


FORMATION			
	RDA	IFD	EIFD
Blight Finding	Yes	No	No
Urbanization Finding	Yes	No	No
Relationship with RDA		IFD may include former redevelopment project area.	EIFD may include former redevelopment project area.
		Successor Agency must have Finding of Completion for RDA project.	Successor Agency must have Finding of Completion for RDA project, RDA litigation must be resolved, and Controller review must be complete.
Citizen Committee Review	Yes – if residential eminent domain allowed	No	No
Governing Board	Usually same as City Council/ County Board that established the RDA	Legislative body of taxing agency establishing IFD.	<p>Governing Board is separate public financing authority.</p> <p>If one taxing entity: 3 members of entity’s legislative body + 2 public members</p> <p>If multiple taxing entities: majority of members of each entity’s legislative body + 2 public members</p>
Noticed Public Hearing	Yes	Yes	Yes
Preparation of Plan	Yes – Redevelopment Plan	Yes – infrastructure Financing Plan	Yes – Infrastructure Financing Plan
Public Agency Vote	Simple Majority	Simple Majority	Simple Majority
Voter Approval of Formation	No	Yes – 2/3 affirmative	No
CEQA	Yes – EIR	Yes (may be covered by CEQA documentation for project)	Yes (may be covered by CEQA documentation for project)

POWERS			
	RDA	IFD	EIFD
Infrastructure Financing	Yes, if no other reasonable financing available	Yes, for public capital facilities and projects of communitywide significance	Yes, for capital facilities and public projects of communitywide significance
Land Acquisition	Yes (may acquire itself or finance acquisition)	Yes (finance acquisition only)	Yes (finance acquisition only)
Eminent Domain	Yes	No	Yes, Under AB 2
Land Conveyance	Yes	No	No
Environmental Remediation	Yes	Not specifically authorized	Yes
Affordable Housing	Yes	Yes	Yes
Private Commercial Rehabilitation	Yes, for commercial rehabilitation loans and industrial/manufacturing financing	No	Yes, for acquisition, construction or repair of industrial structures.
Maintenance, Operations and Services	No	No	No
FINANCING			
	RDA	IFD	EIFD
Property Tax Increment	Yes – mandatory for all taxing agencies	Yes- only for consenting taxing agencies; education district may not consent	Yes- only for consenting taxing agencies; education district may not consent
Amount of Tax Increment to District	All	All or portions of consenting agencies' share as designated in plan	All or portions of consenting agencies' share as designated in plan
Issuance of Tax Allocation bonds	Yes	Yes	Yes
Vote for Bond Issuance	RDA Board – Simple Majority	IFD – Board simple majority + District Voters – 2/3 majority	IFD Board – simple majority + District Voters – 55% majority
Term	Up to 45 years receipt of taxes to repay debt	Up to 30 years from district formation	Up to 45 years from issuance of bonds or loan
Relationship to RDA debt	n/a	Subordinate to RDA enforceable obligations	Subordinate to RDA enforceable obligations