



STAFF REPORT
2/10/2021

TO: Honorable Mayor and City Council Members

FROM: Luis Lopez, Development Services Director

SUBJECT: Community Facilities District (CFD 2005-01) – Annexation No. 32 CV Apartments by Community Housing Opportunities Corporation (CHOC) located at 84-900 Bagdad Avenue.

SPECIFICS:

- a) Resolution No. 2020-75 Determining the Validity of Prior Proceedings relating to Annexation of Property (Annexation No. 32) in the City of Coachella CFD No. 2005-01 (Law Enforcement, Fire and Paramedic Services).
- b) Resolution No. 2020-76 on Behalf of CFD No. 2005-01 Calling a Special Election within Annexation Area No. 32 (Parcel Map 37833).
- c) Resolution No. 2020-77 Canvassing The Results of The Election Held Within CFD No. 2005-01 (Area No. 32)
- d) Ordinance No.1170 on Behalf of CFD No. 2005-01 Authorizing the Levy of a Special Tax within Annexation Area No. 32 Annexed to Said District (*1st Reading*)

STAFF RECOMMENDATION:

Staff recommends that the City Council continue this item indefinitely.

UPDATE:

This item is a continued public hearing, regarding the CHOC Housing Project located at 84-900 Bagdad Avenue, and was intended to be an annexation of the project site into the City's Public Safety Community Facilities District (CFD 2005-01). As previously noted, the City staff and City Attorney have been working on finalizing a CFD Deferral – Affordable Housing Loan Agreement that will finance the CFD assessments for the project over the next 55 years.

New information has surfaced regarding the property in question that will require a new notice. This is essentially because there are current residents on the property that may be registered voters requiring a majority vote of those voters (in addition to the landowner) to proceed with annexation. In addition, due to the terms of the Affordable Housing Loan, the City needs to adopt an improvement area within the CFD with a modified rate and term to allow for prepayments. This will require a new resolution of intention to be adopted and a new public hearing date set for the

final actions. Therefore, this item is being taken off calendar.

The owners agree that this item should be continued indefinitely and a new public hearing notice should be published for this item.