

# CITY OF YUCAIPA

## Enhanced Infrastructure Financing Districts (EIFD)

### Facts

- The creation of an EIFD is contingent upon, and subject to the extent, the City receives concurrence from affected property owners and taxing entities.
- Mechanism for the use of Property Tax Increment for the financing of certain infrastructure including, but not limited to the following:
  - Roads, transit facilities, sewers, flood control,
  - Child care facilities, libraries, parks and recreational facilities
  - Solid waste facilities, Industrial structures
  - Affordable housing
- Governing Body—Public Finance Authority
- Voter approval to form District is not required
- Infrastructure Financing Plan required for formation
- Maximum 45 years duration from approval to issue bonds
- May overlap former Redevelopment Agency boundaries
- Affected property owner approval required to issue bonds at the rate of 55%

### Myths

<b>Myth</b>	<b>Explanation</b>
EIFDs create new property taxes for the City	<b>FALSE</b> —Neither the creation of an EIFD nor the issuance of bonds creates new property taxes. Property taxes are levied only upon the assessed valuation of each property at the same rate regardless of the existence of an EIFD.
My property taxes will be increased and used to fund the activities of an EIFD	<b>FALSE</b> —Only property taxes generated upon the assessed valuation of properties located within the EIFD are used to fund debt service and those only to the extent affected taxing entities allow.
No voter approval is required to issue bonds	<b>FALSE</b> —Bonds can only be issued upon the approval of property owners located within the EIFD boundaries.
This will reduce funding for schools	<b>FALSE</b> —EIFD legislation specifically excludes public educational taxing entities from participating in funding EIFD activities.