

What Is the West County EIFD?

The **West Sonoma County Enhanced Infrastructure Financing District (EIFD)** is a public financing tool that uses future **property tax increment**—the growth in tax revenue from rising property values—to fund community-benefit infrastructure **without increasing taxes**.

It is governed by the **Public Financing Authority (PFA)**, which includes three County Supervisors and two public members.

Funding Source

- The EIFD captures 25% of the tax increment growth generated within the district boundary.
- Revenue projections and fiscal models are detailed in the draft Infrastructure Financing Plan (IFP).
- **Because tax-increment revenue grows gradually over time, the EIFD will not have funding available for projects for several years after adoption of the IFP.**

What Types of Projects Can Be Funded?

The following project types will be eligible for EIFD funding, as described in the draft Infrastructure Financing Plan (IFP). The IFP outlines general funding categories only and does not identify or approve specific projects. **Project-level evaluation and approval will occur after the IFP is adopted and only once tax increment revenue has accrued.**

Projects must provide broad community or regional benefits. Eligible categories include:

- Public safety infrastructure (e.g., sheriff substation)
- Emergency access and evacuation improvements
- Dock and coastal infrastructure at risk of sea level rise
- Community gathering spaces
- Roadway, sidewalk, and bike improvements
- Affordable and workforce housing (development or preservation for low-, very low-, and extremely low-income households)
- Recreation and community amenities

- Wastewater infrastructure (EIFD funding for wastewater projects is capped at 10% of total EIFD revenues and intended as local match for grants)
- Other public capital improvements of communitywide significance, such as:
 - Highways, bridges, parking, and transit facilities
 - Flood control, water, and wastewater facilities
 - Parks, libraries, childcare, and open space
 - Governmental and administrative facilities
 - Brownfield restoration and environmental mitigation
 - Broadband and telecommunications infrastructure
 - Projects that address climate adaptation (e.g., wildfire, drought, sea level rise)
 - Facilities for nonprofit health, youth, homeless, and social services

Final project selection, funding allocation, and prioritization will be determined by the PFA based on economic and fiscal impacts, regulatory requirements, project readiness, ability to leverage external funding, and overall community benefit.

How to provide feedback:

Community members, nonprofits, and local agencies can: **Submit public comment** at PFA meetings (agendas posted 72 hours in advance) or email Inez.Hernandez@sonomacounty.gov.

Upcoming PFA Meetings:

Wednesday, May 27, 6-7:30 pm	PFA Public Meeting to Introduce the IFP
Monday, July 13, 6-7:30 pm	PFA – Public Hearing #1
Wednesday, August 12, 6-7:30 pm	PFA – Public Hearing #2

<https://sonomacounty.gov/administrative-support-and-fiscal-services/county-executives-office/strategic-initiatives/west-sonoma-county-enhanced-infrastructure-financing-district>