

**City of Morgan Hill**  
**AB 1600 Development Impact Fee Report**  
**Fiscal Year 2020-21**

**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.

**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 2020-21**

<b>Description of Fee</b>	<b>Unit of Measure</b>	<b>Amount</b>
Water Impact Fee	Single Family Dwelling Unit	4,160.00
	Multi Family Dwelling Unit	3,753.00
	Commercial/Industrial/Office per acre	11,809.00
Sewer Impact Fee	Single Family Dwelling Unit	16,280.00
	Multi Family Dwelling Unit	13,778.00
	Commercial/Industrial/Office per GPD	53.61
Storm Drain Impact Fee	Single Family Dwelling Unit	2,063.00
	Multi Family Dwelling Unit (>1200SF)	1,175.00
	Multi Family Dwelling Unit (<1200SF)	546.00
	Commercial/Office per acre	22,342.00
	Industrial per acre	16,450.00
	Auto Dealership per acre	22,342.00
	Hotel per room	331.00
Park Impact Fee	Single Family Dwelling Unit-Sub	6,173.00
	Single Family Dwelling Unit-No Sub	4,488.00
	Multi Family Dwelling Unit-Sub	5,948.00
	Multi Family Dwelling Unit-No Sub	4,329.00
Traffic Impact Fee	Single Family Dwelling Unit	3,585.00
	Multi Family Dwelling Unit (>1200SF)	2,222.00
	Multi Family Dwelling Unit (<1200SF)	1,399.00
	Commercial/Industrial/Office per PHT	3,585.00
Library Impact Fee	Single Family Dwelling Unit	2,267.00
	Multi Family Dwelling Unit	2,184.00
Public Safety Facilities Impact Fee	Single Family Dwelling Unit	2,063.00
	Multi Family Dwelling Unit (>1200SF)	1,824.00
	Multi Family Dwelling Unit (<1200SF)	1,366.00
	Commercial per acre	11,529.00
	Industrial per acre	13,838.00
	Office per acre	13,822.00
	Auto Dealership per acre	5,530.00
Hotel per room	64.00	
Public Facilities	Single Family Dwelling Unit	588.00
	Multi Family Dwelling Unit	566.00
	Commercial per acre	1,294.00
	Office per acre	1,538.00
	Industrial per acre	1,812.00
	Auto Dealership per acre	519.00
	Hotel per room	15.00

<b>City of Morgan Hill</b> <b>Impact Fees Revenue and Expenditures</b> <b>For Fiscal Year 2020-21</b>
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<b>FUND 301 - PARKS IMPACT FEE</b>	<b>Project Number</b>	<b>FY 20-21 AB 1600</b>		
<b>Revenue</b>				
Interest		\$ 18,948		
Development Impact Fees		1,957,226		
Project Reimbursement/Others		1,017,866		
<b>Total Revenue</b>		<b>\$ 2,994,040</b>		
			<b>% from this Fund</b>	<b>Total Project Expenditures</b>
<b>Revenue Expended For</b>				
Parks Land	110097	\$ 15,724	100.00%	15,724
Inclusive Playground	137015	4,776,754	100.00%	4,776,754
Madrone Channel	141A16	277,790	51.84%	535,866
Community Garden	142017	2,197	100.00%	2,197
Tree Planting/Urban Forest Mgmt	143017	9,978	100.00%	9,978
Butterfield Blvd Connector Path Project	148017	977,129	100.00%	977,129
W. Little Llagas Creek Trail Phase	117001	41,914	100.00%	41,914
Sports Facility Development	148018	52,027	100.00%	52,027
General Plan Update		7,704	7.00%	110,000
RCSD Services - Infrastructure Planning		75,000	24.59%	305,000
Banking Fees and Other		13,877	100.00%	13,877
Administration		42,180	2.36%	1,787,564
<b>Total Expenditures</b>		<b>\$ 6,292,274</b>		
<b>Revenue Less Expenditures</b>		<b>\$(3,298,234)</b>		
Balance as of July 1, 2020		3,569,152		
<b>Balance as of June 30, 2021</b>		<b>\$ 270,918</b>		

<b>City of Morgan Hill</b> <b>Impact Fees Revenue and Expenditures</b> <b>For Fiscal Year 2020-21</b>
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<b>FUND 303 - STORM DRAIN IMPACT FEE</b>	<b>Project Number</b>	<b>FY 20-21 AB 1600</b>		
<b>Revenue</b>				
Interest		\$ 96,658		
Development Impact Fees		1,314,950		
<b>Total Revenue</b>		<b>\$ 1,411,608</b>		
			<b>% from this Fund</b>	<b>Total Project Expenditures</b>
<b>Revenue Expended For</b>				
Storm System Expansion	415020	\$ 93,009	100.00%	93,009
Llagas Flood Control	417099	2,359,636	100.00%	2,359,636
Monument Land Company Imprvt Agreement	5.51E+05	50,217	100.00%	50,217
Banking Fees and Other		24	100.00%	24
General Plan Update		7,704	7.00%	110,000
RCSD Services - Infrastructure Planning		15,000	4.92%	305,000
Administration		7,164	0.40%	1,787,564
<b>Total Expenditures</b>		<b>\$ 2,532,754</b>		
<b>Revenue Less Expenditures</b>		<b>\$ (1,121,146)</b>		
Balance as of July 1, 2020		12,068,666		
<b>Balance as of June 30, 2021</b>		<b>\$ 10,947,520</b>		

<b>City of Morgan Hill</b> <b>Impact Fees Revenue and Expenditures</b> <b>For Fiscal Year 2020-21</b>
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<b>FUND 309 - TRAFFIC IMPACT FEE</b>	<b>Project Number</b>	<b>FY 20-21 AB 1600</b>		
<b>REVENUE</b>				
Interest		\$ 9,165		
Traffic Impact Fees		2,093,409		
VTA Measure B		1,196,701		
Transfer In from Storm Drain Fund		2,000,000		
<b>TOTAL REVENUE</b>		<b>\$ 5,299,275</b>		
			<b>% from this Fund</b>	<b>Total Project Expenditures</b>
<b>Revenue Expended For</b>				
Hale Avenue Extension	546007	\$ 2,518,715	100.00%	2,518,715
General Plan Update		31,896	29.00%	110,000
RCSD Services - Infrastructure Planning		75,000	24.59%	305,000
Banking and Merchant Service Fees		13,886	100.00%	13,886
Administration		12,396	0.69%	1,787,564
<b>Total Expenditures</b>		<b>\$ 2,651,893</b>		
<b>Revenue Less Expenditures</b>		<b>\$ 2,647,382</b>		
Balance as of July 1, 2020		(430,089)		
<b>Balance as of June 30, 2021</b>		<b>\$ 2,217,293</b>		

<b>City of Morgan Hill</b> <b>Impact Fees Revenue and Expenditures</b> <b>For Fiscal Year 2020-21</b>
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<b>FUND 315 - PUBLIC SAFETY FACILITIES</b>	<b>Project #</b>	<b>FY 20-21</b>		
		<b>AB 1600</b>		
<b><u>REVENUE</u></b>				
Interest		\$ 29,666		
Public Safety Facilities Impact Fees		403,213		
<b>TOTAL REVENUE</b>		<b><u>\$ 432,879</u></b>		
			<b>% from this</b>	<b>Total Project</b>
<b><u>Revenue Expended For</u></b>			<b>Fund</b>	<b>Expenditures</b>
Debt Service		\$ 202,908	30.28%	670,113
General Fund Loan Repayment		25,000	100.00%	25,000
Administration		6,425	0.36%	1,787,564
<b>Total Expenditures</b>		<b><u>\$ 234,333</u></b>		
<b>Revenue Less Expenditures</b>		<b>\$ 198,546</b>		
Balance as of July 1, 2020		<u>3,452,397</u>		
<b>Balance as of June 30, 2021</b>		<b><u><u>\$ 3,650,943</u></u></b>		

<b>City of Morgan Hill</b> <b>Impact Fees Revenue and Expenditures</b> <b>For Fiscal Year 2020-21</b>
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<b>FUND 347 - PUBLIC FACILITIES IMPACT FEE</b>	<b>Project Number</b>	<b>FY 20-21 AB 1600</b>
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**REVENUE**

Interest/Other	\$	6,629
Public Facilities Impact Fees		235,061
Project Reimbursement/Others		8,492

<b>TOTAL REVENUE</b>	<b>\$</b>	<b>250,182</b>
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**Revenue Expended For**

		<b>% from this Fund</b>	<b>Total Project Expenditures</b>
Corporation Yard Long Term Plan Study	\$	100.00%	18,724
RCSD Services - Infrastructure Planning		8.20%	305,000
Banking Fees and Other		100.00%	8
Administration		0.13%	1,787,564

<b>Total Expenditures</b>	<b>\$</b>	<b>46,012</b>
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<b>Revenue Less Expenditures</b>	<b>\$</b>	<b>204,170</b>
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Balance as of July 1, 2020		830,102
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<b>Balance as of June 30, 2021</b>	<b>\$</b>	<b>1,034,272</b>
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<b>City of Morgan Hill</b> <b>Impact Fees Revenue and Expenditures</b> <b>For Fiscal Year 2020-21</b>
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<b>FUND 348 - LIBRARY IMPACT FEE</b>	<b>Project Number</b>	<b>FY 20-21 AB 1600</b>		
<b>REVENUE</b>				
Interest		\$ 12,117		
Library Impact Fees		420,737		
Library Lease		87,072		
<b>TOTAL REVENUE</b>		<b>\$ 519,926</b>		
			<b>% from this Fund</b>	<b>Total Project Expenditures</b>
<b>Revenue Expended For</b>				
Library Expansion	251015	\$ 492,148	100.00%	492,148
Civic Center Debt Service		215,328	32.13%	670,113
Banking and Merchant Service Fees		32	100.00%	32
Administration		5,556	0.31%	1,787,564
<b>Total Expenditures</b>		<b>\$ 713,064</b>		
<b>Revenue Less Expenditures</b>		<b>\$ (193,138)</b>		
Balance as of July 1, 2020		1,680,413		
<b>Balance as of June 30, 2021</b>		<b>\$ 1,487,275</b>		



<b>City of Morgan Hill</b> <b>Impact Fees Revenue and Expenditures</b> <b>For Fiscal Year 2020-21</b>
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<b>FUND 360 - COMMUNITY/REC CENTERS IMPACT FEE</b>	<b>Project Number</b>	<b>FY 20-21 AB 1600</b>		
<b>REVENUE</b>				
Interest/Others		\$ 12,185		
Com/Rec Centers Impact Fees		1,031,253		
<b>TOTAL REVENUE</b>		<b>\$ 1,043,438</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	\$ 1,738,486	100.00%	1,738,486
Sports Facility Improvements	148018	628	100.00%	628
Minature Golf	149019	946	100.00%	946
Banking Fees and Other		64	100.00%	64
Administration		504	0.03%	1,787,564
<b>Total Expenditures</b>		<b>\$ 1,740,628</b>		
<b>Revenue Less Expenditures</b>		<b>\$ (697,190)</b>		
Balance as of July 1, 2020		2,050,691		
<b>Balance as of June 30, 2021</b>		<b>\$ 1,353,501</b>		

**City of Morgan Hill**  
**Impact Fees Revenue and Expenditures**  
**For Fiscal Year 2020-21**

<b>FUND 641 - SEWER IMPACT FEE</b>	<b>Project Number</b>	<b>FY 20-21 AB 1600</b>		
<b>REVENUE</b>				
Interest		\$ 163,166		
Sewer Impact Fees		2,749,024		
<b>TOTAL REVENUE</b>		<b>\$ 2,912,190</b>		
			<b>% from this Fund</b>	<b>Total Project Expenditures</b>
<b>Revenue Expended For</b>				
Sewer Plant Expansion	303093	\$ 444,099	59.89%	741,565
Sewer Plant Improvements	303a11	569,378	100.00%	569,378
Sewer Main Upgrades	302t17	4,155	4.58%	90,698
Trunk Line - Phase I & II	308a08	296,605	64.65%	458,767
General Plan Update		7,704	7.00%	110,000
RCSD Services - Infrastructure Planning		24,996	8.20%	305,000
Debt Service		232,740	12.00%	1,939,500
Banking and Merchant Service Fees		224	100.00%	224
Administration		58,908	3.30%	1,787,564
<b>Total Expenditures</b>		<b>\$ 1,638,809</b>		
<b>Revenue Less Expenditures</b>		<b>\$ 1,273,381</b>		
Balance as of July 1, 2020		20,796,783		
<b>Balance as of June 30, 2021</b>		<b>\$ 22,070,164</b>		

<b>City of Morgan Hill</b> <b>Impact Fees Revenue and Expenditures</b> <b>For Fiscal Year 2020-21</b>
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<b>FUND 651 - WATER IMPACT FEE</b>	<b>Project Number</b>	<b>FY 20-21 AB 1600</b>		
<b>REVENUE</b>				
Interest		\$ 23,746		
Water Impact Fees		1,177,287		
<b>TOTAL REVENUE</b>		<b>\$ 1,201,033</b>		
			<b>% from this Fund</b>	<b>Total Project Expenditures</b>
<b>Revenue Expended For</b>				
Main Ave Well #3	601u15	\$ 40,782	32.606%	125,075
Water Supply Well Buildings	601v15	4,933	100.000%	4,933
Rate Studies	624018	3,431	100.000%	3,431
General Plan Update		7,704	7.004%	110,000
RCSD Services - Infrastructure Planning		24,996	8.20%	305,000
Debt Service		260,534	16.280%	1,600,313
Banking Fees and Other		62	100.000%	62
Administration		18,660	1.044%	1,787,564
<b>Total Expenditures</b>		<b>\$ 361,102</b>		
<b>Revenue Less Expenditures</b>		<b>\$ 839,931</b>		
Balance as of July 1, 2020		2,435,163		
<b>Balance as of June 30, 2021</b>		<b>\$ 3,275,094</b>		