

City of Morgan Hill
AB 1600 Development Impact Fee Report
Fiscal Year 2022-23

Impact Fee Fund Descriptions

Park Impact – This fund receives revenues from developers of properties and the fund may only be used for the design, development, maintenance, and construction of new parks within the City.

Storm Drain – This fund receives revenues from developers of properties to cover the costs of design and construction of new storm drain that benefit new customers residing within the City of Morgan Hill as a result of growth in population.

Traffic Impact – This fund receives revenues from developers when their projects have an adverse impact on traffic flows, etc. The funds collected may be expended on new streets, traffic signals and improvements of existing streets where they are impacted by new development.

Public Safety Facilities Impact – This fee was created as a result of combination of Police and Fire Impact Fees. Revenues are collected from developers to cover the costs required for police and fire capital expansion projects to assist in providing services to new developments.

Public Facilities – Revenues are collected to finance the expansion of public facilities necessary to benefit new customers residing within the City of Morgan Hill as a result of growth in population.

Library Impact – Revenues are collected to finance the provision of future library space and materials necessary to benefit, and necessary to provide library services to, new residents residing in the City of Morgan Hill as a result of population growth.

Community/Recreation Center Impact – Revenues are collected to finance the expansion of existing and construction of new recreation and community center facilities demanded by new development.

Sewer Impact – Revenues are collected to finance the expansion of wastewater facilities necessary to benefit, and necessary to provide wastewater services to new customers residing in the service area within the City of Morgan Hill as a result of growth in population.

Water Capacity (Impact) – Revenues are collected to finance the expansion of water facilities necessary to benefit, and necessary to provide water services to, new customers residing in the service area within the City of Morgan Hill as a result of growth in population.

Housing In-Lieu – Fees are collected pursuant to the Inclusionary Housing Ordinance, whereby housing developers contribute funds to support the City's provision of affordable housing. The fund supports acquisition, construction, development assistance, rehabilitation, financing, rent subsidies, or other efforts that support the administration of such programs.

City of Morgan Hill
Impact Fee Schedule Summary
Fiscal Year 2022-23

Description of Fee	Unit of Measure	Amount (\$)
Park Impact Fee	Single Family Dwelling Unit-Sub	7,283.00
	Single Family Dwelling Unit-No Sub	5,295.00
	Multi Family Dwelling Unit-Sub	7,017.00
	Multi Family Dwelling Unit-No Sub	5,107.00
	Senior/Downtown/Secondary Unit	4,806.00
Storm Drain Impact Fee	Single Family Dwelling Unit	2,434.00
	Multi Family Dwelling Unit (>1200SF)	1,386.00
	Multi Family Dwelling Unit (≤1200SF)	645.00
	Commercial/Office per acre	26,359.00
	Industrial per acre	19,407.00
	Auto Dealership per acre	26,359.00
	Hotel per room	390.00
Traffic Impact Fee	Single Family Dwelling Unit	4,230.00
	Multi Family Dwelling Unit (>1200SF)	2,621.00
	Multi Family Dwelling Unit (≤1200SF)	1,650.00
	Commercial/Industrial/Office per PHT	4,230.00
Public Safety Facilities Impact Fee	Single Family Dwelling Unit	2,434.00
	Multi Family Dwelling Unit (>1200SF)	2,152.00
	Multi Family Dwelling Unit (≤1200SF)	1,612.00
	Commercial per acre	13,602.00
	Industrial per acre	16,326.00
	Office per acre	16,307.00
	Auto Dealership per acre	6,524.00
	Hotel per room	75.00
Public Facilities	Single Family Dwelling Unit	693.00
	Multi Family Dwelling Unit	667.00
	Senior/Downtown/Secondary Unit	458.00
	Commercial per acre	1,527.00
	Office per acre	1,815.00
	Industrial per acre	2,138.00
	Auto Dealership per acre	612.00
	Hotel per room	18.00
Library Impact Fee	Single Family Dwelling Unit	2,674.00
	Multi Family Dwelling Unit	2,576.00
	Senior/Downtown/Secondary Unit	1,764.00
Community Recreation Centers	Single Family Dwelling Unit	4,960.00
	Multi Family Dwelling Unit	4,352.00
	Senior/Downtown/Secondary Unit	3,284.00
Sewer Impact Fee	Single Family Dwelling Unit	19,206.00
	Multi Family Dwelling Unit	16,255.00
	Commercial/Industrial/Office per GPD	63.25
Water Capacity (Impact) Fee	5/8-1 inch meter	11,692.00
	1.5-inch meter	23,385.00
	2-inch meter	37,415.00
	3-inch meter	74,830.00
	4-inch meter	116,923.00
	6-inch meter	233,845.00
	8-inch meter	374,152.00
Housing In-Lieu	For-Sale Projects (per sq feet)	
	Within Downtown	15.19
	Outside of Downtown	22.67
	Rental Projects (per sq feet)	
	Within Downtown	16.69
	Outside of Downtown	33.38

<p align="center">City of Morgan Hill Impact Fees Revenue and Expenditures For Fiscal Year 2022-23</p>

FUND 301 - PARK IMPACT FEE	Project Number	FY 22-23 AB 1600		
<u>Revenue</u>				
Interest		\$ 16,305		
Development Impact Fees		227,202		
Project Reimbursement/Others		3,405,437		
Total Revenue		<u>\$ 3,648,944</u>		
			% from this	Total Project
<u>Revenue Expended For</u>			Fund	Expenditures
Parks Land	110097	\$ 8,152	100.00%	8,152
Inclusive Playground	137015	651,943	100.00%	651,943
Butterfield Blvd Connector Path Project	148017	13,227	100.00%	13,227
W. Little Llagas Creek Trail Phase	117001	441,391	100.00%	441,391
Monterey Road Ball Field Park	145023	105,153	100.00%	105,153
Sports Facility Development	148018	50,116	100.00%	50,116
General Plan Update		7,700	7.00%	110,000
RCSD Services - Infrastructure Planning		75,000	29.41%	255,000
Banking Fees and Other		15,727	100.00%	15,727
Administration		30,556	1.72%	1,775,408
Total Expenditures		<u>\$ 1,398,965</u>		
Revenue Less Expenditures		\$ 2,249,979		
Balance as of July 1, 2022		<u>(822,989)</u>		
Balance as of June 30, 2023		<u><u>\$ 1,426,990</u></u>		

<p align="center">City of Morgan Hill Impact Fees Revenue and Expenditures For Fiscal Year 2022-23</p>

FUND 303 - STORM DRAIN IMPACT FEE	Project Number	FY 22-23 AB 1600		
Revenue				
Interest		\$ 107,584		
Development Impact Fees		1,033,721		
Total Revenue		\$ 1,141,305		
			% from this Fund	Total Project Expenditures
Revenue Expended For				
Storm System Expansion	415020	\$ 108,703	100.00%	108,703
Llagas Flood Control	417099	779,039	100.00%	779,039
General Plan Update		7,700	7.00%	110,000
RCSD Services - Infrastructure Planning		15,000	5.88%	255,000
Administration		9,359	0.53%	1,775,408
Total Expenditures		\$ 919,801		
Revenue Less Expenditures		\$ 221,504		
Balance as of July 1, 2022		11,596,359		
Balance as of June 30, 2023		\$ 11,817,863		

<p align="center">City of Morgan Hill Impact Fees Revenue and Expenditures For Fiscal Year 2022-23</p>

FUND 309 - TRAFFIC IMPACT FEE	Project Number	FY 22-23 AB 1600		
<u>REVENUE</u>				
Interest		\$ (2,181)		
Traffic Impact Fees		1,608,009		
VTA Measure B		6,949,478		
Project Reimbursement/Others		100,000		
TOTAL REVENUE		<u>\$ 8,655,306</u>		
<u>Revenue Expended For</u>			% from this Fund	Total Project Expenditures
Hale Avenue Extension	546007	\$ 5,985,210	100.00%	5,985,210
General Plan Update		31,900	29.00%	110,000
RCSD Services - Infrastructure Planning		75,000	29.41%	255,000
Administration		22,655	1.28%	1,775,408
Total Expenditures		<u>\$ 6,114,765</u>		
Revenue Less Expenditures		\$ 2,540,541		
Balance as of July 1, 2022		<u>1,187,039</u>		
Balance as of June 30, 2023		<u>\$ 3,727,580</u>		

<p align="center">City of Morgan Hill Impact Fees Revenue and Expenditures For Fiscal Year 2022-23</p>

FUND 315 - PUBLIC SAFETY FACILITIES	Project Number	FY 22-23 AB 1600
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REVENUE

Interest	\$ 50,856
Public Safety Facilities Impact Fees	608,217

TOTAL REVENUE	<u>\$ 659,073</u>
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Revenue Expended For

			% from this Fund	Total Project Expenditures
New Fire Station	231018	\$ 535,980	100.00%	535,980
Police Facility Expansion	228020	\$ 60,598	100.00%	60,598
Debt Service		205,370	30.62%	670,612
Banking Fees and Other		22,013	100.00%	22,013
Administration		6,208	0.35%	1,775,408

Total Expenditures	<u>\$ 830,169</u>
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Revenue Less Expenditures	\$ (171,096)
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Balance as of July 1, 2022	<u>3,221,824</u>
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Balance as of June 30, 2023	<u><u>\$ 3,050,728</u></u>
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<p align="center">City of Morgan Hill Impact Fees Revenue and Expenditures For Fiscal Year 2022-23</p>

FUND 347 - PUBLIC FACILITIES IMPACT FEE	Project Number	FY 22-23 AB 1600		
<u>REVENUE</u>				
Interest/Other		\$ 6,497		
Public Facilities Impact Fees		105,415		
TOTAL REVENUE		\$ 111,912		
			% from this Fund	Total Project Expenditures
<u>Revenue Expended For</u>				
RCSD Services - Infrastructure Planning		\$ 25,000	9.80%	255,000
Administration		4,154	0.23%	1,775,408
Total Expenditures		\$ 29,154		
Revenue Less Expenditures		\$ 82,758		
Balance as of July 1, 2022		<u>1,017,051</u>		
Balance as of June 30, 2023		<u>\$ 1,099,809</u>		

<p align="center">City of Morgan Hill Impact Fees Revenue and Expenditures For Fiscal Year 2022-23</p>

FUND 348 - LIBRARY IMPACT FEE	Project Number	FY 22-23 AB 1600		
<u>REVENUE</u>				
Interest		\$ 16,361		
Library Impact Fees		170,212		
TOTAL REVENUE		<u>\$ 186,573</u>		
<u>Revenue Expended For</u>			% from this Fund	Total Project Expenditures
Civic Center Debt Service		\$ 207,553	30.95%	670,612
Administration		15,365	0.87%	1,775,408
Total Expenditures		<u>\$ 222,918</u>		
Revenue Less Expenditures		\$ (36,345)		
Balance as of July 1, 2022		<u>1,444,583</u>		
Balance as of June 30, 2023		<u><u>\$ 1,408,238</u></u>		

<p align="center">City of Morgan Hill Impact Fees Revenue and Expenditures For Fiscal Year 2022-23</p>

FUND 360 - COMMUNITY/REC CENTERS IMPACT FEE	Project Number	FY 22-23 AB 1600		
REVENUE				
Interest/Others		\$ 24,250		
Com/Rec Centers Impact Fees		315,938		
Project Reimbursement/Others		209,003		
TOTAL REVENUE		\$ 549,191		
			% from this	Total Project
Revenue Expended For			Fund	Expenditures
Centennial Recreation Center Expansion	138016	\$ 178,210	100.00%	178,210
CRC Battery Storage System	229018	590,442	100.00%	590,442
Sports Facility Improvements - Sand Volleyball	148018	67,821	100.00%	67,821
Administration		15,515	0.87%	1,775,408
Total Expenditures		\$ 851,988		
Revenue Less Expenditures		\$ (302,797)		
Balance as of July 1, 2022		1,295,025		
Balance as of June 30, 2023		\$ 992,228		

<p align="center">City of Morgan Hill Impact Fees Revenue and Expenditures For Fiscal Year 2022-23</p>

FUND 641 - SEWER IMPACT FEE	Project Number	FY 22-23 AB 1600		
REVENUE				
Interest		\$ 195,516		
Sewer Impact Fees		2,952,545		
Reimbursement of Expenses		10,230,667		
TOTAL REVENUE		\$ 13,378,728		
Revenue Expended For			% from this Fund	Total Project Expenditures
Sewer Plant Expansion	303093	\$ 10,178,741	1372.60%	741,565
Sewer Plant Improvements	303a11	1,152,312	100.00%	1,152,312
Sewer Main Upgrades	302t17	52,632	58.03%	90,698
Trunk Line - Phase I & II	308a08	181,280	39.51%	458,767
New Sewer Lines	315006	20,304	100.00%	20,304
Rate Studies	110023	111,285	56.80%	195,916
General Plan Update		7,700	7.00%	110,000
RCSD Services - Infrastructure Planning		25,000	9.80%	255,000
Debt Service		802,180	31.52%	2,544,863
Administration		49,744	2.80%	1,775,408
Total Expenditures		\$ 12,581,178		
Revenue Less Expenditures		\$ 797,550		
Balance as of July 1, 2022		20,552,531		
Balance as of June 30, 2023		\$ 21,350,081		

<p align="center">City of Morgan Hill Impact Fees Revenue and Expenditures For Fiscal Year 2022-23</p>

FUND 651 - WATER IMPACT FEE	Project Number	FY 22-23 AB 1600		
REVENUE				
Interest		\$ 27,609		
Water Impact Fees		728,847		
TOTAL REVENUE		\$ 756,456		
Revenue Expended For			% from this Fund	Total Project Expenditures
Pump station capacity	610023	\$ 910	100.000%	910
Holiday Lake pump station	610a18	3,386	100.000%	3,386
General Plan Update		7,700	7.000%	110,000
RCSD Services - Infrastructure Planning		25,000	9.80%	255,000
Debt Service		642,776	38.763%	1,658,229
Banking Fees and Other		13,880	100.000%	13,880
Administration		17,440	0.982%	1,775,408
Total Expenditures		\$ 711,092		
Revenue Less Expenditures		\$ 45,364		
Balance as of July 1, 2022		2,924,596		
Balance as of June 30, 2023		\$ 2,969,960		

<p align="center">City of Morgan Hill Impact Fees Revenue and Expenditures For Fiscal Year 2022-23</p>

FUND 236 - HOUSING IN-LIEU FEE	Project Number	FY 22-23 AB 1600		
REVENUE				
Interest/Others		\$ 61,640		
Housing in-lieu fee		674,725		
Project Reimbursement/Others		182,049		
TOTAL REVENUE		\$ 918,414		
			% from this	Total Project
Revenue Expended For			Fund	Expenditures
Housing services		\$ 711,185	100.00%	711,185
Administration		83,071	4.68%	1,775,408
Total Expenditures		\$ 794,256		
Revenue Less Expenditures		\$ 124,158		
Balance as of July 1, 2022		4,841,712		
Balance as of June 30, 2023		\$ 4,965,870		