

City of Coachella Development Impact Fees Annual Report 2023

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 2022-2023	Ending Fund Balance
Revenues & Other Sources				
Developer fees			353,881	
Investment earnings (loss)			(1,484)	
Total Sources			\$ 352,398	
Expenditures & Other Uses			1,320.00	
Total Uses			\$ 1,320	
Total Available		\$ (253,977)	\$ 351,078	\$ 97,101

Public Facilities

Current Year Expenditures		Cost FY 2022-2023	DIF Funded	% DIF Funded
Total		\$ -	\$ -	

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

City of Coachella Development Impact Fees Annual Report 2023

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 2022-2023	Ending Fund Balance
Revenues & Other Sources				
Developer fees			149,509	
Investment earnings (loss)			530	
Total Sources			\$ 150,039	
Expenditures & Other Uses				
Interest expense ¹			34,602	
			-	
Total Uses			\$ 34,602	
Total Available		\$ (11,857,599)	\$ 115,437	\$ (11,742,162)

Public Facilities

Current Year Expenditures		Cost FY 2022-2023	DIF Funded	% DIF Funded
Total		\$ -	\$ -	

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

¹ As of June 30, 2023, outstanding interfund loans of \$2,051,405 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, 2023, the outstanding balance was \$10,135,000. These bonds are reflected as a long-term liability of this fund.

City of Coachella Development Impact Fees Annual Report 2023

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 2022-2023	Ending Fund Balance
Revenues & Other Sources				
Investment earnings (loss)			-	
Total Sources			\$ -	
Transfers out-CIP fund			-	
Total Uses			\$ -	
Total Available		\$ -	\$ -	\$ -

Public Facilities

Current Year Expenditures		Cost FY 2022-2023	DIF Funded	% DIF Funded
Total		\$ -	\$ -	

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

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.

City of Coachella Development Impact Fees Annual Report 2023

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 2022-2023	Ending Fund Balance
Revenues & Other Sources				
Developer fees			1,147,504	
Investment earnings (loss)			9,149	
Total Sources			\$ 1,156,653	
Expenditures & Other Uses				
Interest expense ¹			-	
Total Uses			\$ -	
Total Available²		\$ 463,293	\$ 1,156,653	\$ 1,619,946

Public Facilities

Current Year Expenditures		Cost FY 2022-2023	DIF Funded	% DIF Funded
Total		\$ -	\$ -	

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

City of Coachella Development Impact Fees Annual Report 2023

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 2022-2023	Ending Fund Balance
Revenues & Other Sources				
Developer fees			729,442	
Transfer in				
Investment earnings (loss)			(14,608)	
Total Sources			\$ 714,834	
Expenditures & Other Uses				
Ave 50 Bridge (ST-69)			267,205	
New Interchange @ Ave 50 & 86S EXPY (ST-81)			3,864	
50 Widening Project (ST-93)			30,917	
Pedestrian & Safety (ST-134)			51,386	
Total Uses			\$ 353,372	
Total Available		\$ (1,586,989)	\$ 361,463	\$ (1,225,527)

Public Facilities

Current Year Expenditures		Cost FY 2022-2023	DIF Funded	% DIF Funded
Ave 50 Bridge/Whitewater (ST-69)		1,700,379	267,205	15.71%
Avenue 50 Interchange (ST-81)		15,462	3,864	24.99%
50 Widening Project (ST-93)		876,923	30,917	3.53%
Ave 50 Extension (ST-98)		45,286	-	0.00%
Ave 48 Widening (ST-131)		28,975	-	0.00%
Pedestrian & Safety (ST-134)		1,666,543	51,386	3.08%
Total		\$ 4,333,567	\$ 353,372	

Total Facility Expenditures	Est. Facility Cost	% Complete	DIF Funded	% DIF Funded
Ave 50 Bridge/Whitewater (ST-69)	52,365,000	7%	304,306	0.58%
Avenue 50 Interchange (ST-81)	54,928,767	3%	1,863,599	3%
50 Widening Project (ST-93)	3,693,750	44%	127,525	3%
Ave 50 Extension (ST-98)	32,765,773	10%	582,140	2%
Ave 48 Widening (ST-131)	1,733,000	3%	-	0%
Pedestrian & Safety (ST-134)	1,666,543	100%	51,386	3%
Total	\$ 147,152,833		\$ 2,928,956	

City of Coachella Development Impact Fees Annual Report 2023

Police Facilities Impact Fee (Fund 128)

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

Fees -

Residential

Single Family - \$306.54/unit

Multi-Family - \$257.49

Non-Residential

Commercial - \$23.22/1,000sq.ft.

Office - \$30.57/1,000sq.ft.

Industrial - \$12.10/1,000sq.ft.

Account Description		Beginning Fund Balance	FY 2022-2023	Ending Fund Balance
Revenues & Other Sources				
Developer fees			79,928	
Investment earnings (loss)			4,775	
Total Sources			\$ 84,703	
Expenditures & Other Uses				
Total Uses			\$ -	
Total Available		\$ 712,759	\$ 84,703	\$ 797,462

Public Facilities

Current Year Expenditures		Cost FY 2022-2023	DIF Funded	% DIF Funded
Total		\$ -	\$ -	

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

City of Coachella Development Impact Fees Annual Report 2023

General Government Facilities Impact Fee (Fund 129)

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

Fees -

Residential

Single Family - \$2,357.61/unit

Multi-Family - \$1,980.39/unit

Non-Residential

Commercial - \$178.54/1,000sq.ft

Office - \$235.13/1,000sq.ft.

Industrial - \$93.04/1,000sq.ft.

Account Description		Beginning Fund Balance	FY 2022-2023	Ending Fund Balance
Revenues & Other Sources				
Developer fees			614,765	
Investment earnings (loss)			1,720	
Total Sources			\$ 616,486	
Expenditures & Other Uses				
Interest expense ¹			106,515	
Debt service ²			91,138	
Total Uses			\$ 197,653	
Total Available		\$ (4,068,060)	\$ 418,833	\$ (3,649,227)

Public Facilities

Current Year Expenditures		Cost FY 2022-2023	DIF Funded	% DIF Funded
Total		\$ -	\$ -	

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

¹ As of June 30, 2023, outstanding interfund loans of \$3,675,686 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, 2023 the balance of the note is \$760,127. The note requires monthly payments of \$8,876.26 (Principal and Interest). The note has an annual interest rate of 4%.

City of Coachella Development Impact Fees Annual Report 2023

Fire Facilities Impact Fee (Fund 130)

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

Fees -

Residential

Single Family - \$1,750.03/unit

Multi-Family - \$1,470.02/unit

Non- Residential

Commercial - \$381.04/1,000sq.ft.

Office - \$501.80/1,000sq.ft.

Industrial - \$198.57sq.ft.

Account Description		Beginning Fund Balance	FY 2022-2023	Ending Fund Balance
Revenues & Other Sources				
Developer fees			463,022	
Investment Earnings (Loss)			12,007	
Total Sources			\$ 475,029	
Expenditures & Other Uses				
Transfers out - CIP project fund			484,060	
Total Uses			\$ 484,060	
Total Available ¹		\$ 1,919,004	\$ (9,031)	\$ 1,909,973

Public Facilities

Current Year Expenditures		Cost FY 2022-2023	DIF Funded	% DIF Funded
Fire Facilities Expansion (F7)		5,975,460	484,060	8%
Total		\$ 5,975,460	\$ 484,060	

Total Facility Expenditures	Est. Facility Cost	% Complete	DIF Funded	% DIF Funded
Fire Facilities Expansion (F7)	7,668,715	88%	484,060	6%
Total	\$ 7,668,715		\$ 484,060	

City of Coachella Development Impact Fees Annual Report 2023

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 2022-2023	Ending Fund Balance
Revenues & Other Sources				
Developer fees			163,113	
Investment earnings (loss)			2,728	
Total Sources			\$ 165,841	
Expenditures & Other Uses				
Mural - Love Letters			16,000	
Art works - Repairs & Maintenance			18,093	
Total Uses			\$ 34,093	
Total Available		\$ 259,533	\$ 131,747	\$ 391,280

Public Facilities

Current Year Expenditures		Cost FY 2022-2023	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%
Mural - Love Letters		16,000	16,000	100%
Total		\$ 79,888		

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%
Mural - Love Letters	16,000	100%	16,000	100%
Total	\$ 79,888		\$ 79,888	

City of Coachella Development Impact Fees Annual Report 2023

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 2022-2023	Ending Fund Balance
Revenues & Other Sources				
Developer Fees			913,497	
Investment Earnings (Loss)			54,561	
Total Sources			\$ 968,058	
Expenditures & Other Uses			-	
Total Uses			\$ -	
Total Available		\$ 8,872,370	\$ 968,058	\$ 9,840,428

Public Facilities

Current Year Expenditures	Cost FY 2022-2023	DIF Funded	% DIF Funded
Total	\$ -	\$ -	

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

City of Coachella Development Impact Fees Annual Report 2023

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 2022-2023	Ending Fund Balance
Revenues & Other Sources				
Developer fees			1,203,153	
Investment earnings (loss)			13,119	
Total Sources			\$ 1,216,272	
Expenditures & Other Uses				
Debt service ¹			1,505,256	
Transfers out-Water				
Total Uses			\$ 1,505,256	
Total Available		\$ 1,914,173	\$ (288,984)	\$ 1,625,189

Public Facilities

Current Year Expenditures		Cost FY 2022-2023	DIF Funded	% DIF Funded
S-19 Capacity Improv-Ave 50 Coronado to Harrison		-	-	0%
S-24 48th & Harrison sewer improvements		-	-	0%
Total		\$ -	\$ -	

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, 2023 was in the amount of \$5,690,122.