50 years, District activity will generate a positive net fiscal impact of approximately \$11 million for the City and approximately \$1.8 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 anticipated that any housing units will be removed as a result of any project identified in this IFP. However, if any relocation of dwelling units is deemed to be required in the future for a project financed by the District, the PFA will comply with the requirements of Government Code Section 53398.56.

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7.0 Goals of the District

As stated in the Resolution of Intention, the goal of the Artesia 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 Artesia EIFD and the surrounding community and, for those facilities located outside the Artesia EIFD boundaries which also have a tangible connection to the Artesia 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 Artesia 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 Artesia EIFD

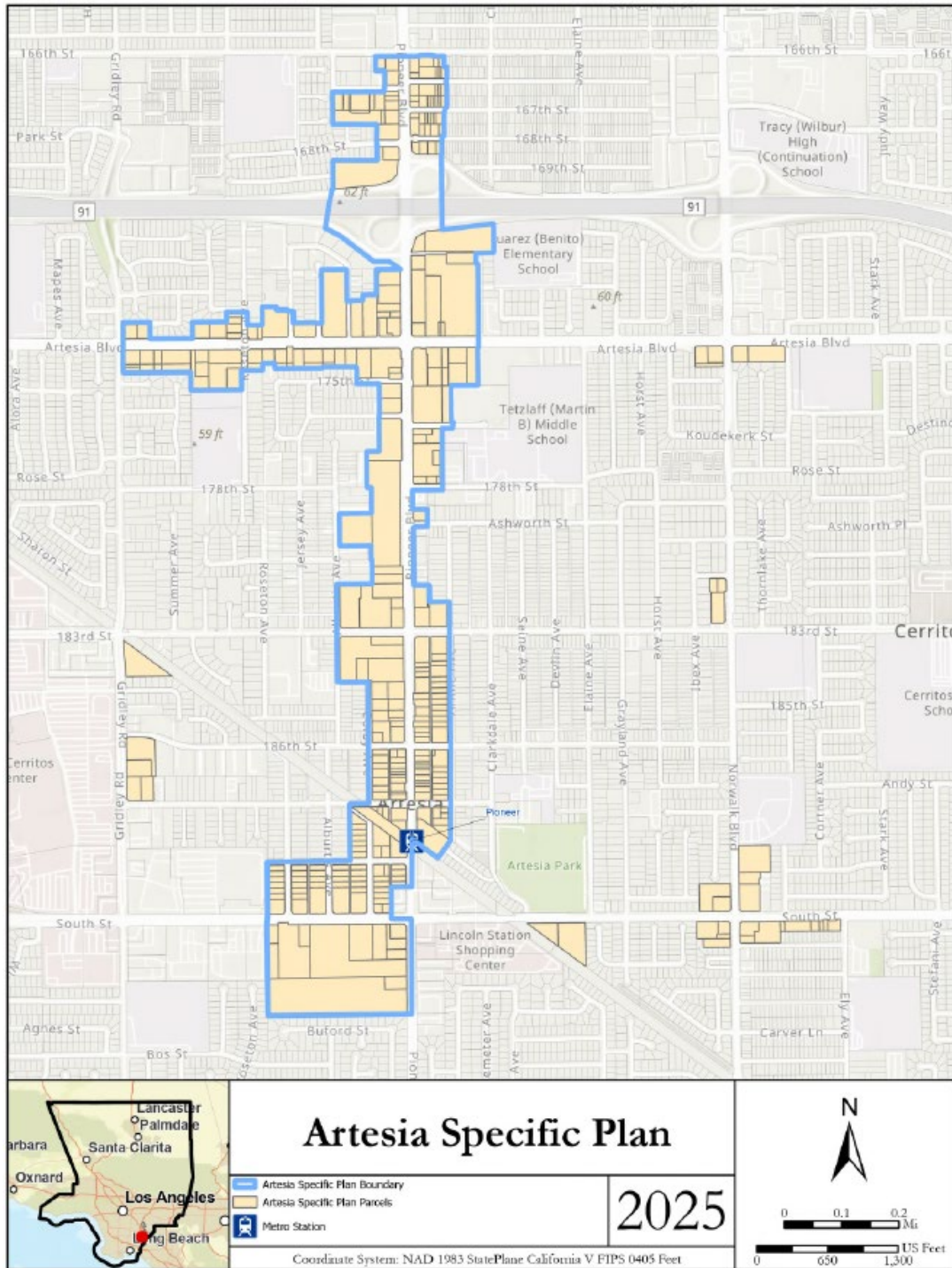
Appendix B: Legal Description of the Artesia EIFD

Appendix C: Projected Tax Increment Revenue Analysis

Appendix D: Fiscal Impact Analysis

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Appendix A to IFP **Map of Artesia Enhanced Infrastructure Financing District (EIFD)**



*EIFD parcels are highlighted above and total approx. 324 acres.
 Artesia City boundaries and transit station location are noted for reference only.*

7011-004-055	7014-003-067	7024-006-061	7033-030-010	7035-005-098	7035-014-070
7011-004-076	7014-003-070	7024-006-062	7033-030-017	7035-005-099	7035-014-071
7011-004-902	7014-003-072	7024-006-063	7033-031-035	7035-005-100	7035-014-072
7011-004-903	7014-003-079	7024-006-064	7033-031-036	7035-005-101	7035-014-073
7011-005-005	7014-003-080	7024-006-065	7033-031-037	7035-005-102	7035-014-074
7011-005-006	7014-003-081	7024-006-066	7035-003-033	7035-005-103	7035-014-075
7011-005-007	7014-003-082	7024-006-067	7035-003-034	7035-005-104	7035-014-076
7011-005-008	7014-003-083	7024-006-068	7035-003-053	7035-005-105	7035-014-077
7011-005-009	7014-003-084	7024-006-069	7035-003-054	7035-005-106	7035-014-078
7011-005-010	7014-003-085	7024-006-070	7035-003-055	7035-005-107	7035-014-079
7011-005-026	7014-003-086	7025-007-056	7035-003-058	7035-012-030	7035-014-080
7011-005-044	7014-003-087	7025-007-057	7035-003-059	7035-012-037	7035-014-081
7011-005-900	7014-003-088	7033-003-010	7035-003-060	7035-012-038	7035-014-082
7011-005-901	7014-003-089	7033-003-011	7035-004-074	7035-012-042	7035-014-083
7011-005-902	7014-003-090	7033-004-004	7035-004-075	7035-012-045	7035-014-084
7011-005-903	7014-003-091	7033-004-005	7035-005-001	7035-012-904	7035-014-085
7011-006-004	7014-003-092	7033-004-006	7035-005-002	7035-012-905	7035-014-086
7011-006-006	7014-003-093	7033-004-029	7035-005-025	7035-014-038	7035-014-087
7011-006-007	7014-003-094	7033-004-033	7035-005-026	7035-014-041	7035-014-088
7011-006-019	7014-003-095	7033-004-034	7035-005-048	7035-014-042	7035-014-089
7011-006-020	7014-003-096	7033-004-044	7035-005-049	7035-014-043	7035-014-090
7011-006-021	7014-003-097	7033-004-045	7035-005-050	7035-014-044	7035-014-091
7011-006-022	7014-003-098	7033-004-904	7035-005-051	7035-014-045	7035-014-092
7011-006-023	7014-003-099	7033-005-012	7035-005-052	7035-014-046	7035-014-093
7011-006-024	7014-003-100	7033-005-013	7035-005-053	7035-014-047	7035-014-094
7011-006-041	7014-003-101	7033-005-014	7035-005-074	7035-014-048	7035-014-095
7011-006-043	7014-003-102	7033-005-016	7035-005-075	7035-014-049	7035-014-096
7011-006-046	7014-004-005	7033-005-017	7035-005-078	7035-014-050	7035-014-097
7011-006-049	7014-004-033	7033-005-019	7035-005-079	7035-014-051	7035-014-098
7011-006-051	7024-006-013	7033-005-020	7035-005-080	7035-014-052	7035-014-099
7011-007-001	7024-006-043	7033-005-021	7035-005-081	7035-014-053	7035-014-100
7011-007-003	7024-006-044	7033-005-022	7035-005-082	7035-014-054	7035-014-101
7011-007-004	7024-006-045	7033-007-004	7035-005-083	7035-014-055	7035-014-102
7011-007-027	7024-006-046	7033-007-009	7035-005-084	7035-014-056	7035-016-064
7011-007-028	7024-006-047	7033-007-010	7035-005-085	7035-014-057	7035-016-066
7011-007-029	7024-006-048	7033-007-011	7035-005-086	7035-014-058	7035-016-067
7011-007-042	7024-006-049	7033-007-016	7035-005-087	7035-014-059	7035-017-010
7011-007-046	7024-006-051	7033-007-017	7035-005-088	7035-014-060	7035-017-011
7011-007-047	7024-006-052	7033-007-018	7035-005-089	7035-014-061	7035-017-013
7014-003-015	7024-006-053	7033-007-021	7035-005-090	7035-014-062	7035-017-014
7014-003-016	7024-006-054	7033-007-023	7035-005-091	7035-014-063	7035-017-015
7014-003-017	7024-006-055	7033-008-021	7035-005-092	7035-014-064	7035-017-024
7014-003-018	7024-006-056	7033-017-032	7035-005-093	7035-014-065	7035-017-025
7014-003-019	7024-006-057	7033-019-027	7035-005-094	7035-014-066	7035-017-040
7014-003-027	7024-006-058	7033-019-030	7035-005-095	7035-014-067	7035-017-042
7014-003-059	7024-006-059	7033-019-031	7035-005-096	7035-014-068	7035-017-043
7014-003-066	7024-006-060	7033-030-009	7035-005-097	7035-014-069	7035-018-035

7035-018-036	7039-011-016	7039-015-005	7040-018-014	7054-005-012
7035-019-042	7039-011-017	7039-015-006	7040-018-015	7054-005-019
7035-020-053	7039-011-020	7039-015-007	7040-018-800	7054-005-020
7035-020-064	7039-011-021	7039-017-006	7040-018-801	7054-005-021
7035-020-065	7039-011-024	7039-017-007	7040-018-802	7054-005-052
7035-020-066	7039-011-025	7039-017-008	7040-018-804	7054-005-053
7035-020-078	7039-011-026	7039-017-009	7040-019-003	7054-005-054
7035-020-079	7039-011-027	7039-017-015	7040-019-004	7054-005-055
7035-020-083	7039-011-028	7039-017-016	7040-019-008	7054-005-056
7035-020-089	7039-012-003	7039-017-018	7040-019-010	7054-027-058
7035-020-092	7039-012-004	7039-017-019	7040-019-011	7054-027-059
7035-021-032	7039-012-007	7039-017-021	7040-019-012	7054-027-060
7035-021-033	7039-012-008	7039-017-022	7040-019-013	7054-027-079
7035-021-043	7039-012-009	7039-017-025	7040-019-018	
7035-021-048	7039-012-010	7039-017-026	7040-019-019	
7035-021-049	7039-012-012	7039-018-016	7040-019-021	
7035-021-050	7039-012-013	7039-018-019	7040-019-022	
7035-021-051	7039-012-014	7039-018-020	7040-020-001	
7035-021-053	7039-012-900	7039-018-033	7040-020-002	
7039-001-002	7039-013-005	7039-018-035	7040-020-003	
7039-001-003	7039-013-006	7039-018-038	7040-020-004	
7039-001-005	7039-013-007	7039-018-039	7040-020-015	
7039-001-009	7039-013-008	7039-018-040	7040-020-016	
7039-002-003	7039-013-010	7039-018-041	7040-020-017	
7039-002-004	7039-013-011	7039-024-006	7040-020-018	
7039-002-005	7039-013-012	7039-024-009	7040-020-019	
7039-002-013	7039-013-013	7039-024-010	7040-020-020	
7039-002-014	7039-013-014	7039-024-014	7040-020-021	
7039-002-018	7039-013-016	7039-024-019	7040-020-022	
7039-002-019	7039-013-021	7039-024-021	7040-020-024	
7039-002-020	7039-013-022	7039-024-022	7040-020-025	
7039-002-022	7039-013-023	7039-024-030	7040-020-026	
7039-002-900	7039-014-003	7039-024-031	7040-020-027	
7039-002-901	7039-014-005	7039-024-032	7040-020-028	
7039-008-025	7039-014-006	7039-024-033	7040-020-029	
7039-008-027	7039-014-011	7039-024-034	7040-020-030	
7039-008-034	7039-014-012	7039-026-027	7040-022-001	
7039-008-037	7039-014-013	7040-017-001	7040-022-002	
7039-011-001	7039-014-014	7040-017-002	7040-022-003	
7039-011-002	7039-014-015	7040-017-006	7040-022-004	
7039-011-008	7039-014-016	7040-017-007	7040-022-005	
7039-011-009	7039-014-017	7040-017-008	7040-022-028	
7039-011-010	7039-014-018	7040-018-001	7040-023-002	
7039-011-012	7039-015-001	7040-018-002	7040-032-022	
7039-011-013	7039-015-002	7040-018-004	7040-032-023	
7039-011-014	7039-015-003	7040-018-005	7054-003-036	
7039-011-015	7039-015-004	7040-018-006	7054-003-037	

		0	1	2	3	4	5	6	7
	Total	2025-2026	2027	2028	2029	2030	2031	2032	2033
New Development									
Rental Residential \$350,000 per unit	378 units \$160,903,651		38 units \$14,035,707	38 units \$14,456,778	38 units \$14,890,482	38 units \$15,337,196	38 units \$15,797,312	38 units \$16,271,231	38 units \$16,759,368
Hotel \$300,000 per room	111 rooms \$39,761,941		\$0	\$0	\$0	\$0	111 rooms \$39,761,941	\$0	\$0
Commercial / Retail \$350 PSF	17,900 SF \$7,619,512		1,790 SF \$664,654	1,790 SF \$684,593	1,790 SF \$705,131	1,790 SF \$726,285	1,790 SF \$748,074	1,790 SF \$770,516	1,790 SF \$793,631
Subtotal Value Add	\$208,285,104		\$14,700,361	\$15,141,372	\$15,595,613	\$16,063,481	\$56,307,327	\$17,041,747	\$17,553,000
Total Assessed Value		\$593,860,467	\$626,376,642	\$660,309,313	\$695,714,205	\$732,649,112	\$810,935,913	\$852,305,737	\$895,427,909
Incremental AV			\$32,516,175	\$66,448,846	\$101,853,738	\$138,788,645	\$217,075,446	\$258,445,270	\$301,567,442
Total tax increment @ 1%			\$325,162	\$664,488	\$1,018,537	\$1,387,886	\$2,170,754	\$2,584,453	\$3,015,674
City Average Share Available	6.65%	\$39,259,332	\$21,635	\$44,213	\$67,771	\$92,346	\$144,436	\$171,963	\$200,655
Percent Allocated to EIFD	75.0%	\$29,444,499	\$16,227	\$33,160	\$50,828	\$69,260	\$108,327	\$128,972	\$150,491
City Equivalent MVL Share	11.08%	\$65,378,987	\$36,030	\$73,629	\$112,859	\$153,785	\$240,531	\$286,371	\$334,153
Percent Allocated to EIFD	75.0%	\$49,034,240	\$27,022	\$55,222	\$84,645	\$115,339	\$180,398	\$214,778	\$250,615
County Average Share Available	27.16%	\$160,228,028	\$88,300	\$180,447	\$276,591	\$376,890	\$589,484	\$701,826	\$818,928
Percent Allocated to EIFD	49.0%	\$78,478,739	\$43,249	\$88,382	\$135,473	\$184,599	\$288,726	\$343,750	\$401,106
Total Allocation to EIFD	\$156,957,478		\$86,498	\$176,763	\$270,945	\$369,197	\$577,451	\$687,501	\$802,212

		8	9	10	11	12	13	14	15
	Total	2034	2035	2036	2037	2038	2039	2040	2041
New Development									
Rental Residential \$350,000 per unit	378 units \$160,903,651	38 units \$17,262,149	38 units \$17,780,014	38 units \$18,313,414	\$0	\$0	\$0	\$0	\$0
Hotel \$300,000 per room	111 rooms \$39,761,941	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Commercial / Retail \$350 PSF	17,900 SF \$7,619,512	1,790 SF \$817,440	1,790 SF \$841,964	1,790 SF \$867,223	\$0	\$0	\$0	\$0	\$0
Subtotal Value Add	\$208,285,104	\$18,079,590	\$18,621,977	\$19,180,637	\$0	\$0	\$0	\$0	\$0
Total Assessed Value		\$940,370,336	\$987,203,423	\$1,036,000,163	\$1,067,080,167	\$1,099,092,572	\$1,132,065,350	\$1,166,027,310	\$1,201,008,129
Incremental AV		\$346,509,869	\$393,342,956	\$442,139,696	\$473,219,701	\$505,232,106	\$538,204,883	\$572,166,843	\$607,147,663
Total tax increment @ 1%		\$3,465,099	\$3,933,430	\$4,421,397	\$4,732,197	\$5,052,321	\$5,382,049	\$5,721,668	\$6,071,477
City Average Share Available	6.65%	\$39,259,332	\$230,558	\$261,720	\$294,188	\$314,868	\$336,168	\$358,107	\$380,705
Percent Allocated to EIFD	75.0%	\$29,444,499	\$172,919	\$196,290	\$220,641	\$236,151	\$252,126	\$268,580	\$285,528
City Equivalent MVL Share	11.08%	\$65,378,987	\$383,951	\$435,845	\$489,914	\$524,353	\$559,824	\$596,360	\$633,991
Percent Allocated to EIFD	75.0%	\$49,034,240	\$287,964	\$326,884	\$367,436	\$393,265	\$419,868	\$447,270	\$475,494
County Average Share Available	27.16%	\$160,228,028	\$940,972	\$1,068,150	\$1,200,661	\$1,285,061	\$1,371,993	\$1,461,533	\$1,553,759
Percent Allocated to EIFD	49.0%	\$78,478,739	\$460,882	\$523,174	\$588,077	\$629,415	\$671,994	\$715,850	\$761,022
Total Allocation to EIFD	\$156,957,478	\$921,765	\$1,046,347	\$1,176,154	\$1,258,831	\$1,343,988	\$1,431,701	\$1,522,044	\$1,615,098



	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	378 units \$160,903,651	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Hotel \$300,000 per room	111 rooms \$39,761,941	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Commercial / Retail \$350 PSF	17,900 SF \$7,619,512	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Subtotal Value Add	\$208,285,104	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Assessed Value		\$1,237,038,373	\$1,274,149,525	\$1,312,374,010	\$1,351,745,231	\$1,392,297,587	\$1,434,066,515	\$1,477,088,511	\$1,521,401,166
Incremental AV		\$643,177,907	\$680,289,058	\$718,513,543	\$757,884,764	\$798,437,121	\$840,206,048	\$883,228,044	\$927,540,699
Total tax increment @ 1%		\$6,431,779	\$6,802,891	\$7,185,135	\$7,578,848	\$7,984,371	\$8,402,060	\$8,832,280	\$9,275,407
City Average Share Available 6.65%	\$39,259,332	\$427,953	\$452,646	\$478,080	\$504,276	\$531,259	\$559,051	\$587,676	\$617,161
Percent Allocated to EIFD 75.0%	\$29,444,499	\$320,965	\$339,485	\$358,560	\$378,207	\$398,444	\$419,288	\$440,757	\$462,871
City Equivalent MVL Share 11.08%	\$65,378,987	\$712,676	\$753,797	\$796,151	\$839,777	\$884,711	\$930,993	\$978,664	\$1,027,765
Percent Allocated to EIFD 75.0%	\$49,034,240	\$534,507	\$565,347	\$597,114	\$629,833	\$663,533	\$698,245	\$733,998	\$770,824
County Average Share Available 27.16%	\$160,228,028	\$1,746,595	\$1,847,373	\$1,951,174	\$2,058,089	\$2,168,212	\$2,281,638	\$2,398,468	\$2,518,802
Percent Allocated to EIFD 49.0%	\$78,478,739	\$855,472	\$904,832	\$955,673	\$1,008,040	\$1,061,977	\$1,117,533	\$1,174,755	\$1,233,694
Total Allocation to EIFD	\$156,957,478	\$1,710,943	\$1,809,664	\$1,911,347	\$2,016,080	\$2,123,955	\$2,235,066	\$2,349,511	\$2,467,388



	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	378 units \$160,903,651	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Hotel \$300,000 per room	111 rooms \$39,761,941	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Commercial / Retail \$350 PSF	17,900 SF \$7,619,512	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Subtotal Value Add	\$208,285,104	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Assessed Value		\$1,567,043,201	\$1,614,054,497	\$1,662,476,132	\$1,712,350,416	\$1,763,720,928	\$1,816,632,556	\$1,871,131,533	\$1,927,265,479
Incremental AV		\$973,182,734	\$1,020,194,030	\$1,068,615,665	\$1,118,489,949	\$1,169,860,461	\$1,222,772,089	\$1,277,271,066	\$1,333,405,012
Total tax increment @ 1%		\$9,731,827	\$10,201,940	\$10,686,157	\$11,184,899	\$11,698,605	\$12,227,721	\$12,772,711	\$13,334,050
City Average Share Available 6.65%	\$39,259,332	\$647,530	\$678,810	\$711,028	\$744,213	\$778,394	\$813,600	\$849,862	\$887,212
Percent Allocated to EIFD 75.0%	\$29,444,499	\$485,647	\$509,107	\$533,271	\$558,160	\$583,796	\$610,200	\$637,397	\$665,409
City Equivalent MVL Share 11.08%	\$65,378,987	\$1,078,339	\$1,130,430	\$1,184,083	\$1,239,347	\$1,296,268	\$1,354,897	\$1,415,285	\$1,477,484
Percent Allocated to EIFD 75.0%	\$49,034,240	\$808,754	\$847,822	\$888,062	\$929,510	\$972,201	\$1,016,173	\$1,061,463	\$1,108,113
County Average Share Available 27.16%	\$160,228,028	\$2,642,746	\$2,770,408	\$2,901,901	\$3,037,338	\$3,176,838	\$3,320,523	\$3,468,519	\$3,620,955
Percent Allocated to EIFD 49.0%	\$78,478,739	\$1,294,401	\$1,356,930	\$1,421,334	\$1,487,670	\$1,555,996	\$1,626,373	\$1,698,860	\$1,773,522
Total Allocation to EIFD	\$156,957,478	\$2,588,803	\$2,713,859	\$2,842,668	\$2,975,340	\$3,111,993	\$3,252,745	\$3,397,720	\$3,547,044



	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	378 units \$160,903,651	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Hotel \$300,000 per room	111 rooms \$39,761,941	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Commercial / Retail \$350 PSF	17,900 SF \$7,619,512	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Subtotal Value Add	\$208,285,104	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Assessed Value		\$1,985,083,443	\$2,044,635,946	\$2,105,975,025	\$2,169,154,276	\$2,234,228,904	\$2,301,255,771	\$2,370,293,444	\$2,441,402,247
Incremental AV		\$1,391,222,976	\$1,450,775,480	\$1,512,114,558	\$1,575,293,809	\$1,640,368,437	\$1,707,395,304	\$1,776,432,977	\$1,847,541,781
Total tax increment @ 1%		\$13,912,230	\$14,507,755	\$15,121,146	\$15,752,938	\$16,403,684	\$17,073,953	\$17,764,330	\$18,475,418
City Average Share Available 6.65%	\$39,259,332	\$925,683	\$965,307	\$1,006,121	\$1,048,159	\$1,091,458	\$1,136,055	\$1,181,991	\$1,229,305
Percent Allocated to EIFD 75.0%	\$29,444,499	\$694,262	\$723,981	\$754,591	\$786,119	\$818,593	\$852,042	\$886,493	\$921,979
City Equivalent MVL Share 11.08%	\$65,378,987	\$1,541,549	\$1,607,537	\$1,675,504	\$1,745,510	\$1,817,616	\$1,891,885	\$1,968,383	\$2,047,175
Percent Allocated to EIFD 75.0%	\$49,034,240	\$1,156,162	\$1,205,653	\$1,256,628	\$1,309,132	\$1,363,212	\$1,418,914	\$1,476,287	\$1,535,381
County Average Share Available 27.16%	\$160,228,028	\$3,777,964	\$3,939,683	\$4,106,253	\$4,277,821	\$4,454,536	\$4,636,552	\$4,824,028	\$5,017,129
Percent Allocated to EIFD 49.0%	\$78,478,739	\$1,850,424	\$1,929,633	\$2,011,218	\$2,095,251	\$2,181,805	\$2,270,956	\$2,362,780	\$2,457,360
Total Allocation to EIFD	\$156,957,478	\$3,700,848	\$3,859,266	\$4,022,437	\$4,190,503	\$4,363,610	\$4,541,911	\$4,725,561	\$4,914,720



	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	378 units \$160,903,651	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Hotel \$300,000 per room	111 rooms \$39,761,941	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Commercial / Retail \$350 PSF	17,900 SF \$7,619,512	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Subtotal Value Add	\$208,285,104	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Assessed Value		\$2,514,644,315	\$2,590,083,644	\$2,667,786,154	\$2,747,819,738	\$2,830,254,330	\$2,915,161,960	\$3,002,616,819	\$3,092,695,324
Incremental AV		\$1,920,783,848	\$1,996,223,177	\$2,073,925,687	\$2,153,959,271	\$2,236,393,863	\$2,321,301,493	\$2,408,756,352	\$2,498,834,857
Total tax increment @ 1%		\$19,207,838	\$19,962,232	\$20,739,257	\$21,539,593	\$22,363,939	\$23,213,015	\$24,087,564	\$24,988,349
City Average Share Available 6.65%	\$39,259,332	\$1,278,038	\$1,328,234	\$1,379,935	\$1,433,187	\$1,488,037	\$1,544,532	\$1,602,722	\$1,662,658
Percent Allocated to EIFD 75.0%	\$29,444,499	\$958,529	\$996,175	\$1,034,951	\$1,074,890	\$1,116,028	\$1,158,399	\$1,202,042	\$1,246,994
City Equivalent MVL Share 11.08%	\$65,378,987	\$2,128,331	\$2,211,922	\$2,298,021	\$2,386,702	\$2,478,044	\$2,572,126	\$2,669,031	\$2,768,843
Percent Allocated to EIFD 75.0%	\$49,034,240	\$1,596,248	\$1,658,942	\$1,723,515	\$1,790,027	\$1,858,533	\$1,929,095	\$2,001,773	\$2,076,632
County Average Share Available 27.16%	\$160,228,028	\$5,216,023	\$5,420,884	\$5,631,891	\$5,849,227	\$6,073,084	\$6,303,657	\$6,541,147	\$6,785,761
Percent Allocated to EIFD 49.0%	\$78,478,739	\$2,554,777	\$2,655,117	\$2,758,467	\$2,864,917	\$2,974,561	\$3,087,494	\$3,203,815	\$3,323,626
Total Allocation to EIFD	\$156,957,478	\$5,109,555	\$5,310,234	\$5,516,933	\$5,729,834	\$5,949,121	\$6,174,988	\$6,407,630	\$6,647,251



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.

	Total	48 2074	49 2075	50 2076
New Development				
Rental Residential \$350,000 per unit	378 units \$160,903,651	\$0	\$0	\$0
Hotel \$300,000 per room	111 rooms \$39,761,941	\$0	\$0	\$0
Commercial / Retail \$350 PSF	17,900 SF \$7,619,512	\$0	\$0	\$0
Subtotal Value Add	\$208,285,104	\$0	\$0	\$0
Total Assessed Value		\$3,185,476,183	\$3,281,040,469	\$3,379,471,683
Incremental AV		\$2,591,615,716	\$2,687,180,002	\$2,785,611,216
Total tax increment @ 1%		\$25,916,157	\$26,871,800	\$27,856,112
City Average Share Available6.65%	\$39,259,332	\$1,724,392	\$1,787,978	\$1,853,472
Percent Allocated to EIFD75.0%	\$29,444,499	\$1,293,294	\$1,340,984	\$1,390,104
City Equivalent MVLf Share11.08%	\$65,378,987	\$2,871,649	\$2,977,539	\$3,086,606
Percent Allocated to EIFD75.0%	\$49,034,240	\$2,153,737	\$2,233,154	\$2,314,955
County Average Share Available27.16%	\$160,228,028	\$7,037,714	\$7,297,226	\$7,564,523
Percent Allocated to EIFD49.0%	\$78,478,739	\$3,447,031	\$3,574,138	\$3,705,058
Total Allocation to EIFD	\$156,957,478	\$6,894,061	\$7,148,276	\$7,410,117



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Overview of Fiscal Impacts

	Annual (Stablized Year 20)	Year 0-50 Nominal Total	Year 0-50 Present Value @ 3.0%
City of Artesia			
Estimated Fiscal Revenues (Net of Allocation to EIFD)	\$1,657,300	\$102,425,500	\$40,825,800
Estimated Fiscal Expenditures	(\$1,217,800)	(\$74,796,500)	(\$29,729,900)
Estimated Net Fiscal Impact to City	\$439,500	\$27,629,000	\$11,095,900
County of Los Angeles			
Estimated Fiscal Revenues (Net of Allocation to EIFD)	\$855,100	\$46,407,300	\$19,134,700
Estimated Fiscal Expenditures	(\$708,600)	(\$43,617,800)	(\$17,337,600)
Estimated Net Fiscal Impact to County	\$146,500	\$2,789,500	\$1,797,100
Add'l Sales Tax - County Transp. + Homelessness	\$315,000	\$22,483,200	\$8,938,700

Key Land Use Assumptions (Stabilized Year 20)

Project Component	
Residential	378 DU
Commercial / Retail	17,900 SF
Hotel	111 rooms

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



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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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%
	2030	2035	2040	2045	2050	2055	2065	2075	2080			
General Fund Revenues												
Property Tax	\$81,937	\$157,221	\$182,262	\$211,291	\$244,945	\$283,958	\$381,616	\$512,860	\$594,545	3.0%	\$13,021,100	\$5,179,700
Property Tax Allocation to EIFD	(\$61,453)	(\$117,916)	(\$136,696)	(\$158,469)	(\$183,709)	(\$212,969)	(\$286,212)	(\$384,645)	\$0	3.0%	(\$9,765,800)	(\$3,884,800)
Property Tax In-Lieu of MVLF	\$131,771	\$255,930	\$296,692	\$343,948	\$398,730	\$462,237	\$621,208	\$834,852	\$967,822	3.0%	\$21,194,300	\$8,430,400
Property Tax In-Lieu of MVLF Allocation to EIFD	(\$98,828)	(\$191,947)	(\$222,519)	(\$257,961)	(\$299,047)	(\$346,678)	(\$465,906)	(\$626,139)	\$0	3.0%	(\$15,895,700)	(\$6,322,800)
Property Transfer Tax	\$3,270	\$6,352	\$7,363	\$8,536	\$9,896	\$11,472	\$15,417	\$20,720	\$24,020	3.0%	\$526,000	\$209,200
Sales and Use Tax - Direct / On-Site	\$30,504	\$70,725	\$81,990	\$95,048	\$110,187	\$127,737	\$171,668	\$230,707	\$267,453	3.0%	\$5,849,600	\$2,324,700
Transactions and Use Tax to City - Direct	\$20,427	\$47,360	\$54,904	\$63,648	\$73,786	\$85,538	\$114,956	\$154,492	\$179,098	3.0%	\$3,917,200	\$1,556,700
Sales and Use Tax - Indirect / Off-Site	\$32,892	\$64,512	\$74,787	\$86,699	\$100,507	\$116,516	\$156,587	\$210,440	\$243,958	3.0%	\$5,342,000	\$2,124,800
Transactions and Use Tax to City - Indirect	\$22,026	\$43,200	\$50,081	\$58,057	\$67,304	\$78,024	\$104,858	\$140,920	\$163,365	3.0%	\$3,577,200	\$1,422,800
Transient Occupancy Tax	\$616,455	\$714,640	\$828,464	\$960,417	\$1,113,386	\$1,290,720	\$1,734,619	\$2,331,183	\$2,702,480	3.0%	\$59,488,800	\$23,748,500
Business License	\$12,850	\$18,786	\$21,779	\$25,247	\$29,269	\$33,930	\$45,599	\$61,282	\$71,043	3.0%	\$1,559,700	\$621,500
Interest Income	\$34,992	\$49,080	\$56,898	\$65,960	\$76,466	\$88,644	\$119,131	\$160,102	\$185,602	3.0%	\$4,076,500	\$1,624,900
Cannabis Tax	\$10,630	\$23,715	\$27,492	\$31,871	\$36,947	\$42,832	\$57,563	\$77,360	\$89,681	3.0%	\$1,962,000	\$779,900
Transfer in	\$10,397	\$23,195	\$26,890	\$31,173	\$36,138	\$41,893	\$56,301	\$75,664	\$87,716	3.0%	\$1,919,000	\$762,800
Rental Income	\$4,079	\$9,458	\$10,964	\$12,711	\$14,735	\$17,082	\$22,957	\$30,853	\$35,767	3.0%	\$782,300	\$310,900
Measure V	\$2,538	\$3,711	\$4,302	\$4,987	\$5,781	\$6,702	\$9,007	\$12,105	\$14,033	3.0%	\$308,100	\$122,800
Other Revenues	\$24,724	\$55,157	\$63,942	\$74,127	\$85,933	\$99,620	\$133,881	\$179,925	\$208,583	3.0%	\$4,563,200	\$1,813,800
Estimated Total Revenues	\$879,212	\$1,233,180	\$1,429,594	\$1,657,291	\$1,921,254	\$2,227,261	\$2,993,252	\$4,022,680	\$5,835,164		\$102,425,500	\$40,825,800
General Fund Expenditures												
Law Enforcement	\$177,707	\$396,451	\$459,595	\$532,797	\$617,657	\$716,034	\$962,290	\$1,293,237	\$1,499,216	3.0%	\$32,798,600	\$13,037,000
Public Works Maintenance	\$62,591	\$139,636	\$161,876	\$187,659	\$217,548	\$252,198	\$338,933	\$455,498	\$528,047	3.0%	\$11,552,200	\$4,591,800
Administrative (General)	\$22,122	\$49,352	\$57,213	\$66,325	\$76,889	\$89,135	\$119,790	\$160,988	\$186,629	3.0%	\$4,082,900	\$1,622,900
Parks & Recreation (General)	\$34,310	\$79,550	\$92,220	\$106,908	\$123,936	\$143,675	\$193,088	\$259,494	\$300,824	3.0%	\$6,579,500	\$2,614,800
Fiscal Services (General)	\$16,878	\$37,653	\$43,651	\$50,603	\$58,663	\$68,006	\$91,395	\$122,827	\$142,390	3.0%	\$3,115,100	\$1,238,200
Planning	\$11,803	\$26,331	\$30,525	\$35,386	\$41,023	\$47,556	\$63,912	\$85,892	\$99,573	3.0%	\$2,178,400	\$865,900
Risk Management	\$9,373	\$20,909	\$24,240	\$28,100	\$32,576	\$37,765	\$50,753	\$68,207	\$79,071	3.0%	\$1,729,800	\$687,600
Human Resources	\$8,681	\$19,366	\$22,451	\$26,026	\$30,172	\$34,977	\$47,006	\$63,173	\$73,235	3.0%	\$1,602,200	\$636,800
Code Compliance	\$11,991	\$26,751	\$31,012	\$35,951	\$41,677	\$48,315	\$64,932	\$87,263	\$101,161	3.0%	\$2,213,100	\$879,700
City Council	\$7,097	\$15,833	\$18,355	\$21,279	\$24,668	\$28,597	\$38,431	\$51,649	\$59,875	3.0%	\$1,309,900	\$520,700
Legal Services	\$6,029	\$13,451	\$15,594	\$18,077	\$20,957	\$24,294	\$32,650	\$43,878	\$50,867	3.0%	\$1,112,800	\$442,300
Building & Safety (Engineering)	\$8,474	\$18,904	\$21,915	\$25,405	\$29,452	\$34,143	\$45,885	\$61,665	\$71,487	3.0%	\$1,563,900	\$621,600
City Manager	\$5,221	\$11,648	\$13,503	\$15,654	\$18,148	\$21,038	\$28,273	\$37,997	\$44,049	3.0%	\$963,700	\$383,000
Community Promotions	\$5,659	\$13,120	\$15,210	\$17,633	\$20,441	\$23,697	\$31,846	\$42,799	\$49,616	3.0%	\$1,085,200	\$431,300
City Clerk	\$4,621	\$10,309	\$11,951	\$13,855	\$16,062	\$18,620	\$25,023	\$33,629	\$38,986	3.0%	\$852,900	\$339,000
Economic Development	\$3,732	\$8,327	\$9,653	\$11,191	\$12,973	\$15,039	\$20,212	\$27,163	\$31,489	3.0%	\$688,900	\$273,800
City Engineer	\$3,127	\$6,976	\$8,087	\$9,375	\$10,868	\$12,599	\$16,932	\$22,755	\$26,379	3.0%	\$577,100	\$229,400
Parking Enforcement	\$4,282	\$9,552	\$11,074	\$12,837	\$14,882	\$17,252	\$23,185	\$31,159	\$36,122	3.0%	\$790,300	\$314,100
General	\$924	\$2,062	\$2,390	\$2,771	\$3,213	\$3,724	\$5,005	\$6,726	\$7,798	3.0%	\$170,600	\$67,800
Estimated Total Expenditures	\$404,622	\$906,182	\$1,050,513	\$1,217,833	\$1,411,802	\$1,636,665	\$2,199,541	\$2,956,000	\$3,426,814		\$74,796,500	\$29,729,900
Estimated Annual Net Fiscal Impact	\$474,590	\$326,998	\$379,081	\$439,458	\$509,453	\$590,595	\$793,711	\$1,066,681	\$2,408,351		\$27,629,000	\$11,095,900
Revenue / Cost Ratio	2.17	1.36	1.36	1.36	1.36	1.36	1.36	1.36	1.70		1.37	1.37

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.

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Summary of Estimated Fiscal Impacts to County

Stablized

	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%
	2030	2035	2040	2045	2050	2055	2065	2075	2080			
County of Los Angeles Revenues												
Property Tax - County General	\$334,408	\$641,660	\$743,860	\$862,338	\$952,091	\$1,051,185	\$1,281,389	\$1,562,006	\$1,724,581	2.0%	\$46,569,000	\$19,230,800
Property Tax - County Allocation to EIFD	(\$143,796)	(\$275,914)	(\$319,860)	(\$370,805)	(\$409,399)	(\$452,010)	(\$550,997)	(\$671,663)	\$0	2.0%	(\$20,024,700)	(\$8,269,200)
Property Tax in Lieu of MVLF	\$124,365	\$241,545	\$280,017	\$324,617	\$358,403	\$395,706	\$482,364	\$587,999	\$649,198	2.0%	\$17,528,500	\$7,237,900
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	\$3,270	\$6,352	\$7,363	\$8,536	\$9,425	\$10,406	\$12,684	\$15,462	\$17,071	2.0%	\$460,900	\$190,300
Sales Tax (County Transportation) - Direct / On-Site	\$5,107	\$11,840	\$13,726	\$15,912	\$18,447	\$21,385	\$28,739	\$38,623	\$44,775	3.0%	\$979,300	\$389,200
Sales Tax (County Transportation) - Indirect / Off-Site	\$5,506	\$10,800	\$12,520	\$14,514	\$16,826	\$19,506	\$26,214	\$35,230	\$40,841	3.0%	\$894,300	\$355,700
Estimated County Revenues	\$328,861	\$636,284	\$737,627	\$855,112	\$945,792	\$1,046,178	\$1,280,393	\$1,567,657	\$2,476,466		\$46,407,300	\$19,134,700
County of Los Angeles Expenditures												
Public Protection	\$89,321	\$199,268	\$231,007	\$267,800	\$310,454	\$359,901	\$483,677	\$650,021	\$753,553	3.0%	\$16,485,600	\$6,552,800
General Government	\$44,675	\$99,667	\$115,542	\$133,944	\$155,278	\$180,010	\$241,918	\$325,118	\$376,901	3.0%	\$8,245,500	\$3,277,500
Health and Sanitation	\$45,390	\$101,261	\$117,389	\$136,086	\$157,761	\$182,888	\$245,786	\$330,316	\$382,927	3.0%	\$8,377,300	\$3,329,900
Public Assistance	\$47,817	\$106,677	\$123,668	\$143,365	\$166,199	\$192,670	\$258,932	\$347,984	\$403,408	3.0%	\$8,825,400	\$3,508,000
Recreational and Cultural	\$9,124	\$20,355	\$23,597	\$27,355	\$31,712	\$36,763	\$49,407	\$66,399	\$76,974	3.0%	\$1,684,000	\$669,400
Estimated County Expenditures	\$236,327	\$527,228	\$611,202	\$708,550	\$821,404	\$952,232	\$1,279,720	\$1,719,837	\$1,993,763		\$43,617,800	\$17,337,600
Estimated County Net Fiscal Impact	\$92,534	\$109,056	\$126,426	\$146,562	\$124,388	\$93,946	\$673	(\$152,180)	\$482,703		\$2,789,500	\$1,797,100
Additional Sales Tax - County Transportation + Homelessness	\$127,358	\$271,681	\$314,953	\$365,117	\$423,270	\$490,686	\$659,442	\$886,234	\$1,027,389	3.0%	\$22,483,200	\$8,938,700

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, Extraordinaring Maintenance, and Appropriations for Contingencies
Values in 2026 dollars
Select years shown for illustration

Project Description

Project Component		Year 5 2030	Year 10 2035	Year 15 2040	Year 20 2045
Rental Residential - Units		189 DU	378 DU	378 DU	378 DU
Hotel - Rooms		111 rooms	111 rooms	111 rooms	111 rooms
Commercial / Retail - SF		8,950 SF	17,900 SF	17,900 SF	17,900 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	<i>\$350K Per Unit</i>	\$76,685,980	\$177,800,137	\$206,119,089	\$238,948,516
Estimated A/V - Hotel	<i>\$300K Per Room</i>	\$38,603,827	\$44,752,415	\$51,880,315	\$60,143,504
Estimated A/V - Commercial / Retail	<i>\$350 PSF</i>	\$3,631,426	\$8,419,636	\$9,760,666	\$11,315,287
Total Estimated Assessed Value		\$118,921,233	\$230,972,189	\$267,760,070	\$310,407,307

Notes:

Select years shown for illustration

Values in 2026 dollars

Project Employment and Occupants

Project Component	Year 5 2030	Year 10 2035	Year 15 2040	Year 20 2045
Rental Residential - Units	189 DU	378 DU	378 DU	378 DU
Hotel - Rooms	111 Rooms	111 Rooms	111 Rooms	111 Rooms
Commercial / Retail - SF	8,950 SF	17,900 SF	17,900 SF	17,900 SF
<u>Estimated # Employees (FTE)</u>				
Residential	50 DU / emp 4	8	8	8
Hotel	1.5 room / emp 74	74	74	74
Commercial / Retail	400 SF / emp 22	45	45	45
Total Estimated # Employees (FTE)	100	126	126	126
Occupied Dwelling Units	93% 176 DU	352 DU	352 DU	352 DU
Residents	2.50 per DU 439	879	879	879
Employees Weighted at 50%	50% 50	63	63	63
Total Service Population (Residents + Empl.)	490	942	942	942
Occupied Hotel Rooms	70% 78 rooms	78 rooms	78 rooms	78 rooms
Hotel Guests	1.5 per room 117	117	117	117

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

Property Tax

		Year 5 2030	Year 10 2035	Year 15 2040	Year 20 2045
Estimated Assessed Value - Residential		\$76,685,980	\$177,800,137	\$206,119,089	\$238,948,516
Estimated Assessed Value - Non-Residential		\$42,235,253	\$53,172,052	\$61,640,981	\$71,458,791
Total Estimated Assessed Value		\$118,921,233	\$230,972,189	\$267,760,070	\$310,407,307
Total Secured Property Tax General Levy	1.00%	\$1,189,212	\$2,309,722	\$2,677,601	\$3,104,073
Estimated Unsecured Property Tax as % of Secured Non-Residential Value	10.00%	\$42,235	\$53,172	\$61,641	\$71,459
Total Estimated Secured + Unsecured Property Tax		\$1,231,448	\$2,362,894	\$2,739,242	\$3,175,532
Distributions to Taxing Entities					
City of Artesia	6.65%	\$81,937	\$157,221	\$182,262	\$211,291
City Allocation to EIFD	(4.99%)	(\$61,453)	(\$117,916)	(\$136,696)	(\$158,469)
Net Property Tax to City	1.66%	\$20,484	\$39,305	\$45,565	\$52,823
Los Angeles County General	27.16%	\$334,408	\$641,660	\$743,860	\$862,338
County Allocation to EIFD	(11.68%)	(\$143,796)	(\$275,914)	(\$319,860)	(\$370,805)
Net Los Angeles County Distributions	15.48%	\$190,613	\$365,746	\$424,000	\$491,533

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)

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

Total AV within CITY (2024-2025)	\$2,288,052,034				
Current Property Tax In-Lieu of MVLFF (2024-2025)	\$2,535,284				
Prop Tax In-Lieu of MVLFF per \$1M of AV	\$1,108				
	<i>Year 1</i>	<i>Year 5</i>	<i>Year 10</i>	<i>Year 15</i>	<i>Year 20</i>
	2026	2030	2035	2040	2045
Estimated Project Assessed Value	\$14,272,195	\$118,921,233	\$230,972,189	\$267,760,070	\$310,407,307
Incremental Property Tax In-Lieu of MVLFF to City	\$15,814	\$131,771	\$255,930	\$296,692	\$343,948
City Allocation to EIFD	(\$11,861)	(\$98,828)	(\$191,947)	(\$222,519)	(\$257,961)
Net Incremental Property Tax In-Lieu of MVLFF to City	\$3,954	\$32,943	\$63,982	\$74,173	\$85,987
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>
	2026	2030	2035	2040	2045
Estimated Project Assessed Value	\$14,272,195	\$118,921,233	\$230,972,189	\$267,760,070	\$310,407,307
Incremental Property Tax In-Lieu of MVLFF to County	\$14,926	\$124,365	\$241,545	\$280,017	\$324,617
County Allocation to EIFD	\$0	\$0	\$0	\$0	\$0
Incremental Property Tax In-Lieu of MVLFF to County	\$14,926	\$124,365	\$241,545	\$280,017	\$324,617

Notes:

Select years shown for illustration

Values in 2026 dollars

Source: Los Angeles County Auditor-Controller (2026)

Property Transfer Tax

	Year 5 2030	Year 10 2035	Year 15 2040	Year 20 2045
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	\$118,921,233	\$230,972,189	\$267,760,070	\$310,407,307
Estimated Property Turnover Rate	5.0%	5.0%	5.0%	5.0%
Estimated Value of Property Transferred	\$5,946,062	\$11,548,609	\$13,388,004	\$15,520,365
Estimated Total Value of Property Transferred	\$5,946,062	\$11,548,609	\$13,388,004	\$15,520,365
Total Transfer Tax	\$1.10 per \$1,000 \$6,541	\$12,703	\$14,727	\$17,072
Transfer Tax to City	\$0.55 per \$1,000 \$3,270	\$6,352	\$7,363	\$8,536
Transfer Tax to County	\$0.55 per \$1,000 \$3,270	\$6,352	\$7,363	\$8,536

Notes:

Select years shown for illustration

Values in 2026 dollars

Source: Los Angeles County Auditor-Controller (2026)

Sales Tax - Direct / On-Site

Project Component		Year 5 2030	Year 10 2035	Year 15 2040	Year 20 2045
Retail SF		8,950 SF	17,900 SF	17,900 SF	17,900 SF
Percentage of Retail Buildings Generating Local Taxable Sales	75.0%	6,713 SF	13,425 SF	13,425 SF	13,425 SF
Total Sales-Generating SF		6,713 SF	13,425 SF	13,425 SF	13,425 SF
Estimated Average Taxable Sales	\$350 PSF	\$2,723,570	\$6,314,727	\$7,320,499	\$8,486,465
Sales Tax to City	1.00%	\$27,236	\$63,147	\$73,205	\$84,865
Use Tax as % of Sales Tax	12.00%	\$3,268	\$7,578	\$8,785	\$10,184
Sales and Use Tax to City - Direct		\$30,504	\$70,725	\$81,990	\$95,048
Transactions and Use Tax to City - Direct	0.75%	\$20,427	\$47,360	\$54,904	\$63,648
Sales Tax to County	0.25%	\$6,809	\$15,787	\$18,301	\$21,216
Net of Sales Transfer within County	(25%)	(\$1,702)	(\$3,947)	(\$4,575)	(\$5,304)
Sales Tax to County		\$5,107	\$11,840	\$13,726	\$15,912
Add'l Sales Tax - Cnty Transp. + Homeless.	2.25%	\$61,280	\$142,081	\$164,711	\$190,945

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.

Sales Tax - Indirect / Off-Site

		Year 5 2030	Year 10 2035	Year 15 2040	Year 20 2045
Estimated # Employees		100	126	126	126
Estimated Annual Taxable Retail Spending / Empl. Near Work		\$5,565	\$6,451	\$7,478	\$8,669
Estimated Employee Taxable Retail Spending Within City		\$557,314	\$814,800	\$944,577	\$1,095,024
Estimated # Occupied Dwelling Units		176 DU	352 DU	352 DU	352 DU
Estimated Annual Taxable Retail Spending / HH		\$35,772	\$41,470	\$48,075	\$55,732
Estimated Resident Taxable Retail Spending		\$6,287,672	\$14,578,270	\$16,900,210	\$19,591,976
Estimated Capture within City	30.0%	\$1,886,302	\$4,373,481	\$5,070,063	\$5,877,593
Estimated # Occupied Hotel Rooms		78 rooms	78 rooms	78 rooms	78 rooms
Estimated Annual Taxable Retail Spending / Room		\$21,157	\$24,526	\$28,433	\$32,962
Estimated Resident Taxable Retail Spending		\$1,643,880	\$1,905,707	\$2,209,237	\$2,561,111
Estimated Capture within City	30.0%	\$493,164	\$571,712	\$662,771	\$768,333
Total Estimated Indirect Taxable Sales		\$2,936,779	\$5,759,993	\$6,677,411	\$7,740,950
Sales Tax to City	1.00%	\$29,368	\$57,600	\$66,774	\$77,409
Use Tax as % of Sales Tax	12.00%	\$3,524	\$6,912	\$8,013	\$9,289
Sales and Use Tax to City - Indirect		\$32,892	\$64,512	\$74,787	\$86,699
Transactions and Use Tax to City - Indirect	0.75%	\$22,026	\$43,200	\$50,081	\$58,057
Sales Tax to County	0.25%	\$7,342	\$14,400	\$16,694	\$19,352
Net of Sales Transfer within County	(25%)	(\$1,835)	(\$3,600)	(\$4,173)	(\$4,838)
Sales Tax to County		\$5,506	\$10,800	\$12,520	\$14,514
Add'l Sales Tax - Cnty Transp. + Homeless.	2.25%	\$66,078	\$129,600	\$150,242	\$174,171

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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Transient Occupancy Tax ("TOT")

	Year 5 2030	Year 10 2035	Year 15 2040	Year 20 2045
Estimated # Hotel Rooms	111 rooms	111 rooms	111 rooms	111 rooms
Average Daily Room Rate (ADR)	\$174	\$202	\$234	\$271
Average Occupancy Rate	70%	70%	70%	70%
Annual Hotel Room Receipts	\$4,931,639	\$5,717,121	\$6,627,710	\$7,683,333
TOT to City	12.5%	\$616,455	\$714,640	\$828,464
		\$960,417		

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

City Service Population

City Population	16,359
City Employee Population	7,319
Employee Weighting for Service Population	0.5
Weighted # Employees	3,660
Total City Service Population	20,019

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

City Multiplier Revenue and Expenditure Factors

							Year 5	Year 10	Year 15	Year 20
Budget Category	Adopted City Budget	Allocation Basis	Relevant City Population	Percent Fixed	Per Capita Factor	Annual Escalation	2030	2035	2040	2045
General Fund Revenues										
Sales and Use Tax	\$4,262,882	N/A - Estimated Separately via Case Study Method -----								
Transaction and Use Tax	\$3,151,000	N/A - Estimated Separately via Case Study Method -----								
Property Tax in-lieu of MVLF	\$2,635,428	N/A - Estimated Separately via Case Study Method -----								
No/Low Property Tax Allocation	\$1,295,080	N/A - Estimated Separately via Case Study Method -----								
Transient Occupancy Tax	\$590,000	N/A - Estimated Separately via Case Study Method -----								
Building Permits	\$1,500,000	N/A Non-Recurring -----								
Business License	\$810,000	Employment Base	7,319	0%	\$110.67	3.0%	\$128.30	\$148.73	\$172.42	\$199.88
Interest Income	\$750,000	As % of other revenues	4.14%	0%	4.14%	N/A	4.14%	4.14%	4.14%	4.14%
Cannabis Tax	\$750,000	Service Population	20,019	50%	\$18.73	3.0%	\$21.72	\$25.18	\$29.18	\$33.83
Transfer in	\$733,564	Service Population	20,019	50%	\$18.32	3.0%	\$21.24	\$24.62	\$28.55	\$33.09
Rental Income	\$262,000	Residents	16,359	50%	\$8.01	3.0%	\$9.28	\$10.76	\$12.48	\$14.46
Planning Fees	\$200,000	N/A Non-Recurring -----								
Measure V	\$160,000	Employment Base	7,319	0%	\$21.86	3.0%	\$25.34	\$29.38	\$34.06	\$39.48
Other Revenues	\$1,744,372	Service Population	20,019	50%	\$43.57	3.0%	\$50.51	\$58.55	\$67.88	\$78.69
Total General Fund Revenues	\$18,844,326									
General Fund Expenditures										
Law Enforcement	\$6,268,956	Service Population	20,019	0%	\$313.16	3.0%	\$363.04	\$420.86	\$487.89	\$565.60
Public Works Maintenance	\$2,208,021	Service Population	20,019	0%	\$110.30	3.0%	\$127.87	\$148.23	\$171.84	\$199.21
Administrative (General)	\$1,560,778	Service Population	20,019	50%	\$38.98	3.0%	\$45.19	\$52.39	\$60.73	\$70.41
Parks & Recreation (General)	\$1,469,083	Residents	16,359	25%	\$67.35	3.0%	\$78.08	\$90.52	\$104.93	\$121.65
Fiscal Services (General)	\$1,190,807	Service Population	20,019	50%	\$29.74	3.0%	\$34.48	\$39.97	\$46.34	\$53.72
Planning	\$832,724	Service Population	20,019	50%	\$20.80	3.0%	\$24.11	\$27.95	\$32.40	\$37.57
Risk Management	\$661,267	Service Population	20,019	50%	\$16.52	3.0%	\$19.15	\$22.20	\$25.73	\$29.83
Human Resources	\$612,459	Service Population	20,019	50%	\$15.30	3.0%	\$17.73	\$20.56	\$23.83	\$27.63
Code Compliance	\$564,007	Service Population	20,019	25%	\$21.13	3.0%	\$24.50	\$28.40	\$32.92	\$38.16
City Council	\$500,733	Service Population	20,019	50%	\$12.51	3.0%	\$14.50	\$16.81	\$19.49	\$22.59
Legal Services	\$425,400	Service Population	20,019	50%	\$10.63	3.0%	\$12.32	\$14.28	\$16.55	\$19.19
Building & Safety (Engineering)	\$398,563	Service Population	20,019	25%	\$14.93	3.0%	\$17.31	\$20.07	\$23.26	\$26.97
City Manager	\$368,379	Service Population	20,019	50%	\$9.20	3.0%	\$10.67	\$12.37	\$14.33	\$16.62
Community Promotions	\$363,450	Residents	16,359	50%	\$11.11	3.0%	\$12.88	\$14.93	\$17.31	\$20.06
City Clerk	\$326,036	Service Population	20,019	50%	\$8.14	3.0%	\$9.44	\$10.94	\$12.69	\$14.71
Economic Development	\$263,341	Service Population	20,019	50%	\$6.58	3.0%	\$7.63	\$8.84	\$10.25	\$11.88
City Engineer	\$220,611	Service Population	20,019	50%	\$5.51	3.0%	\$6.39	\$7.41	\$8.58	\$9.95
Parking Enforcement	\$201,393	Service Population	20,019	25%	\$7.55	3.0%	\$8.75	\$10.14	\$11.76	\$13.63
Artesia Towne Center	\$137,522	N/A -----								
General	\$65,211	Service Population	20,019	50%	\$1.63	3.0%	\$1.89	\$2.19	\$2.54	\$2.94
Total General Fund Expenditures	\$18,638,741									

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

Source: City of Artesia 2024-2025 Adopted Budget



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City Multiplier Revenues and Expenditures

	Year 5 2030	Year 10 2035	Year 15 2040	Year 20 2045
Estimated # Residents	439	879	879	879
Estimated # Employees	100	126	126	126
Total Project Service Population	490	942	942	942
Budget Category	2030	2035	2040	2045
<i>General Fund Revenues</i>				
Business License	\$12,850	\$18,786	\$21,779	\$25,247
Interest Income	\$34,992	\$49,080	\$56,898	\$65,960
Cannabis Tax	\$10,630	\$23,715	\$27,492	\$31,871
Transfer in	\$10,397	\$23,195	\$26,890	\$31,173
Rental Income	\$4,079	\$9,458	\$10,964	\$12,711
Planning Fees	\$0	\$0	\$0	\$0
Measure V	\$2,538	\$3,711	\$4,302	\$4,987
Other Revenues	\$24,724	\$55,157	\$63,942	\$74,127
Total Multiplier Revenues	\$100,211	\$183,103	\$212,267	\$246,076
<i>General Fund Expenditures</i>				
Law Enforcement	\$177,707	\$396,451	\$459,595	\$532,797
Public Works Maintenance	\$62,591	\$139,636	\$161,876	\$187,659
Administrative (General)	\$22,122	\$49,352	\$57,213	\$66,325
Parks & Recreation (General)	\$34,310	\$79,550	\$92,220	\$106,908
Fiscal Services (General)	\$16,878	\$37,653	\$43,651	\$50,603
Planning	\$11,803	\$26,331	\$30,525	\$35,386
Risk Management	\$9,373	\$20,909	\$24,240	\$28,100
Human Resources	\$8,681	\$19,366	\$22,451	\$26,026
Code Compliance	\$11,991	\$26,751	\$31,012	\$35,951
City Council	\$7,097	\$15,833	\$18,355	\$21,279
Legal Services	\$6,029	\$13,451	\$15,594	\$18,077
Building & Safety (Engineering)	\$8,474	\$18,904	\$21,915	\$25,405
City Manager	\$5,221	\$11,648	\$13,503	\$15,654
Community Promotions	\$5,659	\$13,120	\$15,210	\$17,633
City Clerk	\$4,621	\$10,309	\$11,951	\$13,855
Economic Development	\$3,732	\$8,327	\$9,653	\$11,191
City Engineer	\$3,127	\$6,976	\$8,087	\$9,375
Parking Enforcement	\$4,282	\$9,552	\$11,074	\$12,837
Artesia Towne Center	\$0	\$0	\$0	\$0
General	\$924	\$2,062	\$2,390	\$2,771
Total Multiplier Expenditures	\$404,622	\$906,182	\$1,050,513	\$1,217,833

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 Artesia 2024-2025 Adopted Budget



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County Service Population

County Population	9,876,811
County Employee Population	4,875,632
Employee Weighting for Service Population	0.5
Weighted # Employees	2,437,816
Total County Service Population	12,314,627

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

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			2030	2035	2040	2045
Primary Expenditures - Net County Cost										
Public Protection (Countywide)	\$3,876,720,000	Service Population	12,314,627	50%	\$157.40	3.0%	\$182.47	\$211.54	\$245.23	\$284.29
Public Protection (Unincorporated Only)	\$579,280,000	N/A								
Health and Sanitation	\$1,939,000,000	Service Population	12,314,627	50%	\$78.73	3.0%	\$91.27	\$105.80	\$122.65	\$142.19
Public Assistance	\$1,970,000,000	Service Population	12,314,627	50%	\$79.99	3.0%	\$92.73	\$107.49	\$124.62	\$144.46
General Government (adjusted - note below)	\$2,075,370,000	Service Population	12,314,627	50%	\$84.26	3.0%	\$97.69	\$113.24	\$131.28	\$152.19
General Government (Capital Projects and Ext. Maint.)	\$1,565,630,000	N/A								
Recreational and Cultural	\$396,000,000	Service Population	12,314,627	50%	\$16.08	3.0%	\$18.64	\$21.61	\$25.05	\$29.04
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

County Multiplier Expenditures

	Year 5 2030	Year 10 2035	Year 15 2040	Year 20 2045
Estimated # Residents	439	879	879	879
Estimated # Employees	100	126	126	126
Total Project Service Population	490	942	942	942
Budget Category	2030	2035	2040	2045
<i>Primary Expenditures - Net County Cost</i>				
Public Protection	\$89,321	\$199,268	\$231,007	\$267,800
General Government	\$44,675	\$99,667	\$115,542	\$133,944
Health and Sanitation	\$45,390	\$101,261	\$117,389	\$136,086
Public Assistance	\$47,817	\$106,677	\$123,668	\$143,365
Recreational and Cultural	\$9,124	\$20,355	\$23,597	\$27,355
Total Primary Expenditures	\$236,327	\$527,228	\$611,202	\$708,550

Notes:

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

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

Adjusted for inflation assuming 3% annual inflation rate.

Select years shown for illustration.

Values in 2026 dollars.

Source: County of Los Angeles 2025-2026 Recommended Budget

IMPLAN Inputs

Construction Inputs

Industry NAICS Category	Approximate Inputs (Industry Spending)
58 - Construction of new multifamily residential structures	\$132,300,000
55 - Construction of new commercial structures, including farm structures	\$39,565,000
51 - Construction of new manufacturing structures	\$0

Ongoing Operation Inputs

Industry NAICS Category	Approximate Inputs (Employment Change)
412 - Retail - Miscellaneous store retailers	45 Jobs
507 - Hotels and motels, including casino hotels	74 Jobs
476 - Services to buildings	8 Jobs
422 - Warehousing and storage	0 Jobs



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Summary of IMPLAN Economic Benefits

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

	Employment	Labor Income	Economic Output
Direct	1,507	\$104,416,302	\$171,865,000
Indirect	123	\$9,276,051	\$28,612,592
Induced	417	\$28,068,907	\$82,556,653
Total Countywide	2,046	\$141,761,259	\$283,034,246
Estimated City Capture	1,534	\$106,283,550	\$177,423,462

Economic Benefits from Ongoing Operation (Annual)

	Employment	Labor Income	Economic Output
Direct	126	\$6,046,572	\$12,135,705
Indirect	20	\$1,550,644	\$4,443,789
Induced	27	\$1,789,568	\$5,267,885
Total Countywide	173	\$9,386,784	\$21,847,380
Estimated City Capture	129	\$6,213,582	\$12,621,289

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.



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Enhanced Infrastructure Financing District (EIFD) Public Financing Authority (PFA)

*Presentation of the Draft
Infrastructure Financing Plan (IFP)
May 11, 2026*



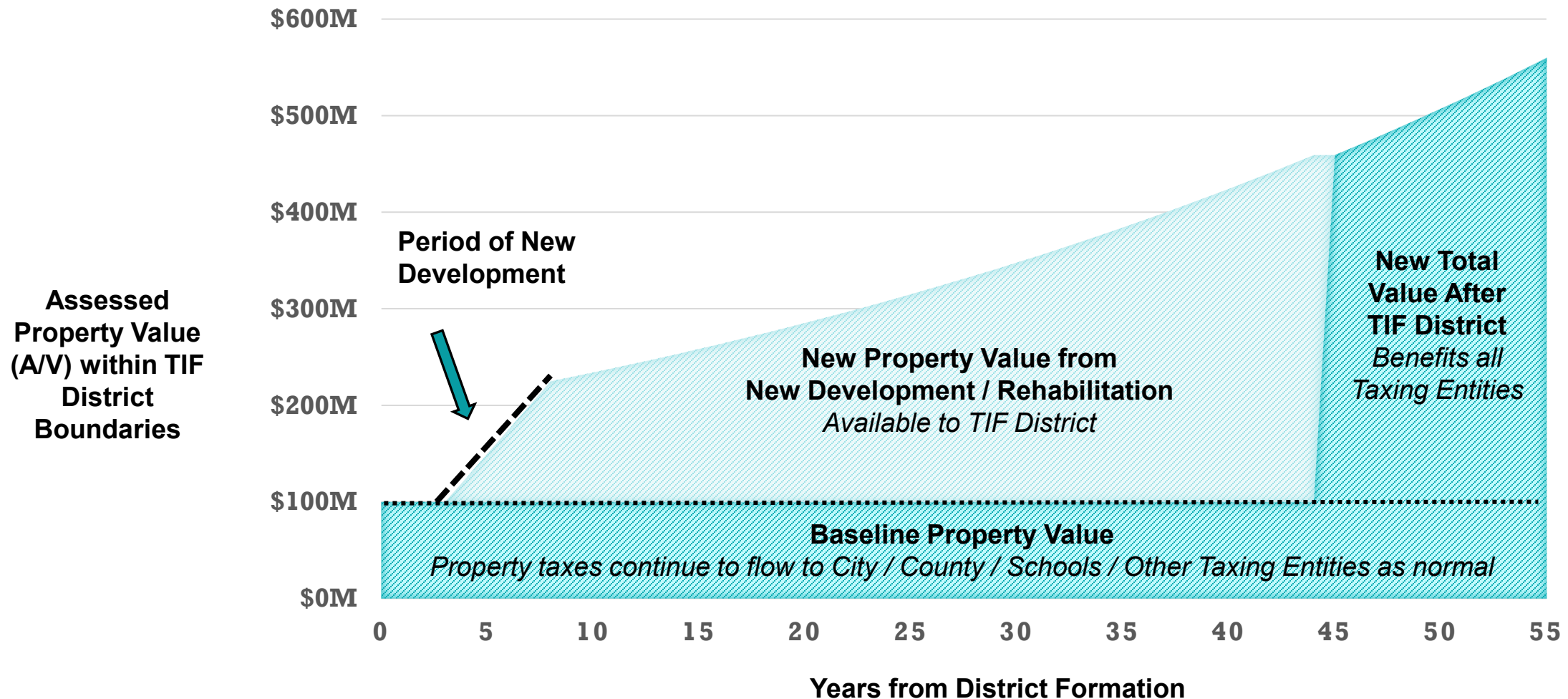
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Prepared by the Metro Value Capture Support Advisory Team
Morgner, Kosmont Companies, NBS, Community Connections

Executive Summary

- Artesia 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 October 13, 2025
- County Board of Supervisors adopted a Resolution of Intention (ROI) to participate in the EIFD on February 10, 2026
- Los Angeles County Metro is providing funding and technical advisory through its Value Capture Support program
- Public Financing Authority (PFA) met April 13, 2026 to adopt PFA Bylaws and direct preparation of the Infrastructure Financing Plan (IFP)
- Purpose of today's meeting is for staff and consultants to present the draft IFP, hear comments and address questions, but take no action
- Next steps include two PFA public hearings, separate City Council and County Board of Supervisors approval – completion targeted in August 2026

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



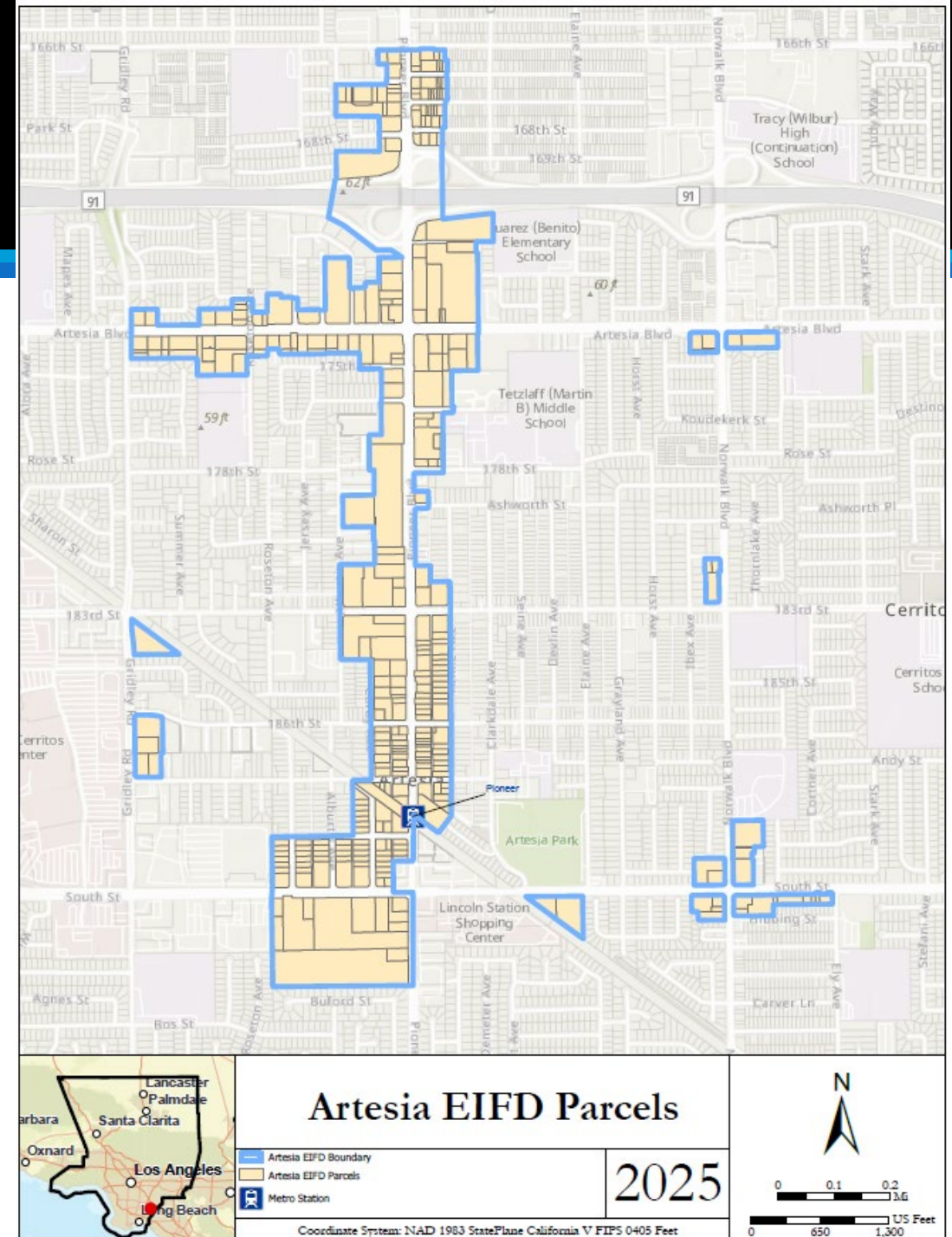
Note: Illustrative. Conservative 2% growth of existing assessed value (A/V) shown; does not include mark-to-market increases associated with property sales.

Contents of the Infrastructure Financing Plan (IFP)

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

Draft EIFD Boundaries

- Approx. 324 acres (~31% of City)
- Approx. \$577M in existing assessed value (~25% of City)
- Metro Southeast Gateway Line **Pioneer Station** at the core



Potential Investments to Receive EFD Funding

Top Priorities

- a) Metro SGL 3% local cost match contribution (approximately \$15M in May 2025)
- b) 20% set-aside for **Affordable Housing** (e.g., gap funding to facilitate affordable housing development utilizing the City's existing Housing Authority)

Secondary Priorities

- a) Water, sewer, other utility capacity enhancements
- b) Roadway, streetscape improvements along Pioneer Blvd.
- c) SGL First and Last Mile Improvements / Improvements to the Historic District Multi-Use Trail adjacent to the future SGL line
- d) Park Improvements for Artesia Park and A.J. Padelford Park
- e) Public Safety / Sheriff facilities
- f) Broadband internet infrastructure
- g) Undergrounding utilities

Draft Financing Section Terms

- City commits **50%** to **75%** 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 ~**33%** to ~**49%** of its future property tax increment within the boundary for approx. 50 years (remaining portion flows to General Fund)

EIFD Revenue Allocation Scenario	Year 10 Accumulated Revenue + Bonding Capacity*	50-Year Present-Value @ 3% Discount Rate
A) City 50% + County Dollar Match (~33% of County share)	\$9,943,000	\$39,875,000
B) City 75% + County Dollar Match (~49% of County share)	\$15,246,000	\$59,813,000

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 10" means tenth 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. Issuance costs may be payable from Federal Transit Administration (FTA) Transit-Oriented Development grant awarded to Los Angeles County Metro.*

Source: Kosmont Financial Services (KFS), registered municipal advisor.

Financing Districts work better with a Multi-Agency Partnership & Attract Other Funding

- Ideal strategy includes City / County partnership
- Districts which involve a multi-agency joint effort are more likely to win state grant funding sources
- Districts explicitly increase scoring for CA state housing grants (e.g., IIG, AHSC, TCC)

Other Public Sources

- *Cap-and-Trade / HCD grant & loan programs (AHSC, IIG, TCC, CERF)*
- *Prop 4 Climate Bond Fundings*
- *Prop 68 parks & open space grants*
- *Prop 1 water/sewer funds*
- *Caltrans ATP / HSIP grants*
- *Federal EDA / DOT / EPA funding*
- *Federal ARPA, Invest Act, IIJ Act*



Other Private Sources

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

Regional and Communitywide Significance

- Housing, including significant potential for affordable units
- Economic revitalization, climate resilience, quality of life
- Sustainable infrastructure investment; 4,432 daily boardings anticipated for SGL Pioneer Station
- Job creation and wages
- Acceleration of development and related fiscal revenues for City and County general funds
- Attract other funding not otherwise available for City projects

Potential EIFD Formation Schedule

Target Date	Task
COMPLETE October 13, 2025	a) City Council adopts Resolution of Intention (ROI) to form EIFD and formally establish PFA Board
COMPLETE February 10, 2026	b) County Board of Supervisors adopts ROI to participate with the City in the EIFD
COMPLETE April 13, 2026	c) PFA meets to direct the drafting of the Infrastructure Financing Plan (IFP)
COMPLETE May 1, 2026	d) Distribute draft IFP to property owners, affected taxing entities, City Council, County Board of Supervisors, planning commission
TODAY May 11, 2026	e) PFA holds an initial public meeting to present the draft IFP
June / July 2026	f) City Council (June 8) and County Board of Supervisors (TBD) consider resolutions approving IFP
July 8, 2026	g) PFA holds first public hearing to hear additional comments and take action to modify or reject IFP
August 10, 2026	h) 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 today:
 - a) Receive presentation of Draft IFP
 - b) Hear and address questions and comments from PFA and public
 - c) No actions to be taken
- Artesia EIFD website: <https://cityofartesia.us/EIFD>



Metro™

THANK YOU

Questions?

Disclaimer

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

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

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

APPENDIX

Development Assumptions

Absorption Assumed over First 10 Years of District Lifetime

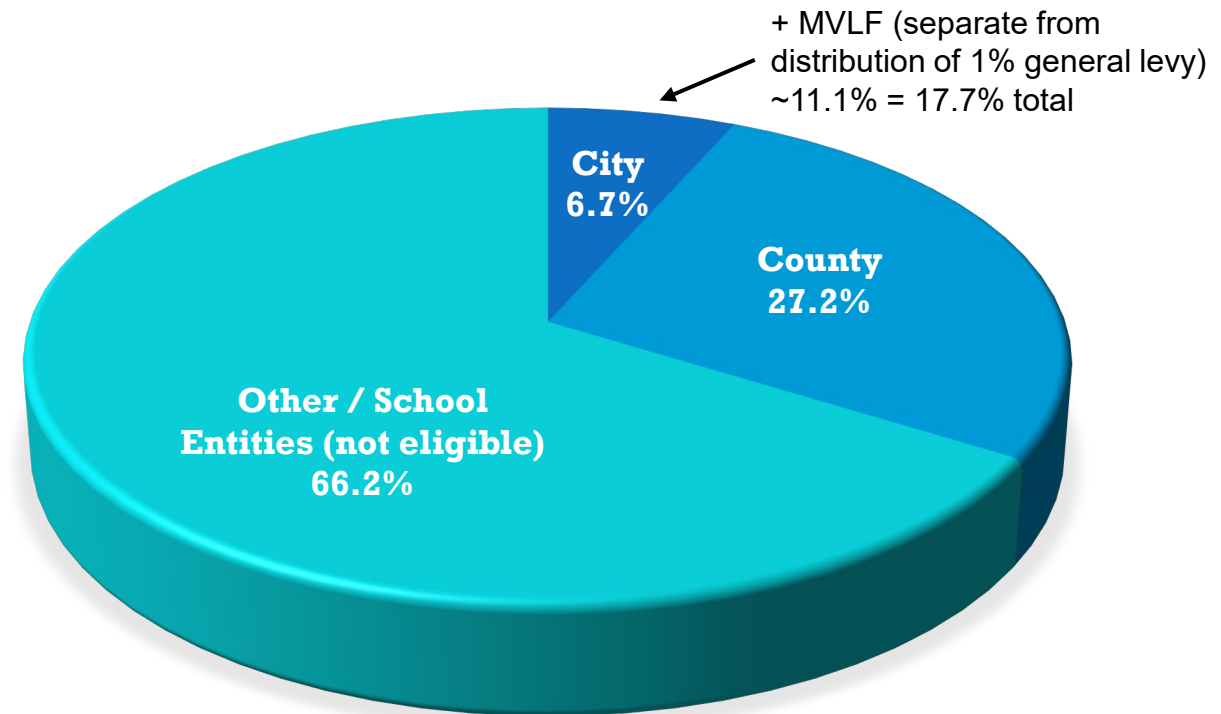
- Specific Plan allows for up to **1,981 new residential units** and up to **78,901 new commercial square feet**, envisioned over approximately 20 years
- This analysis focuses on the following assumptions deemed to be more likely in the near-to-mid-term (5-10 years out)

Land Use	# SF or Units	Estimated AV Factor	Estimated Total AV at Buildout
Residential	378 units	\$350K per unit	\$132 million
Hotel	111 rooms	\$300K per room	\$33 million
Commercial / Retail	17,900 SF	\$350 PSF	\$6 million
Total New Development Assumed within Study Area			\$172 million

Property Tax Revenues Available to EIFD

- Primary potential contributors of property tax are **City** and **County**
- City share varies by area and averages ~**6.7%** of every \$1 collected in property taxes – City is a no-low property tax City subject AB 1197 Tax Equity Allocation (TEA)
 - City additionally receives equivalent of ~**11.1%** of property tax in lieu of motor vehicle license fees (MVLFF), also available to EIFD
- County General Fund share varies by area and averages ~**27.2%**
 - County additionally receives property tax in lieu of MVLFF, 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 MVLFF 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 MVLFF.

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 (2046 for Artesia).

Source: Los Angeles County Auditor Controller (2025)