From: Kate Haug [redacted]
Sent: Friday, September 11, 2026 2:01 PM
To: City Council <citycouncil@cityofsebastopol.gov>; Mary Gourley <mgourley@cityofsebastopol.gov>
Cc: hausnetwork [redacted]; Jill McLewis <jmclewis@cityofsebastopol.gov>; Sandra Maurer <smaurer@cityofsebastopol.gov>; Stephen Zollman <szollman@cityofsebastopol.gov>; Phill Carter <pcarter@cityofsebastopol.gov>; Neysa Hinton <NHinton@cityofsebastopol.gov>; Laura Hagar [redacted]
Subject: Sebastopol Gives the County 14 Million Every Year - Public Comment 9/15/26 Meeting

Dear Council,

Please see attached my public comment regarding the amount of property tax generated by the City of Sebastopol and the amount the City receives from the County.

This is a critical piece of financial information.

Best,

Kate Haug

Dear Council Members and City Staff,

I have contacted Lindsay VanMidde, County of Sonoma Property Tax Accounting Manager, regarding how much property tax the City of Sebastopol generates (meaning people paying their property tax bills within the City Limit) and how much is returned to the City to pay for taxpayer funded services (City obligated services to residents).

Here is what she wrote:

"City of Sebastopol Certified Values for 2025-26 were 1,821,844,848 (Secured, Unsecured HOPTR), which amounts to $18,218,448 of P13 1% dollars. The city was estimated to receive $2,632,454 (Secured, Unsecured, HOPTR). Based on these figures, the city receives roughly $0.15 per dollar.

Unitary and VLF Swap revenues are not part of the P13 1% revenue calculation, as they are different revenue sources, but they are a property tax revenue and would explain why they are including these amounts in their budget."

She attached a sheet with a further breakout of property tax related funds from the County which showed a total of $3,702,711 back from the County.

That means the City of Sebastopol generates $14,515,737 for the County – every single year.

What do the citizens of Sebastopol receive from the County? The City must use its scant amount of property tax to maintain streets and sidewalks, parks, public spaces, run City administration, maintain compliance, fund a police department, fund fire service and all the other functions of running a city.

In addition, the City has taken on a exorbitant amount of permanent supportive housing which generates zero property taxes and zero revenue and also has high demands on City Services, specifically the police department.

The City also provides social and recreational services for Greater West County in the form of Senior Center, Ives Pool, the Community Cultural Center and the Library.

The City also contains units of low-income housing like Woodmark and Burbank Heights which pay no or low property taxes. The City provides the most no and low income housing in West County.

What does the City receive from the County for $14,515,737?

The City needs to calculate the loss of revenue from no and low income housing, the cost of service for those residents, the costs of service for Ives, the Library, the Senior Center, the Community Cultural Center and renegotiate its share of property tax. My suggestion would be to ask for 35% of total property tax which would bring in $6,376,456 instead of $2,632,454. This increase would have significant positive results for the City and would allow the City to repair its roads, parks, sidewalk and to repay the Enterprise Loans the $5,500,000 identified by the Grand Jury.

As previously stated, the City should not give away any more property tax revenue through an EIFD. Sebastopol is already giving away too much of its revenue and funding services for the County which should be paid for by the $14,515,737 Sebastopol already generates for the County.

The time to act is now.

Best,
Kate Haug

AB8 ALLOCATION OF PROP 13 - 1%
ESTIMATED NET PROPERTY TAX REVENUE FROM CERTIFIED VALUES
FY 2025-26

		CITY OF SEBASTOPOL 44900
AB8 / PROP 13 FACTOR CALCULATION		
FY 2024-25	AB8 TAX ALLOCATION BY TRA	3,356,357
FY 2025-26	AB8 GROWTH BY TRA	211,352
FY 2025-26	AB8 TAX ALLOCATION BY TRA	3,567,709
FY 2025-26	ADJ GROWTH FACTOR FOR PER CAPITA AND FINANCE SHIFT (ADJUSTED FOR RDA GROWTH)	0.062971
FY 2024-25	ERAF 93-94 PER CAPITA SHIFT	(39,674)
FY 2024-25	ERAF 92-93 & 93-94 DEPT FINANCE SHIFT	(848,963)
FY 2024-25	TOTAL ERAF SHIFT	(888,636)
MULTIPLY BY ADJUSTED GROWTH %		0.062971
FY 2025-26	ERAF SHIFT	(944,595)
FY 2025-26	ADJUSTED AB8 ALLOCATION TOTAL	2,623,115
FY 2025-26	COUNTYWIDE AB8 ALLOCATION TOTAL	1,271,724,760
FY 2025-26	**COUNTYWIDE AB8 ALLOCATION FACTOR**	**0.00206264**
		-
PROPERTY TAX REVENUE SUMMARY		
SECURED BEFORE RDA		2,545,081
AB454 UNITARY AND RAILROAD UNITARY		42,945
UNSECURED BEFORE RDA		77,210
HOPTR BEFORE RDA		10,163
LESS:	RDA ANNUAL TAX INCREMENT (ADJ FOR AGREEMENTS)	0
SUBTOTAL		**2,675,398**
VLF SWAP		1,055,184
LESS:	ESTIMATED SB2557 ADMINISTRATION FEE	(27,871)
ESTIMATED NET PROPERTY TAX REVENUE FROM CERTIFIED VALUES		**3,702,711**
		-

Notes:

(1) The above estimate is based on Certified Values and does not reflect mid-year adjustments to the tax roll. Property tax revenues can fluctuate throughout the tax year due to assessment appeals and other valuation adjustments. While these adjustments are typically small in nature, large assessment appeals could have a material impact on the tax roll and the revenue apportioned to taxing agencies.

2) Current Secured and AB454 & Railroad Unitary revenues are allocated as a combined amount when revenues are apportioned

Provided By: Sonoma County Auditor-Controller Treasurer-Tax Collector
9/26/2025