



STAFF REPORT
7/22/2020

TO: Honorable Mayor and City Council Members

FROM: Luis Lopez, Development Services Director

SUBJECT: Ordinance No. 1164 of the City Council acting as the legislative body of the City of Coachella Community Facilities District No. 2005-01 (Law Enforcement, Fire and Paramedic Services) authorizing the levy of a special tax within Annexation Area No. 31 annexed to said District. (*Second Reading*)

STAFF RECOMMENDATION:

Staff recommends that the City Council approve the attached Ordinance 1164 to a second reading.

BACKGROUND:

On June 24, 2020 the City Council took resolution actions authorizing the annexation of a 2.61 acre vacant site (A.P.N. 778-080-009) into the City-wide Community Facilities District (CFD #2005-01) and conducted a special election adding the subject property into the CFD district and allowing the collection of the CFD assessment. This property will be the site of the “Pueblo Viejo Villas” development, which is currently in final plan check with the Building Division. The project includes 105 dwelling units with a community room, 3,000 square feet of commercial tenant suites, and street improvements to 6th Street and a new public “loop” street on the north side of the property. Ordinance 1164 allows the City to levy the tax and start collecting the annual assessment for every new dwelling unit that is constructed. The first reading of the Ordinance was approved on June 24, 2020.

FISCAL IMPACT:

This ordinance will finalize the actions necessary to annex the Pueblo Viejo Villas apartments site (Annexation No. 31) into the City-wide CFD which would collect an annual assessment that pays for City law enforcement, fire and paramedic services. The current rate and apportionment method would collect \$1,068 for every dwelling unit that is constructed within the developed multifamily residential project. However, the developer is currently negotiating a CFD deferral agreement that would finance the future CFD assessments over the life of the project’s affordable housing covenants, and if the City Council authorizes the agreement, the CFD funds will not be collected through assessments but rather paid periodically based on the terms of the agreement.

Attachment: Ordinance 1164 (2nd Reading)