

**A RESOLUTION TO EXEMPT AFFORDABLE HOUSING FROM  
THE PAYMENT OF DEVELOPMENT IMPACT FEES  
IN COMPLIANCE WITH THE REQUIREMENTS OF THE GEORGIA  
DEVELOPMENT IMPACT FEE ACT ("DIFA"); AND FOR OTHER PURPOSES.**

WHEREAS, on the 23rd day of February 2023, the Mayor and Aldermen of the City of Savannah adopted the Capital Improvements Element (CIE) as an amendment to the Chatham County - Savannah Comprehensive Plan (Plan 2040); and

WHEREAS, pursuant to the provisions of O.C.G.A. § 36-71-4(1) of the Georgia Development Impact Fee Act ("DIFA"), the public policies expressed in the Chatham County Savannah Comprehensive Plan (Plan 2040), as it may be amended, and in accordance with the policies of Mayor and Aldermen, affordable housing units shall be exempt to a 25% reduction in the payment of development impact fees as follows, provided replacement funding is available at levels that are in conformance with the DIFA:

- ~~● Housing developed using Low Income Housing Tax Credits (LIHTC) and similarly financed housing that has long term affordability requirements imposed by the federal, state, or local governments;~~
  - ~~● Housing developed using local, state, or federal funds that have a deed restricted affordability period of at least 15 years; and~~
  - ~~● The development of single family or two family dwellings in federally designated Opportunity Zones;~~
  - ~~● Any of the three exemptions listed above, except for those properties that shall be owner occupied for a period of five years, must comply with these additional requirements:
    - ~~○ Rents as defined by the U.S. Department of Housing and Urban Development that are at or below the Fair Market Rents (FMRs) for a period of 15 years with deed restrictions as approved by the City Manager; or~~
    - ~~○ Sale price of homes that are at or below 80% of the Federal Housing Administration (FHA) limits for a period of 15 years with deed restrictions as approved by the City Manager.~~~~
- 1. Housing that is affordable to households with incomes up to 120% of the Area Median Income (AMI), that is developed using funds or land provided by local, state or federal governments or government authorities and/or that has written support from the City Manager or his/her designee; or**
  - 2. Housing developed using Low Income Housing Tax Credits (LIHTC) or similarly financed housing that has long term affordability requirements imposed by the federal, state, or local governments; or**

3. The development of single family or two-family dwellings in federally designated Opportunity Zones; and
4. Any of the three affordable and workforce housing exemptions listed above must comply with one of the additional requirements listed below and may be subject to an affordability period deed or other contractual restriction to ensure compliance.
  - Rents as defined by the U.S. Department of Housing and Urban Development that are at or below Fair Market Rents (FMRs) or as otherwise approved in writing by the City Manager or his/her designee; or
  - Sale price of homes that do not exceed limits established annually by the City Manager or his/her designee.

**NOW THEREFORE BE IT RESOLVED**, that the Mayor and Aldermen of the City of Savannah, Georgia do hereby adopt the above described revisions to the affordable housing exemptions for the impact fee program.

Adopted and approved by the Mayor and Aldermen of the City of Savannah, Georgia on this 7th day of November 2024.

BY: \_\_\_\_\_  
Van R. Johnson, II  
Mayor

ATTEST:

\_\_\_\_\_  
Mark Massey  
Clerk of City Council