

January 19, 2021

Development Impact Fee Advisory Committee
City of Atlanta
55 Trinity Avenue SW, Suite 1450
Atlanta, GA 30303

Re: Recommendations for City of Atlanta Impact Fee Advisory Committee

Dear Advisory Committee,

The Greater Atlanta Home Builder Association has been closely monitoring the discussions and recommendations from this committee regarding the City of Atlanta's Impact Fee update. With the understanding of the need for administrative changes due to COVID-19, we greatly appreciate the City of Atlanta's Development Impact Fee Advisory Committee, Councilmembers, and Commissioner Tim Keane allowing builders, developers, and community members to provide input on the proposed impact fee changes.

As such, GAHBA recommends the following recommendations for consideration:

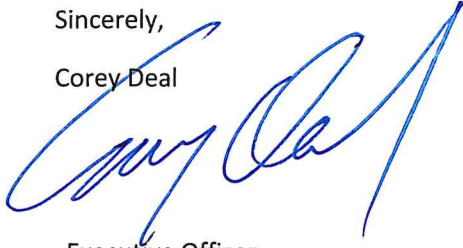
1. The fee increase should take a gradual approach of phasing in over 5 years instead of the recommended 2 years.
 - a. First Year: 20%
 - b. Second Year: 20%
 - c. Third Year: 20%
 - d. Fourth Year: 20%
 - e. Fifth Year: 20%
2. Ensure that the single-family housing can take advantage of the opportunity for a waiver.
3. Ensure the term used for "affordable" can be used with single family housing and not based on the Low-Income Housing Tax Credit (LIHTC) or other programs that is not used for single family development.
 - a. The definition should be based upon the sales price of the house, which the city can verify.
4. Consider a grandfather clause for any projects already zoned or for which a rezoning application has been filed before the effective date of the impact fees where the fees will be vested under the City's current fee structure.
5. Staff should recommend a date no less than 6 months from the adoption date of the ordinance for the ordinance to take effect.

The Greater Atlanta Home Builders Association appreciates the City of Atlanta's Development Impact Fee Advisory Committee's willingness to consider our recommendations that impact our members and their customers and for considering recommendations on effective processes and procedures that we feel will move Atlanta forward as housing demands increase. As the city continues to increase impact fees, expenses associated with the tree ordinance, and other fees that impact our residential

construction cost, we ask that they all be considered as a whole rather than individually in order to gain a clear picture of their combined impact on the cost of constructing a residence.

Sincerely,

Corey Deal



Executive Officer

Greater Atlanta Home Builders Association