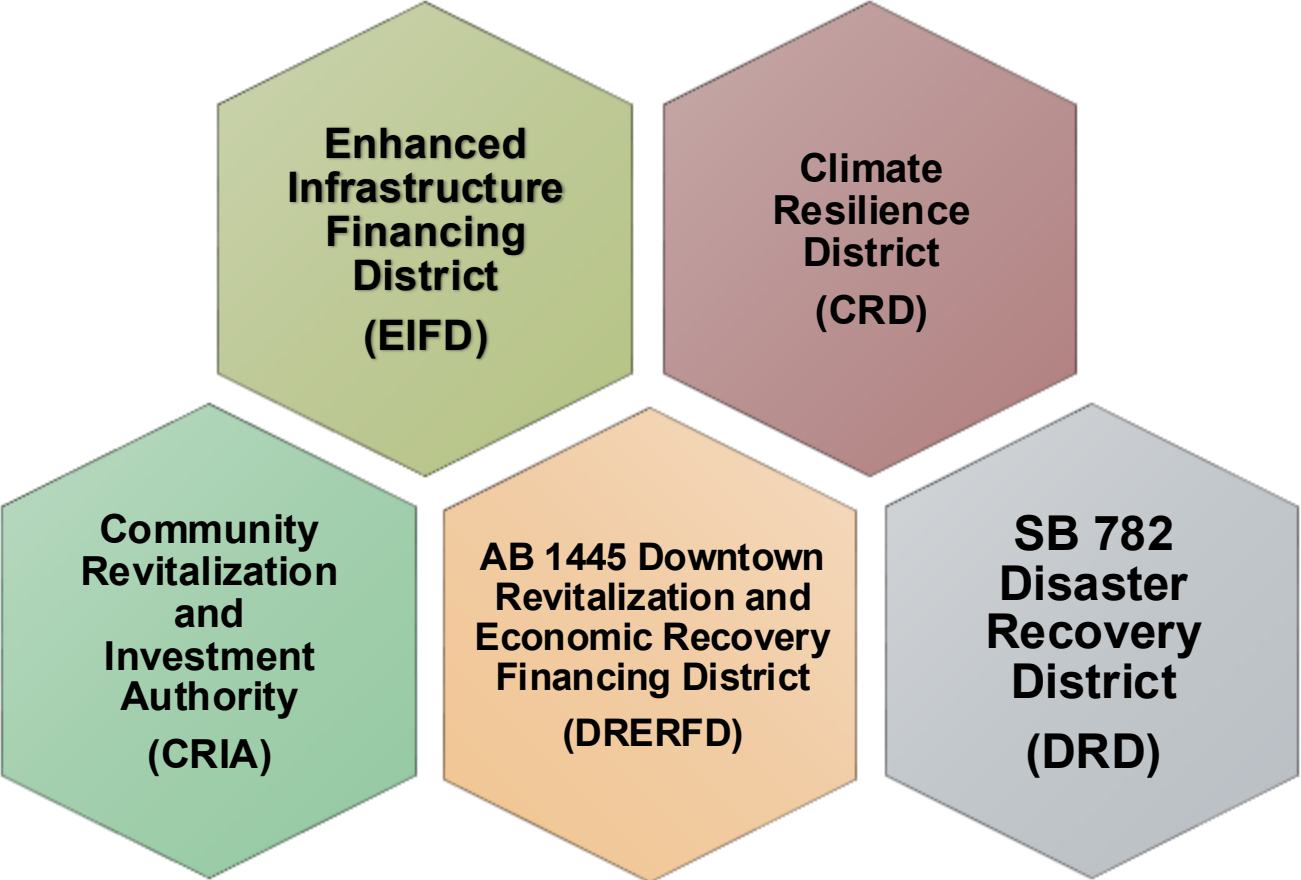


2026 Housing and Economic Development Playbook:

Value Capture and Currency Tools

- 1 Value Capture via Financing Districts
- 2 Zoning as Currency
- 3 Real Estate Strategies and the Surplus Land Act
- 4 Grant Funding

EVOLVING TIF ALTERNATIVES FOR TOMORROW



TIF Districts in Progress

36 Formed, and More to Come...



Jurisdiction	Purpose
Artesia + L.A. County	Transportation and affordable housing
Barstow	Industrial and housing supportive infrastructure
Brentwood	Housing, employment, and transit-supportive infrastructure
Buena Park	Mall reimagination, tourism-supportive infrastructure
Calipatria (CRD)	Economic and climate resilience infrastructure
Carson + L.A. County	Remediation, affordable housing, recreation
Covina	Downtown housing and blended use supportive infrastructure
Downey + L.A. County	Transit-oriented development, affordable housing
Fresno	Downtown, housing and transit-supportive infrastructure
Humboldt County	Coastal mixed-use and energy supportive infrastructure
Inglewood + L.A. County (CRD)	Transportation and affordable housing
Imperial County	Renewable energy, housing and infrastructure
La Verne + L.A. County	Housing and transit-supportive infrastructure
Lakewood + L.A. County	Mall reimagination, smart streets, affordable housing
Long Beach	Economic empowerment and affordable housing
Los Angeles (Palisades, Downtown, other)	Affordable housing and transit-supportive infrastructure
Los Angeles County Santa Monica Mountains	Wildfire Recovery and Rebuild
Los Angeles County West Carson	Housing / bio-science / tech infrastructure
Madera County (3 Districts)	Water, sewer, roads and other housing infrastructure
Modesto + Stanislaus County	Downtown, housing, and recreation infrastructure
Mount Shasta	Rural brownfield mixed-use infrastructure
Napa	Downtown, housing, tourism supportive infrastructure
Norwalk + L.A. County	Affordable housing and infrastructure
Ontario	Airport-related, blended use, infrastructure
Palmdale + L.A. County	Housing, blended use, transit infrastructure
Pittsburg	Housing, commercial, and tech park infrastructure
Placentia + Orange County	Housing and TOD infrastructure
Rancho Cucamonga	Blended use and connectivity infrastructure
Redlands	Education related blended use, mall reimagination
Redondo Beach + L.A. County	Parks / open space, recreation infrastructure
Riverside County Thousand Palms	Housing, hospitality, medical supportive infrastructure
Sacramento County (Unincorporated)	Industrial / commercial supportive infrastructure
Salinas	Water, sewer, and other housing supportive infrastructure
Sanger	Commercial, hospitality, supportive infrastructure
Santa Cruz (EIFD + CRD)	Downtown, blended use, and climate resilience infrastructure
Santa Fe Springs + L.A. County	Housing and transit-oriented development infrastructure
Santa Rosa + County of Sonoma	Downtown investment, affordable housing, aging infrastructure
Scotts Valley + Scotts Valley Fire	Housing and mixed-use supportive infrastructure, fire facilities
Sebastopol + County of Sonoma	Housing, flood control, library, civic facilities
Sonoma County West (Unincorporated)	Housing, flood control, sewer, fire facilities
Yucaipa	Housing and commercial infrastructure
<div> <div>Fully Formed</div> <div>In Formation Process</div> <div>Under Evaluation</div> </div>	

SCAG Technical Assistance in the World of TIF

REAP 2.0 (2025-2026)

1. City and County of Los Angeles Palisades and Eaton Fire Disaster Recovery District (DRD) Advisory
2. City of Montebello Transformative Corridors TIF
3. City of Desert Hot Springs Infill Housing TIF

REAP 1.0 (2022-2023)

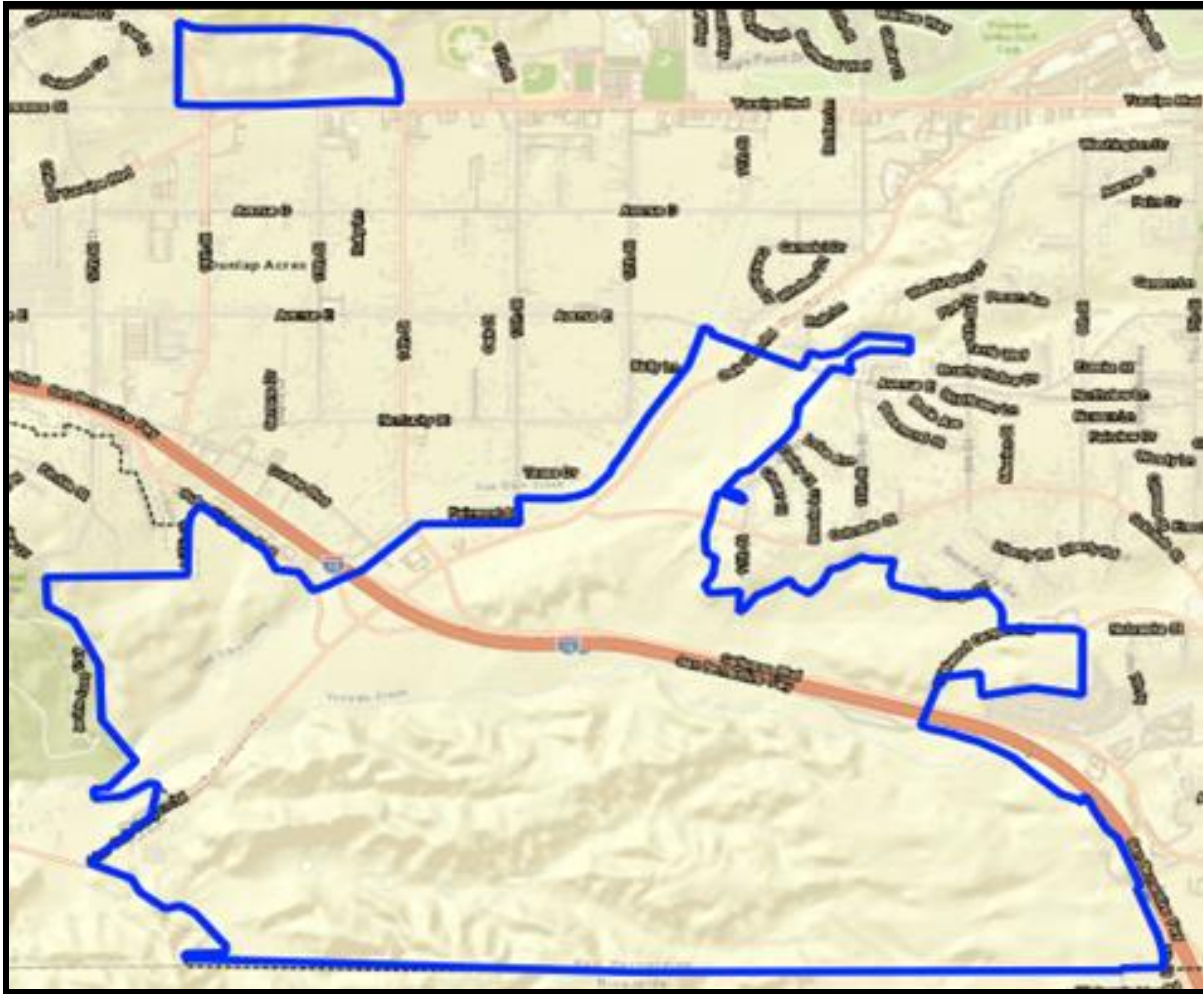
1. City of Covina ([Formed September 2023](#))
2. City of Yucaipa ([Formed March 2024](#))
3. County of Los Angeles + City of Los Angeles LAC USC Medical Center ([feasibility analysis](#))
4. City of Los Angeles San Pedro ([feasibility analysis complete – formation pending](#))
5. City of Los Angeles Hollywood Walk of Fame ([feasibility analysis – formation pending](#))
6. City of Barstow ([Resolution of Intention adopted December 2023](#))
7. County of Imperial ([Resolution of Intention adopted December 2023](#))

Previous SCAG Projects (2019-2021)

1. City of Placentia + County of Orange TOD EIFD ([Formed July 2019](#))
2. County of Los Angeles Unincorporated West Carson EIFD ([Formed January 2021](#))

SCAG Case Study:

Yucaipa EIFD (Formed 2024)



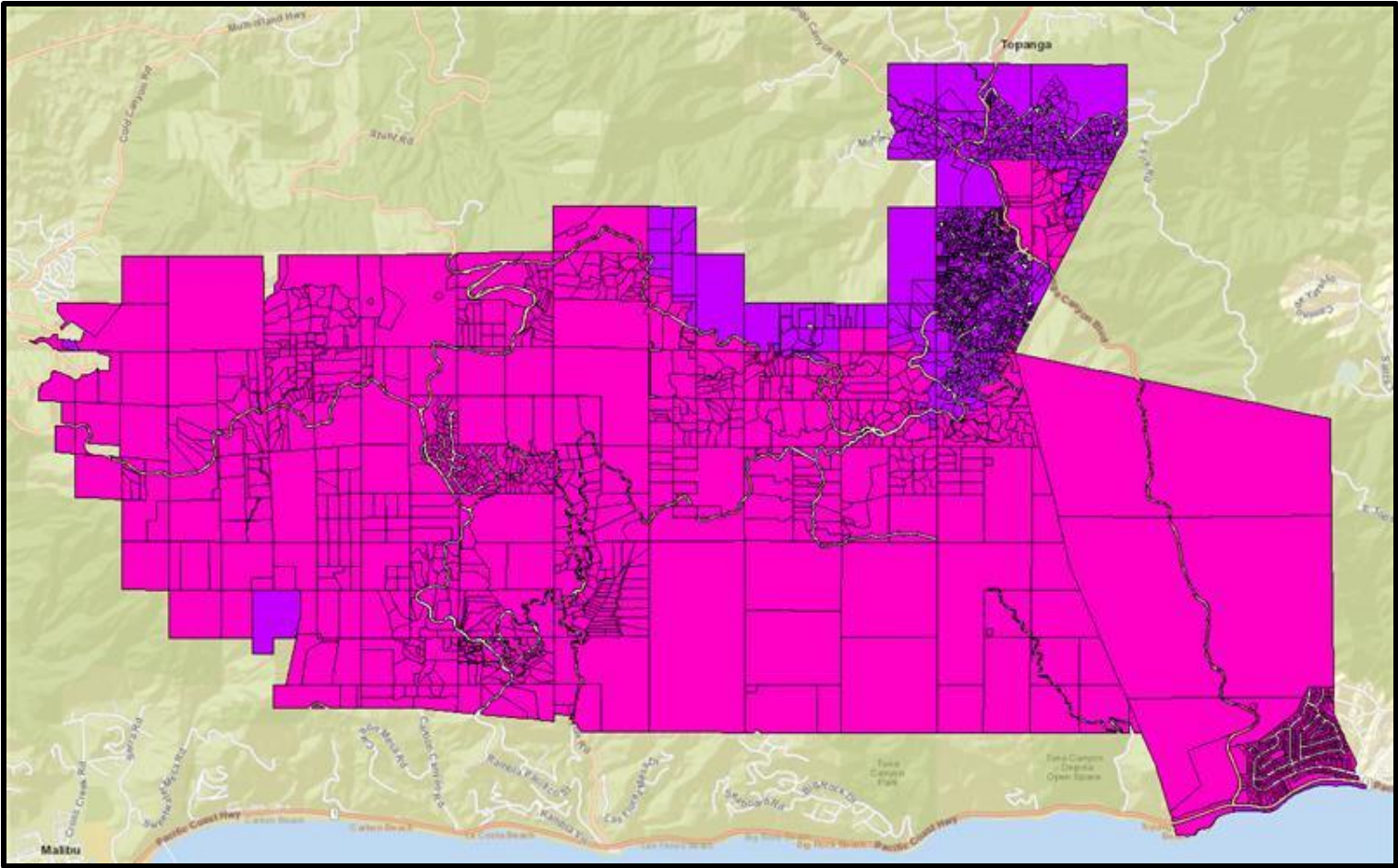
- Approx. 1,400 acres (~7% of Citywide acreage)
- Approx. \$34.0M in existing assessed value (~1% of Citywide A/V)
- ~\$96M in present value EIFD funding capacity
- 2,200+ housing units
- ~2,240 direct, permanent jobs + 830 indirect/induced jobs (total of ~3,000+ permanent jobs), representing ~\$156 million in annual wages
- ~15,600+ construction-related jobs*, representing \$1.11 billion in wages
- Significant positive fiscal impact of \$56M+ to City general fund over 50 years (present-value)

Source: City of Yucaipa, San Bernardino County Auditor-Controller (2022)

SCAG Case Study: Los Angeles County Unincorporated Santa Monica Mountains Wildfire DRD

	# Parcels	Acres
Sunset Mesa	577	356
Other S.M. Mountains	2,354	9,413
Total	2,931	9,770

0.37% of Countywide acreage



Note: Totals may not sum due to rounding
Source: Los Angeles County Auditor-Controller, <https://lacounty.gov/by-the-numbers/> (2025)

Observations on Public-Private Funding Tools

- Capital stack for private sector is expensive and selective
- Public-Private co-venture partnerships are more important than ever
- Advantageous levels of state funding are supportive of TIF infrastructure investment, particularly in the case of multi-jurisdictional partnerships
- State RHNA mandates and density bonus statutes can induce higher-value residential investments; TIF districts and Value Capture Zoning are a way to capture value
- Counties are increasingly open to considering partnerships with cities on TIF Districts...if they see return on investment (realistic “but for” test)



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Thank You!
Q&A