



Initial Impact Fee Equity Analysis

Development Impact Fee Advisory Committee – Working Session

December 3, 2019



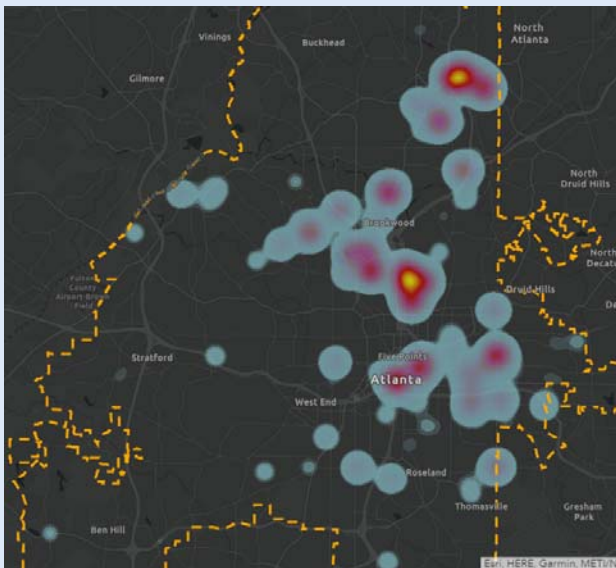
What is an equity analysis?

- Georgia Law states that *“Development Impact Fee Advisory Committee which shall report to the governing body of such municipality **any perceived inequities in the expenditure of impact fees** collected for roads, streets, bridges, including rights of way, traffic signals, landscaping, or any local components of state or federal highways.”* § 36-71-5
- Department of City Planning staff has developed a preliminary analysis of transportation impact fee encumbrance to collections to provide a basis for an equity analysis
- A perceived inequity would result from funds being expended without proximity or LOS improvements to the areas of collection
 - Additionally, staff has identified areas that have collection but limited expenditure in recent years and should be focused on in future CIEs



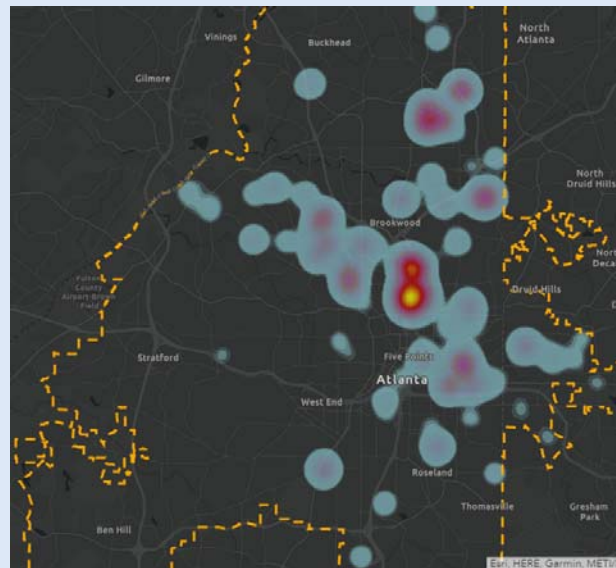
Where are funds being collected?

2015



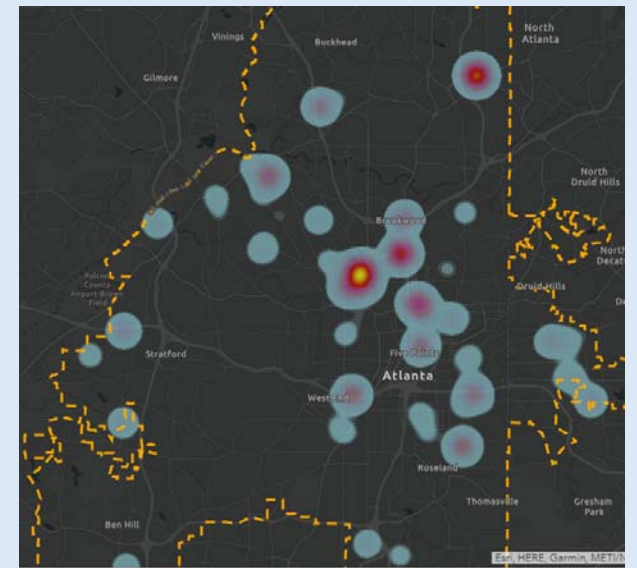
\$6.6M

2017



\$8.6M

2019

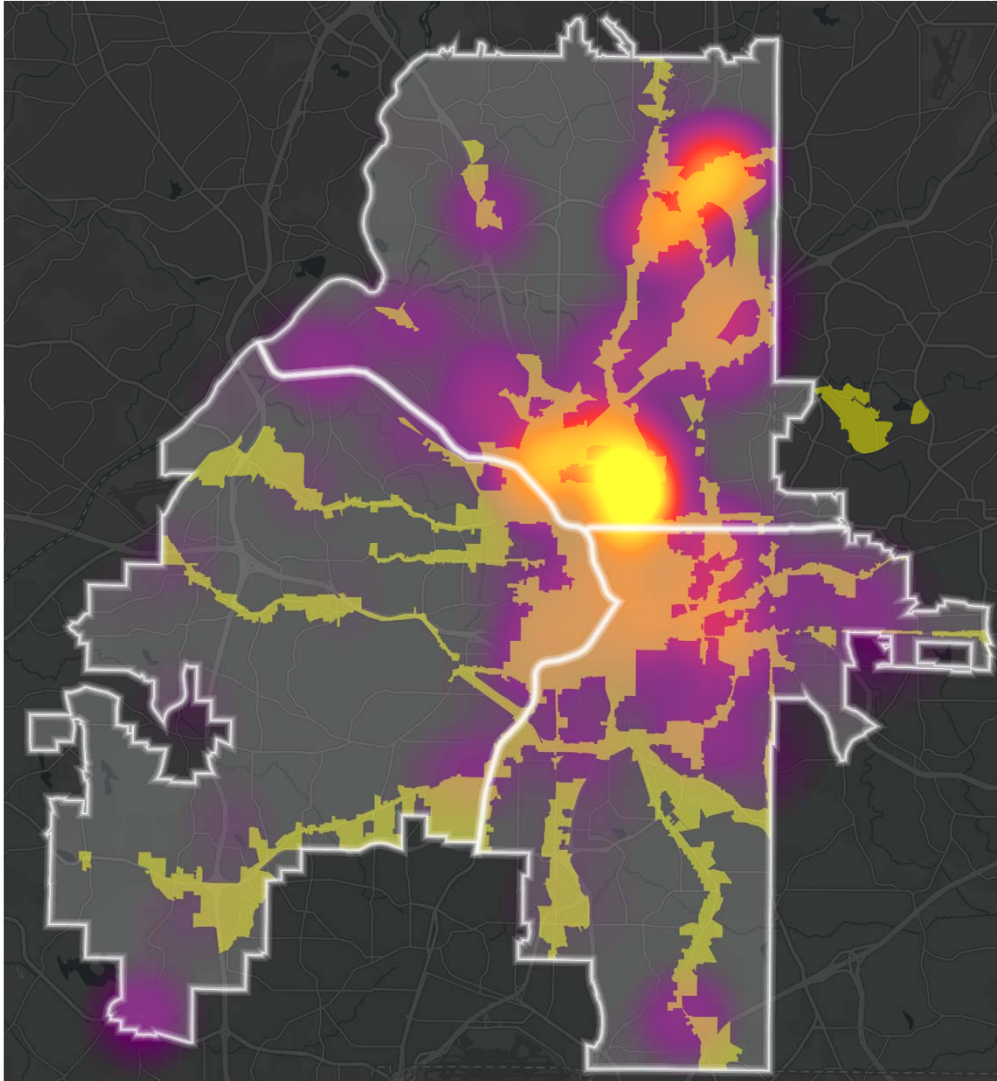


\$7.4M

Collections over the last five years show areas of development concentration and emerging growth outside of the urban core



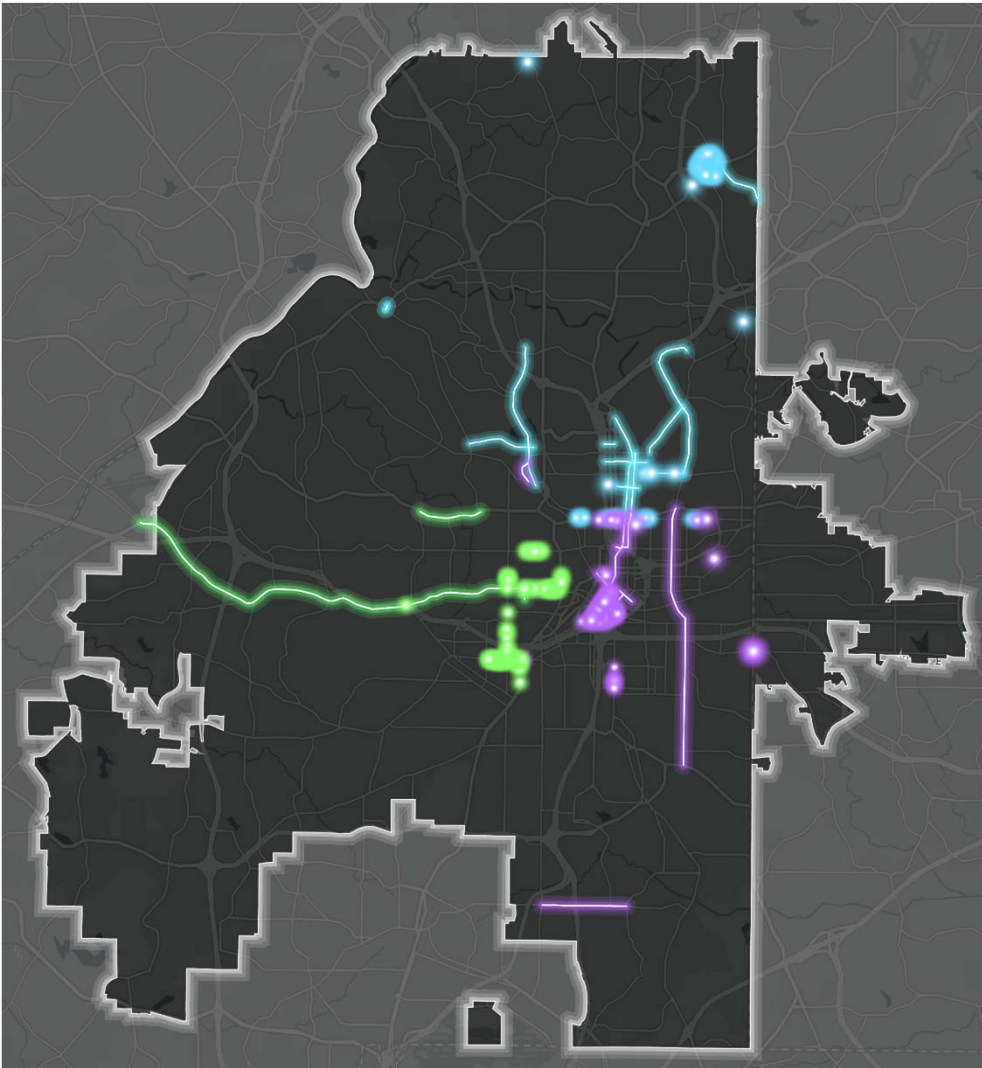
Collections over the last six years largely align with Atlanta City Design growth areas



- Growth areas align to “core areas” and “growth corridors” outlined in the Atlanta City Design
- Most revenue is collected in the core areas – however, growth corridors show areas of additional collection concentration



Project encumbrances over the last six years concentrate in Midtown & Downtown



- Most projects are concentrated in Midtown & Downtown where collections are the greatest
- The next largest hub of projects is in Buckhead with additional smaller spokes along growth corridors



Collections compared to project encumbrance show an overall balance of project selection

Collections by Park Service Area

Park Service Area	2014	2015	2016	2017	2018	2019	Totals
Northside	\$1,808,493	\$2,163,449	\$2,169,286	\$3,227,750	\$1,539,587	\$2,868,391	\$13,776,956
Southside	\$437,728	\$1,027,413	\$1,174,280	\$875,873	\$1,237,025	\$901,734	\$5,654,053
Westside	\$230,163	\$105,012	\$325,112	\$174,154	\$723,363	\$697,089	\$2,254,893
Totals	\$2,476,384	\$3,295,874	\$3,668,678	\$4,277,777	\$3,499,975	\$4,467,214	\$21,685,902

Collections versus project encumbrances

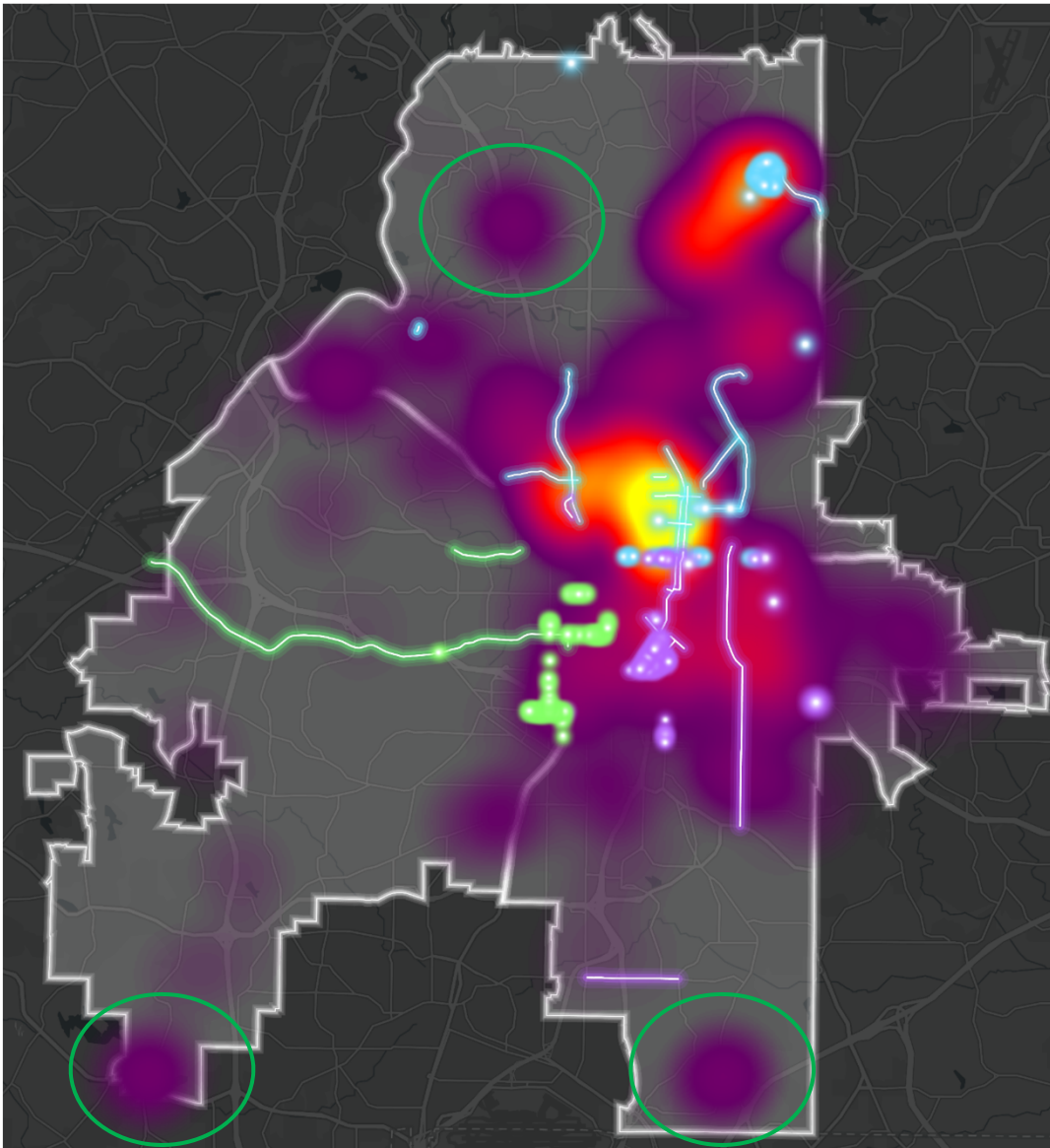
Park Service Area	Collections	Project Encumbrances
Northside	\$13,776,956	\$13,062,061
Southside	\$5,654,053	\$4,480,700
Westside	\$2,254,893	\$4,275,000
*Citywide	N/A	\$1,828,543

*Citywide are projects that have impacts across Atlanta (e.g., Traffic Control Center improvements)

- Using Park Service Areas, expenditures largely balance with collections
- Northside & Southside should be focus areas in the next CIE to further balance the program
- Available funding in the program account exceeds the ~\$2M needed to match Northside & Southside contributions to encumbrance
- Totals do not match due to timing of project encumbrances to collections



Mapping of projects to collections show balance visually and areas to further focus with park service areas



- Mapping of collections (heat map) to projects (lines/dots) show focus areas within service areas for future CIEs (green circles)
 - Emerging hubs total to ~\$250k each in collections over six years
 - Over time, more areas outside the core should accumulate enough funds to support projects
- Projects along growth corridors can connect emerging hubs with the core but along areas with less collections (e.g., MLK, DeKalb, Campbellton Rd)



Questions

