

**City of Palo Alto  
Development Impact Fee Report  
for Period Ending June 30, 2023**

	<b>Stanford Research Park/El Camino Real Transportation Impact Fee</b>	<b>San Antonio/West Bayshore Area Transportation Impact Fee</b>
Description of the Type of Fee	Traffic impact fees imposed on new non-residential development in the Stanford Research Park/El Camino Real CS zone to fund improvements at eight identified intersections. (PAMC 16.45)	Traffic impact fees imposed on new non-residential development in the San Antonio/West Bayshore Areas to fund capacity improvements at four identified intersections. (PAMC 16.46)
Amount of the Fee	\$12.85 per square foot; City ceased collecting effective FY 2020	\$2.65 per square foot; City ceased collecting effective FY 2020
<b>Fund Balance July 1, 2022</b>	<b>1,147,182</b>	<b>407,407</b>
<b>FY 2023 Activity</b>		
Revenues		
Interest Earnings	24,157	8,625
Unrealized Gain/(Loss) Investments	49,503	(8,335)
<b>Total Revenues</b>	<b>73,660</b>	<b>290</b>
Expenditures	0	0
<b>Total Expenditures</b>	<b>0</b>	<b>0</b>
<b>Ending Balance June 30, 2023</b>	<b>1,220,842</b>	<b>407,697</b>
Reserves	0	0
<b>Total Reserves</b>	<b>0</b>	<b>0</b>
<b>Net Funds Available</b>	<b>1,220,842</b>	<b>407,697</b>

**City of Palo Alto  
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	<b>Commercial Housing Impact Fee</b>	<b>General Government Facility Development Fee</b>
Description of the Type of Fee	Fees imposed on commercial and industrial development to offset the demand that new jobs create for low and moderate-income housing in the City; fees collected support various levels of affordable housing projects. (PAMC 16.65)	Fees imposed on residential and non-residential development to fund facilities associated with municipal administration. (PAMC 16.58)
Amount of the Fee	Hotel / Retail / Other Non-Residential:\$24.97 per sq. ft.  Office/R&D: \$74.01 per sq. ft.	Residential: Single family \$1,600 per unit Multi-family \$1,279 per unit (ADUs under 750 sq. ft. exempt);  Non-residential: Commercial \$892 per 1,000 sq. ft. or fraction thereof Industrial \$300 per 1,000 sq. ft. or fraction thereof Office/Institutional \$1,192 per 1,000 sq. ft. or fraction thereof
<b>Fund Balance July 1, 2022</b>	<b>27,113,503</b>	<b>111,930</b>
<b>FY 2023 Activity</b>		
Revenues		
Fees Collected	0	11,592
Interest Earnings	73,411	2,504
Unrealized Gain/(Loss) Investments	(115,201)	(4,861)
<b>Total Revenues</b>	<b>(41,790)</b>	<b>9,235</b>
Expenditures		
Salaries and Benefit	(36,872)	0
Liability Insurance	(1,230)	0
<b>Total Expenditures</b>	<b>(38,102)</b>	<b>0</b>
<b>Ending Balance June 30, 2023</b>	<b>27,033,611</b>	<b>121,165</b>
Reserves		
Notes Receivable (see detail below)	(23,629,563)	0
Reappropriations	(1,176,000)	0
<b>Total Reserves</b>	<b>(24,805,563)</b>	<b>0</b>
<b>Net Funds Available</b>	<b>2,228,048</b>	<b>121,165</b>

Notes Receivable Detail:  
\$1,290,000 for 2811 Alma; \$4,137,254 for 801 Alma;  
\$7,700,000 for Buena Vista Mobile Home Park; \$10,502,309  
Wilton Court

**City of Palo Alto  
Development Impact Fee Report  
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	<b>Community Facilities Parks Development Fee</b>	<b>Community Facilities Community Centers Development Fee</b>
Description of the Type of Fee	Fees imposed on new residential and non-residential development approved after Jan 28, 2002 for Parks. (PAMC 16.58)	Fees imposed on new residential and non-residential development approved after Jan 28, 2002 for Community Centers. (PAMC 16.58)
Amount of the Fee	Residential: Single family \$62,039.67 per unit. (ADUs under 750 sq ft exempt)  Non-residential: Commercial/Industrial \$18,190 per net new 1,000 sq ft; Hotel/Motel \$3,100 per 1,000 sq ft.	Residential: Single family \$4795.06 per unit. (ADUs under 750 sq ft exempt); Multi-Family \$3,547.13 per unit  Non-residential: Commercial/industrial \$1410 per 1,000 sq ft; Hotel/Motel \$240 per 1,000 sq ft.
<b>Fund Balance July 1, 2022</b>	<b>3,810,535</b>	<b>739,193</b>
<b>FY 2023 Activity</b>		
Revenues		
Fees Collected	439,967	34,559
Interest Earnings	63,760	16,041
Unrealized Gain/(Loss) Investments	7,825	(18,174)
<b>Total Revenues</b>	<b>511,552</b>	<b>32,426</b>
Expenditures		
Operating Transfer to Capital Projects Fund	(2,650,333)	0
<b>Total Expenditures</b>	<b>(2,650,333)</b>	<b>0</b>
<b>Ending Balance June 30, 2023</b>	<b>1,671,754</b>	<b>771,619</b>
Reserves	0	0
<b>Total Reserves</b>	<b>0</b>	<b>0</b>
<b>Net Funds Available</b>	<b>1,671,754</b>	<b>771,619</b>

**City of Palo Alto  
Development Impact Fee Report  
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	<b>Community Facilities Library Development Fee</b>	<b>Residential Housing Impact Fee</b>
Description of the Type of Fee	Fees imposed on new residential and non-residential development approved after January 28, 2002 for Libraries. (PAMC 16.58)	Fees imposed on all rental residential developments (including mixed-use with rental housing) to offset the demand that the new market-rate rental housing creates for low-income and moderate-income housing in the City. (PAMC 16.65)
Amount of the Fee	Residential: Single family \$2,857.80 per unit; Multi-family \$2,113.37 per unit (ADUs under 750 sq ft exempt)  Non-residential: Commercial/industrial \$840 per net new 1,000 sq ft. Hotel/Motel \$140 per net new 1,000 sq ft.	Single and Multi-Family: \$24.52 per sq. ft. apartment (rentals)
<b>Fund Balance July 1, 2022</b>	<b>931,093</b>	<b>1,057,616</b>
<b>FY 2023 Activity</b>		
Revenues		
Fees Collected	20,398	0
Interest Earnings	12,949	22,402
Unrealized Gain/(Loss) Investments	(20,398)	(29,041)
<b>Total Revenues</b>	<b>12,948</b>	<b>(6,639)</b>
Expenditures	0	0
<b>Total Expenditures</b>	<b>0</b>	<b>0</b>
<b>Ending Balance June 30, 2023</b>	<b>944,041</b>	<b>1,050,978</b>
Reserves		
Reserve for Reappropriations	0	(600,000)
<b>Total Reserves</b>	<b>0</b>	<b>(600,000)</b>
<b>Net Funds Available</b>	<b>944,041</b>	<b>450,978</b>

**City of Palo Alto  
Development Impact Fee Report  
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	<b>Charleston-Arastradero Corridor Pedestrian and Bicyclist Safety Impact Fee</b>	<b>Citywide Transportation Impact Fee</b>
Description of the Type of Fee	Fees collected from new development and redevelopment within the Charleston-Arastradero Corridor to provide for pedestrian and bicyclist safety improvements. (PAMC 16.60)	Transportation impact fees imposed on new development in all parts of the City to fund congestion reduction projects. (PAMC 16.59)
Amount of the Fee	Residential: \$1,599 per residential unit Commercial: \$0.46 per sq ft (ADUs exempt)	\$9,266 each; per net new PM peak hour trip
<b>Fund Balance July 1, 2022</b>	<b>34,904</b>	<b>1,999,269</b>
<b>FY 2023 Activity</b>		
Revenues		
Interest Earnings	474	37,798
Unrealized Gain/(Loss) Investments	794	(19,106)
<b>Total Revenues</b>	<b>1,268</b>	<b>18,692</b>
Expenditures		
Operating Transfer to Capital Projects Fund	(35,000)	(395,000)
<b>Total Expenditures</b>	<b>(35,000)</b>	<b>(395,000)</b>
<b>Ending Balance June 30, 2023</b>	<b>1,172</b>	<b>1,622,961</b>
Reserves	0	
<b>Total Reserves</b>	<b>0</b>	<b>0</b>
<b>Net Funds Available</b>	<b>1,172</b>	<b>1,622,961</b>

**City of Palo Alto  
Development Impact Fee Report  
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	<b>Public Safety Facility Development Fee</b>	<b>University Avenue Non-Residential Development Parking In-Lieu Fee</b>
Description of the Type of Fee	Fees imposed on residential and non-residential development to fund police and fire facilities (including fire apparatus and vehicles) (PAMC 16.58)	Fees collected from non-residential development within the University Avenue Parking Assessment District area in lieu of providing the required number of parking spaces. (PAMC 16.57)
Amount of the Fee	Residential: Single family \$1,269 per unit; Multi-family \$1,015 per unit  Nonresidential: Commercial \$709 per 1,000 sq ft. or fraction thereof; Industrial \$237 per 1,000 sq. ft. or fraction thereof; Office/Institutional \$946 per 1,000 sq ft or fraction thereof.	\$124,275.00 per space
<b>Fund Balance July 1, 2022</b>	<b>87,770</b>	<b>6,019,034</b>
<b>FY 2023 Activity</b>		
Revenues		
Fees Collected	9,194	10,066,275
Interest Earnings	1,965	226,347
Unrealized Gain/(Loss) Investments	(3,837)	(554,310)
<b>Total Revenues</b>	<b>7,323</b>	<b>9,738,312</b>
Expenditures		
Operating Transfer to Capital Projects Fund	0	(92,400)
<b>Total Expenditures</b>	<b>0</b>	<b>(92,400)</b>
<b>Ending Balance June 30, 2023</b>	<b>95,093</b>	<b>15,664,946</b>
Reserves	0	0
<b>Total Reserves</b>	<b>0</b>	<b>0</b>
<b>Net Funds Available</b>	<b>95,093</b>	<b>15,664,946</b>

**City of Palo Alto  
Development Impact Fee Report  
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	(INFORMATION ONLY) Residential Housing In-Lieu Fee	(INFORMATION ONLY) Parkland Dedication Fee
Description of the Type of Fee	<b>This fee is not subject to AB1600 reporting requirements and is included only for information purposes.</b> Fees collected from ownership residential developments of three or more units(including mixed used with ownership in housing) in-lieu of providing the required below-market rate unit(s) to low and moderate income households. (PAMC 16.65)	<b>This fee is not subject to AB1600 reporting requirements and is included only for information purposes.</b> Fees on parkland dedication imposed on new residential and non-residential development. Govt Code Sec. 66477 (Quimby Act)
Amount of the Fee	Single-family \$91.92 per sq. ft. single-family detached; \$61.28 per sq. ft. single-family attached. Multi-family \$61.29 per sq. ft. condos.	Single Family: \$75,076.89 per unit; Multi-Family: \$51,747.91 per unit. This applies only to residential projects that require a subdivision or parcel map. Land dedication is required for subdivisions resulting in more than 50 parcels. Parkland Dedication Fee -Land: Single Family: 531 sq. ft. per unit; Multi-Family: 366 sq. ft. per unit. When parkland dedication applies, park impact fees do not apply.
<b>Fund Balance July 1, 2022</b>	<b>29,466,762</b>	<b>3,779,395</b>
<b>FY 2023 Activity</b>		
Revenues		
Fees Collected	49,043	0
Interest Earnings	277,887	56,765
Unrealized Gain/(Loss) Investments	(118,885)	54,249
<b>Total Revenues</b>	<b>208,045</b>	<b>111,014</b>
Expenditures		
Salaries and Benefits	(36,872)	
Liability Insurance	(1,230)	
Program & Project Consultants	(316,136)	
Operating Transfer to Capital Projects Fund		(1,650,000)
<b>Total Expenditures</b>	<b>(354,238)</b>	<b>(1,650,000)</b>
<b>Ending Balance June 30, 2023</b>	<b>29,320,569</b>	<b>2,240,408</b>
Reserves		
Encumbrances	(5,746)	
Reappropriations	(3,000,000)	
Notes Receivable (details below):	(23,758,078)	
<b>Total Reserves</b>	<b>(26,763,824)</b>	<b>0</b>
<b>Net Funds Available</b>	<b>2,556,745</b>	<b>2,240,408</b>

**Residential Housing In-Lieu Fund, Detail for Notes Receivable:**

\$375,000 for 3053 Emerson; \$3,504,850 for Tree House Apts.; \$747,734 for Sheridan Apts.; \$2,285,026 for 801 Alma; \$848,386 for Palo Alto Housing Project; \$593,952 for 2811-2825 Alma St.; \$203,561 for Colorado Park Housing; \$149,968 for El Dorado Palace; \$6,800,000 for Buena Vista Mobile Home Park; \$8,249,601 for Wilton Ct.

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**(INFORMATION ONLY)  
Public Art In-Lieu Fee**

**Water and Wastewater Collection Capacity Fee**

Description of the Type of Fee	This fee is not subject to AB1600 requirements and is included in this report only for information purposes. Fees imposed on new commercial developments (including mixed use projects), including new construction, remodels, additions and reconstruction that (i) have a floor area of 10,000 sq. ft. or more, and (ii) have a construction value of \$200,000, or more, exclusive of costs for architecture, design, engineering, and required studies; and all new residential projects of five or more units to fund public art for private developments. (PAMC 16.61)	The water and wastewater collection system capacity fees are used to buy into existing water distribution and wastewater collection systems and to recover the proportionate cost of system improvements required to serve the new customers of increased loads of existing customers. These are one-time fees paid before the water or wastewater services are upgraded or installed. Utility capacity fees received are placed in a special fund and used exclusively for water and sanitary sewer capital improvement projects.
Amount of the Fee	1% of first \$120.25 million construction valuation and 0.9% of construction valuation for valuation in excess of \$120.25 million	Water Capacity Fees: 5/8 in., 3/4 in E-Meter. \$3,750, 1 in. E-Meter \$6,250, 1 1/2 in. E-Meter \$18,850, 2 in. E-Meter \$31,250, 4 in. Compound Meter by est. \$125/FU (min. 5,000 FU) , 6 in. Compound Meter by est. \$125/FU (min. 7,000 FU)  Fire Service Capacity Fees: 2 in. \$750, 4 in. \$8,425, 6 in. \$18,250, 8 in. \$30,950, 10in. \$48,110  Sewer Capacity Charges: 4 in. connection with 5/8 in Water Meter (WM) \$5,250, 4 in connection. with 1-in WM \$10,500, 4 or 6 in. connection with 1-1/2 in WM \$31,668, 6 in. connection with 2 in. WM \$52,500, 6 in. and larger connection with 4 in. or larger WM by est. at \$210/FU
<b>Fund Balance July 1, 2022</b>	<u><b>1,925,710</b></u>	
<b>FY 2023 Activity</b>		
Revenues		
Fees Collected	261,001	
Interest Earnings	42,512	
Unrealized Gain/(Loss) Investments	(48,425)	
Operating Transfer from General Fund	184,000	
Capacity Fees Collected - Water		131,275
<b>Total Revenues</b>	<u><b>439,088</b></u>	<u><b>131,275</b></u>
Expenditures		
Salaries and benefits	(255,040)	
Other Contract Services	(16,000)	
Liability Insurance	(2,324)	
<b>Total Expenditures</b>	<u><b>(273,364)</b></u>	
<b>Ending Balance June 30, 2023</b>		<u><b>2,091,434</b></u>
Reserves		
Other Commitments/Appropriations	(40,000)	
<b>Total Reserves</b>	<u><b>(40,000)</b></u>	
<b>Net Funds Available</b>	<u><u><b>2,051,434</b></u></u>	



**City of Palo Alto  
FY 2023 Use of Fees Summary**

Fee Fund	FY 2023 Expenditures (Actual)	FY 2023 Interfund Transfers	% of Total Project Cost	Construction Start Date
<b>Stanford Research Park/El Camino Real Traffic Impact Fee</b>				
	None in FY 2023	None in FY 2023	N/A	N/A
<b>San Antonio/West Bayshore Traffic Impact Fee</b>				
	None in FY 2023	None in FY 2023	36%	
<b>Commercial Housing Impact Fee</b>				
	Expended \$38,000 directly in the Commercial Housing Impact Fee Fund, related to staffing costs and internal costs to support housing grant work for Permanent Local Housing Allocation (PLHA) Entitlement Funding and Local Housing Trust Fund (LHRF).	None in FY 2023	N/A	N/A
<b>General Government Facilities</b>				
	None in FY 2023	None in FY 2023	N/A	N/A
<b>Community Facilities - Parks Development Fee</b>				
Boulware Park (PE-17005)	\$343,580 in Capital Project Fund	\$1,930,000 to Capital Project Fund	36%	Construction scheduled to commence summer 2024.
Rinconada Park (PE-08001)	\$237,280 in Capital Project Fund	\$383,633 to Capital Project Fund	4%	Phase 1 construction began fall 2021.
Park Restroom Installation (PG-19000)	\$143,530 in Capital Project Fund	\$336,700 to Capital Project Fund	36%	FY 2024, with additional projects beginning in FY 2026 and FY 2028
<b>Community Facilities - Community Centers Development Fee</b>				
	None in FY 2023	None in FY 2023	N/A	N/A
<b>Community Facilities - Library Development Fee</b>				
	None in FY 2023	None in FY 2023	N/A	N/A
<b>Residential Housing Impact Fee</b>				

**City of Palo Alto**  
**FY 2023 Use of Fees Summary**

Fee Fund	FY 2023 Expenditures (Actual)	FY 2023 Interfund Transfers	% of Total Project Cost	Construction Start Date
	None in FY 2023	None in FY 2023	N/A	N/A
<b>Charleston-Arastradero Corridor Pedestrian and Bicyclist Safety</b>				
Charleston/Arastradero Corridor Project (PE-13011)	\$35,000 in Capital Project Fund	\$35,000 to Capital Project Fund	1%	Phases 1 and 2 began June 2018
<b>Citywide Transportation</b>				
Traffic Signal and Intelligent Transportation (PL-05030 )	\$232,810 in Capital Project Fund	\$395,000 to Capital Projects Fund	42%	Project start was circa FY 2005. Fee funds used for ongoing upgrades to the City's comprehensive traffic management system, including traffic signal equipment and on-call traffic design/engineering services.
<b>Public Safety Facility Development Fee</b>				
	None in FY 2023	None in FY 2023	N/A	N/A
<b>University Avenue Parking In-Lieu Fee</b>				
New Downtown Parking Garage (PE-15007)	None in FY 2023	\$92,000 to Capital Project Fund	95%	Project currently in planning and design. Construction start date is TBD.
<b>Residential Housing In-Lieu Fee Fund</b>				
	Expended \$38,000 directly in the Residential Housing In-Lieu Fee Fund, related to staffing costs and internal costs to support housing grant work for PLHA and LHRF and Below Market Rate (BMR) administration.			
<b>Parkland Dedication</b>				
	None in FY 2023	None in FY 2023	N/A	N/A
<b>Public Art Fund</b>				
	None in FY 2023	None in FY 2023	N/A	N/A
<b>Water and Wastewater Collection</b>				
	None in FY 2023	None in FY 2023	N/A	N/A