

# Attachment A

## City of Palo Alto Annual Report on Development Impact Fees for Period Ending June 30, 2022

FUND	Stanford Research Park/ El Camino Fund	San Antonio/West Bayshore Fund
Purpose and Authority for Collection	Traffic impact fees imposed on new non-residential development in the Stanford Research Park/El Camino Real CS zone to fund improvements at eight identified intersections. PAMC Ch. 16.45,	Traffic impact fees imposed on new non-residential development in the San Antonio/West Bayshore Areas to fund capacity improvements at four identified intersections. PAMC Ch. 16.46
Amount of the Fee	City ceased collecting effective FY 2020	City ceased collecting effective FY 2020
<b>Fund Balance July 1, 2021</b>	<b>\$3,519,739</b>	<b>\$434,996</b>
<b><u>Activity in 2021-22</u></b>		
Revenues		
Interest Earnings	33,656	6,877
Unrealized Gain/(Loss) Investments	(206,212)	(34,466)
<b>Total Revenues</b>	<b>(\$172,556)</b>	<b>(\$27,588)</b>
Expenditures		
Inter-Agency Expense	(2,200,000)	-
<b>Total Expenditures</b>	<b>(\$2,200,000)</b>	<b>-</b>
<b>Ending Balance June 30, 2022</b>	<b>\$1,147,183</b>	<b>\$407,408</b>
Reserves		
Other Commitments/Appropriations	-	-
<b>Total Reserves</b>	<b>-</b>	<b>-</b>
<b>Net Funds Available</b>	<b>\$1,147,183</b>	<b>\$407,408</b>
	<b>USE OF FEES:</b> In FY 2020, City ceased collecting the Stanford Research / El Camino Real CS Zone fee established in 1989.  In FY 2022, \$2.2M expense to fund Sharing Agreement between the City and the County of Santa Clara for improvements of Mill Road intersections at both Hanover Street and El Camino Real (CMR 13439).	<b>USE OF FEES:</b> No expenditures have been made for this fund in Fiscal Year 2022. In FY 2020, City ceased collecting the San Antonio/West Bayshore area fee established in 1986.

FUND	Commercial Housing Impact Fee Fund	General Government Facilities
Purpose and Authority for Collection	Fees imposed on commercial and industrial development to offset the demand that new jobs create for low and moderate- income housing in the City.	Fees imposed on residential and non-residential development to fund facilities associated with municipal administration.
	PAMC Ch.16.65	PAMC Ch. 16.58
Amount of the Fee	Hotel / Retail / Other Non-Residential: \$23.11 per sq. ft. Office/R&D: \$68.50 per sq. ft.	Residential: Single family \$1,481 per unit; Multi-family \$1,184 per unit (ADUs under 750 sq. ft. exempt); Non-residential: Commercial \$826 per 1,000 sq. ft. or fraction thereof; Industrial \$275 per 1,000 sq. ft. or fraction thereof; Office/Institutional \$1,104 per 1,000 sq. ft. or fraction thereof.
<b>Fund Balance July 1, 2021</b>	<b>\$25,967,219</b>	<b>\$57,053</b>
<b><u>Activity in 2021-22</u></b>		
Revenues		
Fees Collected	1,428,224	63,428
Interest Earnings	54,217	1,663
Unrealized Gain/(Loss) Investments	(300,408)	(10,214)
<b>Total Revenues</b>	<b>1,182,033</b>	<b>54,877</b>
Expenditures		
Salaries and Benefit	(34,894)	-
Liability Insurance	(855)	-
<b>Total Expenditures</b>	<b>(35,749)</b>	<b>-</b>
<b>Ending Balance June 30, 2022</b>	<b>\$27,113,503</b>	<b>\$111,930</b>
Reserves		
Other Commitments/Appropriations	-	-
Reserve for Notes Receivable includes:	(23,629,563)	
\$1,290,000 for 2811 Alma		
\$4,137,254 for 801 Alma		
\$7,700,000 for Bueva Vista Mobile Home Park		
\$10,502,309 Wilton Court		-
Reserve for Reappropriations	(1,167,000)	-
<b>Total Reserves</b>	<b>(24,796,563)</b>	<b>-</b>
<b>Net Funds Available</b>	<b>\$2,316,940</b>	<b>\$111,930</b>
	<b>USE OF FEES:</b> Expenditures in Fiscal Year 2022 are \$35K for salaries and benefits. Reserve for Reappropriation is for Affordable Housing Loan Agreement: 3705 El Camino Real (Wilton Court).	<b>USE OF FEES:</b> No expenditure of funds have been made from this Fund in Fiscal Year 2022.

FUND	Residential & Non-Residential Community Facilities Parks	Residential & Non-Residential Community Facilities Community Centers
Purpose and Authority for Collection	Fees imposed on new residential and non-residential development approved after Jan 28, 2002 for Parks. PAMC Ch. 16.58	Fees imposed on new residential and non-residential development approved after Jan 28, 2002 for Community Centers. PAMC Ch. 16.58
Amount of the Fee	Residential: Single family \$57,420 per unit. (ADUs under 750 sq ft exempt) Non-residential: Commercial/Industrial \$16,837 per net new 1,000 sq ft; Hotel/Motel \$2,866 per 1,000 sq ft.	Residential: Single family \$4438 unit. (ADUs under 750 sq ft exempt) Non-residential: Commercial/industrial \$1301 per 1,000 sq ft; Hotel/Motel \$222 per 1,000 sq ft.
<b>Fund Balance July 1, 2021</b>	<b>\$3,766,481</b>	<b>\$751,143</b>
<b><u>Activity in 2021-22</u></b>		
Revenues		
Fees Collected	311,065	51,809
Interest Earnings	57,233	12,321
Unrealized Gain/(Loss) Investments	(305,444)	(76,080)
<b>Total Revenues</b>	<b>\$62,854</b>	<b>(\$11,950)</b>
Operating Transfer to Capital Projects Fund	(18,800)	-
<b>Total Expenditures</b>	<b>(\$18,800)</b>	<b>-</b>
<b>Ending Balance June 30, 2022</b>	<b>\$3,810,535</b>	<b>\$739,193</b>
Reserves		
Other Commitments/Appropriations	-	-
<b>Total Reserves</b>	<b>-</b>	<b>-</b>
<b>Net Funds Available</b>	<b>\$3,810,535</b>	<b>\$739,193</b>
	<b>USE OF FEES:</b>  Budget transfer in FY 2022 was made to Capital Project fund for PG-19000-Park Restroom Installation \$13,300 and PG-18001-Dog Park Installation and Renovation for \$5,500. <b>FUTURE USE OF FEES:</b> Budgeted as part of FY23-27 CIP: PE-17005 Boulware Park \$400k in FY23; PG-18001 Dog Parks \$145k in FY23, \$150k in FY24 & FY26; PG-19000 Park Restroom Installation \$337k in FY23, \$350k in FY24 & FY26; PE-08001 Rinconada Park Improvements \$400k in FY23; PF-23001 Roth Building Rehabilitation \$350k in FY23.	<b>USE OF FEES:</b>  No expenditure of funds have been made from this Fund in Fiscal Year 2022. <b>FUTURE USE OF FEES:</b> Budgeted as part of FY23-27 CIP: \$1.65M shifted from PE-08001 Rinconada Park Improvements to PF-23001 Roth Building Rehabilitation in FY23.

FUND	Residential & Non-Residential Community Facilities Libraries	Residential Housing Impact Fee Fund
Purpose and Authority for Collection	Fees imposed on new residential and non- residential development approved after January 28, 2002 for Libraries.	Fees imposed on all rental residential developments (including mixed use with rental housing) to offset the demand that the new market-rate rental housing creates for low income and moderate-income housing in the City.
	PAMC Ch. 16.58	PAMC Ch. 16.65
Amount of the Fee	Residential: Single family \$2,645 per unit; Multi-family \$1,956 per unit (ADUs under 750 sq ft exempt) Non-residential: Commercial/industrial \$776 per net new 1,000 sq ft. Hotel/Motel \$132 per net new 1,000 sq ft.	Single and Multi-Family: \$22.69 per sq. ft. apartment (rentals)
<b>Fund Balance July 1, 2021</b>	<b>\$971,303</b>	<b>\$894,756</b>
<b><u>Activity in 2021-22</u></b>		
Revenues		
Fees Collected	25,718	223,078
Interest Earnings	13,510	15,727
Unrealized Gain/(Loss) Investments	(79,438)	(75,945)
<b>Total Revenues</b>	<b>(\$40,210)</b>	<b>\$162,860</b>
Expenditures		
<b>Total Expenditures</b>	<b>-</b>	<b>\$0</b>
<b>Ending Balance June 30, 2022</b>	<b>\$931,093</b>	<b>\$1,057,616</b>
Reserves		
Other Commitments/Appropriations	-	-
Reserve for Reappropriations	-	(600,000)
<b>Total Reserves</b>	<b>-</b>	<b>(600,000)</b>
<b>Net Funds Available</b>	<b>\$931,093</b>	<b>\$457,616</b>
	<b>USE OF FEES:</b>  No expenditure of funds have been made from this Fund in Fiscal Year 2022. <b>FUTURE USE OF FEES:</b> Budgeted as part of FY23-27 CIP: LB-21000 Library Automated Material Handling \$540k in FY23; PF- 23001 Roth Building Rehabilitation \$300k in FY23.	<b>USE OF FEES:</b>  No expenditures of funds have been made from this Fund in Fiscal Year 2022. Reserve for Reappropriations is for Affordable Housing Loan Agreement: 3705 El Camino Real(Wilton Court).

FUND	Charleston-Arastradero Corridor Pedestrian and Bicyclist Safety	Citywide Transportation
Purpose and Authority for Collection	Fees collected from new development and re-development within the Charleston- Arastradero Corridor to provide for pedest- rian and bicyclist safety improvements. PAMC Ch. 16.60	Transportation impact fees imposed on new development in all parts of the City to fund congestion reduction projects. PAMC Ch. 16.59
Amount of the Fee	Residential: \$1,480 per residential unit Commercial: \$0.43 per sq ft (ADUs exempt)	\$8,572 each; per net new PM peak hour trip
<b>Fund Balance July 1, 2021</b>	<b>\$37,124</b>	<b>\$2,281,870</b>
<b>Activity in 2021-22</b>		
Revenues		
Fees Collected	-	252,428
Interest Earnings	588	35,431
Unrealized Gain/(Loss) Investments	(2,808)	(175,459)
<b>Total Revenues</b>	<b>(\$2,220)</b>	<b>\$112,400</b>
Expenditures		
Operating Transfer to Capital Projects Fund	-	(395,000)
<b>Total Expenditures</b>	<b>-</b>	<b>(\$395,000)</b>
<b>Ending Balance June 30, 2022</b>	<b>\$34,904</b>	<b>\$1,999,270</b>
Reserves		
Other Commitments/Appropriations	-	-
<b>Total Reserves</b>	<b>-</b>	<b>-</b>
<b>Net Funds Available</b>	<b>\$34,904</b>	<b>\$1,999,270</b>
	<b>USE OF FEES:</b>	<b>USE OF FEES:</b>
	No expenses were been made from this fund in Fiscal Year 2022.	Budget transfers of \$395K to Capital Project Fund in Fiscal Year 2022 was made for Traffic Signal and Intelligent Transporation (PL-05030). <b>FUTURE USE OF FEES:</b> Budgeted as part of the FY23-27 CIP: PL-05030 Traffic Signal and Intelligent Transportation System Upgrades \$395k annually.

FUND	New Public Safety Facilities	
Purpose and Authority for Collection	Fees imposed on residential and non-residential development to fund police and fire facilities (including fire apparatus and vehicles) PAMC Ch. 16.58	
Amount of the Fee	Residential: Single family \$1,175 per unit; Multi-family \$940 per unit Nonresidential: Commercial \$657 per 1,000 sq ft. or fraction thereof; Industrial \$220 per 1,000 sq. ft. or fraction thereof; Office/Institutional \$876 per 1,000 sq ft or fraction thereof.	
Fund Balance July 1, 2021		\$44,123
<b>Activity in 2021-22</b>		
Revenues		
Fees Collected		50,371
Interest Earnings		1,302
Unrealized Gain/(Loss) Investments		(8,026)
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<b>Total Revenues</b>		<b>\$43,647</b>
Expenditures		-
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<b>Total Expenditures</b>		<b>-</b>
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<b>Ending Balance June 30, 2022</b>		<b>\$87,770</b>
Reserves		
Other Commitments/Appropriations		-
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<b>Total Reserves</b>		<b>-</b>
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<b>Net Funds Available</b>		<b>\$87,770</b>
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<b>USE OF FEES:</b>		
No expenditure of funds have been made from this Fund in Fiscal Year 2022.		

FUND	(INFORMATION ONLY)	(INFORMATION ONLY)
	Residential Housing In-Lieu Fund	Parkland Dedication
Purpose and Authority for cllection	Fees collected from ownership residential developments of three or more units(including mixed used with ownership in housing) in-lieu of providing the required below-market rate unit(s) to low and moderate income households.  PAMC Ch. 16.65	Fees on parkland dedication imposed on new residential and non-residential development.  Govt Code Sec. 66477 (Quimby Act)
Amount of the Fee	Single family \$85.07 per sq. ft. single family detached; \$56.72 per sq. ft. single family attached. Multi family \$56.72 per sq. ft. condos.	Single Family: \$69,483.47 per unit; Multi-Family: \$47,892.56 per unit. This applies only to residential projects that require a subdivision or parcel map. Land dedication is required for subdivisions resulting in more than 50 parcels. Parkland Dedication Fee - Land: Single Family: 531 sq. ft. per unit; Multi-Family: 366 sq. ft. per unit. When parkland dedication applies, park impact fees do not apply.
<b>Fund Balance July 1, 2021</b>	<b>\$29,738,425</b>	<b>\$5,915,748</b>
<b>Activity in 2021-22</b>		
Revenues		
Fees Collected	138,339	591,289
Property Rental	700	
Interest Earnings	122,145	74,277
Unrealized Gain/(Loss) Investments	(497,098)	(401,919)
<b>Total Revenues</b>	<b>(\$235,914)</b>	<b>\$263,647</b>
Expenditures	-	
Salaries and Benefits	(34,894)	
Liability Insurance	(855)	
Operating Transfer to Capital Projects Fund		(2,400,000)
<b>Total Expenditures</b>	<b>(\$35,749)</b>	<b>(\$2,400,000)</b>
<b>Ending Balance June 30, 2022</b>	<b>\$29,466,762</b>	<b>\$3,779,395</b>
Reserves		
Other Commitments/Appropriations	-	
Reserve for Encumbrances	(178,090)	
Reserve for Reappropriations	(3,000,000)	
Reserve for Notes Receivable includes:	(23,810,893)	
\$375,000 for 3053 Emerson		
\$3,504,850 for Tree House Apts.		
\$747,734 for Sheridan Apts.		
\$2,285,026 for 801 Alma		
\$901,201 for Palo Alto Housing Project		
\$593,952 for 2811-2825 Alma St.		
\$203,561 for Colorado Park Housing		
\$149,968 for El Dorado Palace		
\$6,800,000 for Buena Vista Mobile Home Park		
\$8,249,601 for Wilton Ct.		
<b>Total Reserves</b>	<b>(\$26,988,983)</b>	<b>-</b>
<b>Net Funds Available</b>	<b>\$2,477,779</b>	<b>\$3,779,395</b>
	<b>USE OF FEES:</b>	<b>USE OF FEES:</b>
	This fund is not subject to AB1600 requirements and is listed only for information purposes. Expenditures in the Fiscal Year 2022 were \$36K for salaries and benefits. Reserve for Reappropriations is for Affordable Housing Project: 231 Grant Avenue Affordable Housing Project.	This fund is not subject to AB1600 requirements and is listed only for information purposes. <b>FUTURE USE OF FEES:</b> Budgeted as part of the FY23-27 CIP: PE-08001 Rinconada Park Improvements \$1.65M in FY23; PE-18006 Byxbee Park Completion \$1.55M in FY24.

FUND	(INFORMATION ONLY)	(INFORMATION ONLY)
	Public Art Fund	University Avenue Parking In-Lieu Fund
Purpose and Authority for collection	Fees imposed on new commercial developments (including mixed use projects), including new construction, remodels, additions and reconstruction that (i) have a floor area of 10,000 sq. ft. or more, and (ii) have a construction value of \$200,000, or more, exclusive of costs for architecture, design, engineering, and required studies; and all new residential projects of five or more units to fund public art for private developments. PAMC Ch. 16.61	Fees collected from non-residential development within the University Ave. Parking Assessment District in lieu of providing the required number of parking spaces.  PAMC Ch. 16.57
Amount of the Fee	1% of first \$120.25 million construction valuation and 0.9% of construction valuation for valuation in excess of \$120.25 million	\$115,404.00 per space
<b>Fund Balance July 1, 2021</b>	<b>\$2,009,290</b>	<b>\$6,424,611</b>
<b>Activity in 2021-22</b>		
Revenues		
Fees Collected	144,400	
Interest Earnings	32,355	101,582
Unrealized Gain/(Loss) Investments	(158,436)	(507,159)
Operating Transfer from General Fund	170,000	
<b>Total Revenues</b>	<b>\$188,319</b>	<b>(\$405,577)</b>
Expenditures		
Salaries and benefits	(227,003)	-
Other Contract Services	(42,080)	-
Liability Insurance	(2,816)	-
Operating Transfer to Capital Projects Fund	-	-
<b>Total Expenditures</b>	<b>(\$271,899)</b>	<b>-</b>
<b>Ending Balance June 30, 2022</b>	<b>\$1,925,710</b>	<b>\$6,019,034</b>
Reserves		
Other Commitments/Appropriations	-	-
<b>Total Reserves</b>	<b>-</b>	<b>-</b>
<b>Net Funds Available</b>	<b>\$1,925,710</b>	<b>6,019,034.00</b>
	<b>USE OF FEES:</b> This fund is not subject to AB1600 requirements and is listed only for information purposes.	<b>USE OF FEES</b> This fund is not subject to AB1600 requirements and is listed only for information purposes. No expenditures have been made from this fund in Fiscal Year 2022. <b>FUTURE USE OF FEES:</b> \$5.5M programmed in FY 2023 for New Downtown Parking Garage Project (PE-15007) as part of the 2023-2027 Capital Improvement Plan (CIP).



(INFORMATION ONLY)		
FUND	Water and Wastewater Collection	
Purpose and Authority for Collection	Capacity fees charged to developers that are adding load to the water and sewer systems effective July 1, 2005. California Government Code Sect 66000	
Amount of the Fee	Water Capacity Fees: 5/8 in., 3/4 in E-Meter. \$3,750, 1 in. E-Meter \$6,250, 1 1/2 in. E-Meter \$18,850, 2 in. E-Meter \$31,250, 4 in. Compound Meter by est. \$125/FU (min. 5,000 FU) , 6 in. Compound Meter by est. \$125/FU (min. 7,000 FU)  Fire Service Capacity Fees: 2 in. \$750, 4 in. \$8,425, 6 in. \$18,250, 8 in. \$30,950, 10in. \$48,110  Sewer Capacity Charges: 4 in. connection with 5/8 in Water Meter (WM) \$5,250, 4 in connection. with 1-in WM \$10,500, 4 or 6 in. connection with 1-1/2 in WM \$31,668, 6 in. connection with 2 in. WM \$52,500, 6 in. and larger connection with 4 in. or larger WM by est. at \$210/FU	
<b><u>Activity in 2021-22</u></b>		
Capacity Fees Collected		
Water		\$123,175
Wastewater Collection		\$31,500
<b>Total Capacity Fees Collected</b>		<b>\$154,675</b>
<b>USE OF FEES:</b> The fees are used exclusively for water and sewer system improvements.		