

City of Coachella Development Impact Fees Annual Report 2022

Park Land Impact Fee (Fund 120)

Description - Providing necessary Parkland and Open-Space to meet the needs of new residential construction.

Fee - Single Family Units - \$3,056.94
 - Multi-Family Units - \$2,567.83

Account Description		Beginning Fund Balance	FY 2021-2022	Ending Fund Balance
Revenues & Other Sources				
Developer fees			1,077,925	
Investment earnings (loss)			(6,021)	
Total Sources			\$ 1,071,904	
Expenditures & Other Uses				
Total Uses			\$ -	
Total Available		\$ (1,325,881)	\$ 1,071,904	\$ (253,977)

Public Facilities

Current Year Expenditures		Cost FY 2021-2022	DIF Funded	% DIF Funded
Total		\$ -	\$ -	

Total Facility Expenditures	Est. Facility Cost	% Complete	DIF Funded	% DIF Funded
Total	\$ -		\$ -	

¹ This negative balance resulted from the purchase of park land to construct Rancho Las Flores Park. A formal interfund loan was not recorded, but an implicit interfund loan exists between the General Fund and Fund 120 due to the negative cash balance in 120 that is covered by the General Fund. This implicit interfund loan decreases as additional fees are collected.

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Library Facilities Impact Fee (Fund 121)

Description - provide library access to books, internet, and other reading and learning materials to a growing residential population.

Fees - Single Family Units - \$577.88
 - Multi-Family Units - \$485.42

Account Description	Beginning Fund Balance	FY 2021-2022	Ending Fund Balance
Revenues & Other Sources			
Developer fees		112,563	
Investment earnings (loss)		(1,320)	
Total Sources		\$ 111,243	
Expenditures & Other Uses			
Interest expense ¹		3,643	
Other Professional/Contract Svcs		4,845	
Total Uses		\$ 8,488	
Total Available	\$ (11,960,354)	\$ 102,755	\$ (11,857,599)

Public Facilities

Current Year Expenditures	Cost FY 2021-2022	DIF Funded	% DIF Funded
Total	\$ -	\$ -	

Total Facility Expenditures	Est. Facility Cost	% Complete	DIF Funded	% DIF Funded
Total	\$ -		\$ -	

¹ As of June 30, 2022, outstanding interfund loans of \$1,544,509 were owed to the General Fund. The interfund loans will be repaid when impact fee revenues become available, with interest set at the Local Agency Investment Fund (LAIF) rate of return.

Note: On September 13, 2016 the City issued Lease Revenue Bonds, Series 2016 in the amount of \$12,150,000 payable over 30 years for the construction of a new library. As of June 30, 2022, the outstanding balance was \$10,435,000. These bonds are reflected as a long-term liability of this fund.

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Bus Shelter Impact Fee (Fund 123)

Description - To provide sufficient bus shelters at designated bus stops to accommodate transit expansion.

- Fee - Residential - \$85/unit
 - Hotel/Motel - \$85/Rm
 - Office - \$99/1,000sq.ft.
 - Retail - \$85/1,000sq.ft.
 - Restaurant/Gaming - \$106/1,000sq.ft.
 - Gasoline - \$118/1,000sq.ft.
 - Open Uses - \$126/Acre

Account Description	Beginning Fund Balance	FY 2021-2022	Ending Fund Balance
Revenues & Other Sources Investment earnings (loss)		(7,967)	
Total Sources		\$ (7,967)	
Transfers out-CIP fund		237,729	
Total Uses		\$ 237,729	
Total Available	\$ 245,696	\$ (245,696)	\$ -

Public Facilities

Current Year Expenditures	Costs FY 2021-2022	DIF Funded	% DIF Funded
Pueblo Viejo Transportation Hub (ST-130)	1,076,747	237,729	22%
Total	\$ 1,076,747	\$ 237,729	

Current Year Expenditures	Est. Facility Cost	% Complete	DIF Funded	% DIF Funded
Pueblo Viejo Trans Hub (ST-130)	3,996,500	49%	237,729	6%
Total	\$ 3,996,500		\$ 237,729	

Note: The Bus Shelter Fee has not been charged to developers since Fiscal Year 2013 and is no longer considered a DIF fee of the City. Bus shelter facilities were considered in the Street and Transportation Nexus study. Remaining funds have been appropriated for the Pueblo Viejo villas transportation hub in downtown Coachella. This fund will no longer be utilized.

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Park Improvement Impact Fee (Fund 126)

Description - provide sufficient park facilities and equipment for additional residents.

Fees - Single Family Residential - \$6,480.35/unit
 - Multi-Family Residential - \$5,443.49/unit

Account Description	Beginning Fund Balance	FY 2021-2022	Ending Fund Balance
Revenues & Other Sources			
Developer fees		1,071,069	
Investment earnings (loss)		(1,195)	
Total Sources		\$ 1,069,875	
Expenditures & Other Uses			
Interest expense ¹		2,537	
Total Uses		\$ 2,537	
Total Available²	\$ (604,044)	\$ 1,067,337	\$ 463,293

Public Facilities

Current Year Expenditures	Costs FY 2021-2022	DIF Funded	% DIF Funded
Total	\$ -	\$ -	

Total Facility Expenditures	Est. Facility Cost	% Complete	DIF Funded	% DIF Funded
Total	\$ -		\$ -	

¹As of June 30, 2021, the Park Improvement Impact Fee fund had an outstanding interfund loan of \$67,631 due to the General Fund, this amount has been paid.

²Beginning fund balance does not agree with prior years report ending balance of -\$485,913 due to adjustments. The City agreed to reimburse Park Fees to a developer as part of a settlement agreement in 2012 for the Vista Escondida development. Residential units were completed in fiscal year 2021 leading to these adjustments, causing a reduction to the beginning fund balance in the amount of \$118,131.

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Street & Transportation Impact Fee (Fund 127)

Description - To provide for street improvements based on trip demand placed on the road system by new development. This fee includes streets, bridges, interchanges, and grade separations.

Fees -

<u>Residential</u>	<u>Non-Residential Construction</u>
Single Family Residential - \$3,357.48	Commercial - \$4.62/sq.ft.
Multi-Family Residential - \$1,738.69	Office - \$5.46/sq.ft.
	Industrial - \$3.75/sq.ft.

Account Description	Beginning Fund Balance	FY 2021-2022	Ending Fund Balance
Revenues & Other Sources			
Developer fees		675,654	
Transfer in			
Investment earnings (loss)		(10,727)	
Total Sources		\$ 664,927	
Expenditures & Other Uses			
Right-of-way acquisition		1,845,000	
Transfers out - CIP fund		110,000	
Total Uses		\$ 1,955,000	
Total Available	\$ (296,916)	\$ (1,290,073)	\$ (1,586,989)

Public Facilities

Current Year Expenditures	Costs FY 2021-2022	DIF Funded	% DIF Funded
Ave 50 Bridge/Whitewater (ST-69)	752,264	-	0.00%
Avenue 50 Interchange (ST-81)	1,854,240	1,845,000	99.50%
50 Widening Project (ST-93)	87,338	-	0.00%
Ave 50 Extension (ST-98)	896,811	110,000	12.27%
Ave 48 Widening (ST-131)	28,975	-	0.00%
Total	\$ 3,619,627	\$ 1,955,000	

Total Facility Expenditures	Est. Facility Cost	% Complete	DIF Funded	% DIF Funded
Ave 50 Bridge/Whitewater (ST-69)	52,365,000	2%	37,101	0.07%
Avenue 50 Interchange (ST-81)	54,928,767	3%	14,735	0%
50 Widening Project (ST-93)	3,693,750	18%	96,608	3%
Ave 50 Extension (ST-98)	32,765,773	7%	582,141	2%
Ave 48 Widening (ST-131)	1,733,000	2%	-	0%
Total	\$ 145,486,290		\$ 730,585	

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Police Facilities Impact Fee (Fund 128)

Description - To provide police facilities and service equipment for increased police needs from expected community growth.

Fees -	<u>Residential</u> Single Family - \$306.54/unit Multi-Family - \$257.49	<u>Non-Residential</u> Commercial - \$23.22/1,000sq.ft. Office - \$30.57/1,000sq.ft. Industrial - \$12.10/1,000sq.ft.
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Account Description	Beginning Fund Balance	FY 2021-2022	Ending Fund Balance
Revenues & Other Sources			
Developer fees		60,569	
Investment earnings (loss)		(21,512)	
Total Sources		\$ 39,057	
Expenditures & Other Uses			
Total Uses		\$ -	
Total Available	\$ 673,702	\$ 39,057	\$ 712,759

Public Facilities

Current Year Expenditures	Costs FY 2020-2021	DIF Funded	% DIF Funded
Total	\$ -	\$ -	

Total Facility Expenditures	Est. Facility Cost	% Complete	DIF Funded	% DIF Funded
Total	\$ -		\$ -	

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General Government Facilities Impact Fee (Fund 129)

Description - To provide general government facilities to serve a growing City population.

Fees -	<u>Residential</u>	<u>Non-Residential</u>
	Single Family - \$2,357.61/unit	Commercial - \$178.54/1,000sq.ft
	Multi-Family - \$1,980.39/unit	Office - \$235.13/1,000sq.ft.
		Industrial - \$93.04/1,000sq.ft.

Account Description	Beginning Fund Balance	FY 2021-2022	Ending Fund Balance
Revenues & Other Sources			
Developer fees		465,864	
Investment earnings (loss)		(3,831)	
Total Sources		\$ 462,033	
Expenditures & Other Uses			
Interest expense ¹		50,415	
Debt service ²		71,570	
Total Uses		\$ 121,986	
Total Available	\$ (4,408,107)	\$ 340,047	\$ (4,068,060)

Public Facilities

Current Year Expenditures	Cost FY 2021-2022	DIF Funded	% DIF Funded
Total	\$ -	\$ -	

Total Facility Expenditures	Est. Facility Costs	% Complete	DIF Funded	% DIF Funded
Total	\$ -		\$ -	

¹ As of June 30, 2022, outstanding interfund loans of \$4,068,060 were owed to the General Fund. The interfund loans will be repaid when impact fee revenues become available, with interest set at the Local Agency Investment Fund (LAIF) rate of return.

² The General Government Facilities Impact Fee Fund has an outstanding note payable for the purchase of the Civic Center Facility. As of June 30, 2021 the balance of the note is \$834,613. The note requires monthly payments of \$8,876.26 (Principal and Interest). The note has an annual interest rate of 4%.

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Fire Facilities Impact Fee (Fund 130)

Description - To provide fire protection and medical services facilities and equipment.

Fees -	<u>Residential</u>	<u>Non- Residential</u>
	Single Family - \$1,750.03/unit	Commercial - \$381.04/1,000sq.ft.
	Multi-Family - \$1,470.02/unit	Office - \$501.80/1,000sq.ft.
		Industrial - \$198.57sq.ft.

Account Description	Beginning Fund Balance	FY 2021-2022	Ending Fund Balance
Revenues & Other Sources			
Developer fees		355,038	
Investment Earnings (Loss)		(55,255)	
Total Sources		\$ 299,783	
Expenditures & Other Uses			
Transfers out - CIP project fund		26,030	
Total Uses		\$ 26,030	
Total Available¹	\$ 1,645,251	\$ 273,753	\$ 1,919,004

Public Facilities

Current Year Expenditures	Costs FY 2021-2022	DIF Funded	% DIF Funded
Fire Facilities Expansion (F7)	26,030	26,030	100%
Total	\$ 26,030	\$ 26,030	

Total Facility Expenditures	Est. Facility Cost	% Complete	DIF Funded	% DIF Funded
Fire Facilities Expansion (F7)	7,668,715	10%	103,015	1%
Total	\$ 7,668,715		\$ 103,015	

¹Beginning fund balance does not agree with prior years report ending balance due to adjustments. The City made adjustments to previously recorded permits. The previously entered permits were improperly coded and were later modified causing a reduction in the beginning fund balance of \$138,586.

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Art in Public Places Impact Fee (Fund 131)

Description - To provide continued access to public art in the community as the community grows.

Fees -

- 1) One half of one percent for new commercial or industrial construction
- 2) One half of one percent for remodel or reconstruction of existing commercial or industrial property
- 3) One quarter of one percent for new residential subdivisions of two or more units
- 4) One quarter of one percent for new individual single family units constructed in an existing subdivision with a building permit over \$100,000 for that portion of the building permit valuation in excess of \$100,000

Account Description	Beginning Fund Balance	FY 2021-2022	Ending Fund Balance
Revenues & Other Sources			
Developer fees		108,184	
Investment earnings (loss)		(6,875)	
Total Sources		\$ 101,309	
Expenditures & Other Uses			
Art works - murals		63,888	
Total Uses		\$ 63,888	
Total Available	\$ 222,112	\$ 37,421	\$ 259,533

Public Facilities

Current Year Expenditures	Costs FY 2021-2022	DIF Funded	% Funded with fee
Mural-Dolores Huerta	17,070	17,070	100%
Mural-Vietnam War	23,315	23,315	100%
Mural-Empowerment of Women	4,875	4,875	100%
Mural-Swan	5,875	5,875	100%
Misc-Other Art	12,753	12,753	100%
Total	\$ 63,888		

Total Facility Expenditures	Est. Facility Cost	% Complete	DIF Funded	% Funded with fee
Mural-Dolores Huerta	17,070	100%	17,070	100%
Mural-Vietnam War	23,315	100%	23,315	100%
Mural-Empowerment of Women	4,875	100%	4,875	100%
Mural-Swan	5,875	100%	5,875	100%
Misc-Other Art	12,753	100%	12,753	100%
Total	\$ 63,888		\$ 63,888	

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Water Connection Fee (177)

Description - provide adequate water facilities to meet the demands of a growing residential and business population.

Fee - The Water System Backup Facilities Charges (Connection Fee) is \$3,948.17 per equivalent dwelling unit (EDU). The determination of EDUs is based on the number and size of water connections required.

Account Description	Capital	Beginning Fund Balance	FY 2021-2022	Ending Fund Balance
Revenues & Other Sources				
Developer Fees			852,882	
Investment Earnings (Loss)			(260,115)	
Total Sources			\$ 592,768	
Expenditures & Other Uses			-	
Total Uses			\$ -	
Total Available		\$ 8,279,602	\$ 592,768	\$ 8,872,370

Public Facilities

Current Year Expenditures		Costs FY 2021-2022	DIF Funded	% DIF Funded
Total		\$ -	\$ -	

Total Facility Expenditures	Est. Facility Cost	% Complete	DIF Funded	% DIF Funded
Total Anticipated Future Projects	\$ -		\$ -	

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Sanitary District Connection Fee (360)

Description - to provide adequate sanitation facilities to meet the demands of a growing residential and business population.

Fees - Equivalent Dwelling Units (EDU) are used to provide a common evaluation factor for all development types. One EDU is equal to one single family residential unit. Commercial developments are converted to "equivalent" residential units to facilitate the analysis. Residential development includes all detached homes, apartments units, vacation homes, or mobile homes. The Water System Backup Facilities Charges (Connection Fee) for residential units is \$4,141.56 per EDU. EDUs are determined based on the number and type of included fixtures.

Account Description		Beginning Fund Balance	FY 2021-2022	Ending Fund Balance
Revenues & Other Sources				
Developer fees			1,024,950	
Investment earnings (loss)			(160,261)	
Total Sources			\$ 864,689	
Expenditures & Other Uses				
Debt service ¹			1,505,256	
Transfers out-Water			2,125,621	
Total Uses			\$ 3,630,877	
Total Available		\$ 4,680,361	\$ (2,766,187)	\$ 1,914,173

Public Facilities

Current Year Expenditures		Costs FY 2021-2022	DIF Funded	% DIF Funded
S-19 Capacity Improv-Ave 50 Coronado to Harrison		7,785	779	10%
S-24 48th & Harrison sewer improvements		2,117,836	2,117,836	100%
Total		\$ 2,125,621.00	\$ 2,118,615.00	

Total Facility Expenditures	Est. Facility Costs	% Complete	DIF Funded	% DIF Funded
S-19 Capacity Improv-Ave 50 Coronado to Harrison	331,000	2%	779	0.24%
S-24 48th & Harrison sewer improvements	2,287,165	93%	2,117,836	92.60%
Total	\$ 2,618,165		\$ 2,118,615	

¹ On September 26, 2005 the Sanitary District entered into a loan agreement with the State of California Water Resources Control Board ("SWRCB") for \$23,658,615. The interest rate on this loan is 2.3%. The outstanding balance for the SWRCB loan at June 30, 2022 was in the amount of \$7,033,604.