



CFD No. 23 (Folsom Ranch) Amended
Improvement Area No. 6
City Council Presentation - October 24, 2023

CFD No. 23 IA No. 6: Facilities Special Tax Amendment



Landowners within the Folsom Plan Area previously requested to form Community Facilities District No. 23 (Folsom Ranch) (CFD No. 23) in 2020.

CFD No. 23 includes seven separate Improvement Areas, designated as Improvement Area ("IA") No. 1 through IA No. 7.

On July 26, 2022, an amendment to the Rate and Method of Apportionment (RMA) for IA No. 6 was approved to remove the maximum facilities special tax rate for certain land uses.

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Landowners requested to further amend the Rate and Method of Apportionment for IA No. 6 to remove the maximum facilities special tax rate from the remaining taxable land use category.

Proposed development within IA No. 6 includes:

- 9.19 acres of multi-family medium density
- 8.54 acres of multi-family high density
- 9.99 acres of non-residential property

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Proposed maximum facilities special tax rate amendment:

Land Use Category	Approved Maximum Facilities Special Tax⁽¹⁾	Amended Maximum Facilities Special Tax
MMD Multi-Family Attached Property	\$31,836	\$0
MHD Multi-Family Attached Property	\$0	\$0
Non-Residential Property	\$0	\$0

(1) Maximum Facilities Special Tax Rates from the 2022 Amendment.

There are no proposed amendments to the maximum services special tax rates.

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On September 12, 2023, the City Council approved Resolution No. 11102 - A Resolution of Consideration of the City Council of the City of Folsom to Amend the Rate and Method of Apportionment for Improvement Area No. 6 with the City of Folsom Community Facilities District No. 23 (Folsom Ranch) and Related Matters

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Recommend City Council action:

- Conduct the Public Hearing
- Approve Resolution No. 11120 – the Resolution calling for a special mailed ballot election for IA No. 6
- Approve Resolution No. 11121 – the Resolution of Change for IA No. 6
- Introduce and provide the first reading of Ordinance No. 1339, levying a special tax