

**City of Morgan Hill**  
**AB 1600 Development Impact Fee Report**  
**Fiscal Year 2023-24**

**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 2023-24**

<b>Description of Fee</b>	<b>Unit of Measure</b>	<b>Amount (\$)</b>
Park Impact Fee	Single Family Dwelling Unit-Sub	7,384.00
	Single Family Dwelling Unit-No Sub	5,369.00
	Multi Family Dwelling Unit-Sub	7,114.00
	Multi Family Dwelling Unit-No Sub	5,178.00
	Senior/Downtown/Secondary Unit	4,873.00
Storm Drain Impact Fee	Single Family Dwelling Unit	2,468.00
	Multi Family Dwelling Unit (>1200SF)	1,405.00
	Multi Family Dwelling Unit (≤1200SF)	654.00
	Commercial/Office per acre	26,725.00
	Industrial per acre	19,677.00
	Auto Dealership per acre	26,725.00
	Hotel per room	395.00
Traffic Impact Fee	Single Family Dwelling Unit	4,289.00
	Multi Family Dwelling Unit (>1200SF)	2,658.00
	Multi Family Dwelling Unit (≤1200SF)	1,673.00
	Commercial/Industrial/Office per PHT	4,289.00
Public Safety Facilities Impact Fee	Single Family Dwelling Unit	2,468.00
	Multi Family Dwelling Unit (>1200SF)	2,182.00
	Multi Family Dwelling Unit (≤1200SF)	1,634.00
	Commercial per acre	13,791.00
	Industrial per acre	16,553.00
	Office per acre	16,534.00
	Auto Dealership per acre	6,615.00
	Hotel per room	76.00
Public Facilities	Single Family Dwelling Unit	703.00
	Multi Family Dwelling Unit	677.00
	Senior/Downtown/Secondary Unit	464.00
	Commercial per acre	1,548.00
	Office per acre	1,840.00
	Industrial per acre	2,168.00
	Auto Dealership per acre	621.00
	Hotel per room	18.24
Library Impact Fee	Single Family Dwelling Unit	2,712.00
	Multi Family Dwelling Unit	2,612.00
	Senior/Downtown/Secondary Unit	1,788.00
Community Recreation Centers	Single Family Dwelling Unit	5,029.00
	Multi Family Dwelling Unit	4,412.00
	Senior/Downtown/Secondary Unit	3,330.00
Sewer Impact Fee	Single Family Dwelling Unit	19,514.00
	Multi Family Dwelling Unit	16,515.00
	Commercial/Industrial/Office per GPD	64.26
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	15.44
	Outside of Downtown	23.04
	Rental Projects (per sq feet)	
	Within Downtown	16.96
Outside of Downtown	33.91	

<b>City of Morgan Hill</b> <b>Impact Fees Revenue and Expenditures</b> <b>For Fiscal Year 2023-24</b>
---

<b>FUND 301 - PARK IMPACT FEE</b>	<b>Project Number</b>	<b>FY 23-24 AB 1600</b>		
<b>Revenue</b>				
Interest		\$ 73,509		
Development Impact Fees		832,396		
Project Reimbursement/Others		331,906		
<b>Total Revenue</b>		<b>\$ 1,237,811</b>		
			<b>% from this Fund</b>	<b>Total Project Expenditures</b>
<b>Revenue Expended For</b>				
Parks Land	110097	\$ 9,043	100.00%	9,043
El Toro Trail	132008	438	100.00%	438
Madrone Channel	117022	102,340	100.00%	102,340
Butterfield Blvd Connector Path Project	148017	5,288	100.00%	5,288
W. Little Llagas Creek Trail Phase	117001	193,819	100.00%	193,819
Monterey Road Ball Field Park	145023	196,584	100.00%	196,584
Sports Facility Development	148018	17,936	100.00%	17,936
General Plan Update		7,700	7.00%	110,000
RCSD Services - Infrastructure Planning		75,000	29.41%	255,000
Banking Fees and Other		17,031	100.00%	17,031
Administration		31,474	1.94%	1,621,869
<b>Total Expenditures</b>		<b>\$ 656,653</b>		
<b>Revenue Less Expenditures</b>		<b>\$ 581,158</b>		
Balance as of July 1, 2023		1,426,990		
<b>Balance as of June 30, 2024</b>		<b>\$ 2,008,148</b>		

<b>City of Morgan Hill</b> <b>Impact Fees Revenue and Expenditures</b> <b>For Fiscal Year 2023-24</b>
---

<b>FUND 303 - STORM DRAIN IMPACT FEE</b>	<b>Project Number</b>	<b>FY 23-24 AB 1600</b>		
<b>Revenue</b>				
Interest		\$ 641,231		
Development Impact Fees		277,618		
<b>Total Revenue</b>		<b>\$ 918,849</b>		
			<b>% from this Fund</b>	<b>Total Project Expenditures</b>
<b>Revenue Expended For</b>				
Storm System Expansion	415020	\$ 2,881,564	100.00%	2,881,564
Llagas Flood Control	417099	200,994	100.00%	200,994
General Plan Update		7,700	7.00%	110,000
RCSD Services - Infrastructure Planning		15,000	5.88%	255,000
Administration		9,666	0.60%	1,621,869
<b>Total Expenditures</b>		<b>\$ 3,114,924</b>		
<b>Revenue Less Expenditures</b>		<b>\$ (2,196,075)</b>		
Balance as of July 1, 2023		11,817,863		
<b>Balance as of June 30, 2024</b>		<b>\$ 9,621,788</b>		

<b>City of Morgan Hill</b> <b>Impact Fees Revenue and Expenditures</b> <b>For Fiscal Year 2023-24</b>
---

<b>FUND 309 - TRAFFIC IMPACT FEE</b>	<b>Project Number</b>	<b>FY 23-24 AB 1600</b>		
<b>REVENUE</b>				
Interest		\$ 124,491		
Traffic Impact Fees		1,288,526		
Project Reimbursement/Others		5,337		
<b>TOTAL REVENUE</b>		<b>\$ 1,418,354</b>		
<b>Revenue Expended For</b>			<b>% from this Fund</b>	<b>Total Project Expenditures</b>
Hale Avenue Extension	546007	\$ 326,133	100.00%	326,133
Infrastructure Planning	110023	467,259	100.00%	467,259
Traffic Signal & Intersection Improvements	503023	108,366	100.00%	108,366
Dunne Murphy Public Improvements		305,747	100.00%	305,747
General Plan Update		31,900	29.00%	110,000
RCSD Services - Infrastructure Planning		75,000	29.41%	255,000
Administration		23,331	1.44%	1,621,869
<b>Total Expenditures</b>		<b>\$ 1,337,736</b>		
<b>Revenue Less Expenditures</b>		<b>\$ 80,618</b>		
Balance as of July 1, 2023		3,727,580		
<b>Balance as of June 30, 2024</b>		<b>\$ 3,808,198</b>		

<b>City of Morgan Hill</b> <b>Impact Fees Revenue and Expenditures</b> <b>For Fiscal Year 2023-24</b>
---

<b>FUND 315 - PUBLIC SAFETY FACILITIES</b>	<b>Project Number</b>	<b>FY 23-24 AB 1600</b>		
<b>REVENUE</b>				
Interest		\$ 270,426		
Public Safety Facilities Impact Fees		869,170		
<b>TOTAL REVENUE</b>		<b><u>\$ 1,139,596</u></b>		
			<b>% from this Fund</b>	<b>Total Project Expenditures</b>
<b>Revenue Expended For</b>				
New Fire Station	231018	\$ 5,110,740	100.00%	5,110,740
Police Facility Expansion	228020	421,096	100.00%	421,096
Debt Service		205,530	52.62%	390,622
Administration		6,393	0.39%	1,621,869
<b>Total Expenditures</b>		<b><u>\$ 5,743,759</u></b>		
<b>Revenue Less Expenditures</b>		<b><u>\$(4,604,163)</u></b>		
Balance as of July 1, 2023		<u>3,050,728</u>		
<b>Balance as of June 30, 2024</b>		<b><u><u>\$(1,553,435)</u></u></b>		

<b>City of Morgan Hill</b> <b>Impact Fees Revenue and Expenditures</b> <b>For Fiscal Year 2023-24</b>
---

<b>FUND 347 - PUBLIC FACILITIES IMPACT FEE</b>	<b>Project Number</b>	<b>FY 23-24 AB 1600</b>		
<b>REVENUE</b>				
Interest/Other		\$ 48,265		
Public Facilities Impact Fees		312,475		
<b>TOTAL REVENUE</b>		<b>\$ 360,740</b>		
			<b>% from this Fund</b>	<b>Total Project Expenditures</b>
<b>Revenue Expended For</b>				
Corporation Yard Long Term Plan Study		\$ 102,600	100.00%	102,600
RCSD Services - Infrastructure Planning		25,000	9.80%	255,000
Administration		4,278	0.26%	1,621,869
<b>Total Expenditures</b>		<b>\$ 131,878</b>		
<b>Revenue Less Expenditures</b>		<b>\$ 228,862</b>		
Balance as of July 1, 2023		1,099,809		
<b>Balance as of June 30, 2024</b>		<b>\$ 1,328,671</b>		

<b>City of Morgan Hill</b> <b>Impact Fees Revenue and Expenditures</b> <b>For Fiscal Year 2023-24</b>
---

<b>FUND 348 - LIBRARY IMPACT FEE</b>	<b>Project Number</b>	<b>FY 23-24 AB 1600</b>		
<b>REVENUE</b>				
Interest		\$ 49,583		
Library Impact Fees		1,018,645		
<b>TOTAL REVENUE</b>		<b>\$ 1,068,228</b>		
			<b>% from this Fund</b>	<b>Total Project Expenditures</b>
<b>Revenue Expended For</b>				
Civic Center Debt Service		\$ 206,525	71.70%	288,021
Administration		15,824	0.98%	1,621,869
<b>Total Expenditures</b>		<b>\$ 222,349</b>		
<b>Revenue Less Expenditures</b>		<b>\$ 845,879</b>		
Balance as of July 1, 2023		1,408,238		
<b>Balance as of June 30, 2024</b>		<b>\$ 2,254,117</b>		



<b>City of Morgan Hill</b> <b>Impact Fees Revenue and Expenditures</b> <b>For Fiscal Year 2023-24</b>
---

<b>FUND 360 - COMMUNITY/REC CENTERS IMPACT FEE</b>	<b>Project Number</b>	<b>FY 23-24 AB 1600</b>		
<b>REVENUE</b>				
Interest/Others		\$ 22,415		
Com/Rec Centers Impact Fees		1,524,173		
<b>TOTAL REVENUE</b>		<b>\$ 1,546,588</b>		
			<b>% from this Fund</b>	<b>Total Project Expenditures</b>
<b>Revenue Expended For</b>				
Villa Mira Monte	144017	\$ 113,541	100.00%	113,541
Condit Rd Sports Facility Development	148018	111,766	100.00%	111,766
Administration		15,975	0.98%	1,621,869
<b>Total Expenditures</b>		<b>\$ 241,282</b>		
<b>Revenue Less Expenditures</b>		<b>\$ 1,305,306</b>		
Balance as of July 1, 2023		992,228		
<b>Balance as of June 30, 2024</b>		<b>\$ 2,297,534</b>		

**City of Morgan Hill**  
**Impact Fees Revenue and Expenditures**  
**For Fiscal Year 2023-24**

FUND 641 - SEWER IMPACT FEE	Project Number	FY 23-24 AB 1600		
<b>REVENUE</b>				
Interest		\$ 1,178,020		
Sewer Impact Fees		8,268,365		
<b>TOTAL REVENUE</b>		<b>\$ 9,446,385</b>		
			<b>% from this</b>	<b>Total Project</b>
			<b>Fund</b>	<b>Expenditures</b>
<b>Revenue Expended For</b>				
Sewer Plant Expansion	303093	\$ 10,783,473	100.00%	10,783,473
Sewer Plant Improvements	303a11	390,721	100.00%	390,721
Trunk Line - Phase I & II	308a08	118,327	100.00%	118,327
New Sewer Lines	315006	12,155	100.00%	12,155
Rate Studies/Infrastructure Planning	110023	95,593	100.00%	95,593
General Plan Update		7,700	7.00%	110,000
RCSD Services - Infrastructure Planning		25,000	9.80%	255,000
Debt Service		682,453	53.20%	1,282,713
Administration		51,216	3.16%	1,621,869
<b>Total Expenditures</b>		<b>\$ 12,166,638</b>		
<b>Revenue Less Expenditures</b>		<b>\$ (2,720,253)</b>		
Balance as of July 1, 2023		21,350,081		
<b>Balance as of June 30, 2024</b>		<b>\$ 18,629,828</b>		

**City of Morgan Hill**  
**Impact Fees Revenue and Expenditures**  
**For Fiscal Year 2023-24**

<b>FUND 651 - WATER IMPACT FEE</b>	<b>Project Number</b>	<b>FY 23-24 AB 1600</b>		
<b>REVENUE</b>				
Interest		\$ 125,937		
Water Impact Fees		1,597,798		
<b>TOTAL REVENUE</b>		<b>\$ 1,723,735</b>		
			<b>% from this Fund</b>	<b>Total Project Expenditures</b>
<b>Revenue Expended For</b>				
Pump Station Capacity	610023	\$ 1,459	100.000%	1,459
Holiday Lake Pump Station	610a18	145,616	100.000%	145,616
Groundwater Wells	WA60001	930	100.000%	930
General Plan Update		7,700	7.000%	110,000
RCSD Services - Infrastructure Planning		25,000	9.80%	255,000
Debt Service		642,709	40.993%	1,567,851
Administration		17,963	1.108%	1,621,869
<b>Total Expenditures</b>		<b>\$ 841,377</b>		
<b>Revenue Less Expenditures</b>		<b>\$ 882,358</b>		
Balance as of July 1, 2023		2,969,960		
<b>Balance as of June 30, 2024</b>		<b>\$ 3,852,318</b>		

<b>City of Morgan Hill</b> <b>Impact Fees Revenue and Expenditures</b> <b>For Fiscal Year 2023-24</b>
---

<b>FUND 236 - HOUSING IN-LIEU FEE</b>	<b>Project Number</b>	<b>FY 23-24 AB 1600</b>		
<b>REVENUE</b>				
Interest		\$ 208,769		
Housing in-lieu fee		3,058,785		
Project Reimbursement/Others		162,946		
<b>TOTAL REVENUE</b>		<b>\$ 3,430,500</b>		
			<b>% from this</b>	<b>Total Project</b>
<b>Revenue Expended For</b>			<b>Fund</b>	<b>Expenditures</b>
Housing services		\$ 1,197,689	100.00%	1,197,689
General Plan Update		7,700	7.00%	110,000
Administration		85,563	5.28%	1,621,869
<b>Total Expenditures</b>		<b>\$ 1,290,952</b>		
<b>Revenue Less Expenditures</b>		<b>\$ 2,139,548</b>		
Balance as of July 1, 2023		4,965,870		
<b>Balance as of June 30, 2024</b>		<b>\$ 7,105,418</b>		