



CONSENT CALENDAR

Agenda Item # 2

AGENDA REPORT SUMMARY

Meeting Date: March 24, 2020

Subject: Annual Development Impact Fees Report for Fiscal Year 2019

Prepared by: Thuyet Dang, Financial Services Manager

Reviewed by: Sharif Etman, Administrative Services Director

Approved by: Chris Jordan, City Manager

Attachment(s):

1. Annual Report on Development Impact Fees for Fiscal Year 2019 Pursuant to AB1600

Initiated by:

Staff

Fiscal Impact:

None

Environmental Review:

Not applicable

Policy Question(s) for Council Consideration:

- None.

Summary:

- Accept Annual Development Impact Fees Report

Staff Recommendation:

Move to receive Annual Report on Development Impact Fees for Fiscal Year 2019



Subject: Annual Development Impact Fees Report for Fiscal Year 2019

Purpose

State law requires the City to make this report available for public inspection at least 10 days before the City Council accepts the report and 180 days after the last day of the fiscal year. The notice on the availability of this report was posted on February 27, 2020.

Background

The attached report provides information on the amount of park in-lieu fees and traffic impact fees collected in the amount of funds expended and the interest earned on unexpended funds from July 1, 2018 through June 30, 2019. If the City held developer fees for a period greater than five years, the City Council can make findings on an annual basis that uncommitted funds have a specified purpose and that there is a reasonable relationship between the fee and the purpose for which it was charged. As of June 30, 2019, there were no funds held by the City for a period greater than five years and as a result, no findings are needed for this year's report.

Discussion/Analysis

The City has two developer impact fees in place, a Park in-Lieu Fee and a Traffic Impact Fee. The City's Park in-Lieu Fee requires developers to contribute land or an in-lieu fee per parcel when developing or subdividing a property. The City has identified park and recreation facility improvements in its Capital Improvement Program to be funded with these dollars.

For the traffic impact fee, the City requires developers to pay a fee when a new development generates traffic and meets other requirements described in Section 3.48.040 of the City's Municipal Code. The fees collected are to be used for transportation improvements that are identified in the City's Capital Improvement Program and/or in the Traffic Impact Fee report in effect at the time the traffic impact fee is enacted or as subsequently amended.

Section 66001 of the Government Code requires the City to review and report on the status of the fees collected annually.

Options

- 1) Receive the Annual Report on Development Impact Fees for Fiscal Year 2019

Advantages: To meet the state law requirement to make this report available to public

Disadvantages: Will not be in compliance with state law requirements

Recommendation

The staff recommends Option 1.



City of Los Altos

Annual Report

on

the Traffic Impact Fee and the Park in-Lieu Fee

for

Fiscal Year Ended

June 30, 2019

**City of Los Altos
Park In-Lieu Fees and Traffic Impact Fees
For Year Ended June 30, 2019**

Schedule of Park-In-Lieu Fees

Pursuant to City of Los Altos Municipal Code Chapter 13.24
Per City Council Adopted Resolution No. 2017-32

New Single-family Residential Home	\$ 56,500 per Home
New Multiple-family Unit	\$ 35,500 per Unit

Schedule of Traffic Impact Fees

Pursuant to City of Los Altos Municipal Code Chapter 3.48
Per City Council Adopted Resolution No. 2017-32

Single-family Housing	\$ 6,152 per Residential Unit
Multiple-family Housing	\$ 3,777 per Residential Unit
Senior Housing	\$ 1,584 per Residential Unit
Commercial	\$ 11,269 per One Thousand Gross Square Feet
Office	\$ 9,076 per One Thousand Gross Square Feet

City of Los Altos
Park In-Lieu Fees
For Year Ended June 30, 2019

Fiscal Year	Beg Bal	Fees Collected	Interest Income	Transfers In	FY 18/19 Expenditures	Transfers Out	End Bal
2005	\$0	\$ 30,000	\$ 670		\$ 6,500		\$ 24,170
2006	24,170	60,000	2,757				86,927
2007	86,927	243,000	7,705				337,632
2008	337,632	867,000	23,890		211,780		1,016,742
2009	1,016,742		19,684		73,046		963,380
2010	963,380	468,000	7,868		154,257		1,284,991
2011	1,284,991	132,000	7,784		1,136,867		287,908
2012	287,908	756,000	6,027		100,185		949,750
2013	949,750	3,636,000.00	4,640.00				4,590,390
2014	4,590,390	1,260,000	21,574				5,871,964
2015	5,871,964	62,708	24,420			56,773	5,902,319
2016	5,902,319	198,500	56,633		145,102	467,476	5,544,874
2017	5,544,874		12,414		1,152,527	899	4,403,862
2018	4,403,862	1,092,500	24,575		267,602		5,253,335
2019	5,253,335	127,500	35,466		243,104		5,173,197

City of Los Altos
Traffic Impact Fees
For Year Ended June 30, 2019

Fiscal Year	Beg Bal	Fees Collected	Interest Income	Transfers In	FY 18/19 Expenditures	Transfers Out	End Bal
2006	\$0	\$ 84,796	\$ 960				\$ 85,756
2007	85,756		4,467				90,223
2008	90,223	285,018	7,785				383,026
2009	383,026	24,842	8,974				416,842
2010	416,842	154,644	3,372				574,858
2011	574,858	185,795	5,935		47,793		718,795
2012	718,795	59,964	5,108		23,402		760,465
2013	760,465	651,705	1,758		18,336		1,395,592
2014	1,395,592	692,408	8,083		1,684	95,357	1,999,042
2015	1,999,042	249,589	8,819		320,225		1,937,224
2016	1,937,224	41,531	18,924		7,014	518,398	1,472,267
2017	1,472,267	-	3,867		105,434	114,529	1,256,171
2018	1,256,171	105,359	5,165		346,463	440,000	580,232
2019	580,232	21,053	4,447		70,895		534,837

**City of Los Altos
Park-in-Lieu Funds Expended
For Year Ended June 30, 2019**

Project		Amount of Impact Fees Expended on Project	Amount of All Funds Expended on Project	Percent Share of Impact Fees
CF01017 Annual Park Improvement	Park-in-Lieu	\$ 243,054	\$ 243,054	100%
		<u>Total</u>	<u>\$ 243,054</u>	<u>\$ 243,054</u>
				100%

As June 30, 2019, there were no loans made by the Fund

For fiscal year ending June 30, 2019, there were no fee refunds issued by the Fund

As of June 30, 2019, there were no incomplete public improvements for which sufficient funds have been collected. No approximate construction date can be identified at this time for incomplete public improvements.

**City of Los Altos
Traffic Impact Fee Funds Expended
For Year Ended June 30, 2019**

Project		Amount of Impact Fees Expended on Project	Amount of All Funds Expended on Project	Percent Share of Impact Fees
TS01022 Collector Street Traffic	Traffic Impact	\$ 70,701	\$ 70,701	100%
TS01007 Neighborhood Traffic Mgmt	Traffic Impact	\$ 194	\$ 194	100%
	Total	<u>\$ 70,895</u>	<u>\$ 70,895</u>	100%

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