



# CFD No. 24 (Alder Creek West) Formation City Council Presentation of April 14, 2026

# CFD No. 24 (Alder Creek West) Formation



- Landowners within the Folsom Plan Area (“FPA”) have requested the City form Community Facilities District No. 24 (Alder Creek West) (CFD No. 24)
- Formation is subject to the Mello-Roos Act (Gov Code Section 53311) and City policies regarding land-secured financing districts.
- CFD No. 24 includes four separate Improvement Areas, designated as Improvement Area (“IA”) No. 1 , 2A, 2B and 3

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Special tax revenues generated from each IA within CFD No. 24 will help fund all or a portion of the project's share of PFFP backbone infrastructure and facilities.

- Infrastructure and facilities included are transportation improvements, water and recycled water system improvements, wastewater and drainage system improvements, park, parkway and open space improvements, and payment of specific plan infrastructure fee program obligation.
- Services included are project specific maintenance services including landscape corridor, enhanced open space and street light maintenance, medians, entries and entry monumentation, neighborhood parks, community amenities, storm water management, anticipated future repair and replacement costs, and public services for police, fire and other emergency services.

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## **Services Special Tax for Public Services: police, fire and other emergency services**

- City engaged NBS to conduct a Fiscal Impact Analysis of future development, which identified a negative fiscal impact within the Folsom Plan Area related to public safety services.
- To address this impact, the services special tax for CFD No. 24 was structured to include police, fire, and other emergency services as project-specific services ensuring that new development contributes its proportional share and helps avoid impacts to the General Fund.

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## CFD No. 24 Facilities Special Tax

- Levied thru 2085-86 at City Council discretion.
- Will be increased annually by 2%.
- Maximum facilities special tax ranges from \$2,498 on a low-density multi family home to \$5,719 on a low-density single family home.

## CFD No. 24 Services Special Tax

- Levied and collected until the bonds mature, or the “Transition Event”
- Will be increased by the maximum of **two percent (2%)** or the June annualized percentage change of the Consumer Price Index for all Urban Consumers, for the San Francisco-Oakland-San Jose area, **not to exceed four percent (4%)**.
- Maximum services special tax ranges from \$400 to \$977 for all residential units.

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## Transition Services Special Tax

- “Transition Event” occurs once all bonds are repaid and administrative costs are satisfied
- After the Transition Event, both the facilities special tax and services special tax levies will cease, and a transition services special tax will replace the prior funding.
- The transition services special tax will be an amount equal to 50% of the maximum facilities special tax rate the year prior to the Transition Event plus the maximum services special tax rate the year prior to the Transition Event.
- Each fiscal year, commencing with the transition year, the maximum transition services special tax rate will be increased by the maximum of **two percent (2%)** or the June annualized percentage change of the Consumer Price Index for all Urban Consumers, for the San Francisco-Oakland-San Jose area, **not to exceed four percent (4%)**.

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The City Council is being asked to approve the CFD No. 24 boundary map. The proposed development plan for each IA within CFD No. 24 includes the following:

Improvement Area	SF/SFHD Units	MLD Units	Total Units
IA 1	276	0	276
IA 2A	0	329	329
IA 2B	296	132	428
IA 3	391	0	391
<b>Total</b>	<b>963</b>	<b>461</b>	<b>1,424</b>



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Recommend Approval of:

**Resolution No. 11581** - A Resolution of the City Council of the City of Folsom Approving a Proposed Boundary Map and Declaring Intention to Form a Community Facilities District to be Named “City of Folsom Community Facilities District No. 24 (Alder Creek West),” Identify Territory Proposed for Annexation to the Community Facilities District in the Future and to Levy Special Taxes therein

**Resolution No. 11582** - A Resolution of the City Council of the City of Folsom Declaring the Necessity for Incurring Bonded Indebtedness in and for the City of Folsom Community Facilities District No. 24 (Alder Creek West) and in and for each Improvement Area Designated therein and Territory Proposed for Annexation to the Community Facilities District in the Future and Calling for a Public Hearing thereon