

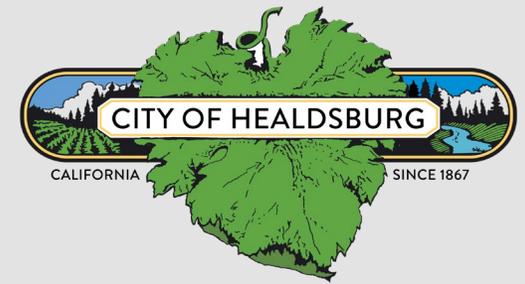
Healdsburg City Council Meeting

March 17, 2025



City Manager's Report

City Council, March 17, 2025



Public Comment on Non Agenda Items

Comentarios del
público sobre
puntos no
incluidos en la
agenda de la
reunión

03:00

Start Stop Reset mins:3 secs:0 type: None ▼

 Breaktime for PowerPoint by Flow Simulation Ltd.

Show Settings

TEFRA Public Hearing: Dry Creek Commons

City Council, March 17, 2025



Action Requested

Action Requested

Conduct a Tax Equity and Fiscal Responsibility Act (TEFRA) public hearing and adopt a resolution approving the issuance of up to \$35 million in tax-exempt bonds through the California Municipal Finance Authority to finance or refinance the Dry Creek Commons project.

TEFRA Hearing

- Burbank Housing Development Corporation (Burbank) is seeking the authority to issue and sell revenue bonds in the maximum amount of up to \$35,000,000 to finance or refinance the Dry Creek Commons Housing project.
- In order to issue these bonds as tax-exempt, Section 147(f) of the Internal Revenue Code of 1986, as amended, requires that an “applicable elected representative” of the jurisdiction which contains the site to be financed through the bonds, hold a public hearing on the issuance of the bonds.
- Adoption of this Resolution does not obligate the City to provide any financing or make contributions to the project. The bonds to be issued by the CFMA for the project will be the sole responsibility of the borrower (Burbank).

Considerations

- Approval of this item does not obligate the City to approve future actions related to the project’s Development Agreement or any pending items that still require Council approval.

Key Points

- Entered into an Exclusive Negotiation Agreement (ENA) with Burbank on April 19, 2021.
- Entered into a Disposition and Development Agreement (DDA) with Burbank on September 21, 2023.
- The Dry Creek Commons Project includes 58 units; 57 of which will be deed restricted as affordable.
- Units will serve households earning between 30% and 60% of the Area Median Income.
- Funding:
 1. Donated Land - \$2,730,000
 2. Sonoma County CDBG - \$1,079,394
 3. Sonoma County CDBG-DR - \$8,706,428 (Pending)
 4. Sonoma County HOME - \$612,751
 5. HCD SERNA - \$9,709,674
 6. City of Healdsburg - \$1,000,000



Action Requested

Action Requested

Conduct a Tax Equity and Fiscal Responsibility Act (TEFRA) public hearing and adopt a resolution approving the issuance of up to \$35 million in tax-exempt bonds through the California Municipal Finance Authority to finance or refinance the Saggio Hills project.

Questions



Public
Comment

Comentarios
del público

03:00

mins: secs: type:

 Breaktime for PowerPoint by Flow Simulation Ltd.

Show Settings



Draft Maps
March 17, 2025

Agenda

Things we will cover:

- Traditional Districting/Redistricting Principles
- Public Maps
- New Draft Maps
- Public Hearing Schedule
- Numbering and Sequencing
- What's Next

Required Districting Criteria

Traditional redistricting principles used throughout the country and written into state law

There are a number of criteria that are required under the FAIR MAPS Act (ranked):

- Relatively equal size - people, not citizens
- Contiguous – districts should not hop/jump
- Maintain “*communities of interest*”
- Easily identifiable and understandable lines, following natural, and man-made boundaries
- Keep districts compact – appearance/function

Submitted Testimony

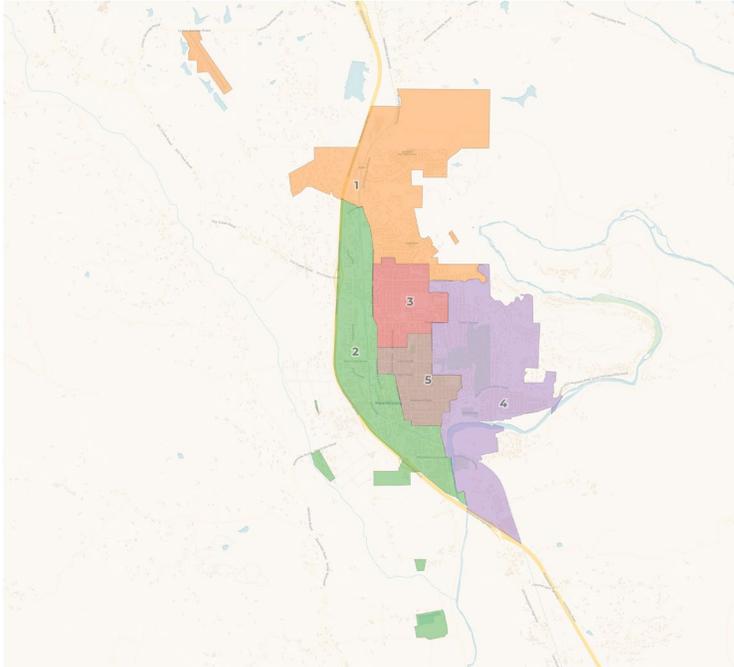
Publicly Submitted Maps

- 8 new District maps were submitted prior to the 7-day posting deadline
 - Four were 5-district maps
 - Two were 6-district maps
 - Two were 4-district maps
- All maps are up for discussion and can be uplifted as official draft maps at the discretion of the City Council

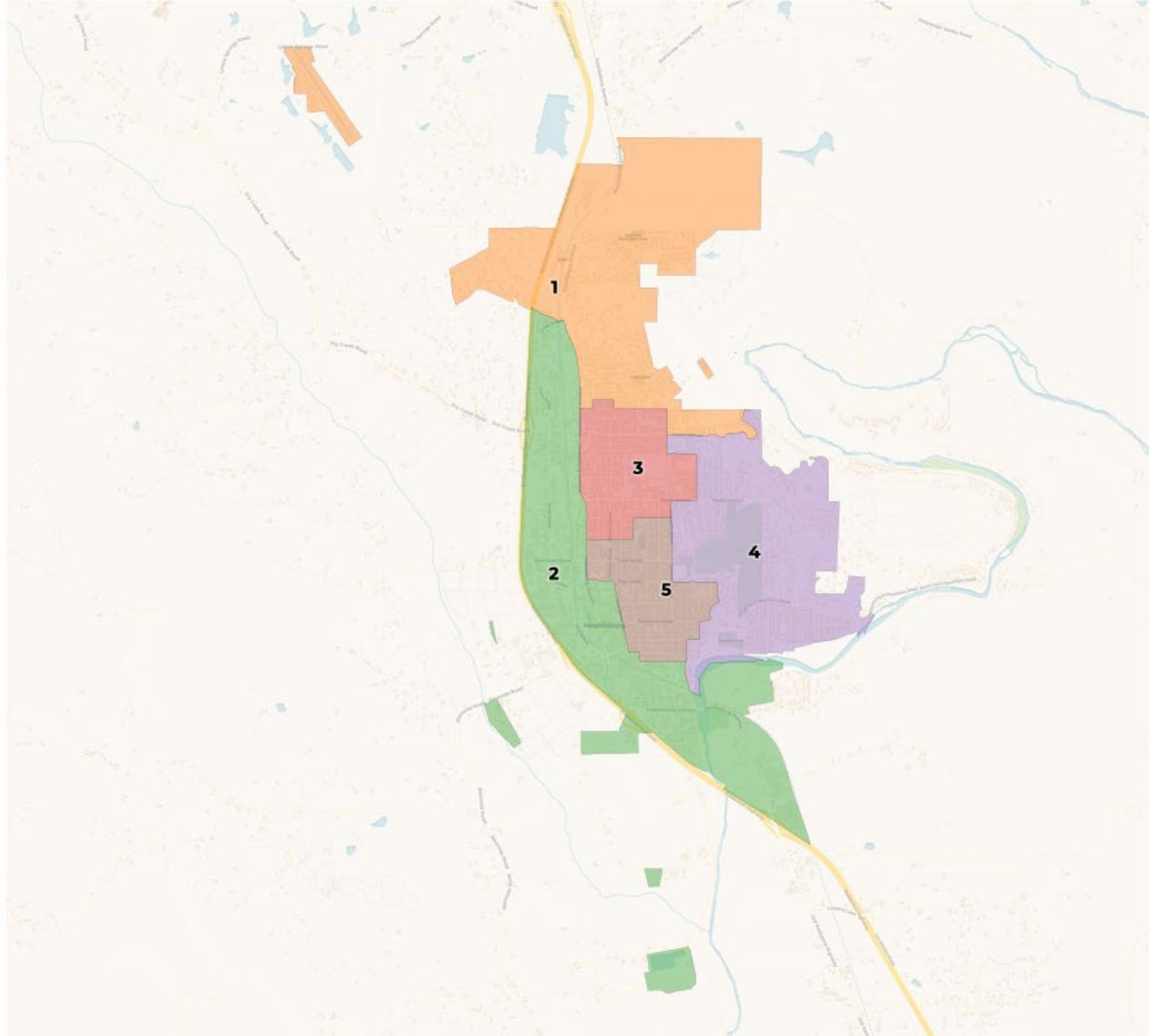
Draft Maps: Draft C2

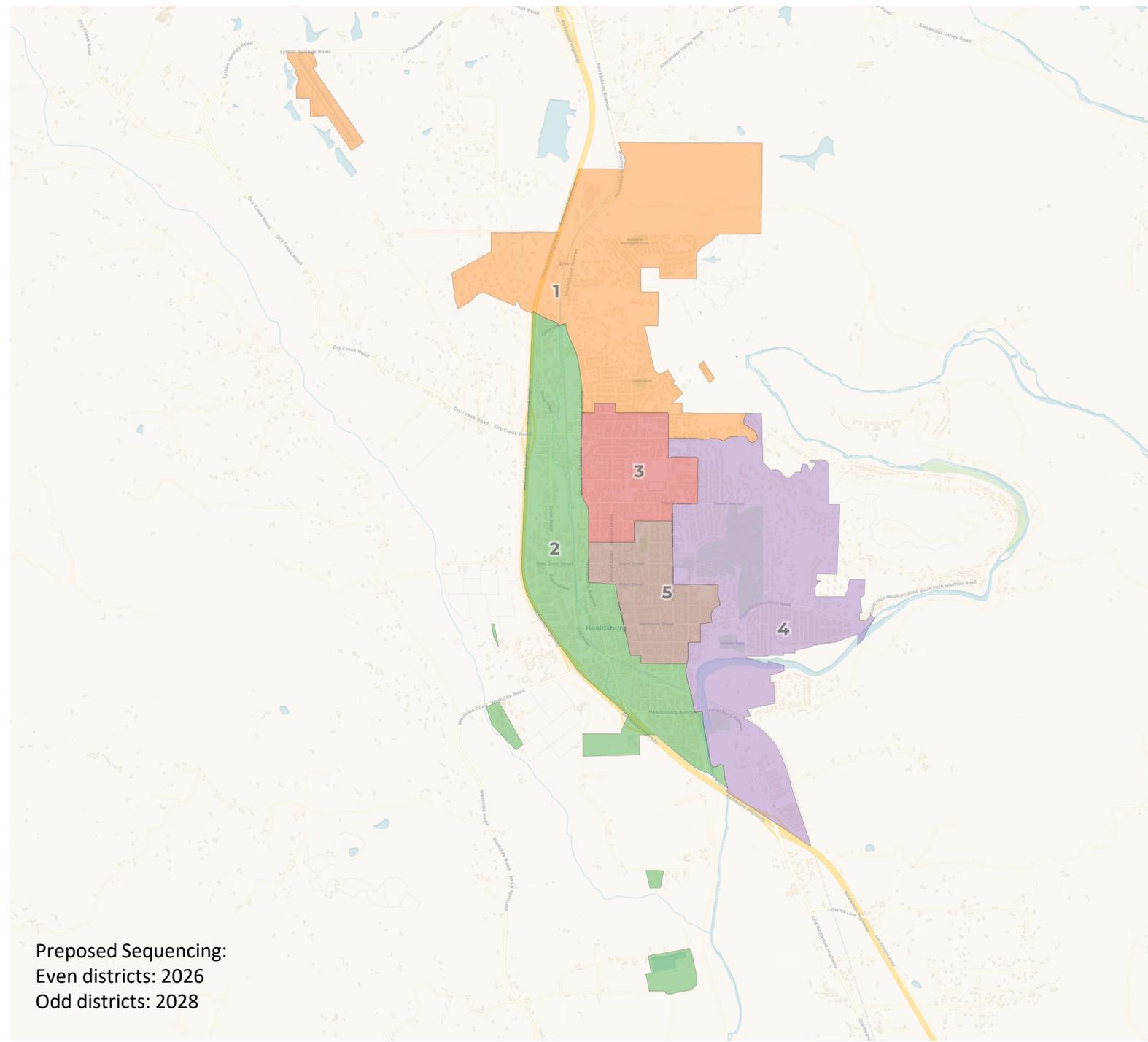
City of Healdsburg
Draft C2

 REDISTRICTING
PARTNERS



- Total Population Deviation: 8%
- Creates a compact north district
- Creates a western district that follows similar trends in public maps
- Creates two central districts, instead of one
- Creates an eastern district





Proposed Sequencing:
Even districts: 2026
Odd districts: 2028

2020 Census

	1	2	3	4	5
Population	2,349	2,167	2,198	2,349	2,297
Deviation	77	-105	-74	77	25
Deviation %	3.4%	-4.6%	-3.3%	3.4%	1.1%
Other	1,675	877	1,174	1,956	1,527
Other %	71.3%	40.5%	53.4%	83.3%	66.5%
Latino	616	1,257	1,001	354	706
Latino %	26.2%	58.0%	45.5%	15.1%	30.7%
Asian	44	25	20	34	41
Asian %	1.9%	1.2%	0.9%	1.4%	1.8%
Black	14	8	3	5	23
Black %	0.6%	0.4%	0.1%	0.2%	1.0%

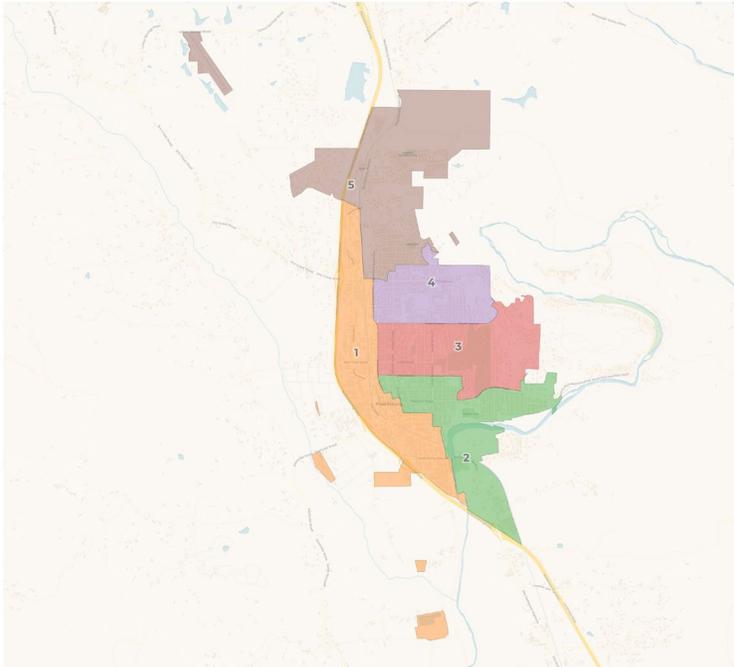
Citizen Voting Age Population (CVAP)

	1	2	3	4	5
Total CVAP	1,519	1,553	1,363	2,277	2,046
Other CVAP	1,227	1,040	1,028	2,089	1,518
Other CVAP %	80.8%	67.0%	75.4%	91.7%	74.2%
Latino CVAP	228	484	330	168	457
Latino CVAP %	15.0%	31.2%	24.2%	7.4%	22.3%
Asian CVAP	64	29	5	19	70
Asian CVAP %	4.2%	1.9%	0.4%	0.8%	3.4%
Black CVAP	0	0	0	1	1
Black CVAP %	0.0%	0.0%	0.0%	0.0%	0.0%

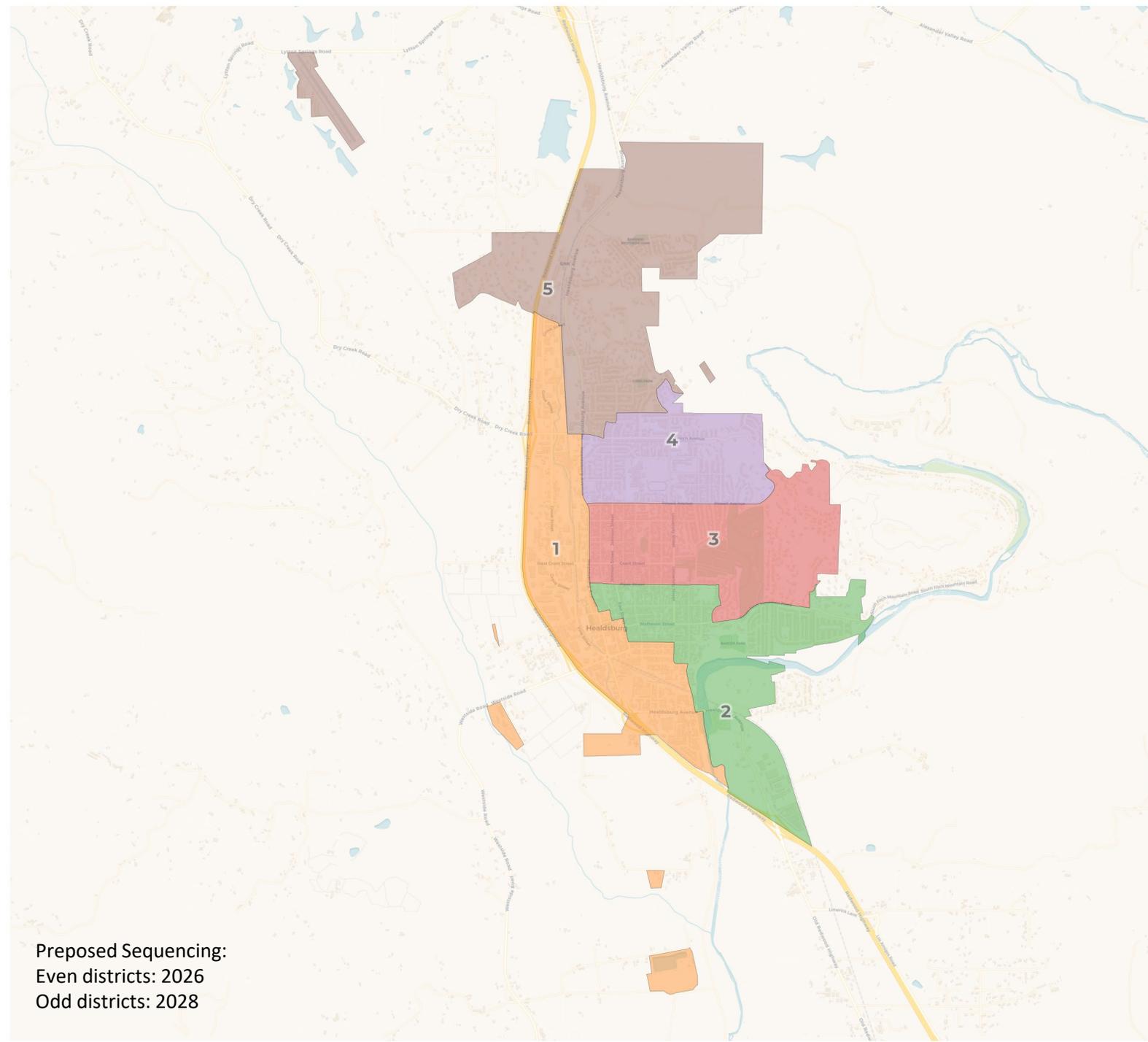
Draft Maps: Draft D

City of Healdsburg
Draft D

 REDISTRICTING
PARTNERS



- Total Population Deviation: 6.3%
- Requested by the City Council at the February 18th meeting



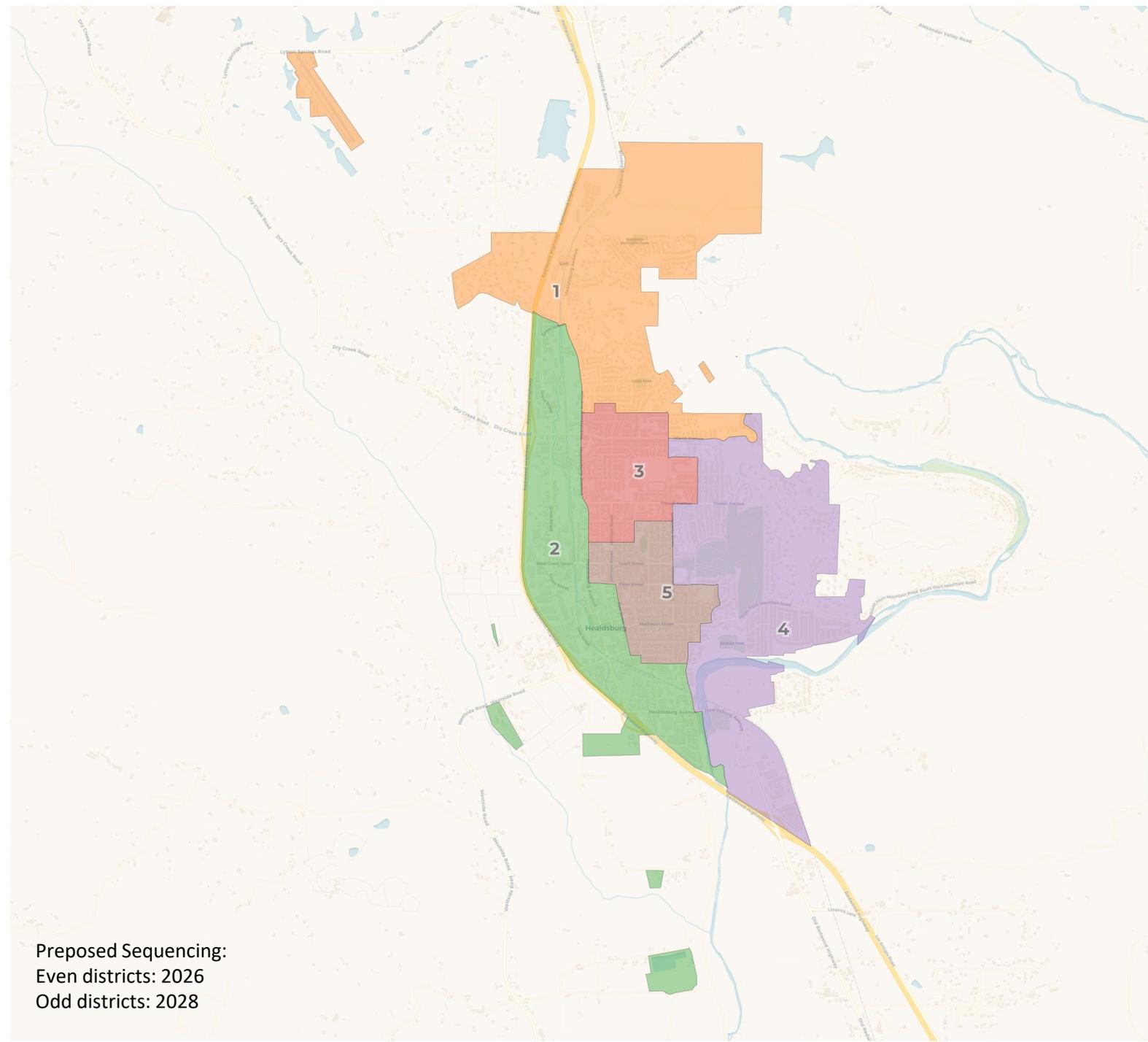
Proposed Sequencing:
Even districts: 2026
Odd districts: 2028

2020 Census

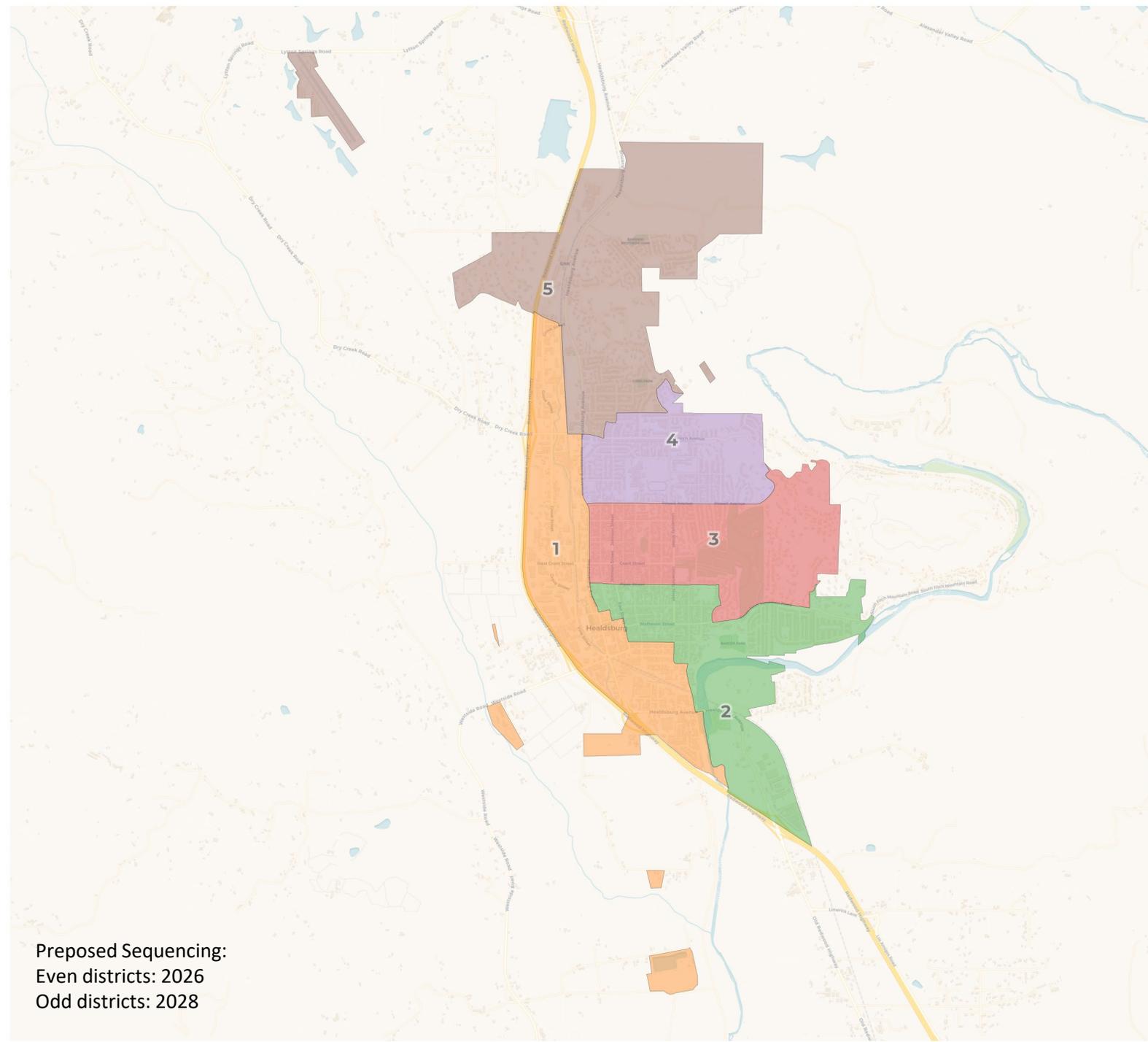
	1	2	3	4	5
Population	2,342	2,200	2,340	2,263	2,215
Deviation	70	-72	68	-9	-57
Deviation %	3.1%	-3.2%	3.0%	-0.4%	-2.5%
Other	980	1,616	1,682	1,437	1,494
Other %	41.8%	73.5%	71.9%	63.5%	67.4%
Latino	1,319	542	611	797	665
Latino %	56.3%	24.6%	26.1%	35.2%	30.0%
Asian	32	27	38	24	43
Asian %	1.4%	1.2%	1.6%	1.1%	1.9%
Black	11	15	9	5	13
Black %	0.5%	0.7%	0.4%	0.2%	0.6%

Citizen Voting Age Population (CVAP)

	1	2	3	4	5
Total CVAP	1,727	2,174	1,857	1,655	1,345
Other CVAP	1,162	1,774	1,553	1,379	1,034
Other CVAP %	67.3%	81.6%	83.6%	83.3%	76.9%
Latino CVAP	511	350	296	262	248
Latino CVAP %	29.6%	16.1%	15.9%	15.8%	18.4%
Asian CVAP	54	49	7	14	63
Asian CVAP %	3.1%	2.3%	0.4%	0.8%	4.7%
Black CVAP	0	1	1	0	0
Black CVAP %	0.0%	0.0%	0.1%	0.0%	0.0%



Proposed Sequencing:
Even districts: 2026
Odd districts: 2028



Proposed Sequencing:
Even districts: 2026
Odd districts: 2028

City of Healdsburg

First three meetings devoted to community of interest
information gathering and education on districting process

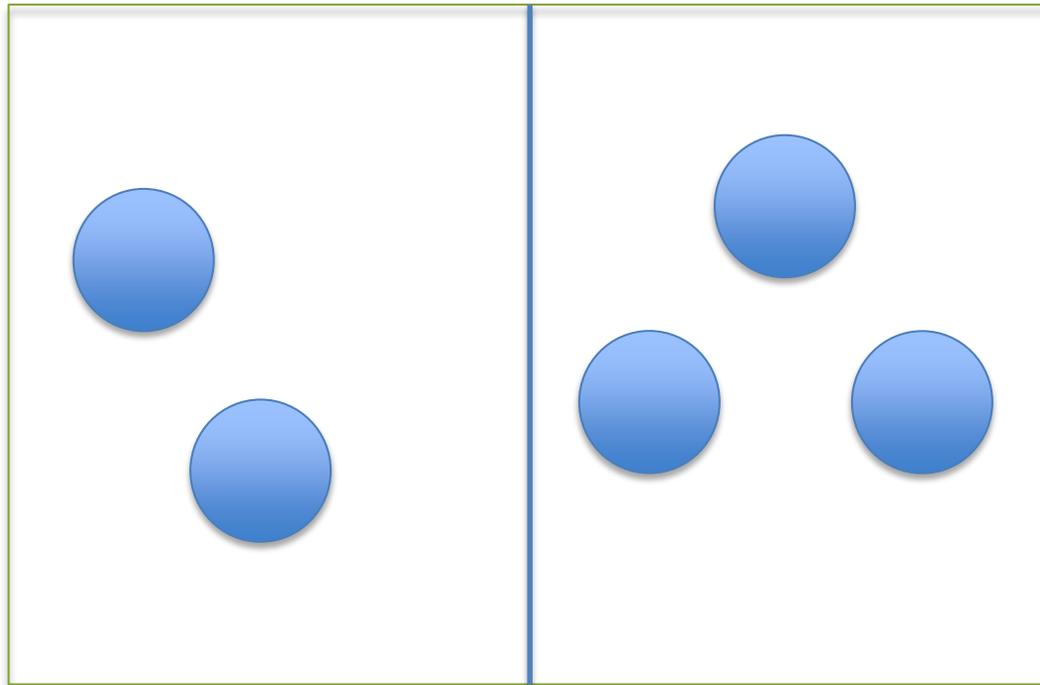
Proposed Schedule:

December 16, 2024	Public Hearing #1 (Pre-map)
January 6, 2025	Public Hearing #2 (Pre-map)
January 16, 2025	Public Outreach Meeting
February 18, 2025	Public Hearing #3 (Post-map)
March 17, 2025	Public Hearing #4 (Post-map)
April 7, 2025	Public Hearing #5: final vote

Numbering and Sequencing

2026

2028



Currently (at-large):

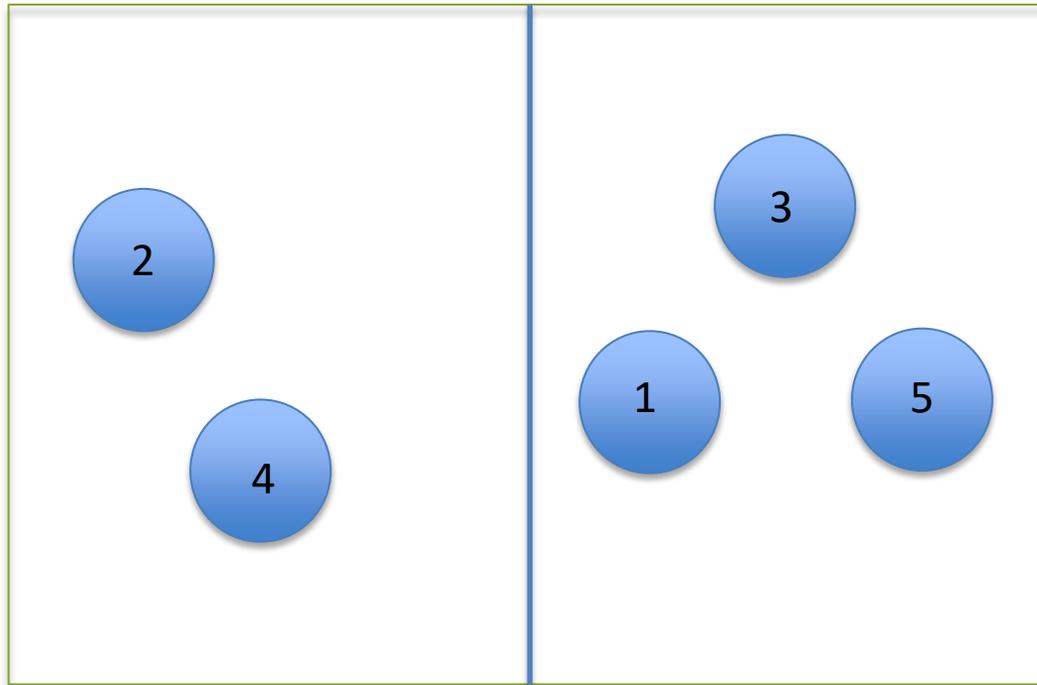
- Staggered elections
 - 2 districts up in 2026
 - 3 districts up in 2028

Sequencing determines when each council district is up for election, and then residents will vote in those districts every four years thereafter.

Numbering and Sequencing

2026

2028



You will be voting on a final map and numbering at the next meeting.

Districted Elections:

- Even-numbered districts in 2026
- Odd-numbered districts in 2028

City Council can renumber the final map and base sequencing on numerous factors:

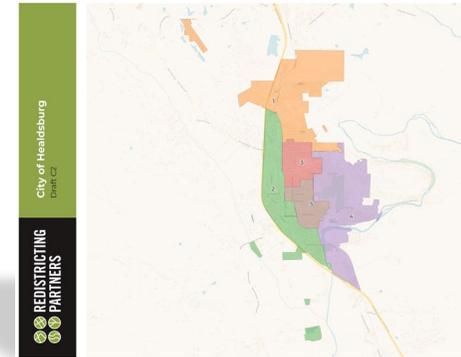
- Public input
- Natural election cycles
- Areas historically underrepresented on the council

What's Next

The City Council can make use of these mapping options in a number of ways.

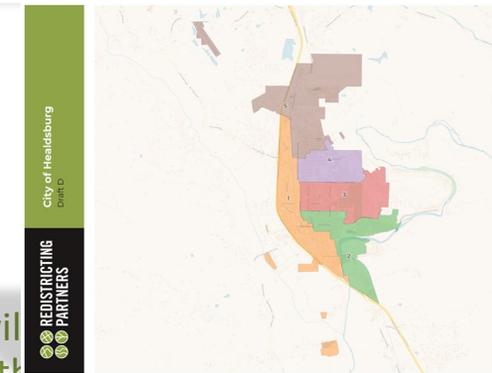
Identify preferred plan(s)

- Continue to build on any maps discussed tonight or from the public submissions



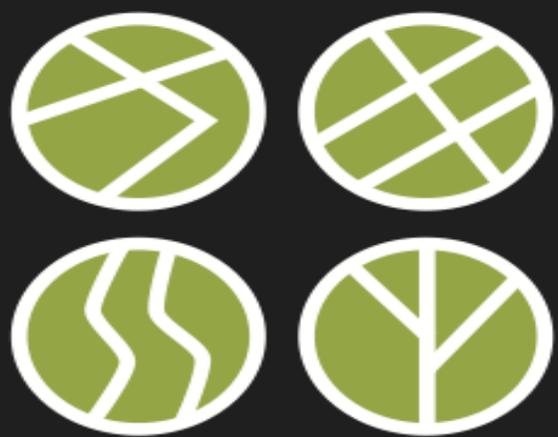
Suggest possible changes

- Adjustments can be made to any of these draft plans or public maps. This is the last opportunity to request changes prior to the final vote.



Provide direction for new maps

- Demographers will prepare maps with your directions for the final meeting.



**REDISTRICTING
PARTNERS**

Public
Comment

Comentarios
del público

03:00

Start Stop Reset mins:3 secs:0 type: None ▾

 Breaktime for PowerPoint by Flow Simulation Ltd.

Show Settings