# Woodland School District Capital Facility Plan and School Impact Fees

Michael Green, SuperintendentMarnie Allen, ESD 112

### School District Capital Facility Planning

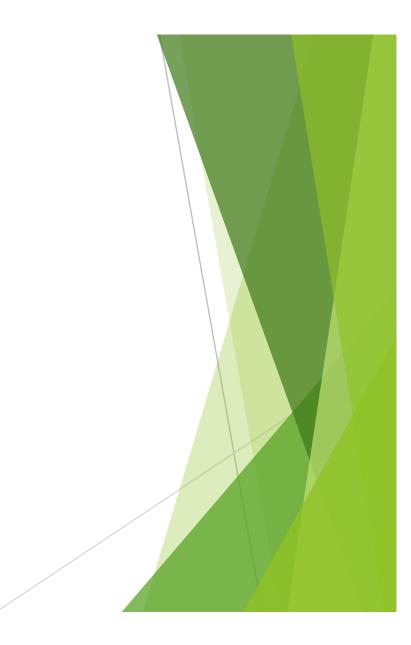
► GMA

- Comprehensive Plan City of Woodland and Clark County
- Public Facilities Element
- Planning schools in light of population growth



### **Existing Schools**

- Elementary Schools (K-4) and Yale 5<sup>th</sup> Grade
  - ▶ 3 buildings / capacity 903
- Middle School (6-8)
  - 1 building / capacity 790
- High School (9-12)
  - ▶ 1 building / capacity 866
- Alternative Schools
  - Lewis River Academy K-8 / capacity 48
  - ▶ TEAM high / capacity 60



### **Enrollment and Forecast Growth**

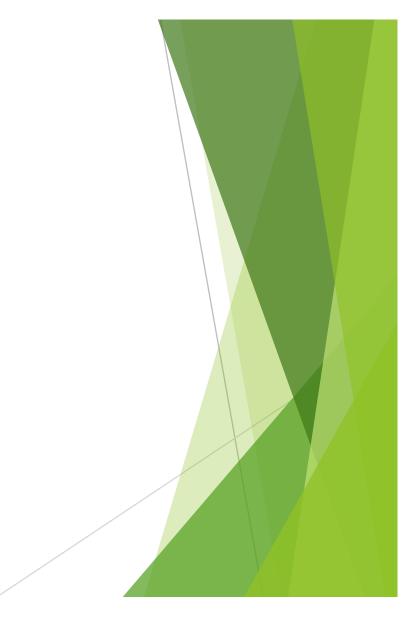
- Elementary Schools (K-4) and Yale 5<sup>th</sup> Grade
  - ▶ 2015 :: 833
  - ▶ 2021 :: 957

124

- Middle School (6-8)
  - ▶ 2015 :: 720
  - ▶ 2021 :: 774

54

- ► High School (9-12)
  - ▶ 2015 :: 742
  - ▶ 2021 :: 795
    - 53
- ► Forecast growth increase of 231 / 10%



### **Needs and Costs**

#### Capacity and Growth

	Capacity	2021 Enrollment	Facility Needs
Elementary Schools	903	957	54
Middle School	790	774	0
High School	866	795	New High School

#### Improvements and Cost

Project	Cost	Added Capacity
New High School	\$58,793,057	866
Elementary School Expansion	\$1,932,707	61

### **Financing Needed Facilities**

- ▶ Total Cost \$60,925,764
- Secured (bond proceeds, state funds and impact fees) \$60,120,000
- Unsecured (to be obtained) \$805,764
- Three funding sources
  - Bonds majority of the costs
  - State Construction Funds requires local funds and "unhoused students"
  - Impact Fees



### Impact Fees

- Crucial funding source
- Based on costs to construct facilities identified in CFP
- Calculated according to standard formula county and city ordinances

 $SIF = \left[CS(SF) - (SM) - \left(\frac{(1+i)^{10} - 1}{i(1+i)^{10}} \times AAV \times TLR\right)\right] \times A - FC$ 



## Impact Fees

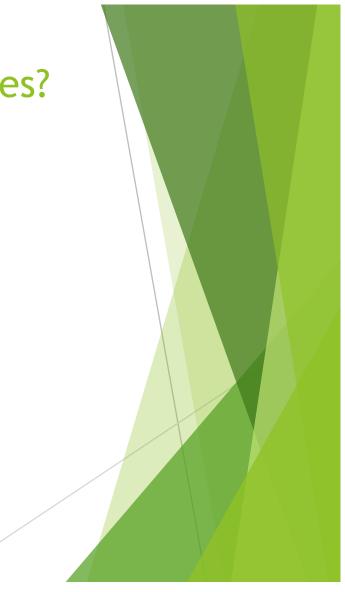
Woodland School District

		2011	2016	Difference
Single F	amily	\$3,983	\$	
Multi-Fa	amily	\$1,796	\$	
Battle Ground		SF \$5,128 MF \$2,649	SF: \$6,397 MF: \$2,285	
Camas		SF \$4,460 MF \$2,604	SF: \$5,371 MF:\$5,371	
Evergreen		SF \$6,989 MF \$2,678	SF: \$6,100 MF: \$7,641	
Green Mtn		SF \$3,387 MF \$0	SF: \$3,387 MF: \$0	
Hockinson		SF \$5,906 MF \$1,617	SF: \$6,080 MF: \$2,781	
La Center		SF \$6,991 MF \$2,626	SF: \$4,111 MF: \$5,095	
Ridgefield		SF \$3,983 MF \$1,796	SF: \$6,530 * MF: \$6,530 *	
Vancouver		SF \$1,523 MF \$845	SF: \$2,880.75 MF: \$2,381.93	
Washougal		SF \$2,683 MF \$2,689	SF: \$5,600 MF: \$5,800	



### Why the large increase in impact fees?

- District growth
  - Added capacity to accommodate growth in high school
  - Need to add capacity for forecast growth at elementary schools
- Cost to construct schools is significant
- School District patron and taxpayer expectations
  - Growth should pay its fair share
  - Bonds will cover majority of the costs
  - Every dollar that isn't collected in an impact fee is paid by taxpayers



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