

**RESOLUTION NO. 2026-21**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COACHELLA, CALIFORNIA APPROVING A COMMITMENT TO ENTER INTO A CONDITIONAL LOAN AGREEMENT TO PREPAY LAW ENFORCEMENT, FIRE AND PARAMEDIC SERVICES SPECIAL ASSESSMENTS (CFD 2005-1) FOR THE PLACITAS DOLORES HUERTA PHASE II APARTMENTS AFFORDABLE HOUSING PROJECT**

**WHEREAS**, Community Housing Opportunities Corporation ("Developer") has obtained site control for a proposed low income housing project with the intention of constructing a 54-unit affordable multi-family development with community space, accessible playgrounds, on-site supportive services, case management tailored to residents, and other related improvements known as the Placita Dolores Huerta Phase II Apartments (the "Project") with expected entitlement in the name of a new entity to be formed conducive to the type of project contemplated ("to be formed entity"). The project includes properties with APN 768-210-041 and 768-210-043; and

**WHEREAS**, the City Council of the City of Coachella, by Resolution No. 2005-93, authorized the creation of the City of Coachella Community Facilities District 2005-1 (the "CFD") and, by Resolution No. 2005-94, authorized the levy of a special tax for properties within the CFD (the "Special Assessment"), pursuant to the Mello-Roos Community Facilities Act of 1982, as amended; and

**WHEREAS**, the property will be annexed into the CFD as a condition of approval and will be subject to the Special Assessment; and

**WHEREAS**, the Developer has requested that it be permitted to prepay fifty-five (55) years of the Special Assessments for the Property; and

**WHEREAS**, the City has agreed to make a loan to the Developer in order to prepay the Special Assessments, and the City and the Developer wish to enter into a loan and prepayment agreement to provide for the terms and conditions upon which the Special Assessments will be prepaid; and

**WHEREAS**, the Developer needs the City Council to provide a conditional loan commitment ("Commitment") to enter into these agreements to apply for project financing.

**NOW THEREFORE, THE CITY COUNCIL OF THE CITY OF COACHELLA HEREBY RESOLVES AS FOLLOWS:**

**SECTION 1** – City Council authorizes the City Manager to enter into a conditional loan commitment with the developer consistent with Exhibit A (Conditional Loan Commitment Letter) with minor modifications as to exact wording and final loan amount (if less than the not to exceed amount) for needed updates and to conform and clarify the letter as needed to facilitate the proper wording of the letter subject to review by the City Attorney.

**SECTION 2** - The City Manager is authorized to enter into a prepayment and loan agreement (including a note and deed of trust) consistent with the terms of the conditional loan commitment provided the terms are met by the developer. Agreement wording will be prepared and approved by the City Manager and City Attorney; however, agreement terms will be consistent in all respects with the terms outlined in the conditional loan commitment letter.

**PASSED, APPROVED, and ADOPTED**, this 25<sup>th</sup> day of March, 2026.

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Steven A. Hernandez  
Mayor

**ATTEST:**

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Angela M. Zepeda  
City Clerk

**APPROVED AS TO FORM:**

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City Attorney  
BB&K Law

STATE OF CALIFORNIA )  
COUNTY OF RIVERSIDE ) ss.  
CITY OF COACHELLA )

**I HEREBY CERTIFY** that the foregoing Resolution No. 2026-21 was duly adopted by the City Council of the City of Coachella at a regular meeting thereof, held on the 25<sup>th</sup> day of March, 2026 by the following vote of Council:

AYES:

NOES:

ABSENT:

ABSTAIN:

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Delia Granados  
Deputy City Clerk