

DEVELOPMENT IMPACT FEES

City Council Workshop

November 10, 2022



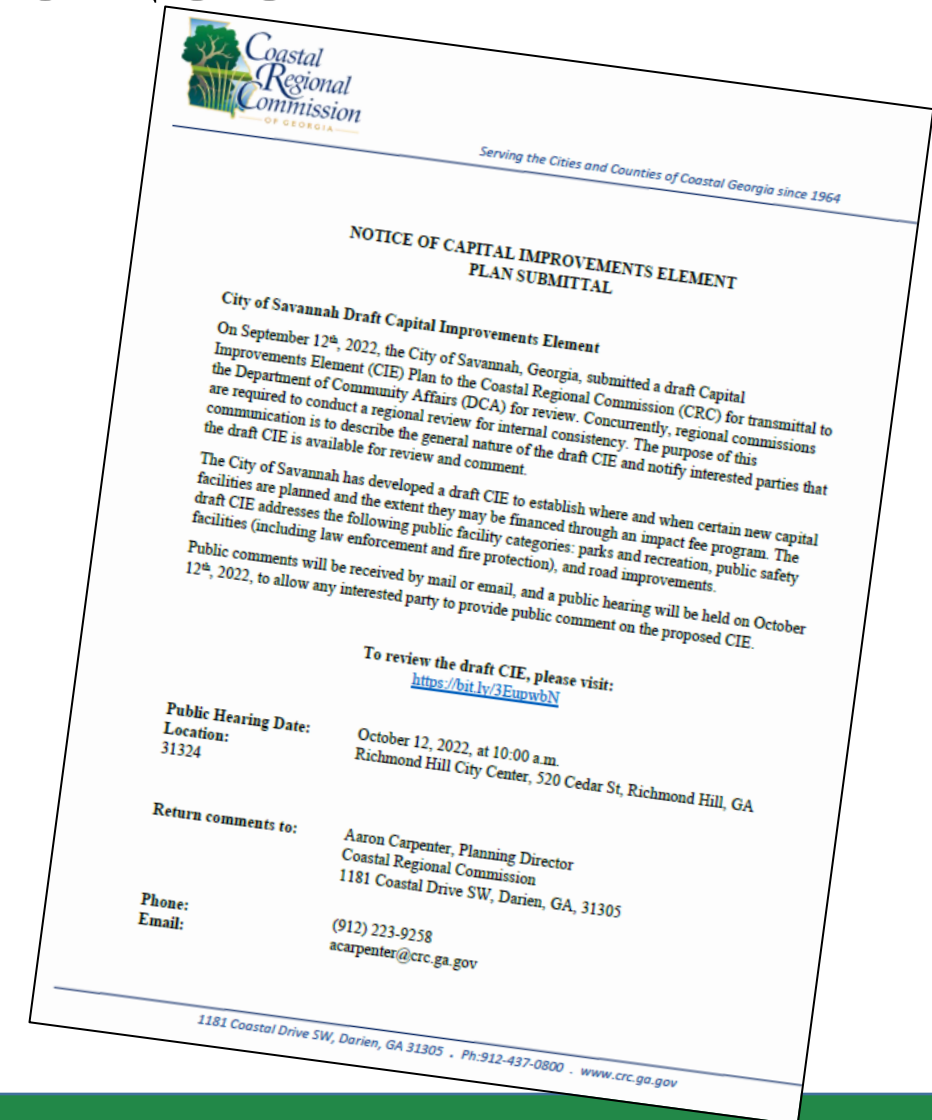
2023 - 2027 COMMUNITY WORK PROGRAM



- Impact Fee Eligible Projects
 - Public Facility Category
 - Implementation Year(s)
 - Responsible Party
 - Cost Estimate
 - Funding Sources

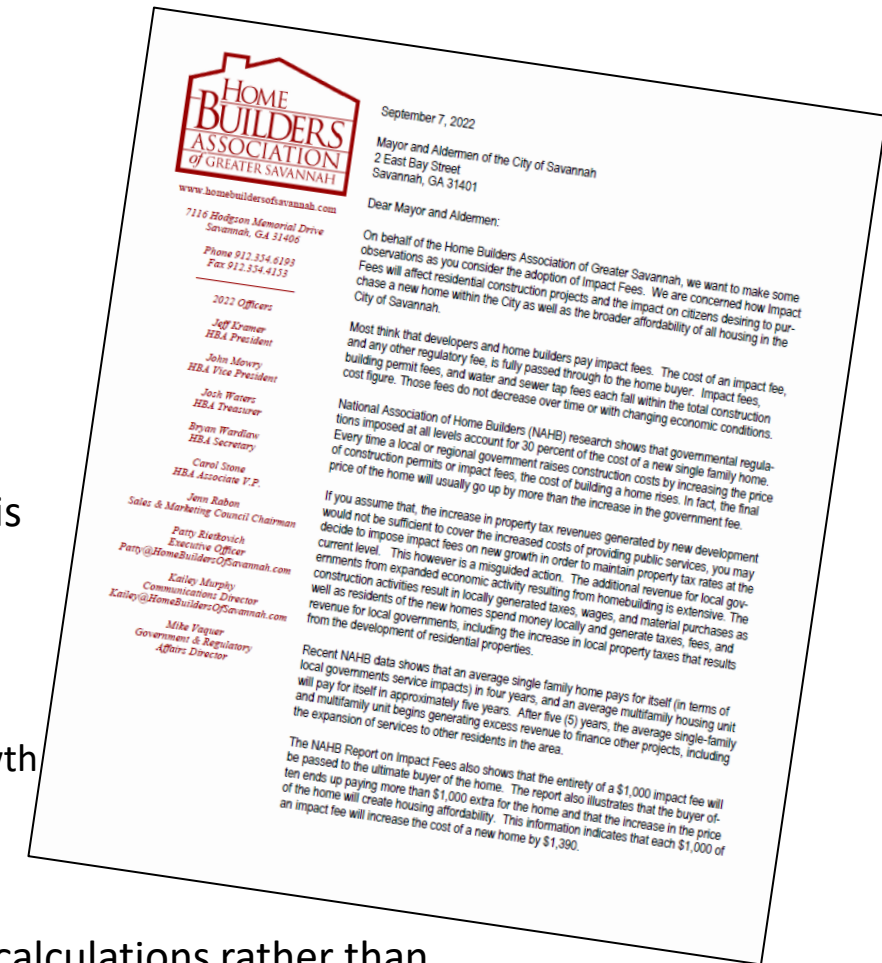
UPDATE ON PROCESS

- Council approved the Capital Improvement Element (CIE) on September 8th
- Document submitted on September 11th to:
 - Coastal Regional Commission (CRC)
 - Department of Community Affairs (DCA)
- CRC held public hearing on October 12th
- Comments to be submitted back to the City within 60 days
- Survey sent to Mayor and Aldermen due on November 17th



ADDITIONAL FEEDBACK

- Home Builders Association of Greater Savannah raised concerns:
 - **Issue:** Apply all appropriate credits to Methodology Report
 - **Response:** SPLOST and T-SPLOST credits have been built into the analysis
 - **Issue:** Transportation improvement methodology fails to consider:
 - 1) Current roadway capacity
 - 2) Capacity to be added to the roadways by the proposed improvements
 - 3) With the new capacity, how much is necessary to accommodate new growth
 - **Response:** Analysis will include current and proposed roadway capacity
 - **Issue:** Use average persons per unit for residential housing types in fee calculations rather than per unit residential housing type
 - **Response:** Based on Best Practices, we will not be revising residential housing types in the fee calculations



IMPACT FEE COMPARISONS

	Parks, Rec & Greenspace	Public Safety	Roads	Total
Single-Family House				
Alpharetta	\$ 5,111.81	\$ 133.00	\$ 1,444.72	\$ 6,689.53
Atlanta	\$ 1,221.00	\$ 565.00	\$ 3,128.00	\$ 4,914.00
Decatur*	\$ 4,529.98	\$ 2,237.03	\$ 304.52	\$ 7,071.52
Milton	\$ 6,401.55	\$ 657.58	\$ 698.71	\$ 7,757.85
Sandy Springs	\$ 4,679.98	\$ 458.14	\$ 1,716.87	\$ 6,854.99
Savannah	\$ 3,215.81	\$ 2,185.73	\$ 232.62	\$ 5,634.17

200-Unit Apartment				
Alpharetta	\$ 1,022,361.98	\$ 26,600.78	\$ 288,943.84	\$ 1,337,906.60
Atlanta	\$ 165,200.00	\$ 76,600.00	\$ 350,400.00	\$ 592,200.00
Decatur*	\$ 905,995.24	\$ 447,405.18	\$ 60,903.02	\$ 1,414,303.44
Milton	\$ 1,280,310.92	\$ 131,516.58	\$ 139,742.16	\$ 1,551,569.66
Sandy Springs	\$ 935,996.39	\$ 91,628.80	\$ 343,373.43	\$ 1,370,998.62
Savannah	\$ 643,162.88	\$ 437,146.90	\$ 23,434.32	\$ 1,103,744.10

60,000 sf Supermarket				
Alpharetta	\$ 5,610.00	\$ 4,152.00	\$ 113,790.00	\$ 123,552.00
Atlanta	\$ 72,120.00	\$ 33,360.00	\$ 247,740.00	\$ 353,220.00
Decatur*	\$ -	\$ 78,222.00	\$ 3,519.99	\$ 81,741.99
Milton	\$ -	\$ 17,340.00	\$ 168,276.00	\$ 185,616.00
Sandy Springs	\$ 20,088.00	\$ 17,022.00	\$ 602,226.00	\$ 639,336.00
Savannah	\$ 4,164.00	\$ 123,120.00	\$ 138,888.00	\$ 266,172.00

40,000 sf Office Building				
Alpharetta	\$ 10,684.00	\$ 7,892.00	\$ 17,512.00	\$ 36,088.00
Atlanta	\$ 23,960.00	\$ 11,080.00	\$ 82,560.00	\$ 117,600.00
Decatur*	\$ -	\$ 40,988.00	\$ 1,844.46	\$ 42,832.46
Milton	\$ -	\$ 32,980.00	\$ 25,896.00	\$ 58,876.00
Sandy Springs	\$ 38,216.00	\$ 32,384.00	\$ 92,672.00	\$ 163,272.00
Savannah	\$ 4,220.00	\$ 124,884.00	\$ 10,696.00	\$ 139,800.00

* Not adopted

REDUCING IMPACT FEES

- **Adoption of Reduced Impact Fees:** The City may adopt the maximum fee for any given public facility category or could adopt a lower fee if all fees in a particular public facility category are reduced proportionally (that is, by the same percentage)
- **Individual Fee Assessment*:** A landowner or developer may request an individual assessment when the average figures used in the Methodology Report do not apply to the specific project being proposed
- **Individual Appeals*:** The City's Impact Fee Ordinance will provide for the appeal by anyone assessed an impact fee, first to the Impact Fee Administrator and then, if not resolved, to City Council
- **Exemptions*:** Exemptions from the established impact fee amounts on the adopted Impact Fee Schedule can be adopted by City Council for development that represents 'extraordinary economic or employment growth.' The exemptions can be applied by Council in whole or in part to specified uses based on standards reflecting the Exemption Policy

** Addressed in Ordinance*

ORDINANCE: FINDINGS

- Equitable program for planning and financing public facilities to serve new growth/development is needed to promote and accommodate orderly growth/development—and to protect the public health, safety, and general welfare
- Certain public facilities have been and must be expanded if new growth and development is to be accommodated at the same level of service available to existing development
- Fair and equitable new growth/development shall bear a proportionate share of the cost of such public facilities needed to serve growth/development



ORDINANCE: PURPOSE & INTENT

- Impose citywide impact fees for certain public facilities
- Ensure adequate public facilities are available to serve new growth/development in the City
- Provide new growth/development bears a proportionate share of the costs of new public facilities needed to serve them
- Implement and be consistent with the:
 - Savannah Comprehensive Plan
 - Minimum Standards and Procedures for Local Comprehensive Planning
 - Development Impact Fee Compliance Requirements



ORDINANCE: IMPOSITION OF IMPACT FEES FEE ASSESSMENT & PAYMENT

- Any person who engages in development shall pay an impact fee based on the ordinance
- Provisions for:
 - Construction not subject to impact fees
 - Grandfathered projects
 - Method of calculation
- Fee schedule
- Timing of assessment and payment
- Individual assessment determinations
- Fee certification



ORDINANCE: ADMINISTRATIVE APPEALS

- Eligibility to file an appeal
- Appeals process
 - Written appeal to administrator
 - Response within 15 days
 - Appeals from the decision of the administrator to City Council within 30 days
 - Public hearing held
- Payment of impact fee required during appeal



ORDINANCE: EXEMPTIONS

- City Council may grant exemptions for:
 - Business development project representing “extraordinary economic development and employment growth”
 - Residence or housing project increasing the supply of housing that would be affordable to disadvantaged individuals or families
- Under the GA Development Impact Fee Act, any amount of money granted as an exemption must be reimbursed by the City into the impact fee accounts
- Reimbursement must be from revenue sources other than impact fees



ORDINANCE: DEPOSIT & EXPENDITURE OF FEES

- Maintenance of funds in interest bearing account(s) until expended
- Separate accounting records maintained for each public facility category of system improvements
- Interest earned shall be:
 - Considered funds of the account on which it is earned
 - Distributed among various funds in proportion to their end-of-year balances
- Expenditure restrictions must support:
 - System improvements in the public facility category in which the development impact fee was assessed/collected
 - Particular public facility category for projects listed for that category based on the CIE



ORDINANCE: CREDIT & REFUNDS

- Credit restrictions
- Granting of credits
- Guidelines for credit valuation
- Eligibility for refunds
- Notice of entitlement to a refund
- Filing a request for a refund
- Payment of refunds



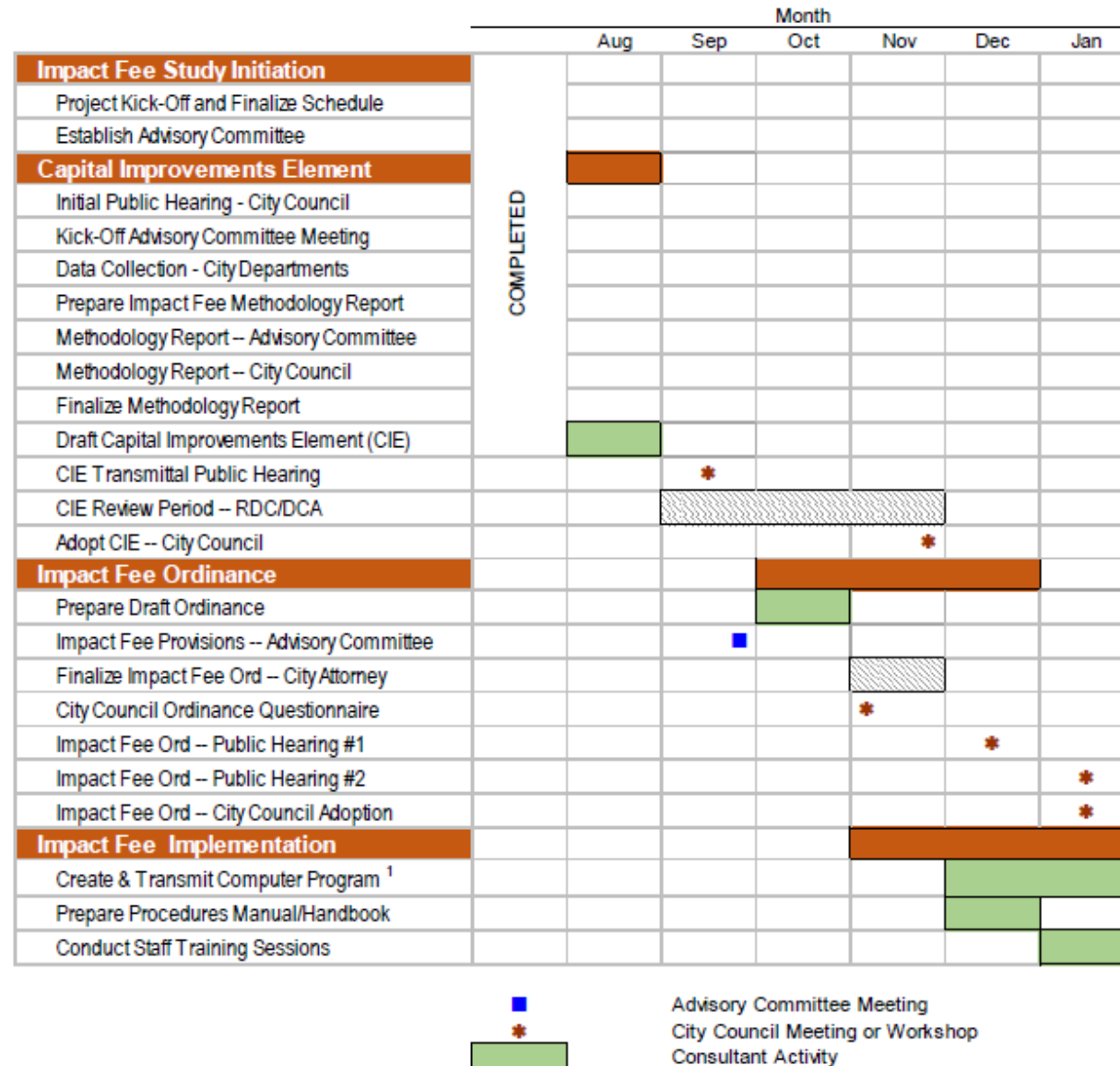
ORDINANCE: ADDITIONAL PROVISIONS

- Outlines provisions for contractual agreements that are permitted between Council and developers pertaining to system improvements
- Allows for periodic review and amendments to ordinance
- Requires an “annual update report” to RDC and DCA
- Outlines amendment process for CIE
- Provides for enforcement and penalties





Schedule of Key Events Savannah Impact Fee Program



¹ Or, consult with the City's IT staff regarding the creation by the City of a comparable program on the City's server.