



RIVERSIDE COUNTY
OFFICE OF ECONOMIC DEVELOPMENT

COUNTY OF RIVERSIDE

ENHANCED INFRASTRUCTURE FINANCING DISTRICT (EIFD)

Frequently Asked Questions

What is an EIFD?

Enhanced Infrastructure Financing Districts (EIFDs) are districts with defined boundaries that use local property taxes to issue bond to fund infrastructure projects (e.g. streets, public safety enhancements, trails, signage). EIFDs can be formed among any entities with property taxing authority, including County, City, or Special District, but excludes school districts.

Does an EIFD create a new tax?

NO. The establishment of an EIFD will not result in any new taxes or fees to the property owners. The EIFD allows for a reallocation of future property taxes to a separate account to be used to pay for Infrastructure improvements that benefit a designated area.

Why is the County forming an EIFD?

The EIFD allows funds generated to be re-invested in a designated area. These revenues serve as a dedicated source of public funds for improvements. Some proceeds will be used to pay the amount required to cover the repayment of municipal bonds issued by the EIFD.

Who approves an EIFD?

The local elected officials vote to form the EIFD and create a Public Financing Authority (PFA). The PFA Board serves as the governing body to implement the EIFD projects that are listed in the Infrastructure Financing Plan (IFP). Although, there is no public vote to form an EIFD, there are 3 public hearings held by the PFA where property owners can provide feedback and voice any concerns. At the final hearing, the PFA Board (made up of 3 Supervisors and 2 members of the public) will vote whether to form the EIFD or delay proceedings based on any protest received.

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.