

APPENDIX 1: IMPACT FEE PROJECTIONS

OVERVIEW OF DEVELOPMENTAL IMPACT FEES

In March of 1993, the City Council adopted the Development Impact Fee Ordinance. Since program inception, the City has utilized impact fees for public improvements, which directly enhance network capacity for transportation, fire and police protection projects, and for the acquisition of land supporting parklands development. The Development Impact Fee Ordinance established different impact fee rates for different land uses contingent upon the impacts each land use has upon various types of public facilities and the geographic city service area encompassing the improvement.

State law requires the City to use impact fee revenues only for capital improvements that are identified in the City's Comprehensive Development Plan, and expand the capacity of the public facilities so as to offset the impacts of development. The City of Atlanta assigns priority to transportation projects that (a) promotes pedestrian activity, bicycling, mass transit, and other alternatives to automobile transportation, (b) addresses serious traffic hazards, (c) leverages state, federal, and/or private funding in an amount equal to or greater than the amount of impact fees to be allowed.

In 2006, no funds were appropriated for transportation projects utilizing development impact fees. An ordinance is being prepared for this purpose early this year. That ordinance will be detailed in the 2007 report submission.

CRITERIA FOR IMPACT FEE FUNDING

Total Cost:	Total anticipated costs of the project
City Share:	Amount of the total cost anticipated to be paid from City sources.
Other Share:	Amount of the total cost anticipated to be paid from non-city sources
System %	Percent of project cost deemed to be a system improvement pursuant to the Development Impact Fee Act.
Deficit %	Percent of the project cost assigned to remedying a current deficiency.
Repair/Replace%	Percent of the project cost assigned to repairing, replacing, or maintaining the project without expanding capacity.
Growth %	Percent of the project cost related to accommodating new development.
Future Bond %	Percent of the project cost anticipated to be financed from new debt to be incurred in the foreseeable future.
Impact Fee Expansion:	Amount of the project cost qualifying for financing at least in part by development impact fees assessed and collected for expanding facility capacity to accommodate new development.

Development Impact Fee project appropriations are required to be authorized through appropriate legislation allowing for the transfer of funds to and from designated reserves for appropriation in the General Government Capital Outlay Fund. A complete financial history of project appropriations and expenditures is provided to the State Of Georgia Department of Community Affairs annually, as appendices of the City's Capital Improvements Program.

2006 City of Atlanta Development Impact Fee Financial Report

[illegible]