

CITY OF AUSTIN, TEXAS
AUSTIN WATER
SEMI-ANNUAL IMPACT FEE COLLECTIONS
REPORT

October 1, 2020 through March 31, 2021



City of Austin | Austin Water
P.O. Box 1088 Austin, TX 78767
AustinWater.org

MEMORANDUM

To: Martin Tower, P.E., Managing Engineer, Austin Water
From: Aurora Pizano, Financial Manager II, Austin Water
Date: May 27, 2021
Subject: Semi-Annual Impact Fee Collections Report for October 1, 2020 to March 31, 2021

The Semi-Annual Impact Fee Collections Report as of March 31, 2021 is attached for your reference. The report is based on financial information reported in the City's accounting system, ADV3, and in AMANDA, one of the City's accounts receivable systems. Water fees collected during this six-month reporting period were \$3,869,951 lower than the amount collected during the October through March reporting period a year prior; wastewater fees collected were \$1,064,378 lower than those collected during the same period one year ago. Interest earnings for the six-month period equaled \$63,411.

The combined utility impact fees collected, plus interest, during the six-month period totaled \$14,029,953. Of this total, \$9,807,381 was for water and \$4,222,573 was for wastewater. Total combined utility impact fees collected, plus interest, since the adoption of the current ordinance on June 20, 1990, through March 31, 2021, equal \$378,319,192. Of this total, \$254,773,320 was collected for water and \$123,545,873 was collected for wastewater.

As of March 31, 2021, the cash balances in the water and wastewater impact fee funds were \$33,639,189 and \$13,254,618 respectively, for a combined total of \$46,893,806.

Please let me know if you have any questions or need additional information. I can be reached at 512-972-0331.

Cc: Greg Meszaros, Director
Joseph Gonzales, Assistant Director, Financial Services
Jonathan Orenstein, Financial Manager III, Consumer Services Division
Teresa Lutes, P.E., Managing Engineer, Systems Planning Division

Attachment: Semi-Annual Impact Fee Collections Report

Texas Local Government Code, Chapter 395, Section 395.058, requires that the Impact Fee Advisory Committee “file semiannual reports with respect to the progress of the capital improvements plan and report to the political subdivision any perceived inequities in implementing the plan or imposing the impact fee.” This report supports the committee by providing financial information about the collection of impact fees, and the value of fee waivers and exemptions. Waivers are granted for policy reasons or are negotiated by City Council; exemptions are allowed under legal code or statute. In this report waivers and exemptions are grouped into one “waivers/exemptions” category. Adjustments are also made in situations in which fees are not owed. Since adjustments are not comparable to waivers/exemptions and do not affect the reporting of fee collection data, adjustments are not included in this report. Impact fees are collected, waived/exempted, and adjusted by both Water and Wastewater.

- Pages 1 and 2 (Charts 1 through 3) detail the impact fees collected by the Combined utility, Water, and Wastewater, detailing fee collection and interest earnings by fiscal year.
- Page 3 (Charts 4 and 5) detail the total amount waived/exempted by the Water utility, and the value of waivers/exemptions by category. These charts report data on a semi-annual basis, with reporting periods spanning October 1 through March 31.
- Page 4 (Charts 6 and 7) are similar to Charts 4 and 5 but report the information regarding waivers/exemptions granted by the Wastewater utility.
- Page 5 (Charts 8 and 9) report Capital Recovery Fee Collections by month for the current and prior fiscal year for Water and Wastewater.
- Page 6 (Chart 10) Fee Waivers by month and by type for the current fiscal year.
- Page 7: Impact Fee Collections Summary inception to date with current six-month period.

Chart 1: Combined Utility Impact Fee Collections

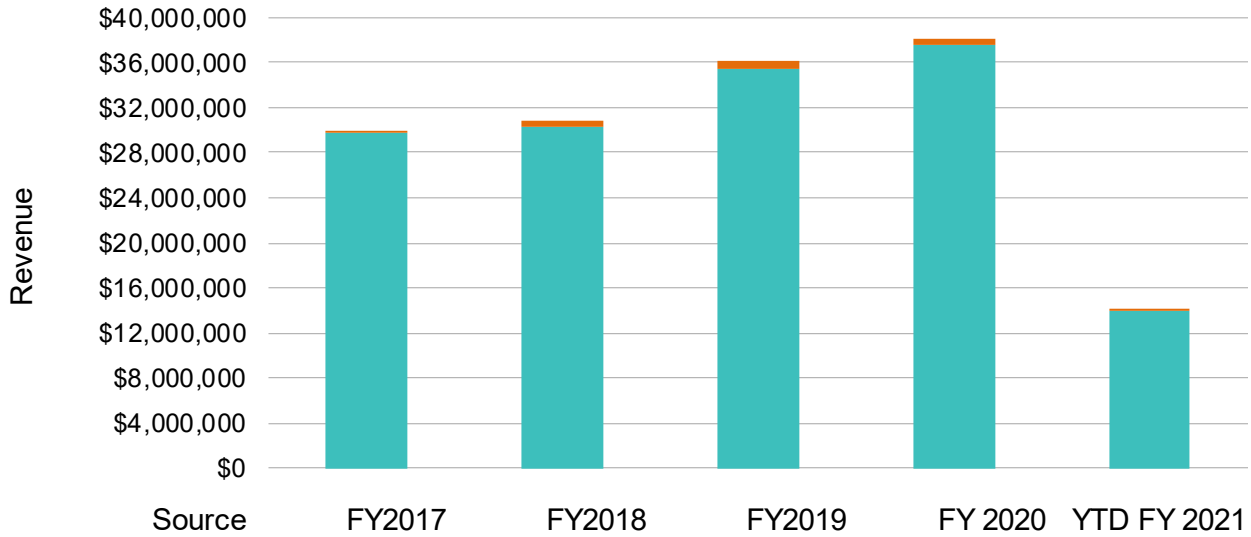


Chart 2: Water Impact Fee Collections

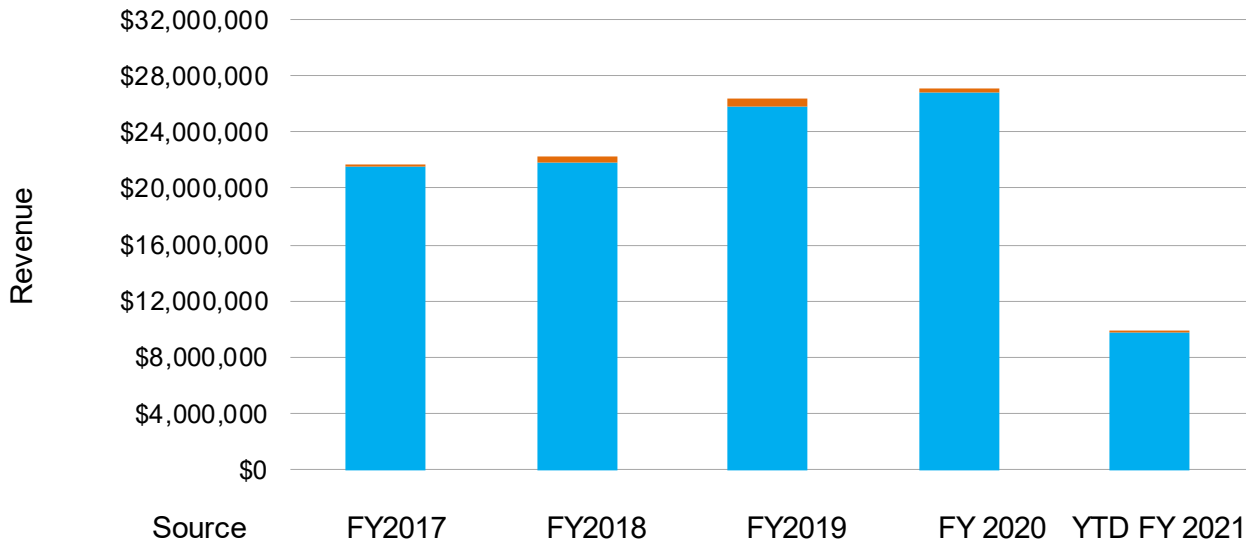
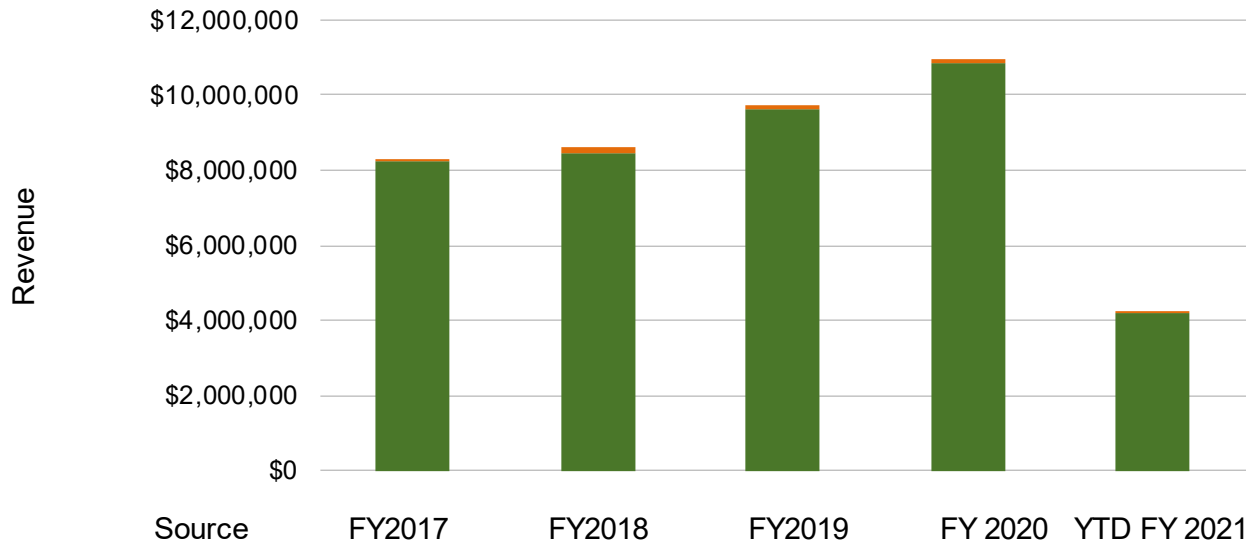


Chart 3: Wastewater Impact Fee Collections

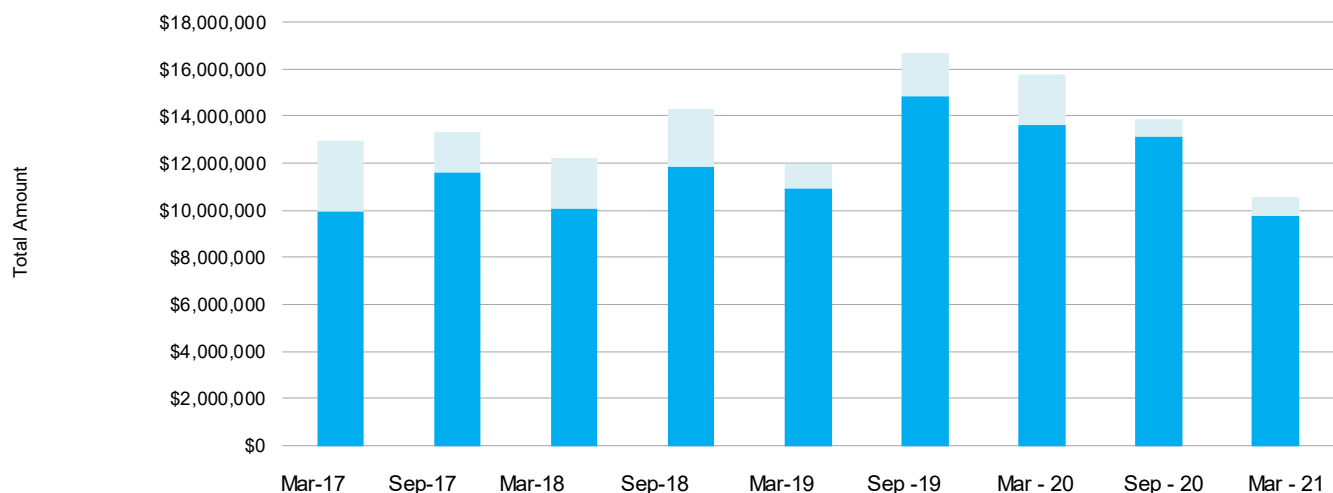


Interest Earned	\$46,801	\$117,757	\$151,454	\$105,591	\$17,677
Impact Fees	\$8,222,834	\$8,471,329	\$9,602,817	\$10,833,946	\$4,204,895

Semi-Annual Impact Fee Collections Report

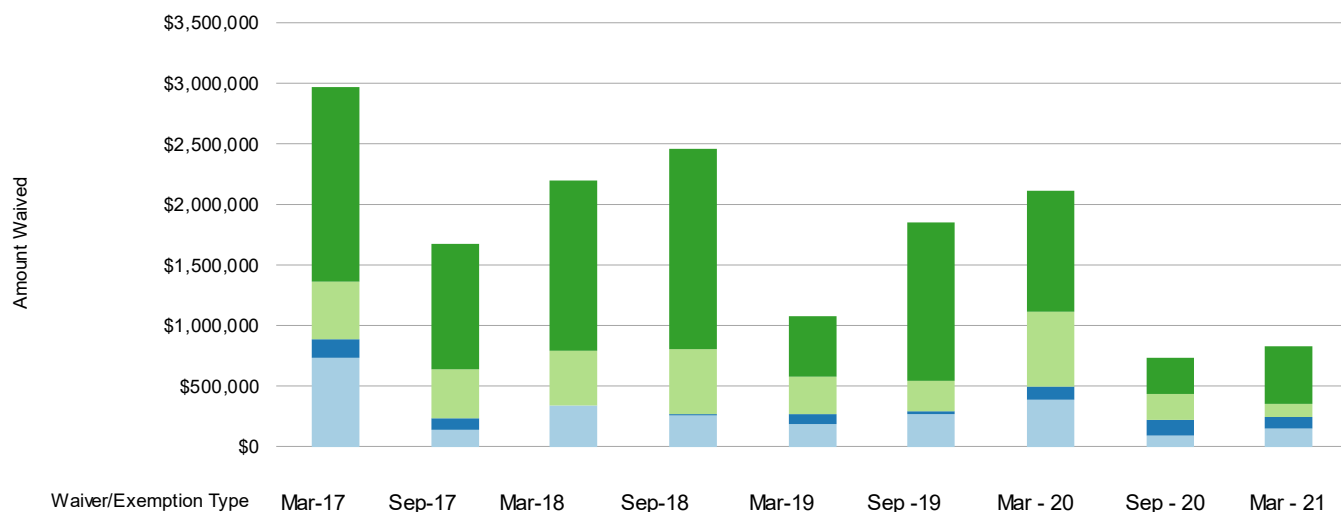
October 1, 2020 through March 31, 2021

Chart 4: Water Impact Fees and Waivers/Exemptions



Waivers/Exemptions	\$2,969,632	\$1,679,582	\$2,193,028	\$2,461,883	\$1,075,475	\$1,855,040	\$2,119,928	\$736,688	\$832,863
Water Impact Fees	\$9,959,998	\$11,624,258	\$10,054,023	\$11,855,569	\$10,927,088	\$14,854,726	\$13,631,599	\$13,156,003	\$9,761,647
Total Fees and Waivers/Exemptions	\$12,929,630	\$13,303,840	\$12,247,051	\$14,317,452	\$12,002,563	\$16,709,766	\$15,751,526	\$13,892,690	\$10,594,510
Waivers as % of Fees & Waivers	23.0%	12.6%	17.9%	17.2%	9.0%	11.1%	13.5%	5.3%	7.9%

Chart 5: Water Impact Fee Waivers/Exemptions by Type

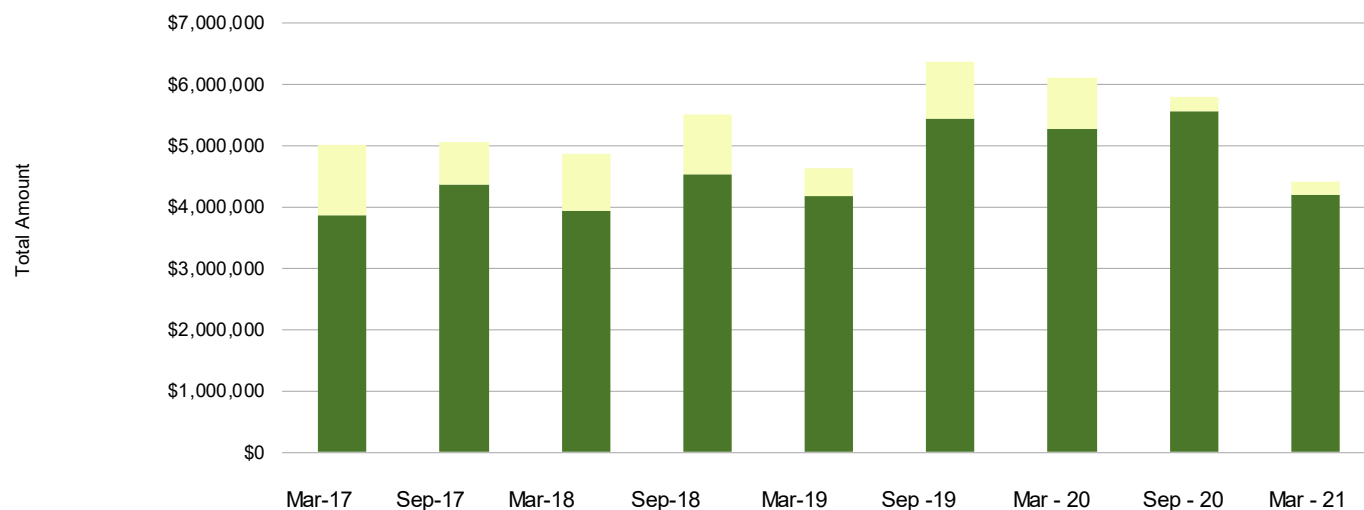


Affordable Housing	\$1,609,920	\$1,040,560	\$1,401,638	\$1,660,238	\$500,125	\$1,314,965	\$1,007,628	\$305,938	\$478,038
Annexation	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Council Developer Agreements	\$471,863	\$401,031	\$452,391	\$534,800	\$309,000	\$252,475	\$619,550	\$212,300	\$108,300
Government	\$154,068	\$97,341	\$0	\$12,000	\$85,800	\$14,400	\$105,450	\$132,200	\$100,500
Other Waivers	\$733,782	\$140,650	\$339,000	\$254,845	\$180,550	\$273,200	\$387,300	\$86,250	\$146,025
Total Waivers/ Exemptions	\$2,969,632	\$1,679,582	\$2,193,028	\$2,461,883	\$1,075,475	\$1,855,040	\$2,119,928	\$736,688	\$832,863

Semi-Annual Impact Fee Collections Report

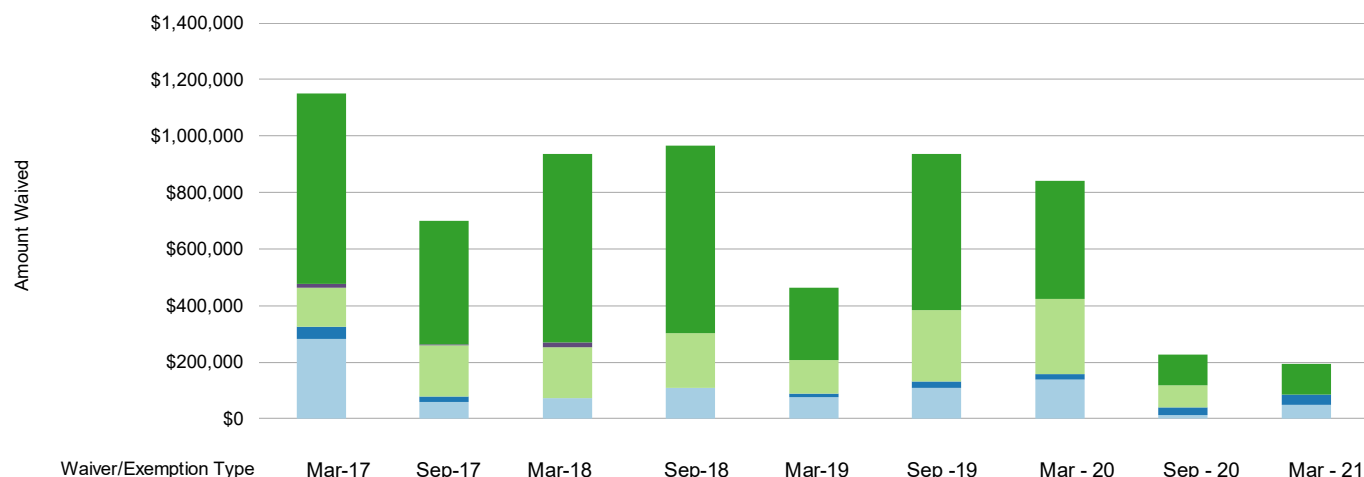
October 1, 2020 through March 31, 2021

Chart 6: Wastewater Impact Fees and Waivers/Exemptions



Waivers/Exemptions	\$1,149,036	\$698,709	\$936,663	\$965,188	\$464,675	\$938,344	\$841,574	\$224,813	\$211,781
WW Impact Fees	\$3,861,518	\$4,361,317	\$3,930,044	\$4,541,285	\$4,165,063	\$5,437,755	\$5,269,273	\$5,564,673	\$4,204,895
Total Fees and Waivers/Exemptions	\$5,010,554	\$5,060,026	\$4,866,706	\$5,506,473	\$4,629,738	\$6,376,099	\$6,110,847	\$5,789,485	\$4,416,676
Waivers as % of Fees & Waivers	22.9%	13.8%	19.2%	17.5%	10.0%	14.7%	13.8%	3.9%	4.8%

Chart 7: Wastewater Impact Fee Waivers/Exemptions by Type



Affordable Housing	\$673,686	\$434,634	\$669,063	\$664,088	\$259,475	\$553,469	\$417,124	\$108,213	\$109,531
Annexation	\$13,000	\$6,400	\$13,800	\$0	\$0	\$0	\$0	\$0	\$0
Council Developer Agreements	\$137,400	\$180,100	\$182,100	\$193,200	\$116,900	\$252,475	\$265,750	\$77,800	\$17,200
Government	\$41,500	\$19,200	\$0	\$0	\$13,200	\$23,200	\$21,000	\$27,200	\$36,450
Other Waivers	\$283,450	\$58,375	\$71,700	\$107,900	\$75,100	\$109,200	\$137,700	\$11,600	\$48,600
Total Waivers/ Exemptions	\$1,149,036	\$698,709	\$936,663	\$965,188	\$464,675	\$938,344	\$841,574	\$224,813	\$211,781

Capital Recovery Fee Collections

Chart 8: Water CRF Collections by Month

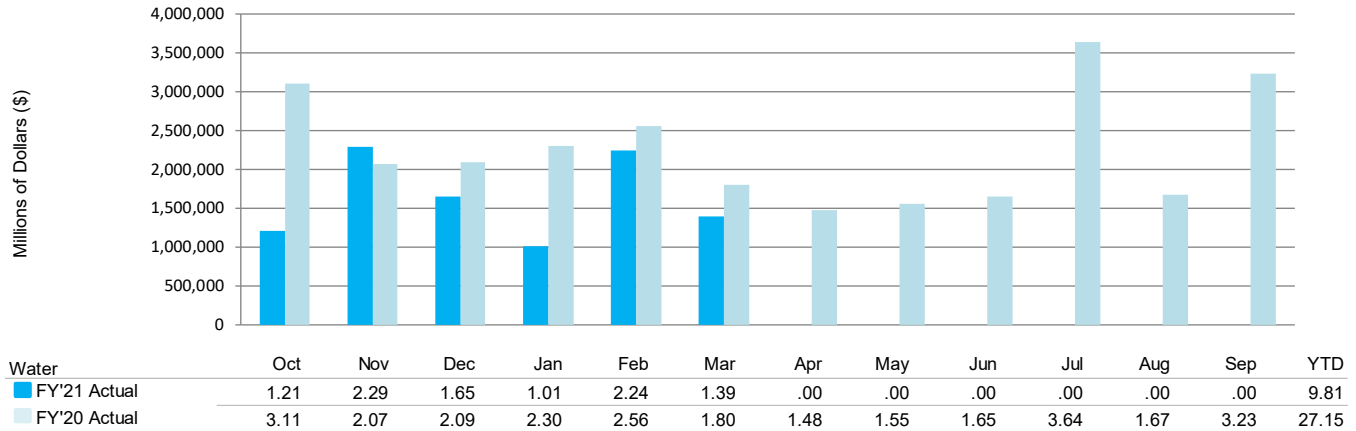


Chart 9: Wastewater CRF Collections by Month

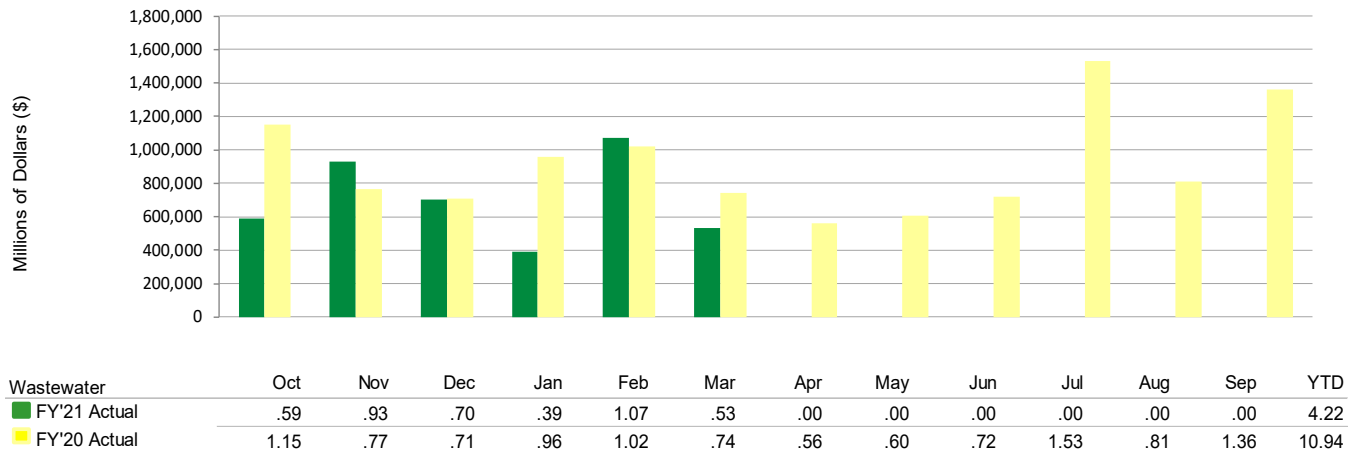
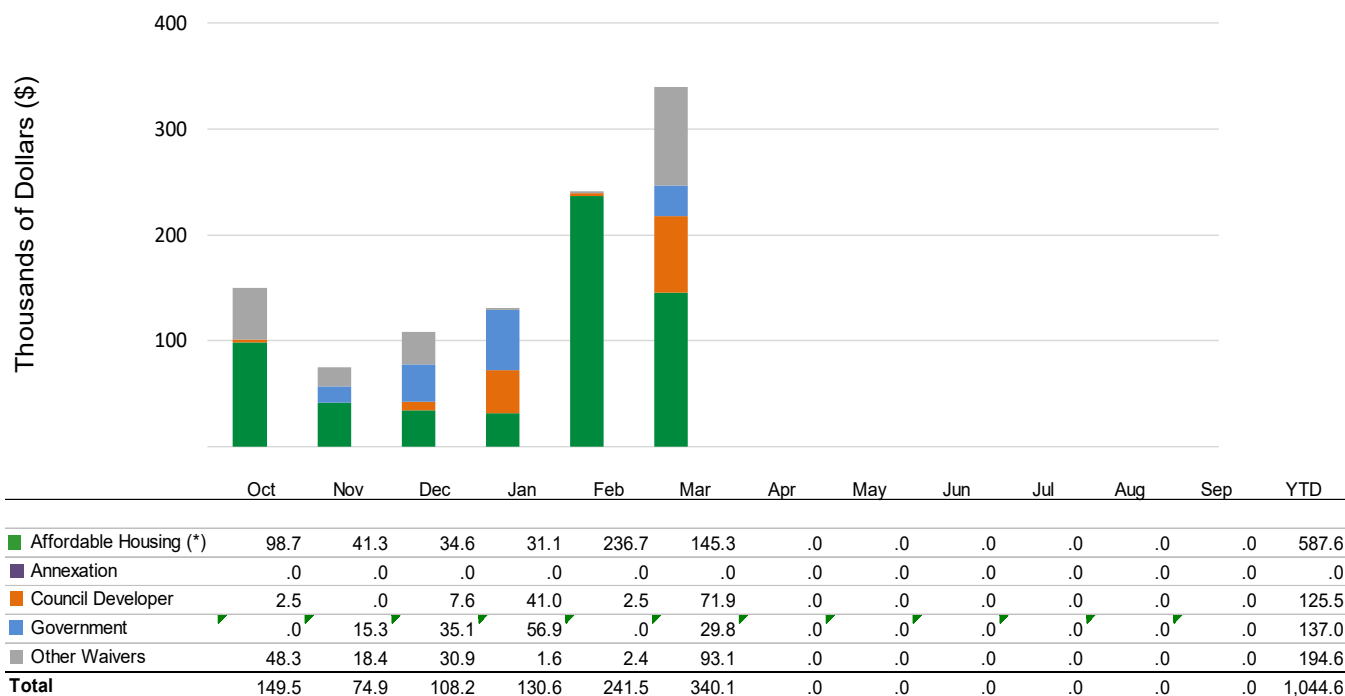


Chart 10: Fee Waivers by Month



Note: Combined water and wastewaters fee waivers

Definitions:

■ **Affordable Housing:** May not exempt more than 1,500 service units of affordable housing constructed each fiscal year from the requirement to pay impact fees. Service units of affordable housing within the development known as Robert Mueller Municipal Airport development.

*Year-to-date, the total service units waived is 119. These units are primarily located in the Goodnight Ranch and Mueller developments

■ **Annexation:** Water and Wastewater impact fee may not be collected on a water connection that is annexed for full purposes by the City.

■ **Council Developer Agreements:** This is for Council agreements/ordinances specifying the waiver of impact fees.

■ **Government:** Includes a) school waivers not required to pay impact fees imposed under this chapter. Senate Bill 883 b) State of Texas connections for a state owned building or property that is entirely occupied by a state agency c) community gardens that are city supported may not be assessed an impact fee.

■ **Other:** Fire protection may not be collected for a connection that is used to provide capacity only.

City of Austin, Texas
Austin Water
Impact Fee Collections Summary
Austin Water

Description	Water	Wastewater	Total
SIX MONTHS ENDED: October 1, 2020 through March 31, 2021			
Total Dollar Value of Taps & Connections	10,594,510	4,416,676	15,011,186
Impact Fee Waivers/Exemptions	(832,863)	(211,781)	(1,044,643)
Net Impact Fees Collected	<u>\$ 9,761,647</u>	<u>\$ 4,204,895</u>	<u>\$ 13,966,542</u>
Interest Earnings	\$ 45,734	\$ 17,677	\$ 63,411
Total Impact Fees Collected	<u>\$ 9,807,381</u>	<u>\$ 4,222,573</u>	<u>\$ 14,029,953</u>

INCEPTION TO DATE: June 20, 1990 – March 31, 2021

Total Impact Fees collected by the City of Austin since the adoption of the current Impact Fee Ordinance from June 1990 (19900607-F) to-date are shown below.

Impact Fees Collected	248,895,626	120,351,959	369,247,585
Interest Earnings	5,877,693	3,193,914	9,071,607
Total Impact Fees Collected	<u>\$ 254,773,320</u>	<u>\$ 123,545,873</u>	<u>\$ 378,319,192</u>
Used for Debt Defeasance	(139,568,766)	(60,149,098)	(199,717,864)
Used for CIP*	(35,506,672)	(18,995,655)	(54,502,327)
Used for Debt Service**	(46,801,328)	(31,784,345)	(78,585,673)
Other Adjustments***	742,635	637,843	1,380,478
Impact Fee Cash Balances	<u>\$ 33,639,189</u>	<u>\$ 13,254,617</u>	<u>\$ 46,893,806</u>

Application of Impact Fee Funds for Debt Defeasance by Fiscal Year

FY 1992 thru 2016	\$ (46,340,195)	\$ (27,177,669)	\$ (73,517,864)
FY 2017	(17,428,571)	(4,571,429)	(22,000,000)
FY 2018	(20,000,000)	(10,000,000)	(30,000,000)
FY 2019	(24,800,000)	(9,400,000)	(34,200,000)
FY 2020	(31,000,000)	(9,000,000)	(40,000,000)
FY 2021			
TOTAL	<u>\$ (139,568,766)</u>	<u>\$ (60,149,098)</u>	<u>\$ (199,717,864)</u>

Application of Impact Fee Funds for Capital Projects by Fiscal Year

FY 2002* thru 2016	\$ (35,506,672)	\$ (18,995,655)	\$ (54,502,327)
FY 2017	-	-	-
FY 2018	-	-	-
FY 2019	-	-	-
FY 2020	-	-	-
FY 2021	-	-	-
TOTAL	<u>\$ (35,506,672)</u>	<u>\$ (18,995,655)</u>	<u>\$ (54,502,327)</u>

Application of Impact Fee Funds for Debt Service by Fiscal Year

FY 2007** thru 2016	\$ (46,801,328)	\$ (31,784,345)	\$ (78,585,673)
FY 2017	-	-	-
FY 2018	-	-	-
FY 2019	-	-	-
FY 2020	-	-	-
FY 2021	-	-	-
TOTAL	<u>\$ (46,801,328)</u>	<u>\$ (31,784,345)</u>	<u>\$ (78,585,673)</u>

* AW restricted the use of collected Impact Fees for defeasance of outstanding revenue bonds until FY 2002, at which time the AW's policy changed to allow Impact Fees to be used to fund certain major plant capacity improvements.

** In FY 2007, management decided to use Impact Fee collections to pay debt service.

*** Includes transfers in for Fairway Ridge, Circle C, refunds and other miscellaneous adjustments.

CITY OF AUSTIN, TEXAS
AUSTIN WATER
SEMI-ANNUAL IMPACT FEE COLLECTIONS
REPORT

April 1, 2021 through September 30, 2021



City of Austin | Austin Water
P.O. Box 1088 Austin, TX 78767
AustinWater.org

MEMORANDUM

To: Martin Tower, P.E., Managing Engineer, Austin Water
From: Aurora Pizano, Financial Manager II, Austin Water
Date: March 4, 2022
Subject: Semi-Annual Impact Fee Collections Report for April 1, 2021 to September 30, 2021

The Semi-Annual Impact Fee Collections Report as of September 30, 2021 is attached for your reference. The report is based on financial information reported in the City's accounting system, ADV3, and in AMANDA, one of the City's accounts receivable systems. Water fees collected during this six-month reporting period were \$7,596,222 higher than the amount collected during the April through September reporting period a year prior; wastewater fees collected were \$3,892,412 higher than those collected during the same period one year ago. Interest earnings for the six-month period equaled \$35,754.

The combined utility impact fees collected, plus interest, during the six-month period totaled \$30,245,064. Of this total, \$20,777,525 was for water and \$9,467,539 was for wastewater. Total combined utility impact fees collected, plus interest, since the adoption of the current ordinance on June 20, 1990, through September 30, 2021, equal \$408,564,256. Of this total, \$275,550,845 was collected for water and \$133,013,411 was collected for wastewater.

As of September 30, 2021, the cash balances in the water and wastewater impact fee funds were \$54,373,183 and \$22,03,896 respectively, for a combined total of \$77,077,079.

Please let me know if you have any questions or need additional information. I can be reached at 512-972-0331.

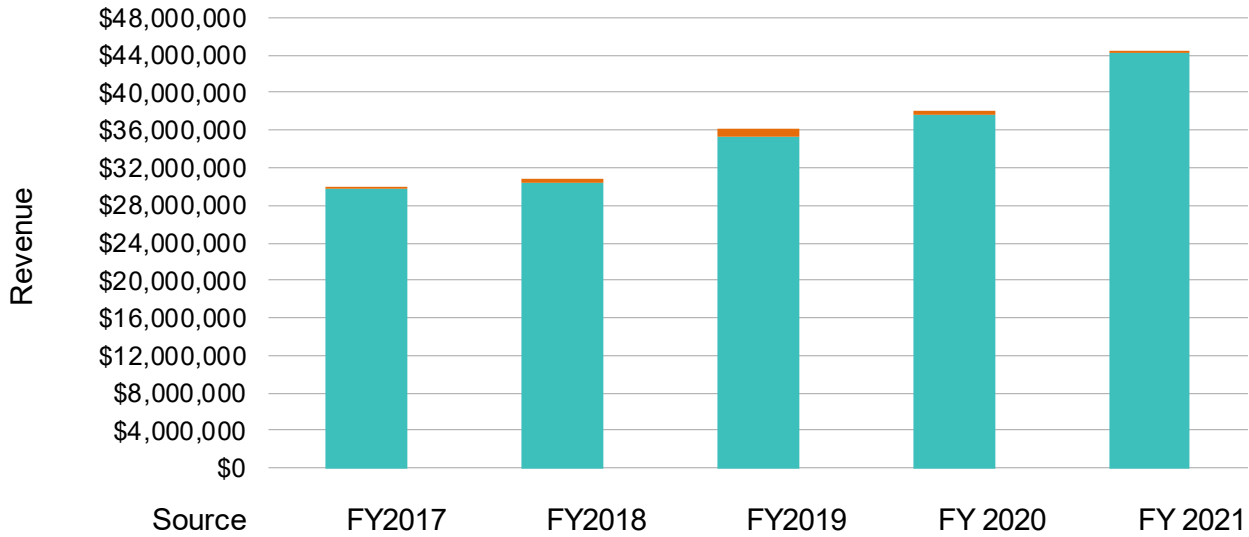
Cc: Greg Meszaros, Director
Joseph Gonzales, Assistant Director, Financial Services
Christina Romero, Financial Manager III, Financial Services
Jonathan Orenstein, Financial Manager III, Consumer Services Division
Teresa Lutes, P.E., Managing Engineer, Systems Planning Division

Attachment: Semi-Annual Impact Fee Collections Report

Texas Local Government Code, Chapter 395, Section 395.058, requires that the Impact Fee Advisory Committee “file semiannual reports with respect to the progress of the capital improvements plan and report to the political subdivision any perceived inequities in implementing the plan or imposing the impact fee.” This report supports the committee by providing financial information about the collection of impact fees, and the value of fee waivers and exemptions. Waivers are granted for policy reasons or are negotiated by City Council; exemptions are allowed under legal code or statute. In this report waivers and exemptions are grouped into one “waivers/exemptions” category. Adjustments are also made in situations in which fees are not owed. Since adjustments are not comparable to waivers/exemptions and do not affect the reporting of fee collection data, adjustments are not included in this report. Impact fees are collected, waived/exempted, and adjusted by both Water and Wastewater.

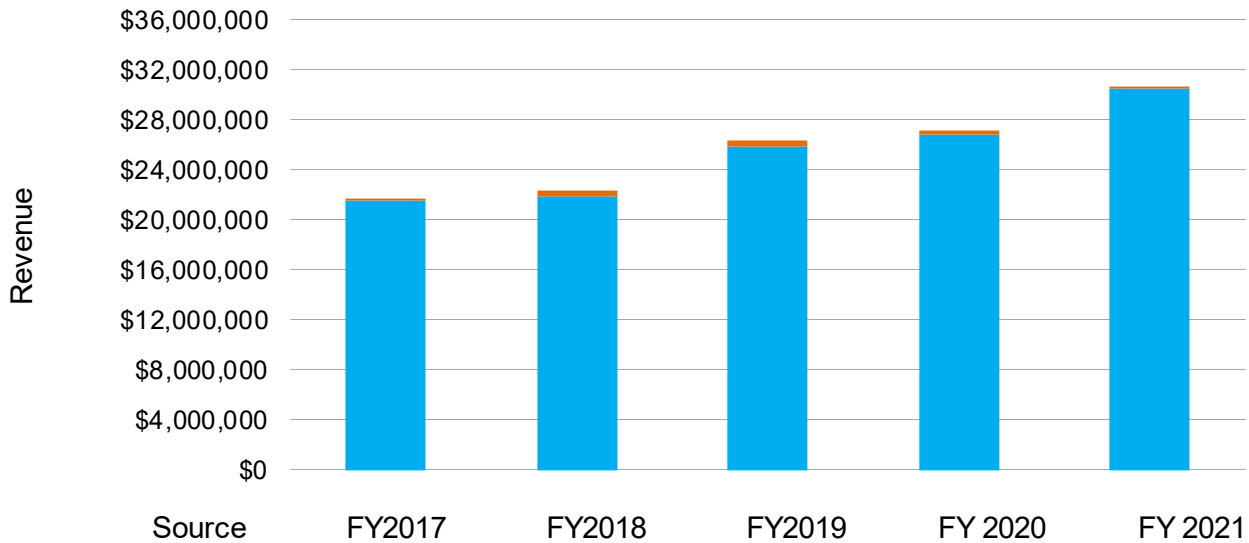
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- Page 6 (Chart 10) Fee Waivers by month and by type for the current fiscal year.
- Page 7: Impact Fee Collections Summary inception to date with current six-month period.

Chart 1: Combined Utility Impact Fee Collections



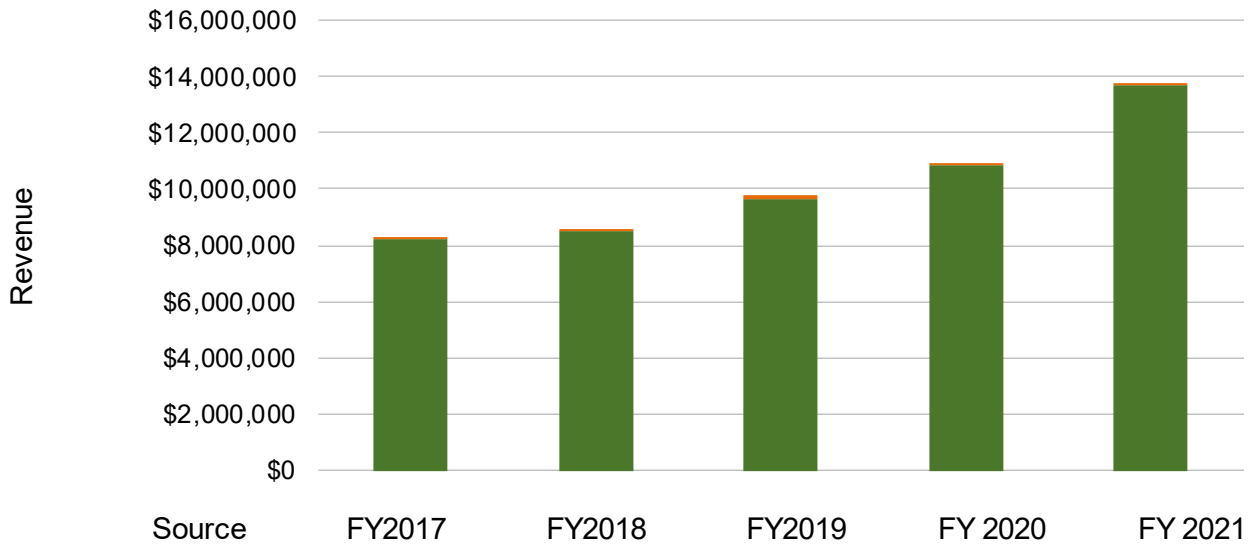
Interest Earned	\$203,356	\$496,426	\$723,040	\$467,583	\$99,165
Impact Fees	\$29,807,090	\$30,366,521	\$35,384,631	\$37,621,547	\$44,175,852

Chart 2: Water Impact Fee Collections



Interest Earned	\$156,555	\$378,668	\$571,587	\$361,991	\$71,034
Impact Fees	\$21,584,256	\$21,895,192	\$25,781,814	\$26,787,601	\$30,513,872

Chart 3: Wastewater Impact Fee Collections



Interest Earned	\$46,801	\$117,757	\$151,454	\$105,591	\$28,131
Impact Fees	\$8,222,834	\$8,471,329	\$9,602,817	\$10,833,946	\$13,661,980

Semi-Annual Impact Fee Collections Report

April 1, 2021 through September 30, 2021

Chart 4: Water Impact Fees and Waivers/Exemptions

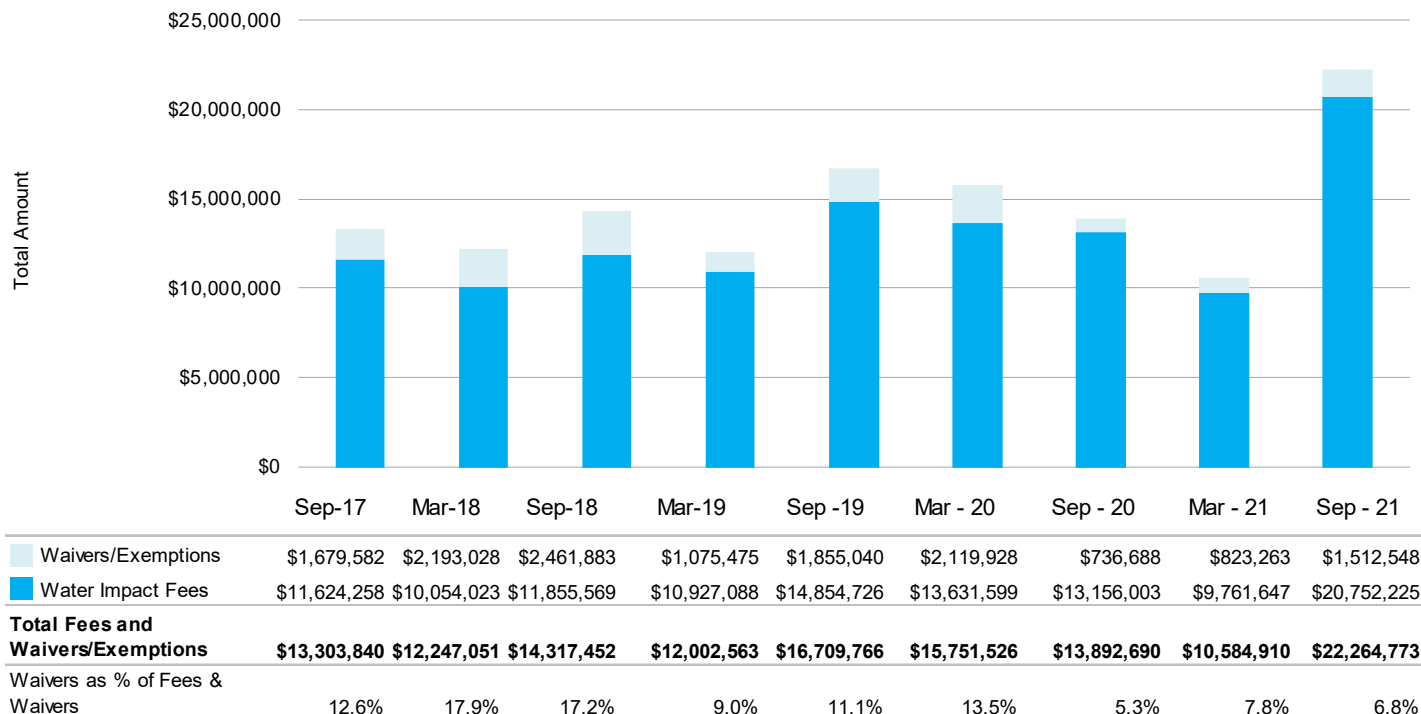
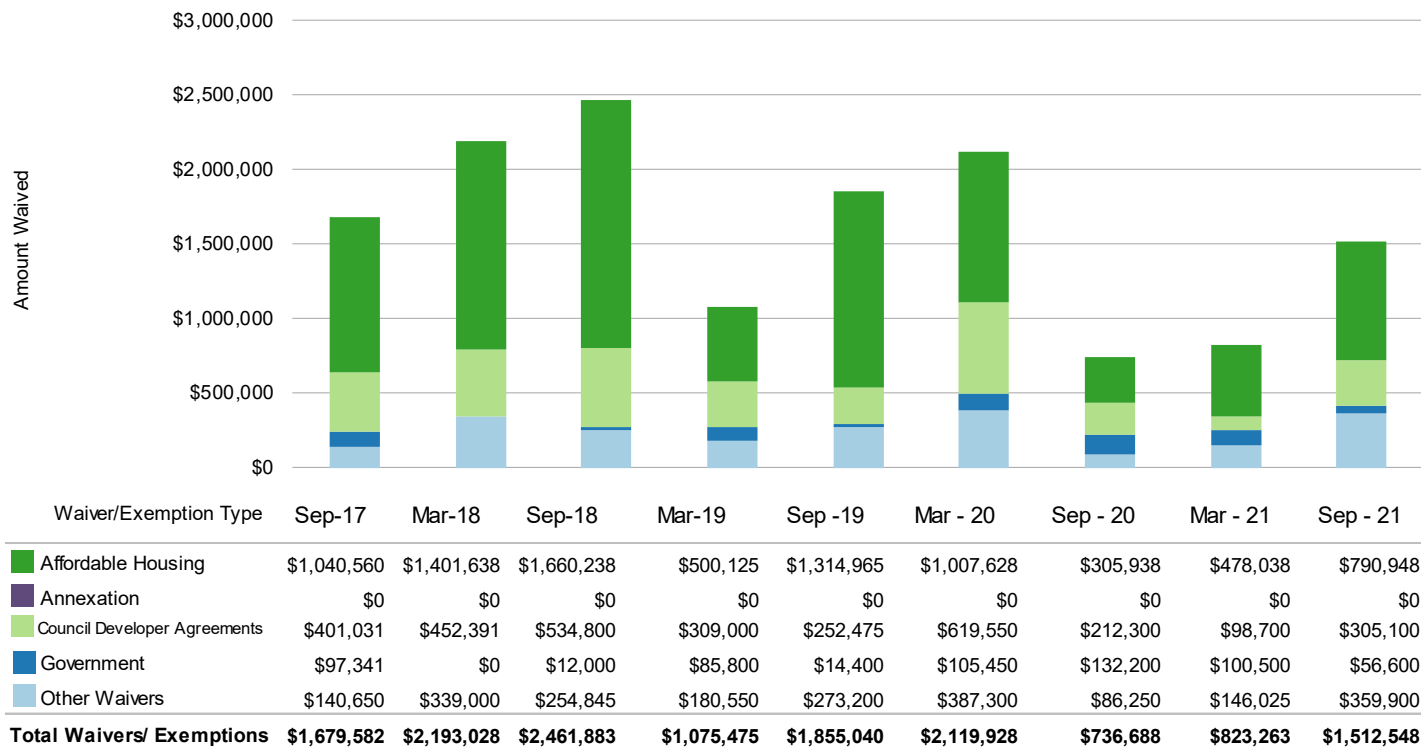


Chart 5: Water Impact Fee Waivers/Exemptions by Type



Semi-Annual Impact Fee Collections Report

April 1, 2021 through September 30, 2021

Chart 6: Wastewater Impact Fees and Waivers/Exemptions

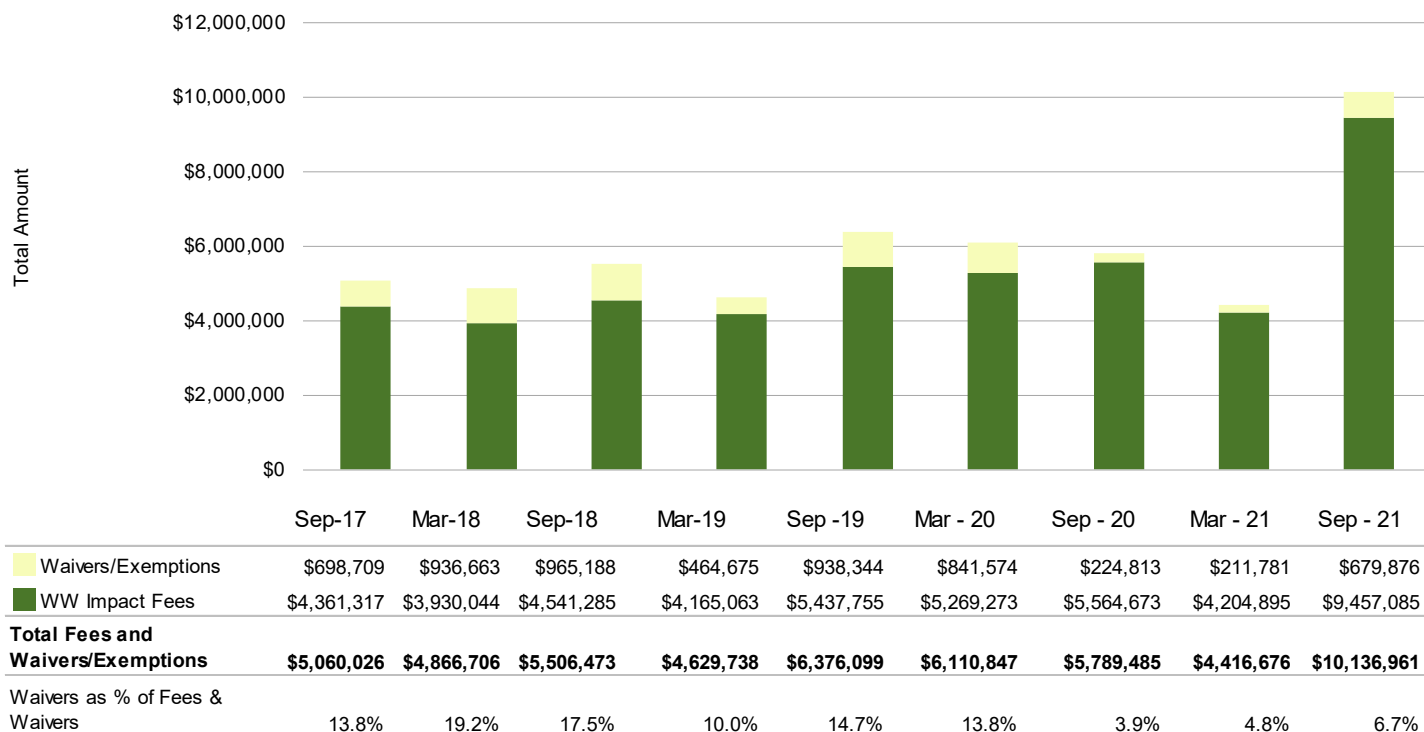
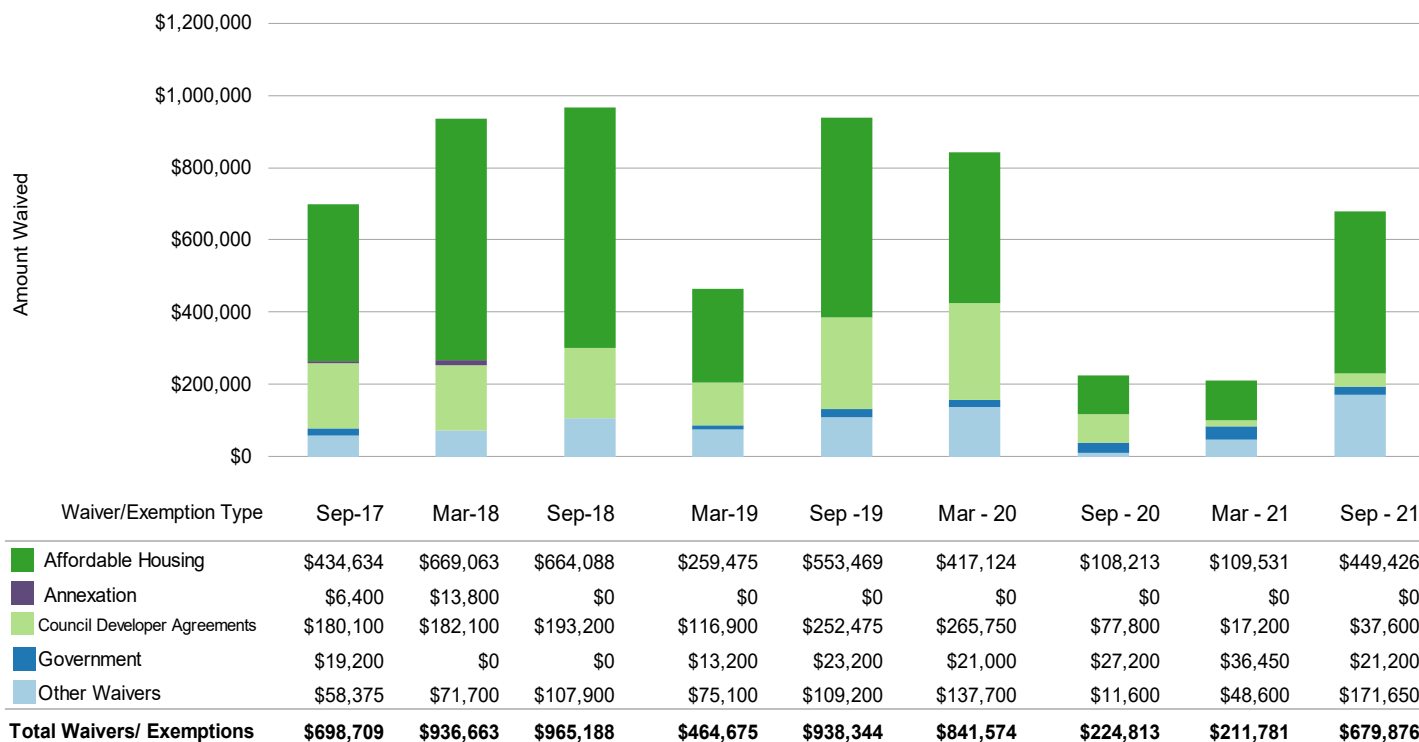
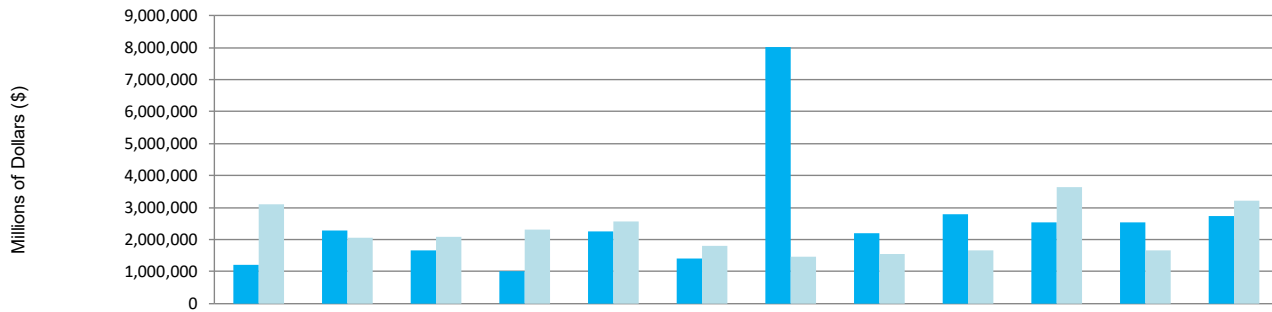


Chart 7: Wastewater Impact Fee Waivers/Exemptions by Type



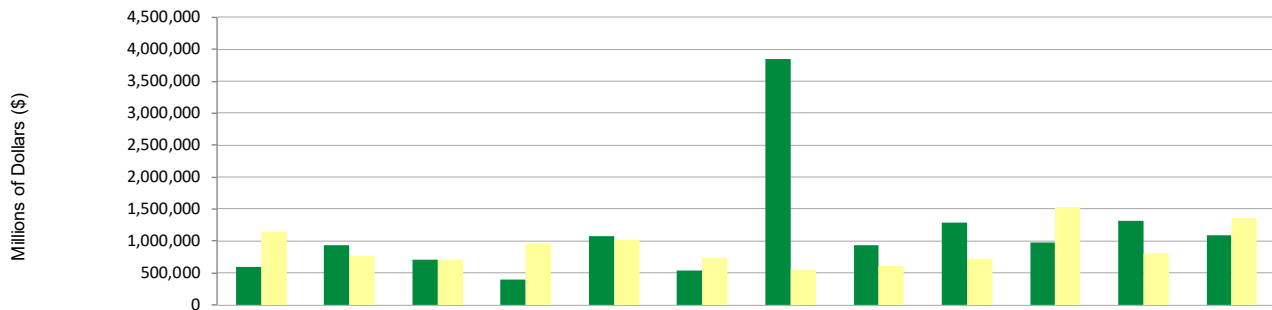
Capital Recovery Fee Collections

Chart 8: Water CRF Collections by Month



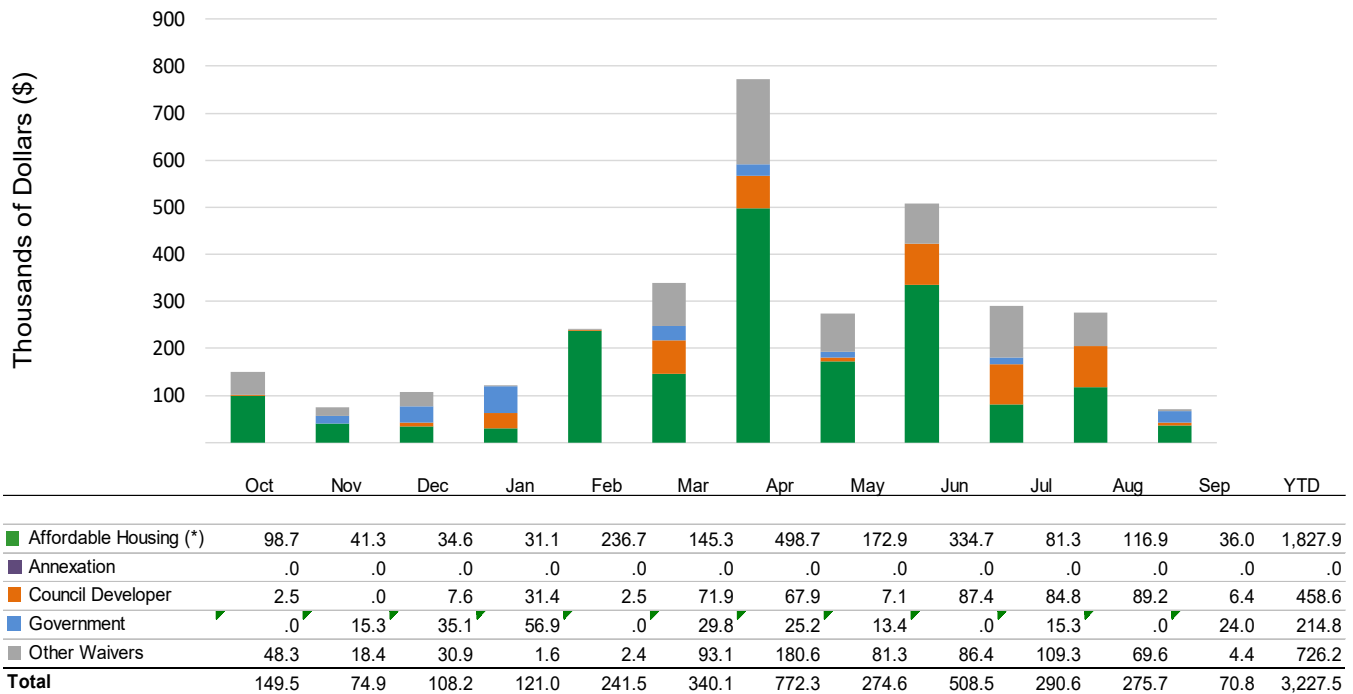
Water	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	YTD
FY'21 Actual	1.21	2.29	1.65	1.01	2.24	1.39	8.01	2.19	2.78	2.52	2.53	2.74	30.58
FY'20 Actual	3.11	2.07	2.09	2.30	2.56	1.80	1.48	1.55	1.65	3.64	1.67	3.23	27.15

Chart 9: Wastewater CRF Collections by Month



Wastewater	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	YTD
FY'21 Actual	.59	.93	.70	.39	1.07	.53	3.85	.94	1.29	.97	1.32	1.09	13.69
FY'20 Actual	1.15	.77	.71	.96	1.02	.74	.56	.60	.72	1.53	.81	1.36	10.94

Chart 10: Fee Waivers by Month



Note: Combined water and wastewaters fee waivers

Definitions:

■ **Affordable Housing:** May not exempt more than 1,500 service units of affordable housing constructed each fiscal year from the requirement to pay impact fees. Service units of affordable housing within the development known as Robert Mueller Municipal Airport development.

*Year-to-date, the total service units waived is 334. These units are primarily located in the Goodnight Ranch and Mueller developments

■ **Annexation:** Water and Wastewater impact fee may not be collected on a water connection that is annexed for full purposes by the City.

■ **Council Developer Agreements:** This is for Council agreements/ordinances specifying the waiver of impact fees.

■ **Government:** Includes a) school waivers not required to pay impact fees imposed under this chapter. Senate Bill 883 b) State of Texas connections for a state owned building or property that is entirely occupied by a state agency c) community gardens that are city supported may not be assessed an impact fee.

■ **Other:** Fire protection may not be collected for a connection that is used to provide capacity only.

**City of Austin, Texas
Austin Water
Impact Fee Collections Summary
Austin Water**

Description	Water	Wastewater	Total
SIX MONTHS ENDED: April 1, 2021 through September 30, 2021			
Total Dollar Value of Taps & Connections	22,264,773	10,136,961	32,401,734
Impact Fee Waivers/Exemptions	(1,512,548)	(679,876)	(2,192,424)
Net Impact Fees Collected	<u>\$ 20,752,225</u>	<u>\$ 9,457,085</u>	<u>\$ 30,209,310</u>
Interest Earnings	\$ 25,300	\$ 10,454	\$ 35,754
Total Impact Fees Collected	<u>\$ 20,777,525</u>	<u>\$ 9,467,539</u>	<u>\$ 30,245,064</u>

INCEPTION TO DATE: June 20, 1990 – September 30, 2021

Total Impact Fees collected by the City of Austin since the adoption of the current Impact Fee Ordinance from June 1990 (19900607-F) to-date are shown below.

Impact Fees Collected	269,647,851	129,809,043	399,456,895
Interest Earnings	5,902,993	3,204,368	9,107,361
Total Impact Fees Collected	<u>\$ 275,550,845</u>	<u>\$ 133,013,411</u>	<u>\$ 408,564,256</u>
Used for Debt Defeasance	(139,568,766)	(60,149,098)	(199,717,864)
Used for CIP*	(35,506,672)	(18,995,655)	(54,502,327)
Used for Debt Service**	(46,801,328)	(31,784,345)	(78,585,673)
Other Adjustments***	699,104	619,583	1,318,686
Impact Fee Cash Balances	<u>\$ 54,373,183</u>	<u>\$ 22,703,896</u>	<u>\$ 77,077,079</u>

Application of Impact Fee Funds for Debt Defeasance by Fiscal Year

FY 1992 thru 2016	\$ (46,340,195)	\$ (27,177,669)	\$ (73,517,864)
FY 2017	(17,428,571)	(4,571,429)	(22,000,000)
FY 2018	(20,000,000)	(10,000,000)	(30,000,000)
FY 2019	(24,800,000)	(9,400,000)	(34,200,000)
FY 2020	(31,000,000)	(9,000,000)	(40,000,000)
FY 2021	-	-	-
TOTAL	<u>\$ (139,568,766)</u>	<u>\$ (60,149,098)</u>	<u>\$ (199,717,864)</u>

Application of Impact Fee Funds for Capital Projects by Fiscal Year

FY 2002* thru 2016	\$ (35,506,672)	\$ (18,995,655)	\$ (54,502,327)
FY 2017	-	-	-
FY 2018	-	-	-
FY 2019	-	-	-
FY 2020	-	-	-
FY 2021	-	-	-
TOTAL	<u>\$ (35,506,672)</u>	<u>\$ (18,995,655)</u>	<u>\$ (54,502,327)</u>

Application of Impact Fee Funds for Debt Service by Fiscal Year

FY 2007** thru 2016	\$ (46,801,328)	\$ (31,784,345)	\$ (78,585,673)
FY 2017	-	-	-
FY 2018	-	-	-
FY 2019	-	-	-
FY 2020	-	-	-
FY 2021	-	-	-
TOTAL	<u>\$ (46,801,328)</u>	<u>\$ (31,784,345)</u>	<u>\$ (78,585,673)</u>

* AW restricted the use of collected Impact Fees for defeasance of outstanding revenue bonds until FY 2002, at which time the AW's policy changed to allow Impact Fees to be used to fund certain major plant capacity improvements.

** In FY 2007, management decided to use Impact Fee collections to pay debt service.

*** Includes transfers in for Fairway Ridge, Circle C, refunds and other miscellaneous adjustments.