

DRAFT Impact Fees

Pooler, Georgia

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Gordon County	Hall County	Henry County
Pembroke	Pooler	Roswell

- One-time payment for growth-related infrastructure
- Can't fund operations, maintenance, or replacement
- Not a tax, but a contractual arrangement to build infrastructure with three requirements:
 - » **Need** for infrastructure (system-level improvements, not project-level improvements)
 - » **Benefit** to fee payer (service areas, accounting and expenditure controls)
 - » **Proportionate** to demand
- Georgia Development Fee Act
 - » Must have an adopted comprehensive plan containing a capital improvements element
 - » Capital improvements must have a useful life of 10 years or more
 - » City must spend impact fees within 6 years

○ Cost Recovery Approach (Past)

- Future development is “buying in” to the cost the community has already incurred to provide growth-related capacity
- Common in communities approaching buildout

○ Incremental Expansion Approach (Present)

- Formula-based approach based on existing levels of service
- Fee is based on the current cost to replicate existing levels of service (i.e., replacement cost)

○ Plan-Based Approach (Future)

- Usually reflects an adopted CIP or master plan
- Growth-related costs are more refined



Evaluate Need for Credits

- **Site Specific**
 - Developer constructs a capital facility included in fee calculations
- **Debt Service**
 - Avoid double payment due to existing or future bonds
- **Dedicated Revenues**
 - Property tax, local option sales tax, gas tax, construction sales tax, etc.



Capital Improvement Element

- In order to implement an Impact Fee Ordinance and collect Impact Fees, the City must first adopt a Capital Improvement Element as part of its Comprehensive Plan
- CIE is a document that establishes where and when new capital facilities are planned and the extent to which they may be financed through an impact fee program
- It funds major public infrastructure projects such as roads, parks and recreation and public safety facilities
- Ensures that infrastructure is built to accommodate future growth and that necessary public facilities are in place to meet service demands and to maintain the overall quality of life within the community

Capital Improvement Element

- The CIE must include the following for each capital facility category for which an impact fee will be charged:
 - A projection of needs for a specific period (min 20 years)
 - Designation of service area
 - Designation of levels of service that will be provided
 - A schedule of improvements – 5-year Short-Term Work Program (impact fee related projects and estimated costs)
 - A description of funding sources
- Georgia State Code requires 2 public hearings to adopt a Capital Improvement Element
 - 1st at the beginning of the development of a CIE
 - 2nd to review the draft CIE prior to sending for State review



Development Impact Fee Advisory Committee

- Development Impact Fee Advisory Committee (Required by State law § 36-71-5.)
 - Prior to the adoption of a development impact fee ordinance, a municipality or county adopting an impact fee program shall establish a Development Impact Fee Advisory Committee
- The Development Impact Fee Advisory Committee shall serve in an advisory capacity to assist and advise the governing body of the municipality or county
 - Review development projections, assumptions, and methodology

Development Projections

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Pooler, Georgia	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	10-Year Increase
	Base Year	1	2	3	4	5	6	7	8	9	10	
Population	34,352	35,744	37,137	38,529	39,922	41,314	42,707	44,099	45,492	46,885	48,277	13,925
Housing Units												
Single Family	10,218	10,461	10,704	10,947	11,190	11,433	11,676	11,919	12,162	12,405	12,648	2,430
Multi-family	4,887	5,320	5,753	6,185	6,618	7,051	7,484	7,917	8,349	8,782	9,215	4,328
Total Housing Units	15,105	15,781	16,456	17,132	17,808	18,484	19,160	19,835	20,511	21,187	21,863	6,758
Employment												
Industrial	2,977	3,101	3,227	3,356	3,488	3,623	3,761	3,902	4,047	4,194	4,345	1,368
Commercial	6,762	6,781	6,801	6,820	6,840	6,859	6,879	6,899	6,919	6,939	6,959	197
Office & Other Service	2,746	2,757	2,768	2,779	2,790	2,801	2,812	2,823	2,834	2,846	2,857	111
Institutional	2,442	2,540	2,641	2,746	2,855	2,967	3,083	3,203	3,327	3,456	3,589	1,147
Total Employment	14,927	15,179	15,437	15,701	15,973	16,250	16,535	16,828	17,127	17,434	17,749	2,822
Nonres. Floor Area (x1,000)												
Industrial	16,400	16,765	17,138	17,520	17,910	18,309	18,716	19,133	19,559	19,994	20,439	4,039
Commercial	2,541	2,550	2,559	2,569	2,578	2,587	2,596	2,606	2,615	2,624	2,634	93
Office & Other Service	854	857	860	864	867	870	874	877	881	884	888	34
Institutional	934	966	999	1,034	1,070	1,107	1,145	1,185	1,226	1,268	1,312	378
Total Nonres. Floor Area	20,728	21,138	21,557	21,986	22,424	22,873	23,331	23,800	24,280	24,771	25,273	4,544

Housing Type	Persons	Households	Persons per Household	Housing Units	Persons per Housing Unit	Housing Mix	Vacancy Rate
Single-Family Units ¹	20,918	8,045	2.60	8,699	2.40	72.4%	7.50%
Multi-Family Units ²	6,200	3,154	1.97	3,309	1.87	27.6%	4.70%
Total	27,118	11,199	2.42	12,008	2.26	100.0%	6.70%

Source: U.S. Census Bureau, 2019-2023 American Community Survey 5-Year Estimates

1. Includes detached, attached (i.e. townhouses), and mobile home units.
2. Includes dwellings in structures with two or more units.

Occupancy by Housing Unit Size

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Bedroom Range	Persons ¹	Housing Units ¹	Housing Mix	Unadjusted PPHU	Adjusted PPHU ²
0-1	136	107	2%	1.27	1.04
2	807	430	9%	1.88	1.54
3	3,383	1,497	31%	2.26	1.85
4	4,366	1,494	31%	2.92	2.40
5+	4,674	1,320	27%	3.54	2.90
Total	13,366	4,848	100%	2.76	2.26

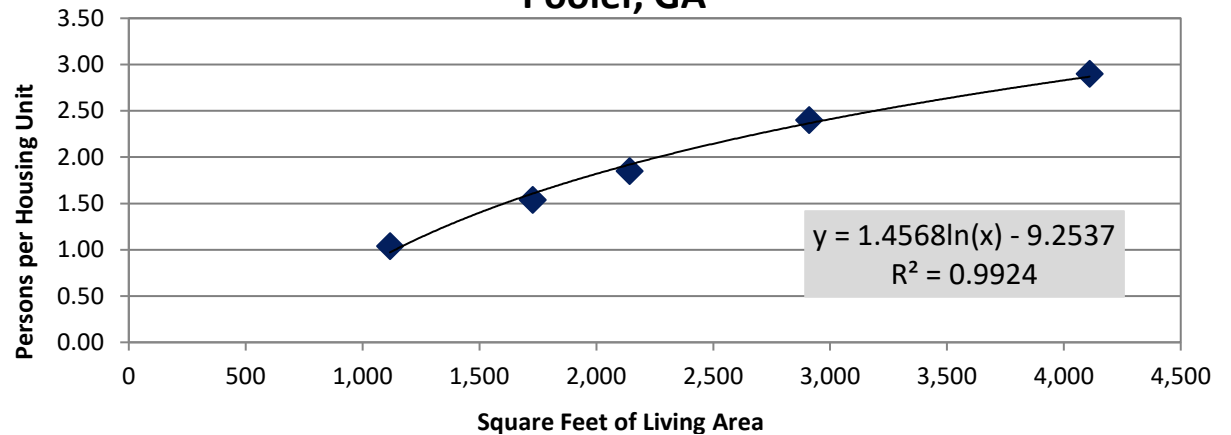
1. U.S. Census Bureau, 2019-2023 American Community Survey (ACS) 5-Year Estimates, Public Use Microdata Sample (PUMS) for Georgia PUMAs 701, and 702.

2. Represents unadjusted PUMS values scaled to control totals for Pooler using 2019-2023 American Community Survey (ACS) 5-Year Estimates.

Average persons per housing unit derived from 2019-2023 ACS PUMS data for the area that includes Pooler. Unit size for 0-1 bedroom from the 2023 U.S. Census Bureau average for all multi-family units constructed in the Census South region. Unit size for all other bedrooms from the 2023 U.S. Census Bureau average for single-family units constructed in the Census South region.

Actual Averages per Housing Unit			Fitted-Curve Values	
Bedrooms	Square Feet	Persons	Sq Ft Range	Persons
0-1	1,117	1.04	1,000 or less	0.81
2	1,727	1.54	1,001 to 1,500	1.13
3	2,142	1.85	1,501 to 2,000	1.62
4	2,910	2.40	2,001 to 2,500	1.99
5+	4,110	2.90	2,501 to 3,000	2.28
			3,001 to 3,500	2.53
			3,501 to 4,000	2.74
			4,001 to 4,500	2.92
			4,501 to 5,000	3.08
			5,001 to 5,500	3.23
			5,501 or more	3.36

Persons per Housing Unit
Pooler, GA





Employment Density Assumptions

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Functional Population

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Demand Units in 2022				
Residential			Demand Hours/Day	Person Hours
Population	26,264			
Residents Not Working	14,515		20	290,300
Employed Residents	11,749			
Residents Employed in Pooler		1,609	14	22,526
Residents Employed outside Pooler		10,140	14	141,960
Residential Subtotal				454,786
Residential Share				65%
Nonresidential				
Residents Not Working	14,515		4	58,060
Jobs Located in Pooler	18,275			
Residents Employed in Pooler		1,609	10	16,090
Non-Resident Workers (Inflow Commuters)		16,666	10	166,660
Nonresidential Subtotal				240,810
Nonresidential Share				35%
Total				695,596

Source: U.S. Census Bureau, OnTheMap 6.1.1 Application and LEHD Origin-Destination Employment Statistics.

- Service Area
 - Citywide
- Fee Components
 - Fire Station Space
 - Fire Apparatus
- 10-Year Demand
 - Fire Station Space: 9,926 square feet, \$6.9 million
 - Fire Apparatus: 7.4 units, \$6 million



Fire Station Space

To maintain the current level of service, Pooler needs to construct 9,926 square feet of fire station space to serve future development.



Fire Apparatus

To maintain the current level of service, Pooler needs to purchase 7.4 additional apparatus to serve future development.

Proposed Fire Impact Fees

Fee Component	Cost per Person	Cost per Trip
Fire Facilities	\$423.57	\$138.32
Fire Apparatus	\$364.86	\$119.14
Total	\$788.43	\$257.46

Residential Development	Fees per Unit	
Size of Housing Unit (Sq. Ft.)	Persons per Housing Unit ¹	Proposed Fees
1,000 or less	0.81	\$639
1,001 to 1,500	1.13	\$891
1,501 to 2,000	1.62	\$1,277
2,001 to 2,500	1.99	\$1,569
2,501 to 3,000	2.28	\$1,798
3,001 to 3,500	2.53	\$1,995
3,501 to 4,000	2.74	\$2,160
4,001 to 4,500	2.92	\$2,302
4,501 to 5,000	3.08	\$2,428
5,001 to 5,500	3.23	\$2,547
5,501 or more	3.36	\$2,649

Nonresidential Development	Fees per 1,000 Square Feet	
Development Type	Average Wkdy Vehicle Trips ¹	Proposed Fees
Industrial	0.86	\$220
Commercial	12.21	\$3,144
Office & Other Service	5.42	\$1,395
Institutional	7.45	\$1,919

1. See Land Use Assumptions

Projected Fire Impact Fee Revenue

Fee Component	Growth Share	Existing Share	Total
Fire Facilities	\$6,948,213	\$0	\$6,948,213
Fire Apparatus	\$5,985,137	\$0	\$5,985,137
Total	\$12,933,350	\$0	\$12,933,350

		Single Family \$1,995 per unit	Multi-Family \$1,277 per unit	Industrial \$220 per KSF	Commercial \$3,144 per KSF	Office & Other \$1,395 per KSF	Institutional \$1,919 per KSF
Year		Hsg Unit	Hsg Unit	KSF	KSF	KSF	KSF
Base	2025	10,218	4,887	16,400	2,541	854	934
Year 1	2026	10,461	5,320	16,765	2,550	857	966
Year 2	2027	10,704	5,753	17,138	2,559	860	999
Year 3	2028	10,947	6,185	17,520	2,569	864	1,034
Year 4	2029	11,190	6,618	17,910	2,578	867	1,070
Year 5	2030	11,433	7,051	18,309	2,587	870	1,107
Year 6	2031	11,676	7,484	18,716	2,596	874	1,145
Year 7	2032	11,919	7,917	19,133	2,606	877	1,185
Year 8	2033	12,162	8,349	19,559	2,615	881	1,226
Year 9	2034	12,405	8,782	19,994	2,624	884	1,268
Year 10	2035	12,648	9,215	20,439	2,634	888	1,312
10-Year Increase		2,430	4,328	4,039	93	34	378
Projected Revenue		\$4,847,169	\$5,527,944	\$889,164	\$291,174	\$47,559	\$726,327

Projected Fee Revenue	\$12,329,337
Total Expenditures	\$12,933,350
Other Funding Sources	\$604,014

- Service Area
 - Citywide
- Fee Components
 - Park Improvements
 - Recreation Facilities
 - Parks SPLOST Credit
- 10-Year Demand
 - Park Improvements: 42.6 units, \$3.8 million
 - Recreation Facilities : 12,088 sq. ft., \$7.6 million



Parks Improvements

To maintain the existing level of service, Pooler needs to construct 42.6 park amenities to serve future development.



Recreation Facilities

To maintain the existing level of service, Pooler needs to construct 12,088 sq. ft. of recreation facilities to serve future development.

Proposed Parks and Recreation Impact Fees

Fee Component	Cost per Person
Park Improvements	\$275.72
Recreation Facilities	\$546.89
SPLOST Credit	(\$167.54)
Total	\$655.06

Residential Development	Fees per Unit	
Size of Housing Unit (Sq. Ft.)	Persons per Housing Unit ¹	Proposed Fees
1,000 or less	0.81	\$531
1,001 to 1,500	1.13	\$740
1,501 to 2,000	1.62	\$1,061
2,001 to 2,500	1.99	\$1,304
2,501 to 3,000	2.28	\$1,494
3,001 to 3,500	2.53	\$1,657
3,501 to 4,000	2.74	\$1,795
4,001 to 4,500	2.92	\$1,913
4,501 to 5,000	3.08	\$2,018
5,001 to 5,500	3.23	\$2,116
5,501 or more	3.36	\$2,201

1. See Land Use Assumptions

Projected Parks and Recreation Impact Fee Revenue

Fee Component	Growth Share	Existing Share	Total
Park Improvements	\$3,839,436	\$0	\$3,839,436
Recreation Facilities	\$7,615,634	\$0	\$7,615,634
Total	\$11,455,070	\$0	\$11,455,070

		Single Family \$1,657 per unit	Multi-Family \$1,061 per unit
Year		Hsg Unit	Hsg Unit
Base	2025	10,218	4,887
Year 1	2026	10,461	5,320
Year 2	2027	10,704	5,753
Year 3	2028	10,947	6,185
Year 4	2029	11,190	6,618
Year 5	2030	11,433	7,051
Year 6	2031	11,676	7,484
Year 7	2032	11,919	7,917
Year 8	2033	12,162	8,349
Year 9	2034	12,405	8,782
Year 10	2035	12,648	9,215
10-Year Increase		2,430	4,328
Projected Revenue		\$4,027,274	\$4,592,896

Projected Fee Revenue	\$8,620,170
Total Expenditures	\$11,455,070
Other Funding Sources	\$2,834,900

- Service Area
 - Citywide
- Fee Components
 - Police Station Space
 - Police Debt Credit
- 10-Year Demand
 - Police Station Space: 6,866 square feet, \$4.1 million



Police Facilities

To maintain the current level of service, Pooler needs to construct 6,866 square feet of police facilities to serve future development.



Police Principal Payment Credit

Proposed Police Fees

Fee Component	Cost per Person	Cost per Trip
Police Facilities	\$251.14	\$82.01
Police Debt Credit	(\$39.36)	(\$13.86)
Total	\$211.78	\$68.15

Residential Development	Fees per Unit	
Size of Housing Unit (Sq. Ft.)	Persons per Housing Unit ¹	Proposed Fees
1,000 or less	0.81	\$172
1,001 to 1,500	1.13	\$239
1,501 to 2,000	1.62	\$343
2,001 to 2,500	1.99	\$421
2,501 to 3,000	2.28	\$483
3,001 to 3,500	2.53	\$536
3,501 to 4,000	2.74	\$580
4,001 to 4,500	2.92	\$618
4,501 to 5,000	3.08	\$652
5,001 to 5,500	3.23	\$684
5,501 or more	3.36	\$712

Nonresidential Development	Fees per 1,000 Square Feet	
Development Type	Average Wkdy Vehicle Trips ¹	Proposed Fees
Industrial	0.86	\$58
Commercial	12.21	\$832
Office & Other Service	5.42	\$369
Institutional	7.45	\$508

1. See Land Use Assumptions

Projected Police Impact Fee Revenue

Fee Component	Growth Share	Existing Share	Total
Police Facilities	\$4,119,747	\$0	\$4,119,747
Total	\$4,119,747	\$0	\$4,119,747

		Single Family \$536 per unit	Multi-Family \$421 per unit	Industrial \$58 per KSF	Commercial \$832 per KSF	Office & \$369 per KSF	Institutional \$508 per KSF
Year		Hsg Unit	Hsg Unit	KSF	KSF	KSF	KSF
Base	2025	10,218	4,887	16,400	2,541	854	934
Year 1	2026	10,461	5,320	16,765	2,550	857	966
Year 2	2027	10,704	5,753	17,138	2,559	860	999
Year 3	2028	10,947	6,185	17,520	2,569	864	1,034
Year 4	2029	11,190	6,618	17,910	2,578	867	1,070
Year 5	2030	11,433	7,051	18,309	2,587	870	1,107
Year 6	2031	11,676	7,484	18,716	2,596	874	1,145
Year 7	2032	11,919	7,917	19,133	2,606	877	1,185
Year 8	2033	12,162	8,349	19,559	2,615	881	1,226
Year 9	2034	12,405	8,782	19,994	2,624	884	1,268
Year 10	2035	12,648	9,215	20,439	2,634	888	1,312
10-Year Increase		2,430	4,328	4,039	93	34	378
Projected Revenue		\$1,302,020	\$1,824,026	\$235,365	\$77,075	\$12,589	\$192,261

Projected Fee Revenue	\$3,643,336
Total Expenditures	\$4,119,747
Other Funding Sources	\$476,411

- Service Area
 - Citywide
- Fee Components
 - Planned Street Improvements



Travel Demand Model



Street CIP

Proposed Street Impact Fees

Fee Component	Cost per VTE
Street Improvements	\$400.35
Total	\$400.35

Residential Development	Fees per Unit	
Size of Housing Unit (Sq. Ft.)	Avg Weekday VTE	Proposed Fees
1,000 or less	2.08	\$832
1,001 to 1,500	2.72	\$1,087
1,501 to 2,000	3.68	\$1,473
2,001 to 2,500	4.40	\$1,760
2,501 to 3,000	4.97	\$1,990
3,001 to 3,500	5.45	\$2,182
3,501 to 4,000	5.85	\$2,343
4,001 to 4,500	6.21	\$2,487
4,501 to 5,000	6.53	\$2,616
5,001 to 5,500	6.82	\$2,729
5,501 or more	7.07	\$2,832

Nonresidential Development	per 1,000 Square Feet	
Development Type	Avg Weekday VTE	Proposed Fees
Industrial	0.86	\$342
Commercial	12.21	\$4,890
Office & Other Services	5.42	\$2,170
Institutional	7.45	\$2,984

Projected Street Impact Fee Revenue

Fee Component	Growth Share	Existing Share	Total
Street Improvements	\$14,714,006	\$50,155,994	\$64,870,000
Total	\$14,714,006	\$50,155,994	\$64,870,000

		Single Family \$2,182 per unit	Multi-Family \$1,473 per unit	Industrial \$342 per sq ft	Commercial \$4,890 per sq ft	Office & Other \$2,170 per sq ft	Institutional \$2,984 per sq ft
Year		Hsg Unit	Hsg Unit	KSF	KSF	KSF	KSF
Base	2025	10,218	4,887	16,400	2,541	854	934
Year 1	2026	10,461	5,320	16,765	2,550	857	966
Year 2	2027	10,704	5,753	17,138	2,559	860	999
Year 3	2028	10,947	6,185	17,520	2,569	864	1,034
Year 4	2029	11,190	6,618	17,910	2,578	867	1,070
Year 5	2030	11,433	7,051	18,309	2,587	870	1,107
Year 6	2031	11,676	7,484	18,716	2,596	874	1,145
Year 7	2032	11,919	7,917	19,133	2,606	877	1,185
Year 8	2033	12,162	8,349	19,559	2,615	881	1,226
Year 9	2034	12,405	8,782	19,994	2,624	884	1,268
Year 10	2035	12,648	9,215	20,439	2,634	888	1,312
10-Year Increase		2,430	4,328	4,039	93	34	378
Projected Revenue		\$5,301,549	\$6,375,004	\$1,381,435	\$452,811	\$73,958	\$1,129,249

Projected Fee Revenue	\$14,714,006
Total Expenditures	\$64,870,000
Other Funding Sources	\$50,155,994

Proposed Impact Fee Summary

Residential Development	Fees Per Unit				
Development Type	Parks	Police	Fire	Streets	Total
1,000 or less	\$531	\$172	\$639	\$832	\$2,173
1,001 to 1,500	\$740	\$239	\$891	\$1,087	\$2,958
1,501 to 2,000	\$1,061	\$343	\$1,277	\$1,473	\$4,155
2,001 to 2,500	\$1,304	\$421	\$1,569	\$1,760	\$5,054
2,501 to 3,000	\$1,494	\$483	\$1,798	\$1,990	\$5,764
3,001 to 3,500	\$1,657	\$536	\$1,995	\$2,182	\$6,370
3,501 to 4,000	\$1,795	\$580	\$2,160	\$2,343	\$6,879
4,001 to 4,500	\$1,913	\$618	\$2,302	\$2,487	\$7,320
4,501 to 5,000	\$2,018	\$652	\$2,428	\$2,616	\$7,714
5,001 to 5,500	\$2,116	\$684	\$2,547	\$2,729	\$8,076
5,501 or more	\$2,201	\$712	\$2,649	\$2,832	\$8,394

Nonresidential Development	Fees per 1,000 Square Feet				
Development Type	Parks	Police	Fire	Streets	Total
Industrial	\$0	\$58	\$220	\$342	\$620
Commercial	\$0	\$832	\$3,144	\$4,890	\$8,867
Office & Other Service	\$0	\$369	\$1,395	\$2,170	\$3,935
Institutional	\$0	\$508	\$1,919	\$2,984	\$5,411

Projected Impact Fee Revenue

Fee Category	Residential Revenue per Year	Nonresidential Revenue per Year	Total Yearly Revenue	Total Ten Year Revenue
Parks	\$862,017	\$0	\$862,017	\$8,620,170
Police	\$312,605	\$51,729	\$364,334	\$3,643,336
Fire	\$1,037,511	\$195,422	\$1,232,934	\$12,329,337
Transportation	\$1,167,655	\$303,745	\$1,471,401	\$14,714,006
		Total	\$3,930,685	\$39,306,848



Impact Fee Comparison