

# Woodland School District Capital Facility Plan and School Impact Fees

- ▶ Michael Green, Superintendent
- ▶ Marnie 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 Family	\$3,983	\$	
Multi-Family	\$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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