

Savannah
Impact Fee
Advisory
Committee

May 11, 2022

Draft
Methodology Report

Consultants

Bill Ross
ROSS+associates

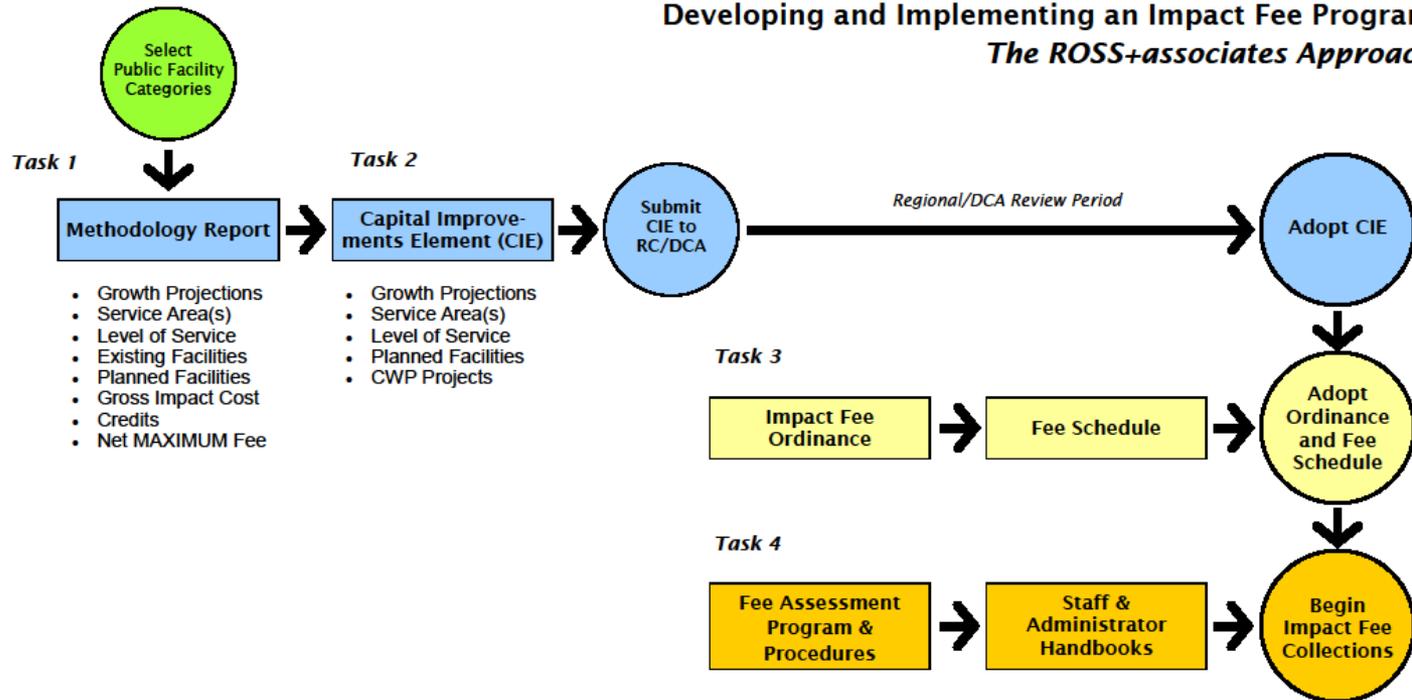
Paige Hatley, AICP
Hatley Plans LLC

Agenda

- Where Are We in the Process?
- The Methodology Report
- Future Growth
- Example Maximum Impact Fees
- The Road Ahead
- Further Discussion

Project Workflow

Developing and Implementing an Impact Fee Program *The ROSS+associates Approach*



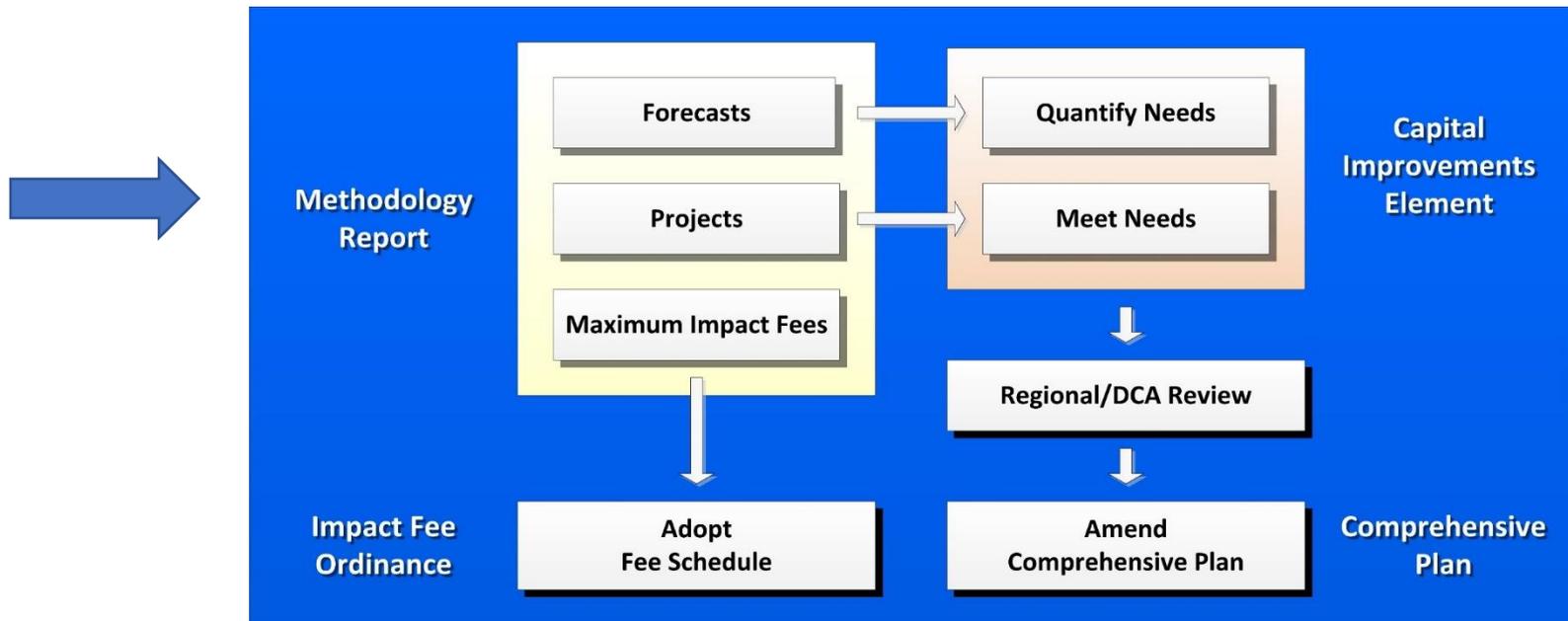
Impact Fee Advisory Committee



City Council Meetings



Impact Fee Study Elements



The Methodology Report

The **Methodology Report** sets out ...

... **forecasts to 2045** to calculate the demand for future services,

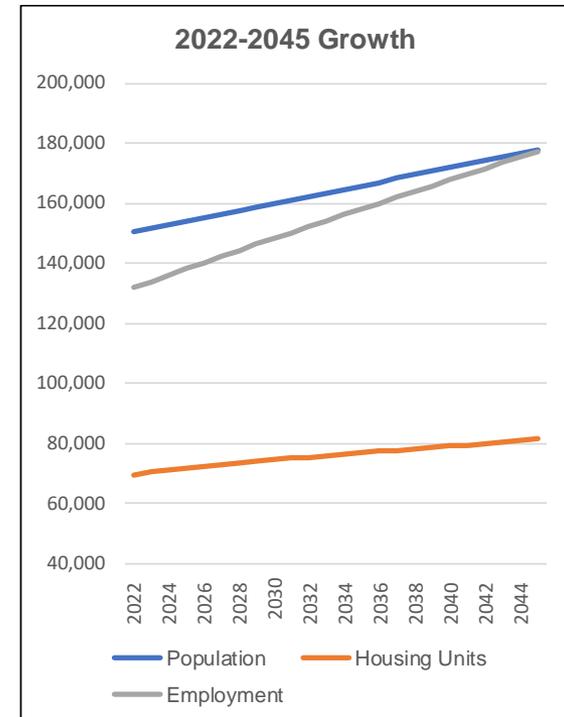
... **projected needs** for system improvements during the 23-year planning horizon,

... **capital improvements** that will meet the anticipated need for system improvements, and

... the **maximum impact fee that could be charged** to help pay for the system improvements.

Future Growth

	Population	Housing Units	Value-Added Employment	Day-Night Population
2022	151,335	69,752	131,923	283,258
2023	152,636	70,503	133,962	286,598
2024	153,936	71,218	136,002	289,938
2025	155,237	71,903	138,041	293,278
2026	156,538	72,563	140,084	296,622
2027	157,838	73,204	142,117	299,955
2028	159,139	73,827	144,157	303,296
2029	160,440	74,422	146,196	306,636
2030	161,741	74,994	148,234	309,975
2031	163,041	75,549	150,190	313,231
2032	164,342	76,085	152,147	316,489
2033	165,643	76,607	154,104	319,747
2034	166,943	77,119	156,061	323,004
2035	168,244	77,623	158,020	326,264
2036	169,545	78,123	159,969	329,514
2037	170,845	78,623	161,927	332,772
2038	172,146	79,116	163,883	336,029
2039	173,447	79,604	165,841	339,288
2040	174,748	80,092	167,796	342,544
2041	176,048	80,595	169,673	345,721
2042	177,349	81,119	171,552	348,901
2043	178,650	81,659	173,429	352,079
2044	179,950	82,206	175,308	355,258
2045	181,251	82,752	177,185	358,436
2022-2045 Increase	29,916	13,000	45,262	75,178



	Population	Housing Units	Value-Added Jobs
2022	151,335	69,752	131,923
2045	181,251	82,752	177,185
Increase	29,916	13,000	45,262
Percent	19.8%	18.6%	34.3%

* Day-Night Population is the total of all residents living in the city and all jobs located in business uses subject to impact fees (i.e., the total population served on a 24-hour basis).

Impact Fee Basics 1

- New growth & development may not be charged more than their fair, proportionate share of capital improvements.
- There must be a connection between the fee charged and the improvements to be made.
- Calculations need not be mathematically precise, but a 'rough proportionality' is required.

Impact Fee Basics 2

- Calculations must be made in 'present value' dollars.
- The Level of Service provided must be the same for new development and existing taxpayers.
- Taxes generated by new growth that will be used to cover the non-eligible portion of impact fee projects must be credited against the impact fees.

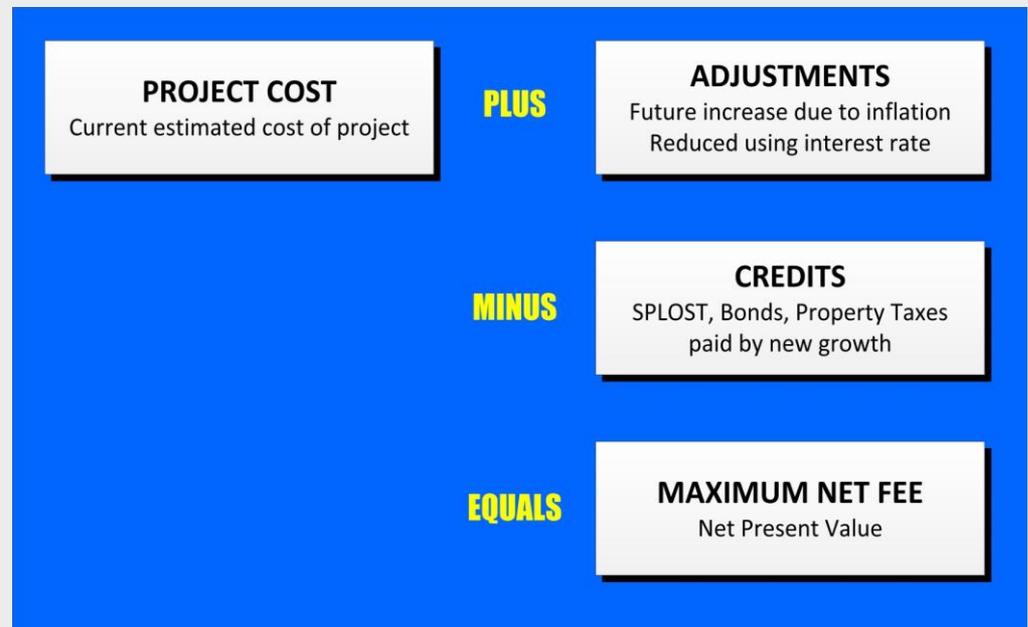
Impact Fee Basics 3

- The impact fees are not etched in stone for all time:
 - The State requires Annual CIE Update reports*, and
 - The CIE should be reviewed and amended from time to time as conditions change, and
 - The Fee Schedule can be changed as an amendment to the Impact Fee Ordinance.

**The 'Annual Update' cannot change the fee schedule or add new projects.*

Impact Fee Calculations

- All costs in Net Present Value (NPV).



Maximum Impact Fee Examples

IMPACT FEES FOR SELECTED LAND USES (at 100% of maximum fees)

Land Use	Parks & Recreation	Fire Protection	Law Enforcement	Road Improvements	Total Impact Fee	per
Single-Family Detached Housing	\$ 6,316.88	\$ 1,217.82	\$ 1,008.11	\$ 231.06	\$ 8,773.86	dwelling
Mid-Rise Multi-Family 4-10 stories	\$ 6,316.88	\$ 1,217.82	\$ 1,008.11	\$ 116.39	\$ 8,659.19	dwelling
Warehousing	\$ -	\$ 0.35	\$ -	\$ 0.04	\$ 0.39	square foot
General Office	\$ -	\$ 1.82	\$ -	\$ 0.19	\$ 2.02	square foot
Medical-Dental Office Building	\$ -	\$ 1.65	\$ -	\$ 0.27	\$ 1.93	square foot
Hotel or Conference Motel	\$ -	\$ 294.86	\$ -	\$ 195.77	\$ 490.64	room
Day Care Center	\$ -	\$ 1.08	\$ -	\$ 0.17	\$ 1.24	square foot
Specialty Retail Center	\$ -	\$ 1.15	\$ -	\$ 0.66	\$ 1.81	square foot
High-Turnover (Sit-Down) Restaurant	\$ -	\$ 189.16	\$ -	\$ 345.75	\$ 534.91	square foot
Pharmacy/Drugstore	\$ -	\$ 2.30	\$ -	\$ 1.70	\$ 4.01	square foot
Convenience Market with Gas Pumps	\$ -	\$ 0.83	\$ -	\$ 2.21	\$ 3.04	square foot
Supermarket	\$ -	\$ 0.70	\$ -	\$ 1.04	\$ 1.74	square foot
Drive-in Bank	\$ -	\$ 94.11	\$ -	\$ 172.01	\$ 266.12	square foot

Ways to Reduce Impact Fees

Adoption of Reduced Impact Fee Schedule

Adopt fees at less than the maximum

Individual Fee Assessment

Addresses special or unique situations

Individual Appeals

Relief requested by property owner

Developer Agreement

Approved in lieu of Ordinance requirements

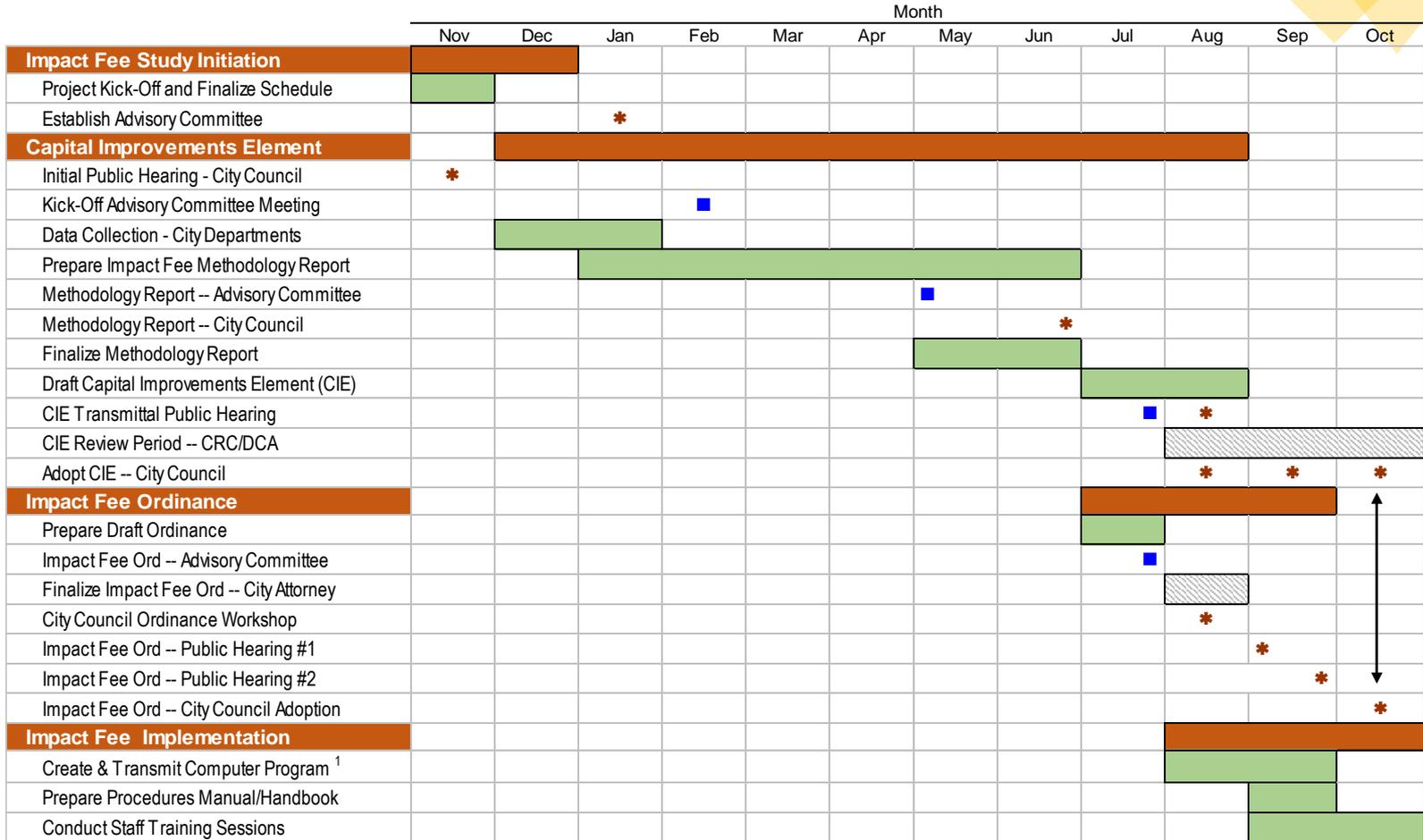
Potential Exemptions for ...

Affordable housing

Extraordinary economic or employment growth

Schedule of Key Events

Savannah Impact Fee Program



■ Advisory Committee Meeting
* City Council Meeting or Workshop
 Consultant Activity

