Savannah Mayor and Aldermen

Draft Capital Improvements Element (CIE)

9.8.22 Workshop

Bill Ross ROSS+associates Paige Hatley, AICP HatleyPlans LLC

Impact Fee Development Committee

- Jim Collins
- Monica Mastrianni
- Tomeca McPherson
- Melissa Phillips
- Pat Shay
- Dwayne Stephens
- Bryan Wardlaw

Next meeting:

Friday, September 9, 9AM Adam's Complex, 20 Interchange Drive www.savannahga.gov/impactfees

Impact Fee Study Elements / Process



Methodology vs. CIE



City of Savannah, Georgia Impact Fee Program

METHODOLOGY REPORT

Including: Parks and Recreation Fire Protection Law Enforcement Road Improvements

August 25, 2022



Forecasts

- Population
- Housing
- Employment

Adjustments & Credits

- For Each Public Facility Category:
 - -Service Area
 - Level of Service
 - Projects to Serve Future Growth
 - Cost Estimates
 - Impact Fee Calculations
- Maximum Fees

Methodology vs. CIE



City of Savannah, Georgia Impact Fee Program

Capital Improvements Element

Addressing: Parks and Recreation Fire Protection Law Enforcement Road Improvements

DRAFT: August 25, 2022



Forecasts

- Population
- -Housing
- Employment

Adjustments & Credits

- For Each Public Facility Category:
 - -Service Area
 - Level of Service
 - Projects to Serve Future Growth
 - Cost Estimates
 - Impact Fee Calculations
- Maximum Fees
- 5-Year Community Work Program (CWP)

Parks &FireLawRoadRecreationProtectionEnforcementImprovements

2023-2027 Community Work Program

Impact Fee Eligible Projects

- Public Facility Category
- Implementation Year(s)
- Responsible Party
- Cost Estimate
- Funding Sources

Annual Updates

- Implementation Year(s)
- Cost Estimate
- Additional Near-Term Projects
 Pulled from CIE 20+ Year List

Next Steps

Capital Improvements Element

- Public Hearing (today)
- Authorize Transmittal of Draft (via Transmittal Resolution)
- Review by Coastal Regional Commission & DCA (up to 60 days)
- Recommendation by MPC
- -Local Adoption

Development Impact Fee Ordinance

- Confirm Exemption Policy
- -Set Fee Schedule
- Conduct Two Public Hearings
- -Local Adoption

Draft Exemption Policy* (Include in Ordinance)

The City recognizes that certain office, retail trade, hospitality and other business development projects provide extraordinary benefit in support of the *economic advancement* of the city's citizens over and above the access to jobs, goods and services that such uses offer in general.

In addition, the City recognizes that fees, in some circumstances, can negatively affect the *affordability of housing*.

To encourage such development projects of public benefit to the City of Savannah, the City *may consider* granting a reduction in the impact fee for a business development project upon the determination and relative to the extent that the project represents extraordinary economic development and employment growth, or that the affordability of a housing project may be increased, *in accordance with exemption criteria adopted by the City* from time to time.

It is also recognized that the cost of system improvements otherwise foregone through exemption of any impact fee must be funded through revenue sources other than impact fees.

^{*} As allowed under, and consistent with, State law

Upcoming

Schedule of Key Events

Savannah Impact Fee Program

	Month												
	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov
Impact Fee Study Initiation													
Project Kick-Off and Finalize Schedule													
Establish Advisory Committee			*										
Capital Improvements Element													
Initial Public Hearing - City Council	*												
Kick-Off Advisory Committee Meeting													
Data Collection - City Departments													
Prepare Impact Fee Methodology Report													
Methodology Report Advisory Committee													
Methodology Report City Council								*					
Finalize Methodology Report													
Draft Capital Improvements Element (CIE)													
CIE Transmittal Public Hearing											*		
CIE Review Period CRC/DCA													
Adopt CIE City Council													*
Impact Fee Ordinance													
Prepare Draft Ordinance													
Impact Fee Ord Advisory Committee													
Finalize Impact Fee Ord City Attorney													
City Council Ordinance Workshop												*	
Impact Fee Ord Public Hearing #1												*	
Impact Fee Ord Public Hearing #2 / Adoption													*
Impact Fee Implementation													
Create & Transmit Computer Program ¹													
Prepare Procedures Manual/Handbook													1
Conduct Staff Training Sessions													



Advisory Committee Meeting City Council Meeting or Workshop Consultant Activity

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