



Date: May 21, 2025

Board Memo Author and title: Josh White, Facilities Program Manager, County of Nevada

Title: **Resolution of Intention to Establish Truckee Library CFD**

Recommended Action: The Board adopt Resolution 2025-02 approving the Intention to Establish Community Facilities District No. 1 (Truckee Library) of the Truckee Library Joint Powers Authority ("TLJPA")

Background:

As outlined by the requirements in the Mello-Roos Act for the formation of a Community Facilities District (CFD), following the completion of the Initiation of Formation, the Governing Board will adopt two resolutions (collectively, the "Resolutions of Intention"):

- (i) the Resolution of Intention to Form the CFD (Exhibit A); and
- (ii) the Resolution of Intention to Incur Bonded Indebtedness within the CFD

After JPA Board discussion during its April 23, 2025, meeting the board asked for clarification on the qualification criteria for the low-income exemption within the Resolution to Establish the CFD.

As outlined in Attachment C of Exhibit A, the qualification criteria for low-income exemptions is:

"Low-Income Exemption Unit" means, in any Fiscal Year, a single-family residential unit within the CFD, the owner(s) of which meet all of the following criteria:

- (1) The owner(s) is the owner of record of the Parcel according to the most recent secured County tax roll or a subsequently recorded deed of trust on the Parcel.
- (2) The owner(s) resides in the residential unit located on the Parcel for which he/she is a record owner, which shall be verified by the TLJPA after a review of a driver's license or other state or federal government-issued identification card, utility bills, or other similar documentation.
- (3) The combined family income from all sources in the calendar year prior to the calendar year in which the Low-Income Exemption Application is being considered was 80% or less of the median family income, as defined by the United States Department of Housing and Urban Development, for the County in which the Parcel is located.
- (4) By May 1 of the prior Fiscal Year, a Low-Income Exemption Application was submitted to the TLJPA and such application was approved by the TLJPA by June 30 of the prior Fiscal Year.



Staff is recommending the JPA Board vote to approve Resolution 2025-02 approving the Intention to Establish Community Facilities District No. 1 (Truckee Library) of the Truckee Library Joint Powers Authority.

Attachments:

Exhibit A. Resolution 2025-02 Approving the Intention to Establish Community Facilities District No. 1 (Truckee Library) of the Truckee Library Joint Powers Authority