

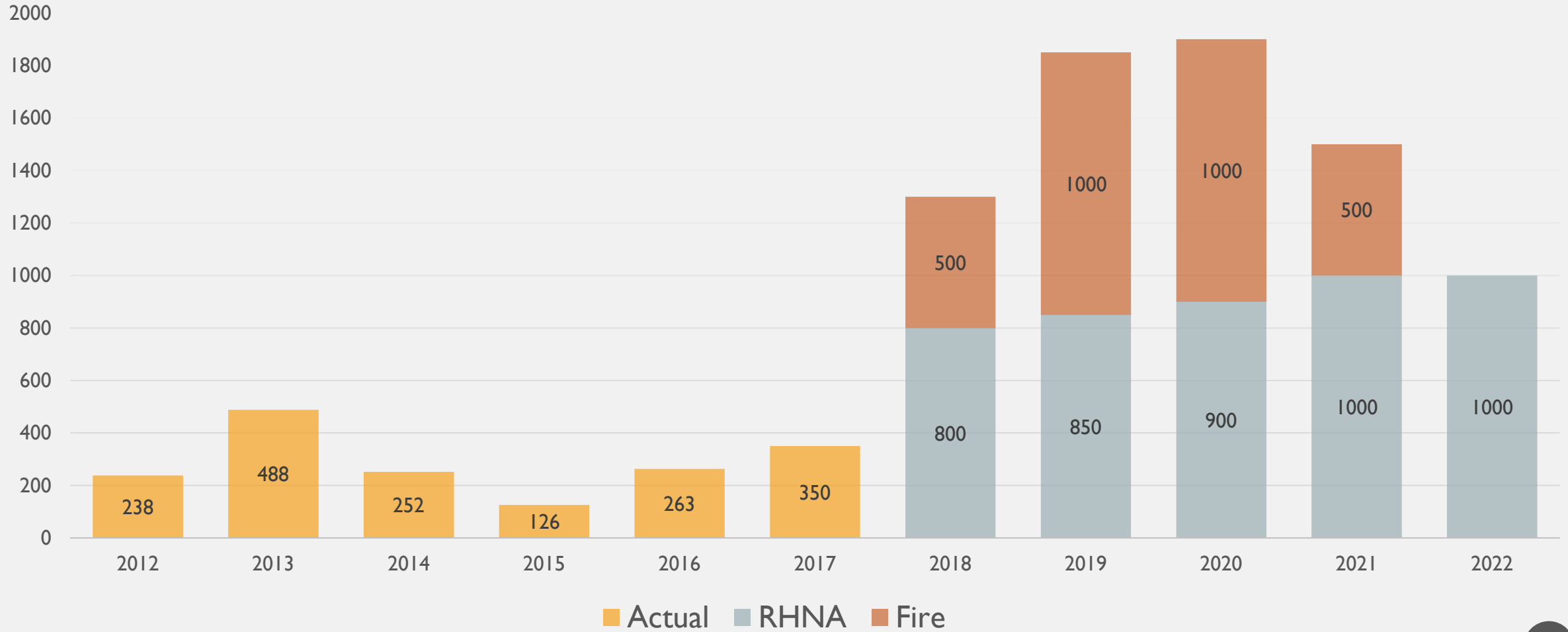
# FORMATION OF THE RENEWAL ENTERPRISE DISTRICT JOINT POWERS AUTHORITY

CITY COUNCIL  
DECEMBER 4, 2018

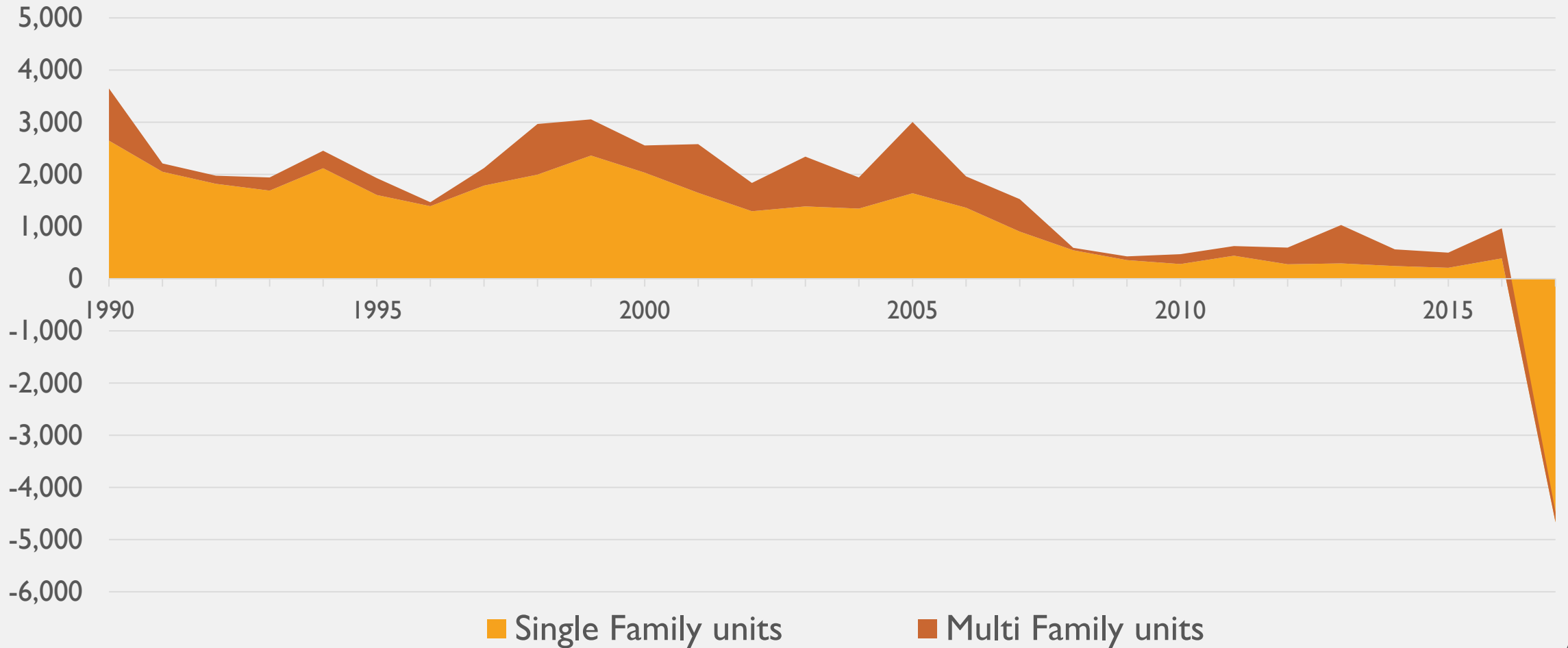


David Guhin  
Assistant City Manager / Director  
Planning and Economic Development

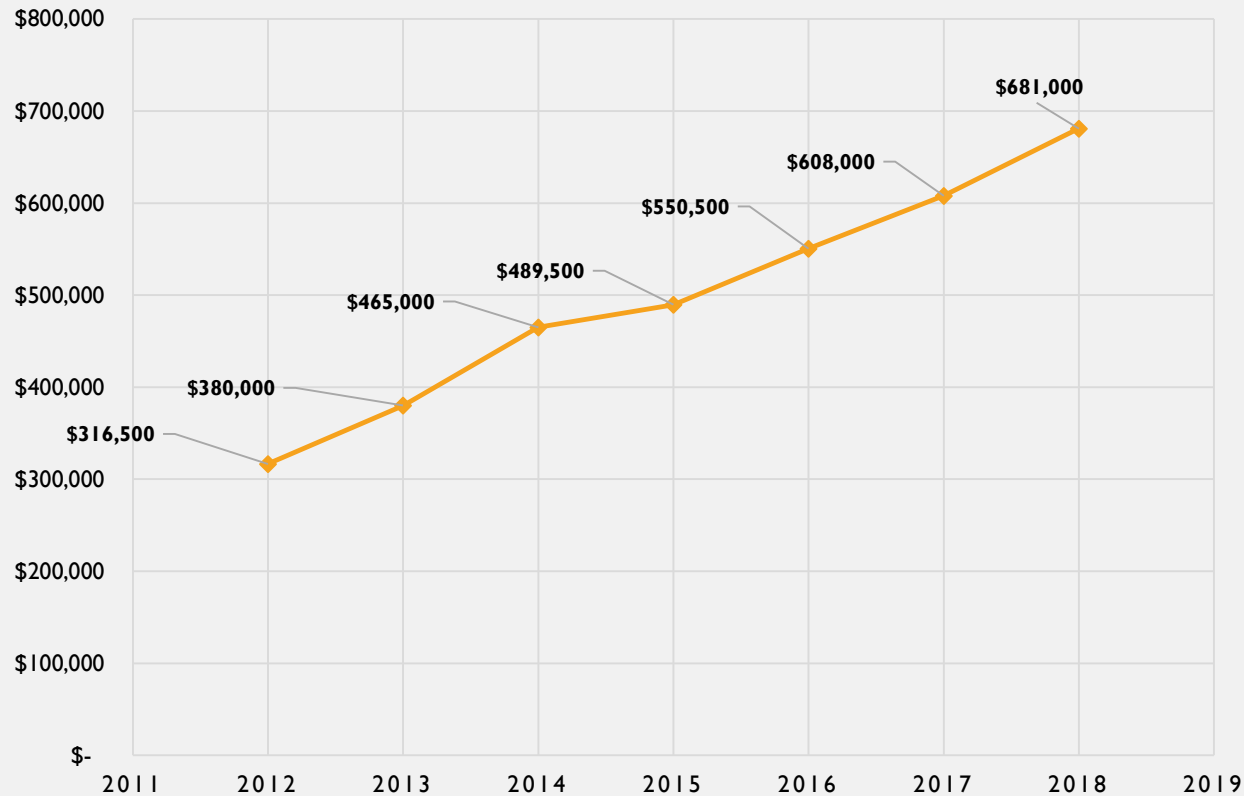
# HOUSING NEED



# SONOMA HOUSING GROWTH



## SONOMA COUNTY MEDIAN HOME SALE PRICES



## PRE-EXISTING HOUSING CHALLENGES

- Median home price and rental rate growth exceed wage growth
- 1-3% residential vacancy
- Culture and history of:
  - Environmental protections
  - Urban separators
  - Preservation of working lands



## IMPACT OF FIRES ON HOUSING

- **Real estate market in transition:**
  - 235% increase in buildable lots from 2017 to 2018
  - 16.6% fall in single family home listings
- **Trends in rent increases and secondary displacement**
- **600 student enrollment decline** countywide
  - Estimated additional loss by end of school year: 1,000 students
- **Poorest residents most impacted**

# RENEWAL ENTERPRISE DISTRICT JOINT POWERS AUTHORITY

**June 2018:** Board of Supervisors and City Council approve staff to negotiate a Joint Powers Agreement based on the RED framework

- Working group formed with County, City and SCTA staff
- Guidance provided by County and City Build-Rebuild Ad Hoc Committees

## **City Council Ad Hoc Committee:**

- Mayor Coursey | Council Member Schwedhelm | Council Member Rogers

## **Board of Supervisors Ad Hoc Committee:**

- Supervisor Zane | Supervisor Gore

## **Community Partners:**

- Sonoma County Transportation Authority & Regional Climate Protection Authority
- Sonoma Clean Power

## **RED:** RENEWAL ENTERPRISE DISTRICT

- **Regionalizes** housing production
- **Pools** and leverages financing and funding
- **Shares risks** and benefits of development
- **Streamlines** review and provides confidence in good projects
- Puts equity, affordability and climate solutions in the center of local **economic strategy**

## JOINT POWERS AUTHORITY - PURPOSE -

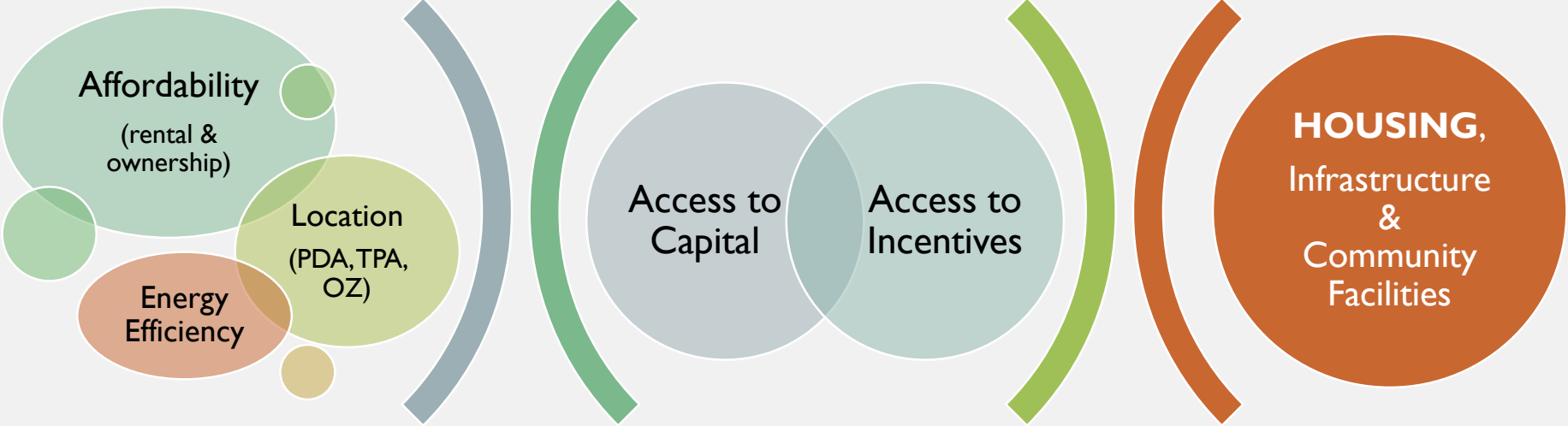
- **Focus** housing development in specific geographies
- **Define** project criteria for which incentives and streamlined permitting processes are appropriate
- **Pursue** new opportunities for public-private partnerships
- **Expand**, pool, and leverage public and private financing
- **Explore** the most strategic use of publicly-owned land
- **Leverage** the regional housing planning tools and resources of MTC/ABAG



# JOINT POWERS AUTHORITY - GOALS -

- **Achieve** rebuild goals and unmet regional housing needs
- **Implement** General Plans and Specific Plans while honoring community separators and urban growth boundaries
- **Incentivize** higher density, infill, and transit-oriented housing in Priority Development Areas, Transit Priority Areas, Designated Opportunity Zones, and Employment Investment Areas
- **Promote** zero net energy development and advance climate resiliency
- **Ensure** affordability and equity in housing development, and transparency and accountability
- **Improve** opportunities for area employers to recruit and retain a skilled workforce

# RED PROJECT PARAMETERS



Criteria Examples  
- set by JPA -

Project Benefits

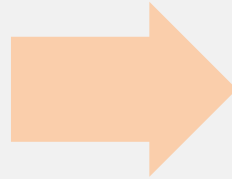
Fund Uses

# JOINT POWERS AUTHORITY - GOVERNING BOARD -

0-2 Years:

FOUNDING MEMBERS

- 4 Elected Officials:
  - 2 County BOS
  - 2 SR City Council



2 + Years:

NEW MEMBERS

- Other cities may join with one elected official per jurisdiction

# JOINT POWERS AUTHORITY - VOTING | REVIEW | STAFFING -

- **VOTING**

- **Founding Members** | 1 vote per representative (2 votes total per jurisdiction)
- **New Members** | 1 vote per representative (1 vote per each new city)

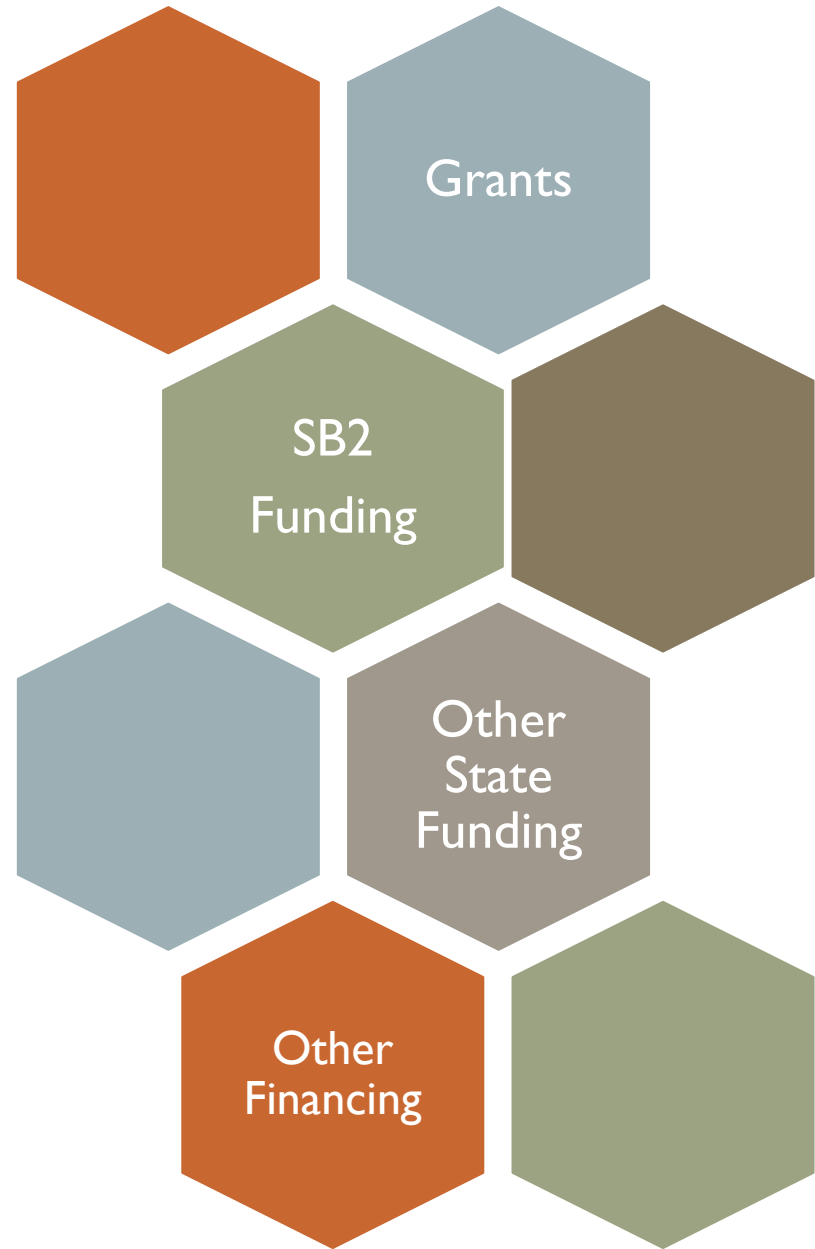
- **GOVERNANCE REVIEW** JPA will hold a public meeting after 2 years from formation

- **Review** terms and conditions
- **Discuss** amendments to agreement
- **Includes** new members

- **STAFFING** Initial staffing will be done under contract with member entities or 3<sup>rd</sup> parties, including:

- **Executive Director** | ED who may be an employee of one of the members
- **Treasurer** Auditor-Controller-Treasurer-Tax Collector will act as initial treasurer
- **Staff** Initial staffing will be provided by City and County staff, including City and County Counsel, CDC, HCS, PED

FINANCING



QUESTIONS?