



Santa Rosa Enhanced Infrastructure Financing District (EIFD) Draft Investment Financing Plan (Draft IFP)

April 22, 2025

Recommended Action

- Review the Downtown Santa Rosa Enhanced Infrastructure Financing District (Santa Rosa EIFD) Draft Infrastructure Finance Plan (Draft IFP) and provide direction on modifications, if any, to the Santa Rosa EIFD Public Financing Authority (PFA).

County PFA Member Comments on Santa Rosa EIFD Draft Infrastructure Financing Plan

Draft IFP Project Categories

- Separate project categories (b) Streetscaping Improvements and (c) Placemaking Improvements with a combined allocation of 10%.
- Add that “priority for EIFD funding will be given by the PFA to projects that catalyze private sector investment.”
- Changes to percentage breakdown among EIFD project categories require County Board of Supervisors approval
- Add explicit language that EIFD will not fund or reimburse projects already underway.

Item	EIFD-Funded Improvements	Priority Program Project Percentages ¹	Estimated Cost
1	(a) Performing Arts/Sports Entertainment/Conference Center (b) Streetscaping Improvements (c) Placemaking Improvements	80%	\$51,673,608
2	Affordable Housing	20%	\$12,918,402
Total		100%	\$64,592,010

Table 2 on Page 5 of Attachment B, Santa Rosa EIFD Draft Infrastructure Financing Plan

County PFA Member Comments on Santa Rosa EIFD Draft Infrastructure Financing Plan (cont'd.)

Future Bond Issuances

- Staff to the PFA will consult with County Auditor-Controller-Treasurer-Tax Collector (ACTTC) staff on financing terms, prior to PFA approval to issue EIFD bonds.

Fiscal Impact Analysis

- Treatment of Sheriff's Office costs, previously noted in County consultant's review of the Fiscal Impact Analysis

Miscellaneous

- County will be reimbursed for admin costs, similar to the City.
- More clarity needed about Successor Agency dissolution and available Redevelopment Property Tax Trust Fund (RPTTF) residual revenues (Page 8 of Attachment B - Draft IFP.)
- Reference to Appendix B (Santa Rosa EIFD Tax Increment Revenue Projections and Bonding Capacity Analysis) will be made clear within the body of the IFP.