

City of Culver City
Development Impact Fees Report Pursuant to the Mitigation Fee Act
Fiscal Year Ended June 30, 2025

Affordable Housing Commercial Development Impact Fee

For the purpose of compliance with Government Code subsection 66006(b)(1), the following information regarding AB 1600 fees is presented:

For each separate account or fund established pursuant to subdivision (a), the local agency shall, within 180 days after the last day of each fiscal year, make available to the public the following information for the fiscal year:

(A) A brief description of the type of fee in the account or fund.

The purpose of this fee is to facilitate the development and availability of affordable housing to a range of households with varying income levels within the City through creation and imposition of a fee on new commercial development, which will partially fund the need for affordable housing created by the workforce of this new commercial development.

Culver City Municipal Code #15.06.600 Affordable Housing. The fee was established in January 2022. Funds are accounted for in a separate Affordable Housing Commercial Development Impact Fee Fund #439.

(B) The amount of the fee.

| Project | Fee |
|---|------------------------------------|
| Residential (dwelling unit) | |
| n/a | n/a |
| Non-Residential (sq. ft.) | |
| non-residential construction or additions | \$5 per gross leasable square foot |
| | |

(C) The beginning and ending balance of the account or fund and (D) The amount of the fees collected and the interest earned.

| FISCAL YEAR | BEGINNING FUND BALANCE | FEES COLLECTED | INTEREST EARNED | EXPENDITURES | ENDING FUND BALANCE |
|-------------|------------------------|----------------|-----------------|--------------|---------------------|
| FY 2024-25 | \$ 878,830 | 61,075 | 44,311 | - | \$ 984,216 |

(E) Identification of each public improvement on which fees were expended and the amount of the expenditures on each improvement, including the total percentage of the cost of the public improvement that was funded with fees. Note: The percentage will be reported upon completion of the project/s.

No expenditures were incurred during this reporting period.

F) An approximate date by which the construction of the public improvement will commence if the local agency determines that sufficient funds have been collected to complete financing on an incomplete public improvement, as identified in paragraph (2) of subdivision (a) of Section 66001, and the public improvement remains incomplete.

| Project Name | Project Description and Status |
|---|---|
| 618100 - Jubilo Village Housing Project | Project funds 100% affordable housing development at 4464 Sepulveda Blvd designed to provide 93 affordable apartments to at-risk and low income households. Estimated project completion July 2027. |

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(G) A description of each interfund transfer or loan made from the account or fund, including the public improvement on which the transferred or loaned fees will be expended, and, in the case of an interfund loan, the date on which the loan will be repaid and the rate of interest that the account or fund will receive on the loan.

No interfund transfers or loans were made during this reporting period.

(H) The amount of refunds made pursuant to subdivision (e) of Section 66001 and any allocation pursuant to subdivision (f) of Section 66001.

No refunds were made during this reporting period.

For the purpose of compliance with Government Code subsection 66001(d), the following information regarding AB 1600 fees is presented:

Every fifth year the local agency shall make all of the following findings with respect to that portion of the account or fund remaining unexpended, whether committed or uncommitted:

(A) Identify the purpose to which the fee is to be put.

N/A; fee established January 2022. The first five-year finding will be included in FY 2026-27 report.

(B) Demonstrate a reasonable relationship between the fee and the purpose for which it is charged

N/A; fee established January 2022. The first five-year finding will be included in FY 2026-27 report.

(C) Identify all sources and amounts of funding anticipated to complete financing in incomplete improvements identified in paragraph (2) of subdivision (a); and **(D)** Identify the approximate date on which the funding referred to in item C is expected to be deposited in the appropriate account or fund.

| Project Name | Spending Plan - All Funding Sources Combined Total | A.H. Development Impact Fee Funds - Fund #439 | Local Funds - General Fund #101 | Housing Authority Fund #476 and State of CA Grants |
|--|--|---|---------------------------------|--|
| Jubilo Village Housing Project | \$9,000,000 | \$1,557,080 | \$442,920 | \$7,000,000 |
| Jubilo Village Housing Project - set aside in General Fund reserves in FY 2025-26, to spend funds in FY 2026-27. | <u>\$12,000,000</u> | <u>\$0</u> | <u>\$12,000,000</u> | <u>\$0</u> |
| TOTAL | \$21,000,000 | \$1,557,080 | \$12,442,920 | \$7,000,000 |