

RESOLUTION NO. 26-9529

**A RESOLUTION OF THE CITY OF SANTA CLARA, CALIFORNIA,
ACCEPTING THE AB1600 REPORT ON DEVELOPMENT IMPACT
FEES FOR FISCAL YEAR ENDED JUNE 30, 2025 AND MAKING
FINDINGS REGARDING THE CONTINUING NEED FOR
UNEXPENDED BALANCES OF IMPACT FEES AS OF JUNE 30,
2025**

WHEREAS, Government Code Sections 66000 et seq. (commonly known as, and referenced herein as, “AB1600”) regulate the imposition, collection, maintenance, expenditure and reporting of impact fees imposed on developers for the purpose of defraying their impacts on public facilities;

WHEREAS, the City of Santa Clara (“City”) has identified nine (9) impact fees which require reporting under AB1600’s requirements. Those fees are the Traffic Mitigation Fee (Funds 123/533), the Sanitary Sewer Outlet Fee (Fund 594), the Sanitary Sewer Connection Fee (Fund 594), the Sanitary Sewer Conveyance Fee (Fund 594), the Storm Drain Fee (Fund 535), the Parks Mitigation Fee (Fund 532), the Tasman East Specific Plan Infrastructure Impact Fee (Fund 541), the Patrick Henry Drive Infrastructure Impact Fee (Fund 542), and the Affordable Housing Fee (Fund 565);

WHEREAS, in accordance with the provisions of AB1600, the City has set up separate special revenue funds for each fee type, crediting earned interest to those funds, and spending the accumulated fees and related interest on appropriate expenditures;

WHEREAS, the City has prepared an annual report for fiscal year 2024-25 in accordance with AB1600, “AB1600 Report on Development Impact Fees for Fiscal Year ended June 30, 2025,” reflecting the beginning and ending balances of each separate fund containing impact fees; the amount of fees collected and the interest earned for the year; the amount of expenditures and refunds made in the year; the percentage of expenditures paid for by fees; and a description of the type of fees. The amount of each of these AB1600 fees for FY 2024-25 is reflected in the City’s Municipal Fee Schedule, previously adopted by this Council;

WHEREAS, a copy of the annual report was filed with and is available for review in the City Clerk's Office and the Finance Department at Santa Clara City Hall, and online at Santacruz.gov/Finance since December 17, 2025;

WHEREAS, AB1600 requires the City to make specific findings every five (5) years with respect to any portion of the fees remaining unexpended or uncommitted after a period of five (5) years to 1) identify the purpose to which the fee is to be put, 2) demonstrate a reasonable relationship between the fee and the purpose for which it was charged, 3) identify all sources and amounts of funding anticipated to complete financing of the improvement, and 4) designate the approximate date on which such funding will be available;

WHEREAS, the Traffic Mitigation Impact Fee, which was established for the purpose of providing a source of funding for traffic improvements, contains some fee revenues which were received more than five (5) years ago. The sum of \$350,630 representing fees and accrued interest collected for traffic mitigation remains unexpended five (5) or more years after deposit of the fees;

WHEREAS, the Storm Drain Fee, which was established for the purpose of mitigating storm drainage that results directly or indirectly from development projects, contains some fee revenues which were received more than five (5) years ago. The sum of \$173,718 representing fees and accrued interest collected for storm drainage mitigation remains unexpended five (5) or more years after deposit of the fees;

WHEREAS, the Sanitary Sewer Conveyance Fee, which was established for the purpose of mitigating sanitary sewer conveyance load that results directly or indirectly from development projects, contains some fee revenues which were received more than five (5) years ago. The sum of \$28,877,229 representing fees and accrued interest collected for sewer conveyance mitigation remains unexpended five (5) or more years after deposit of the fees; and

WHEREAS, the City desires to make the findings required by law with respect to these unexpended fees.

NOW THEREFORE, BE IT RESOLVED BY THE CITY OF SANTA CLARA AS FOLLOWS:

1. That the City Council hereby accepts the attached AB 1600 Report on Development Impact Fees for Fiscal Year ended June 30, 2025 (“Report”), and, based on the following facts, finds that the unexpended balances in the City’s various Development Impact Fee funds are to be used solely for the purpose for which such fees were collected and that no refunds are required or have been made for the Fiscal Year ended June 30, 2025, as the unexpended funds are still necessary for the completion of identified projects:

A. The Traffic Mitigation Impact Fee revenues are to be used to construct traffic improvements needed by new development. The amount of the fee for different land use types is proportionate to the need for traffic improvements generated by such land use types. This fee is still necessary as several projects are tied to larger development projects that have yet to occur. These development projects are still anticipated to take place based on the City’s General Plan. The traffic mitigation fee is set at a lower rate than justified, and as a result projects are underfunded. This has also slowed down progress on projects resulting in some project costs increasing. Periodically, as the City updates the General Plan and as new development occurs, additional improvement projects are identified and added to the Traffic Mitigation Fee Project List.

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B. The portion of the \$4,716,182 fund balance in the Traffic Mitigation Fund that was at least five (5) years old as of June 30, 2025, totals \$350,630. The City will use the entire fund balance for the projects identified in Exhibit A of the Report which are programmed in the Capital Improvement Plan. The Traffic Mitigation Fund has projects scheduled in the current Capital Improvement Plan for the next five (5) years, and depends upon additional fees and interest each year. Projects identified in Exhibit A which are funded at less than 100% with Traffic Mitigation Impact Fees are funded by other sources totaling \$17,375,214. Remaining appropriations totaling \$3,932,000 from the other sources are as follows: Reimbursable Grants \$97,577; Santana Row Settlement \$1,640,309, Vehicle Registration Fee \$501,722; Bonds Proceeds \$211,420; Measure B \$215,245; Gas Tax \$425,917; Electric Utility Contribution \$630,663; Sewer Utility Contribution \$12,447, General Fund \$180,000; and Developer Contributions \$16,700. All these amounts have been received and are available except \$684,466 in Reimbursable Grants, \$289,647 in Measure B, and \$300,000 in Vehicle Registration Fees.

C. The Storm Drain Impact Fee revenues are to be used to mitigate City storm drainage that results either directly or indirectly from development projects. The amount of the fee is proportionate to the need for storm drainage improvements generated by development projects. This fee is still necessary as several storm drain projects are tied to larger development projects that have yet to occur. These development projects are still anticipated to take place based on the City's General Plan. As new development occurs, additional improvement projects are identified and added to the Storm Drain Impact Fee Project List.

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F. The portion of the \$58,024,009 fund balance in the Sanitary Sewer Conveyance Fees Fund that was at least five (5) years old as of June 30, 2025, totals \$28,877,229. The City will use the entire fund balance for the projects identified in Exhibit A of the Report which are programmed in the Capital Improvement Plan. The Sanitary Sewer Conveyance Fee has projects scheduled in the current Capital Improvement Plan for the next five (5) years, and depends upon additional fees and interest each year. The project identified in Exhibit A funded 100% with Sanitary Sewer Conveyance.

2. Effective date. This resolution shall become effective immediately.

I HEREBY CERTIFY THE FOREGOING TO BE A TRUE COPY OF A RESOLUTION PASSED AND ADOPTED BY THE CITY OF SANTA CLARA, CALIFORNIA, AT A REGULAR MEETING THEREOF HELD ON THE 27TH DAY OF JANUARY, 2026, BY THE FOLLOWING VOTE:

AYES:	COUNCILORS:	Chahal, Cox, Gonzalez, Hardy, Jain, and Park
NOES:	COUNCILORS:	None
ABSENT:	COUNCILORS:	Mayor Gillmor
ABSTAINED:	COUNCILORS:	None

ATTEST: 

 NORA PIMENTEL, MMC
 ASSISTANT CITY CLERK
 CITY OF SANTA CLARA

Attachments incorporated by reference:
 1. AB1600 Report on Development Impact Fees FYE June 30, 2025

AB1600 REPORT ON DEVELOPMENT IMPACT FEES

For Fiscal Year ended June 30, 2025

BACKGROUND

Cities and counties often charge fees on new development to fund public improvements, public amenities and public services. For example, Traffic Mitigation Fees are used to fund transit facilities, streets, bike lanes and sidewalks. These fees are commonly known as development impact fees (Developer Fees). In 1989, the State Legislature passed Assembly Bill 1600 (AB1600) which added Section 66000, et seq., to the California Government Code. The chapter sets forth a number of requirements that local agencies must follow if they are to collect fees from developers to defray the cost of the construction of public facilities related to development projects. Government Code Sections 66000-66025 apply to developer fees established, increased or imposed on or after January 1, 1989, and generally sets forth four broad requirements:

1. A local jurisdiction must follow the process set forth in the bill and make certain determinations regarding the purpose and use of the fees and to establish a "nexus" or connection between a development project or class of project and the public improvement being financed with the fee.
2. The fee revenue must be segregated from the General Fund to prevent commingling of public improvement fees and the General Fund.
3. If a local jurisdiction has had possession of a developer fee for five years or more and has not committed that money to a project or actually spent that money, then it must make findings describing the continuing need for that money each fiscal year after the five years have expired.
4. If a local jurisdiction cannot make the findings required under paragraph 3, then the city or county must go through a refund procedure.

The Traffic Mitigation Fee, Sanitary Sewer Outlet Fee, Sanitary Sewer Connection Fee, Sanitary Sewer Conveyance Fee, Storm Drain Fee, Parks Mitigation Fee, Tasman East Specific Plan Infrastructure Impact Fee, Affordable Housing Fees, and Patrick Henry Drive Infrastructure Impact Fee that the City of Santa Clara (City) collects qualify as Development Impact Fees and therefore must comply with the above referenced Government Code Sections. The amount of each of these development impact fees for fiscal year 2024-25 is reflected in the City's Municipal Fee Schedule, previously adopted by the City Council. The adopted City's Municipal Fee Schedule for fiscal year 2024-25 is available at: <https://www.santaclaraca.gov/home/showpublisheddocument/83567/63850088825330000>. As required by law, these fees are segregated and accounted for as Special Revenue Funds. Government Code Section 66001 requires the City to make available to the public certain information regarding these fees for each fund within 180 days after the end of each fiscal year. Accordingly, the following report is presented to the City Council for review.

AB1600 REPORT ON DEVELOPMENT IMPACT FEES

For Fiscal Year ended June 30, 2025

ANALYSIS

Utilizing the first in, first out (FIFO) accounting method – where the initial revenue received is the first expended, staff analyzed the year-end balances for the fiscal year 2024-25. This analysis is to identify any portion of the balances that had been outstanding for five or more years. In instances where a balance exceeded the five-year threshold, a thorough review of previously identified projects is initiated to assess whether any developer fees collected require refunding.

Many of the identified projects are already underway, and the City has appropriated funds for these projects as noted in the City’s FY2024-25 and 2025-26 Adopted Biennial Capital Improvement Program Budget. The publication can be found on the City’s website and is accessible at the following location: <https://www.santaclaraca.gov/home/showpublisheddocument/83797/638634795386670000>. Exhibit A provides a detailed breakdown of the identification of every Capital Project where fees were utilized, along with the corresponding expenditure amounts for each project. This exhibit also specifies the total percentage of the Capital Project cost covered by these fees.

Traffic Mitigation Fee

The Traffic Mitigation Fee is levied to fund improvements or programs to mitigate City traffic impacts that result either directly or indirectly from development projects. To determine the traffic mitigation fees the City conducts a Traffic Impact Fee Nexus study. The most recent report was approved by Council August 21, 2018. The basis of Santa Clara’s traffic mitigation fee, also more commonly known as a traffic impact fee, is the number of net new PM peak hour vehicle trips generated by new development. Those additional trips result in the traffic impacts the fee is intended to mitigate. The fee is calculated by dividing the total cost of the improvement projects in the Traffic Mitigation Program by the number of additional PM peak hour trips generated by new development, which results in a “per PM peak hour trip” fee amount. For simplicity of application, this fee is then converted to a fee per square foot, per hotel room, or per dwelling unit, based on the trip generation rates in the latest ITE Trip Generation Manual. The fee is automatically adjusted for inflation annually at the start of each fiscal year, based on the latest Engineering News Record Construction Cost Index.

The following table summarizes the activity for the Traffic Mitigation Fee from fiscal year 2020-21 through fiscal year 2024-25.

Fund 123 & 533	<u>2020-21</u>	<u>2021-22</u>	<u>2022-23</u>	<u>2023-24⁽¹⁾</u>	<u>2024-25</u>
Beginning Balance	\$ 10,448,972	\$ 10,505,590	\$ 10,938,618	\$ 11,413,512	\$ 8,991,018
Developer Fees	728,208	978,860	1,092,092	(165,694)	414,853
Interest Income	152,901	165,723	177,957	188,580	249,350
Expenditures	(824,491)	(711,555)	(795,155)	(2,445,380)	(4,939,039)
Ending Balance	<u>\$ 10,505,590</u>	<u>\$ 10,938,618</u>	<u>\$ 11,413,512</u>	<u>\$ 8,991,018</u>	<u>\$ 4,716,182</u>

(1) The negative developer fees in FY23-24 is due to a \$474,695 voluntary developer contribution received in December 2018 being reclassified out of the Traffic Mitigation Fund in FY23-24.

AB1600 REPORT ON DEVELOPMENT IMPACT FEES For Fiscal Year ended June 30, 2025

During the fiscal year 2024-25, the City collected \$414,853 in developer fees. The City earned \$249,350 in interest, and expended \$4,939,039 on various projects. The ending balance of the Traffic Impact Fees available at the end of fiscal year 2024-25 is \$4,716,182 with \$350,630 being held for over five years. Exhibit A identifies the projects that will make use of all unspent fees held over five years.

There is no impact on City resources since all qualified impact fees held by the City for over five years are either spent or committed, thus eliminating the need to refund any fees to developers according to Government Code Sections 66000 and subsequent section.

Sanitary Sewer Outlet Fee

The Sanitary Sewer Outlet Fee is collected from developers to construct public sanitary sewer facilities. City Council passed Ordinance 1778 on December 3, 2002 which created the sanitary sewer outlet charge which is used for the acquisition, construction, reconstruction, maintenance, and operation of off-site sewerage facilities, and to repay principal and interest on bonds issued for the construction and reconstruction of such sewerage facilities. The fee shall automatically adjust for inflation annually at the start of each fiscal year, based on the latest Engineering News Record Construction Cost Index.

The following table summarizes the activity for the Sanitary Sewer Outlet Fees from fiscal year 2020-21 through fiscal year 2024-25.

Fund 594	<u>2020-21</u>	<u>2021-22</u>	<u>2022-23</u>	<u>2023-24</u>	<u>2024-25</u>
Beginning Balance	\$ (1,288,884)	\$ (1,089,598)	\$ (669,142)	\$ 131,522	\$ 130,907
Developer Fees	199,286	420,456	798,692	(3,133)	24,579
Interest Income	-	-	1,972	2,518	5,621
Ending Balance	<u>\$ (1,089,598)</u>	<u>\$ (669,142)</u>	<u>\$ 131,522</u>	<u>\$ 130,907</u>	<u>\$ 161,107</u>

In fiscal year 2024-25, the City collected \$24,579 in developer fees. The City earned \$5,621 in interest, and no project expenditures were incurred. The remaining balance of Sanitary Sewer Outlet Fees at the end of fiscal year 2024-25 is \$161,107.

There is no impact on City resources since all qualified impact fees collected by the City have been spent, thus eliminating the need to refund any fees to developers according to Government Code Sections 66000-66003.

Sanitary Sewer Connection Fee

The Sanitary Sewer Connection Fee was adopted to improve and expand the sewer collection system. City Council passed Ordinance 1428 on August 25, 1981 which created the sanitary sewer connection fee which is charged whenever a property is initially connected or requires an addition of a new connection to the sanitary sewer system. The fee is charged based on type of dwelling unit for residential (single family, duplex, condominium, etc.) and non-residential which charges based on connection size. The fee shall automatically adjust for inflation annually at the start of each fiscal year, based on the latest Engineering News Record Construction Cost Index.

AB1600 REPORT ON DEVELOPMENT IMPACT FEES For Fiscal Year ended June 30, 2025

The following table summarizes activity for the Sanitary Sewer Connection Fee from fiscal year 2020-21 through fiscal year 2024-25.

Fund 594	2020-21	2021-22	2022-23	2023-24	2024-25
Beginning Balance	\$ (116,641,597)	\$ (114,296,942)	\$ (145,899,755)	\$ (154,958,451)	\$ (167,750,089)
Developer Fees	1,007,031	1,389,253	2,610,881	307,449	545,586
Expenditures	(5,488,096)	(37,645,683)	(13,852,060)	(13,099,087)	(9,491,341)
Refunded Expenditures	6,825,720	4,653,617	2,182,483	-	1,383,137
Ending Balance	<u>\$ (114,296,942)</u>	<u>\$ (145,899,755)</u>	<u>\$ (154,958,451)</u>	<u>\$ (167,750,089)</u>	<u>\$ (175,312,707)</u>

In fiscal year 2024-25, the City collected \$545,586 in developer fees and expended \$9,491,341 on the San Jose/Santa Clara Regional Wastewater Facility construction project. A construction refund of \$1,383,137 was received from the City of San Jose for a joint project. As of June 30, 2025, the accumulative deficit in Sanitary Sewer Connection Fee is negative \$175,312,707. To address the deficit in the capital projects funded by Sanitary Sewer Connection Fees, transfers were made within the Sewer Enterprise Fund.

There is no impact on City resources since all qualified impact fees held by the City have been spent, thus eliminating the need to refund any fees to developers according to Government Code Sections 66000-66003.

Sanitary Sewer Conveyance Fee

The Sewer Conveyance Fee was approved by City Council in June 2007 and is intended to mitigate development impacts to the City's sanitary sewer conveyance system resulting from increases in the sanitary sewer discharges. The amount of Sanitary Sewer Conveyance Fee is based directly on the potential sewer discharge volumes of the proposed land uses. The fee was based on a Sanitary Sewer Capacity Assessment Report 2006, and subsequent update in 2016. The basis of Santa Clara's sewer conveyance fee is sewer flow rate generated by a new development. The fee is calculated by dividing the total cost of the capacity improvement projects in the Sanitary Sewer Master Plan or its predecessor reports by the total projected sanitary sewer flow rate generated by future developments, which results in a "per gallon per day (GPD)" fee amount. The per GPD fee multiplied by the estimated sanitary sewer flow rate (GPD) generated by a new development is the sanitary sewer conveyance fee for that development.

The following table summarizes the activity for the Sanitary Sewer Conveyance Fees from fiscal year 2020-21 through fiscal year 2024-25.

Fund 594	2020-21	2021-22	2022-23	2023-24	2024-25
Beginning Balance	\$ 38,232,186	\$ 39,419,207	\$ 44,853,964	\$ 54,098,272	\$ 55,815,618
Developer Fees	3,126,854	5,214,338	9,053,180	1,110,240	1,328,550
Interest Income	559,621	720,262	811,032	1,090,180	2,048,922
Expenditures	(2,499,454)	(499,843)	(619,904)	(483,074)	(467,919)
Ending Balance	<u>\$ 39,419,207</u>	<u>\$ 44,853,964</u>	<u>\$ 54,098,272</u>	<u>\$ 55,815,618</u>	<u>\$ 58,725,171</u>

AB1600 REPORT ON DEVELOPMENT IMPACT FEES

For Fiscal Year ended June 30, 2025

The developer fees of \$1,328,550 along with interest income of \$2,048,922 were partly offset by expenditures of \$467,919 in fiscal year 2024-25. The net change yielded a current balance of \$58,725,171, out of which \$28,877,229 has been held for over five years. Exhibit A outlines the projects that will make use of all unspent fees held over five years.

There is no impact on City resources since all qualified impact fees held by the City for over five years are either spent or committed, thus eliminating the need to refund any fees to developers according to Government Code Sections 66000-66003.

Storm Drain Fee

The Storm Drain Fee is levied to mitigate City storm drainage that results either directly or indirectly from development projects. The Storm Drain Fee is codified in the Santa Clara City Code Section 17.15.220 Sanitary Sewer and Storm Drains and was created for the purpose of defraying the estimated costs of constructing planned drainage facilities for removal of surface and storm waters from local drainage areas. The fee is charged based on the amount of acreage being developed with a project. The fee shall automatically adjust for inflation annually at the start of each fiscal year, based on the latest Engineering News Record Construction Cost Index.

The following table summarizes the activity for the Storm Drain Fees from fiscal year 2020-21 through fiscal year 2024-25.

Fund 535	<u>2020-21</u>	<u>2021-22</u>	<u>2022-23</u>	<u>2023-24</u>	<u>2024-25</u>
Beginning Balance	\$ 613,299	\$ 650,435	\$ 423,110	\$ 433,968	\$ 300,670
Developer Fees	27,903	33,450	4,352	6,119	1,869
Interest Income	9,233	6,794	6,506	5,784	10,940
Expenditures with Prior Year Adjustment	-	(267,569)	-	(145,201)	-
Ending Balance	<u>\$ 650,435</u>	<u>\$ 423,110</u>	<u>\$ 433,968</u>	<u>\$ 300,670</u>	<u>\$ 313,479</u>

In the fiscal year 2024-25, the City collected \$1,869 in developer fees and earned \$10,940 in interest. The accumulative amount of Storm Drain Fees available at the end of fiscal year 2024-25 is \$313,479 with \$173,718 being held for over five years. Exhibit A identifies the projects that will make use of all unspent fees held over five years.

There is no impact on City resources since all qualified impact fees held by the City for over five years are either spent or committed, thus eliminating the need to refund any fees to developers according to Government Code Sections 66000-66003.

Parks Mitigation Fee

The Parks Mitigation Fee was adopted in fiscal year 2014-15 and went into effect in fiscal year 2016-17. Fees received can be used to acquire public parkland and/or make necessary park improvements according to the restrictions of the Mitigation Fee Act and help the City to address its park, recreation and open space needs. The City completed a Parks & Recreation Facilities Development Impact Fee Study in 2014 and in 2019 which were both reviewed and approved by the City Council after community and stakeholder public comment hearings. These reports provide the necessary findings required by the

AB1600 REPORT ON DEVELOPMENT IMPACT FEES For Fiscal Year ended June 30, 2025

Mitigation Fee Act and Quimby Act for the adoption of this fee by Council resolution contained in the Municipal Fee Schedule. These reports provide facility cost and land acquisition cost data and analysis and describe the methodology for calculation of the fees.

The parks and recreation facilities fees use an existing inventory demand standard translated into facility costs per capita to determine new development's fair share of planned facility costs. A cost standard provides a reasonable method for converting disparate types of facilities, in this case parkland and special use recreational facilities, into a single measure of demand (capital cost per capita). New residential development would fund the expansion of facilities at the same rate that existing residential development has provided facilities to date. The City uses the existing ratio of developed parkland per 1,000 residents. In 2010 the standard was 2.45 acres. The current standard is 2.60 acres. (Quimby Act allows a 3.0 acres/1,000 resident standard).

The calculation tables are provided in the in-Lieu Fee Resolution adopted by Council, posted on the City website and incorporated into the Municipal Fee Schedule. Based on the date the resident developer's project application is deemed complete, the total parkland due can be calculated, the developed parkland dedicated, and credits deducted for eligible on-site recreational amenities.

The following table summarizes the activity for the Parks Mitigation Fee from fiscal year 2020-21 through fiscal year 2024-25.

Fund 532	<u>2020-21</u>	<u>2021-22</u>	<u>2022-23</u>	<u>2023-24</u>	<u>2024-25</u>
Beginning Balance	\$ 10,771,523	\$ 8,937,718	\$ 20,682,234	\$ 45,670,527	\$ 43,767,479
Developer Fees	1,522,149	14,634,898	36,637,032	2,177,539	1,508,002
Interest Income	110,320	124,450	577,716	852,739	1,468,464
Expenditures	<u>(3,466,274)</u>	<u>(3,014,832)</u>	<u>(12,226,455)</u>	<u>(4,933,326)</u>	<u>(6,023,065)</u>
Ending Balance	<u>\$ 8,937,718</u>	<u>\$ 20,682,234</u>	<u>\$ 45,670,527</u>	<u>\$ 43,767,479</u>	<u>\$ 40,720,880</u>

During the fiscal year 2024-25, the City collected \$1,508,002 in Parks Mitigation Fees, earned \$1,468,464 in interest, and incurred expenditures of \$6,023,065 on various projects. The balance of the Parks Mitigation Fees as of June 30, 2025 is \$40,720,880 with no fees being held for over five years.

There is no impact on City resources since all qualified impact fees held by the City for over five years are either spent or committed, thus eliminating the need to refund any fees to developers according to Government Code Sections 66000-66003.

AB1600 REPORT ON DEVELOPMENT IMPACT FEES

For Fiscal Year ended June 30, 2025

Tasman East Specific Plan Infrastructure Impact Fee

On November 13, 2018, the City Council adopted the Tasman East Specific Plan to guide the transition of an underutilized 45-acre industrial neighborhood east of the Great America Transit Center into a pedestrian-friendly, transit-oriented development, providing for the addition of 4,500 new residential units, 100,000 square feet of retail, and 10 acres of open space near transit and jobs. In coordination with developers within the specific plan area, the City established an Infrastructure Impact Fee for the specific plan area to create an equitable distribution of area-wide and common public infrastructure costs for all residential developments within the specific plan and to finance capital facility and infrastructure costs to serve these developments.

Ordinance No. 2026 Adding Subsection 17.15.350 to Chapter 15 of Title 17 of the Santa Clara City Code Regarding the Tasman East Specific Plan Infrastructure Impact Fee was adopted on November 17, 2020.

The following table summarizes the activity for the Tasman East Specific Plan Infrastructure Impact Fee from fiscal year 2020-21 through fiscal year 2024-25.

Fund 541	<u>2020-21</u>	<u>2021-22</u>	<u>2022-23</u>	<u>2023-24</u>	<u>2024-25</u>
Beginning Balance	\$ -	\$ (170,921)	\$ 3,260,003	\$ 5,960,739	\$ 5,943,663
Developer Fees	-	3,465,453	4,411,858	335	-
Interest Income	-	5,896	75,296	118,993	217,682
Expenditures	(170,921)	(40,425)	(1,786,418)	(136,404)	(27,793)
Ending Balance	<u>\$ (170,921)</u>	<u>\$ 3,260,003</u>	<u>\$ 5,960,739</u>	<u>\$ 5,943,663</u>	<u>\$ 6,133,552</u>

In the fiscal year 2024-25, the City did not receive developer fees, earned \$217,682 in interest and incurred expenditure of \$27,793 in project costs. The accumulative balance of the Tasman East Specific Plan Infrastructure Impact Fees at the end of fiscal year 2024-25 is \$6,133,552 with no fees being held for over five years.

There is no impact on City resources since all qualified impact fees collected by the City have been spent, thus eliminating the need to refund any fees to developers according to Government Code Sections 66000-66003.

Affordable Housing Fee

The Affordable Housing Fee was adopted to mitigate the impacts of new market-rate housing development and non-residential development on the need for affordable housing, in addition to assisting in meeting the City's share of the region's housing need and implementing the goals, policies and actions specified in the Housing Element of the general plan. City Council passed Ordinance 1974 on December 5, 2017 which established the affordable housing fee applicable to residential and nonresidential projects and to encourage the development of rental housing and as well as smaller units that may be more affordable by design. The fees established are significantly lower than the amount needed to fully mitigate the impacts of the new for sale and rental resident projects and non-residential project on the need for affordable housing. The fees shall automatically adjust for inflation annually using the Engineering News Record McGraw-Hill Construction Weekly Building Index for San Francisco.

AB1600 REPORT ON DEVELOPMENT IMPACT FEES For Fiscal Year ended June 30, 2025

The following table summarizes the activity for the Affordable Housing Fee from fiscal year 2020-21 through fiscal year 2024-25.

Fund 565	<u>2020-21</u>	<u>2021-22</u>	<u>2022-23</u>	<u>2023-24</u>	<u>2024-25</u>
Beginning Balance	\$ -	\$ 131,284	\$ 5,760,577	\$ 6,487,986	\$ 6,535,204
Developer Fees	130,201	5,613,415	630,142	16,150	3,479,128
Interest Income	1,083	15,878	97,267	31,068	394,430
Expenditures	-	-	-	-	-
Ending Balance	<u>\$ 131,284</u>	<u>\$ 5,760,577</u>	<u>\$ 6,487,986</u>	<u>\$ 6,535,204</u>	<u>\$ 10,408,762</u>

On November 14, 2023, the City Council approved RTC 23-952, authorizing a \$4,944,484 loan to Charities Housing Development Corporation of Santa Clara County to support the construction of 106 affordable housing units at 1601 Civic Center Drive. Accordingly, an internal transfer of \$4,944,484 was made from Fund 565 to the City Affordable Housing Fund 165 to restrict funding for the development of Project #16506 - Civic Center Drive. However, at this time, the project has not yet commenced. As a result, the transfer reported in fiscal year 2023-24 has been restated to zero and the catch-up interest related to the restated amount has been reflected in interest income in fiscal year 2024-25. During the fiscal year 2024-25, the City collected \$3,479,128 in developer fees and earned \$394,430 in interest. The accumulative balance of Affordable Housing Fees as of June 30, 2025 is \$10,408,762 with no fees being held for over five years.

There is no impact on City resources since all qualified impact fees collected by the City have been spent, thus eliminating the need to refund any fees to developers according to Government Code Sections 66000-66003.

Patrick Henry Drive Infrastructure Impact Fee

On March 22, 2022, the City Council adopted the Patrick Henry Drive Specific Plan (Specific Plan) to guide the transition of an underutilized 74-acre industrial neighborhood bounded by Mission College to the south, Great America Parkway to the east, the Hetch-Hetchy right-of-way to the north, and Calabazas Creek to the west into a pedestrian-friendly, transit-oriented neighborhood. The Specific Plan contemplates two unique land use scenarios related to proposed residential units and office uses. The Specific Plan also incorporates approximately 310,000 square feet of neighborhood-oriented convenience retail and up to 14 acres of open space which will include a diverse network of public parks, publicly accessible green infrastructure, and private recreational spaces.

Ordinance No. 2046 Adding Subsection 17.15.360 to Chapter 15 of Title 17 of the Santa Clara City Code Regarding the Patrick Henry Drive Specific Plan Infrastructure Impact Fee was adopted on March 22, 2022.

In the fiscal year 2024-25, no activities were conducted for this impact fee.

PUBLIC NOTICE: Public notification was achieved by posting the availability of the report 15 days prior to the meeting, as required by Government Code Section 66006(b)(2).

**AB1600 REPORT ON DEVELOPMENT IMPACT FEES
For Fiscal Year ended June 30, 2025**

Attachments:

Exhibit A: Summary of Development Impact Fees

Exhibit A

**City of Santa Clara
Summary of Local Agency Improvement Fees
(AB 1600 Development Impact Fees)
Report for Fiscal Year Ended June 30, 2025**

Streets and Highways (Fund 123 & 533)

Traffic Mitigation Fee (Fund 123 and 533)

FY 2023-24 Ending Fund Balance	\$ 8,991,018
Fees Collected	414,853
Interest Earned	249,350
Expenditures	(4,939,039)
FY 2024-25 Ending Fund Balance	\$ 4,716,182
Funds Accumulated in Current and Last 5 Years	\$ 4,365,552
Funds Held Longer than 5 Years	\$ 350,630
Projects Programmed for Impact Fees	\$ 5,053,409

Project #	Description	Project Status/ Estimated Completion Year	Total Project Appropriation All Funding Sources	Funding Status	Traffic Mitigation Fee Since Inception Date Through June 30, 2025				FY 2024-25 Impact Fee Expenditure
					% Impact Fee Funded	Total Impact Fee Appropriation	Total Impact Fee Expenditures	Impact Fee Appropriation Remaining	
1217	Traffic Signal Management Software Upgrade/Replacement	2025	\$ 3,372,871	100%	89%	\$ 3,000,942	\$ 2,479,068	\$ 521,874	\$ 34
1218	Traffic Pre-Emptors	2025	1,445,259	100%	94%	1,358,104	647,831	710,273	
1219	Traffic Signal Enhancements	Ongoing	2,437,831	88%	61%	1,481,824	653,742	828,082	2
1220	Pedestrian and Bicycle Enhancement Facilities	Ongoing	1,560,196	100%	96%	1,495,196	1,383,560	111,636	
1225	Santa Clara VTA - Congestion Management Program	Ongoing	281,000	100%	100%	281,000	280,638	362	28
1232	Traffic Signal Interconnect Upgrade	2032	1,293,217	100%	100%	1,293,217	904,034	389,183	76
1234	Transportation Modeling Update	Ongoing	266,700	100%	94%	250,000	152,110	97,890	
1237	MCB/GAP Intersection Improvement Project	2025	12,988,606	100%	36%	4,735,309	4,735,309	-	2,55
1245	Benton Bike Lanes	2025	1,726,000	100%	14%	249,000	129,810	119,190	
1246	Bassett and Laurelwood Bicycle Lanes	2025	1,428,058	52%	29%	410,000	318,001	91,999	31
1251	HAWK Beacon on Scott and Harrison	2025	750,000	100%	100%	750,000	492,292	257,708	
1259	Monroe Los Padres Traffic Signal Modification	2025	1,180,000	100%	11%	127,856	10,722	117,134	
1261	Santa Clara School Access Improvements	2025	2,471,000	100%	54%	1,325,000	1,127,511	197,489	(84)
1272	TDA21 Bicycle Facilities Upgrade	2025	131,410	100%	28%	37,356	36,717	639	
1274	Lafayette St Class IV Bike Lanes	2026	600,000	86%	3%	20,000	297	19,703	
1275	De La Cruz Boulevard Class IV Bikeway Study	2025	250,083	100%	44%	110,083	87,338	22,745	3
1276	Monroe Street Class II Buffered Bike Lane Study	2025	263,700	100%	47%	123,700	98,911	24,789	
1277	Walsh Avenue Class IV Bikeway Study	2025	301,708	100%	42%	126,708	94,150	32,558	1
1280	MCB Class IV Bike Lanes	2025	65,000	100%	83%	53,877	3,694	50,183	
1282	Traffic Impact Fee Nexus Study Update	2026	300,000	100%	100%	300,000	19,000	281,000	
1283	Steven Creek Boulevard Vision Study	2025	100,296	100%	100%	100,296	98,935	1,361	9
1285	Pruneridge Avenue Signal Timing	2025	1,000,000	95%	92%	915,030	10,689	904,341	1
1376	Safe Route to School	Ongoing	1,309,157	84%	8%	102,653	28,660	73,993	2
1386	Santa Clara Citywide ITS Project 2	2025	1,304,198	100%	62%	804,198	604,921	199,277	53
Totals			\$ 36,826,290			\$ 19,451,349	\$ 14,397,940	\$ 5,053,409	\$ 4,93

Exhibit A
City of Santa Clara
Summary of Local Agency Improvement Fees
(AB 1600 Development Impact Fees)
Report for Fiscal Year Ended June 30, 2025

Sanitary Sewer Outlet Fee (Fund 594)

Sanitary Sewer Outlet Fee (Fund 594)	
FY 2023-24 Ending Fund Balance	\$ 130,907
Fees Collected (Refunded)	24,579
Interest Earned	5,621
FY 2024-25 Ending Fund Balance	\$ 161,107
Funds Accumulated in Current and Last 5 Years	\$ 161,107
Funds Held Longer than 5 Years	\$ -
Projects Programmed for Impact Fees	\$ -

Exhibit A

**City of Santa Clara
 Summary of Local Agency Improvement Fees
 (AB 1600 Development Impact Fees)
 Report for Fiscal Year Ended June 30, 2025**

Sanitary Sewer Connection Fee (Fund 594)

Sanitary Sewer Connection Fee (Fund 594)	
FY 2023-24 Ending Fund Balance	\$ (167,750,089)
Fees Collected	545,586
Expenditures	(8,108,204)
FY 2024-25 Ending Fund Balance	\$ (175,312,707)
Funds Accumulated in Current and Last 5 Years	\$ -
Funds Held Longer than 5 Years	\$ -
Projects Programmed for Impact Fees	\$ -

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Sanitary Sewer Connection Fee Since Inception Date Through June 30, 2025									
Project #	Description	Project Status	Total Project Appropriation All Funding Sources	Funding Status	% Impact Fee Funded	Total Impact Fee Appropriation	Total Impact Fee Expenditures	Impact Fee Appropriation Remaining ⁽¹⁾	FY 2024- Expenditure
1908	S.J.- S.C. Regional Wastewater Facility	Ongoing	\$ 265,629,552	100%	37%	\$ 99,494,491	\$ 99,494,491	\$ -	\$ -

Note (1) Amounts have been transferred within the Sewer Enterprise Operating Fund and Debt Service Fund to make up the negative balance for Capital Projects financed with AB1600 Development Fees. There were no interfund loans.

Exhibit A

**City of Santa Clara
 Summary of Local Agency Improvement Fees
 (AB 1600 Development Impact Fees)
 Report for Fiscal Year Ended June 30, 2025**

Sanitary Sewer Conveyance Fee (Fund 594)

Sanitary Sewer Conveyance Fee (Fund 594)	
FY 2023-24 Ending Fund Balance	\$ 55,815,618
Fees Collected	1,328,550
Interest Earned	2,048,922
Expenditures	(467,919)
FY 2024-25 Ending Fund Balance	\$ 58,725,171
Funds Accumulated in Current and Last 5 Years	\$ 29,847,942
Funds Held Longer than 5 Years	\$ 28,877,229
Projects Programmed for Impact Fees	\$ 43,285,158

Project #	Description	Project Status	Total Project Appropriation All Funding Sources	Funding Status	Sanitary Sewer Conveyance Fee Since Inception Date Through June 30, 2025				FY 2024-25 Impact Fee Expenditure
					% Impact Fee Funded	Total Impact Fee Appropriation	Total Impact Fee Expenditures	Impact Fee Appropriation Remaining	
1909	Sanitary Sewer Capacity Improvements	Ongoing	\$ 55,648,450	100%	100%	\$ 55,648,450	\$ 12,363,292	\$ 43,285,158	\$ 467,919
1920	Sanitary Sewer Master Plan Update	Ongoing	1,069,038	100%	100%	480,038	480,038	-	-
Totals			\$ 56,717,488			\$ 56,128,488	\$ 12,843,330	\$ 43,285,158	\$ 467,919

Exhibit A

**City of Santa Clara
 Summary of Local Agency Improvement Fees
 (AB 1600 Development Impact Fees)
 Report for Fiscal Year Ended June 30, 2025**

Storm Drain Fee (Fund 535)

Storm Drain Fee (Fund 535)	
FY 2023-24 Ending Fund Balance	\$ 300,670
Fees Collected	1,869
Interest Earned	10,940
Expenditures Adjustment	-
FY 2024-25 Ending Fund Balance	\$ 313,479
Funds Accumulated in Current and Last 5 Years	\$ 139,761
Funds Held Longer than 5 Years	\$ 173,718
Projects Programmed for Impact Fees	\$ 302,630

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					Storm Drain Fee				
					Since Inception Date Through June 30, 2025				
Project #	Description	Project Status	Total Project Appropriation All Funding Sources	Funding Status	% Impact Fee Funded	Total Impact Fee Appropriation	Total Impact Fee Expenditures	Impact Fee Appropriation Remaining	FY 2024-25 Impact Fee Expenditure
1831	Miscellaneous Storm Drain Improvements	Ongoing	\$ 466,577	100%	21%	\$ 100,000	\$ -	\$ 100,000	\$
1834	Storm Drain System Improvement	Ongoing	594,826	100%	100%	594,826	392,196	202,630	
Totals			\$ 1,061,403			\$ 694,826	\$ 392,196	\$ 302,630	\$

Exhibit A

**City of Santa Clara
 Summary of Local Agency Improvement Fees
 (AB 1600 Development Impact Fees)
 Report for Fiscal Year Ended June 30, 2025**

Parks Mitigation Fee (Fund 532)

Parks Mitigation Fee (Fund 532)	
FY 2023-24 Ending Fund Balance	\$ 43,767,479
Fees Collected	1,508,002
Interest Earned	1,468,464
Expenditures	(6,023,065)
FY 2024-25 Ending Fund Balance	\$ 40,720,880
Funds Accumulated in Current and Last 5 Years	\$ 40,720,880
Funds Held Longer than 5 Years	\$ -
Projects Programmed for Impact Fees	\$ 19,038,676

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					Parks Mitigation Fee Since Inception Date Through June 30, 2025				
Project #	Project Description	Project Status/ Estimated Completion Year	Total Project Appropriation All Funding Sources	Funding Status	% Impact Fee Funded	Total Impact Fee Appropriation	Total Impact Fee Expenditures	Impact Fee Appropriation Remaining	FY 2024-25 Impact Fee Expenditure
3101	Park & Recreation Master Plan	Ongoing	\$ 442,804	100%	84%	\$ 371,454	\$ 214,878	\$ 156,576	\$ 93,029
3102	Facility Condition Assessment Update	Ongoing	400,000	100%	100%	400,000	-	400,000	-
3126	Patrick Henry Community Art Center	Ongoing	55,426	100%	100%	55,426	55,426	-	-
3127	Parkland Acquisition	Ongoing	11,610,748	100%	85%	9,879,031	-	9,879,031	-
3128	MFA Developer Reimbursement Project	Ongoing	210,572	100%	100%	210,572	-	210,572	-
3130	Maywood ParkPlaygrnd Rehab	Ongoing	2,337,382	89%	3%	80,760	-	80,760	-
3133	Central Park Master Plan New Improvement	2027	5,690,904	100%	100%	5,690,904	540,068	5,150,836	278,307
3136	Westwood Oaks Park Playground Rehabilitation	2025	3,570,800	100%	100%	3,570,800	3,234,618	336,182	339,740
3181	Park Impact Fees Monitoring Project	Ongoing	2,091,182	100%	70%	1,462,914	1,269,000	193,914	132,101
3183	Central Park Arbor Playground	2025	9,134,368	95%	48%	4,363,413	4,099,874	263,539	4,081,054
3184	Montague Park Enhancement	2025	7,858,340	100%	100%	7,858,340	6,920,128	938,212	67,717
3187	Bowers Roof Replacement	Ongoing	1,466,934	100%	53%	780,000	-	780,000	-
3195	Henry Schmit Park Playground Rehabilitation	2026	510,000	100%	54%	275,000	275,000	-	275,000
3196	Central Park Aquatic Center Planning & Design	2026	10,254,931	100%	3%	358,000	358,000	-	131,784
3197	Parks Service Center Improvement	2028	1,035,000	100%	71%	735,000	85,946	649,054	85,634
3199	Park&Rec Engineering Management	Ongoing	1,780,129	100%	67%	1,196,689	1,196,689	-	538,69
Totals			\$ 58,449,520			\$ 37,288,303	\$ 18,249,627	\$ 19,038,676	\$ 6,023,06

Exhibit A

**City of Santa Clara
 Summary of Local Agency Improvement Fees
 (AB 1600 Development Impact Fees)
 Report for Fiscal Year Ended June 30, 2025**

Tasman East Specific Plan Infrastructure Impact Fee (Fund 541)

Tasman East Specific Plan Infrastructure Impact Fee (Fund 541)	
FY 2023-24 Ending Fund Balance	\$ 5,943,663
Fees Collected	-
Interest Earned	217,682
Expenditures	(27,793)
FY 2024-25 Ending Fund Balance	\$ 6,133,552
Funds Accumulated in Current and Last 5 Years	\$ 6,133,552
Funds Held Longer than 5 Years	\$ -
Projects Programmed for Impact Fees	\$ 2,856,408

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Project #	Description	Project Status	Total Project Appropriation All Funding Sources	Funding Status	Affordable Housing Fee Since Inception Date Through June 30, 2025				FY 2024-25 Impact Fee Expenditure
					% Impact Fee Funded	Total Impact Fee Appropriation	Total Impact Fee Expenditures	Impact Fee Appropriation Remaining	
4610	Tasman East Admin Study and Engineering	Ongoing	\$ 403,504	100%	97%	\$ 391,672	\$ 362,452	\$ 29,220	\$ 27,793
4611	Tasman East Developer Reimbursement Project	Ongoing	4,598,904	100%	100%	4,598,904	1,771,716	2,827,188	-
Totals			\$ 5,002,408			\$ 4,990,576	\$ 2,134,168	\$ 2,856,408	\$ 27,793

Exhibit A

**City of Santa Clara
 Summary of Local Agency Improvement Fees
 (AB 1600 Development Impact Fees)
 Report for Fiscal Year Ended June 30, 2025**

Affordable Housing Fee (Fund 565)

Affordable Housing Fee (Fund 565)	
FY 2023-24 Ending Fund Balance	\$ 1,590,720
Fees Collected	3,479,128
Prior period Adjustment	4,944,484
Interest Earned	394,430
Expenditures	-
FY 2024-25 Ending Fund Balance	\$ 10,408,762
Funds Accumulated in Current and Last 5 Years	\$ 10,408,762
Funds Held Longer than 5 Years	\$ -
Projects Programmed for Impact Fees	\$ 4,944,484

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					Affordable Housing Fee Since Inception Date Through June 30, 2025			
Project #	Description	Project Status	Total Project Appropriation All Funding Sources	Funding Status	% Impact Fee Funded	Total Impact Fee Appropriation	Total Impact Fee Expenditures	Impact Fee Appropriation Remaining
16506	Civic Center	Ongoing	\$ 4,944,484	100%	100%	4,944,484	\$ -	\$ 4,944,484