

**In the Matter Of:**  
**DIFAC SPECIAL CALL MEETING**

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**IMPACT FEE STUDY STATUS**

*December 16, 2020*

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TRANSCRIPT OF DIFAC SPECIAL CALL MEETING

IN RE: IMPACT FEE STUDY STATUS

DATE RECORDED: December 16, 2020

Job No. J6386446

R E C O R D I N G

FEMALE SPEAKER: Part 6, Chapter four, and Section 6-5008 is as follows. First, to serve in an advisory capacity to assist and advise the Atlanta City Council with regard to the adoption of an amendment to the city's development impact fee ordinance or any new development impact fee ordinance. Two, the receive annual report required by O.C.G.A. 36-71-8(d)(2) and, if warranted upon review of the annual report, submit a written report to the Atlanta City Council of any perceived inequities in the expenditure of impact fees collected for roads, streets, bridges, including right-of-way, traffic signals, landscaping, or any local component of state or federal highways. Third, pursuant to O.C.G.A. 36-71-5(c), no action of the committee shall be considered a necessary prerequisite for action by the Atlanta City Council in regard to the adoption of a development impact fee ordinance.

Until further notice, the meetings of the City of Atlanta Development Impact Fee Advisory Committee will continue virtually via Zoom. We ask for your patience in the event of any technical difficulties that may cause committee members to experience lost or interrupted connection. Staff has muted all microphones, and we ask that all participants remain muted for the duration of the meeting unless you have been recognized by the chair. This will minimize background noise and feedback and ensure that all participants can hear the comments clearly.

1           For the benefit of anyone who is called in, I will ask  
2 all committee members to please identify yourselves each time  
3 you speak, make or second a motion, or vote. At the appropriate  
4 time, please click on participants to use the raise hand feature  
5 found at the bottom of your screen if you'd like to be  
6 recognized to speak. If you are calling in, you may use star-  
7 nine to raise your hand, and star-six to mute or unmute at the  
8 appropriate time. Public comment received via the COA impact  
9 fees at atlantaga.gov mailbox up to one hour before each meeting  
10 will be read by staff during the first public comment period and  
11 posted online via the impact fee update webpage. At this point  
12 I will take rollcall to confirm a quorum and call the meeting to  
13 order. Jim Brown. I think he's absent. Roderick Teachy.

14           MR. TEACHY: Present.

15           FEMALE SPEAKER: Kevin Green.

16           MR. GREEN: Here.

17           FEMALE SPEAKER: Stacey McCoy. Like Stacey is absent.  
18 With three members present, we do have a quorum and will proceed  
19 with the meeting. A copy of the agenda for today's meeting was  
20 sent to committee members and can be found on our website.  
21 Staff will type in a link to the agenda into the chat. At this  
22 time, I'll entertain a motion to approve the agenda.

23           MR. GREEN: Kevin Green. So moved.

24           FEMALE SPEAKER: Is there a second?

25           MR. TEACHY: Second.

1 FEMALE SPEAKER: Rod, say your name before you say  
2 anything just for the --

3 MR. TEACHY: Oh, Rod Teachy. Second.

4 FEMALE SPEAKER: Thank you. Seeing we have a second,  
5 we will take a vote on the approval of the agenda. Jim Brown.  
6 Sorry, he's not here. Rod Teachy.

7 MR. TEACHY: Approved.

8 FEMALE SPEAKER: Kevin Green.

9 MR. GREEN: Approved.

10 FEMALE SPEAKER: The motion carries with -- Malloy  
11 Peterson approved. The motion carries with a vote of three  
12 yeas, zero nays. Next, I will entertain a motion to adopt the  
13 March 12, 2020 meeting minutes.

14 MR. TEACHY: Rod Teachy. So moved.

15 FEMALE SPEAKER: Is there a second?

16 MR. GREEN: Kevin Green. Second.

17 FEMALE SPEAKER: Seeing we have a second, we'll take a  
18 vote on the approval of the March 12, 2020 meeting minutes. Rod  
19 Teachy.

20 MR. TEACHY: Approved.

21 FEMALE SPEAKER: Kevin Green.

22 MR. GREEN: Aye.

23 FEMALE SPEAKER: Malloy Peterson votes aye. The  
24 motion carries with a vote of three yeas, zero nays. Now staff  
25 will read public comments received via the COA Impact Fees

1 mailbox.

2 FEMALE SPEAKER: Madam chair, there are no comments  
3 received in the impact fee mailbox.

4 FEMALE SPEAKER: Thank you. Our next agenda item  
5 relates to the most recently updated Impact Fee Study Draft and  
6 ordinance update. Members have received the copies of these in  
7 advance and are prepared to discuss the final draft. We will  
8 have in attendance today Mr. Clancy Mullen from Duncan  
9 Associates who is the consultant partnering with the Department  
10 of City Planning and the principal writer of the draft update.  
11 He will discuss the updated draft and provide an overview of the  
12 edits made.

13 MR. GREEN: Before we get started, this is Kevin. I  
14 just want to the record to reflect that Stacey has joined us.

15 FEMALE SPEAKER: Let the record reflect Stacey McCoy  
16 has joined the meeting. Yes.

17 MR. MULLEN: Okay. For the record, Clancy Mullen with  
18 Duncan Associates. We -- we did prepare a revised draft. The  
19 first one was in April. I think you got a presentation in May  
20 on that from staff. And really -- so I just wanted to go over  
21 what the changes were in the revised draft (indiscernible) don't  
22 want to have to read the whole thing to tell what's changed.  
23 But basically, very little changed of substance (indiscernible)  
24 know, well, nothing changed of substance (indiscernible) the  
25 amounts of the fees (indiscernible).

1 FEMALE SPEAKER: Clancy, I'm having a little trouble  
2 hearing you. Is anybody else having a problem?

3 FEMALE SPEAKER: I can't -- I'm having trouble as  
4 well.

5 MR. MULLEN: I'm sorry. We weren't having this  
6 trouble earlier. Let me see if I can adjust the mic here. Let  
7 me try this mic. Can you guys still hear me?

8 FEMALE SPEAKER: That's great.

9 MR. MULLEN: Oh, is that better?

10 FEMALE SPEAKER: That's great. You might need to  
11 start from the to.

12 MR. MULLEN: Okay. Okay. Clancy Mullen with Duncan  
13 Associates. We're the consultant to the city for the Impact Fee  
14 Study update. And you got the original draft of the study in  
15 April -- in -- yes, in -- in April. You had a presentation on  
16 that in May from staff. And this -- this most recent draft was  
17 prepared at the end of October and it was really designed to  
18 make it easier for the Department of Community Affairs to review  
19 for the purposes of approving the Capital Improvements Element.  
20 It was not really originally designed to be the Capital  
21 Improvements Element and still is not really the Capital  
22 Improvements Element. It's the study. The element could be a  
23 separate document. It could be same, could be part of the  
24 study.

25 We add -- so we added a Capital Improvements Element

1 chapter that puts all the stuff the Department of Community  
2 Affairs is -- needs to review in one place so they don't have to  
3 look through the whole report to find it. As part of that, we  
4 added a rationale for using the park service areas for the  
5 transportation service areas as well, having them be the same  
6 boundaries because they wanted to see that. We put the levels  
7 of service in there, put it up front. They were in the  
8 individual chapters. You kind of had to really look for them.  
9 We needed -- they wanted to see a five-year growth projection of  
10 needs so we put a -- so we made some adjustments to the --  
11 basically added to Appendix A, the Land Use appendix those  
12 projected land uses. And then in the Capital Improvements  
13 chapter that immediately follows the Executive Summary now, we  
14 had -- we -- we put projections of capital needs based on those  
15 projections of future land uses.

16           We made a few other little tweaks. We moved the  
17 current system evaluation chapter had been the second chapter  
18 right after the executive summary. We put it right before the  
19 appendices just -- just as a -- you know, it's a lot of  
20 background information that -- that you don't necessarily need  
21 to read through the understand the study. So it would just seem  
22 to flow a little better if we put it later in the report. And  
23 that's about it. So no substandard changes, no -- no changes to  
24 the fee amounts, to the methodology, to the recommendations.  
25 Other than a little wordsmithing, it's -- it's -- it's basically



1 the same study with those additions to expedite -- hopefully  
2 expedite DCA review. And if you have any questions about the  
3 study, I'll be happy to try to answer them.

4 MS. PETERSON: This Is Malloy Peterson. I have one  
5 quick question. You talked about growth projections in Appendix  
6 A, but I don't know that I saw that. Did the rest of you get  
7 that? You did? Okay. Sorry. Maybe I just -- my printer cut  
8 off.

9 MR. MULLEN: Yeah. No, I have projections for 2025.  
10 We had I think 2020 and -- I can't remember what we had before.  
11 We -- we always had the 2040 projections but I don't know that  
12 we had an interim projection between 2020 and 2040.

13 MS. PETERSON: I have one more question. The levels  
14 of service for the parks, and I think it's on Page 18 or so.

15 MR. MULLEN: Well, that's in transportation.

16 MR. GREEN: Thirty -- it's Kevin. It's 36, I think.

17 MS. PETERSON: Yeah. Can you -- do you mind walking  
18 through the levels of service?

19 MR. MULLEN: Levels of service for all the --

20 MS. PETERSON: Just -- just the parks. I just --  
21 someone asked a question about it.

22 MR. MULLEN: Yeah. That might be a little bit  
23 confusing because the -- for the other fees we had a consistent  
24 -- so we're using equivalents. So like equivalent square feet  
25 for fire and police. We're using equivalent land miles. And

1 those don't -- those costs don't really change by area. But for  
2 parks we're using equivalent acres and of course the different -  
3 - the different service areas have different cost per acre. So  
4 if we wanted to get a uniformed city-wide fee, we had to have  
5 levels of service that varied by area, whereas for the -- for  
6 the other three, we could just set -- just pick the lowest one  
7 in terms of -- I mean, we did pick the lowest one but it -- it  
8 depends on which factor you're looking at. Sorry, it's a little  
9 confusing.

10 MS. PETERSON: Yeah. I think that might be nice if we  
11 were able to note that. I didn't see it said specifically but I  
12 remembered speaking about that previously, but it might be nice.  
13 It may -- may be that I'm missing it but it might be nice to --  
14 to sort of write out the rationale behind that.

15 FEMALE SPEAKER: Madam Chair, sorry to interrupt. I  
16 do want to recognize that we have Mr. Jim Brow has joined the  
17 call.

18 FEMALE SPEAKER: Okay. Thank you.

19 MR. MULLEN: So you wanted -- was this something you  
20 want to see in the study, added to the study, or could it be  
21 separate? Do we need to --

22 MS. PETERSON: Yeah. It was just -- it was just a  
23 note because I had been asked about it a couple times how that -  
24 - what that actually meant. It might be nice to just have maybe  
25 a little more an explanation of that.

1 MR. MULLEN: Okay, yeah. Yeah. Because we got the  
2 level of service chapter or section of the report in -- on page  
3 -- starting on page 36. But then the actual recommended levels  
4 of service which differ by service area are actually on page 38  
5 which is the cost per service unit section. Because we needed  
6 to get the cost before we could figure out to -- to -- in order  
7 to have a uniform fee. So that -- that was driving the whole  
8 thing. But yeah, we can explain that better.

9 FEMALE SPEAKER: Does anybody else have any other  
10 questions? For those of you who are joining us late, a little  
11 bit later, we're really just kind of discussing the -- the  
12 updates that he made. He just walked us through the highlights  
13 of about four, five main changes that he made. Not necessarily  
14 in content; in structure.

15 MR. GREEN: This is Kevin. I don't have any  
16 questions. I just found the report to be pretty intuitive and -  
17 - and helpful. So I like the way it was laid out and it  
18 anticipated and answered a lot of questions.

19 MS. PETERSON: Yeah. I agree on that. I mean, it was  
20 -- we've obviously, all of us on this board have come a long  
21 way. Malloy Peterson. I did not announce myself. We've come a  
22 long way in our understanding of this, but I really did feel  
23 like it was a very complete read. Good work.

24 FEMALE SPEAKER: Okay. So are there any other  
25 questions? Okay. Well, thank you, Clancy, for that update and

1 for all the work you've done on this thus far. Our next agenda  
2 item we have is the City Planning Department is prepared to  
3 discuss the next steps to final adoption of the updated Impact  
4 Fee Study Draft.

5 MS. COPE: Good afternoon, everyone. Again, I am  
6 Tiffani Cope with the Business Operations Team with the  
7 Department of City Planning. So I will share my screen here to  
8 cover the final areas that require further discussion and your  
9 final recommendations so that we can move forward with the  
10 adoption process. So give me a few seconds here to share my  
11 screen and we'll proceed. Are you all able to see the  
12 presentation? Okay, great.

13 FEMALE SPEAKER: Yes.

14 MS. COPE: So there are several areas that require  
15 further discussion and your final recommendations. Starting,  
16 timeline for adoption, timeline for adopting a new fee study and  
17 associate an ordinance; potential phasing or percentage adoption  
18 of recommended fee levels; determine guidelines for  
19 grandfathered developments already in progress; select preferred  
20 single-family fee structure option; develop reporting structure  
21 to improve transparency on proximity; finalize affordability and  
22 economic development language in the ordinance; and lastly, the  
23 size of service areas. In addition to going through the  
24 preliminary recommendations, I will also present the timeline  
25 and next steps required.

1           So for starters, the area that requires -- oh, my  
2 apologies there. The first area that requires your further  
3 discussion and finalization is the timeline to implement any fee  
4 changes associated with development impact fees. So the current  
5 staff recommendation is to finalize the adoption of the  
6 ordinance March of 2021. And with that adoption date, we're  
7 looking forward to a July 1 effective date with July 1 being the  
8 first fee increase as well. So using that July 1 effective date  
9 as the first fee increase as well. Next --

10           MALE SPEAKER: Before we move on, Tiffani, can we ask  
11 questions here?

12           MS. COPE: Oh, sure.

13           MALE SPEAKER: Yeah. What is the reason for the staff  
14 recommendation to wait six months before the effective date of  
15 the ordinance?

16           MS. COPE: Well, the train of thought here is you will  
17 see later in the presentation is for some of those grandfathered  
18 or near-term projects that are still in progress, it would give  
19 them by default a grace period of such so that we wouldn't have  
20 to adopt a special -- a special program for those grandfathered  
21 projects. So by default, using those dates, that timeline will  
22 provide adequate notice for that fee increase.

23           MS. SIDIFALL: And this is Janide Sidifall. Just to  
24 add to that, we -- we -- it's kind of an either or type of  
25 situation where we had discussed a six-month period to -- a six-

1 month grace period. However, due to the -- the delays that we  
2 did not expect from the review of the Impact Fee Study by DCA,  
3 it's kind of shranked (sic) our -- our timeline. So we could  
4 either choose to do a six-month time frame grace period, or we  
5 could do -- we're estimating that we would have by March  
6 completion of the whole adoption process but we could think of  
7 something for March to July as well. So it's really an either-  
8 or kind of situation.

9 FEMALE SPEAKER: Okay.

10 MR. GREEN: Okay. This -- I'm sorry, this is Kevin.  
11 I'm just -- I mean, I know that there's been a sense of urgency  
12 to get this done after waiting 27 years. Given the fact that,  
13 you know, your -- your initial year is 50 percent of the  
14 proposed increase, yeah, that does make some of the items go up  
15 a little bit. You know, ironically for office, the amount of  
16 impact fees charged would go down with that 50 percent, so I  
17 just wonder, you know, do you need to tack more notice time onto  
18 this thing or can't we just get this moving. Because you're  
19 going to have a full year --

20 FEMALE SPEAKER: I'll -- I'll say a little bit here.  
21 I -- I think there's projects, if you have capital lined up and  
22 you're already -- like, it's -- it can take anywhere from three  
23 to six months, like, if you're in the process of, you know,  
24 getting your capital finalized legally. And if you haven't been  
25 given the heads up, because we haven't -- we wouldn't announce

1 it till January. If you hadn't been given the heads up, I mean,  
2 it could -- literally could stop and pause projects. I will  
3 say, this is just something that I've heard a ton of input on,  
4 it's just you got to give a little bit of notice because it --  
5 it -- for big projects it could be -- even for -- actually for  
6 small projects it could actually be the biggest, biggest needle  
7 mover. So, you know, from the development side I would say I  
8 feel like it's in good form to give -- I mean, it would be -- if  
9 you announce it in January and you imposed it in January, I just  
10 think there'd be a major backlash.

11 MR. GREEN: Yeah. This is Kevin again. My question  
12 is aren't there grandfathered provisions baked into the  
13 ordinance though already?

14 MS. SIDIFALL: No, there are not.

15 MR. GREEN: Okay. I must have --

16 MS. SIDIFALL: And that's why we -- when we initially  
17 talked about -- this is Janide Sidifall speaking again. When we  
18 initially talked about grandfathering, our -- our -- our  
19 solution to grandfathering was to give a period of time for a  
20 grace -- for a grace period. And we had initially hoped that we  
21 would have adopted the new ordinance by -- in January and be  
22 able to adopt and implement the new fee structure in July. As  
23 you can see, we have been delayed. We are still awaiting  
24 comments from DCA on the -- the fee study, and so as a result of  
25 that, we do not anticipate to have a -- a new adopted fee

1 structure until March. If we adopt a new fee structure in March  
2 and we still are intent on implementing that new fee structure  
3 in July, that gives about three months' notice. So do we want  
4 to go with a three-month notice? Do we want to go with the six-  
5 month grace period that we initially discussed? That's the  
6 question before you.

7 MR. GREEN: Yeah, I get it.

8 MS. SIDIFALL: Or do we want to go with something  
9 else?

10 MR. TEACHY: This is Rod Teachy. I have a quick  
11 question on that. So would this be imposed for projects that  
12 have submitted their permit -- initial permit application before  
13 July or after? In other words, it may or may not -- you may or  
14 may not be able to get your permits within a six-month period.  
15 So if you apply before July and then you get your permit after  
16 July, which is when you pay your impact fees, are you going to  
17 have to pay a higher fee? Or because you submitted an  
18 application before July, you're going to -- you're going to come  
19 in under the lower fees?

20 MS. COPE: And that's a great question. We will have  
21 Jonathan Futrell from our legal team on the call with us a  
22 little later, and he can kind of speak to those nuances with --  
23 with that process.

24 MS. SIDIFALL: I think in our initial discussions --  
25 this is Janide Sidifall speaking. In our initial discussions we



1 had discussed the potential of having those who had applications  
2 in progress before the adoption of the new ordinance.

3 MALE SPEAKER: So essentially at this point you would  
4 have three months to get in your application to come in under  
5 the lower fees.

6 MS. SIDIFALL: If we choose to adopt -- if we -- if --  
7 if we -- if we choose to adopt the March to July timeframe, yes.

8 MALE SPEAKER: Yeah. Just to echo what Malloy was  
9 saying particularly with affordable housing, you know, even a  
10 small increase in impact fees can really break a deal. And from  
11 my industry, I think we -- we need to give people a minimum of  
12 six months' notice that, hey, six months from now your fees are  
13 going to go up. So I would -- I would vote for the six-month  
14 notice.

15 FEMALE SPEAKER: Yeah. To throw some (indiscernible)  
16 with Rod, I know a lot of us obviously who are on this committee  
17 and people who also are on this committee and people who are  
18 very involved in industry associations are watching this, but  
19 I'm just thinking of somebody who, you know, is not up and this  
20 will be a surprise to them. It honestly feels like three is a  
21 little short. Six feels a little fair. I do understand totally  
22 that we're trying to, you know, bump this up, but it just feels  
23 -- it just sort of feels like -- sort of like that's the right  
24 amount of time to me so that information would be disseminated  
25 and for people to change their proformas and communicate that

1 with their capital partners and get it in for permitting.

2 MS. COPE: Thank you. Okay. So, in our conversation  
3 with fees, the next area that requires your final recommendation  
4 is the preferred method to implement a new fee structure to  
5 phase in the fees over time or assess 100 percent of fees at  
6 once. So this is what we were discussing a few moments ago. We  
7 are looking to phase in the fees over a two-year period with  
8 three increases in that time frame. So again, back to what we  
9 discussed, the first fee increase would be imposed on the  
10 effective date of the ordinance. And for the remainder of the  
11 first year that increase will be calculated at 50 percent. Fees  
12 charged in the second year after effective date will be  
13 calculated at 75 percent. And lastly, fees charged in the third  
14 year going forward will be calculated at 100 percent. So that's  
15 the phased-in approach the staff has recommended. Okay. My  
16 screen is -- okay.

17 The next question, should we deal with -- how should  
18 we deal with the near-term projects in progress that may be  
19 financially impacted by rate changes? I think we all kind of  
20 know where you guys lean towards this. But again, the ordinance  
21 has an estimated date of adoption of March of 2021, again with  
22 the recommended effective date of July 1. That is again that  
23 four-month notice we discussed with that phasing-in structure.  
24 But again, we do look to you all for your final recommendations  
25 there.

1           What is your preferred single family home rate  
2 structure? In other words, should the rates be based on square  
3 footage, or a single flat rate for all single-family homes? The  
4 current preliminary recommendation is to implement a single flat  
5 rate structure rather than rates based on square footage. I  
6 mean, of course that would simplify the accounting process, and  
7 there doesn't seem to be a great advantage or benefit to basing  
8 the rates on square footage. So that is the preliminary  
9 recommendation.

10           FEMALE SPEAKER: And Tiffani, is that also because a  
11 lot of the impact for park, transportation, police are similar  
12 based on the number of people in a house versus how big it is?  
13 Is that sort of the reasoning or --

14           MS. COPE: I'm not -- Janide, are you able to speak to  
15 that, or Clancy? Is it based on the parks service areas?

16           MR. MULLEN: Sorry. Clancy here. It's because --  
17 well, the recommendation is because it's -- it's -- it's pretty  
18 small difference. It's like plus or minus 10 percent, I guess,  
19 going from a under 1,500 square foot to the 1,500- to 2,500-  
20 square foot which is where most homes are either that or in the  
21 upper range. You don't get very many of those smaller homes.  
22 But it would be about a 10 percent reduction, so I guess that's  
23 -- what are we talking about? Talking about \$400, \$400 plus or  
24 minus. It's -- given the price of a new home, it's -- it's such  
25 a small amount that it didn't seem -- it doesn't seem really --

1 would be a big benefit or big incentive for affordable housing,  
2 I guess, would be the -- which I think would be the reason you  
3 would -- would want to go that way. And it would be a little  
4 more complicated to administer. So that -- that -- that was the  
5 rationale.

6 MR. TEACHY: This is Rod Teachy. So, honestly, I  
7 don't think we should be using the fact that it may be a little  
8 more complicated for us to figure out the fees an excuse. But  
9 besides that point, I do feel like if -- well, first of all,  
10 there's big push, everybody knows, for affordable housing in the  
11 city. And along with that, we're seeing an increase in what  
12 we're calling tiny homes or small homes that are as small six or  
13 eight hundred square feet. And I just have a problem with a  
14 person who's buying an 800-square foot house to pay the same fee  
15 that someone's buying a three or four hundred -- a three or four  
16 thousand square foot house. Clearly there's a difference in the  
17 ability to pay that fee on the end user and in my opinion those  
18 smaller houses that are going to be geared towards affordable  
19 housing and lower income folks are going to carry a  
20 disproportionate share of the fees.

21 FEMALE SPEAKER: Yeah. Can you all explain also how  
22 that relates back to some of the ability to not -- like, in the  
23 affordable housing section, there were some, you know, some  
24 exclusions to paying. So how do these two reconcile with each  
25 other?

1 MR. MULLEN: Clancy Mullen here. The -- you're  
2 talking about the exemptions, affordable housing exemptions or  
3 waivers? Yeah, I mean, I think that would be the preferred way  
4 to go for truly affordable housing but it may not address, you  
5 know -- I mean, that's -- that's going to be how -- I think  
6 those exemptions are going to be more limited to units that are  
7 going to be affordable for 20 years. At least that's the --  
8 that was the plan in the ordinance last time I heard. So, you  
9 know, I mean, I -- you know, it could go either way on it. I  
10 don't -- I don't think it's a big administrative burden probably  
11 and -- and I don't think it will make a big difference on  
12 affordability. But yeah, I mean, \$400 if -- if those small  
13 homes are really pretty cheap and they're not -- but they're not  
14 getting an exemption, it would -- it would be some -- a modest  
15 benefit, I guess. Yeah.

16 MR. GREEN: This is Kevin. I mean, just going by the  
17 tiered options that were presented in the fee study for, single  
18 family it's less than 1,500 square feet on the low end, it's  
19 over 2,500 on the high end, and the middle is, you know, the  
20 middle between 1,500 and 2,500. But the total amount is, you  
21 know, 350 bucks between the small and the large. That's the  
22 delta between the fees.

23 FEMALE SPEAKER: And these are -- these are paid by  
24 the developer. I mean, I guess the developer if they're  
25 building their own home. If you're building your own tiny home,

1 then the developer is the consumer. Because I'm thinking about  
2 what Rod said and I guess in my mind I keep thinking that if  
3 it's affordable housing, it's already getting an exclusion. But  
4 could there be a case for a tiny home that wouldn't qualify for  
5 affordable housing? I just don't know enough about the  
6 breakpoints.

7 MS. SIDIFALL: Well, I think this just goes back --  
8 this is Janide Sidifall speaking. I think this just goes back  
9 to the --to the whole point of yes, we could do a tiered  
10 structure that would allow for, you know, that would be based on  
11 square footage. But the whole thinking was if it's only \$350 or  
12 about \$350 between, you know -- that's the delta, is that  
13 something that -- because it would take a greater effort to be  
14 able to administer that type of program, that kind of a tiered  
15 program as to a single flat rate structure. And we can -- we  
16 can do it either way. The -- the -- the question is, you know,  
17 what is the preference?

18 MR. TEACHY: Well, just -- Rod Teachy. Just to kind  
19 of follow what I said before and to clarify, I'm more focused on  
20 small homes that are geared towards affordable housing and low  
21 income purchases. So if there's already a waiver for that, then  
22 I'll probably be more immutable to having a flat rate.

23 MS. SIDIFALL: Yeah. And we will -- we actually have  
24 a recommendation to move forward with some affordable housing  
25 exemption language that we will get to in the next series of

1 slides.

2 FEMALE SPEAKER: Yeah. I think as a follow up we can  
3 just make as a note that we want to make sure that sort of what  
4 Rod is talking about is covered through the exemption. And if  
5 for some reason it isn't, that it would be carved out of here  
6 just since we don't 100 percent know every detail about the  
7 affordable.

8 MS. COPE: Okay. Thank you for your feedback there.  
9 I will like to note that the staff recommendations, these  
10 recommendations came from surveying stakeholders with a survey  
11 that we conducted earlier this year. So it kind of encompasses,  
12 you know, participants that engage in this process from all  
13 different industries and who had a stake in this process. So I  
14 did want to point that out. I apologize for not stating that  
15 earlier. Let me get my computer back working here. There we  
16 go.

17 So the next area that requires final recommendation is  
18 question five. What suggestions do you have for annual  
19 reporting to improve transparency of the program? So there are  
20 a couple recommendations that are up front, and the first is of  
21 course the Impact Advisory Committee. We do look to you all to  
22 report any perceived inequities in the expenditure of  
23 transportation impact fees. And those perceived inequities  
24 could arise from their being no reasonable proximity or level of  
25 service improvement to areas where impact fees were collected

1 and expended. Of course, if you all do perceive any in --  
2 inequities, excuse me, we will look to you to report those to  
3 city council in their form.

4 Also, in addition to the advisory committee, city  
5 staff has developed a transportation impact fee distribution  
6 analysis to aid you all in your judgment with that, with  
7 perceived inequities. That distribution analysis comprises of  
8 maps that will list locations where impact fees were collected  
9 and encumbered for transportation service areas within the last  
10 five years. It also aggregates the collection and encumbrance  
11 data based on the three proposed service areas again to  
12 highlight the relationship between where impact fees were  
13 collected and where they were expended. Next, what changes  
14 would you recommend to the --

15 MS. SIDIFALL: Tiffani, just one -- one second,  
16 please.

17 MS. COPE: Sure.

18 MS. SIDIFALL: Just to -- this is Janide Sidifall.  
19 Just to remind the Impact Fee Advisory Committee, these are --  
20 this is the analysis that we shared with you very early last --  
21 earlier this year, sorry - it feels -- it already feels like a  
22 year should have passed - that showed basically where we  
23 collected and where we encumbered impact fees, and they were the  
24 heatmaps that give an illustration of just, you know, the  
25 proximity of collections and expenditures as best as -- as is



1 possible right now with the GIS tools that we have available.

2           And, you know, as we committed, we are going to  
3 constantly be looking at ways to improve how that information is  
4 -- is illustrated and reflected as we move through different  
5 CIEs. But for right now, that is the tool that we all felt most  
6 comfortable with and we'd like to proceed as that be a  
7 recommendation to city council as to a way to improve  
8 transparency, the transparency of the program as we search for  
9 other ways to do so and support that.

10           MS. PETERSON: This is Malloy Peterson. Would it be  
11 possible for -- and I can't remember where we actually left it  
12 with that map, but would it possible to make a recommendation  
13 that we have something that's a little bit like an interactive  
14 map? It wouldn't have to have every single detail of where  
15 money was spent, but maybe like large numbers. So I think the  
16 heatmap that you are talking about was the one that was in the  
17 PowerPoint Presentation.

18           MS. SIDIFALL: That's correct.

19           MS. PETERSON: If we could make it a goal to -- to one  
20 day have an interactive map, I think that would be great.

21           FEMALE SPEAKER: Sure.

22           MS. SIDIFALL: I mean, I think that -- but the level  
23 of interaction is -- is -- is what I would wonder about because  
24 the map, the heatmap as -- as presented earlier this year is  
25 based off of actual data. So there's very little means for

1 interacting with the representation of the actual data. Now, if  
2 we're looking to -- to as we gain input for CIE updates  
3 annually, that is an opportunity to invite more interaction  
4 because then based off of that map, we could see how stakeholder  
5 recommendations on potential projects or upcoming developments  
6 would -- would -- would reflect on that map.

7 FEMALE SPEAKER: So, okay Janide, what I'm -- what I  
8 was saying was more like that you could roll over it and see  
9 this much spent in this area, not necessarily interactive with  
10 the public or public --

11 MS. SIDIFALL: Okay. I got you.

12 FEMALE SPEAKER: Yeah. If we could just make it  
13 digital.

14 MS. SIDIFALL: I got you.

15 FEMALE SPEAKER: Digitize it instead of it being a  
16 PowerPoint slide.

17 MS. SIDIFALL: I got you.

18 FEMALE SPEAKER: Yeah.

19 FEMALE SPEAKER: Correct.

20 FEMALE SPEAKER: You're saying by year, by -- by park  
21 district.

22 FEMALE SPEAKER: Correct.

23 FEMALE SPEAKER: Yes.

24 FEMALE SPEAKER: Exactly.

25 FEMALE SPEAKER: Yes.

1 MS. SIDIFALL: We got you.

2 MR. GREEN: Yeah. This is Kevin. I would also concur  
3 with Malloy. I think we've all recognized that there -- there  
4 hasn't been a lot of transparency around the nexus between who's  
5 paying and where the investment is being made. And while the  
6 heatmap is -- is helpful, kind of illustratively, there needs to  
7 be more ability to probe behind the -- the image and understand  
8 what's -- what's really going on. So, yeah, and just repeating  
9 really what -- what Malloy and Stacy just said.

10 MS. SIDIFALL: I got you. That makes sense and I  
11 think that's something that we can definitely work towards.

12 MS. COPE: All right. Our next area of discussion are  
13 the impact fee exemptions. First is -- are the affordable  
14 housing exemption language. What changes would you recommend to  
15 the preliminary affordable housing exemption language? For  
16 rental development, affordable housing recommendation are for  
17 developers -- developments that allocate at least 15 percent of  
18 their units to households with less than 80 percent AMI as well  
19 as developments that allocate at least 20 percent of their units  
20 to households with less than 60 percent AMI. So here we are  
21 looking toward the -- looking towards the committee to offer  
22 your recommendation on what that percentage would be for  
23 developments that meet that criteria.

24 For sale development affordable housing, the  
25 recommendation is on a sliding scale from 100 percent -- 120

1 percent AMI based on inclusionary zoning standards. From 120  
2 percent AMI will receive a 50 percent exemption. Households  
3 with less than 100 percent AMI will receive 75 percent  
4 exemption. And households with less than 80 percent AMI or  
5 below would receive 100 percent exemption from impact fees. And  
6 as stated earlier, developments must be affordable at least for  
7 20 years. Should affordable housing exemptions apply to the  
8 entire development, or just the portion that is affordable? So  
9 the current recommendation is the exemption will only apply to  
10 the individual units that are affordable and not the entire  
11 development.

12           Next is the language for the economic development  
13 exemption. So currently a project must meet the goals and  
14 objectives of the 2020 Economic Development and Economic  
15 Mobility Strategy. So a project must meet the criteria of one  
16 of these three in order to receive 100 percent exemption of  
17 impact fees. The first criteria is retention, expansion, or  
18 location of a business within the city's south or west side that  
19 create at least 50 or more middle wage full-time equivalent  
20 positions. Must -- retention, expansion, or location of a  
21 business outside of the south or west side that creates at least  
22 200 middle wage, full-time equivalent positions. And lastly,  
23 retention, expansion, or location of a business anywhere in the  
24 city that creates at least 500 jobs or at least \$10 million in  
25 capital investment.

1           So if either one of those criteria are met, the  
2 project will qualify for the impact fee exemption. And lastly,  
3 would you consider reducing the size of service areas or using  
4 council districts as service areas? So the preliminary  
5 recommendation as we have it is to continue using the designated  
6 three park service areas, north, south, and west side for parks  
7 as well as transportation impact fees. And the rationale there  
8 is based on DCA's general recommendation is to use the least  
9 number of service areas as needed to achieve your goal.

10           Also, too many service areas could also limit and  
11 reduce flexibility in how you can spend impact fees. And having  
12 too many service areas such as based on council districts may  
13 increase the time frame that each area will take to accumulate  
14 enough funds for the needed improvements. And if service areas  
15 are too small regarding reducing those areas, there may never be  
16 enough money for major improvements. And finally, if a service  
17 area is too large, improvements may not benefit to the  
18 contributing development. So we recommend, or not we, I guess  
19 the stakeholders recommendation was to continue using the three  
20 service areas, again for parks, as well as transportation.

21           So the next steps to final adoption. We again, as  
22 stated, we're looking to have the ordinance finalized and  
23 adopted by March. So of course now, December 16, we are  
24 reviewing preliminary recommendations. We are looking to  
25 receive approval from DCA on the study within the next couple

1 days here. So hopefully by December 18, that's the tentative  
2 date we anticipate approval. Our next DIFAC meeting will be  
3 held January 20 where we will review your final recommendations.  
4 Early February we're looking to host a counsel member work  
5 session to go over the study, and again those final  
6 recommendations from the ordinance. February 23 we're looking  
7 to go before CDHS for their vote to move the ordinance forward.  
8 March 1 we're looking to go before full council for final  
9 adoption vote. And lastly, the current recommendation is for  
10 the ordinance to go into effect July 1. Okay, Madam Chair, I  
11 yield the floor back to you.

12 FEMALE SPEAKER: Thanks for that presentation. Can I  
13 ask sort of a technical question of you?

14 MS. COPE: Sure.

15 FEMALE SPEAKER: The next meeting we sort of vote on  
16 those recommendations?

17 MS. COPE: Yes.

18 FEMALE SPEAKER: We make a vote? So how do we know  
19 what's voted on? Do we make -- one of us make a motion for each  
20 one of those steps, and if somebody has a separate one to vote  
21 on, if there's (indiscernible) then two people would put forth a  
22 vote on each?

23 MS. COPE: That's a good question. Janide, can you  
24 spoke to the typical protocol? I know doing it virtually is a  
25 little different. Do we still have Janide with us?

1 MS. SIDIFALL: I'm sorry, I forgot to unmute myself.

2 MS. COPE: Oh, no problem.

3 MS. SIDIFALL: I think that would be the best way to  
4 go to vote on each because trying to do them collectively, you  
5 may have, you know, diverging opinions that may need further  
6 discussion. So if you vote on each in that way, you'd be able  
7 to have whatever discussion you needed to around them and then  
8 vote to move forward with each recommendation based off of that  
9 discussion.

10 FEMALE SPEAKER: Okay. Does anybody have any other  
11 questions on that in terms of process?

12 MR. GREEN: This is Kevin. I got a question. Staff  
13 has obviously put a lot of thought into this. Is there any  
14 intention of staff to fill in some of the blanks in terms of  
15 recommended exemption for affordable housing at some of those  
16 cut points that you talked about? They were just left as, you  
17 know, X percentage?

18 MS. SIDIFALL: That's correct. We -- we've been  
19 having -- Janide Sidifall again -- having some discussions  
20 around how we ensure that the percentage of exemption is  
21 consistent with other affordable housing initiatives and  
22 policies that we have ongoing. And so we're kind of coalescing  
23 around some level of consistency so that, you know, if we are  
24 allowing a certain percentage for rental, we would allow that  
25 same percentage for -- for sale. And we're -- we're -- we're

1 hoping as we go closer to finding funding sources, because as  
2 I'm sure you recognize, we tried last year during the general  
3 assembly to pass legislation to exempt us from having to replace  
4 funding used for exempting affordable housing from paying impact  
5 fees, and that did not -- that was not passed.

6           So we -- you know, it's really kind of a trying to get  
7 our hands around, you know. It's not worth giving 100 percent  
8 affordable housing if we know that we can't pay for 100 percent  
9 affordable housing. There are several initiatives that are --  
10 under -- underway right now that would allow us to find  
11 different mechanisms for funding affordable housing, and so we -  
12 - we'd really be taking a gut feel stab at, you know, what that  
13 percentage should be. And right now we're kind of coalescing  
14 around something or anything between 30 and 50 percent for both  
15 for sale and rental affordable housing. Does that sort

16           MR. GREEN: It's Kevin. Yeah, kind of. I mean, it's  
17 -- I guess it's just hard for this committee to -- to come up  
18 with a percentage if staff can't come up with a percentage after  
19 all the analysis that's been done. So that's -- that's a real  
20 kind of headscratcher to me.

21           MS. SIDIFALL: Well, the -- the reason it's a  
22 headscratcher is -- is, you know, right -- we -- we don't want  
23 to -- we don't want to -- or we'd like to try to get away from  
24 saying we'll exempt this much in -- for affordable housing when  
25 we know that right now we don't really have any dedicated



1 funding to fund those exemptions. So there are several --  
2 several policies that we're pursuing right now that we hope will  
3 pass. There's -- we're looking at a housing opportunity bond.  
4 We are looking at legislation to allow the state to allow cities  
5 and other municipalities to be able to fund affordable housing  
6 from other sources.

7 So there is a lot of -- of policy that is kind of in  
8 progress. Don't have the results of that right now. So we're -  
9 - we're -- we're really, you know, doing kind of a -- what we  
10 think might be best kind of guess. And so it's -- it's going to  
11 take a little conversation, little longer conversation I think  
12 with a few others before we actually settle on, you know, what  
13 we think might be a -- a good recommendation in terms of -- of  
14 the percentage. And I hope we can do that before we finalize  
15 this legislation because I think we want to give you guys the  
16 best recommendation that we can, and we definitely want to put  
17 forth a strong recommendation to council when this ordinance  
18 goes before them.

19 FEMALE SPEAKER: So can it be finalized without a  
20 percentage?

21 MS. SIDIFALL: I would have to -- I mean, I think we  
22 have somebody from our law team on board.

23 FEMALE SPEAKER: I would assume that we have to have a  
24 percentage before it was finalized.

25 MS. SIDIFALL: Jonathan Futrell from our law

1 department is with us. Jonathan, what do you think about that?

2 MR. FUTRELL: Yeah. Thank you, Janide. I completely  
3 agree. It should be codified unless we were able to create some  
4 sort of administrative rulemaking authority to have that, but I  
5 don't think that's a good idea. When you're dealing with fees,  
6 it's really been consistent that -- that the law department's  
7 position is that fees in this course would be -- an exemption to  
8 those fees need to be codified. So my recommendation would be  
9 that, yes, that it should be codified so that the decision  
10 should be made whenever council acts.

11 FEMALE SPEAKER: And so we would need a percentage by  
12 our next meeting in January.

13 MR. FUTRELL: Or at least by -- I guess before -- when  
14 -- when is this going before for the first read, Janide or  
15 Tiffani?

16 MS. COPE: February 23.

17 MR. FUTRELL: Okay. So I would say at least before --  
18 before then, no question.

19 FEMALE SPEAKER: But we only need one more time before  
20 that. Is that correct, Tiffani?

21 MS. COPE: Yes, that's correct.

22 FEMALE SPEAKER: So I think from our perspective, we  
23 would need a percentage by the January meeting.

24 MS. COPE: Yes.

25 MS. SIDIFALL: As I said, I think we're prepared to

1 have some additional discussions with some stakeholders to --  
2 to, you know, make a recommendation to you. But for right now,  
3 you know, there -- there -- there've just been a lot of  
4 different moving parts, some of which, I mean, just as of  
5 yesterday we -- one of our committees passed the Housing  
6 Opportunity Bond. So, you know, there have been a lot of moving  
7 parts as we try to contemplate what the best, you know,  
8 percentage for exemption would be. And all of those moving  
9 parts may still not be in place when we -- when we have to make  
10 a recommendation.

11 So we will be making a recommendation based on the  
12 best information available at the current time and -- and -- and  
13 that's really why we haven't -- we still kind of have Xs in the  
14 legislation as it stands now, but we want to make sure that we  
15 bring it to you as one of those areas that we will need a  
16 recommendation on as we finalize the -- the -- the ordinance.

17 MR. GREEN: So this is Kevin. Follow-up question on  
18 that. I mean, as I understand, for any exemption you got to  
19 have replacement funds that are nonimpact fee replacement funds,  
20 right. So you got to have a fund -- a pot of money to backfill  
21 any exemption. And assuming that doesn't get changed in terms  
22 of the general assembly, then that's what we're -- we're left  
23 with. Couldn't -- couldn't you make a recommended percentage  
24 assuming, you know, or in the event that there is replacement  
25 funds that are available and so that percentage is contingent on

1 that? Because if you don't have replacement funds available,  
2 you can't grant an exemption anyway.

3 MS. SIDIFALL: Anyway. Exactly. I mean --

4 MR. GREEN: So why -- why are we -- why are -- why do  
5 we need to wait to come up with a percentage if the percentage  
6 is contingent on there being replacement funds available anyway?

7 MS. SIDIFALL: Well, I mean, Kevin, if you'd really  
8 like to look at it that way, we could say they could be 100  
9 percent exempt from impact fees if -- if -- if that's what we  
10 choose to do to encourage more affordable housing.

11 MR. GREEN: Well, I mean, it's -- there's different,  
12 you know, AMIs too. It's just there's a lot of moving parts.  
13 It's hard, at least for me, to get my head around how to give an  
14 intelligent answer to that fill-in-the-X question. Related to  
15 that is economic development. You know, there's no criteria  
16 that's introduced here in terms of what qualifies as an economic  
17 development project, and obviously that needs replacement funds  
18 as well. What I wasn't clear though is, is that an automatic  
19 exemption or is there got to be some determination by council  
20 that that project is exempt for economic development building  
21 purposes?

22 MS. SIDIFALL: Correct me if I'm wrong but we're  
23 proposing that it meet those criteria and it's -- it would have  
24 an automatic 100 percent exemption. Correct, Jonathan?

25 MR. FUTRELL: That's right. Currently as it's

1 drafted, if you meet it, you know, the director can sign off on  
2 saying, you know, exemption -- again to Kevin's point, if the  
3 exemption funds are there, replacement funds are there, it would  
4 be -- would not require additional council approval as drafted  
5 currently.

6 MR. GREEN: Okay, that's cool. I just noticed on the  
7 ordinance that it said if you qualify, you may get an exemption  
8 instead of shall. That was one of the reasons for my question.

9 MR. FUTRELL: No, and that -- that's a fair point. I  
10 mean, it could be, you know, the director shall grant it, but I  
11 think that would be another policy decision whether there would  
12 be any discretion. But I think to your point, shall might be  
13 more appropriate here because it -- it -- it doesn't have to go  
14 before council but it -- I don't think there's a mechanism right  
15 now where the director could say no, I'm sorry, you don't get  
16 this. So perhaps shall would be more appropriate.

17 MR. GREEN: Okay.

18 MS. SIDIFALL: And -- and I used the 100 percent  
19 because economic development is 100 percent. And so if we want  
20 to apply the same policy to affordable housing, you know, that's  
21 a consideration.

22 MS. PETERSON: Okay. Malloy Peterson. I had one last  
23 question. Maybe it's for Clancy or maybe Janide. In the  
24 recommendations, I think I read there's a six-year timeline in  
25 which the fees have to be expended on the return. Is that

1 correct?

2 MS. SIDIFALL: Once they're encumbered, yes. They  
3 have six years to expend.

4 MS. PETERSON: Okay. Was -- is that the same that it  
5 was previously or was it five years previously?

6 MS. SIDIFALL: Jonathan, I think it's the same?

7 MR. FUTRELL: Yeah, I believe it's the same. That's -  
8 - I'll confirm it right now but I believe that's set up by state  
9 law that if they're not encumbered within six years, their -- a  
10 refund is due. So it's the encumberment that's the important  
11 box to be checked there.

12 MS. PETERSON: Right. Encumbered.

13 FEMALE SPEAKER: Okay. Well, if there aren't any  
14 other questions from the group, we'd like to thank everybody on  
15 this committee for all the work that's been put forth and from  
16 staff. And Tiffani and Janide and the legal department I know  
17 has spent a lot of hours behind the scene. So we are working  
18 towards delivering the first impact -- first update to the  
19 Impact Fee Study and Ordinance in almost 30 years. Next we'll  
20 open up for the second public comment period. Staff will mute  
21 and unmute calls as raised hands in order of receipt and read  
22 comments in the chat. Please click on the participant -- please  
23 click on participants to use the raise hand feature found at the  
24 bottom of your screen if you'd like to be recognized to speak.  
25 If you're calling in, you may use star-nine to raise your hand,

1 and star-six to mute or unmute at the appropriate time.

2 MS. COPE: Okay, Madam Chair. We have two hands  
3 raised. Ms. Kate Little, you may proceed with your question.  
4 You may unmute yourself and proceed. And if you can, please  
5 state the organization you're with.

6 MALE SPEAKER: Ms. Little, if you're speaking, you're  
7 muted.

8 FEMALE SPEAKER: Does somebody have to unmute her?

9 FEMALE SPEAKER: Can we unmute her?

10 MS. COPE: No. She's able to unmute herself. Let's  
11 see. Okay. Ms. Little may have stepped away. We'll go to the  
12 next raised hand, Ms. Tiffany Hogan. You may unmute yourself  
13 and ask your question.

14 MS. HOGAN: Hello. Yes, thank you. I apologize if I  
15 missed this. If the plan is approved to implement the fees in  
16 increments, what are the increments that will -- it will be  
17 implemented as? Do we know that yet?

18 MS. COPE: Yes. The first increment will take place  
19 on the effective date of the ordinance. And throughout the  
20 first year, the exemption will be 50 percent. For the second  
21 year, it will be 75 percent. And lastly in the third year, it  
22 will be 100 percent of the fee increase. Excuse me. Not  
23 exemption. Fee increase.

24 MS. HOGAN: Perfect. Thank you so much.

25 MS. COPE: You're welcome. Ms. Little, are you with

1 us?

2 FEMALE SPEAKER: If she is having trouble unmuting, is  
3 there any other way, I guess if she (indiscernible) computer for  
4 her to put in the chat or anything?

5 FEMALE SPEAKER: Yes. She's going to put her question  
6 in the chat.

7 FEMALE SPEAKER: Okay.

8 MS. COPE: Okay. While we wait for Ms. Little's  
9 question, Ms. Hogan, I see your hand is raised again. Do you  
10 have a question for us? If so, you may unmute yourself and  
11 proceed.

12 MS. HOGAN: I do, Ms. Cope. Thank you so much. I  
13 heard at the beginning there was discussion regarding whether we  
14 proceed with the March time frame, and some of the committee  
15 members recommended six months instead. When will we know  
16 whether it will be that three-month recommendation from March or  
17 the committee's six-month recommendation?

18 FEMALE SPEAKER: We -- I think we'll be voting in  
19 January on the recommendation. Is that correct, Tiffani? And  
20 right now we just -- we're discussing it right now but we will  
21 vote in the January 20 meeting.

22 MS. COPE: Yes, that's correct.

23 MS. HOGAN: Thank you.

24 MS. LITTLE: Sorry. This is Kate Little. I had to  
25 dial in by phone. My computer actually doesn't have a mic. So



1 thank you for your patience. I actually have two questions. In  
2 terms of the home sales and being affordable for 20 years if  
3 they qualify for an exemption, I just wonder how you monitor  
4 that. That's my first question. Will it be deed restrictions?  
5 Or how would that be implemented?

6 FEMALE SPEAKER: I would defer your question to  
7 Jonathan. Are you able to answer Ms. Little's question  
8 regarding affordable housing?

9 MR. FUTRELL: Yes. It would be very similar to the IZ  
10 program where it would be a land use restriction agreement.

11 MS. LITTLE: Okay. I actually thought the IZ program  
12 just referred to -- or just was applicable to rental housing,  
13 not homeownership.

14 MR. FUTRELL: That's right. That's right. That's  
15 correct. The IZ is currently just rental. But here, this would  
16 apply -- would expand that and apply to both rental and to home  
17 ownership.

18 MS. LITTLE: And my second question might be little  
19 more difficult, and this is really out of my sphere of expertise  
20 but just curious. In terms of the number of jobs created for  
21 economic development, as just a citizen of Atlanta, I would like  
22 to see the employer or the business having some responsibility  
23 to make those jobs available to city of Atlanta residents first.  
24 And again, I don't know that would be implemented or if that's  
25 even possible but I just want to put that out there as food for

1 though. And then I have a comment that also may be out of line,  
2 but I noticed in the projections for 2020, the population is  
3 actually less than 500,000 and I don't know that Congress or the  
4 Census Bureau is going to come back and look. But I know in  
5 order to qualify for CARES Act funding, the mayor made a pitch  
6 that the city population was actually 550,000 so as to qualify  
7 for automatic or -- not automatic. To qualify for entitlement  
8 funding. So to have another official document at less than  
9 500,000 population just seems to me awkward. Thank you.

10 MS. COPE: Good point.

11 FEMALE SPEAKER: Would the population numbers that are  
12 in the projections, were those from Clancy's group?

13 FEMALE SPEAKER: Correct.

14 MR. MULLEN: Actually, those are interpolations  
15 between data provided by Atlanta Regional Commission, and I  
16 think their -- their projections were -- this was actually the -  
17 - the -- the projections were actually done in the 2017 study,  
18 and they're based on 2015 estimates and 2040 projections, so  
19 interpolations between those dates. So it's a pretty rough  
20 number, you know. It may -- it may or may not be accurate

21 FEMALE SPEAKER: Is it possible for us to get more  
22 actual numbers from the City of Atlanta? Is that something we  
23 could look into if we -- if the City of Atlanta has more current  
24 figures?

25 MR. MULLEN: We would have to have them by Census

1 Tract in order to -- to divide them up between the -- the  
2 service areas. But yes, if we could get -- if we could get  
3 comparable numbers. They'd also have to be nonresidential  
4 numbers, although -- I mean, the population numbers don't  
5 actually -- are just there because I think state law requires  
6 that you have population projections even though they don't  
7 really affect the fees. It's dwelling units and -- and  
8 nonresidential square footage that actually (indiscernible). Or  
9 we can put a caveat that, you know, just leave those numbers as  
10 they are in the study but also add that current -- the  
11 population projections might be a little low.

12 FEMALE SPEAKER: Yeah, that -- that sounds like --  
13 yeah, that sounds like something that maybe we can add into the  
14 chart.

15 MALE SPEAKER: Yeah. I kind of doubt there's going to  
16 be any real problem with having these -- these numbers not be  
17 exactly the same as -- as what the city's current estimates are,  
18 but we can see what the city can come up with.

19 MS. COPE: Madam Chair, we have another hand raised in  
20 the queue. Ms. Little, you may unmute yourself and proceed.

21 MS. LITTLE: My economic development question did not  
22 get answered. That was the only thing I want to mention again.  
23 In terms of the jobs created.

24 FEMALE SPEAKER: Jonathan, how does the city currently  
25 track -- I've read a good bit about this but how is the city

1 working to tighten or better track those figures? Or Janide or  
2 Tiffani?

3 MR. FUTRELL: Yeah. I might have to defer to Janide  
4 or Tiffany on that. I -- I'm not sure of the -- any efforts  
5 currently by the city on ensuring that the opportunities be  
6 inside the city.

7 MS. SIDIFALL: Yeah. That would be something -- this  
8 is Janide speaking. That would be something we need to check  
9 with Invest Atlanta on. So we -- we we'd be happy to check into  
10 that and get back to the advisory committee as well as Ms.  
11 Little.

12 MS. COPE: Okay, Madam Chair. That concludes all the  
13 hands we have raised for public comment.

14 FEMALE SPEAKER: Whoops, sorry. Seeing that there is  
15 no additional public comment, are there any additional comments  
16 or announcements from staff?

17 MS. COPE: Yes. Thank you. Please join us for our  
18 next DIFAC meeting scheduled virtually for Wednesday, January  
19 20, 2021, 2:00 p.m. Thank you.

20 FEMALE SPEAKER: Thank you. We've come to the addend  
21 of our agenda. I will entertain a motion to adjourn and  
22 complete the exiting roll call. Is there a motion to adjourn?

23 MALE SPEAKER: I make a motion to adjourn.

24 FEMALE SPEAKER: Second.

25 FEMALE SPEAKER: Seeing as we have a second, we'll

1 take a vote to adjourn. Jim Brown?

2 MR. BROWN: Adjourn.

3 FEMALE SPEAKER: Stacey McCoy.

4 MS. MCCOY: Second.

5 FEMALE SPEAKER: Rod Teachy. Kevin Green.

6 MR. GREEN: Adjourn, yes.

7 FEMALE SPEAKER: Okay. The motion carries with a vote  
8 of -- Malloy Peterson adjourned. Carries with a vote of four  
9 yeas, zero nays. We're adjourned. See you in January.

10 FEMALE SPEAKER: Thank you all.

11 FEMALE SPEAKER: Thank you.

12 MS. COPE: Thank you all. Have a good day.

13 FEMALE SPEAKER: Bye.

14 (End of recording.)

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C E R T I F I C A T I O N

Esquire Deposition Solutions, does hereby certify that through an independent contractor we have transcribed the audio, and that the foregoing is a true and complete transcription of the audio transcribed.

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IN WITNESS WHEREOF, I do hereunto set my hand on this 21st day of December, 2020.

/S/

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IMPACT FEE STUDY STATUS  
DIFAC SPECIAL CALL MEETING

December 16, 2020  
Index: \$10..adequate

<hr/>	<b>120</b>	<b>2040</b>	<b>5008</b>	<b>accurate</b>
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