

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

April 1, 2023 through September 30, 2023



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: Nam Nguyen, Financial Manager II, Austin Water
Date: January 10, 2024
Subject: Semi-Annual Impact Fee Collections Report for April 1, 2023 to September 30, 2023

The Semi-Annual Impact Fee Collections Report as of September 30, 2023, 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 \$4,876,076 lower than the amount collected during the April through September reporting period a year prior; wastewater fees collected were \$2,224,149 lower than those collected during the same period one year ago. Interest earnings for the six-month period equaled \$618,860.

The combined utility impact fees collected, plus interest, during the six-month period totaled \$15,906,125. Of this total, \$10,826,393 was for water and \$5,079,732 was for wastewater. The combined utility impact fees collected, plus interest, during Fiscal Year 2023 totaled \$30,662,889. Of this total, \$21,284,888 was for water and \$9,378,001 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, 2023, equal \$478,168,880. Of this total, \$323,659,817 was collected for water and \$154,509,063 was collected for wastewater.

As of September 30, 2023, the cash balances in the water and wastewater impact fee funds were \$23,021,414 and \$16,783,603 respectively, for a combined total of \$39,805,017.

Please let me know if you have any questions or need additional information. I can be reached at 512-972-0048.

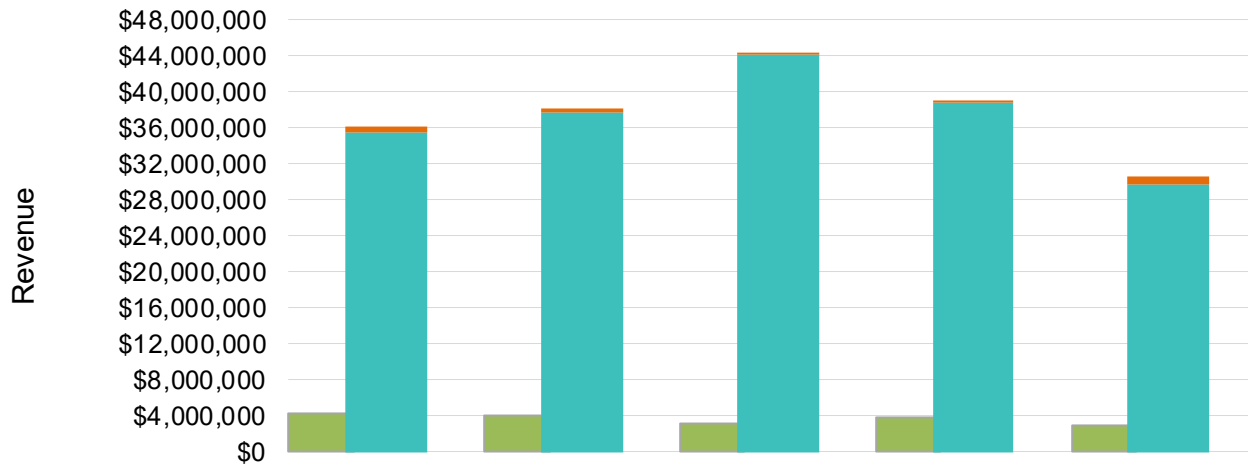
Cc: Shay Roalson, Director
Joseph Gonzales, Assistant Director, Financial Services
Christina Romero, Financial Manager III, Financial Services
Frida Guo, Financial Manager II, Financial Services
Jonathan Orenstein, Financial Manager III, Consumer Services Division
Teresa Lutes, P.E., Managing Engineer, 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.

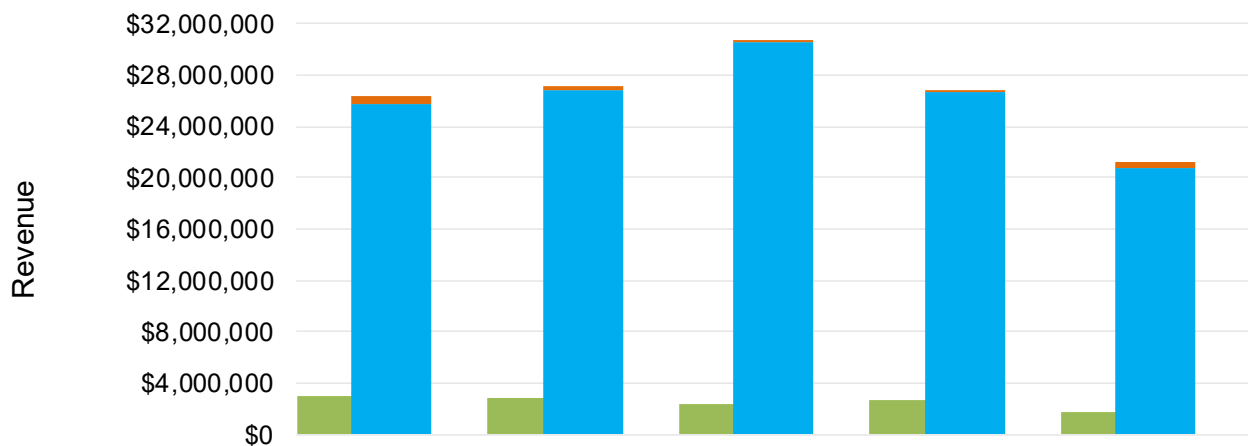
- Pages 1 and 2 (Charts 1 through 3) detail the impact fees collected by the Combined utility, Water, and Wastewater, detailing fee collection and interest earnings by fiscal year.
- Page 3 (Charts 4 and 5) details the total amount waived/exempted by the Water utility, and the value of waivers/exemptions by category. These charts report data on a semi-annual basis, with reporting periods spanning April 1 through September 30.
- Page 4 (Charts 6 and 7) is 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 (Chart 11) Affordable Housing Waivers by Development with units by fiscal year
- Page 8: Impact Fee Collections Summary inception to date with current six-month period.

Chart 1: Combined Utility Impact Fee Collections and Waivers



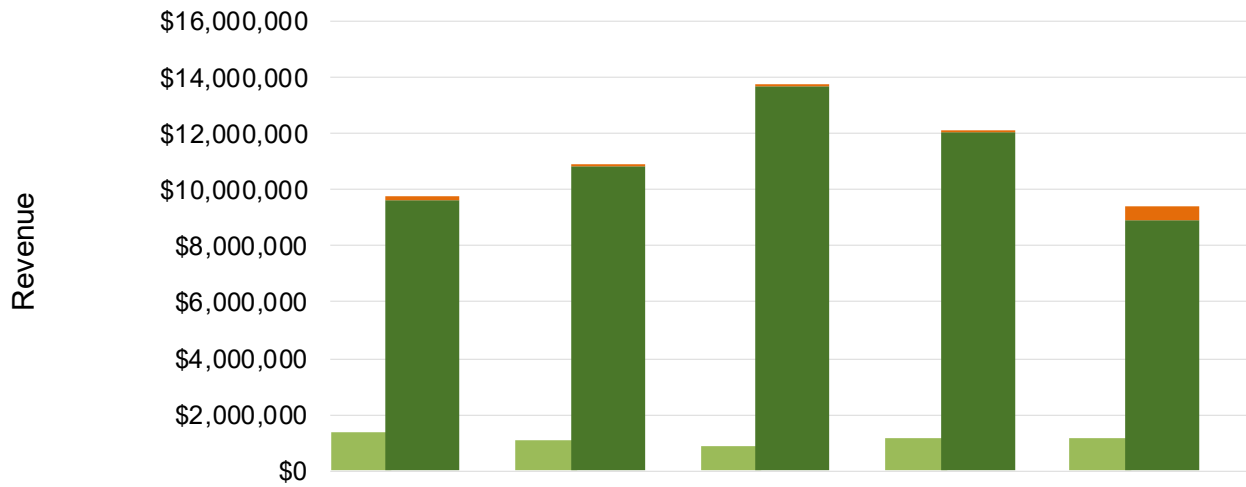
Source	FY2019	FY2020	FY 2021	FY 2022	FY 2023
Interest Earned	\$723,040	\$467,583	\$99,165	\$268,007	\$1,063,626
Impact Fees	\$35,384,631	\$37,621,547	\$44,175,852	\$38,673,729	\$29,599,264
Waivers	\$4,333,534	\$3,923,002	\$3,227,467	\$3,794,683	\$2,862,383

Chart 2: Water Impact Fee Collections and Waivers



Source	FY2019	FY2020	FY 2021	FY 2022	FY 2023
Interest Earned	\$571,587	\$361,991	\$71,034	\$180,122	\$606,623
Impact Fees	\$25,781,814	\$26,787,601	\$30,513,872	\$26,643,961	\$20,678,266
Waivers	\$2,930,515	\$2,856,615	\$2,335,810	\$2,641,835	\$1,700,882

Chart 3: Wastewater Impact Fee Collections and Waivers



Source	FY2019	FY2020	FY 2021	FY 2022	FY 2023
Interest Earned	\$151,454	\$105,591	\$28,131	\$87,884	\$457,002
Impact Fees	\$9,602,817	\$10,833,946	\$13,661,980	\$12,029,767	\$8,920,998
Waivers	\$1,403,019	\$1,066,387	\$891,657	\$1,152,848	\$1,161,501

Chart 4: Water Impact Fees and Waivers/Exemptions

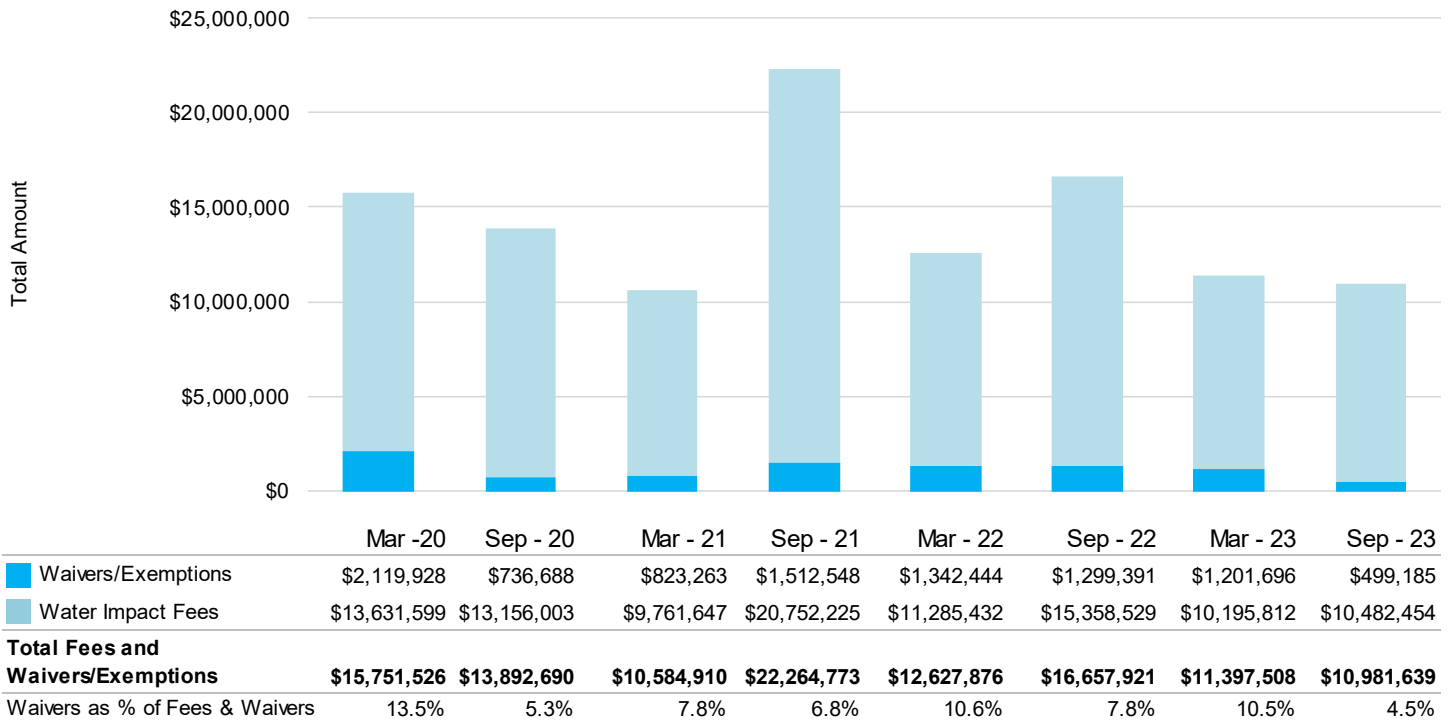


Chart 5: Water Impact Fee Waivers/Exemptions by Type

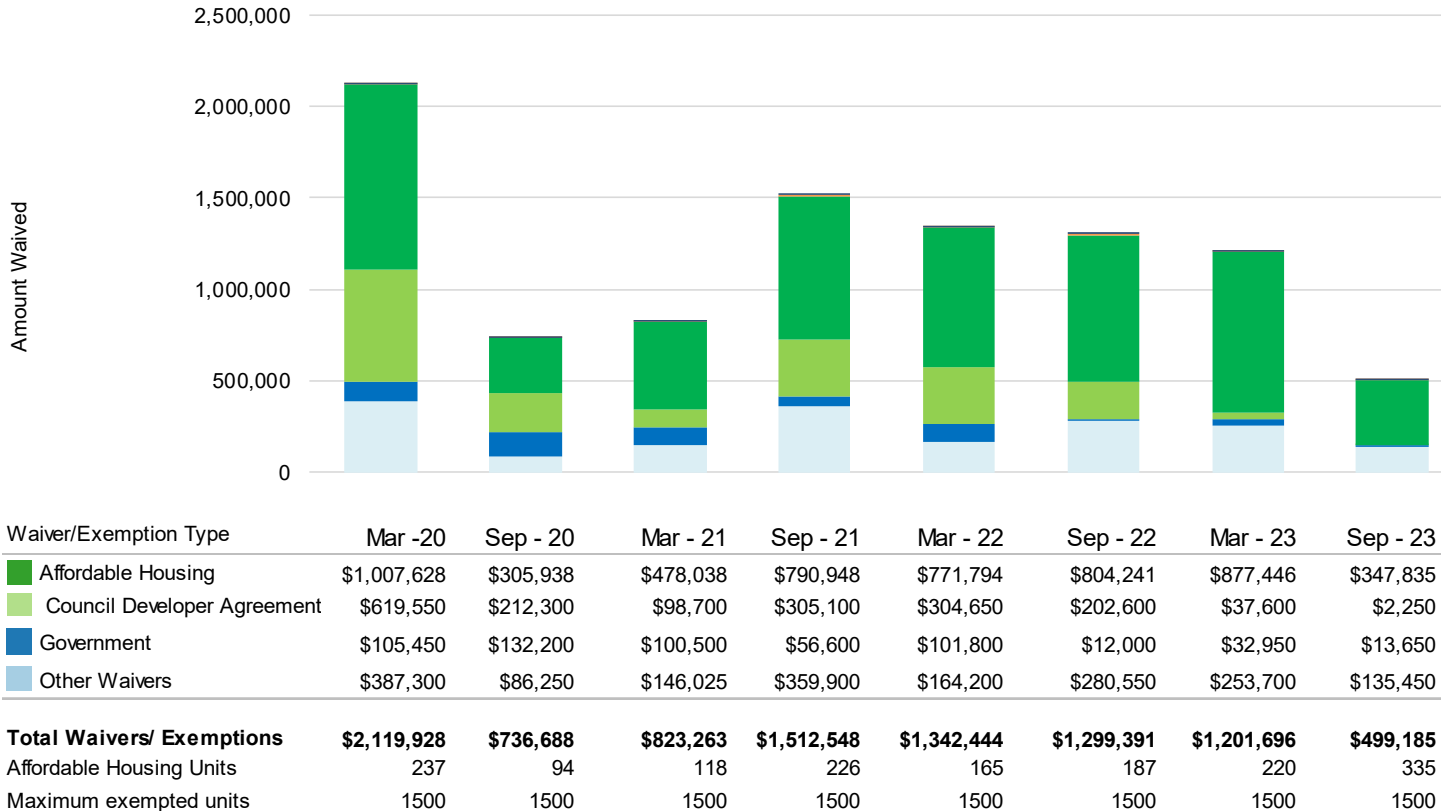


Chart 6: Wastewater Impact Fees and Waivers/Exemptions

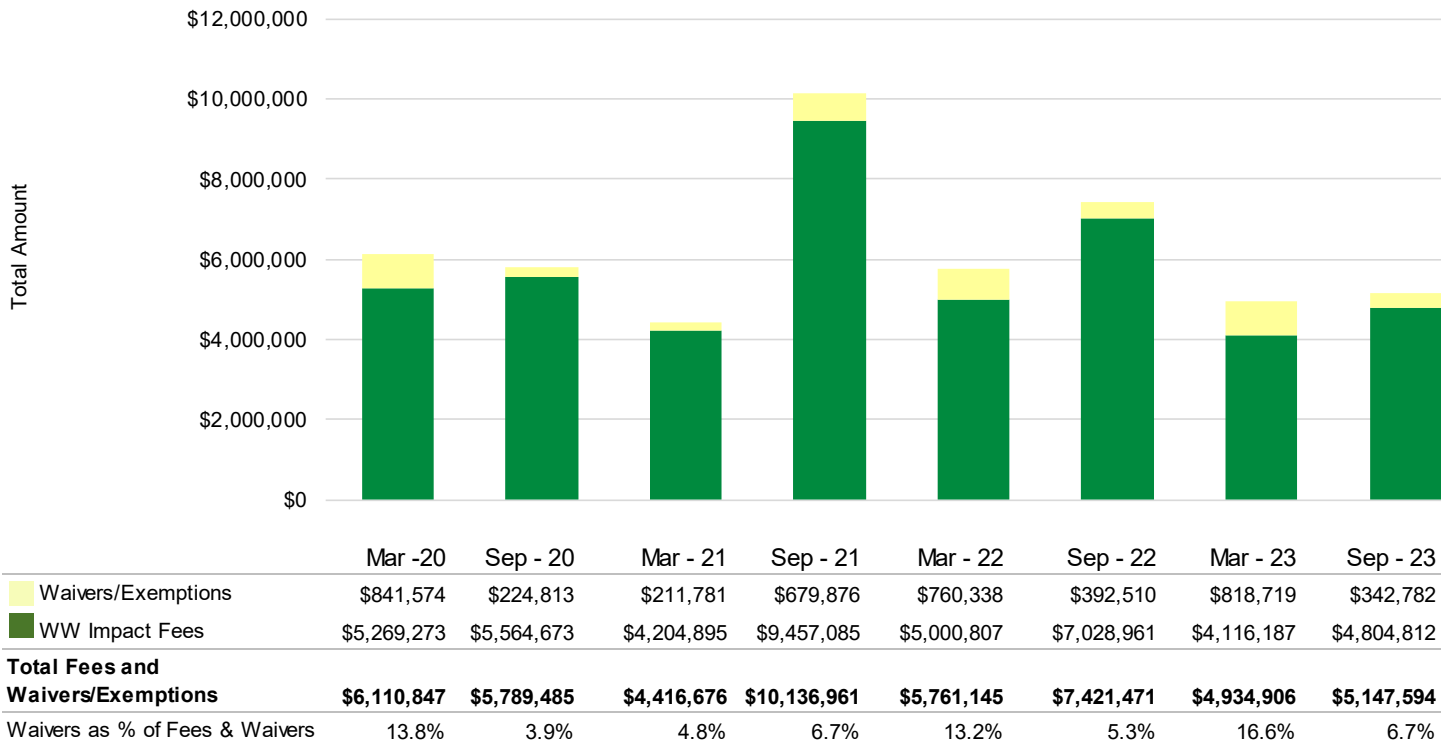
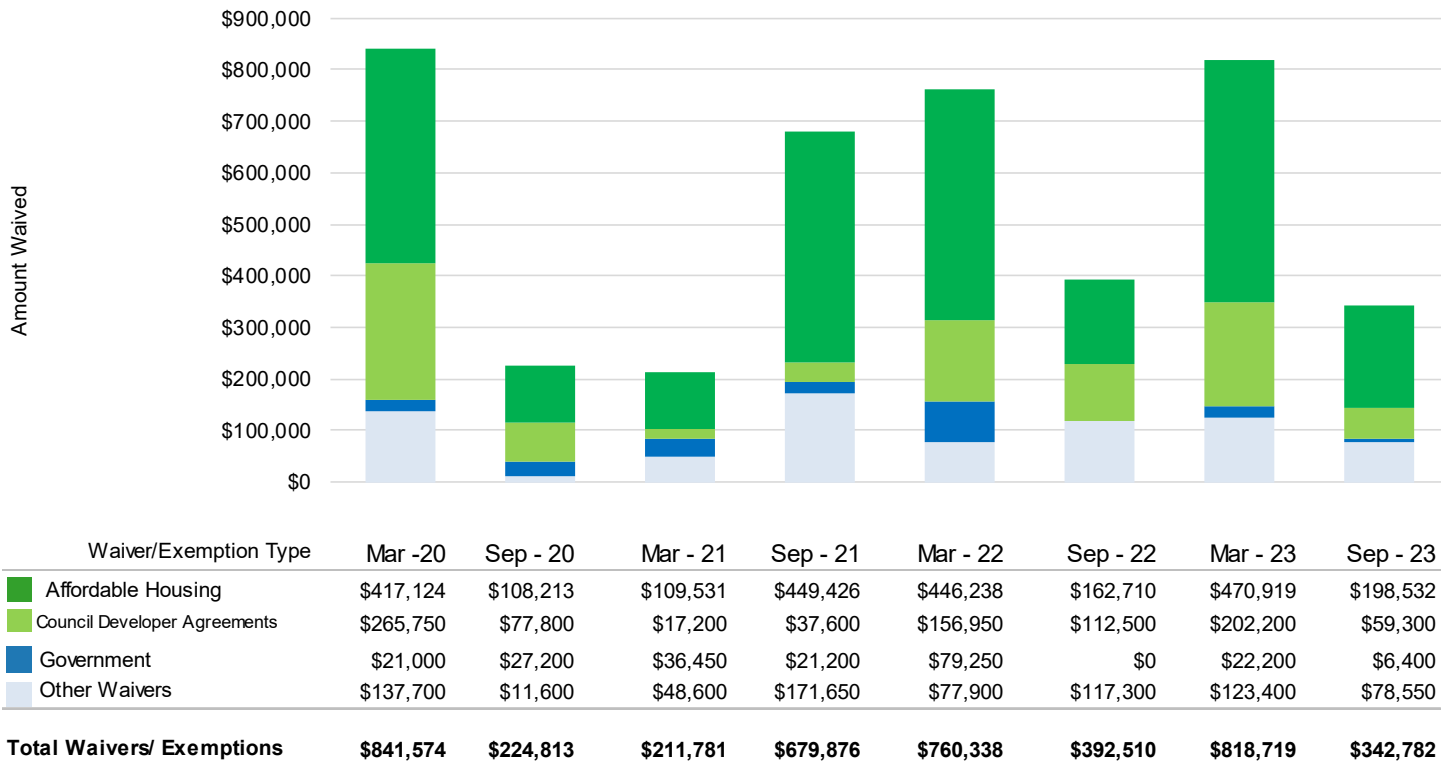


Chart 7: Wastewater Impact Fee Waivers/Exemptions by Type



Capital Recovery Fee Collections

Chart 8: Water CRF Collections by Month

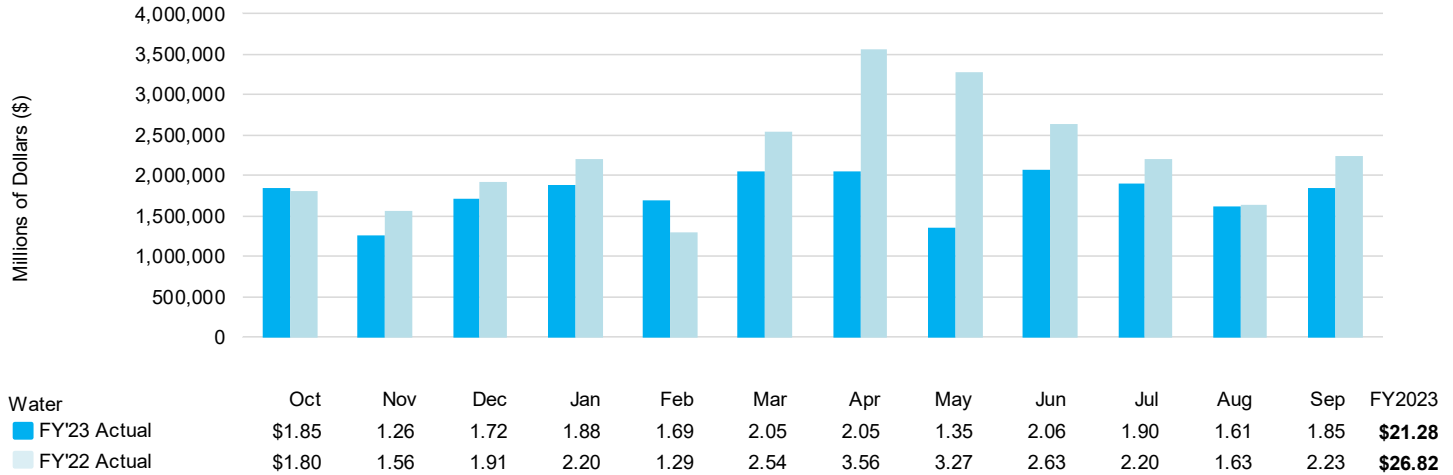


Chart 9: Wastewater CRF Collections by Month

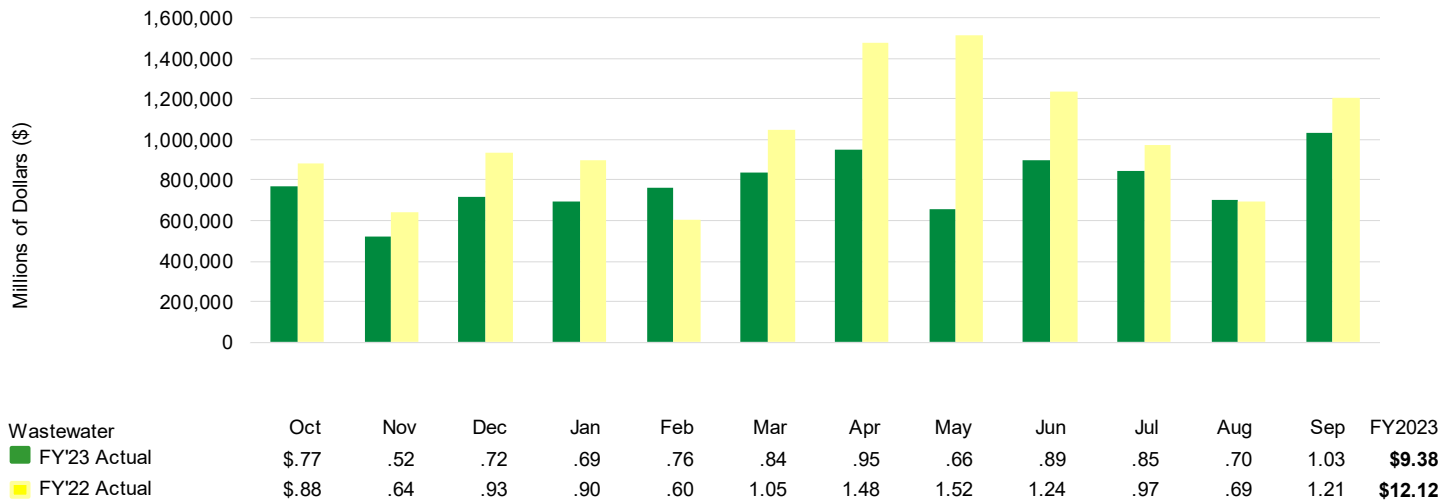
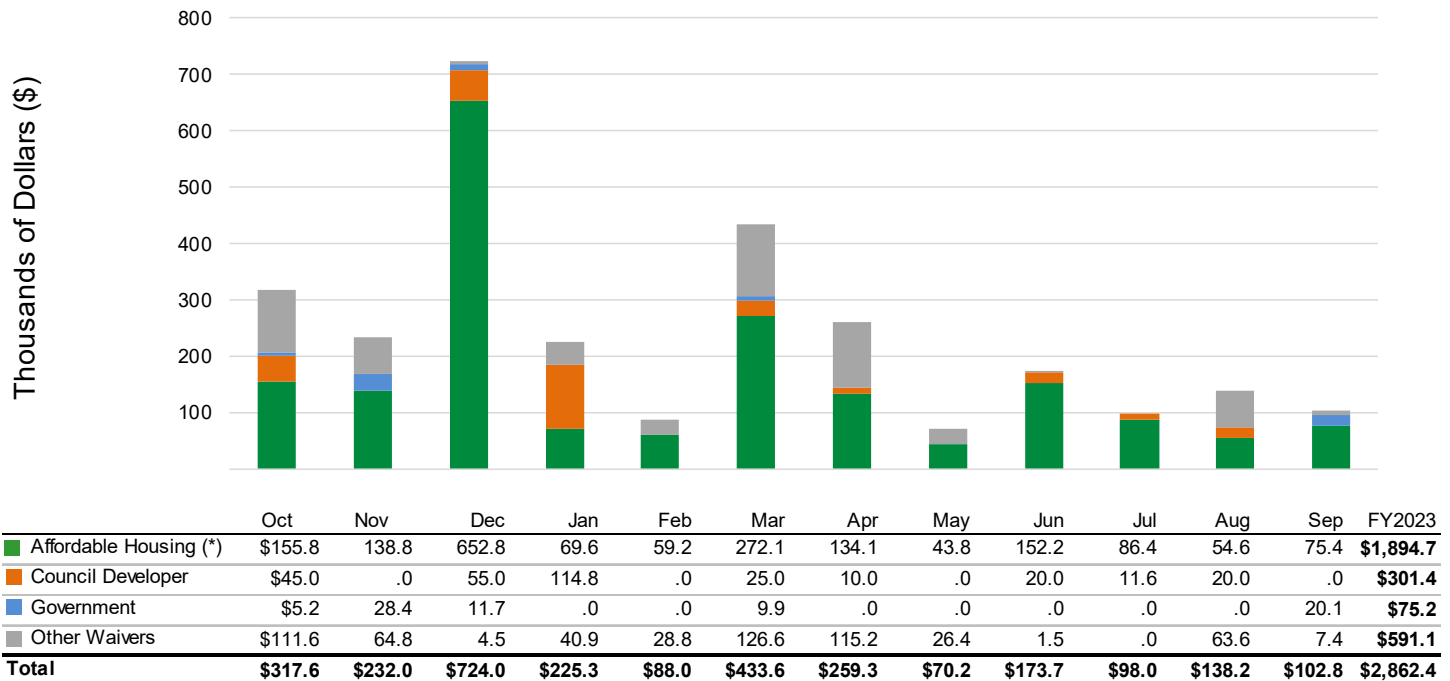


Chart 10: Fee Waivers by Month



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 335. These units are primarily located in El Prado at Estancia, 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:** Includes a) Fire protection may not be collected for a connection that is used to provide capacity only; b) Duplex 13-3A-10 (F)

City of Austin, Texas

Austin Water

Summary of Affordable Housing Waivers by Development

October 1, 2022 through September 30, 2023

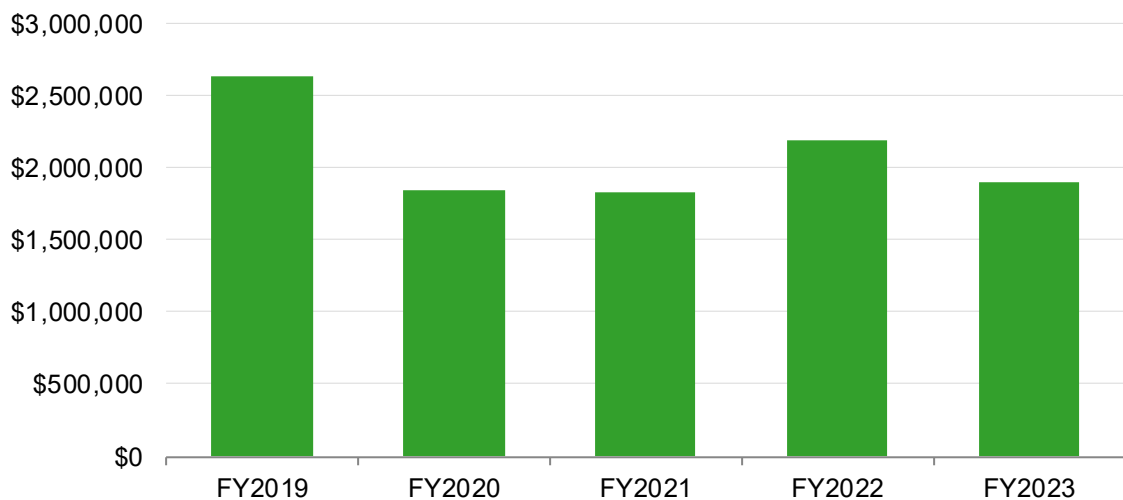
Type of Waiver/Exemption	Water	Wastewater	Combined Total
Affordable Housing	\$ 1,225,282	\$ 669,451	\$ 1,894,733
TOTAL	\$ 1,225,282	\$ 669,451	\$ 1,894,733

Affordable Housing by Development

Development Name	Development Address	Fees Waived	Service Units Waived
NRP Group - El Prado at Estancia	NRP Group - El Prado at Estancia	\$ 486,000	68
Mueller Section 9B	McBee-Robert Browning	\$ 340,313	47
David Weekly Homes - Goodnight Ranch PUD	Cowman Way	\$ 270,000	38
EHT of Texas	Mueller Redevelopment: EHT of T	\$ 159,513	22
Austin Habitat for Humanity	AlSD Loyola Lane	\$ 142,900	21
Goodnight Ranch Lot 3 Block A Condos, CND-C	8935 Vertex Blvd	\$ 137,750	20
Levander Loop	Levander Loop	\$ 126,000	18
Pathways at Chalmers Courts West	1600 E 3rd Street	\$ 68,040	9
The Muskin Company-		\$ 40,500	6
Yager Ln	1000 E Yager Ln	\$ 33,000	30
Foundation Communities - Parker Apartments	2105 Parker Ln	\$ 30,000	30
Yager Ln	1000 E Yager Ln	\$ 13,650	0
Mueller Section 9	David Weekley Homes - Mueller	\$ 13,500	2
Saison North LLC	10010 N Capital of Texas Highway	\$ 11,500	13
Scenic Point - Phase II	7204/7208 Boyle Dr	\$ 9,200	8
Espero Austin at Rutland LLC	Espero Austin at Rutland	\$ 7,000	0
Tillery 4-Acre Project	1126 Tillery Street	\$ 2,600	2
Talia at E St Johns LLC	1021 E St Johns Ave	\$ 2,500	3
2513 Seton	2513 Seton Avenue	\$ 767	1
TOTAL		\$ 1,894,733	\$ 335

(*) Service units waived for these addresses are on the water permits

Chart 11: Combined Utility Affordable Housing waivers



Affordable Housing	\$2,628,034	\$1,838,902	\$1,827,942	\$2,184,983	\$1,894,733
Affordable Housing units	382	331	344	352	335
Maximum allowable units	1500	1500	1500	1500	1500



Semi-Annual Impact Fee Collections Report

April 1, 2023 through September 30, 2023

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

Description	Water	Wastewater	Total
SIX MONTHS ENDED: April 1, 2023 through September 30, 2023			
Total Dollar Value of Taps & Connections	10,981,639	5,147,594	16,129,233
Impact Fee Waivers/Exemptions	(499,185)	(342,782)	(841,967)
Net Impact Fees Collected	<u>\$ 10,482,454</u>	<u>\$ 4,804,812</u>	<u>\$ 15,287,265</u>
Interest Earnings	\$ 343,939	\$ 274,921	\$ 618,860
Total Impact Fees Collected	<u>\$ 10,826,393</u>	<u>\$ 5,079,732</u>	<u>\$ 15,906,125</u>

INCEPTION TO DATE: June 20, 1990 – September 30, 2023

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	316,970,078	150,759,810	467,729,888
Interest Earnings	6,689,739	3,749,253	10,438,992
Total Impact Fees Collected	<u>\$ 323,659,817</u>	<u>\$ 154,509,063</u>	<u>\$ 478,168,880</u>
Used for Debt Defeasance	(218,919,450)	(87,479,732)	(306,399,182)
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***	589,047	534,273	1,123,320
Impact Fee Cash Balances	<u>\$ 23,021,414</u>	<u>\$ 16,783,603</u>	<u>\$ 39,805,017</u>

Application of Impact Fee Funds for Debt Defeasance by Fiscal Year

FY 1992 thru 2018	\$ (83,768,766)	\$ (41,749,098)	\$ (125,517,864)
FY 2019	(24,800,000)	(9,400,000)	(34,200,000)
FY 2020	(31,000,000)	(9,000,000)	(40,000,000)
FY 2021	-	-	-
FY 2022	(43,600,000)	(16,400,000)	(60,000,000)
FY 2023	(35,750,684)	(10,930,634)	(46,681,318)
TOTAL	<u>\$ (218,919,450)</u>	<u>\$ (87,479,732)</u>	<u>\$ (306,399,182)</u>

Application of Impact Fee Funds for Capital Projects by Fiscal Year

FY 2002* thru 2018	\$ (35,506,672)	\$ (18,995,655)	\$ (54,502,327)
FY 2019	-	-	-
FY 2020	-	-	-
FY 2021	-	-	-
FY 2022	-	-	-
FY 2023	-	-	-
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 2018	\$ (46,801,328)	\$ (31,784,345)	\$ (78,585,673)
FY 2019	-	-	-
FY 2020	-	-	-
FY 2021	-	-	-
FY 2022	-	-	-
FY 2023	-	-	-
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.