

CITY OF SEBASTOPOL
CITY COUNCIL
AGENDA ITEM

Meeting Date: January 16, 2024

To: Honorable City Councilmembers

From: EIFD Ad Hoc Committee

Subject: Discussion and Direction Regarding EIFD Boundaries, Acceptance of \$50,000 County Funding for EIFD Consultant, and Next Steps for EIFD Formation Process

Recommendation: That the City Council receive the report and provide direction on next steps regarding a possible EIFD to be formed by the City of Sebastopol City Council

Funding: Currently Budgeted: _____ Yes No _____ N/A

Net General Fund Cost:
Amount: \$

Account Code/Costs authorized in City Approved Budget (if applicable) _____ (verified by Administrative Services Department)

INTRODUCTION/PURPOSE: This item is to submit to the City Council a report out from the EIFD Ad Hoc Committee to the City Council. The action tonight is:

- a) Receipt of the Report Out
- b) Decision to engage in a formal discussion process with the County (Supervisor Lynda Hopkins) to move forward or not move forward with forming an EIFD
- c) Decision regarding the boundaries of the EIFD: (1) To accept consideration of all possible EIFD boundaries within Supervisorial District 5, including but not limited to a possible full West Sonoma County EIFD, (2) To limit consideration to a much more restricted EIFD boundary, to include only the City of Sebastopol or at most the City plus a small portion of unincorporated West Sonoma County (Sebastopol Plus).
- d) Acceptance of \$50,000 County Funding (if approved at the January 23, 2024 Board of Supervisors Meeting) (only available if the Council accepts consideration of all possible EIFD boundaries within Supervisorial District 5, including potentially all of West Sonoma County).
- e) Decision regarding further steps (If the boundaries are the City of Sebastopol or Sebastopol plus a small portion of unincorporated West Sonoma County)

BACKGROUND:

At a meeting on November 7, 2023, the Sebastopol City Council voiced support for the possibility of forming an Enhanced Infrastructure Financing District (EIFD). Subsequently, at the December 5, 2023 City Council, the Council formed an EIFD Ad Hoc Committee. The scope of the Ad Hoc was “to collect the initial information needed for the City Council to decide whether pursuing the formation of an EIFD is a prudent decision.” Appointed to the Ad Hoc were Mayor Diana Rich and Vice Mayor Stephen Zollman, with staff support from the City Manager, the Assistant City Manager, plus any other staff deemed appropriate. Reporting requirements were (at minimum): January 2024, and thereafter every two months. The Ad Hoc was designated to last until its tasks were completed, but at most for one year. Finally, the Ad Hoc was directed to coordinate with Supervisor Lynda Hopkins.

The EIFD Ad Hoc was tasked with providing the Council with the answers back to the following questions:

- 1. What are the best EIFD district boundaries? Options might include Sebastopol City limits or a portion thereof, Sebastopol City plus portions of West Sonoma County, or perhaps different boundaries entirely.
- 2. What is the revenue generation potential from an EIFD, and how does the revenue from different district boundaries differ?

3. Are there other special districts that would be willing to contribute to an EIFD?
4. What projects might be considered as a focus for an EIFD?
5. What steps must the Council take in order to finalize an EIFD?
6. What is the timeline for finalizing an EIFD?
7. Is a consultant necessary for formation of an EIFD?
8. What cost to the City is associated with finalizing an EIFD?
9. How much City staff time would be needed to finalize an EIFD?
10. Is the County willing to contribute to a Sebastopol EIFD?
11. Plus other questions an ad hoc committee would encounter in their inquiries.

On December 19, 2023, the EIFD Ad Hoc provided an initial report, with a full report expected on January 16, 2024. The December 19 report included, among other details, an estimate of \$50,000 for consultant costs to cover the initial stages of EIFD formation. At the December 19, 2023 meeting, the Council was informed by Sonoma County Supervisor Lynda Hopkins that if the EIFD under consideration were to include consideration of EIFD boundaries that extended beyond the City limits, including but not limited to, evaluation of a possible full West Sonoma County EIFD, Supervisor Hopkins believed County funding to cover the consultant costs would be justified. The Council confirmed its general interest in consideration of an EIFD that would include all of West Sonoma County, but did not take a formal vote. Based on this feedback, Supervisor Hopkins will be submitting a funding request in January 2024 to the Board of Supervisors for \$50,000 to cover consultant costs for the initial stages of an EIFD formation, with the understanding that receipt of this funding allocation will be conditioned on the City agreeing that the EIFD process will include evaluation of EIFD boundaries within District 5 including but not limited to, consideration of an EIFD to include all of West Sonoma County.

The EIFD Ad Hoc now submits the following report so that the Council can decide on next steps regarding a possible EIFD to be formed by the Sebastopol City Council.

Supervisor Hopkins' office has informed the Ad Hoc that the \$50,000 EIFD consultant request is scheduled to be considered by the Sonoma County Board of Supervisors at its regular meeting on January 23, 2024.

In communicating with the Ad Hoc EIFD Committee following the December 19 Council meeting, Supervisor Hopkins' office has made it clear that the Supervisor is not requiring a specific boundary outcome from the EIFD process. What is being required as a condition of the receipt of the \$50,000 is a good faith agreement by the City that the EIFD consultant's evaluation will include consideration of boundaries within District 5, to extend beyond the City limits, including (but not limited to) evaluation of a full West Sonoma County EIFD. The final EIFD boundaries will not be determined until much later, and will be based on the advice of the consultant, and then (ultimately) will be determined through a decision-making process that will include representatives of the City, the County, and the public.

DISCUSSION:

The California Legislature authorized the formation of EIFDs through Senate Bill 628 in 2014, which has since been amended and is codified in Chapter 2.99 of Part 1 of Division 2 of Title 5 of the California Government Code (53398.50) (EIFD Law):

The Legislature finds and declares that with the dissolution of redevelopment agencies, public benefits will accrue if local agencies, excluding schools, are provided a means to finance the reuse and revitalization of former military bases, fund the creation of transit priority projects and the implementation of sustainable communities plans, fund projects that enable communities to adapt to the impacts of climate change, construct and rehabilitate affordable housing units, and construct facilities to house providers of consumer goods and services in the communities served by these efforts.

An EIFD is a type of special financing district that utilizes a portion of tax increment revenue from a specifically defined area to finance capital facilities or other specified projects of community-wide significance that provide benefits to the area within the EIFD or the surrounding community. Per the Government Code:

“Enhanced infrastructure financing district” means a legally constituted governmental entity separate and distinct from the city or county that established it pursuant to this chapter for the sole purpose of financing public facilities or other projects as authorized by this chapter. An enhanced infrastructure financing district shall be a local agency for purposes of Chapter 9 (commencing with Section 54950).”

EIFDs are a method for local agencies acting individually or collectively (i.e. with the County) to capture a portion of revenues resulting from economic growth within a specified boundary and investing it back into that area in a variety of activities that will provide a community-wide benefit, thereby acting as an incentive for additional economic investment. **There are no new taxes with EIFDs, nor do they encumber existing revenue sources that are currently flowing to the City or County; instead, an EIFD leverages incremental property tax revenues that are generated by increased assessed values within the EIFD’s boundaries.**

EIFDs are empowered to provide financing for a broad range of infrastructure work, including traditional public works such as roads and highways, bridges, parking facilities, transit stations, sewage and water facilities, solid waste disposal, parks, libraries, childcare facilities, flood control and drainage projects. In addition, EIFDs may also finance the purchase, construction, expansion, improvement and/or seismic retrofitting of property and other items fitting a broader range of public uses for economic development purposes, including but not limited to brownfield restoration and environmental mitigation, affordable housing, transit-oriented development projects, and projects carrying out sustainable community strategies. Other capital projects with a useful life of at least 15 years are also eligible.

The financed projects do not need to be located within the EIFD boundaries but must have a "tangible connection" to the district. Furthermore, an EIFD cannot acquire or sell property itself, and cannot use eminent domain, but, as mentioned above, it can finance acquisition of property by others. This allows an EIFD, for example, to issue bonds when sufficient tax increment has accrued to support debt servicing.

One of the key questions (among many) that will be answered by a consultant is how long from the point the EIFD is established projects can be expected to begin. The Ad Hoc does not have the answer to that question, although generally available resources indicate that it can take a number of years for an EIFD to accumulate sufficient funds to support debt financing.

The tax increment is available for up to 45 years from the date of first bond issuance. EIFD property tax increment revenues may be used as part of a broader capital stack, including benefit assessments, development fees, and private investments.

EIFDs are only able to collect property tax increment from cities, counties and special districts that voluntarily agree to participate. Property tax growth relies on improvements or changes in ownership to drive up the assessed value of land, and therefore increased revenues. Increment also depends not just on economic activity, but on the share of the property tax contributed by participating jurisdictions. Cities receive a small share of the property tax compared with counties, so acting alone would generate little increment for investment. Hence, while either a city or a county can independently initiate proceedings to set up an EIFD, for Sebastopol it is most beneficial to form an EIFD in partnership with the County in order to derive an adequate amount of increment to invest in projects identified in the Infrastructure Financing Plan which needs to be prepared in accordance with EIFD Law, and outlines the EIFD’s investment program as well as the fiscal impacts to participating jurisdictions. Council, and the Board of Supervisors should they choose to participate, will have the opportunity to review and approve the IFP and the proposed use of incremental property tax revenue prior to formation of the EIFD. Incremental property tax revenue allocated to an EIFD may be used to pay for

public capital facilities or other specified projects on a pay-go basis or it may be used to pay dept services on bonds issued by the EIFD.

Tax increment from K-12 school districts, community college districts and county offices of education may not be collected. Cities, counties and special districts may agree to contribute all or part of their tax increment to an EIFD. EIFDs do not create new or additional taxes. As stated above, they collect property tax increments from existing taxes imposed by cities, counties, and special districts, subject to the agreement of those cities, counties and special districts. It is anticipated early this year the Sonoma County Board of Supervisors will be considering a policy regarding the portion of County taxes the Board of Supervisors is willing to contribute to EIFDs.

The City of Santa Rosa is the only Sonoma County jurisdiction that has thus far moved forward with an EIFD. Please see their website [here](#). The Santa Rosa City Council agenda and documents related to EIFDs can be viewed [here \(April 25, 2023\)](#). The Santa Rosa EIFD has been discussed by the Board of Supervisors a number of times. The agendas and related documents are available [here \(July 18, 2023\)](#), [here \(August 22, 2023\)](#), and [here \(October 3, 2023\)](#).

A. Preliminary Question - Implications of Fiscal Crisis: Given the City's current and future fiscal crisis, should the City continue with the EIFD process if participation will require a financial outlay by the City?

As is noted later in this Report, about a year and a half into the EIFD process (in approximately July 2025 in the projected timeline) the City will be required to make a financial commitment to the EIFD, or to withdraw from participation. This raises the question about the merits of engaging in the process at all, given the City's current fiscal crisis.

Arguments Against Engaging in the EIFD Process: The argument against continuing the EIFD process is that the current fiscal crisis requires that the City retain all future incremental tax increases to cover essential needs, and not take on any new financial obligations. Viewed from this perspective, the dire fiscal situation suggests that the City should not relinquish any incremental tax increases, even those that don't take effect for two or more years from now.

Arguments for Engaging in the EIFD Process: There are a number of arguments in favor of continuing the EIFD process despite the City's current fiscal crisis. First, there is no immediate expense, so long as the City accepts the \$50,000 offered by the Board of Supervisors for consultant services. Second, circumstances may change in the year and a half between now and the point when the City will need to make a decision about contributing to an EIFD (e.g. improved financial stability from (1) updated projections from existing revenue sources, (2) additional revenue from new sources, (3) additional revenue from tax measures (the Fire Tax as well as a possible November City tax measure), and (4) decreased expenditures, to name a few). Third, there is potential for major financial benefits to the City from an EIFD that includes County contributions. Fourth, if the City turns away from the opportunity now to make a serious inquiry into a possible EIFD, it effectively turns away from a \$50,000 offer from the County. This offer is not likely to be repeated in the future. In sum, the downside risk is minimal and the upside potential is major.

B. Summary of Key Points

This section summarizes key points. Each is more fully explained in the body of this Report.

1. **To fully participate, the City will be required to contribute to the EIFD.** If the City initiates the EIFD process this month, approximately a year and a half into the process the City will face a final decision about participation in the EIFD. The City's choice will be to withdraw from the EIFD or to agree to the project list and commit a portion of the City's incremental property tax increases. (Note that the County will have the same choice.)

2. **July 2025 is when the City will make the contribution decision.** In approximately July 2025, under the estimated timeline presented in this Report, the City would make the final decision to approve a project list and contribution amount, or to instead withdraw from participation in the EIFD. (Note that the County would have the same choice.
3. **The City's annual contribution to an EIFD would be under \$20,000, based on current projections.** Assuming the City contributed 25% of its currently projected future incremental tax increases to an EIFD, the annual obligation is projected to be under \$20,000. This assumes a 2% annual increase in total property taxes collected by the City.
4. **The County's total contribution to an EIFD over a 45-year term would be \$207,754,939.** This assumes a 2% annual increase in property taxes and a County commitment to contribute 25% of those annual increases.
5. **The City's total contribution to an EIFD over a 45-year term would be \$16,106,818.** This assumes a 2% annual increase in property taxes and a City commitment to contribute 25% of those annual increases.
6. **The City would have 50% control over the decision-making body empowered to develop the project list and specify contribution amounts from participating taxing agencies.** The Public Financing Authority (PFA) is the decision-making body that will be convened by (in our estimated timeline) February 2025. The PFA will develop the Infrastructure Financing Plan (IFP) to be brought to the Council in approximately July 2025. Assuming a 7 member PFA, based on the Santa Rosa City experience, the Council would have full control over three seats, the County would have full control over three, and the City and County would share control over appointment to the final seat.
7. **The earliest the EIFD could expect projects to begin is unknown, but assuming a minimum of 5 years, that would be 2031.**
8. **The County is considering allocation of \$50,000 for EIFD consultant fees, but only if the proposed EIFD includes evaluation of boundaries within District 5, up to and including all of West Sonoma County.** To the extent the City elects to pursue an EIFD that includes only the City limits, or the City plus a small portion of unincorporated Sonoma County, these consultant fees will be unavailable.

C. EIFD Boundaries and Revenue

Questions #1, #2, and #3 presented to the Ad Hoc are addressed in this section.

1. West Sonoma County EIFD Introductory Comments: As was discussed at the December 19, 2023 City Council meeting (and as is reiterated below), the consultant cost for the initial EIFD formation stages is estimated at \$50,000. If the evaluation of the EIFD boundaries includes consideration of unincorporated West Sonoma County, up to a possible West Sonoma County wide EIFD, Supervisor Hopkins will pursue \$50,000 in County funding to cover that initial expense. Her office has informed us that this item will be on the January 23, 2024 Board of Supervisors agenda. If the City intends to restrict the EIFD boundaries evaluated by the consultant, limiting the boundaries to include only the City or the City plus a small portion of unincorporated West Sonoma County, County funding will be unavailable and applicable consultant costs will be borne by the City of Sebastopol.

Given the City's current fiscal crisis (\$1.67M deficit), and the December 19 City Council general support for the \$50,000 funding proposal made by Supervisor Hopkins, the Ad Hoc is focusing this report on an evaluation that would include unincorporated District 5, up to and including a possible West Sonoma County EIFD. The Ad Hoc provides the following relevant information based on a West Sonoma County EIFD.

2. West Sonoma County EIFD Boundaries and Revenue: See the attached map for District 5 boundaries, and the attached West Sonoma County and City of Sebastopol EIFD projections for details regarding revenue. A summary of key information regarding potential revenue is as follows:
 - a. Boundaries of a West Sonoma County EIFD: This Report does not put forth a specific West Sonoma County EIFD boundary. That topic is best left for discussions with the EIFD, from the perspective of the Ad Hoc and from the perspective of Supervisor Hopkins. To the extent the Council elects to pursue this joint effort with the County, the Ad Hoc suggests that the Council be open to evaluation of all possible boundaries the consultant might propose.
 - b. County Contribution to West Sonoma County EIFD: The County EIFD contribution for a full West Sonoma County EIFD is projected as follows, assuming a 2% annual increase in property values within the EIFD:
 - 1) **\$207,754,939** over 45 years if the County contributes 25% of its incremental tax increases.
 - 2) This amount decreases to \$82,746,363 if the EIFD is in existence for only 30 years.
 - 3) This amount increases to \$415,509,878 for a 45 year EIFD if the County contributes 50% of its incremental tax increases.
 - 4) All projections increase if the annual property growth assumption is more than 2%.
 - c. City Contribution to West Sonoma County EIFD: Any contribution the City of Sebastopol chose to allocate from its incremental tax increases would provide additional revenue for the EIFD.
 - 1) The City will be required to contribute a portion of its future incremental property tax increases to the EIFD, as a condition of holding voting seats on the Public Finance Authority (PFA) Board that will control which projects are funded and other key details regarding the EIFD. See details below.
 - 2) The City's final deadline for determining continuing participation in the EIFD will be when the PFA brings its Infrastructure Financing Plan (IFP) to the City for approval. The Council vote in support of the IFP will commit the City to the project list and a specific contribution amount. This is projected to occur in July 2025. See timeline below.
 - 3) As an example, if the City were to contribute 25% of its incremental tax increases at a projected 2% annual increase in property values, the total City contribution over 45 years is estimated to be \$16,106,818. Over 30 years this amount would be \$6,469,570. Any amount contributed by the City of Sebastopol toward a West County EIFD would be in addition to the projected County contribution outlined above (\$207,754,939 for a 45 year EIFD, 25% contribution, 2% property value increase).
 - 4) Annually, 25% of the City's currently projected incremental tax increases, assuming a 2% increase in property taxes each year, is estimated as follows:
 1. 2023-24: \$17,075 (25% of \$68,300)
 - d. 2024-25: \$16,458 (25% of \$65,832)
 - e. 2025-26: \$16,787 (25% of \$67,149) (EIFD estimated to begin collecting contributions in Jan 2026)
 - f. 2026-27: \$17,123 (25% of \$68,492)
 - g. 2027-28: \$17,465 (25% of \$69,861)
 - h. 2028-29: \$17,815 (25% of \$71,259)
 - i. Other Special Districts' Contribution to West Sonoma County EIFD: Any contribution from other tax districts within the EIFD that chose to participate would provide additional revenue for the EIFD. The Ad Hoc directs the Council's attention to the attached West County EIFD and City of Sebastopol projections for a list of the various special districts within the EIFD. The projected potential contribution to the EIFD is listed for each special district.

Please see attached West County and City of Sebastopol Revenue Projections for details.

3. Discussion provided for reference purposes: City of Sebastopol or “Sebastopol Plus” EIFD Boundaries and Revenue: Projections for the City of Sebastopol-only EIFD were collected prior to the December 19 Council meeting. Projections for an EIFD that would include the City of Sebastopol plus an adjacent small portion of unincorporated West Sonoma County (“Sebastopol Plus”) are not currently available to the Ad Hoc. If the City Council elects to limit an EIFD consultant’s evaluation to either of these more constrained EIFDs, County funding for an EIFD consultant will not be available, and the City will need to retain its own consultant to further develop those projections.
 - a. An EIFD limited to the City boundaries would be funded by voluntary contributions from taxing agencies within those boundaries. For example, the County could agree to contribute a portion of its incremental tax increases to this more limited EIFD, and so could the City, as well as other taxing agencies within the designated boundaries.
 - b. The Ad Hoc refers the City Council to the attached City of Sebastopol Revenue Projections for details.
 - c. As has already been stated, the Ad Hoc does not have available boundaries or projected revenue for a “Sebastopol Plus” EIFD.

D. Infrastructure Projects

Question #4 presented to the Ad Hoc is addressed in this section.

1. General Types of Infrastructure Projects that are Eligible for Financing:

Universal Citation: CA Govt Code § 53398.50 (2022) states the following: The Legislature finds and declares that with the dissolution of redevelopment agencies, public benefits will accrue if local agencies, excluding schools, are provided a means to finance the reuse and revitalization of former military bases, fund the creation of transit priority projects and the implementation of sustainable communities plans, fund projects that enable communities to adapt to the impacts of climate change, construct and rehabilitate affordable housing units, and construct facilities to house providers of consumer goods and services in the communities served by these efforts.

The City of Santa Rosa implemented the above by stating the following on its site: the infrastructure projects that provide community-wide benefit and have a useful life of at least 15 years are eligible for funding. Examples of eligible projects include:

1. Roads, highways, streets/streetscapes, parking facilities and transit facilities
 2. Affordable housing
 3. Internet access services
 4. Childcare facilities
 5. Libraries
 6. Parks, open space, and recreational facilities
 7. Improvements related to fighting climate change
 8. Brownfield restoration and other environmental mitigation
 9. Transit priority facilities
 10. Sewer, reclamation, and water facilities
 11. Solid waste facilities
 12. Flood control facilities, retention bases, and drainage channels
2. Examples of Potentially Eligible Projects within the City of Sebastopol: Within the City of Sebastopol, there are needs in each of the above categories. Please see attached “Potentially Eligible Projects Within the City of Sebastopol.” This list is provided for the purpose of providing examples only, to give the Council a sense of the variety of projects that could potentially qualify for EIFD funding. The final selection of the EIFD project list will be made much later in the process, after a consultant is retained and a Public Financing Authority (PFA) is formed. The PFA is anticipated to convene approximately a year from now, and would include appointees from the City

Council and the Board of Supervisors, as well as public members. See additional discussion below. The Council will have time between now and then to review and consider potential infrastructure projects to propose to the PFA.

3. Examples of Potentially Eligible Projects in Unincorporated West Sonoma County: If an EIFD is formed to include an evaluation of a West Sonoma County EIFD, the PFA will consider potential projects from the unincorporated West Sonoma County area. The Ad Hoc is not aware of which County projects might be introduced into the discussion by the EIFD consultant or the PFA. That will be a question addressed during the EIFD process.

E. Next Steps and Timeline

Questions #5 & #6 presented to the Ad Hoc are addressed in this section.

1. Timeline: The City of Santa Rosa’s experience is the only reference available to us in Sonoma County. That suggests the following timeline, assuming the Council votes to move forward with a West Sonoma County EIFD at the January 16 meeting:

January 16, 2024	Council approves West Sonoma County EIFD boundaries and directs staff to move forward with an RFP for an EIFD consultant as soon as County funding is received, and to take other action as needed.
January 23, 2024	Board of Supervisors approves \$50,000 in funding for Sebastopol’s EIFD consultant.
March 2024	The City releases an RFP for EIFD consultant services.
May 2024	City Council approves selection of EIFD consultant.
November 2024	EIFD Consultant presents report to Council. Council approves Resolution of Intention to Establish an EIFD (ROI) and Resolution Establishing a Public Financing Authority (PFA).
December 2024 – February 2025	Appointments made to EIFD: Council members, County members, public members.
March 2025	PFA Public Meeting #1. Adopt bylaws; address administrative needs; public discussions; direct staff to develop Infrastructure Finance Plan (IFP).
April 2025	PFA Public Meeting #2. Intro of draft IFP, answer questions, consider comments.
May 2025	PFA Public Hearing #1. No actions; will hear public comments.
June 2025	PFA Public Hearing #2. Reject or modify IFP based on public comments.
July 2025	Council and County and any other taxing agencies participating in EIFD vote on resolutions to approve IFP (committing each to project list and tax increment contributions).
August 2025	PFA Public Hearing #3. Meeting to approve the IFP and adopt Resolution of Formation or schedule vote pending outcome of protests.
November 2025	Request for Jurisdictional Boundary Change submitted to the California State Board of Equalization. This sets the base year for purposes of calculating incremental tax increases.
January 2026	Surveys and documentation of parcels within the EIFD.
January 2026	Incremental property tax increases begin to fund EIFD.
June 30, 2026	First annual EIFD audit due.
Date unknown	EIFD projects break ground.

2. City Council Next Steps if a West County EIFD Boundary is Approved (estimated dates):

- Jan '24: Agree to consider a variety of EIFD boundaries within District 5, including (but not limited to) evaluation of a full West Sonoma County EIFD, and to direct the EIFD consultant accordingly, with the parameters of the EIFDs to be discussed with the County. Direct City staff to move forward with an RFP and other necessary actions upon receipt of County funding for an EIFD consultant.
- May '24: Approve selection of EIFD consultant.
- Continuing: Work with EIFD consultant and with the County (Supervisor Hopkins' office) as needed.
- Nov '24: Approve Resolution of Intention (ROI) and establish Public Financing Authority (PFA)
- Dec '24-Feb '25: Appoint 2 Councilmembers to PFA, facilitate County appointments, make public member appointments.
- Mar-Nov '25: Receive reports from Councilmembers appointed to the PFA regarding progress. Make decisions as necessary (e.g. If the City approves the IFP in ~July 2025 that decision will commit the City to the project list and to making future incremental tax increase contributions to the EIFD). Participate as needed with the EIFD consultant retained to provide services to the City through the point of submittal to the Board of Equalization).
- Nov '25 and beyond: Receive reports from the PFA appointees regarding activities of the PFA. Make decisions as necessary.

3. City Council Next Steps if a West County EIFD is Not Approved: If an EIFD to include evaluation of EIFDs within District 5, including but not limited to a West County EIFD is not approved by the City Council, there will be no County funding potential for an EIFD consultant. Without the County funding the Council will have two choices: (1) Abandon the EIFD inquiry, or (2) Consider allocation of City funds for pursuit of a more restricted (e.g. City-only) EIFD. For allocation of City funding, a proposal for the needed \$50,000 would need to be brought before the full City Council, and also submitted to the Budget Committee.

Given the City's current fiscal crisis, the Ad Hoc EIFD Committee does not recommend a funding request for EIFD consultant fees.

F. Costs of EIFD Formation

Questions #7, #8, #9, ad #10 presented to the Ad Hoc are addressed in this section.

1. Consultant Costs: A consultant is needed for the formation of an EIFD. Initial information (based on the costs incurred by Santa Rosa) suggests that the minimum expense for the initial stages of formation of an EIFD would be \$50,000, and that there would be additional required expenses following official formation, for example to survey the parcels within the EIFD.

The Santa Rosa Example: Santa Rosa contracted with David Taussig and Associates (DTA) for EIFD consultation, and spent a total of \$49,500 for a feasibility study and initial work on the formation of its EIFD. This included \$20,000 for Phase 1 - the feasibility study (EIFD boundaries, revenue study, bonding analysis, infrastructure needs, and next steps memo with timeline and tasks), plus \$29,500 for Phase 2 – the subsequent formal steps needed to finalize the EIFD (drafting Council resolution and Public Financing Authority formation documents plus Infrastructure Financing Plan, property owner meetings, and completion of documents required by State Board of Equalization).

The Ad Hoc estimates that these Phase 1 and Phase 2 stages, through submittal to the Board of Equalization, will take about a year for Sebastopol to complete, until November 2025. It's these initial stages that the consultant cost of \$50,000 is expected to cover.

Santa Rosa allocated an additional \$102,000 to pay for subsequent tasks, including \$52,000 for surveys of all parcels within the EIFD and \$50,000 for additional future anticipated consulting support.

County Assistance with Consultant Costs: As has been noted, Supervisor Lynda Hopkins attended the Council's December 19 meeting and committed to requesting County funding for Sebastopol's consultant fees. Supervisor Hopkins will be submitting a \$50,000 funding request to the January 23 Board of Supervisors' meeting. This grant will be available if the City elects to support evaluation of a possible a West Sonoma County EIFD (exact boundaries TBD), but not if the City chooses to limit it's consideration to a City only EIFD.

Additional consultant fee costs have not been promised by the County, and would need to be requested as needed at a later time.

2. Sebastopol City Staff Time: Sebastopol City Staff Time: City staff time will be required during the EIFD formation process, to oversee the selection of an EIFD consultant, to coordinate with County staff, to research, draft, and prepare staff reports, etc. It is estimated that the process culminating in the selection of an EIFD consultant will require approximately 20 hours of City Staff time. Management and oversight of the consultant will likely require a modest amount of staff time over the estimated two-year process leading up to submittal of the EIFD to the Board of Equalization, but we're unable to provide specifics.
3. Legal Fees: Because the EIFD evaluation will include unincorporated West Sonoma County, and there will be substantial involvement by Supervisor Hopkins' office, County Counsel will be actively reviewing legal issues regarding the EIFD as the process moves forward. The City will have some legal fees associated with ensuring that any City-specific interests are protected, but it's expected that those fees should be minimal and may be covered by the existing City litigation budget.
4. PFA Costs: The administrative operational costs of the PFA, once the IFP is approved and the boundaries are submitted to the Board of Equalization, are covered by the funds collected by the PFA.

G. EIFD Governance – The PFA and the IFP

Question #11 presented to the Ad Hoc requested answers to any other questions the Ad Hoc encountered during its inquiries. One such question raised by the Ad Hoc's inquiries is how the EIFD is governed and how final decisions regarding projects and contributions are made. That question is addressed here.

1. The Public Financing Authority – Governing Body of the EIFD. An EIFD is a separate legal entity, governed by a Public Financing Authority (PFA). The minimum size of a PFA is five. For all PFAs the majority must be legislative members and at least two members of the public must be included. The Santa Rosa PFA as originally planned had five members: two Councilmembers, one Supervisor, and two members of the public. In its final form, it has seven members: two Councilmembers, two Supervisors, and three members of the public (one appointed by the Council, one appointed by the Board of Supervisors, and one appointed jointly by the Council and the BOS). For a West Sonoma County EIFD, with contributions from the County, a PFA of five is possible (two Councilmembers, one Supervisor, and two public members), but a PFA of seven members appears more likely: two Sebastopol Councilmembers, two Supervisors, and three members of the public. In a 5 member PFA, the City would have majority control over appointments: the City would appoint two Councilmembers plus one public member and the County would appoint one Supervisor plus one public member. The more likely outcome is that this PFA would be 7 members, with equal (50%) control between the Council and the County: the City would appoint two Councilmembers plus one public member, the County would appoint two Supervisors plus one public member, and the final public member would be a joint City/County appointment.

2. The Infrastructure Finance Plan – Governing Document of the EIFD. The Public Financing Authority (PFA) has the authority to develop the key document that governs the EIFD: The Infrastructure Finance Plan (IFP). (As noted above it's anticipated that the Sebastopol PFA would be active by early 2025.) The IFP specifies the projects the EIFD will fund, the tax revenues each participating entity will contribute, as well as many other details regarding the EIFD. It is in the PFA's authority to make these essential decisions.

H. Summary: City Commitment and Control

This section summarizes the City's obligations if a West Sonoma County EIFD is approved. It draws from answers in various preceding sections of this Staff Report.

1. City Commitment:

- a. **Funding:** The City will be required to contribute a portion of its future incremental property tax increases to the EIFD, as a condition of holding voting seats on the PFA. That contribution decision will need to be made when the City Council is presented with the IFP, which in the estimated timeline in this staff report is expected to be in July 2025. In approving the IFP the City Council would be committing to a specific project list and contribution amount.
- b. **Staff Time:** As noted above, City staff time will be required during the EIFD formation process, to oversee the selection of an EIFD consultant, to coordinate with County staff, to research, draft, and prepare staff reports, and to manage and oversee the consultant through the two-year period until the EIFD is presented to the Board of Equalization.
- c. **Legal Costs:** The City will incur some legal costs as the EIFD process progresses.
- d. **Council Time:** Council time will be required during the EIFD formation process to review staff reports and provide direction as needed.
- e. **Councilmember Participation as Appointees to the EIFD:** Councilmembers appointed to the PFA will have obligations to participate through formation and thereafter.

2. City Control:

- a. **PFA:** The City would have at minimum 50% control over appointments to the PFA, providing input on key decisions about the project list and funding, as well as other core matters that will govern the EIFD.
- b. **City Funds:** The City will determine what portion of its future incremental property tax increases it will commit to the EIFD.
- c. **Withdrawal from EIFD:** Because the IFP is subject to approval by each participating affected taxing entity, the City will have final authority to remove itself from the PFA by voting not to approve the IFP. The projected date for the IFP approval is July 2025.

Resources

- Enhanced Infrastructure Financing District Law: 2022 California Government Code Title 5, Division 2, Part 1, Chapter 2.99: Enhanced Infrastructure Financing District:
- Primer on California's Tax Increment Financing Tools 2nd Edition (2023), California Association for Local Economic Development.

CITY COUNCIL AND/OR GENERAL PLAN GOALS:

Goal 5: Provide Open and Responsive Municipal Government Leadership

5.3.3. Encourage and increase public awareness of City Policies, decisions, programs and all public processes and meetings, by investigating effective methods of communication and obtaining feedback from the community.

Goal 6: Maintain a highly qualified Staff that works to provide services to serve and protect the residents, visitors and business of this community.

Action CHW 5c: Practice an open-door policy in City programs, and actively engage and encourage participation from all individuals regardless of ethnicity, race, religion, class, disability, sexual orientation, and gender.

ENVIRONMENTAL REVIEW

The proposed action is exempt from the requirements of the California Environmental Quality Act (CEQA) under CEQA Guidelines Section 15061(b)(3) and 15378 in that there is no possibility that the implementation of this action may have significant effects on the environment, and no further environmental review is required.

PUBLIC COMMENT:

As of the writing of this staff report, the City has not received any public comment. However, if staff receives public comment from interested parties following the publication and distribution of this staff report such comments will be provided to the City Council as supplemental materials before or at the meeting. In addition, public comments may be offered during the public comment portion of this item.

PUBLIC NOTICE:

This item was noticed in accordance with the Ralph M. Brown Act and was available for public viewing and review at least 72 hours prior to the scheduled meeting date.

FISCAL IMPACT:

Supervisor Hopkins' office has informed the Ad Hoc that the \$50,000 EIFD consultant request is scheduled to be considered by the Sonoma County Board of Supervisors at its regular meeting on January 23, 2024. The City will not know until then if this request will be approved or denied.

If a West County EIFD is not approved, there will be no County funding potential for an EIFD consultant. Without the County funding the Council will have two choices: (1) Abandon the EIFD inquiry, or (2) Consider allocation of City funds for pursuit of a City-only or "City Plus" EIFD. For allocation of City funding, a proposal for the needed \$50,000 would need to be brought before the full City Council, and then submitted to the Budget Committee. Given the current fiscal crisis, the Ad Hoc EIFD Committee does not recommend a funding request for EIFD consultant fees.

The creation of an EIFD will not decrease the amount of Property Tax revenue the General Fund receives. Instead, the Property Tax generated within the EIFD boundaries will be frozen at the amount in the assessment roll that was last equalized prior to formation of the EIFD, creating a base year.

RECOMMENDATION:

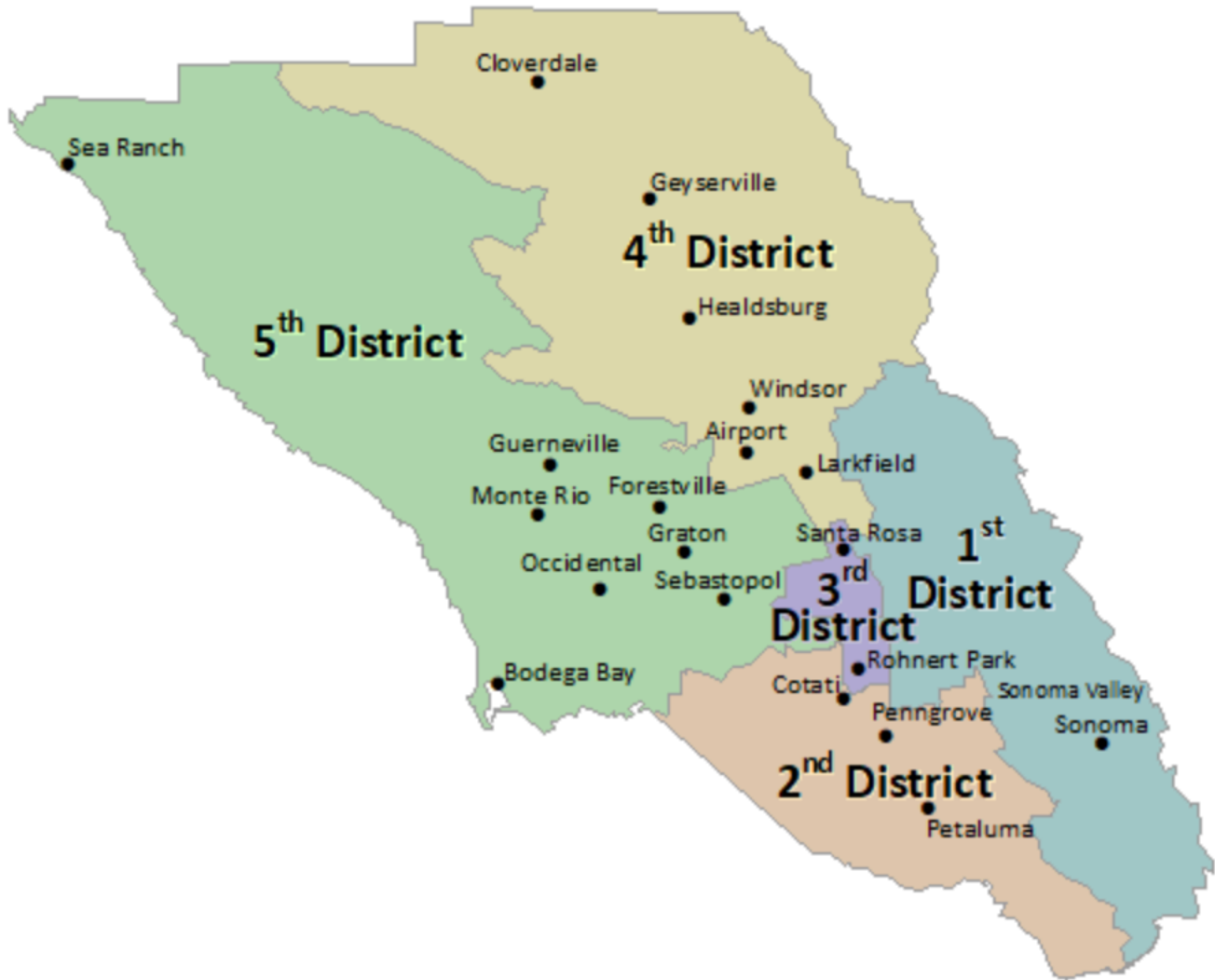
The recommended action tonight is:

- a) Receipt of the Report Out
- b) Decision to engage in a formal discussion process with the County (Supervisor Lynda Hopkins) to move forward or not move forward with forming an EIFD
- c) Decision regarding the boundaries of the EIFD: (1) To accept consideration of all possible EIFD boundaries within Supervisorial District 5, including but not limited to a possible full West Sonoma County EIFD, (2) To limit consideration to a much more restricted EIFD boundary, to include only the City of Sebastopol or at most the City plus a small portion of unincorporated West Sonoma County (Sebastopol Plus).
- d) Acceptance of \$50,000 County Funding (if approved at the January 23, 2024 Board of Supervisors Meeting) (only available if the Council accepts consideration of all possible EIFD boundaries within Supervisorial District 5, including potentially all of West Sonoma County).
- e) Decision regarding further steps (If the boundaries are the City of Sebastopol or Sebastopol plus a small portion of unincorporated West Sonoma County)

Attachments:

Boundary Map-Supervisorial District 5
Revenue Projections-West County EIFD 45 years

Revenue Projections-West County EIFD 30 years
Revenue Projections-City of Sebastopol EIFD 45 years
Revenue Projections-City of Sebastopol EIFD 30 years
Potentially Eligible Projects Within the City of Sebastopol



EIFD Tax Increment Estimates - 45 Year Term
 West Sonoma County
 Based on FY 2022-23 Certified Assessed Values

EIFD Base Year (FY22-23) Taxable Values **11,653,769,317**

Scenario 1:
 2% Annual Property Tax Growth Assumption

Tax Code	Affected Taxing Agencies	Base Year Share of Tax Revenue (Pre-ERAF)	ERAF Factor	ERAF Shift	Base Year Share of Tax Revenue (Post-ERAF)	45 Year Term - Tax Increment Estimate				Timeline of Estimated Tax Increment		
						Commitment of Tax Increment				RDA	Post-RDA	100%
						25%	50%	75%	100%	Years 1-11	Years 12-45	Increment
01200	COUNTY GENERAL	44,126,446	0.3314985406	14,627,852	29,498,593	207,754,939	415,509,878	623,264,817	831,019,756	44,875,372	786,144,384	831,019,756
01300	COUNTY LIBRARY	2,954,457	0.0000000000	-	2,954,457	20,807,876	41,615,752	62,423,628	83,231,504	4,494,532	78,736,972	83,231,504
03000	GREEN VALLEY CEMETERY	17,563	0.1778604332	3,124	14,440	101,696	203,393	305,089	406,785	21,967	384,819	406,785
03700	BODEGA BAY FIRE	3,038	0.1441415235	438	2,600	18,311	36,622	54,932	73,243	3,955	69,288	73,243
04100	GRATON FIRE	1,044,724	0.0949383617	99,184	945,539	6,659,316	13,318,632	19,977,949	26,637,265	1,438,422	25,198,843	26,637,265
04500	MONTE RIO FIRE	599,845	0.0154180277	9,248	590,597	4,159,500	8,319,001	12,478,501	16,638,002	898,458	15,739,543	16,638,002
05400	GOLD RIDGE FIRE	1,976,411	0.0688480553	136,072	1,840,339	12,961,277	25,922,553	38,883,830	51,845,107	2,799,655	49,045,452	51,845,107
05500	RANCHO ADOBE FIRE	39,566	0.0110643002	438	39,128	275,577	551,154	826,731	1,102,308	59,525	1,042,783	1,102,308
05600	TIMBER COVE FIRE	207,225	0.1807507804	37,456	169,769	1,195,663	2,391,326	3,586,989	4,782,651	258,265	4,524,386	4,782,651
05800	NORTH SONOMA COAST FIRE	3,072,918	0.4585692479	1,409,146	1,663,772	11,717,743	23,435,486	35,153,229	46,870,972	2,531,050	44,339,923	46,870,972
05900	SONOMA COUNTY FIRE DISTRICT	3,117,305	0.0637944813	198,867	2,918,438	20,554,195	41,108,391	61,662,586	82,216,781	4,439,736	77,777,045	82,216,781
06000	GEN #1 SOCO WATER AGENCY	1,189,532	0.0828453614	98,547	1,090,985	7,683,672	15,367,344	23,051,016	30,734,688	1,659,684	29,075,004	30,734,688
06100	SPRING LAKE PARK SCWA	383,760	0.0828574114	31,797	351,963	2,478,829	4,957,657	7,436,486	9,915,314	535,431	9,379,884	9,915,314
06200	FLOOD ZN 1A LAGUNA-MARK WEST	540,285	0.0000000000	-	540,285	3,805,161	7,610,321	11,415,482	15,220,643	821,920	14,398,722	15,220,643
06500	FLOOD ZN 5A LOWER RUSSIAN RIVER	259,046	0.0000000000	-	259,046	1,824,427	3,648,855	5,473,282	7,297,709	394,079	6,903,630	7,297,709
06600	FLOOD ZN 8A SOUTH COASTAL	77,635	0.0000000000	-	77,635	546,774	1,093,548	1,640,322	2,187,096	118,104	2,068,992	2,187,096
10000	MARIN/SONOMA MOSQUITO	203,591	0.0000000000	-	203,591	1,433,865	2,867,730	4,301,595	5,735,461	309,717	5,425,744	5,735,461
10500	BITTNER LANE PERM RD	3,727	0.1215195343	453	3,274	23,056	46,112	69,169	92,225	4,980	87,245	92,225
10700	MIRABEL HGHT PERM RD	2,378	0.1607466611	382	1,996	14,058	28,116	42,174	56,232	3,037	53,196	56,232
10800	MONTE ROSA D#1 PERM RD	4,121	0.1506546299	621	3,500	24,648	49,296	73,943	98,591	5,324	93,267	98,591
10900	PEAKS PIKE PERM RD	6,399	0.0778282582	498	5,901	41,561	83,122	124,683	166,245	8,977	157,267	166,245
11500	BAY AREA AIR QUALITY MGMT	138,571	0.0000000000	-	138,571	975,939	1,951,878	2,927,817	3,903,757	210,804	3,692,952	3,903,757
11600	N SOCO AIR POLLUTION CONTROL	91,090	0.3453834780	31,461	59,629	419,958	839,915	1,259,873	1,679,830	90,711	1,589,119	1,679,830
12000	CAMP MEEKER REC & PARK	124,404	0.1522479001	18,940	105,464	742,771	1,485,541	2,228,312	2,971,083	160,440	2,810,643	2,971,083
12200	MONTE RIO REC & PARK	303,314	0.0869320582	26,368	276,946	1,950,497	3,900,993	5,851,490	7,801,986	421,310	7,380,676	7,801,986
12300	RUSSIAN RIVER REC & PARK	540,116	0.0632649570	34,170	505,945	3,563,309	7,126,619	10,689,928	14,253,237	769,680	13,483,557	14,253,237
13000	GOLD RIDGE RCD	30,542	0.1764556173	5,389	25,153	177,149	354,298	531,447	708,597	38,265	670,332	708,597
13200	SONOMA RCD	4,815	0.1131833957	545	4,270	30,074	60,147	90,221	120,294	6,496	113,798	120,294
13500	CAZADERO CSD	363,641	0.1077133235	39,169	324,472	2,285,215	4,570,431	6,855,646	9,140,861	493,610	8,647,252	9,140,861
13700	OCCIDENTAL CSD ZN1	57,343	0.3996765530	22,919	34,425	242,448	484,895	727,343	969,790	52,369	917,421	969,790
13800	OCCIDENTAL CSD ZN2 FIRE	294,462	-0.1373427764	(40,442)	334,905	2,358,692	4,717,385	7,076,077	9,434,769	509,481	8,925,288	9,434,769
14000	FORESTVILLE WATER	327,392	0.3991720751	130,686	196,706	1,385,376	2,770,752	4,156,128	5,541,505	299,243	5,242,261	5,541,505
15000	BODEGA BAY PUBLIC UTILITY	3,136	0.3999881765	1,254	1,881	13,251	26,501	39,752	53,003	2,862	50,141	53,003
17200	CSA#40 FIRE SERVICES	116,765	-0.2671394999	(31,193)	147,957	1,042,046	2,084,091	3,126,137	4,168,182	225,083	3,943,099	4,168,182
17300	CSA #41 (MULTI SVC - LIGHTING)	765,417	0.0906084479	69,353	696,064	4,902,289	9,804,578	14,706,868	19,609,157	1,058,902	18,550,255	19,609,157
TOTAL AVAILABLE INCREMENT		62,990,978		16,962,743	46,028,235	324,171,158	648,342,313	972,513,472	1,296,684,630	70,021,446	1,226,663,184	1,296,684,630

EIFD Tax Increment Estimates - 45 Year Term
 West Sonoma County
 Based on FY 2022-23 Certified Assessed Values

EIFD Base Year (FY22-23) Taxable Values **11,653,769,317**

Scenario 2:
 3% Annual Property Tax Growth Assumption

Tax Code	Affected Taxing Agencies	Base Year Share of Tax Revenue		Base Year Share of Tax Revenue		45 Year Term - Tax Increment Estimate				Timeline of Estimated Tax Increment		
		(Pre-ERAF)	ERAF Factor	ERAF Shift	(Post-ERAF)	Commitment of Tax Increment				RDA	Post-RDA	100%
						25%	50%	75%	100%	Years 1-11	Years 12-45	Increment
01200	COUNTY GENERAL	44,126,446	0.3314985406	14,627,852	29,498,593	370,603,052	741,206,104	1,111,809,156	1,482,412,208	69,911,395	1,412,500,813	1,482,412,208
01300	COUNTY LIBRARY	2,954,457	0.0000000000	-	2,954,457	37,118,070	74,236,140	111,354,209	148,472,279	7,002,036	141,470,243	148,472,279
03000	GREEN VALLEY CEMETERY	17,563	0.1778604332	3,124	14,440	181,410	362,820	544,230	725,640	34,222	691,419	725,640
03700	BODEGA BAY FIRE	3,038	0.1441415235	438	2,600	32,664	65,328	97,991	130,655	6,162	124,494	130,655
04100	GRATON FIRE	1,044,724	0.0949383617	99,184	945,539	11,879,202	23,758,404	35,637,606	47,516,808	2,240,919	45,275,889	47,516,808
04500	MONTE RIO FIRE	599,845	0.0154180277	9,248	590,597	7,419,913	14,839,827	22,259,740	29,679,653	1,399,709	28,279,944	29,679,653
05400	GOLD RIDGE FIRE	1,976,411	0.06888480553	136,072	1,840,339	23,120,937	46,241,874	69,362,810	92,483,747	4,361,586	88,122,162	92,483,747
05500	RANCHO ADOBE FIRE	39,566	0.0110643002	438	39,128	491,587	983,173	1,474,760	1,966,346	92,734	1,873,612	1,966,346
05600	TIMBER COVE FIRE	207,225	0.1807507804	37,456	169,769	2,132,880	4,265,759	6,398,639	8,531,518	402,351	8,129,167	8,531,518
05800	NORTH SONOMA COAST FIRE	3,072,918	0.4585692479	1,409,146	1,663,772	20,902,663	41,805,326	62,707,988	83,610,651	3,943,125	79,667,526	83,610,651
05900	SONOMA COUNTY FIRE DISTRICT	3,117,305	0.0637944813	198,867	2,918,438	36,665,543	73,331,086	109,996,628	146,662,171	6,916,671	139,745,501	146,662,171
06000	GEN #1 SOCO WATER AGENCY	1,189,532	0.0828453614	98,547	1,090,985	13,706,496	27,412,993	41,119,489	54,825,986	2,585,624	52,240,362	54,825,986
06100	SPRING LAKE PARK SCWA	383,760	0.0828574114	31,797	351,963	4,421,851	8,843,703	13,265,554	17,687,406	834,148	16,853,258	17,687,406
06200	FLOOD ZN 1A LAGUNA-MARK WEST	540,285	0.0000000000	-	540,285	6,787,825	13,575,650	20,363,475	27,151,300	1,280,471	25,870,830	27,151,300
06500	FLOOD ZN 5A LOWER RUSSIAN RIVER	259,046	0.0000000000	-	259,046	3,254,500	6,508,999	9,763,499	13,017,998	613,936	12,404,062	13,017,998
06600	FLOOD ZN 8A SOUTH COASTAL	77,635	0.0000000000	-	77,635	975,361	1,950,722	2,926,084	3,901,445	183,994	3,717,451	3,901,445
10000	MARIN/SONOMA MOSQUITO	203,591	0.0000000000	-	203,591	2,557,796	5,115,592	7,673,388	10,231,184	482,508	9,748,676	10,231,184
10500	BITTNER LANE PERM RD	3,727	0.1215195343	453	3,274	41,129	82,258	123,386	164,515	7,759	156,756	164,515
10700	MIRABEL HGHT PERM RD	2,378	0.1607466611	382	1,996	25,078	50,156	75,234	100,311	4,731	95,581	100,311
10800	MONTE ROSA D#1 PERM RD	4,121	0.1506546299	621	3,500	43,969	87,937	131,906	175,874	8,294	167,580	175,874
10900	PEAKS PIKE PERM RD	6,399	0.0778282582	498	5,901	74,139	148,277	222,416	296,554	13,986	282,569	296,554
11500	BAY AREA AIR QUALITY MGMT	138,571	0.0000000000	-	138,571	1,740,926	3,481,853	5,222,779	6,963,705	328,412	6,635,293	6,963,705
11600	N SOCO AIR POLLUTION CONTROL	91,090	0.3453834780	31,461	59,629	749,140	1,498,281	2,247,421	2,996,561	141,319	2,855,242	2,996,561
12000	CAMP MEEKER REC & PARK	124,404	0.1522479001	18,940	105,464	1,324,989	2,649,978	3,974,968	5,299,957	249,949	5,050,008	5,299,957
12200	MONTE RIO REC & PARK	303,314	0.0869320582	26,368	276,946	3,479,388	6,958,775	10,438,163	13,917,551	656,359	13,261,191	13,917,551
12300	RUSSIAN RIVER REC & PARK	540,116	0.0632649570	34,170	505,945	6,356,398	12,712,797	19,069,195	25,425,594	1,199,085	24,226,508	25,425,594
13000	GOLD RIDGE RCD	30,542	0.1764556173	5,389	25,153	316,007	632,015	948,022	1,264,029	59,612	1,204,417	1,264,029
13200	SONOMA RCD	4,815	0.1131833957	545	4,270	53,647	107,294	160,941	214,588	10,120	204,468	214,588
13500	CAZADERO CSD	363,641	0.1077133235	39,169	324,472	4,076,475	8,152,951	12,229,426	16,305,902	768,996	15,536,906	16,305,902
13700	OCCIDENTAL CSD ZN1	57,343	0.3996765530	22,919	34,425	432,490	864,979	1,297,469	1,729,958	81,586	1,648,373	1,729,958
13800	OCCIDENTAL CSD ZN2 FIRE	294,462	-0.1373427764	(40,442)	334,905	4,207,547	8,415,093	12,622,640	16,830,187	793,721	16,036,465	16,830,187
14000	FORESTVILLE WATER	327,392	0.3991720751	130,686	196,706	2,471,298	4,942,597	7,413,895	9,885,194	466,191	9,419,003	9,885,194
15000	BODEGA BAY PUBLIC UTILITY	3,136	0.3999881765	1,254	1,881	23,638	47,275	70,913	94,550	4,459	90,091	94,550
17200	CSA#40 FIRE SERVICES	116,765	-0.2671394999	(31,193)	147,957	1,858,849	3,717,699	5,576,548	7,435,397	350,658	7,084,740	7,435,397
17300	CSA #41 (MULTI SVC - LIGHTING)	765,417	0.0906084479	69,353	696,064	8,744,935	17,489,869	26,234,804	34,979,739	1,649,664	33,330,075	34,979,739
TOTAL AVAILABLE INCREMENT		62,990,978		16,962,743	46,028,235	578,271,792	1,156,543,584	1,734,815,372	2,313,087,162	109,086,494	2,204,000,669	2,313,087,162

EIFD Tax Increment Estimates - 45 Year Term
 West Sonoma County
 Based on FY 2022-23 Certified Assessed Values

EIFD Base Year (FY22-23) Taxable Values **11,653,769,317**

Scenario 3:
 5% Annual Property Tax Growth Assumption

Tax Code	Affected Taxing Agencies	Base Year Share of Tax Revenue		Base Year Share of Tax Revenue		45 Year Term - Tax Increment Estimate				Timeline of Estimated Tax Increment		
		(Pre-ERAF)	ERAF Factor	ERAF Shift	(Post-ERAF)	Commitment of Tax Increment				RDA Years 1-11	Post-RDA Years 12-45	100% Increment
						25%	50%	75%	100%			
01200	COUNTY GENERAL	44,126,446	0.3314985406	14,627,852	29,498,593	901,469,885	1,802,939,770	2,704,409,654	3,605,879,539	125,866,150	3,480,013,389	3,605,879,539
01300	COUNTY LIBRARY	2,954,457	0.0000000000	-	2,954,457	90,287,497	180,574,995	270,862,492	361,149,989	12,606,233	348,543,756	361,149,989
03000	GREEN VALLEY CEMETERY	17,563	0.1778604332	3,124	14,440	441,270	882,540	1,323,810	1,765,080	61,612	1,703,469	1,765,080
03700	BODEGA BAY FIRE	3,038	0.1441415235	438	2,600	79,453	158,905	238,358	317,811	11,093	306,717	317,811
04100	GRATON FIRE	1,044,724	0.0949383617	99,184	945,539	28,895,452	57,790,905	86,686,357	115,581,809	4,034,477	111,547,332	115,581,809
04500	MONTE RIO FIRE	599,845	0.0154180277	9,248	590,597	18,048,497	36,096,994	54,145,491	72,193,988	2,519,990	69,673,998	72,193,988
05400	GOLD RIDGE FIRE	1,976,411	0.0688480553	136,072	1,840,339	56,240,303	112,480,606	168,720,910	224,961,213	7,852,454	217,108,759	224,961,213
05500	RANCHO ADOBE FIRE	39,566	0.0110643002	438	39,128	1,195,756	2,391,512	3,587,268	4,783,024	166,955	4,616,069	4,783,024
05600	TIMBER COVE FIRE	207,225	0.1807507804	37,456	169,769	5,188,103	10,376,205	15,564,308	20,752,411	724,380	20,028,031	20,752,411
05800	NORTH SONOMA COAST FIRE	3,072,918	0.4585692479	1,409,146	1,663,772	50,844,484	101,688,968	152,533,453	203,377,937	7,099,072	196,278,865	203,377,937
05900	SONOMA COUNTY FIRE DISTRICT	3,117,305	0.0637944813	198,867	2,918,438	89,186,750	178,373,501	267,560,251	356,747,001	12,452,543	344,294,458	356,747,001
06000	GEN #1 SOCO WATER AGENCY	1,189,532	0.0828453614	98,547	1,090,985	33,340,237	66,680,474	100,020,711	133,360,948	4,655,072	128,705,876	133,360,948
06100	SPRING LAKE PARK SCWA	383,760	0.0828574114	31,797	351,963	10,755,890	21,511,779	32,267,669	43,023,559	1,501,772	41,521,787	43,023,559
06200	FLOOD ZN 1A LAGUNA-MARK WEST	540,285	0.0000000000	-	540,285	16,510,980	33,021,961	49,532,941	66,043,922	2,305,317	63,738,605	66,043,922
06500	FLOOD ZN 5A LOWER RUSSIAN RIVER	259,046	0.0000000000	-	259,046	7,916,377	15,832,753	23,749,130	31,665,506	1,105,310	30,560,196	31,665,506
06600	FLOOD ZN 8A SOUTH COASTAL	77,635	0.0000000000	-	77,635	2,372,508	4,745,017	7,117,525	9,490,034	331,257	9,158,777	9,490,034
10000	MARIN/SONOMA MOSQUITO	203,591	0.0000000000	-	203,591	6,221,686	12,443,373	18,665,059	24,886,746	868,692	24,018,054	24,886,746
10500	BITTNER LANE PERM RD	3,727	0.1215195343	453	3,274	100,043	200,085	300,128	400,171	13,968	386,202	400,171
10700	MIRABEL HGHT PERM RD	2,378	0.1607466611	382	1,996	61,000	122,001	183,001	244,002	8,517	235,485	244,002
10800	MONTE ROSA D#1 PERM RD	4,121	0.1506546299	621	3,500	106,950	213,901	320,851	427,802	14,933	412,869	427,802
10900	PEAKS PIKE PERM RD	6,399	0.0778282582	498	5,901	180,339	360,677	541,016	721,354	25,180	696,175	721,354
11500	BAY AREA AIR QUALITY MGMT	138,571	0.0000000000	-	138,571	4,234,700	8,469,399	12,704,099	16,938,799	591,262	16,347,536	16,938,799
11600	N SOCO AIR POLLUTION CONTROL	91,090	0.3453834780	31,461	59,629	1,822,239	3,644,478	5,466,718	7,288,957	254,427	7,034,530	7,288,957
12000	CAMP MEEKER REC & PARK	124,404	0.1522479001	18,940	105,464	3,222,957	6,445,913	9,668,870	12,891,827	450,000	12,441,827	12,891,827
12200	MONTE RIO REC & PARK	303,314	0.0869320582	26,368	276,946	8,463,403	16,926,806	25,390,209	33,853,612	1,181,688	32,671,924	33,853,612
12300	RUSSIAN RIVER REC & PARK	540,116	0.0632649570	34,170	505,945	15,461,561	30,923,122	46,384,683	61,846,244	2,158,793	59,687,451	61,846,244
13000	GOLD RIDGE RCD	30,542	0.1764556173	5,389	25,153	768,669	1,537,338	2,306,007	3,074,676	107,324	2,967,352	3,074,676
13200	SONOMA RCD	4,815	0.1131833957	545	4,270	130,493	260,985	391,478	521,971	18,220	503,751	521,971
13500	CAZADERO CSD	363,641	0.1077133235	39,169	324,472	9,915,784	19,831,568	29,747,351	39,663,135	1,384,474	38,278,661	39,663,135
13700	OCCIDENTAL CSD ZN1	57,343	0.3996765530	22,919	34,425	1,052,005	2,104,010	3,156,016	4,208,021	146,884	4,061,137	4,208,021
13800	OCCIDENTAL CSD ZN2 FIRE	294,462	-0.1373427764	(40,442)	334,905	10,234,608	20,469,215	30,703,823	40,938,430	1,428,989	39,509,441	40,938,430
14000	FORESTVILLE WATER	327,392	0.3991720751	130,686	196,706	6,011,287	12,022,574	18,033,861	24,045,148	839,315	23,205,833	24,045,148
15000	BODEGA BAY PUBLIC UTILITY	3,136	0.3999881765	1,254	1,881	57,496	114,992	172,488	229,984	8,028	221,956	229,984
17200	CSA#40 FIRE SERVICES	116,765	-0.2671394999	(31,193)	147,957	4,521,542	9,043,083	13,564,625	18,086,166	631,312	17,454,854	18,086,166
17300	CSA #41 (MULTI SVC - LIGHTING)	765,417	0.0906084479	69,353	696,064	21,271,533	42,543,066	63,814,599	85,086,132	2,970,000	82,116,132	85,086,132
TOTAL AVAILABLE INCREMENT		62,990,978		16,962,743	46,028,235	1,406,611,737	2,813,223,471	4,219,835,210	5,626,446,948	196,395,694	5,430,051,253	5,626,446,948

- Notes:
- 1) For this presentation, only tax increment from County General and special districts is included. Special Districts may voluntarily participate and schools are prohibited from participation.
 - 2) Analysis based on West Sonoma County Union High School District Boundary, excluding City TRAs, and includes Point Arena Joint High School District.
 - 3) FY22-23 ERAF Shift factors were used for estimating ERAF shift amounts.
 - 4) Estimates include applicable Russian River redevelopment projects receiving tax increment in portions of the boundary through FY34-35.
 - 5) Estimates do not include residual distributions to the County resulting from redevelopment dissolution.
 - 6) Secured Net Values Only, does not include HOPTR or Unsecured

EIFD Tax Increment Estimates - 30 Year Term
 West Sonoma County
 Based on FY 2022-23 Certified Assessed Values

EIFD Base Year (FY22-23) Taxable Values **11,653,769,317**

Scenario 1:
 2% Annual Property Tax Growth Assumption

Tax Code	Affected Taxing Agencies	Base Year Share of Tax Revenue		ERAF Shift	Base Year Share of Tax Revenue (Post-ERAF)	30 Year Term - Tax Increment Estimate				Timeline of Estimated Tax Increment		
		(Pre-ERAF)	ERAF Factor			Commitment of Tax Increment				RDA Years 1-11	Post-RDA Years 12-30	100% Increment
						25%	50%	75%	100%			
01200	COUNTY GENERAL	44,126,446	0.3314985406	14,627,852	29,498,593	82,746,363	165,492,726	248,239,089	330,985,452	44,875,372	286,110,080	330,985,452
01300	COUNTY LIBRARY	2,954,457	0.0000000000	-	2,954,457	8,287,534	16,575,067	24,862,601	33,150,135	4,494,532	28,655,603	33,150,135
03000	GREEN VALLEY CEMETERY	17,563	0.1778604332	3,124	14,440	40,505	81,009	121,514	162,018	21,967	140,051	162,018
03700	BODEGA BAY FIRE	3,038	0.1441415235	438	2,600	7,293	14,586	21,879	29,172	3,955	25,217	29,172
04100	GRATON FIRE	1,044,724	0.0949383617	99,184	945,539	2,652,328	5,304,656	7,956,984	10,609,311	1,438,422	9,170,889	10,609,311
04500	MONTE RIO FIRE	599,845	0.0154180277	9,248	590,597	1,656,680	3,313,361	4,970,041	6,626,721	898,458	5,728,263	6,626,721
05400	GOLD RIDGE FIRE	1,976,411	0.0688480553	136,072	1,840,339	5,162,325	10,324,650	15,486,975	20,649,300	2,799,655	17,849,645	20,649,300
05500	RANCHO ADOBE FIRE	39,566	0.0110643002	438	39,128	109,759	219,518	329,277	439,036	59,525	379,511	439,036
05600	TIMBER COVE FIRE	207,225	0.1807507804	37,456	169,769	476,219	952,437	1,428,656	1,904,874	258,265	1,646,609	1,904,874
05800	NORTH SONOMA COAST FIRE	3,072,918	0.4585692479	1,409,146	1,663,772	4,667,040	9,334,080	14,001,120	18,668,160	2,531,050	16,137,110	18,668,160
05900	SONOMA COUNTY FIRE DISTRICT	3,117,305	0.0637944813	198,867	2,918,438	8,186,496	16,372,991	24,559,487	32,745,983	4,439,736	28,306,246	32,745,983
06000	GEN #1 SOCO WATER AGENCY	1,189,532	0.0828453614	98,547	1,090,985	3,060,317	6,120,634	9,180,950	12,241,267	1,659,684	10,581,583	12,241,267
06100	SPRING LAKE PARK SCWA	383,760	0.0828574114	31,797	351,963	987,288	1,974,577	2,961,865	3,949,154	535,431	3,413,723	3,949,154
06200	FLOOD ZN 1A LAGUNA-MARK WEST	540,285	0.0000000000	-	540,285	1,515,551	3,031,102	4,546,653	6,062,204	821,920	5,240,284	6,062,204
06500	FLOOD ZN 5A LOWER RUSSIAN RIVER	259,046	0.0000000000	-	259,046	726,648	1,453,296	2,179,944	2,906,592	394,079	2,512,513	2,906,592
06600	FLOOD ZN 8A SOUTH COASTAL	77,635	0.0000000000	-	77,635	217,774	435,547	653,321	871,095	118,104	752,991	871,095
10000	MARIN/SONOMA MOSQUITO	203,591	0.0000000000	-	203,591	571,092	1,142,184	1,713,275	2,284,367	309,717	1,974,650	2,284,367
10500	BITTNER LANE PERM RD	3,727	0.1215195343	453	3,274	9,183	18,366	27,549	36,732	4,980	31,752	36,732
10700	MIRABEL HGHT PERM RD	2,378	0.1607466611	382	1,996	5,599	11,198	16,798	22,397	3,037	19,360	22,397
10800	MONTE ROSA D#1 PERM RD	4,121	0.1506546299	621	3,500	9,817	19,634	29,451	39,268	5,324	33,944	39,268
10900	PEAKS PIKE PERM RD	6,399	0.0778282582	498	5,901	16,553	33,107	49,660	66,213	8,977	57,236	66,213
11500	BAY AREA AIR QUALITY MGMT	138,571	0.0000000000	-	138,571	388,705	777,410	1,166,115	1,554,821	210,804	1,344,016	1,554,821
11600	N SOCO AIR POLLUTION CONTROL	91,090	0.3453834780	31,461	59,629	167,264	334,528	501,793	669,057	90,711	578,345	669,057
12000	CAMP MEEKER REC & PARK	124,404	0.1522479001	18,940	105,464	295,837	591,674	887,511	1,183,347	160,440	1,022,908	1,183,347
12200	MONTE RIO REC & PARK	303,314	0.0869320582	26,368	276,946	776,860	1,553,720	2,330,580	3,107,440	421,310	2,686,130	3,107,440
12300	RUSSIAN RIVER REC & PARK	540,116	0.0632649570	34,170	505,945	1,419,224	2,838,449	4,257,673	5,676,898	769,680	4,907,218	5,676,898
13000	GOLD RIDGE RCD	30,542	0.1764556173	5,389	25,153	70,556	141,113	211,669	282,226	38,265	243,961	282,226
13200	SONOMA RCD	4,815	0.1131833957	545	4,270	11,978	23,956	35,934	47,912	6,496	41,416	47,912
13500	CAZADERO CSD	363,641	0.1077133235	39,169	324,472	910,175	1,820,349	2,730,524	3,640,698	493,610	3,147,088	3,640,698
13700	OCCIDENTAL CSD ZN1	57,343	0.3996765530	22,919	34,425	96,564	193,128	289,692	386,256	52,369	333,887	386,256
13800	OCCIDENTAL CSD ZN2 FIRE	294,462	-0.1373427764	(40,442)	334,905	939,440	-1,378,879	2,818,319	3,757,758	509,481	3,248,277	3,757,758
14000	FORESTVILLE WATER	327,392	0.3991720751	130,686	196,706	551,779	1,103,558	1,655,337	2,207,117	299,243	1,907,873	2,207,117
15000	BODEGA BAY PUBLIC UTILITY	3,136	0.3999881765	1,254	1,881	5,278	10,555	15,833	21,111	2,862	18,248	21,111
17200	CSA#40 FIRE SERVICES	116,765	-0.2671394999	(31,193)	147,957	415,035	830,069	1,245,104	1,660,138	225,083	1,435,055	1,660,138
17300	CSA #41 (MULTI SVC - LIGHTING)	765,417	0.0906084479	69,353	696,064	1,952,524	3,905,049	5,857,573	7,810,098	1,058,902	6,751,196	7,810,098
TOTAL AVAILABLE INCREMENT		62,990,978		16,962,743	46,028,235	129,113,582	258,227,164	387,340,745	516,454,327	70,021,446	446,432,881	516,454,327

EIFD Tax Increment Estimates - 30 Year Term
 West Sonoma County
 Based on FY 2022-23 Certified Assessed Values

EIFD Base Year (FY22-23) Taxable Values **11,653,769,317**

Scenario 2:
 3% Annual Property Tax Growth Assumption

Tax Code	Affected Taxing Agencies	Base Year Share of Tax Revenue		Base Year Share of Tax Revenue		30 Year Term - Tax Increment Estimate				Timeline of Estimated Tax Increment		
		(Pre-ERAF)	ERAF Factor	ERAF Shift	(Post-ERAF)	Commitment of Tax Increment				RDA	Post-RDA	100%
						25%	50%	75%	100%	Years 1-11	Years 12-30	Increment
01200	COUNTY GENERAL	44,126,446	0.3314985406	14,627,852	29,498,593	138,310,634	276,621,267	414,931,901	553,242,534	69,911,395	483,331,140	553,242,534
01300	COUNTY LIBRARY	2,954,457	0.0000000000	-	2,954,457	13,852,621	27,705,243	41,557,864	55,410,485	7,002,036	48,408,449	55,410,485
03000	GREEN VALLEY CEMETERY	17,563	0.1778604332	3,124	14,440	67,703	135,406	203,109	270,812	34,222	236,590	270,812
03700	BODEGA BAY FIRE	3,038	0.1441415235	438	2,600	12,190	24,381	36,571	48,761	6,162	42,599	48,761
04100	GRATON FIRE	1,044,724	0.0949383617	99,184	945,539	4,433,369	8,866,737	13,300,106	17,733,475	2,240,919	15,492,555	17,733,475
04500	MONTE RIO FIRE	599,845	0.0154180277	9,248	590,597	2,769,143	5,538,286	8,307,430	11,076,573	1,399,709	9,676,864	11,076,573
05400	GOLD RIDGE FIRE	1,976,411	0.0688480553	136,072	1,840,339	8,628,832	17,257,664	25,886,496	34,515,327	4,361,586	30,153,742	34,515,327
05500	RANCHO ADOBE FIRE	39,566	0.0110643002	438	39,128	183,462	366,924	550,387	733,849	92,734	641,115	733,849
05600	TIMBER COVE FIRE	207,225	0.1807507804	37,456	169,769	796,000	1,592,000	2,387,999	3,183,999	402,351	2,781,648	3,183,999
05800	NORTH SONOMA COAST FIRE	3,072,918	0.4585692479	1,409,146	1,663,772	7,800,963	15,601,925	23,402,888	31,203,850	3,943,125	27,260,725	31,203,850
05900	SONOMA COUNTY FIRE DISTRICT	3,117,305	0.0637944813	198,867	2,918,438	13,683,736	27,367,473	41,051,209	54,734,946	6,916,671	47,818,275	54,734,946
06000	GEN #1 SOCO WATER AGENCY	1,189,532	0.0828453614	98,547	1,090,985	5,115,323	10,230,645	15,345,968	20,461,291	2,585,624	17,875,666	20,461,291
06100	SPRING LAKE PARK SCWA	383,760	0.0828574114	31,797	351,963	1,650,254	3,300,508	4,950,761	6,601,015	834,148	5,766,867	6,601,015
06200	FLOOD ZN 1A LAGUNA-MARK WEST	540,285	0.0000000000	-	540,285	2,533,245	5,066,490	7,599,735	10,132,981	1,280,471	8,852,510	10,132,981
06500	FLOOD ZN 5A LOWER RUSSIAN RIVER	259,046	0.0000000000	-	259,046	1,214,593	2,429,186	3,643,779	4,858,372	613,936	4,244,436	4,858,372
06600	FLOOD ZN 8A SOUTH COASTAL	77,635	0.0000000000	-	77,635	364,009	728,018	1,092,027	1,456,036	183,994	1,272,041	1,456,036
10000	MARIN/SONOMA MOSQUITO	203,591	0.0000000000	-	203,591	954,580	1,909,161	2,863,741	3,818,322	482,508	3,335,813	3,818,322
10500	BITTNER LANE PERM RD	3,727	0.1215195343	453	3,274	15,349	30,699	46,048	61,398	7,759	53,639	61,398
10700	MIRABEL HGHT PERM RD	2,378	0.1607466611	382	1,996	9,359	18,718	28,078	37,437	4,731	32,706	37,437
10800	MONTE ROSA D#1 PERM RD	4,121	0.1506546299	621	3,500	16,409	32,818	49,228	65,637	8,294	57,343	65,637
10900	PEAKS PIKE PERM RD	6,399	0.0778282582	498	5,901	27,669	55,338	83,007	110,675	13,986	96,690	110,675
11500	BAY AREA AIR QUALITY MGMT	138,571	0.0000000000	-	138,571	649,721	1,299,442	1,949,163	2,598,884	328,412	2,270,472	2,598,884
11600	N SOCO AIR POLLUTION CONTROL	91,090	0.3453834780	31,461	59,629	279,582	559,165	838,747	1,118,329	141,319	977,010	1,118,329
12000	CAMP MEEKER REC & PARK	124,404	0.1522479001	18,940	105,464	494,492	988,983	1,483,475	1,977,966	249,949	1,728,018	1,977,966
12200	MONTE RIO REC & PARK	303,314	0.0869320582	26,368	276,946	1,298,522	2,597,044	3,895,567	5,194,089	656,359	4,537,730	5,194,089
12300	RUSSIAN RIVER REC & PARK	540,116	0.0632649570	34,170	505,945	2,372,235	4,744,470	7,116,705	9,488,940	1,199,085	8,289,854	9,488,940
13000	GOLD RIDGE RCD	30,542	0.1764556173	5,389	25,153	117,935	235,871	353,806	471,741	59,612	412,129	471,741
13200	SONOMA RCD	4,815	0.1131833957	545	4,270	20,021	40,042	60,064	80,085	10,120	69,965	80,085
13500	CAZADERO CSD	363,641	0.1077133235	39,169	324,472	1,521,358	3,042,716	4,564,074	6,085,432	768,996	5,316,436	6,085,432
13700	OCCIDENTAL CSD ZN1	57,343	0.3996765530	22,919	34,425	161,407	322,814	484,221	645,628	81,586	564,042	645,628
13800	OCCIDENTAL CSD ZN2 FIRE	294,462	-0.1373427764	(40,442)	334,905	1,570,274	3,140,549	4,710,823	6,281,097	793,721	5,487,376	6,281,097
14000	FORESTVILLE WATER	327,392	0.3991720751	130,686	196,706	922,299	1,844,598	2,766,897	3,689,196	466,191	3,223,005	3,689,196
15000	BODEGA BAY PUBLIC UTILITY	3,136	0.3999881765	1,254	1,881	8,822	17,643	26,465	35,287	4,459	30,828	35,287
17200	CSA#40 FIRE SERVICES	116,765	-0.2671394999	(31,193)	147,957	693,730	1,387,461	2,081,191	2,774,922	350,658	2,424,264	2,774,922
17300	CSA #41 (MULTI SVC - LIGHTING)	765,417	0.0906084479	69,353	696,064	3,263,647	6,527,293	9,790,940	13,054,587	1,649,664	11,404,923	13,054,587
TOTAL AVAILABLE INCREMENT		62,990,978		16,962,743	46,028,235	215,813,490	431,626,978	647,440,468	863,253,957	109,086,494	754,167,464	863,253,957

EIFD Tax Increment Estimates - 30 Year Term
 West Sonoma County
 Based on FY 2022-23 Certified Assessed Values

EIFD Base Year (FY22-23) Taxable Values **11,653,769,317**

Scenario 3:
 5% Annual Property Tax Growth Assumption

Tax Code	Affected Taxing Agencies	Base Year Share of Tax Revenue		Base Year Share of Tax Revenue		30 Year Term - Tax Increment Estimate				Timeline of Estimated Tax Increment		
		(Pre-ERAF)	ERAF Factor	ERAF Shift	(Post-ERAF)	Commitment of Tax Increment				RDA	Post-RDA	100%
						25%	50%	75%	100%	Years 1-11	Years 12-30	Increment
01200	COUNTY GENERAL	44,126,446	0.3314985406	14,627,852	29,498,593	289,931,789	579,863,579	869,795,368	1,159,727,158	125,866,150	1,033,861,008	1,159,727,158
01300	COUNTY LIBRARY	2,954,457	0.0000000000	-	2,954,457	29,038,370	58,076,739	87,115,109	116,153,478	12,606,233	103,547,245	116,153,478
03000	GREEN VALLEY CEMETERY	17,563	0.1778604332	3,124	14,440	141,922	283,844	425,765	567,687	61,612	506,076	567,687
03700	BODEGA BAY FIRE	3,038	0.1441415235	438	2,600	25,554	51,107	76,661	102,215	11,093	91,121	102,215
04100	GRATON FIRE	1,044,724	0.0949383617	99,184	945,539	9,293,389	18,586,778	27,880,167	37,173,555	4,034,477	33,139,079	37,173,555
04500	MONTE RIO FIRE	599,845	0.0154180277	9,248	590,597	5,804,778	11,609,557	17,414,335	23,219,114	2,519,990	20,699,124	23,219,114
05400	GOLD RIDGE FIRE	1,976,411	0.0688480553	136,072	1,840,339	18,088,072	36,176,143	54,264,215	72,352,286	7,852,454	64,499,833	72,352,286
05500	RANCHO ADOBE FIRE	39,566	0.0110643002	438	39,128	384,580	769,161	1,153,741	1,538,322	166,955	1,371,366	1,538,322
05600	TIMBER COVE FIRE	207,225	0.1807507804	37,456	169,769	1,668,604	3,337,207	5,005,811	6,674,414	724,380	5,950,035	6,674,414
05800	NORTH SONOMA COAST FIRE	3,072,918	0.4585692479	1,409,146	1,663,772	16,352,662	32,705,324	49,057,986	65,410,648	7,099,072	58,311,576	65,410,648
05900	SONOMA COUNTY FIRE DISTRICT	3,117,305	0.0637944813	198,867	2,918,438	28,684,346	57,368,692	86,053,038	114,737,384	12,452,543	102,284,841	114,737,384
06000	GEN #1 SOCO WATER AGENCY	1,189,532	0.0828453614	98,547	1,090,985	10,722,926	21,445,851	32,168,777	42,891,703	4,655,072	38,236,631	42,891,703
06100	SPRING LAKE PARK SCWA	383,760	0.0828574114	31,797	351,963	3,459,322	6,918,643	10,377,965	13,837,287	1,501,772	12,335,515	13,837,287
06200	FLOOD ZN 1A LAGUNA-MARK WEST	540,285	0.0000000000	-	540,285	5,310,281	10,620,561	15,930,842	21,241,122	2,305,317	18,935,806	21,241,122
06500	FLOOD ZN 5A LOWER RUSSIAN RIVER	259,046	0.0000000000	-	259,046	2,546,074	5,092,148	7,638,223	10,184,297	1,105,310	9,078,987	10,184,297
06600	FLOOD ZN 8A SOUTH COASTAL	77,635	0.0000000000	-	77,635	763,049	1,526,098	2,289,147	3,052,196	331,257	2,720,938	3,052,196
10000	MARIN/SONOMA MOSQUITO	203,591	0.0000000000	-	203,591	2,001,026	4,002,052	6,003,078	8,004,104	868,692	7,135,412	8,004,104
10500	BITTNER LANE PERM RD	3,727	0.1215195343	453	3,274	32,176	64,352	96,527	128,703	13,968	114,735	128,703
10700	MIRABEL HGHT PERM RD	2,378	0.1607466611	382	1,996	19,619	39,238	58,857	78,476	8,517	69,959	78,476
10800	MONTE ROSA D#1 PERM RD	4,121	0.1506546299	621	3,500	34,398	68,795	103,193	137,590	14,933	122,657	137,590
10900	PEAKS PIKE PERM RD	6,399	0.0778282582	498	5,901	58,001	116,002	174,002	232,003	25,180	206,824	232,003
11500	BAY AREA AIR QUALITY MGMT	138,571	0.0000000000	-	138,571	1,361,969	2,723,938	4,085,907	5,447,876	591,262	4,856,614	5,447,876
11600	N SOCO AIR POLLUTION CONTROL	91,090	0.3453834780	31,461	59,629	586,071	1,172,141	1,758,212	2,344,283	254,427	2,089,856	2,344,283
12000	CAMP MEEKER REC & PARK	124,404	0.1522479001	18,940	105,464	1,036,571	2,073,142	3,109,713	4,146,284	450,000	3,696,284	4,146,284
12200	MONTE RIO REC & PARK	303,314	0.0869320582	26,368	276,946	2,722,009	5,444,019	8,166,028	10,888,038	1,181,688	9,706,350	10,888,038
12300	RUSSIAN RIVER REC & PARK	540,116	0.0632649570	34,170	505,945	4,972,765	9,945,530	14,918,296	19,891,061	2,158,793	17,732,267	19,891,061
13000	GOLD RIDGE RCD	30,542	0.1764556173	5,389	25,153	247,220	494,441	741,661	988,881	107,324	881,557	988,881
13200	SONOMA RCD	4,815	0.1131833957	545	4,270	41,969	83,938	125,908	167,877	18,220	149,657	167,877
13500	CAZADERO CSD	363,641	0.1077133235	39,169	324,472	3,189,126	6,378,252	9,567,378	12,756,503	1,384,474	11,372,030	12,756,503
13700	OCCIDENTAL CSD ZN1	57,343	0.3996765530	22,919	34,425	338,347	676,694	1,015,041	1,353,389	146,884	1,206,504	1,353,389
13800	OCCIDENTAL CSD ZN2 FIRE	294,462	-0.1373427764	(40,442)	334,905	3,291,666	6,583,333	9,874,999	13,166,666	1,428,989	11,737,676	13,166,666
14000	FORESTVILLE WATER	327,392	0.3991720751	130,686	196,706	1,933,357	3,866,714	5,800,072	7,733,429	839,315	6,894,113	7,733,429
15000	BODEGA BAY PUBLIC UTILITY	3,136	0.3999881765	1,254	1,881	18,492	36,984	55,476	73,968	8,028	65,940	73,968
17200	CSA#40 FIRE SERVICES	116,765	-0.2671394999	(31,193)	147,957	1,454,223	2,908,447	4,362,670	5,816,894	631,312	5,185,581	5,816,894
17300	CSA #41 (MULTI SVC - LIGHTING)	765,417	0.0906084479	69,353	696,064	6,841,375	13,682,750	20,524,125	27,365,500	2,970,000	24,395,500	27,365,500
TOTAL AVAILABLE INCREMENT		62,990,978		16,962,743	46,028,235	452,396,097	904,792,196	1,357,188,293	1,809,584,391	196,395,694	1,613,188,696	1,809,584,391

- Notes:
- 1) For this presentation, only tax increment from County General and special districts is included. Special Districts may voluntarily participate and schools are prohibited from participation.
 - 2) Analysis based on West Sonoma County Union High School District Boundary, excluding City TRAs, and includes Point Arena Joint High School District.
 - 3) FY22-23 ERAF Shift factors were used for estimating ERAF shift amounts.
 - 4) Estimates include applicable Russian River redevelopment projects receiving tax increment in portions of the boundary through FY34-35.
 - 5) Estimates do not include residual distributions to the County resulting from redevelopment dissolution.
 - 6) Secured Net Values Only, does not include HOPTR or Unsecured

EIFD Tax Increment Estimates - 30 Year Term
City of Sebastopol
Based on FY 2023-24 Certified Assessed Values

EIFD Base Year (FY23-24) Taxable Values 1,594,670,072

Scenario 1:
2% Annual Property Tax Growth Assumption

Tax Code	Affected Taxing Agencies	Base Year Share of Tax Revenue (Pre-ERAF)	ERAF Factor	ERAF Shift	Base Year Share of Tax Revenue (Post-ERAF)	45 Year Term - Tax Increment Estimate			
						25%	50%	75%	100%
01200	COUNTY GENERAL	5,202,049	0.3311356897	(1,722,584)	3,479,465	24,643,801	49,287,603	73,931,404	98,575,205
01300	COUNTY LIBRARY	353,081	0.0000000000	-	353,081	2,500,745	5,001,490	7,502,235	10,002,980
06000	GEN #1 SOCO WATER AGENCY	142,153	0.0827609724	(11,765)	130,388	923,492	1,846,984	2,770,476	3,693,969
06100	SPRING LAKE PARK SCWA	45,862	0.0827730183	(3,796)	42,065	297,934	595,869	893,803	1,191,737
06200	FLOOD ZN 1A LAGUNA-MARK WEST	231,910	0.0000000000	-	231,910	1,642,537	3,285,074	4,927,611	6,570,149
06500	FLOOD ZN 5A LOWER RUSSIAN RIVER	4,938	0.0000000000	-	4,938	34,972	69,944	104,916	139,888
10000	MARIN/SONOMA MOSQUITO	45,879	0.0000000000	-	45,879	324,947	649,894	974,842	1,299,789
11500	BAY AREA AIR QUALITY MGMT	35,232	0.0000000000	-	35,232	249,533	499,066	748,599	998,132
13000	GOLD RIDGE RCD	5,426	0.1763325099	(957)	4,469	31,654	63,309	94,963	126,617
44900	CITY OF SEBASTOPOL-PROP 13	3,093,048	0.2647621857	(818,922)	2,274,126	16,106,818	32,213,636	48,320,454	64,427,272
	TOTAL OF ALL AVAILABLE INCREMENT	9,159,577		(2,558,024)	6,601,554	46,756,433	93,512,869	140,269,303	187,025,738
	TOTAL COUNTY & CITY INCREMENT	8,295,097		(2,541,506)	5,753,591	40,750,619	81,501,239	122,251,858	163,002,478

Scenario 2:
3% Annual Property Tax Growth Assumption

Tax Code	Affected Taxing Agencies	Base Year Share of Tax Revenue (Pre-ERAF)	ERAF Factor	ERAF Shift	Base Year Share of Tax Revenue (Post-ERAF)	45 Year Term - Tax Increment Estimate			
						25%	50%	75%	100%
01200	COUNTY GENERAL	5,202,049	0.3311356897	(1,722,584)	3,479,465	43,929,512	87,859,024	131,788,537	175,718,049
01300	COUNTY LIBRARY	353,081	0.0000000000	-	353,081	4,457,774	8,915,548	13,373,322	17,831,096
06000	GEN #1 SOCO WATER AGENCY	142,153	0.0827609724	(11,765)	130,388	1,646,197	3,292,394	4,938,592	6,584,789
06100	SPRING LAKE PARK SCWA	45,862	0.0827730183	(3,796)	42,065	531,092	1,062,183	1,593,275	2,124,367
06200	FLOOD ZN 1A LAGUNA-MARK WEST	231,910	0.0000000000	-	231,910	2,927,952	5,855,903	8,783,855	11,711,807
06500	FLOOD ZN 5A LOWER RUSSIAN RIVER	4,938	0.0000000000	-	4,938	62,340	124,680	187,020	249,360
10000	MARIN/SONOMA MOSQUITO	45,879	0.0000000000	-	45,879	579,244	1,158,488	1,737,732	2,316,976
11500	BAY AREA AIR QUALITY MGMT	35,232	0.0000000000	-	35,232	444,812	889,624	1,334,436	1,779,248
13000	GOLD RIDGE RCD	5,426	0.1763325099	(957)	4,469	56,426	112,852	169,278	225,704
44900	CITY OF SEBASTOPOL-PROP 13	3,093,048	0.2647621857	(818,922)	2,274,126	28,711,670	57,423,339	86,135,009	114,846,679
	TOTAL OF ALL AVAILABLE INCREMENT	9,159,577		(2,558,024)	6,601,554	83,347,019	166,694,035	250,041,056	333,388,073
	TOTAL COUNTY & CITY INCREMENT	8,295,097		(2,541,506)	5,753,591	72,641,182	145,282,363	217,923,546	290,564,727

Scenario 3:
5% Annual Property Tax Growth Assumption

Tax Code	Affected Taxing Agencies	Base Year Share of Tax Revenue (Pre-ERAF)	ERAF Factor	ERAF Shift	Base Year Share of Tax Revenue (Post-ERAF)	45 Year Term - Tax Increment Estimate			
						25%	50%	75%	100%
01200	COUNTY GENERAL	5,202,049	0.3311356897	(1,722,584)	3,479,465	106,719,682	213,439,364	320,159,046	426,878,728
01300	COUNTY LIBRARY	353,081	0.0000000000	-	353,081	10,829,445	21,658,889	32,488,334	43,317,778
06000	GEN #1 SOCO WATER AGENCY	142,153	0.0827609724	(11,765)	130,388	3,999,170	7,998,339	11,997,509	15,996,678
06100	SPRING LAKE PARK SCWA	45,862	0.0827730183	(3,796)	42,065	1,290,202	2,580,404	3,870,607	5,160,809
06200	FLOOD ZN 1A LAGUNA-MARK WEST	231,910	0.0000000000	-	231,910	7,112,988	14,225,975	21,338,963	28,451,951
06500	FLOOD ZN 5A LOWER RUSSIAN RIVER	4,938	0.0000000000	-	4,938	151,446	302,891	454,337	605,782
10000	MARIN/SONOMA MOSQUITO	45,879	0.0000000000	-	45,879	1,407,181	2,814,362	4,221,543	5,628,724
11500	BAY AREA AIR QUALITY MGMT	35,232	0.0000000000	-	35,232	1,080,599	2,161,198	3,241,797	4,322,396
13000	GOLD RIDGE RCD	5,426	0.1763325099	(957)	4,469	137,078	274,155	411,233	548,310
44900	CITY OF SEBASTOPOL-PROP 13	3,093,048	0.2647621857	(818,922)	2,274,126	69,750,381	139,500,761	209,251,142	279,001,522
	TOTAL OF ALL AVAILABLE INCREMENT	9,159,577		(2,558,024)	6,601,554	202,478,172	404,956,338	607,434,511	809,912,679
	TOTAL COUNTY & CITY INCREMENT	8,295,097		(2,541,506)	5,753,591	176,470,063	352,940,125	529,410,188	705,880,250

- Notes:
- 1) For this presentation, only tax increment from County General and special districts is included. Special Districts may voluntarily participate and schools are prohibited from participation.
 - 2) Analysis based on City of Sebastopol TRAs
 - 3) FY23-24 ERAF Shift factors were used for estimating ERAF shift amounts.
 - 4) There are no remaining RDA Projects in Sebastopol
 - 5) Estimates do not include residual distributions to the County resulting from redevelopment dissolution.
 - 6) Secured Net Values Only, does not include HOPTR or Unsecured

Prepared by: Sonoma County Auditor-Controller-Treasurer-Tax Collector's Office, Property Tax Division 12/4/2023

EIFD Tax Increment Estimates - 30 Year Term
City of Sebastopol
Based on FY 2023-24 Certified Assessed Values

EIFD Base Year (FY23-24) Taxable Values **1,594,670,072**

Scenario 1:
2% Annual Property Tax Growth Assumption

Tax Code	Affected Taxing Agencies	Base Year Share of Tax Revenue (Pre-ERAF)	ERAF Factor	ERAF Shift	Base Year Share of Tax Revenue (Post-ERAF)	30 Year Term - Tax Increment Estimate			
						Commitment of Tax Increment			
						25%	50%	75%	100%
01200	COUNTY GENERAL	5,202,049	0.3311356897	(1,722,584)	3,479,465	9,898,591	19,797,183	29,695,774	39,594,365
01300	COUNTY LIBRARY	353,081	0.0000000000	-	353,081	1,004,466	2,008,931	3,013,397	4,017,863
06000	GEN #1 SOCO WATER AGENCY	142,153	0.0827609724	(11,765)	130,388	370,936	741,872	1,112,808	1,483,744
06100	SPRING LAKE PARK SCWA	45,862	0.0827730183	(3,796)	42,065	119,670	239,341	359,011	478,681
06200	FLOOD ZN 1A LAGUNA-MARK WEST	231,910	0.0000000000	-	231,910	659,752	1,319,504	1,979,257	2,639,009
06500	FLOOD ZN 5A LOWER RUSSIAN RIVER	4,938	0.0000000000	-	4,938	14,047	28,094	42,141	56,188
10000	MARIN/SONOMA MOSQUITO	45,879	0.0000000000	-	45,879	130,520	261,041	391,561	522,082
11500	BAY AREA AIR QUALITY MGMT	35,232	0.0000000000	-	35,232	100,229	200,458	300,687	400,916
13000	GOLD RIDGE RCD	5,426	0.1763325099	(957)	4,469	12,714	25,429	38,143	50,858
44900	CITY OF SEBASTOPOL-PROP 13	3,093,048	0.2647621857	(818,922)	2,274,126	6,469,570	12,939,141	19,408,711	25,878,282
TOTAL OF ALL AVAILABLE INCREMENT		9,159,577		(2,558,024)	6,601,554	18,780,497	37,560,994	56,341,491	75,121,987
TOTAL COUNTY & CITY INCREMENT		8,295,097		(2,541,506)	5,753,591	16,368,161	32,736,324	49,104,485	65,472,647

Scenario 2:
3% Annual Property Tax Growth Assumption

Tax Code	Affected Taxing Agencies	Base Year Share of Tax Revenue (Pre-ERAF)	ERAF Factor	ERAF Shift	Base Year Share of Tax Revenue (Post-ERAF)	30 Year Term - Tax Increment Estimate			
						Commitment of Tax Increment			
						25%	50%	75%	100%
01200	COUNTY GENERAL	5,202,049	0.3311356897	(1,722,584)	3,479,465	16,529,788	33,059,576	49,589,364	66,119,152
01300	COUNTY LIBRARY	353,081	0.0000000000	-	353,081	1,677,370	3,354,741	5,032,111	6,709,481
06000	GEN #1 SOCO WATER AGENCY	142,153	0.0827609724	(11,765)	130,388	619,431	1,238,862	1,858,292	2,477,723
06100	SPRING LAKE PARK SCWA	45,862	0.0827730183	(3,796)	42,065	199,839	399,678	599,517	799,356
06200	FLOOD ZN 1A LAGUNA-MARK WEST	231,910	0.0000000000	-	231,910	1,101,729	2,203,458	3,305,187	4,406,916
06500	FLOOD ZN 5A LOWER RUSSIAN RIVER	4,938	0.0000000000	-	4,938	23,457	46,915	70,372	93,829
10000	MARIN/SONOMA MOSQUITO	45,879	0.0000000000	-	45,879	217,958	435,916	653,873	871,831
11500	BAY AREA AIR QUALITY MGMT	35,232	0.0000000000	-	35,232	167,374	334,748	502,121	669,495
13000	GOLD RIDGE RCD	5,426	0.1763325099	(957)	4,469	21,232	42,464	63,696	84,928
44900	CITY OF SEBASTOPOL-PROP 13	3,093,048	0.2647621857	(818,922)	2,274,126	10,803,621	21,607,243	32,410,864	43,214,485
TOTAL OF ALL AVAILABLE INCREMENT		9,159,577		(2,558,024)	6,601,554	31,361,799	62,723,599	94,085,398	125,447,198
TOTAL COUNTY & CITY INCREMENT		8,295,097		(2,541,506)	5,753,591	27,333,409	54,666,819	82,000,228	109,333,637

Scenario 3:
5% Annual Property Tax Growth Assumption

Tax Code	Affected Taxing Agencies	Base Year Share of Tax Revenue (Pre-ERAF)	ERAF Factor	ERAF Shift	Base Year Share of Tax Revenue (Post-ERAF)	30 Year Term - Tax Increment Estimate			
						Commitment of Tax Increment			
						25%	50%	75%	100%
01200	COUNTY GENERAL	5,202,049	0.3311356897	(1,722,584)	3,479,465	34,586,569	69,173,138	103,759,706	138,346,275
01300	COUNTY LIBRARY	353,081	0.0000000000	-	353,081	3,509,693	7,019,386	10,529,079	14,038,772
06000	GEN #1 SOCO WATER AGENCY	142,153	0.0827609724	(11,765)	130,388	1,296,083	2,592,166	3,888,248	5,184,331
06100	SPRING LAKE PARK SCWA	45,862	0.0827730183	(3,796)	42,065	418,139	836,278	1,254,417	1,672,556
06200	FLOOD ZN 1A LAGUNA-MARK WEST	231,910	0.0000000000	-	231,910	2,305,234	4,610,468	6,915,702	9,220,936
06500	FLOOD ZN 5A LOWER RUSSIAN RIVER	4,938	0.0000000000	-	4,938	49,082	98,163	147,245	196,327
10000	MARIN/SONOMA MOSQUITO	45,879	0.0000000000	-	45,879	456,050	912,101	1,368,151	1,824,202
11500	BAY AREA AIR QUALITY MGMT	35,232	0.0000000000	-	35,232	350,209	700,418	1,050,628	1,400,837
13000	GOLD RIDGE RCD	5,426	0.1763325099	(957)	4,469	44,425	88,850	133,276	177,701
44900	CITY OF SEBASTOPOL-PROP 13	3,093,048	0.2647621857	(818,922)	2,274,126	22,605,262	45,210,523	67,815,785	90,421,047
TOTAL OF ALL AVAILABLE INCREMENT		9,159,577		(2,558,024)	6,601,554	65,620,746	131,241,492	196,862,238	262,482,984
TOTAL COUNTY & CITY INCREMENT		8,295,097		(2,541,506)	5,753,591	57,191,831	114,383,661	171,575,491	228,767,322

- 1) For this presentation, only tax increment from County General and special districts is included. Special Districts may voluntarily participate and schools are prohibited from participation.
- 2) Analysis based on City of Sebastopol TRAs
- 3) FY23-24 ERAF Shift factors were used for estimating ERAF shift amounts.
- 4) There are no remaining RDA Projects in Sebastopol
- 5) Estimates do not include residual distributions to the County resulting from redevelopment dissolution.
- 6) Secured Net Values Only, does not include HOPTR or Unsecured

Prepared by: Sonoma County Auditor-Controller-Treasurer-Tax Collector's Office, Property Tax
 Division 12/4/2023

Potentially Eligible Projects Within the City of Sebastopol

No.	Project Name	Estimated Cost	Local Match if grant received
1	Bodega Ave. Bicycle Connection: PH Road to Atascadero Creek	\$1,150,000.	\$200,000.
2	Ragle Rd West Side Bike and Pedestrian Access	\$11,400,000.	\$1,700,000.
3	Ragle Rd/Bodega Ave Traffic Signal	\$800,000.	Unknown
4	Covert Ave/SR 116 Roundabout	\$2,500,000.	Unknown
5	Youth Annex ADA Upgrades Phase 2 (interior improvements)	\$200,000.	Unknown
6	Ives Park Pathway Replacement: Segment 2	\$150,000.	Unknown
7	Citywide Pavement Repairs and Repaving	\$2,700,000.	\$450,000.
8	Zimpher Creek Sewer Relocation Phases 1-3	\$1,100,000.	No known grants
9	Florence Ave Sewer Line Replacement North/South	\$350,000.	No known grants
10	Sewer System Master Plan	\$150,000.	No known grants
11	Calder Creek Storm Drain and Outfall Maintenance	\$1,250,000.	No known grants
12	Zimpher Creek Storm Drain and Outfall Maintenance	\$500,000.	No known grants
13	Flood Resiliency Master Plan	\$180,000.	No known grants
14	Florence Ave Water Line Replacement North/South	\$700,000.	No known grants
15	Pleasant Hill Rd Water Line: Mitchell Ct to Lynch Rd	\$1,800,000.	No known grants
16	Well 4 Replacement	\$2,500,000.	Unknown-might be paid by others
17	Water System Master Plan	\$150,000.	No known grants
	Total	\$27,580,000.	

Other projects of interest:

City Hall Complex: Rough estimate: \$5 Million

Expansion of Library

Remodel/Relocation of Community Center (Flood plain issues)

Notes:

- a. Projects listed above are currently unfunded.
- b. Local match “unknown” is for projects where grants have not yet been applied. Other projects with local match shown are projects where grants have been applied but not awarded.