

*Semi-Annual Progress Report*

**Capital Improvements Advisory Committee for  
Transportation Impact Fees  
November 2023**

**Covering the Period of  
April 2023 – September 2023**



Prepared by the Fort Worth Development Services Department

## Introduction

This report was prepared by the Fort Worth Development Services Department staff and adopted by the Capital Improvements Advisory Committee for Transportation Impact Fees (CIAC). The purpose of this report is to advise the City Council, in accordance with Chapter 395 of the Texas Local Government Code, of the status of the Transportation Impact Fee Program.

## Program Overview and Status

On May 13, 2008, Fort Worth City Council adopted the transportation impact fee ordinance (Ord. #18083-05-2008). Transportation impact fees are charges assessed by local governments on new development projects in order to partially fund transportation improvements that are necessitated by new development.

The status of various program elements are as follows:

- Study and Collection Rate Update** - Under state law, the transportation impact fee study must be updated at least every 5 years and is based on the City’s adopted Master Thoroughfare Plan. The 2022 Transportation Impact Fee Study and Maximum Assessable Rate were unanimously approved by City Council on October 25, 2022, and went into effect November 1, 2022. On November 29, 2022 council adopted the collection rate schedule 2 as follows; Non-Residential 40% and Residential 50% effective June 1 2023. Residential rates will have incremental increases of 5% per year each June 1 beginning June 1, 2024.

| <b>Schedule 2 Collection Rates from:</b> | <b>Non-Residential</b> | <b>Residential</b> |
|--|------------------------|--------------------|
| 06/01/2023 to 05/31/2024                 | 40% of Schedule 1      | 50% of Schedule 1  |
| 06/01/2024 to 05/31/2025                 | 40% of Schedule 1      | 55% of Schedule 1  |
| 06/01/2025 to 05/31/2026                 | 40% of Schedule 1      | 60% of Schedule 1  |
| Beginning 06/01/2026                     | 40% of Schedule 1      | 65% of Schedule 1  |

- Land use assumptions** – The current land uses were updated with the adoption of the 2022 Transportation Impact Fee Study by Council, as recommended by the CIAC. During the period from April 2023 to September 2023 there have been no annexations. The four annexations previously approved by the Council since the adoption of the 2022 Study will be brought before the CIAC in Spring 2025 for inclusion into the adjacent service areas.

| <b>Case Number</b> | <b>M&amp;C Number</b> | <b>Council Action</b> | <b>Project</b>                                    | <b>CD</b> | <b>Future CD</b> | <b>SA</b> | <b>Land Use</b>                                  | <b>Total Acreage</b> |
|--------------------|-----------------------|-----------------------|---|-----------|------------------|-----------|--|----------------------|
| AX-21-016          | 22-0336               | 5/10/22               | Wiggins Tract                                     | 7         | 10               | A         | Industrial                                       | 77.92                |
| AX-22-007          | 22-0889               | 11/8/22               | Aledo 34, incl: Old Weatherford Road              | 3         | 3                | U         | Single-family attached and ROW                   | 34.54                |
| AX-22-006          | 22-0887               | 11/8/22               | Beggs East, incl: Old Weatherford Rd. & Farmer Rd | 3         | 3                | U         | Single-family, Multi-family & Commercial and ROW | 261.93               |
| AX-22-009          | 22-0891               | 11/8/22               | Gene Pike Middle School - NISD                    | 7         | 10               | AA        | Institutional                                    | 18.51                |
| <b>TOTAL</b>       |                       |                       |   |           |                  |           |  | <b>392.90</b>        |

- **Internal Audit** – The Transportation Impact Fee program was audited by the City of Fort Worth Internal Auditors on Dec 31, 2021. The full audit report is available on the City’s Website at: [CFW Audit Reports](#)

There were three audit findings that the department have been working to address. Finding 1A and 2 have both been addressed. Audit Finding 1B remains.

- Audit Finding 1B: *The Development Services Director should require that accountability is established for past unreconciled revenue, with particular focus on where less revenue is posted in the general ledger than in Accela.*

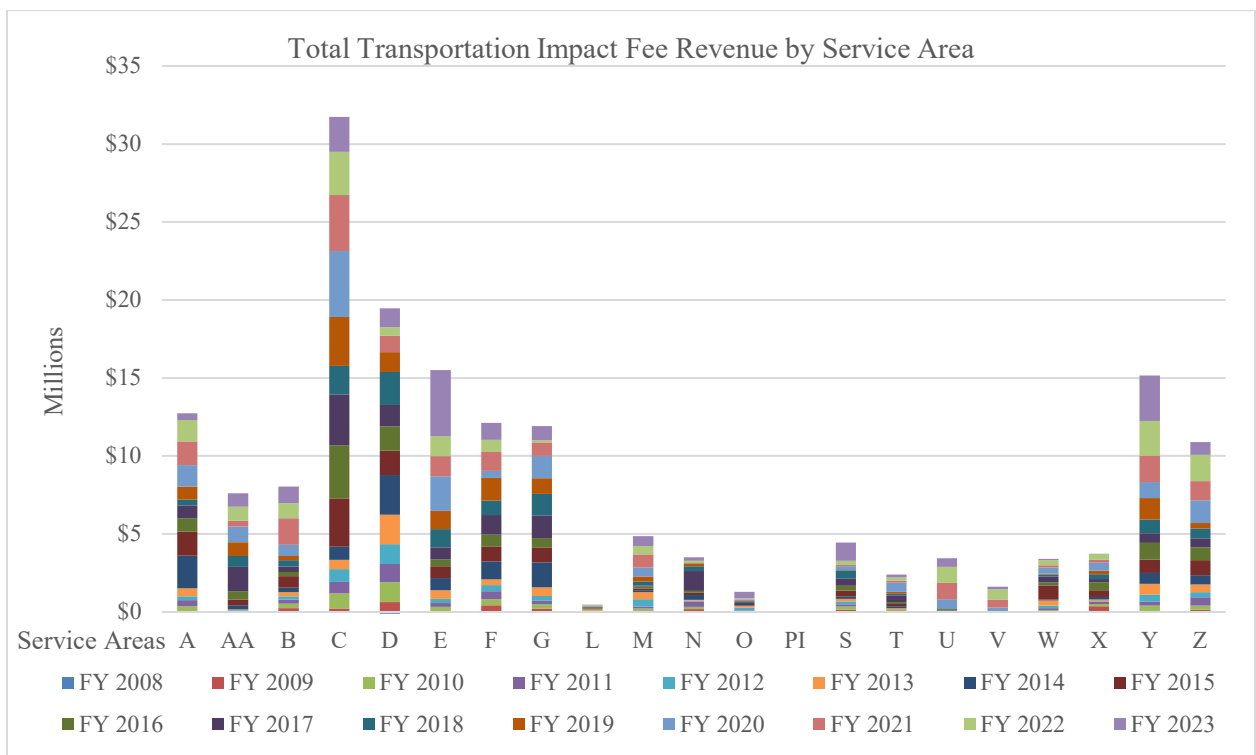
- FY19, FY20, FY21 & FY22 reconciliations are complete
- FY19, FY20, FY21 & FY22 corrections have been made in Accela
- FY19 and FY20 general ledger corrections have been made
- FY21 and FY22 general ledger corrections to be completed by end of 2023

- **Process Improvements**

1. At the April 2023 CIAC meeting, staff presented procedures for adding annexations to Service Areas via an amendment to the Transportation Impact Fee Study. This process will be initiated after a new Transportation Impact Fee Program Manager is hired.
2. The Administrative Guidelines for the Transportation Impact Fee Program will be updated before the end of FY 2024.

## Transportation Impact Fee Revenues and Expenditures

- **Total Transportation Impact Fee Program Revenue by Fiscal Year:** Total revenue collected for the program as of the end of Fiscal Year 2023 (i.e.; through September 30, 2023) is \$176,363,746.76. The schedule 2 collection rate will increase every June 1 through 2026. Staff will continue to monitor the revenue over the next few fiscal years to see the impact the new collection rates will have on the program.



- Semi-Annual Reporting Period Program Revenue:** The total revenue collected between April 1 & Sept 30, 2023 is \$12,294,989.69. Service Area E collected the most revenue over this period in the amount of \$3,492,060.89.

| Service Area | Apr 2022-Sept 2022 Revenue | Apr 2023-Sept 2023 Revenue | % Change    |
|--------------|----------------------------|----------------------------|-------------|
| A            | \$558,449.04               | \$237,054.49               | -58%        |
| AA           | \$511,967.35               | \$384,250.72               | -25%        |
| B            | \$255,061.83               | \$561,242.76               | 120%        |
| C            | \$894,214.70               | \$1,239,285.57             | 39%         |
| D            | \$269,354.84               | \$554,658.48               | 106%        |
| <b>E</b>     | <b>\$941,122.51</b>        | <b>\$3,492,060.89</b>      | <b>271%</b> |
| F            | \$302,802.89               | \$342,775.61               | 13%         |
| G            | \$182,889.34               | \$783,840.29               | 329%        |
| L            | -\$1,853.42                | \$16,119.00                | -970%       |
| M            | \$355,867.50               | \$617,690.19               | 74%         |
| N            | \$94,990.76                | \$204,297.20               | 115%        |

| Service Area | Apr 2022-Sept 2022 Revenue | Apr 2023-Sept 2023 Revenue | % Change   |
|--------------|----------------------------|----------------------------|------------|
| O            | \$31,090.22                | \$382,448.09               | 1130%      |
| PI           | \$0.00                     | \$0.00                     | 0%         |
| S            | \$191,570.67               | \$1,148,200.00             | 499%       |
| T            | \$172,187.18               | \$159,589.79               | -7%        |
| U            | \$808,880.00               | \$540,769.78               | -33%       |
| V            | \$379,508.20               | \$126,834.92               | -67%       |
| W            | \$273,251.26               | \$3,296.36                 | -99%       |
| X            | \$312,344.60               | \$2,302.70                 | -99%       |
| Y            | \$1,301,858.21             | \$855,504.54               | -34%       |
| Z            | \$1,167,441.38             | \$642,768.31               | -45%       |
| <b>TOTAL</b> | <b>\$9,002,999.06</b>      | <b>\$12,294,989.69</b>     | <b>37%</b> |

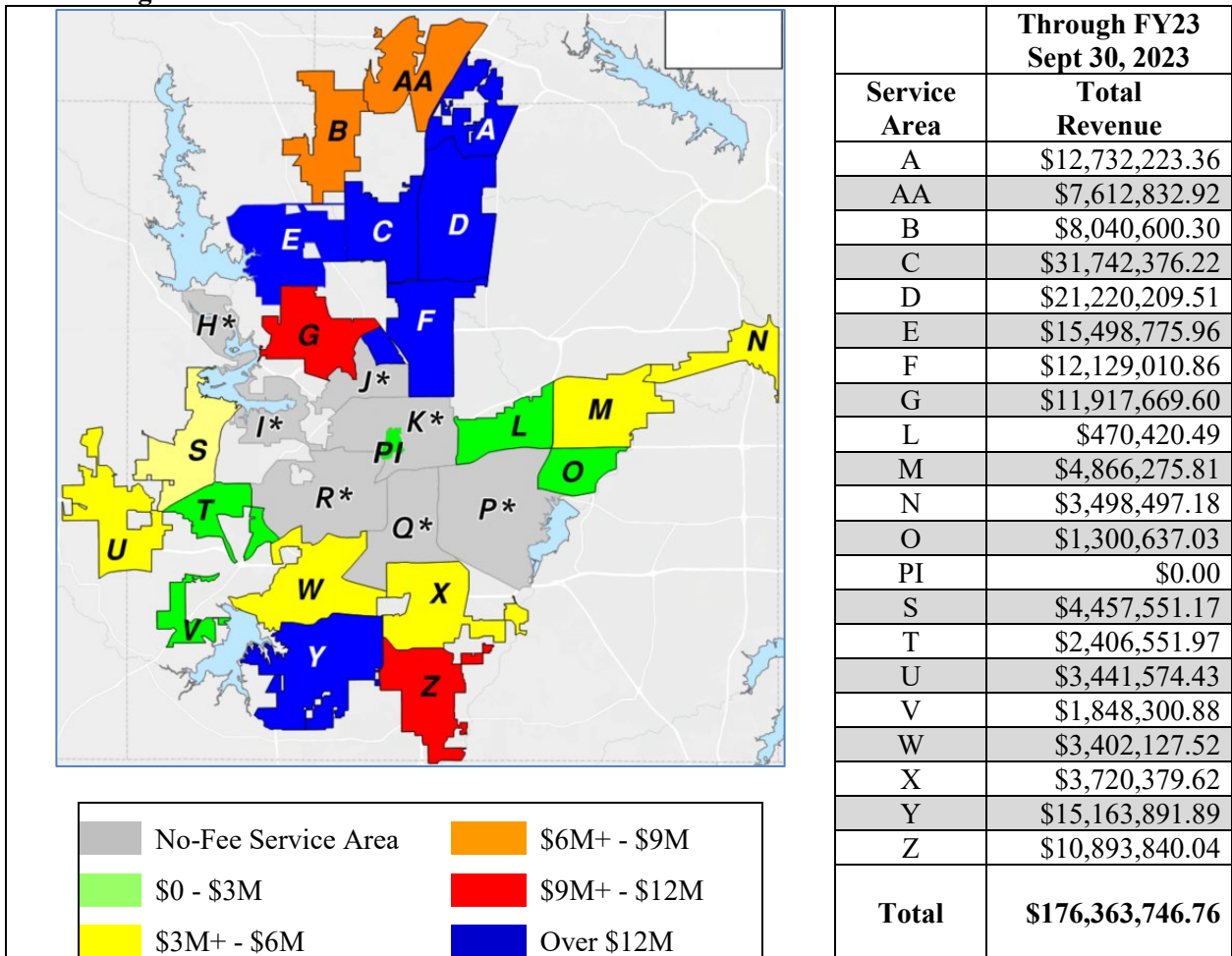
- Rate Increase Impact:** Effective June 1, 2023 the first collection fee increase based on the 2022 Impact fee study was realized. The schedule 2 collection rate was set at the following during this period: Non-Residential 40% and Residential 50% of the maximum assessment rate. The collected revenue increased for 13 service areas, with an overall 102% increase in collections over this period. Service Area E collected the most revenue over this period in the amount of \$2,516,068.57.

| Service Area | June – Sept 2022 Revenue | June – Sept 2023 Revenue | % Change    |
|--------------|--------------------------|--------------------------|-------------|
| A            | \$132,487.03             | \$237,054.49             | 79%         |
| AA           | \$237,811.21             | \$128,191.44             | -46%        |
| B            | \$20,839.73              | \$549,992.76             | 2,539%      |
| C            | \$743,006.53             | \$1,120,982.12           | 51%         |
| D            | \$223,618.09             | \$511,047.10             | 129%        |
| <b>E</b>     | <b>\$725,362.52</b>      | <b>\$2,516,068.57</b>    | <b>247%</b> |
| F            | \$55,579.66              | \$162,228.37             | 192%        |
| G            | \$119,228.34             | \$64,736.78              | -46%        |
| L            | \$0.00                   | \$0.00                   | 0%          |
| M            | \$224,692.50             | \$547,617.26             | 144%        |
| N            | \$65,496.00              | \$204,297.20             | 212%        |

| Service Area | June – Sept 2022 Revenue | June – Sept 2023 Revenue | % Change    |
|--------------|--------------------------|--------------------------|-------------|
| O            | \$24,902.72              | \$368,198.09             | 1,379%      |
| PI           | \$0.00                   | \$0.00                   | 0%          |
| S            | \$142,820.67             | \$1,144,450.00           | 701%        |
| T            | \$52,671.86              | \$94,041.55              | 79%         |
| U            | \$56,250.00              | \$299,326.39             | 432%        |
| V            | \$210,758.20             | \$85,584.92              | -59%        |
| W            | \$113,432.91             | \$3,296.36               | -97%        |
| X            | \$46,302.00              | \$2,302.70               | -95%        |
| Y            | \$844,337.78             | \$529,517.27             | -37%        |
| Z            | \$443,000.69             | \$520,092.52             | 17%         |
| <b>TOTAL</b> | <b>\$4,482,598.44</b>    | <b>\$9,089,025.89</b>    | <b>103%</b> |

- The total transportation impact fee revenue collected through FY23 (Sept 30, 2023) by service area are as shown below.

**Total Program Revenues**

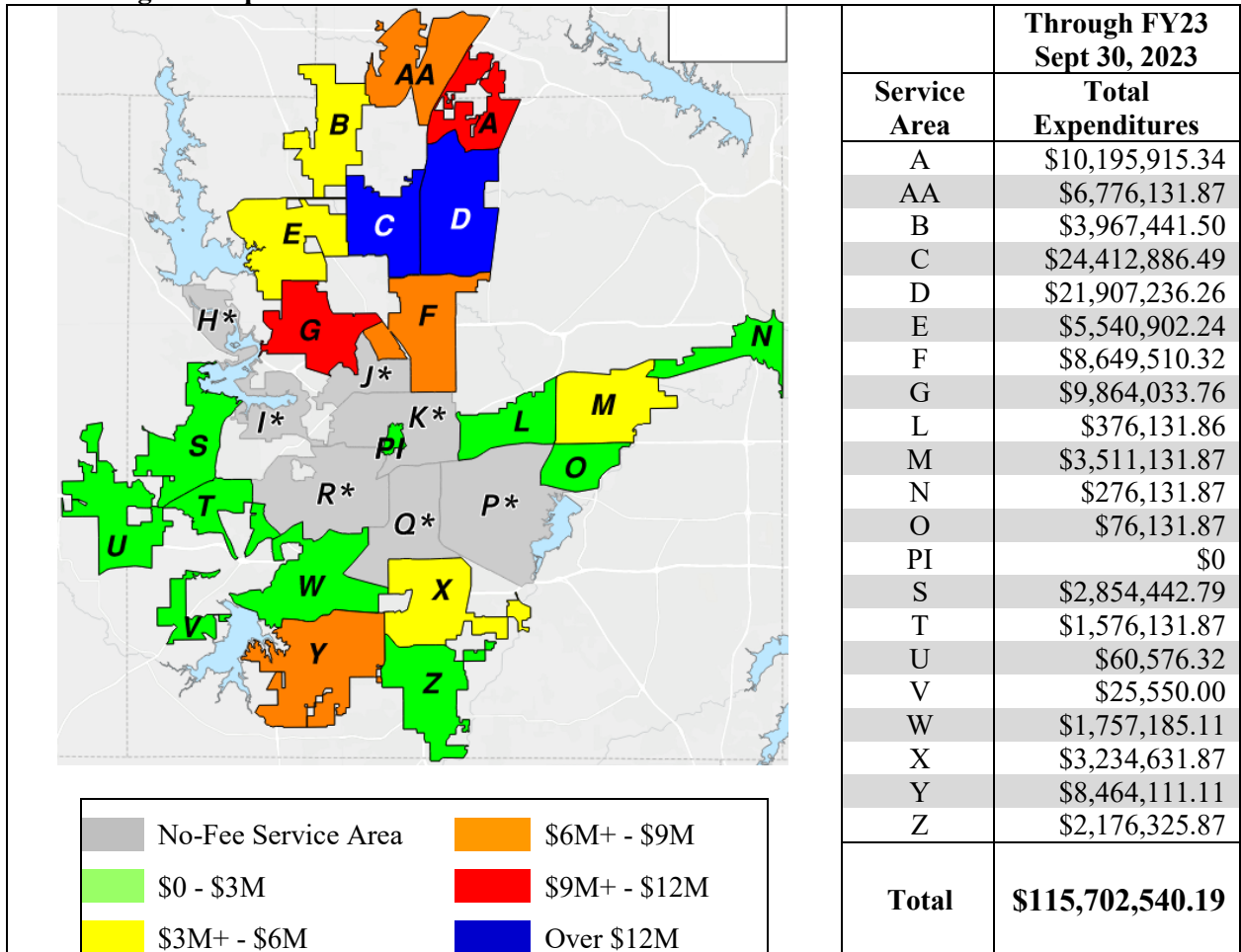


- Funds Utilization** – The Development Services and Transportation & Public Works departments’ staff continue to work together to leverage transportation impact fee funds to deliver arterial street projects. At the time of the previous report there were no approved projects. Since April 2023, the following projects were identified and impact fees funds have been committed.

| Service Area | Roadway Projects   | CPN    | Transportation Impact Funds Utilized |
|--------------|--|--------|--------------------------------------|
| AA           | Intermodal Parkway (BNSF to Old FM 156 M&C 23-0154 approved 4/11/23      | 103332 | \$1,200,000.00                       |
| D            | N. Beach St & N. Tarrant Pkwy Intersection M&C 23-0271 approved 04/11/23 | 103309 | \$800,000.00                         |
| D            | N. Riverside Dr (Shiver to N. Tarrant) M&C 23-0568 approved 6/27/2023    | 100453 | \$350,000.00                         |
| M            | John T White Rd & Sandy Ln Intersection M&C 23-0271 approved 04/11/2023  | 104002 | \$500,000.00                         |
| <b>TOTAL</b> |  |        | <b>\$2,850,000.00</b>                |

- **Transportation Impact Fee Expenditures** – Including the \$2,850,000.00 fund utilization since the previous Semi-annual Report, Council has authorized the use of 66% of all funds collected. At this time, funds collected have been spent well within the ten years of collection.
- The total transportation impact fee appropriations authorized through September 30, 2023, by service area are as shown below:

**Total Program Expenditures**



### Summary: Program Revenues and Expenditures through FY23

| <b>Through FY23 (Sept 30, 2023)</b> |                         |                           |                           |
|-------------------------------------|-------------------------|---------------------------|---------------------------|
| <b>Service Area</b>                 | <b>Total Revenue</b>    | <b>Total Expenditures</b> | <b>% Revenue Expended</b> |
| A                                   | \$12,732,223.36         | \$10,195,915.34           | 80%                       |
| AA                                  | \$7,612,832.92          | \$6,776,131.87            | 89%                       |
| B                                   | \$8,040,600.30          | \$3,967,441.50            | 49%                       |
| C                                   | \$31,742,376.22         | \$24,412,886.49           | 77%                       |
| D                                   | \$21,220,209.51         | \$21,907,236.26           | 103%                      |
| E                                   | \$15,498,775.96         | \$5,540,902.24            | 36%                       |
| F                                   | \$12,129,010.86         | \$8,649,510.32            | 71%                       |
| G                                   | \$11,917,669.60         | \$9,864,033.76            | 83%                       |
| L                                   | \$470,420.49            | \$376,131.86              | 80%                       |
| M                                   | \$4,866,275.81          | \$3,511,131.87            | 72%                       |
| N                                   | \$3,498,497.18          | \$276,131.87              | 8%                        |
| O                                   | \$1,300,637.03          | \$76,131.87               | 6%                        |
| PI                                  | \$-                     | \$-                       | 0%                        |
| S                                   | \$4,457,551.17          | \$2,854,442.79            | 64%                       |
| T                                   | \$2,406,551.97          | \$1,576,131.87            | 65%                       |
| U                                   | \$3,441,574.43          | \$60,576.32               | 2%                        |
| V                                   | \$1,848,300.88          | \$25,550.00               | 1%                        |
| W                                   | \$3,402,127.52          | \$1,757,185.11            | 52%                       |
| X                                   | \$3,720,379.62          | \$3,234,631.87            | 87%                       |
| Y                                   | \$15,163,891.89         | \$8,464,111.11            | 56%                       |
| Z                                   | \$10,893,840.04         | \$2,176,325.87            | 20%                       |
| <b>Total</b>                        | <b>\$176,363,746.76</b> | <b>\$115,702,540.19</b>   | <b>66%</b>                |



**CAPITAL IMPROVEMENTS ADVISORY COMMITTEE FOR  
TRANSPORTATION IMPACT FEES**

**Date:** November 17, 2023

**To:** Mayor and Council

**From:** Capital Improvements Advisory Committee (CIAC) for Transportation Impact Fees

**Via:** City Secretary

**Re:** **Transportation Impact Fee Semi-Annual Report through September 30, 2023**

The CIAC has reviewed and hereby submits the following recommendation for consideration by the Fort Worth City Council:

- Approve the Transportation Impact Fee Semi-Annual Report through September 30, 2023

The committee endorses this recommendation and will discuss such with the City Council at their request.

Donald Boren, Chair  
Position 8

Jennifer Roberts, Assistant Director  
Development Services Department  
Staff Liaison

**CIAC Committee Members**

Don Boren, Chair, Position 8  
Caroline Crazz, Position 1  
Kathy Hamilton, Position 2  
Jim Tidwell, Position 3  
Matt Kotter, Position 4  
Torchy White, Position 5

Roderick Miles, Position 6  
Lee Henderson, Position 7  
Matthew Graham, Position 9  
Jeff Davis, Position 10  
Efrin Carrion, Position 11

Matthijs Melchiors, Alternate  
Josh Lindsay, Alternate  
Andrew Scott, Alternate  
Jarrett Wilson, Alternate