



STAFF REPORT
6/10/2026

TO: Honorable Mayor and City Council Members

FROM: Kendra Reif, Community Development Director

SUBJECT: Adopt Resolution No. 2026-28 authorizing the establishment of an annual special tax for City of Coachella Community Facilities District No. 2005-01 (Law Enforcement, Fire and Paramedic Services) and annexation areas thereto for Fiscal Year 2026/2027.

STAFF RECOMMENDATION:

Staff recommends that the City Council adopt Resolution No. 2026-28 authorizing the establishment of an annual special tax for City of Coachella Community Facilities District No. 2005-01 (Law Enforcement, Fire and Paramedic Services) and annexation areas thereto for Fiscal Year 2026/2027.

EXECUTIVE SUMMARY:

Resolution No. 2026-28 declares the intent to establish an updated levy of the special taxes in the Community Facilities District (CFD) 2005-1 and the Annexation Areas in the current tax year at the new rate reflecting the annual Consumer Price Index adjustment for the special taxes. This is an annual City Council action item, which triggers the certified list of all parcels in the CFD 2005-1 and the Annexation Areas subject to the levy with updated amounts to be levied on each parcel. These will be compiled by the City's consultant and the levy for the current tax year will be sent to the County Auditor-Controller in order for the City to collect the assessments for the 2026/2027 fiscal year.

Through adoption of Resolution No. 2026-28, the City Manager is authorized to determine the specific rates and amounts of the special tax to be collected from taxable parcels within the CFD 2005-1 and the Annexation areas for Fiscal Year 2026/2027. Additionally, the City Manager is authorized to prepare the Fiscal Year 2026/2027 Certified List and to submit such list to the County Auditor on or before August 10, 2026.

BACKGROUND:

The City Council initiated proceedings, held a public hearing, conducted an election and received a favorable vote from the qualified electors to authorize the levy of special taxes in City of Coachella Community Facilities District No. 2005-1 (Law Enforcement, Fire and Paramedic Services), Annexation Area Nos. 1, 2, 3, 4, 5, 6, 7, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21,

28, 29, 31, 32, 33, 34, 35, and 36 of the 2005-1 CFD, all as authorized pursuant to the terms and provisions of the “Mello-Roos Community Facilities Act of 1982.”

Commencing with Fiscal Year 2005/2006 and for each following Fiscal Year, the City Council has levied the Special Tax at the Maximum Special Tax on all Developed Single Family Residential Property and Developed Multi-Family Residential Property for which a building permit for the construction of residential units are issued prior to June 30 of the prior fiscal year.

DISCUSSION/ANALYSIS:

A review of new building permits issued by the City’s Building Division for the current Fiscal Year 2025/2026 reveals that there were forty (40) new qualifying “single-family residential dwellings units,” and one-hundred and fifty-two (152) multi-family permits issued within the Community Facility District 2005-01 boundaries or annexation areas, compared to ninety-three (93) for Fiscal Year 2024/2025. The City issued single-family permits for homes within the Pyramid Ranch community (Tract 38557) developed by Pulte Homes and multi-family permits for the Villa Verde apartments.

Accordingly, there will be 192 new properties added to the Fiscal Year 2026/2027 assessment. Additionally, the Consumer Price Index adjustment will increase the annual assessment by 3.28% based on the U.S. Department of Labor Statistics for Riverside-San Bernardino-Ontario, California. Therefore, the new annual assessment will increase from \$1,556.16 to \$1,607.22. This equates to a change in total anticipated levy from \$3,318,373.82 to \$3,722,596.34 or an increase of \$404,222.52. The final special tax roll for the new assessments will be sent to the County Assessor prior to August 10, 2026.

ALTERNATIVES:

1. Approve Resolution No. 2026-28 as requested.
2. Take no action.
3. Continue this item and provide staff with direction.

RECOMMENDED ALTERNATIVE(S):

Staff recommends alternative #1.

Attachments:

- Attachment 1: Resolution No. 2026-28
- Attachment 2: New Dwelling Unit Permits 2025/2026
- Attachment 3: Map of 2026/27 CFD Assessed Tracts