



City Hall Council Chamber  
1515 Sixth Street, Coachella, California  
(760) 398-3502 ♦ [www.coachella.org](http://www.coachella.org)

# AGENDA

## CITY COUNCIL SPECIAL MEETING OF THE CITY OF COACHELLA

THE COUNCIL SITTING AS THE COACHELLA SANITARY DISTRICT,  
COACHELLA FIRE PROTECTION DISTRICT, COACHELLA FINANCING AUTHORITY,  
COACHELLA EDUCATIONAL AND GOVERNMENTAL ACCESS CABLE CHANNEL CORPORATION,  
COACHELLA WATER AUTHORITY, SUCCESSOR AGENCY TO THE COACHELLA REDEVELOPMENT AGENCY  
AND COACHELLA PARKS AND RECREATION FOUNDATION

**March 25, 2026**  
6:00 PM-Special Meeting

|                                                                                                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
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| <b>In-Person Meeting Location:</b><br><br>Coachella City Hall<br>Council Chamber<br>1515 Sixth Street<br>Coachella, CA | <b>If you would like to attend the meeting via Zoom, here is the link:</b><br><br><a href="https://us02web.zoom.us/j/88457271898?pwd=REdzU1NoQmpVSFhWTDVaZ0VCekYxdz09">https://us02web.zoom.us/j/88457271898?pwd=REdzU1NoQmpVSFhWTDVaZ0VCekYxdz09</a><br>Or One tap mobile : 16699006833,,88457271898#,,, *606140#<br>Or Telephone:<br>US: +1 669 900 6833<br><b>Webinar ID: 884 5727 1898</b><br><b>Passcode: 606140</b><br><br><b>Spanish:</b> El idioma español está disponible en Zoom seleccionado la opción en la parte de abajo de la pantalla |
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- Public comments may be received **either in person, via email, or via Zoom.**
  - **In Person:**

Anyone wishing to speak in person during the public comment period or on a particular item is required to fill out a Request to Speak Form. In order to be recognized, a Request to Speak Form must be turned in to the City Clerk prior to the start of the public comment period or before the agenda item is taken up by Council on which you wish to provide a comment.
  - **In Real Time via Zoom:**

If participating in real time via Zoom, during the public comment period, participants must be visible on camera and use the “**raise hand**” function on Zoom.
  - **In Writing via Email:**

If providing a written comment by email, you may submit your public comment to the City Council by emailing [cityclerk@coachella.org](mailto:cityclerk@coachella.org). To comment by email, submit your comments no later than 12 p.m. on the day of the meeting by emailing your name, agenda item (if applicable), and your comment. Any correspondence received by the deadline will be forwarded to the City Council for consideration before action is taken on the matter, during the meeting and upon request one (1) hard copy of the written public comments will be available for the public’s view, and written comments will be retained for the official records. Written comments will not be read aloud at City Council meetings.

- The **live stream** of the meeting may be **viewed online** by accessing the city's website at [www.coachella.org](http://www.coachella.org), and clicking on the "**Watch Council Meetings**" tab located on the home page, and then clicking on the "live" button.

**CALL TO ORDER: - 6:00 P.M.**

**ROLL CALL:**

**APPROVAL OF AGENDA:**

“At this time the Council/ Board/Corporation/Authority may announce any items being pulled from the Agenda or continued to another date or request the moving of an item on the agenda”

**PLEDGE OF ALLEGIANCE:**

**WRITTEN COMMUNICATION:**

**PUBLIC COMMENTS (NON-AGENDA ITEMS)(LIMITED TO A MAXIMUM OF 30 MINUTES. IF ADDITIONAL TIME IS REQUIRED FOR PUBLIC COMMENTS, THEY WILL BE HEARD AFTER ITEM 15. PUBLIC HEARING CALENDAR:**

THE PUBLIC MAY ADDRESS THE CITY COUNCIL/BOARD/CORPORATION/ AUTHORITY ON ANY ITEM OF INTEREST TO THE PUBLIC THAT IS NOT ON THE AGENDA BUT IS IN THE SUBJECT MATTER JURISDICTION THEREOF. PLEASE LIMIT YOUR COMMENTS TO THREE (3) MINUTES.

**NEW BUSINESS:**

1. Adopt Resolution No. 2026-21 Authorizing a Conditional Loan Commitment for the Placitas Dolores Huerta Phase II Apartments Affordable Housing Project for CFD 2005-1 Special Assessment District
2. Provide Direction to Staff for the Celebration of the Coachella Valley High School Girls Soccer Team

**REPORTS AND REQUESTS:**

Council Comments/Report of Miscellaneous Committees.

City Manager's Comments.

**ADJOURNMENT:**

*Complete Agenda Packets are available for public inspection at the  
City Clerk's Office at 53-462 Enterprise Way, Coachella, California, and on the  
City's website [www.coachella.org](http://www.coachella.org).*

THIS MEETING IS ACCESSIBLE TO PERSONS WITH DISABILITIES



**STAFF REPORT**  
**3/25/2026**

**TO:** Honorable Mayor and City Council Members

**FROM:** Celina Jimenez, Director of Economic Development

**SUBJECT:** Adopt Resolution No. 2026-21 Authorizing a Conditional Loan Commitment for the Placitas Dolores Huerta Phase II Apartments Affordable Housing Project for CFD 2005-1 Special Assessment District

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**STAFF RECOMMENDATION:**

Staff is requesting that the City Council consider approving Resolution No. 2026-21 authorizing the City to enter into a conditional loan commitment for the Placitas Dolores Huerta Phase II Apartments affordable housing project, allowing for the prepayment of special assessments for law enforcement, fire and paramedic services once the development is annexed into Community Facilities District 2005-1.

**BACKGROUND:**

Community Housing Opportunities Corporation or CHOC ("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.

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, to finance a portion of the cost of providing law enforcement, fire and paramedic services within the CFD. The Project will be annexed into the CFD as a condition of approval, requiring the Developer to pay an annual special assessment in the amount of \$1,556.16 per certified dwelling unit per year increasing annually based on the annual adjustment of the Consumer Price Index.

The project will provide a substantial public welfare benefit to the City through the mitigation of housing shortages in the City and State. To make the project financially viable and allow the Developer to facilitate financing arrangements for the project, the developer needs to defer these

annual special assessment payments. To defer these special assessments, the developer is asking the City to enter into a loan and prepayment agreement that will defer the special assessment payments from the project for 55 years. The Full amount of the assessments will be payable at the end of 55 years or sooner if the project is sold or refinanced.

### **DISCUSSION/ANALYSIS:**

The City agrees to enter into a conditional affordable housing loan commitment wherein the City agrees to loan "to be formed entity" funds for the prepayment of special assessments under the following terms:

1. Loan Amount - \$4,621,795 \*
2. Loan Term - 55 years.
3. Interest- 3% simple per annum\*\*.
4. Repayment - in full at end of loan term, sale or refinance.
5. Annual Payments - 50% of residual cash flow\*\*\*.

\*Based on CFD amount for fiscal year 2025-26 of \$1,556.16 presuming 2% average annual CIP increases. Agreement amount to be updated to reflect current CFD rate at time of project completion. Special assessments exceeding the loan/prepayment amount within the 55-year term will be included in the applicable year levy.

\*\*Interest will be calculated on the accrued unpaid special assessment balance each year.

\*\*\*Free cash flow will be stipulated in the agreement consistent with standard financial definitions and will specifically exclude any equity items such as but not limited to partnership distributions, profit pay outs, partner guaranteed payments or any other equity/capital distribution as defined by Generally Accepted Accounting Principles. Free cash flows will also specifically exclude reserve balances except for reasonable operating reserves which will not exceed one year of operating expenses as measured by the immediately preceding fiscal year. If there are any additional governmental loans, then the residual receipt split shall be pro-rata as between all of the governmental loans.

With final loan approval subject to the following conditions:

1. The Developer agrees to enter into a concurrent prepayment agreement in the same amount as the loan agreement. Monies received under the affordable housing loan agreement will be directly paid to the City in prepayment of CFD taxes due.
2. The Developer agrees to annex the property into the CFD.
3. The Developer agrees to applicable modification of the CFD to permit a prepayment agreement.
4. The Developer secures all project financing.

5. The Developer obtains all necessary City and other regulatory approvals.
6. The Developer agrees to complete all off-site improvements specified in grant, funding and City agreements along with related applications and supporting detail documents.

### **FISCAL IMPACT**

The City will not see a direct fiscal impact from these agreements. The City is not currently receiving special assessment revenue from this project and this agreement will defer special assessment payments to the City for a term of 55 years. The annual special assessment payments for all units, using current year rates, is \$84,032.64 The City will be deferring these assessments for 55 years under the terms of the agreements receiving a payback of approximately \$8,703,682 including \$253,505.29 in interest at that time.

The cost of public safety police and fire service costs have risen steeply in recent years and police services are expected to increase another 8.5% or approximately \$1 million dollars again this coming fiscal year. The City is currently facing budget shortfalls in the General Fund and staff recommends that Council consider the impacts of delaying assessment revenues at this time. While the initial deferral is \$84 thousand, that number will grow to approximately \$250 thousand by the end of the deferral period. Those are revenues that we will not have for public safety purposes. That means that other General Fund discretionary revenues must be used to cover these amounts.

### **ALTERNATIVES:**

1. Do Not Adopt Resolution No. 2026-21 Authorizing a Conditional Loan Commitment for the Placitas Dolores Huerta Phase II Apartments Affordable Housing Project for CFD 2005-1 Special Assessment District. **Staff Recommendation**
2. Adopt Resolution No. 2026-21 Authorizing a Conditional Loan Commitment for the Placitas Dolores Huerta Phase II Apartments Affordable Housing Project for CFD 2005-1 Special Assessment District. **Not Recommended**

### **ATTACHMENTS:**

1. Resolution No. 2026-21
2. Exhibit A - Conditional Loan Commitment Letter
3. Exhibit B - Proforma

## RESOLUTION NO. 2026-21

### A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COACHELLA, CALIFORNIA APPROVING A COMMITMENT TO ENTER INTO A CONDITONAL 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:

Delia Granados  
Deputy City Clerk

**Exhibit A**

March 23, 2026

CHOC Housing  
Placita Dolores Huerta Apartments, Ph. 2  
Coachella, CA 92236

Subject: Conditional CFD Loan Commitment – Placitas Dolores Huerta Phase II

To Whom It May Concern:

The City Council of the City of Coachella, by Resolution No. 2005-79, authorized the creation of the City of Coachella Community Facilities District 2005-01 (the "CFD") and, by Resolution No. 2022-53 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.

Community Housing Opportunities Corporation or CHOC ("Developer") has obtained site control for a proposed low income housing project with the intention of constructing a 54-unit affordable multifamily 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.

The City agrees to enter into a conditional affordable housing loan commitment wherein the City agrees to loan "to be formed entity" funds for the prepayment of special assessments under the following terms:

1. Loan Amount - \$4,621,795\*
2. Loan Term - 55 years.
3. Interest- 3% simple per annum\*\*.
4. Repayment - in full at end of loan term, sale or refinance.
5. Annual Payments - 50% of residual cash flow\*\*\*.

\*Based on CFD amount for fiscal year 25/26 of \$1,556.16 presuming 2% average annual CPI increases. Agreement amount to be updated to reflect current CFD rate at time of project completion. Special assessments exceeding the loan/prepayment amount within the 55-year term will be included in the applicable year levy.

\*\*Interest will be calculated on the accrued unpaid special assessment balance each year.



\*\*\*Free cash flow will be stipulated in the agreement consistent with standard financial definitions and will specifically exclude any equity items such as but not limited to partnership distributions, profit pay outs, partner guaranteed payments or any other equity/capital distribution as defined by Generally Accepted Accounting Principles. Free cash flows will also specifically exclude reserve balances except for reasonable operating reserves which will not exceed one year of operating expenses as measured by the immediately preceding fiscal year. If there are any additional governmental loans, then the residual receipt split shall be pro-rata as between all of the governmental loans.

Conditions of Loan Approval:

The Developer agrees to enter into a concurrent prepayment agreement in the same amount as the loan agreement. Monies received under the affordable housing loan agreement will be directly paid to the City in prepayment of CFD taxes due.

- The Developer agrees to annex the property into the CFD.
- The Developer agrees to applicable modification of the CFD to permit a prepayment agreement.
- The Developer secures all project financing.
- The Developer obtains all necessary City and other regulatory approvals.
- The Developer agrees to complete all off-site improvements specified in grant, funding and City agreements along with related applications and supporting detail documents.

The City Council of the City of Coachella approved this conditional loan commitment for the above-referenced project at a specially convened meeting on March 25, 2026. This letter shall serve as an enforceable funding commitment for the loan. The loan, totaling four million six hundred twenty one thousand seven hundred ninety five dollars (\$4,621,795) will be made as permanent funding for the project. Should you have any questions, please do not hesitate to contact me at (760) 398-3502.

Sincerely,

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Gabriel Gonzalez  
Interim City Manager  
City of Coachella

|    | A                                                                       | B | C                                                         | D             | E             | F            | G              | H              | I                                                          | J             | K | L      | M                      | N | O          |
|----|-------------------------------------------------------------------------|---|-----------------------------------------------------------|---------------|---------------|--------------|----------------|----------------|------------------------------------------------------------|---------------|---|--------|------------------------|---|------------|
| 1  | FHLBank                                                                 |   | AHP General Fund Rental Projects: Sources & Uses of Funds |               |               |              |                |                |                                                            |               |   |        |                        |   |            |
| 2  | San Francisco                                                           |   | Version 5.6 Updated 1/1                                   |               |               |              |                |                |                                                            |               |   |        |                        |   |            |
| 3  |                                                                         |   |                                                           |               |               |              |                |                |                                                            |               |   |        |                        |   |            |
| 4  | Project Name                                                            |   | Placita Dolores Huerta Apartments Phase 2                 |               |               | Total Units  |                | 54             | Gross Building Square Footage (excluding commercial space) |               |   | 66,109 | Tax Credit Sales Price |   | \$ 0.80    |
| 5  |                                                                         |   |                                                           |               |               |              |                |                |                                                            |               |   |        |                        |   |            |
| 6  | Select From Below Sources of Financing (Enter additional sources below) |   |                                                           |               |               |              |                |                |                                                            |               |   |        |                        |   |            |
| 7  | Construction Type                                                       |   | New                                                       | Uses of Funds | AHP Requested | Owner Equity | LIHTC Proceeds | Permanent Loan | HCD - MHP                                                  | City Loan CFD |   |        |                        |   | (Must = 0) |
| 8  | Building Type                                                           |   | Apartments                                                |               |               |              |                |                |                                                            |               |   |        |                        |   |            |
| 9  | LAND COST/ACQUISITION                                                   |   |                                                           |               |               |              |                |                |                                                            |               |   |        |                        |   |            |
| 10 | Land Cost                                                               |   | 3,571,436                                                 |               |               |              | 3,571,436      |                |                                                            |               |   |        |                        |   | -          |
| 11 | Holding Costs                                                           |   |                                                           |               |               |              |                |                |                                                            |               |   |        |                        |   | -          |
| 12 | Demolition                                                              |   | 410,799                                                   |               |               |              | 410,799        |                |                                                            |               |   |        |                        |   | -          |
| 13 | Legal (includes closing costs)                                          |   |                                                           |               |               |              |                |                |                                                            |               |   |        |                        |   | -          |
| 14 | Total Land Cost                                                         |   | 3,982,235                                                 | -             | -             | -            | 3,982,235      | -              | -                                                          | -             | - | -      | -                      | - | -          |
| 15 | Existing Improvements                                                   |   |                                                           |               |               |              |                |                |                                                            |               |   |        |                        |   | -          |
| 16 | Off-Site Improvements                                                   |   | 75,000                                                    |               | 75,000        |              |                |                |                                                            |               |   |        |                        |   | -          |
| 17 | Total Land & Acquisition Costs                                          |   | 4,057,235                                                 | -             | 75,000        | -            | 3,982,235      | -              | -                                                          | -             | - | -      | -                      | - | -          |
| 18 | NEW CONSTRUCTION / REHAB                                                |   |                                                           |               |               |              |                |                |                                                            |               |   |        |                        |   |            |
| 19 | Site Work                                                               |   | 3,089,201                                                 |               |               | 3,089,201    |                |                |                                                            |               |   |        |                        |   | -          |
| 20 | Structures                                                              |   | 14,356,941                                                | 2,000,000     |               | 2,356,941    |                | 10,000,000     |                                                            |               |   |        |                        |   | -          |
| 21 | General Requirements                                                    |   | 1,870,000                                                 |               |               | 1,870,000    |                |                |                                                            |               |   |        |                        |   | -          |
| 22 | Contractor Overhead                                                     |   | 440,000                                                   |               |               | 440,000      |                |                |                                                            |               |   |        |                        |   | -          |
| 23 | Contractor Profit                                                       |   | 500,000                                                   |               |               | 500,000      |                |                |                                                            |               |   |        |                        |   | -          |
| 24 | Prevailing Wages                                                        |   |                                                           |               |               |              |                |                |                                                            |               |   |        |                        |   | -          |
| 25 | General Liabilities Insurance                                           |   | 380,000                                                   |               |               | 380,000      |                |                |                                                            |               |   |        |                        |   | -          |
| 26 | Environmental Remediation                                               |   |                                                           |               |               |              |                |                |                                                            |               |   |        |                        |   | -          |
| 27 | Hard Cost Contingency                                                   |   | 1,052,000                                                 |               |               | 1,052,000    |                |                |                                                            |               |   |        |                        |   | -          |
| 28 | Total New Construction / Rehab Costs                                    |   | 21,688,142                                                | 2,000,000     | -             | 9,688,142    | -              | 10,000,000     | -                                                          | -             | - | -      | -                      | - | -          |
| 29 | ARCHITECTURAL FEES                                                      |   |                                                           |               |               |              |                |                |                                                            |               |   |        |                        |   |            |
| 30 | Design                                                                  |   | 1,092,000                                                 |               |               | 1,092,000    |                |                |                                                            |               |   |        |                        |   | -          |
| 31 | Supervision                                                             |   | 220,000                                                   |               |               | 220,000      |                |                |                                                            |               |   |        |                        |   | -          |
| 32 | Survey & Engineering                                                    |   | 618,900                                                   |               |               | 618,900      |                |                |                                                            |               |   |        |                        |   | -          |
| 33 | Total Architectural & Engineering Costs                                 |   | 1,930,900                                                 | -             | -             | 1,930,900    | -              | -              | -                                                          | -             | - | -      | -                      | - | -          |
| 34 | CONSTRUCTION INTEREST & FEES                                            |   |                                                           |               |               |              |                |                |                                                            |               |   |        |                        |   |            |
| 35 | Construction Loan Interest                                              |   | 2,225,160                                                 |               |               | 2,225,160    |                |                |                                                            |               |   |        |                        |   | -          |
| 36 | Origination Fee                                                         |   | 234,400                                                   |               |               | 234,400      |                |                |                                                            |               |   |        |                        |   | -          |
| 37 | Credit Enhancement & Application Fee                                    |   |                                                           |               |               |              |                |                |                                                            |               |   |        |                        |   | -          |
| 38 | Bond Premium                                                            |   |                                                           |               |               |              |                |                |                                                            |               |   |        |                        |   | -          |
| 39 | Taxes                                                                   |   | 27,000                                                    |               |               | 27,000       |                |                |                                                            |               |   |        |                        |   | -          |
| 40 | Insurance                                                               |   | 460,000                                                   |               |               | 460,000      |                |                |                                                            |               |   |        |                        |   | -          |
| 41 | Title & Recording                                                       |   | 98,000                                                    |               |               | 98,000       |                |                |                                                            |               |   |        |                        |   | -          |
| 42 | Other Cost of Bond Issuance                                             |   | 300,000                                                   |               |               | 300,000      |                |                |                                                            |               |   |        |                        |   | -          |
| 43 | Total Construction Interest & Fees                                      |   | 3,344,560                                                 | -             | -             | 3,344,560    | -              | -              | -                                                          | -             | - | -      | -                      | - | -          |
| 44 | PERMANENT FINANCING                                                     |   |                                                           |               |               |              |                |                |                                                            |               |   |        |                        |   |            |
| 45 | Loan Origination Fee                                                    |   | 85,000                                                    |               |               | 85,000       |                |                |                                                            |               |   |        |                        |   | -          |
| 46 | Credit Enhancement & Application Fee                                    |   |                                                           |               |               |              |                |                |                                                            |               |   |        |                        |   | -          |
| 47 | Title & Recording                                                       |   | 11,564                                                    |               |               | 11,564       |                |                |                                                            |               |   |        |                        |   | -          |
| 48 | Other Perm Legal                                                        |   | 80,000                                                    |               |               | 80,000       |                |                |                                                            |               |   |        |                        |   | -          |
| 49 | Total Permanent Financing Costs                                         |   | 176,564                                                   | -             | -             | 176,564      | -              | -              | -                                                          | -             | - | -      | -                      | - | -          |
| 50 | LEGAL FEES                                                              |   |                                                           |               |               |              |                |                |                                                            |               |   |        |                        |   |            |
| 51 | Lender Legal Paid by Applicant                                          |   | 150,000                                                   |               |               | 150,000      |                |                |                                                            |               |   |        |                        |   | -          |
| 52 | Other Legal Review                                                      |   | 100,000                                                   |               |               | 100,000      |                |                |                                                            |               |   |        |                        |   | -          |
| 53 | Total Attorney Costs                                                    |   | 250,000                                                   | -             | -             | 250,000      | -              | -              | -                                                          | -             | - | -      | -                      | - | -          |
| 54 | RESERVES                                                                |   |                                                           |               |               |              |                |                |                                                            |               |   |        |                        |   |            |
| 55 | Rent Reserves                                                           |   | 80,000                                                    |               |               | 80,000       |                |                |                                                            |               |   |        |                        |   | -          |
| 56 | Operating Reserves                                                      |   | 300,000                                                   |               |               | 300,000      |                |                |                                                            |               |   |        |                        |   | -          |
| 57 | Replacement Reserves                                                    |   | 200,000                                                   |               |               | 200,000      |                |                |                                                            |               |   |        |                        |   | -          |
| 58 | Other Tax & Insurance Reserve                                           |   | 20,000                                                    |               |               | 20,000       |                |                |                                                            |               |   |        |                        |   | -          |
| 59 | Total Reserve Costs                                                     |   | 600,000                                                   | -             | -             | 600,000      | -              | -              | -                                                          | -             | - | -      | -                      | - | -          |
| 60 | OTHER PROJECT COSTS                                                     |   |                                                           |               |               |              |                |                |                                                            |               |   |        |                        |   |            |
| 61 | TCAC Application/Allocation/Monitoring Fees                             |   | 42,000                                                    |               |               | 42,000       |                |                |                                                            |               |   |        |                        |   | -          |
| 62 | Environmental Audit                                                     |   |                                                           |               |               |              |                |                |                                                            |               |   |        |                        |   | -          |
| 63 | Local Development Impact Fees                                           |   | 700,000                                                   |               |               | 700,000      |                |                |                                                            |               |   |        |                        |   | -          |
| 64 | Permit Processing Fees                                                  |   | 70,000                                                    |               |               | 70,000       |                |                |                                                            |               |   |        |                        |   | -          |
| 65 | Capital Fees                                                            |   |                                                           |               |               |              |                |                |                                                            |               |   |        |                        |   | -          |
| 66 | Marketing                                                               |   | 75,000                                                    |               |               |              |                |                |                                                            |               |   |        |                        |   | -          |
| 67 | Furnishings                                                             |   | 25,000                                                    |               |               |              |                |                |                                                            |               |   |        |                        |   | -          |

|     | A                                                                                                                                                                                                               | B | C                                                         | D             | E             | F            | G              | H              | I                                                          | J             | K | L      | M                      | N | O          |
|-----|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---|-----------------------------------------------------------|---------------|---------------|--------------|----------------|----------------|------------------------------------------------------------|---------------|---|--------|------------------------|---|------------|
| 1   | FHLBank                                                                                                                                                                                                         |   | AHP General Fund Rental Projects: Sources & Uses of Funds |               |               |              |                |                |                                                            |               |   |        |                        |   | Item 1.    |
| 2   | San Francisco                                                                                                                                                                                                   |   | Version 5.6 Updated 1/1                                   |               |               |              |                |                |                                                            |               |   |        |                        |   |            |
| 3   |                                                                                                                                                                                                                 |   |                                                           |               |               |              |                |                |                                                            |               |   |        |                        |   |            |
| 4   | Project Name                                                                                                                                                                                                    |   | Placita Dolores Huerta Apartments Phase 2                 |               |               | Total Units  |                | 54             | Gross Building Square Footage (excluding commercial space) |               |   | 66,109 | Tax Credit Sales Price |   | \$ 0.80    |
| 5   |                                                                                                                                                                                                                 |   |                                                           |               |               |              |                |                |                                                            |               |   |        |                        |   |            |
| 6   | <div> <div>Select From Below</div> <div>Sources of Financing (Enter additional sources below)</div> </div>                                                                                                      |   |                                                           |               |               |              |                |                |                                                            |               |   |        |                        |   |            |
| 7   | Construction Type                                                                                                                                                                                               |   | New                                                       | Uses of Funds | AHP Requested | Owner Equity | LIHTC Proceeds | Permanent Loan | HCD - MHP                                                  | City Loan CFD |   |        |                        |   | (Must = 0) |
| 8   | Building Type                                                                                                                                                                                                   |   | Apartments                                                |               |               |              |                |                |                                                            |               |   |        |                        |   |            |
| 68  | OTHER PROJECT COSTS (continued)                                                                                                                                                                                 |   |                                                           |               |               |              |                |                |                                                            |               |   |        |                        |   |            |
| 69  | Appraisal                                                                                                                                                                                                       |   |                                                           | 6,000         |               |              | 6,000          |                |                                                            |               |   |        |                        |   | -          |
| 70  | Market Study                                                                                                                                                                                                    |   |                                                           | 6,500         |               |              | 6,500          |                |                                                            |               |   |        |                        |   | -          |
| 71  | Relocation Expenses                                                                                                                                                                                             |   |                                                           | 860,000       |               |              | 860,000        |                |                                                            |               |   |        |                        |   | -          |
| 72  | Soft Cost Contingency                                                                                                                                                                                           |   |                                                           | 150,000       |               |              | 150,000        |                |                                                            |               |   |        |                        |   | -          |
| 73  | Other                                                                                                                                                                                                           |   | CFD Fees and Special Inspections                          | 4,050,000     |               |              | 50,000         |                |                                                            | 4,000,000     |   |        |                        |   | -          |
| 74  | Total Other Costs                                                                                                                                                                                               |   |                                                           | 5,984,500     | -             | -            | 1,984,500      | -              | -                                                          | 4,000,000     | - | -      | -                      | - | -          |
| 75  | DEVELOPER COSTS                                                                                                                                                                                                 |   |                                                           |               |               |              |                |                |                                                            |               |   |        |                        |   |            |
| 76  | Developer Fee (includes Project Administration)                                                                                                                                                                 |   |                                                           | 2,500,000     |               | 125,000      | 1,681,235      | 693,765        |                                                            |               |   |        |                        |   | -          |
| 77  | Consultant/Processing Agent                                                                                                                                                                                     |   |                                                           |               |               |              |                |                |                                                            |               |   |        |                        |   | -          |
| 78  | Broker Fees Paid with Project Funds to a Related Party                                                                                                                                                          |   |                                                           |               |               |              |                |                |                                                            |               |   |        |                        |   | -          |
| 79  | Construction Management Oversight                                                                                                                                                                               |   |                                                           | 500,000       |               |              |                | 500,000        |                                                            |               |   |        |                        |   | -          |
| 80  | Other                                                                                                                                                                                                           |   |                                                           |               |               |              |                |                |                                                            |               |   |        |                        |   | -          |
| 81  | Total Developer Costs                                                                                                                                                                                           |   |                                                           | 3,000,000     | -             | 125,000      | 1,681,235      | 1,193,765      | -                                                          | -             | - | -      | -                      | - | -          |
| 82  | SYNDICATION (Investor & General Partner)                                                                                                                                                                        |   |                                                           |               |               |              |                |                |                                                            |               |   |        |                        |   |            |
| 83  | Organizational Fee                                                                                                                                                                                              |   |                                                           |               |               |              |                |                |                                                            |               |   |        |                        |   | -          |
| 84  | Bridge Loan Fees/Expenses                                                                                                                                                                                       |   |                                                           |               |               |              |                |                |                                                            |               |   |        |                        |   | -          |
| 85  | Legal Fees                                                                                                                                                                                                      |   |                                                           |               |               |              |                |                |                                                            |               |   |        |                        |   | -          |
| 86  | Consultant Fees                                                                                                                                                                                                 |   |                                                           |               |               |              |                |                |                                                            |               |   |        |                        |   | -          |
| 87  | Accountant Fees                                                                                                                                                                                                 |   |                                                           |               |               |              |                |                |                                                            |               |   |        |                        |   | -          |
| 88  | Tax Opinion                                                                                                                                                                                                     |   |                                                           |               |               |              |                |                |                                                            |               |   |        |                        |   | -          |
| 89  | Other                                                                                                                                                                                                           |   |                                                           |               |               |              |                |                |                                                            |               |   |        |                        |   | -          |
| 90  | Total Syndication Costs                                                                                                                                                                                         |   |                                                           | -             | -             | -            | -              | -              | -                                                          | -             | - | -      | -                      | - | -          |
| 91  |                                                                                                                                                                                                                 |   |                                                           |               |               |              |                |                |                                                            |               |   |        |                        |   |            |
| 92  | Total Residential Development Costs                                                                                                                                                                             |   |                                                           | 41,031,901    | 2,000,000     | 200,000      | 19,655,901     | 5,176,000      | 10,000,000                                                 | 4,000,000     | - | -      | -                      | - | -          |
| 93  | Total Commercial Development Costs                                                                                                                                                                              |   |                                                           |               |               |              |                |                |                                                            |               |   |        |                        |   | -          |
| 94  | Grand Totals Sources and Uses                                                                                                                                                                                   |   |                                                           | 41,031,901    | 2,000,000     | 200,000      | 19,655,901     | 5,176,000      | 10,000,000                                                 | 4,000,000     | - | -      | -                      | - | -          |
| 95  | <div> <div>Loan, grant, or equity?</div> <div>Equity</div> <div>Equity</div> <div>Loan</div> </div>                                                                                                             |   |                                                           |               |               |              |                |                |                                                            |               |   |        |                        |   |            |
| 96  | <div> <div>Status of Permanent Financing Commitment (Approved or Not Approved)</div> <div></div> </div>                                                                                                         |   |                                                           |               |               |              |                |                |                                                            |               |   |        |                        |   |            |
| 97  | <div> <div>If loan, soft or hard debt?</div> <div></div> </div>                                                                                                                                                 |   |                                                           |               |               |              |                |                |                                                            |               |   |        |                        |   |            |
| 98  | <div> <div>If hard debt, complete all required cells</div> </div>                                                                                                                                               |   |                                                           |               |               |              |                |                |                                                            |               |   |        |                        |   |            |
| 99  | <div> <div>Loan Term (years)</div> <div>40</div> </div>                                                                                                                                                         |   |                                                           |               |               |              |                |                |                                                            |               |   |        |                        |   |            |
| 100 | <div> <div>Loan Amortization Period (years)</div> <div>40</div> </div>                                                                                                                                          |   |                                                           |               |               |              |                |                |                                                            |               |   |        |                        |   |            |
| 101 | <div> <div>Loan Interest Rate</div> <div>6.06%</div> </div>                                                                                                                                                     |   |                                                           |               |               |              |                |                |                                                            |               |   |        |                        |   |            |
| 102 | <div> <div>Annual Debt Service (year 1) (calculate for hard debt only)</div> <div>\$ 344,350</div> <div>\$ -</div> <div>\$ -</div> <div>\$ -</div> <div>\$ -</div> <div>\$ -</div> <div>\$ 344,350</div> </div> |   |                                                           |               |               |              |                |                |                                                            |               |   |        |                        |   |            |
| 103 | <div> <div>Loan Adjustment Period(s)</div> <div></div> </div>                                                                                                                                                   |   |                                                           |               |               |              |                |                |                                                            |               |   |        |                        |   |            |
| 104 | <div> <div>Loan Adjustment Caps (basis points)</div> <div></div> </div>                                                                                                                                         |   |                                                           |               |               |              |                |                |                                                            |               |   |        |                        |   |            |
| 105 | <div> <div>Balloon Payments (term year)</div> <div></div> </div>                                                                                                                                                |   |                                                           |               |               |              |                |                |                                                            |               |   |        |                        |   |            |
| 106 | <div> <div>Special Terms?</div> <div></div> </div>                                                                                                                                                              |   |                                                           |               |               |              |                |                |                                                            |               |   |        |                        |   |            |
| 107 |                                                                                                                                                                                                                 |   |                                                           |               |               |              |                |                |                                                            |               |   |        |                        |   |            |
| 108 |                                                                                                                                                                                                                 |   |                                                           |               |               |              |                |                |                                                            |               |   |        |                        |   |            |
| 109 |                                                                                                                                                                                                                 |   |                                                           |               |               |              |                |                |                                                            |               |   |        |                        |   |            |
| 110 | <div> <div>Total Committed Financing</div> <div>200,000</div> </div>                                                                                                                                            |   |                                                           |               |               |              |                |                |                                                            |               |   |        |                        |   |            |
|     | <div> <div>AHP as percentage of Total Development Costs - Cannot exceed 50%</div> <div>5%</div> </div>                                                                                                          |   |                                                           |               |               |              |                |                |                                                            |               |   |        |                        |   |            |



**STAFF REPORT**  
**3/25/2026**

**TO:** Honorable Mayor and City Council Members

**FROM:** Andrew Simmons, Director of Public Works/City Engineer

**SUBJECT:** Provide Direction to Staff for the Celebration of the Coachella Valley High School Girls Soccer Team in Honor of Their Historic Season.

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**STAFF RECOMMENDATION:**

Staff is requesting direction from the City Council for the planning of a celebration to honor the Coachella Valley High School Lady Arabs Soccer team following their record season.

**BACKGROUND:**

The Coachella Valley High School Girls Soccer Team, the Lady Arabs, completed the 2025/2026 season by winning 17 regular season games and advancing to the CIF championships. Through dedication, discipline, and teamwork, the Lady Arabs earned the title of CIF Division 5 Champions, achieving a historic milestone for their school and bringing pride and recognition to the City of Coachella. The team's CIF Division 5 Championship victory represents a first for the Coachella Valley, elevating their school and community with pride and distinction.

In order to recognize this dedicated group of 22 student athletes, their coaches, their families and the community pride inspired by their achievements, City staff seeks direction from City Council on the planning of an event in their honor.

**DISCUSSION/ANALYSIS:**

Staff has evaluated several opportunities for a celebration and seek City Council direction for a proposed event. The following options have been considered as the most feasible opportunities:

1. A Community Centered Open House.

This event could take place at either the Coachella Library or the Bagdouma Community Center. The City could provide snacks and beverages and establish a program for speakers.

Staff is of the opinion this is the least costly and require least amount of city

resources. The City would invite the parents and players to attend, thus not make it a school sanctioned event. The community would be invited to stop by to meet and greet the players. **STAFF RECOMMENDS THIS OPTION**

2. A BBQ at a Community Park.

This event would take place a City park, such as Veteran's Park or Bagdouma Park. This event would provide the most space for the community. The City could provide a catered BBQ vendor or other food vendor and could establish a program that incorporates park amenities.

Alternatively, sponsorships could be sought out to offset the cost for such an event. However, this would require additional time and planning, of which we currently do not have. **STAFF DOES NOT RECOMMEND THIS OPTION**

3. A Block Party in our Downtown Pueblo Viejo District

This event could involve closing 6<sup>th</sup> Street between Orchard and Vine street and hosting a program on the Cities portable stage. The event could be set up in a similar manner to the annual Hometown Heroes Event. The City could provide food, beverages and entertainment.

This option would require additional City resources and a budget appropriation, again, of which, the City has limited capacity. **STAFF DOES NOT RECOMMEND THIS OPTION**

4. Other.

City Staff is open to other suggestions and celebration elements as recommended by the City Council.

**FISCAL IMPACT:** The final fiscal impact will be evaluated based on the recommendations provided to Staff from by City Council.

**ATTACHMENT(S):** None.