



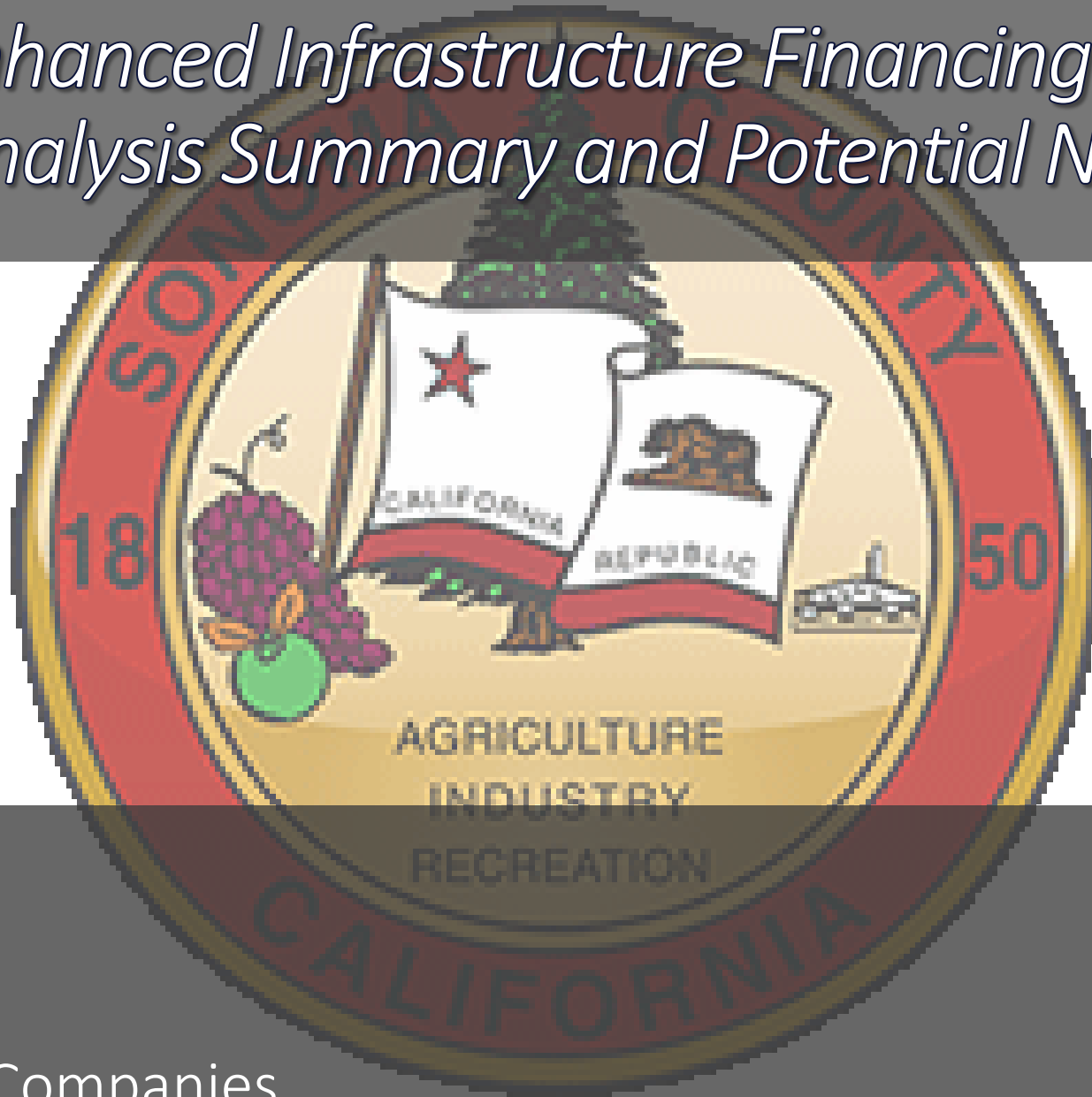
Proposed West County Enhanced Infrastructure Financing District (EIFD) Fiscal Impact Analysis and Update

October 14, 2025

Recommended Actions

1. Receive the West Sonoma County Enhanced Infrastructure Financing District (EIFD) Fiscal Impact Analysis (Attachment A) and provide direction to staff on next steps.
2. If the Board directs staff to take the next steps towards forming a West Sonoma County EIFD, the Board can:
 - A. Adopt a Resolution of Intention to Establish the West Sonoma County EIFD and Establishing the Public Financing Authority (Attachment B);
 - B. Consider a percentage contribution of tax increment growth to the West Sonoma County EIFD;
 - C. Authorize \$140,000 from District Formation Funds for EIFD consulting services to prepare a draft Infrastructure Financing Plan and procure land surveyor services; and
 - D. Adopt a Budget Resolution Authorizing a Budgetary Adjustment to the Fiscal Year 2025-2026 Adopted Budget In The Amount Of \$140,000 For Consulting Services related to the Proposed West Sonoma County Enhanced Infrastructure Financing District (Attachment C) (4/5 vote).

West County Enhanced Infrastructure Financing District (EIFD) Fiscal Impact Analysis Summary and Potential Next Steps



October 14, 2025



Kosmont Companies

El Segundo, CA

www.kosmont.com | [@KosmontTweets](https://twitter.com/KosmontTweets)

West County EIFD Fiscal Impact Analysis Findings

1. **EIFD boundaries:** Non-contiguous boundary around major population centers
2. **Revenue allocation (\$\$\$):** Unincorporated: 20% to 25% County allocation, balancing district funding capacity and General Fund protection
3. **Projects eligible for funding:** Ideally focus on projects that catalyze investment, generate “return on investment”, and deliver significant public benefit
4. **Potential Next Steps:** Non-binding Resolution of Intention by Board of Supervisors, potential formation by August 2026

Potential West County EIFD: Unincorporated Population Centers

- Approx. 53,400 acres (~4.7% of County)
- Approx. \$4.0B in existing assessed property value (~3.5% of Countywide assessed value)



Source: Sonoma County Auditor-Controller, ArcGIS, Kosmont Companies (2025)

West County Unincorporated Communities

Unincorporated Community	Size (Acres)	Estimated Population in 2024
Bloomfield	5,210	328
Bodega	1,856	200
Bodega Bay	8,013	934
Carmet	186	65
Cazadero	4,557	317
Forestville	3,366	3,149
Graton	1,011	1,626
Guerneville	6,323	4,543
Jenner	1,536	131
Monte Rio	1,267	1,042
Occidental	3,181	1,117
Salmon Creek	710	108
Sea Ranch	10,381	1,609
Sereno Del Mar	474	123
Timber Cove	3,616	225
Valley Ford	1,690	145
Total	53,377	15,662

Source: ESRI (2025)

EIFD Revenue and Bonding Capacity Scenarios

EIFD Revenue Allocation Scenario	Year 5 Accumulated Revenue + Bonding Capacity*	Year 10 Accumulated Revenue + Bonding Capacity*	50-Year Present-Value @ 3% Discount Rate	50-Year Nominal Total
A) County 15%	\$1,632,000	\$5,149,000	\$28,914,000	\$78,493,000
B) County 20%	\$2,397,000	\$7,086,000	\$38,553,000	\$104,657,000
C) County 25%	\$3,162,000	\$9,024,000	\$48,191,000	\$130,821,000
D) County 30%	\$3,926,000	\$10,961,000	\$57,829,000	\$156,985,000
E) County 35%	\$4,691,000	\$12,898,000	\$67,467,000	\$183,149,000

County allocation does not include MVLFF in-lieu.

* Bonding capacity assumes Year 5 is first bond issuance for EIFD. "Year 5 means fifth year of revenue following district formation. Net proceeds shown. Bondable revenue assumes \$25,000 admin charge, 150% debt service coverage. 6.0% interest rate; 30-year term. Proceeds net of 2% underwriter's discount, estimated reserve fund (maximum annual debt service), costs of issuance estimated at \$350,000. Source: Kosmont Financial Services (KFS), registered Municipal Advisor.

Potential EIFD Infrastructure Projects in West County

- Sheriff Substation
- Emergency access infrastructure
- Dock & coastal infrastructure at risk of sea level rise
- Community gathering space
- Ice House
- Roadway improvements
- Sidewalks and bike improvements
- Affordable and workforce housing
- Recreation improvements.

County “Return on Investment”

- Focus on critical County infrastructure in need of investment
- Housing, including affordable housing
- Public amenities, quality of life
- Estimated Job creation, wages:
 - **162 permanent jobs** in City and County and **\$9.5M** in related wage income
 - **531 temporary construction-related jobs*** in City and County and **\$45.0M** in related wage income
- General Fund Fiscal Impact Analysis:
 - Positive fiscal benefit for County general of **~\$26.3M** over 50 years (present-value), net of tax increment contribution to EIFD and net of estimated fiscal expenditures
 - Fiscal impact is driven by several key assumptions, such as ability of the EIFD to catalyze development such as retail and hospitality uses
- Attract other funding (e.g., grants)

* Construction job-years, where one job-year is defined as one year of employment for one individual; all figures approximated

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Estimated EIFD Formation and Administration Costs

	One-time	Cost
1	Exploration and Feasibility Study (estimated 50% of the initial contract)	\$25,000
2	Fiscal Impact Analysis	\$7,500
3	Economic analysis/Infrastructure Financing Plan/Jurisdictional boundary change process	\$50,000
4	Land Surveyor Services	\$90,000
5	Staffing the Public Financing Authority (District 5 staff, County Counsel, CEO)	\$6,000
	Total	\$178,500

	Ongoing	Cost
1	Administrative costs, Years 1-5	\$25,000 - \$50,000
2	Administrative Costs, Years 6 and beyond	\$75,000 - \$125,000
	Range	\$100,000 - \$175,000

Potential Timeline

Timeframe	Activities
October 2025	a) Board of Supervisors adopts Resolution of Intention (ROI) and formally establishes Public Financing Authority (PFA)
November 2025 to January 2026	b) Procurement of necessary consultants for EIFD formation c) Appointment of three (3) Supervisors and two (2) members of the public to the PFA
February 2026	d) PFA meets to direct drafting of the Infrastructure Financing Plan (IFP)
March 2026	e) Distribution of draft IFP to property owners, residents, affected taxing entities, Board of Supervisors
April 2026	f) Preview of draft IFP with Board of Supervisors
May 2026	g) PFA holds an initial public meeting to present draft IFP to residents, property owners, general public (no action taken)
June 2026	h) Board of Supervisors considers a resolution approving IFP and County allocation of property tax increment to IFP
July 2026	i) PFA holds first public hearing to hear additional comments and takes action to modify or reject IFP
August 2026	j) PFA holds second public hearing to consider oral and written protests and takes action to terminate proceedings or adopt IFP and formally establish the EIFD by resolution

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