

# FORMATION OF THE RENEWAL ENTERPRISE DISTRICT JOINT POWERS AUTHORITY

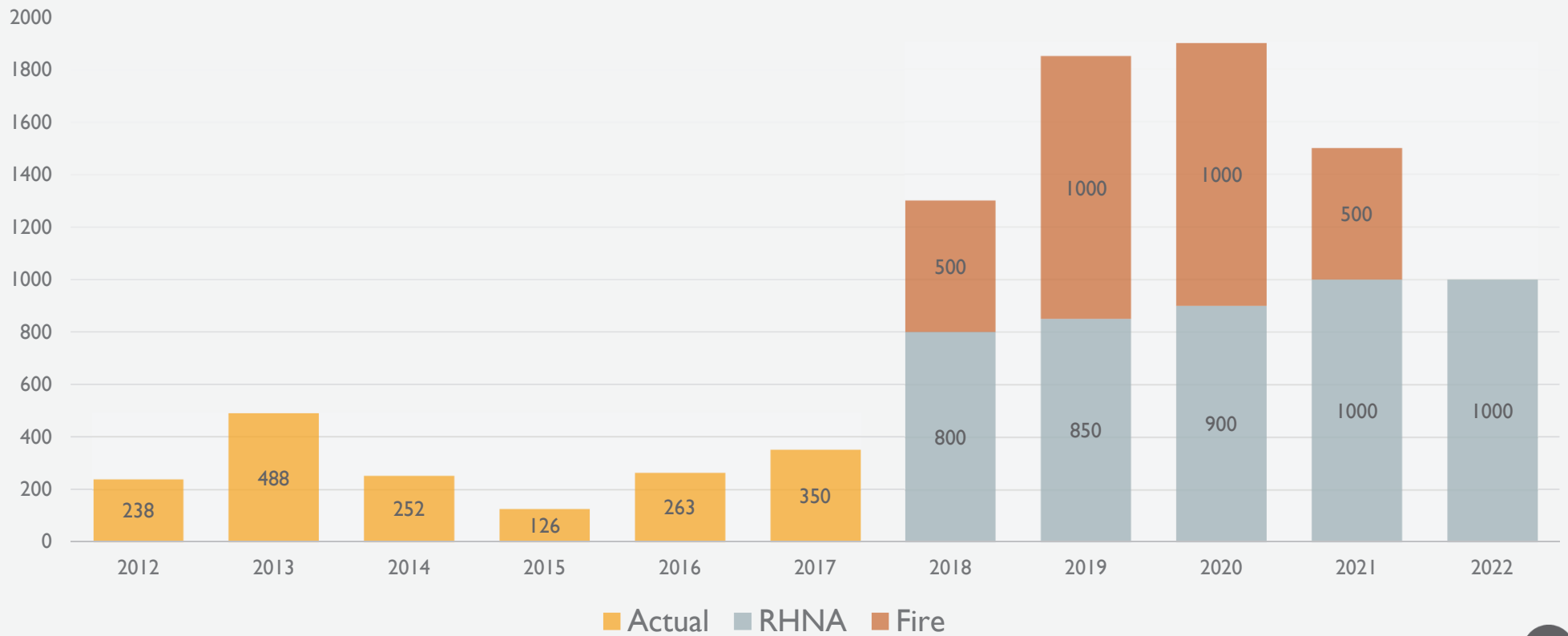
COUNTY OF SONOMA  
DECEMBER 4, 2018



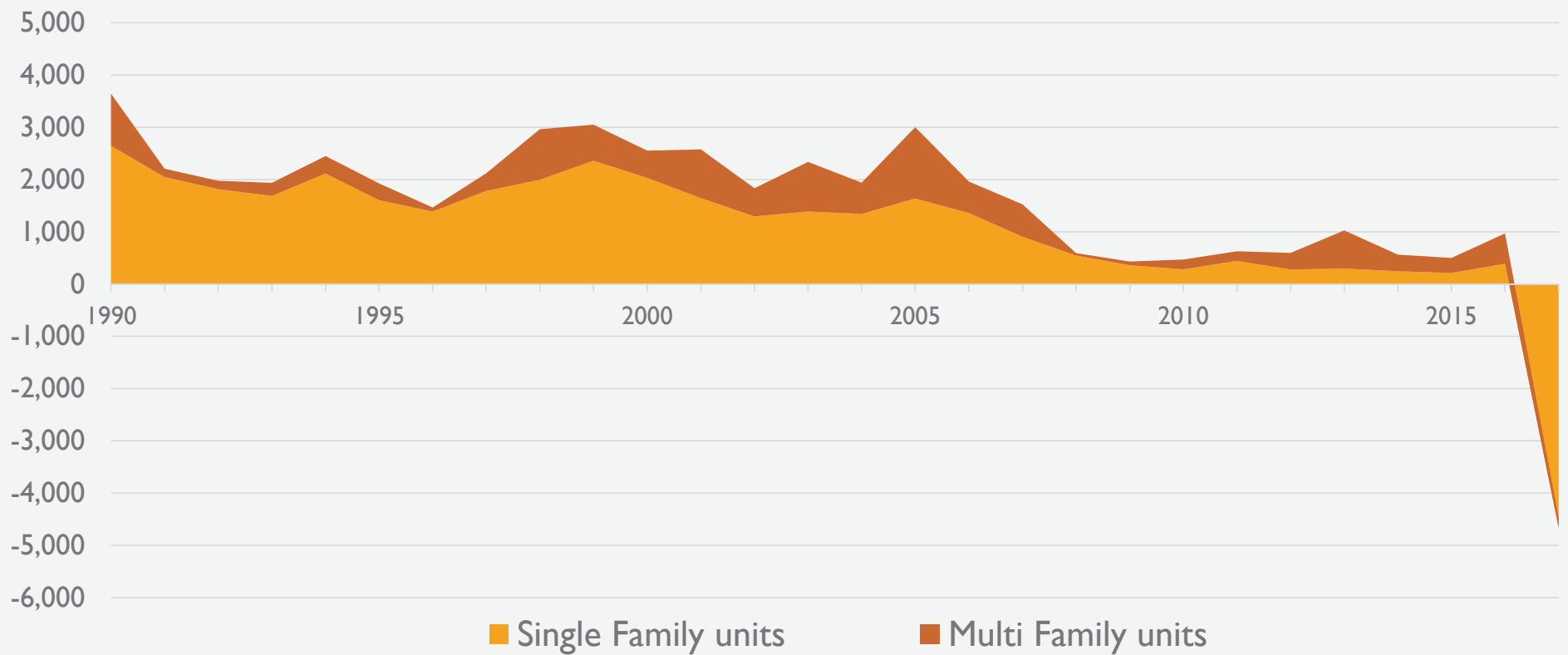
County Administrator's Office  
and  
Community Development Commission



# HOUSING NEED



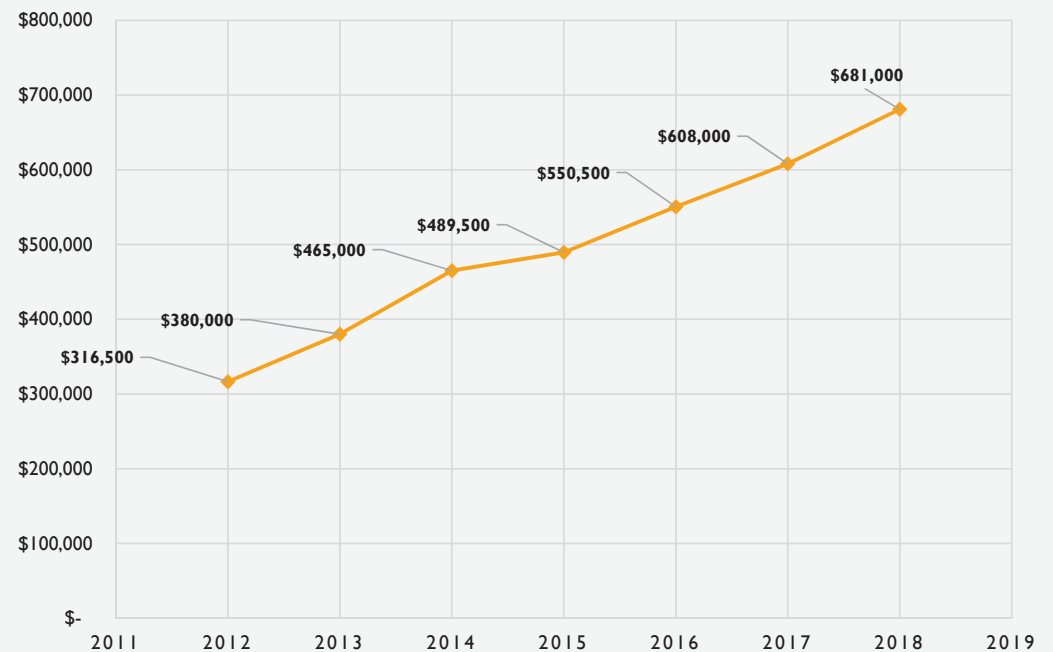
# SONOMA HOUSING GROWTH



# 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

**SONOMA COUNTY  
MEDIAN HOME SALE PRICES**





## 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** environmental review and provides confidence in good projects
- Puts equity, affordability and climate solutions in the center of local **economic strategy**

## JOINT POWERS AUTHORITY - PURPOSE -

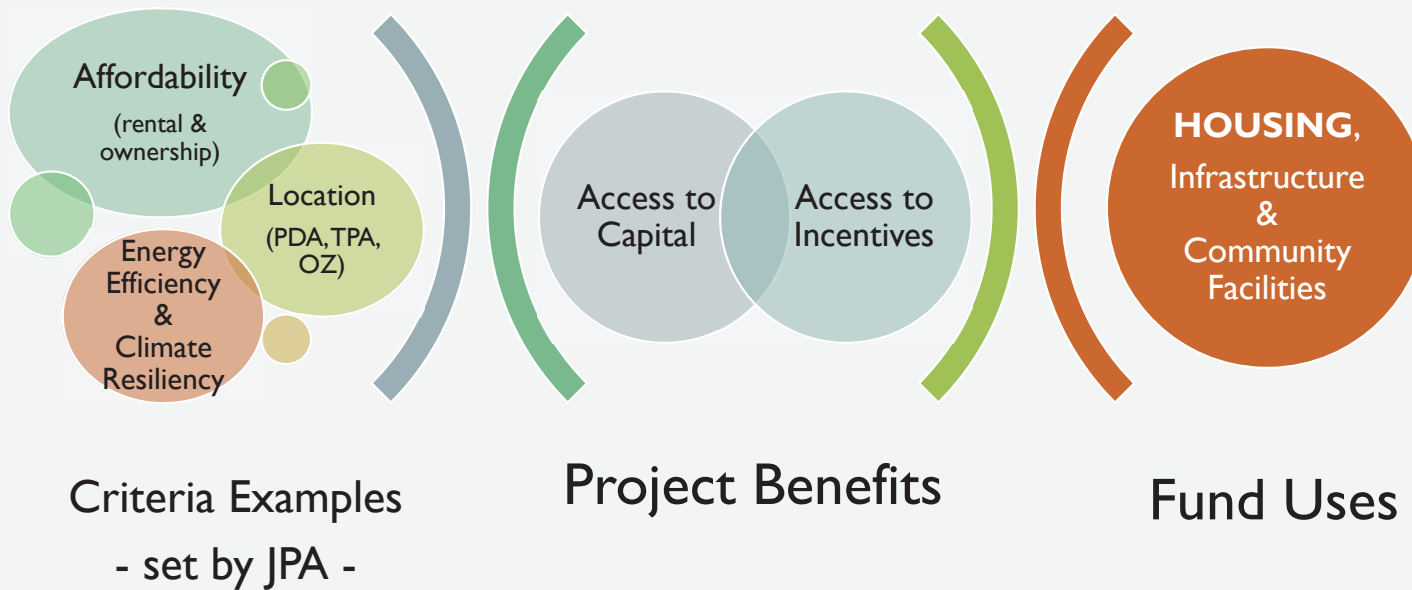
- **Focus** housing development in specific geographies
- **Define** project criteria for which incentives and streamlined permitting processes are appropriate
- **Pursue** new models for public-private partnerships
- **Expand**, pool, and leverage public and private financing in new ways
- **Explore** 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

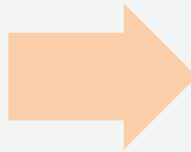


## JOINT POWERS AUTHORITY - GOVERNING BOARD -

0-2 Years:

### FOUNDING MEMBERS

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



2 + Years:

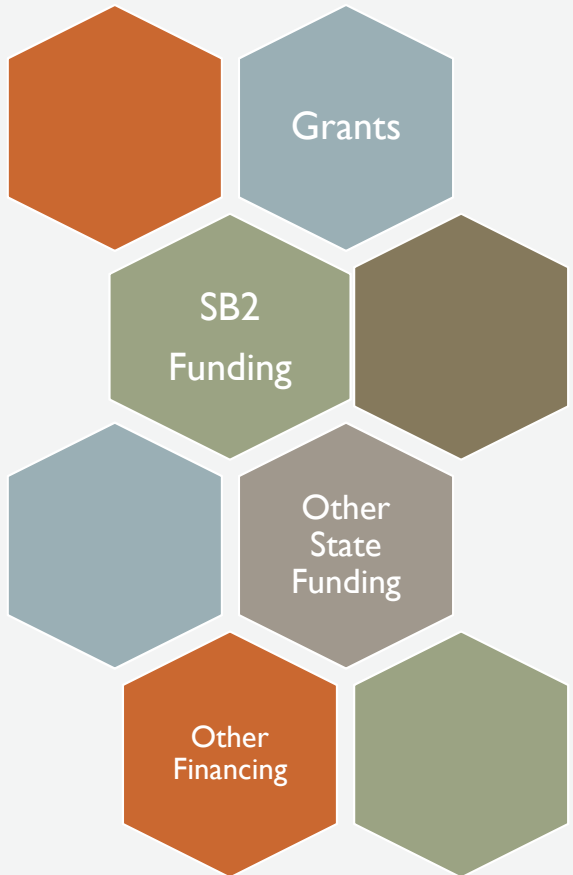
### NEW MEMBERS

- Other cities may join with 1 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** 1 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 County Counsel & CDC

# FINANCING



## RECOMMENDATION

Authorize the Chair of the Board of Supervisors to sign a Joint Powers Agreement forming the Renewal Enterprise District;

Authorize the execution of contracts between the Renewal Enterprise District, the Community Development Commission, and the Office of County Counsel.