

City of Coachella Development Impact Fees Annual Report 2024

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 2023-2024 | Ending Fund Balance |
|----------------------------|--|---------------------------|--------------------|------------------------|
| Revenues & Other Sources | | | | |
| Developer fees | | | (77,112) | |
| Investment earnings (loss) | | | (4,995) | |
| Total Sources | | | \$ (82,107) | |
| Expenditures & Other Uses | | | - | |
| Total Uses | | | \$ - | |
| | | | | |
| Total Available | | \$ 97,101 | \$ 82,107 | \$ 179,208 |

Public Facilities

| Current Year Expenditures | | Cost FY 2023-2024 | 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 2024

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 2023-2024 | Ending Fund Balance |
|-------------------------------|--|---------------------------|--------------------|------------------------|
| Revenues & Other Sources | | | | |
| Developer fees | | | 32,361 | |
| Investment earnings (loss) | | | 993 | |
| Total Sources | | | \$ 33,354 | |
| Expenditures & Other Uses | | | | |
| Admin Fees | | | 4,567 | |
| Interest expense ¹ | | | 80,630 | |
| | | | - | |
| Total Uses | | | \$ 85,197 | |
| | | | | |
| Total Available | | \$ (11,742,162) | \$ (51,843) | \$ (11,794,005) |

Public Facilities

| Current Year Expenditures | | Cost FY 2023-2024 | DIF Funded | % DIF Funded |
|---------------------------|--|----------------------|-------------|--------------|
| | | | | |
| | | | | |
| Total | | \$ - | \$ - | |

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

¹ As of June 30, 2024, outstanding interfund loans of \$2,711,413 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, 2024, the outstanding balance was \$9,820,000. These bonds are reflected as a long-term liability of this fund.

City of Coachella Development Impact Fees Annual Report 2024

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 2023-2024 | 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 2023-2024 | 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 2024

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 2023-2024 | Ending Fund Balance |
|------------------------------------|--|------------------------|-------------------|---------------------|
| Revenues & Other Sources | | | | |
| Developer fees | | | 362,900 | |
| Investment earnings (loss) | | | 90,471 | |
| Total Sources | | | \$ 453,370 | |
| Expenditures & Other Uses | | | | |
| Interest expense ¹ | | | 77,565 | |
| Total Uses | | | \$ 77,565 | |
| | | | | |
| Total Available² | | \$ 1,619,946 | \$ 375,805 | \$ 1,995,751 |

Public Facilities

| Current Year Expenditures | | Cost FY 2023-2024 | 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 2024

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 -

Residential

Non-Residential Construction

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 2023-2024 | Ending Fund Balance |
|---------------------------------------------|--|------------------------|---------------------|-----------------------|
| Revenues & Other Sources | | | | |
| Developer fees | | | 150,415 | |
| Transfer in | | | | |
| Investment earnings (loss) | | | (27,479) | |
| Total Sources | | | \$ 122,935 | |
| Expenditures & Other Uses | | | | |
| New Interchange @ Ave 50 & 86S EXPY (ST-81) | | | 1,760 | |
| Ave 50 Widening Project (ST-93) | | | 347,405 | |
| Urban Greening & Connec (ST-123) | | | 240,777 | |
| Total Uses | | | \$ 589,942 | |
| Total Available | | \$ (1,225,526) | \$ (467,006) | \$ (1,692,533) |

Public Facilities

| Current Year Expenditures | | Cost FY 2023-2024 | DIF Funded | % DIF Funded |
|-----------------------------------|--|---------------------|-------------------|--------------|
| Ave 50 Bridge/Whitewater (ST-69) | | 959,013 | - | 0.00% |
| Avenue 50 Interchange (ST-81) | | 28,664 | 1,760 | 6.14% |
| 50 Widening Project (ST-93) | | 1,363,214 | 347,405 | 25.48% |
| Ave 50 Extension (ST-98) | | - | - | 0.00% |
| Ave 48 Widening (ST-131) | | - | - | 0.00% |
| Pedestrian & Safety (ST-134) | | - | - | 0.00% |
| Urban Greening & Connec (ST-123)) | | 240,777 | 240,777 | 100.00% |
| Total | | \$ 2,591,668 | \$ 589,942 | |

| Total Facility Expenditures | Est. Facility Cost | % Complete | DIF Funded | % DIF Funded |
|----------------------------------|-----------------------|------------|---------------------|--------------|
| Ave 50 Bridge/Whitewater (ST-69) | 52,365,000 | 8% | 304,306 | 0.58% |
| Avenue 50 Interchange (ST-81) | 54,928,767 | 3% | 1,865,359 | 3% |
| 50 Widening Project (ST-93) | 3,693,750 | 57% | 474,930 | 13% |
| 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% |
| Urban Greening & Connec (ST-123) | 5,505,110 | 100% | 240,777 | 4% |
| Total | \$ 152,657,943 | | \$ 3,518,898 | |

City of Coachella Development Impact Fees Annual Report 2024

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 2023-2024 | Ending Fund Balance |
|----------------------------|--|-----------------------------------|---------------------|--------------------------------|
| Revenues & Other Sources | | | | |
| Developer fees | | | 17,165 | |
| Investment earnings (loss) | | | 37,239 | |
| Total Sources | | | \$ 54,404 | |
| Expenditures & Other Uses | | | | |
| Total Uses | | | \$ - | |
| Total Available | | \$ 797,462 | \$ 54,404 | \$ 851,866 |

Public Facilities

| Current Year Expenditures | | Cost FY 2023-2024 | 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 2024

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 2023-2024 | Ending Fund Balance |
|-------------------------------------|--|------------------------|---------------------|-----------------------|
| Revenues & Other Sources | | | | |
| Developer fees | | | 132,026 | |
| Investment earnings (loss) | | | 2,310 | |
| Total Sources | | | \$ 134,336 | |
| Expenditures & Other Uses | | | | |
| Interest expense ¹ | | | 144,473 | |
| Debt service ² | | | 106,515 | |
| Urban Greening to Fund 129 (ST-123) | | | 315,662 | |
| Total Uses | | | \$ 566,650 | |
| | | | | |
| Total Available | | \$ (3,649,227) | \$ (432,314) | \$ (4,081,541) |

Public Facilities

| Current Year Expenditures | | Cost FY 2023-2024 | DIF Funded | % DIF Funded |
|---------------------------|--|-------------------|-------------|--------------|
| | | | | |
| | | | | |
| Total | | \$ - | \$ - | |

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

¹ As of June 30, 2024, outstanding interfund loans of \$3,820,159 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, 2024 the balance of the note is \$682,606. 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 2024

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 2023-2024 | Ending Fund Balance |
|-------------------------------------|--|------------------------|-----------------------|---------------------|
| Revenues & Other Sources | | | | |
| Developer fees | | | 98,002 | |
| Investment Earnings (Loss) | | | 90,177 | |
| Total Sources | | | \$ 188,178 | |
| Expenditures & Other Uses | | | | |
| Fire Facilities Expansion (F7) | | | 1,365,429 | |
| Pueblo Viejo Villas (ST-130) | | | 250,000 | |
| Total Uses | | | \$ 1,615,429 | |
| Total Available ¹ | | \$ 1,909,973 | \$ (1,427,251) | \$ 482,723 |

Public Facilities

| Current Year Expenditures | | Cost FY 2023-2024 | DIF Funded | % DIF Funded |
|--------------------------------|--|-------------------|-------------------|--------------|
| Fire Facilities Expansion (F7) | | 1,365,429 | 1,365,429 | 100% |
| Pueblo Viejo Villas (ST-130) | | 250,000 | 250,000 | 100% |
| Total | | \$ 250,000 | \$ 250,000 | |

| Total Facility Expenditures | Est. Facility Cost | % Complete | DIF Funded | % DIF Funded |
|--------------------------------|---------------------|------------|-------------------|--------------|
| Fire Facilities Expansion (F7) | 8,151,713 | 100% | 1,365,429 | 17% |
| Pueblo Viejo Villas (ST-130) | 4,430,471 | 100% | 250,000 | 6% |
| Total | \$ 4,430,471 | | \$ 250,000 | |

City of Coachella Development Impact Fees Annual Report 2024

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 2023-2024 | Ending Fund Balance |
|-----------------------------------|--|------------------------|--------------------|---------------------|
| Revenues & Other Sources | | | | |
| Developer fees | | | 43,702 | |
| Investment earnings (loss) | | | 16,843 | |
| Total Sources | | | \$ 60,545 | |
| Expenditures & Other Uses | | | | |
| Mural - Ciudades Hermanas | | | 25,000 | |
| Art works - Repairs & Maintenance | | | 67,297 | |
| Total Uses | | | \$ 92,297 | |
| | | | | |
| Total Available | | \$ 391,280 | \$ (31,752) | \$ 359,528 |

Public Facilities

| Current Year Expenditures | | Cost FY 2023-2024 | 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% |
| Mural - Ciudades Hermanas | | 25,000 | 25,000 | 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% |
| Mural - Ciudades Hermanas | 25,000 | 100% | 25,000 | 100% |
| Total | \$ 79,888 | | \$ 104,888 | |

City of Coachella Development Impact Fees Annual Report 2024

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 2023-2024 | Ending Fund Balance |
|----------------------------|---------|------------------------|-------------------|----------------------|
| Revenues & Other Sources | | | | |
| Developer Fees | | | 239,570 | |
| Investment Earnings (Loss) | | | 567,406 | |
| Total Sources | | | \$ 806,976 | |
| Expenditures & Other Uses | | | - | |
| Total Uses | | | \$ - | |
| Total Available | | \$ 9,840,428 | \$ 806,976 | \$ 10,647,404 |

Public Facilities

| Current Year Expenditures | Cost FY 2023-2024 | 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 2024

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 2023-2024 | Ending Fund Balance |
|----------------------------|--|-----------------------------------|-----------------------|--------------------------------|
| Revenues & Other Sources | | | | |
| Developer fees | | | 401,676 | |
| Investment earnings (loss) | | | 84,519 | |
| Total Sources | | | \$ 486,196 | |
| Expenditures & Other Uses | | | | |
| Debt service ¹ | | | 1,505,256 | |
| Transfers out-Water | | | | |
| Total Uses | | | \$ 1,505,256 | |
| Total Available | | \$ 1,625,189 | \$ (1,019,060) | \$ 606,129 |

Public Facilities

| Current Year Expenditures | | Cost FY 2023-2024 | 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, 2024 was in the amount of \$4,315,739.