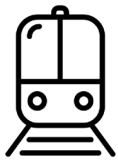


Azusa Special District Feasibility Study



A Tool to Fund Transit-Supportive Infrastructure

Throughout California, Special Districts have been used as a tool to invest in infrastructure without burdening local taxpayers. Special Districts allow local governments to use revenue from new developments to fund infrastructure and improvement projects.



Transit and Microtransit Enhancements



Parks and Open Space



Affordable and Mixed-Use Housing

The City of Azusa and Metro are partnering to conduct a Special District Feasibility Study. This Study will assess the feasibility of a Special District such as an **Enhanced Infrastructure Financing District (EIFD)** or **Community Revitalization and Investment Authority (CRIA)** within the City of Azusa as a viable tool to generate revenue for infrastructure investments.

Background: Laying the Groundwork for Smart Growth in Azusa

In November 2015, the City of Azusa adopted the Azusa Transit-Oriented Development (TOD) Specific Plan. Centered around two Metro Gold Line Stations, the Specific Plan envisioned an Azusa that is mixed-use, pedestrian-oriented, transit-oriented, vibrant and unified.

In order to meet these goals, the Specific Plan identified several potential funding sources that could be studied to implement the Plan. Of these funding sources, the creation of an EIFD or CRIA was identified as a potential financing mechanism to strategically fund infrastructure, community revitalization and improvement projects in the Plan area.

On March 1, 2018, the Los Angeles County Metropolitan Transportation Authority (Metro) Board of Directors awarded the City of Azusa \$141,000 to conduct this District Feasibility Study.

Special District Study Goals

- Evaluate the boundary options for a potential district
- Identify available revenue sources within the district
- Determine infrastructure improvement needs in the City
- Identify potential public and private investment partners

Special District Feasibility Study Process

Currently, the City is in the first step of the Special District Feasibility Study process. Steps 2, 3 and 4 would occur subject to the completion, approval and community support of the District Feasibility Study.

The Special District Feasibility Study process is as follows.



Azusa Special District Feasibility Study



How can I get involved?

To learn more and stay up-to-date on the latest information about the Study, visit www.azusaca.gov/1736/programs

Questions? Comments? Email study@azusaca.gov

Additionally, a Community Open House Workshop will be hosted to allow the public to speak one-on-one with the Study team and provide their feedback. Details below:

Community Open House Workshop

Date: August 29, 2019

Open House: 6 p.m. - 7 p.m.

Breakout Group Discussion: 7 p.m. - 8 p.m.

Location: Azusa Senior Center

740 N Dalton Avenue, Azusa, CA 91702

FAQs

What is an EIFD?

Approved by legislation in 2014, EIFDs, much like CRIAs, are Special Districts with defined boundaries that use local property taxes to issue bonds to fund infrastructure projects (e.g. streets, utilities, open space, affordable housing). EIFDs can be formed by any entity with property taxing authority, including a City, County, or Special District, but excluding school districts.

Does an EIFD create a new tax?

No. EIFDs are created to pay for infrastructure and other public amenities from incremental property tax revenues generated from *new* development projects. This is known as "property tax increment". When a new building or project is constructed or improved over time, a portion of the 1% property taxes collected from the new improvements is dedicated to a special fund for use by the EIFD.

Are any potential increases to sales tax being surveyed as part of this study?

No. EIFDs *do not* collect sales taxes. Thus, no changes to sales tax are included as part of this study. If you would like to learn more or submit feedback on any efforts in the city related to sales tax, please contact Richard Lam at rlam@azusaca.gov or (626) 812-5200 ext. 5481.

How long does it take to form an EIFD?

Forming an EIFD takes approximately 18 months. The City is currently in the first phase of the process, evaluating EIFD or CRIA feasibility.

Who approves an EIFD?

The local elected officials from each of the participating taxing entities that form an EIFD (e.g. City, County) vote to form the EIFD and create a Public Financing Authority. This Authority oversees EIFD financing and activities. There is no public vote to approve an EIFD. This is with the exception of when an EIFD issues bonds to pay for improvements. In these cases, 55% of the registered voters in the District must approve.

How long does an EIFD last?

An EIFD can collect and spend property tax increment up to 45 years after the first bond is issued.