

**City of Morgan Hill**  
**AB 1600 Development Impact Fee Report**  
**Fiscal Year 2021-22**

**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 2021-22**

Description of Fee	Unit of Measure	Amount
Water Impact Fee	Single Family Dwelling Unit	4,264.00
	Multi Family Dwelling Unit	3,847.00
	Commercial/Industrial/Office per acre	12,104.00
Sewer Impact Fee	Single Family Dwelling Unit	16,687.00
	Multi Family Dwelling Unit	14,123.00
	Commercial/Industrial/Office per GPD	54.95
Storm Drain Impact Fee	Single Family Dwelling Unit	2,115.00
	Multi Family Dwelling Unit (>1200SF)	1,204.00
	Multi Family Dwelling Unit (<1200SF)	560.00
	Commercial/Office per acre	22,901.00
	Industrial per acre	16,861.00
	Auto Dealership per acre	22,901.00
	Hotel per room	339.00
Park Impact Fee	Single Family Dwelling Unit-Sub	6,327.00
	Single Family Dwelling Unit-No Sub	4,600.00
	Multi Family Dwelling Unit-Sub	6,096.00
	Multi Family Dwelling Unit-No Sub	4,437.00
Traffic Impact Fee	Single Family Dwelling Unit	3,675.00
	Multi Family Dwelling Unit (>1200SF)	2,277.00
	Multi Family Dwelling Unit (<1200SF)	1,434.00
	Commercial/Industrial/Office per PHT	3,675.00
Library Impact Fee	Single Family Dwelling Unit	2,324.00
	Multi Family Dwelling Unit	2,238.00
Public Safety Facilities Impact Fee	Single Family Dwelling Unit	2,115.00
	Multi Family Dwelling Unit (>1200SF)	1,870.00
	Multi Family Dwelling Unit (<1200SF)	1,400.00
	Commercial per acre	11,818.00
	Industrial per acre	14,184.00
	Office per acre	14,168.00
	Auto Dealership per acre	5,668.00
	Hotel per room	65.00
Public Facilities	Single Family Dwelling Unit	602.00
	Multi Family Dwelling Unit	580.00
	Commercial per acre	1,327.00
	Office per acre	1,577.00
	Industrial per acre	1,857.00
	Auto Dealership per acre	532.00
	Hotel per room	15.00
Community Recreation Centers	Single Family Dwelling Unit	4,309.00
	Multi Family Dwelling Unit	3,781.00

<p align="center"><b>City of Morgan Hill</b>  <b>Impact Fees Revenue and Expenditures</b>  <b>For Fiscal Year 2021-22</b></p>
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<b>FUND 301 - PARKS IMPACT FEE</b>	<b>Project Number</b>	<b>FY 21-22 AB 1600</b>		
<b><u>Revenue</u></b>				
Interest		\$ 12,273		
Development Impact Fees		619,881		
Project Reimbursement/Others		4,675,231		
<b>Total Revenue</b>		<b>\$ 5,307,385</b>		
<b><u>Revenue Expended For</u></b>			<b>% from this Fund</b>	<b>Total Project Expenditures</b>
Parks Land	110097	\$ 3,029,621	100.00%	3,029,621
Inclusive Playground	137015	1,552,321	100.00%	1,552,321
Madrone Channel	117022	48,395	9.03%	535,866
Butterfield Blvd Connector Path Project	148017	831,490	100.00%	831,490
W. Little Llagas Creek Trail Phase	117001	734,546	100.00%	734,546
Sports Facility Development	148018	63,350	100.00%	63,350
General Plan Update		7,704	7.00%	110,000
RCSD Services - Infrastructure Planning		75,000	26.79%	280,000
Banking Fees and Other		15,629	100.00%	15,629
Administration		43,236	2.85%	1,516,873
<b>Total Expenditures</b>		<b>\$ 6,401,292</b>		
<b>Revenue Less Expenditures</b>		<b>\$ (1,093,907)</b>		
Balance as of July 1, 2021		270,918		
<b>Balance as of June 30, 2022</b>		<b>\$ (822,989)</b>		

<p align="center"><b>City of Morgan Hill</b>  <b>Impact Fees Revenue and Expenditures</b>  <b>For Fiscal Year 2021-22</b></p>
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<b>FUND 303 - STORM DRAIN IMPACT FEE</b>	<b>Project Number</b>	<b>FY 21-22 AB 1600</b>		
<b>Revenue</b>				
Interest		\$	(489,240)	
Development Impact Fees			1,318,401	
<b>Total Revenue</b>		<b>\$</b>	<b>829,161</b>	
<b>Revenue Expended For</b>				<b>% from this Fund      Total Project Expenditures</b>
Storm System Expansion	415020	\$	56,662	100.00%      56,662
Llagas Flood Control	417099		93,496	100.00%      93,496
Banking Fees and Other			116	100.00%      116
General Plan Update			7,704	7.00%      110,000
RCSD Services - Infrastructure Planning			15,000	5.36%      280,000
Administration			7,344	0.48%      1,516,873
<b>Total Expenditures</b>		<b>\$</b>	<b>180,322</b>	
<b>Revenue Less Expenditures</b>		<b>\$</b>	<b>648,839</b>	
Balance as of July 1, 2021			10,947,520	
<b>Balance as of June 30, 2022</b>		<b>\$</b>	<b>11,596,359</b>	

<p align="center"><b>City of Morgan Hill</b>  <b>Impact Fees Revenue and Expenditures</b>  <b>For Fiscal Year 2021-22</b></p>
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<b>FUND 309 - TRAFFIC IMPACT FEE</b>	<b>Project Number</b>	<b>FY 21-22 AB 1600</b>		
<b><u>REVENUE</u></b>				
Interest		\$ (101,022)		
Traffic Impact Fees		908,645		
VTA Measure B		8,353,820		
<b>TOTAL REVENUE</b>		<b><u>\$ 9,161,443</u></b>		
<b><u>Revenue Expended For</u></b>			<b>% from this Fund</b>	<b>Total Project Expenditures</b>
Hale Avenue Extension	546007	\$ 10,072,094	100.00%	10,072,094
General Plan Update		31,896	29.00%	110,000
RCSD Services - Infrastructure Planning		75,000	26.79%	280,000
Administration		12,708	0.84%	1,516,873
<b>Total Expenditures</b>		<b><u>\$ 10,191,698</u></b>		
<b>Revenue Less Expenditures</b>		<b>\$ (1,030,255)</b>		
Balance as of July 1, 2021		<u>2,217,293</u>		
<b>Balance as of June 30, 2022</b>		<b><u><u>\$ 1,187,038</u></u></b>		

<p align="center"><b>City of Morgan Hill</b>  <b>Impact Fees Revenue and Expenditures</b>  <b>For Fiscal Year 2021-22</b></p>
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<b>FUND 315 - PUBLIC SAFETY FACILITIES</b>	<b>Project #</b>	<b>FY 21-22 AB 1600</b>		
<b><u>REVENUE</u></b>				
Interest		\$ (162,116)		
Public Safety Facilities Impact Fees		230,500		
<b>TOTAL REVENUE</b>		<b><u>\$ 68,384</u></b>		
<b><u>Revenue Expended For</u></b>			<b>% from this Fund</b>	<b>Total Project Expenditures</b>
New Fire Station	231018	\$ 286,522	100.00%	286,522
Debt Service		203,629	30.35%	670,863
Banking Fees and Other		800	100.00%	800
Administration		6,552	0.43%	1,516,873
<b>Total Expenditures</b>		<b><u>\$ 497,503</u></b>		
<b>Revenue Less Expenditures</b>		<b>\$ (429,119)</b>		
Balance as of July 1, 2021		<u>3,650,943</u>		
<b>Balance as of June 30, 2022</b>		<b><u><u>\$ 3,221,824</u></u></b>		

<p align="center"><b>City of Morgan Hill</b>  <b>Impact Fees Revenue and Expenditures</b>  <b>For Fiscal Year 2021-22</b></p>
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<b>FUND 347 - PUBLIC FACILITIES IMPACT FEE</b>	<b>Project Number</b>	<b>FY 21-22 AB 1600</b>		
<b><u>REVENUE</u></b>				
Interest/Other		\$ (42,738)		
Public Facilities Impact Fees		52,845		
<b>TOTAL REVENUE</b>		<b>\$ 10,107</b>		
			<b>% from this Fund</b>	<b>Total Project Expenditures</b>
<b><u>Revenue Expended For</u></b>				
RCSD Services - Infrastructure Planning		\$ 25,000	8.93%	280,000
Administration		2,328	0.15%	1,516,873
<b>Total Expenditures</b>		<b>\$ 27,328</b>		
<b>Revenue Less Expenditures</b>		<b>\$ (17,221)</b>		
Balance as of July 1, 2021		1,034,272		
<b>Balance as of June 30, 2022</b>		<b>\$ 1,017,051</b>		

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<b>FUND 348 - LIBRARY IMPACT FEE</b>	<b>Project Number</b>	<b>FY 21-22 AB 1600</b>		
<b><u>REVENUE</u></b>				
Interest		\$ (60,525)		
Library Impact Fees		149,191		
Library Lease		87,072		
<b>TOTAL REVENUE</b>		<b><u>\$ 175,738</u></b>		
<b><u>Revenue Expended For</u></b>			<b>% from this Fund</b>	<b>Total Project Expenditures</b>
Library Expansion	251015	\$ 1,722	100.00%	1,722
Civic Center Debt Service		211,008	31.45%	670,863
Administration		5,700	0.38%	1,516,873
<b>Total Expenditures</b>		<b><u>\$ 218,430</u></b>		
<b>Revenue Less Expenditures</b>		<b>\$ (42,692)</b>		
Balance as of July 1, 2021		<u>1,487,275</u>		
<b>Balance as of June 30, 2022</b>		<b><u><u>\$ 1,444,583</u></u></b>		



<p align="center"><b>City of Morgan Hill</b>  <b>Impact Fees Revenue and Expenditures</b>  <b>For Fiscal Year 2021-22</b></p>
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<b>FUND 360 - COMMUNITY/REC CENTERS IMPACT FEE</b>	<b>Project Number</b>	<b>FY 21-22 AB 1600</b>		
<b>REVENUE</b>				
Interest/Others		\$ (54,384)		
Com/Rec Centers Impact Fees		277,049		
<b>TOTAL REVENUE</b>		<b>\$ 222,665</b>		
			<b>% from this</b>	<b>Total Project</b>
<b>Revenue Expended For</b>			<b>Fund</b>	<b>Expenditures</b>
Centennial Recreation Center Expansion	138016	\$ 280,625	100.00%	280,625
Administration		516	0.03%	1,516,873
<b>Total Expenditures</b>		<b>\$ 281,141</b>		
<b>Revenue Less Expenditures</b>		<b>\$ (58,476)</b>		
Balance as of July 1, 2021		1,353,501		
<b>Balance as of June 30, 2022</b>		<b>\$ 1,295,025</b>		

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<b>FUND 641 - SEWER IMPACT FEE</b>	<b>Project Number</b>	<b>FY 21-22 AB 1600</b>		
<b><u>REVENUE</u></b>				
Interest		\$ 143,142		
Sewer Impact Fees		1,685,341		
Reimbursement of Expenses		6,231,577		
<b>TOTAL REVENUE</b>		<b><u>\$ 8,060,060</u></b>		
<b><u>Revenue Expended For</u></b>			<b>% from this Fund</b>	<b>Total Project Expenditures</b>
Sewer Plant Expansion	303093	\$ 7,547,560	1017.79%	741,565
Sewer Plant Improvements	303a11	1,216,415	100.00%	1,216,415
Sewer Main Upgrades	302t17	487,650	537.66%	90,698
General Plan Update		7,704	7.00%	110,000
RCSD Services - Infrastructure Planning		25,000	8.93%	280,000
Debt Service		232,980	9.15%	2,544,863
Administration		60,384	3.98%	1,516,873
<b>Total Expenditures</b>		<b><u>\$ 9,577,693</u></b>		
<b>Revenue Less Expenditures</b>		<b>\$ (1,517,633)</b>		
Balance as of July 1, 2021		<u>22,070,164</u>		
<b>Balance as of June 30, 2022</b>		<b><u><u>\$ 20,552,531</u></u></b>		

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<b>FUND 651 - WATER IMPACT FEE</b>	<b>Project Number</b>	<b>FY 21-22 AB 1600</b>		
<b>REVENUE</b>				
Interest		\$ 20,818		
Water Impact Fees		469,052		
<b>TOTAL REVENUE</b>		<b>\$ 489,870</b>		
<b>Revenue Expended For</b>			<b>% from this Fund</b>	<b>Total Project Expenditures</b>
New Water Mains	603000	\$ 3,320	100.000%	3,320
Holiday Lake Improvements	624018	48,012	100.000%	48,012
Rate Studies, Plans, and Assessments	624018	56,268	100.000%	56,268
General Plan Update		7,704	7.004%	110,000
RCSD Services - Infrastructure Planning		25,000	8.93%	280,000
Debt Service		680,136	41.016%	1,658,229
Banking Fees and Other		800	100.000%	800
Administration		19,128	1.261%	1,516,873
<b>Total Expenditures</b>		<b>\$ 840,368</b>		
<b>Revenue Less Expenditures</b>		<b>\$ (350,498)</b>		
Balance as of July 1, 2021		3,275,094		
<b>Balance as of June 30, 2022</b>		<b>\$ 2,924,596</b>		