

**City of Morgan Hill**  
**AB 1600 Development Impact Fee Report**  
**Fiscal Year 2019-20**

**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.

**Police and Fire Impacts** – Revenues are collected to finance the expansion of police and fire facilities necessary to benefit, and to provide police services to new customers residing within the City of Morgan Hill as a result of growth in population.

**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.

**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.

**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.

**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 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.

**City of Morgan Hill**  
**Impact Fee Schedule Summary**  
**Fiscal Year 2019-20**

<b>Description of Fee</b>	<b>Unit of Measure</b>	<b>Amount</b>
Water Impact Fee	Single Family Dwelling Unit	3,913.00
	Multi Family Dwelling Unit	3,531.00
	Commercial/Industrial/Office per acre	11,109.00
Sewer Impact Fee	Single Family Dwelling Unit	15,315.00
	Multi Family Dwelling Unit	12,962.00
	Commercial/Industrial/Office per GPD	50.43
Storm Drain Impact Fee	Single Family Dwelling Unit	1,941.00
	Multi Family Dwelling Unit (>1200SF)	1,105.00
	Multi Family Dwelling Unit (<1200SF)	514.00
	Commercial/Office per acre	21,018.00
	Industrial per acre	15,475.00
	Auto Dealership per acre	21,018.00
	Hotel per room	311.00
Park Impact Fee	Single Family Dwelling Unit-Sub	5,807.00
	Single Family Dwelling Unit-No Sub	4,222.00
	Multi Family Dwelling Unit-Sub	5,595.00
	Multi Family Dwelling Unit-No Sub	4,072.00
Traffic Impact Fee	Single Family Dwelling Unit	3,373.00
	Multi Family Dwelling Unit (>1200SF)	2,090.00
	Multi Family Dwelling Unit (<1200SF)	1,285.00
	Commercial/Industrial/Office per PHT	3,373.00
Library Impact Fee	Single Family Dwelling Unit	2,132.00
	Multi Family Dwelling Unit	2,054.00
Public Safety Facilities Impact Fee	Single Family Dwelling Unit	1,941.00
	Multi Family Dwelling Unit (>1200SF)	1,716.00
	Multi Family Dwelling Unit (<1200SF)	1,285.00
	Commercial per acre	10,846.00
	Industrial per acre	13,018.00
	Office per acre	13,003.00
	Auto Dealership per acre	5,202.00
	Hotel per room	60.00
Public Facilities	Single Family Dwelling Unit	553.00
	Multi Family Dwelling Unit	532.00
	Commercial per acre	1,218.00
	Office per acre	1,447.00
	Industrial per acre	1,705.00
	Auto Dealership per acre	488.00
	Hotel per room	14.00

<b>City of Morgan Hill</b> <b>Impact Fees Revenue and Expenditures</b> <b>For Fiscal Year 2019-20</b>
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<b>FUND 301 - PARKS IMPACT FEE</b>	<b>Project Number</b>	<b>FY 19-20 AB 1600</b>		
<b>Revenue</b>				
Interest		\$ 75,468		
Development Impact Fees		1,560,560		
<b>Total Revenue</b>		<b>\$ 1,636,028</b>		
			<b>% from this Fund</b>	<b>Total Project Expenditures</b>
<b>Revenue Expended For</b>				
Parks Land	110097	\$ 1,232,134	100.00%	1,232,134
Inclusive Playground	137015	181,479	100.00%	181,479
Madrone Channel	141A16	15,133	2.82%	535,866
Community Garden	142017	96,223	100.00%	96,223
Tree Planting/Urban Forest Mgmt	143017	16,335	100.00%	16,335
Butterfield Blvd Connector Path Project	148017	142,677	100.00%	142,677
W. Little Llagas Creek Trail Phase	117001	70,844	100.00%	70,844
Park Enhancements-Shade Additions & Park Res	149018	127,209	100.00%	127,209
Sports Facility Development	148018	154,887	100.00%	154,887
General Plan Update		7,704	7.00%	110,000
RCSD Services - Infrastructure Planning		75,000	24.59%	305,000
Banking and Merchant Service Fees		4,300	100.00%	4,300
Taxes		17,747	100.00%	17,747
Impact Fee Study		314	11.11%	2,826
Administration		40,956	2.29%	1,791,416
<b>Total Expenditures</b>		<b>\$ 2,182,942</b>		
<b>Revenue Less Expenditures</b>		<b>\$ (546,914)</b>		
Balance as of July 1, 2019		4,116,066		
<b>Balance as of June 30, 2020</b>		<b>\$ 3,569,152</b>		

<b>City of Morgan Hill</b> <b>Impact Fees Revenue and Expenditures</b> <b>For Fiscal Year 2019-20</b>
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<b>FUND 303 - STORM DRAIN IMPACT FEE</b>	<b>Project Number</b>	<b>FY 19-20 AB 1600</b>		
<b>Revenue</b>				
Interest		\$ 184,113		
Development Impact Fees		79,372		
<b>Total Revenue</b>		<b>\$ 263,485</b>		
			<b>% from this Fund</b>	<b>Total Project Expenditures</b>
<b>Revenue Expended For</b>				
Storm System Expansion	415020	\$ 1,625	100.00%	1,625
Llagas Flood Control	417099	344,802	100.00%	344,802
Impact Fee Study		314	11.11%	2,826
General Plan Update		7,704	7.00%	110,000
RCSD Services - Infrastructure Planning		15,000	4.92%	305,000
Administration		6,948	0.39%	1,791,416
<b>Total Expenditures</b>		<b>\$ 376,393</b>		
<b>Revenue Less Expenditures</b>		<b>\$ (112,908)</b>		
Balance as of July 1, 2019		12,117,049		
<b>Balance as of June 30, 2020</b>		<b>\$ 12,004,141</b>		

<b>City of Morgan Hill</b> <b>Impact Fees Revenue and Expenditures</b> <b>For Fiscal Year 2019-20</b>
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<b>FUND 309 - TRAFFIC IMPACT FEE</b>	<b>Project Number</b>	<b>FY 19-20 AB 1600</b>		
<b>REVENUE</b>				
Interest		\$ 30,823		
Traffic Impact Fees		1,293,108		
<b>TOTAL REVENUE</b>		<b>\$ 1,323,931</b>		
<b>Revenue Expended For</b>			<b>% from this Fund</b>	<b>Total Project Expenditures</b>
Hale Avenue Extension	546007	\$ 459,733	100.00%	459,733
General Plan Update		31,896	29.00%	110,000
RCSD Services - Infrastructure Planning		75,000	24.59%	305,000
Impact Fee Study		314	11.11%	2,826
Banking and Merchant Service Fees		1,406	100.00%	1,406
Interest Expense		57,824	100.00%	57,824
Administration		12,036	0.67%	1,791,416
<b>Total Expenditures</b>		<b>\$ 638,209</b>		
<b>Revenue Less Expenditures</b>		<b>\$ 685,722</b>		
Balance as of July 1, 2019		(1,115,811)		
<b>Balance as of June 30, 2020</b>		<b>\$ (430,089)</b>		

<b>City of Morgan Hill</b> <b>Impact Fees Revenue and Expenditures</b> <b>For Fiscal Year 2019-20</b>
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<b>FUND 311 - POLICE IMPACT FEE</b>	<b>FY 19-20</b>		
	<b>AB 1600</b>		
<b>REVENUE</b>			
Transfer In From Public Safety Facilities Fund	\$ 640,897		
<b>TOTAL REVENUE</b>	<b>\$ 640,897</b>		
<b>Revenue Expended For</b>		<b>% from this</b>	<b>Total Project</b>
Transfer Out to Public Safety Facilities Impact Fee	\$ -	Fund	Expenditures
<b>Total Expenditures</b>	<b>\$ -</b>	0.00%	-
<b>Revenue Less Expenditures</b>	<b>\$ 640,897</b>		
Balance as of July 1, 2019	(640,897)		
<b>Balance as of June 30, 2020</b>	<b>\$ -</b>		

<b>City of Morgan Hill</b> <b>Impact Fees Revenue and Expenditures</b> <b>For Fiscal Year 2019-20</b>
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<b>FUND 313 - FIRE IMPACT FEE</b>	<b>Project #</b>	<b>FY 19-20</b>		
		<b>AB 1600</b>		
<b>REVENUE</b>				
Fire Impact Fees		\$	-	
<b>TOTAL REVENUE</b>		<u>\$</u>	<u>-</u>	
				<b>% from this Fund</b>
<b>Revenue Expended For</b>				<b>Total Project Expenditures</b>
Transfer Out to Public Safety Facilities Impact Fee		\$	3,873,198	100.00%
<b>Total Expenditures</b>		<u>\$</u>	<u>3,873,198</u>	
<b>Revenue Less Expenditures</b>		<b>\$</b>	<b>(3,873,198)</b>	
Balance as of July 1, 2019			<u>3,873,198</u>	
<b>Balance as of June 30, 2020</b>		<u><u>\$</u></u>	<u><u>-</u></u>	

<b>City of Morgan Hill</b> <b>Impact Fees Revenue and Expenditures</b> <b>For Fiscal Year 2019-20</b>
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<b>FUND 315 - PUBLIC SAFETY FACILITIES</b>	<b>Project #</b>	<b>FY 19-20</b>		
		<b>AB 1600</b>		
<b>REVENUE</b>				
Interest		\$ 75,239		
Public Safety Facilities Impact Fees		375,084		
Transfer In		3,232,301		
<b>TOTAL REVENUE</b>		<b>\$ 3,682,624</b>		
<b>Revenue Expended For</b>				
RCSD Services - Infrastructure Planning		\$ 25,000	8.20%	305,000
Debt Service		197,696	53.39%	370,284
Administration		7,541	0.42%	1,791,416
<b>Total Expenditures</b>		<b>\$ 230,237</b>		
<b>Revenue Less Expenditures</b>		<b>\$ 3,452,387</b>		
Balance as of July 1, 2019		-		
<b>Balance as of June 30, 2020</b>		<b>\$ 3,452,387</b>		



<b>City of Morgan Hill</b> <b>Impact Fees Revenue and Expenditures</b> <b>For Fiscal Year 2019-20</b>
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<b>FUND 347 - PUBLIC FACILITIES IMPACT FEE</b>	<b>Project Number</b>	<b>FY 19-20 AB 1600</b>		
<b>REVENUE</b>				
Interest/Other		\$ 14,121		
Public Facilities Impact Fees		178,149		
Project Reimbursement/Others		51,829		
<b>TOTAL REVENUE</b>		<b>\$ 244,099</b>		
			<b>% from this Fund</b>	<b>Total Project Expenditures</b>
<b>Revenue Expended For</b>				
Corporation Yard Long Term Plan Study		\$ 74,925	100.00%	74,925
RCSD Services - Infrastructure Planning		25,000	8.20%	305,000
Impact Fee Study		314	11.11%	2,826
Banking and Merchant Service Fees		409	100.00%	409
Administration		2,208	0.12%	1,791,416
<b>Total Expenditures</b>		<b>\$ 102,856</b>		
<b>Revenue Less Expenditures</b>		<b>\$ 141,243</b>		
Balance as of July 1, 2019		668,851		
<b>Balance as of June 30, 2020</b>		<b>\$ 810,094</b>		

<b>City of Morgan Hill</b> <b>Impact Fees Revenue and Expenditures</b> <b>For Fiscal Year 2019-20</b>
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<b>FUND 348 - LIBRARY IMPACT FEE</b>	<b>Project Number</b>	<b>FY 19-20 AB 1600</b>		
<b>REVENUE</b>				
Interest		\$ 49,056		
Library Impact Fees		585,729		
Library Lease		174,142		
<b>TOTAL REVENUE</b>		<b>\$ 808,927</b>		
			<b>% from this Fund</b>	<b>Total Project Expenditures</b>
<b>Revenue Expended For</b>				
Library Expansion	251015	\$ 1,893,329	100.00%	1,893,329
Civic Center Debt Service		215,328	67.53%	318,861
Impact Fee Study		314	0.10%	305,000
Banking and Merchant Service Fees		1,580	100.00%	1,580
Administration		5,400	0.30%	1,791,416
<b>Total Expenditures</b>		<b>\$ 2,115,951</b>		
<b>Revenue Less Expenditures</b>		<b>\$ (1,307,024)</b>		
Balance as of July 1, 2019		2,987,436		
<b>Balance as of June 30, 2020</b>		<b>\$ 1,680,412</b>		

<b>City of Morgan Hill</b> <b>Impact Fees Revenue and Expenditures</b> <b>For Fiscal Year 2019-20</b>
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<b>FUND 360 - COMMUNITY/REC CENTERS IMPACT FEE</b>	<b>Project Number</b>	<b>FY 19-20 AB 1600</b>		
<b>REVENUE</b>				
Interest/Others		\$ 41,738		
Com/Rec Centers Impact Fees		1,084,003		
<b>TOTAL REVENUE</b>		<b>\$ 1,125,741</b>		
			<b>% from this</b>	<b>Total Project</b>
			<b>Fund</b>	<b>Expenditures</b>
<b>Revenue Expended For</b>				
Centennial Recreation Center Expansion	138016	\$ 1,058,957	100.00%	1,058,957
CRC Backup Generator	299018	19,574	100.00%	19,574
Villa Mira Monte Enhancements	144017	8,923	100.00%	8,923
Sports Facility Improvements	148018	31,136	100.00%	31,136
Minature Golf	149019	75,267	100.00%	75,267
Banking and Merchant Service Fees		2,930	100.00%	2,930
Administration		492	0.03%	1,791,416
<b>Total Expenditures</b>		<b>\$ 1,197,279</b>		
<b>Revenue Less Expenditures</b>		<b>\$ (71,538)</b>		
Balance as of July 1, 2019		2,122,228		
<b>Balance as of June 30, 2020</b>		<b>\$ 2,050,690</b>		

**City of Morgan Hill**  
**Impact Fees Revenue and Expenditures**  
**For Fiscal Year 2019-20**

<b>FUND 641 - SEWER IMPACT FEE</b>	<b>Project Number</b>	<b>FY 19-20 AB 1600</b>		
<b>REVENUE</b>				
Interest		\$ 386,676		
Sewer Impact Fees		4,990,132		
<b>TOTAL REVENUE</b>		<b>\$ 5,376,808</b>		
			<b>% from this Fund</b>	<b>Total Project Expenditures</b>
<b>Revenue Expended For</b>				
Sewer Plant Expansion	303093	\$ 185,503	100.00%	185,503
Sewer Plant Improvements	303a11	1,115,918	100.00%	1,115,918
Sewer Main Upgrades	302t17	24,396	26.90%	90,698
Trunk Line - Phase I & II	308a08	465,052	101.37%	458,767
General Plan Update		7,704	7.00%	110,000
RCSD Services - Infrastructure Planning		25,000	8.20%	305,000
Debt Service		791,743	40.81%	1,940,125
Impact Fee Study		314	11.11%	2,826
Banking and Merchant Service Fees		10,317	100.00%	10,317
Administration		57,192	3.19%	1,791,416
<b>Total Expenditures</b>		<b>\$ 2,683,139</b>		
<b>Revenue Less Expenditures</b>		<b>\$ 2,693,669</b>		
Balance as of July 1, 2019		18,103,114		
<b>Balance as of June 30, 2020</b>		<b>\$ 20,796,783</b>		

<b>City of Morgan Hill</b> <b>Impact Fees Revenue and Expenditures</b> <b>For Fiscal Year 2019-20</b>
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<b>FUND 651 - WATER IMPACT FEE</b>	<b>Project Number</b>	<b>FY 19-20 AB 1600</b>		
<b>REVENUE</b>				
Interest		\$ 49,841		
Water Impact Fees		1,411,404		
<b>TOTAL REVENUE</b>		<b><u>\$ 1,461,245</u></b>		
<b>Revenue Expended For</b>			<b>% from this Fund</b>	<b>Total Project Expenditures</b>
Main Ave Well #3	601u15	\$ 456,379	364.884%	125,075
General Plan Update		7,704	7.004%	110,000
RCSD Services - Infrastructure Planning		25,000	8.20%	305,000
Debt Service		656,122	41.000%	1,600,313
Impact Fee Study		314	11.11%	2,826
Banking and Merchant Service Fees		2,900	100.000%	2,900
Administration		18,120	1.011%	1,791,416
<b>Total Expenditures</b>		<b><u>\$ 1,166,539</u></b>		
<b>Revenue Less Expenditures</b>		<b>\$ 294,706</b>		
Balance as of July 1, 2019		<u>2,140,457</u>		
<b>Balance as of June 30, 2020</b>		<b><u>\$ 2,435,163</u></b>		