



Planning Commission Recommendation

TO: Clark County Planning Commission
FROM: Steve Morasch, Planning Commission Chair
PREPARED BY: Jenna Kay, Planner II
DATE: September 3, 2019
SUBJECT: CPZ2019-00022 Woodland School District Capital Facilities Plan
2019-2025

PLANNING COMMISSION RECOMMENDATION

On July 18, 2019, the Planning Commission voted unanimously (6-0) to approve the staff recommendation to adopt by reference the Woodland School District modified capital facilities plan and collect the recommended school impact fees.

PROPOSED ACTION

The Woodland School District Board of Directors has modified its capital facilities plan. The district is requesting that Clark County formally adopt the plan by reference in the 20-year Clark County Comprehensive Growth Management Plan and collect the recommended school impact fees.

BACKGROUND

Chapter 36.70A of the Revised Code of Washington (RCW) enables school districts to develop capital facilities plans and impact fee programs for new residential developments in order to offset the impacts of growth on school facilities. It further requires these plans and programs be reviewed and approved as part of the county and city comprehensive plans in which the school district is located.

The minimum requirements of a school district's capital facilities plan are defined in RCW 36.70A.070(3) and Clark County Code (CCC) 40.620.030(A). A school district requesting impact fees shall submit to the county, and update at least every four (4) years, a capital facilities plan adopted by the school board and consisting of the following elements:

- A standards of service description,
- An inventory of existing facilities,
- A forecast of future needs,
- Proposed locations and capacities of expanded or new facilities,
- A six-year financing plan, and,
- Application of the impact fee formula set out in CCC 40.620.040.

School district capital facility plans typically include multiple funding sources: “Depending on district eligibility, districts pay for a portion of the costs of capital facilities with funds provided by the State of Washington through the Common School Construction Fund. The remaining capital expenses must be raised locally, through the passage of bond levies (which raise the property taxes of all residential property owners within a particular district) and/or impact fees (which apply to new residential construction with the district).” [2016 Plan, pp. 233-234].

The Woodland School District Board of Directors adopted a modified capital facilities plan on April 8, 2019. A copy of Resolution 19-02 and the updated plan with impact fee calculations are attached as Exhibits A and B, respectively. The School District Board of Directors recommends that Clark County formally adopt the plan and collect school impact fees as follows:

	Existing Fee	Proposed Fee	% Change
Single Family Residence	\$5,000	\$5,900	+18%
Multi Family Residence	\$2,500	\$5,900	+136%

SUMMARY OF COMMENTS RECEIVED

To date, no written comments have been received on this project. Oral testimony provided at the Planning Commission hearing is reflected in the meeting minutes included in the hearing materials.

SUMMARY OF PUBLIC PROCESS

The school district published a Notice of Determination of Non-Significance under SEPA in the Columbian newspaper on March 7, 2019. Sixty-day notification was sent to the Department of Commerce on June 6, 2019 under RCW 36.70A.106. The Planning Commission held a work session on June 20, 2019. A legal notice was published for the July 18, 2019 Planning Commission hearing in The Columbian and The Reflector newspapers. A legal notice was published for the September 3, 2019 County Council hearing. The County Council held a work session on August 28, 2019.

APPLICABLE CRITERIA, EVALUATION, AND FINDINGS

Criterion A: The Plan Amendment Procedures in CCC 40.560.010(M)(1) states the county shall review capital facilities plan and updates at a minimum every four (4) years in Type IV public hearings for those facilities subject to county jurisdiction. In updating capital facilities plans, policies and procedures, the county must determine that these updates are consistent with applicable provisions of the GMA and WAC, and policies and implementation measures of the comprehensive plan, and in conformance with the purposes and intent of the applicable interjurisdictional agreements.

Growth Management Act (GMA)

The GMA goals set the general direction for the county in adopting its framework plan and comprehensive plan policies. The GMA lists thirteen overall goals in RCW 36.70A.020 plus the

shoreline goal added in RCW 36.70A.480(1). The goals are not listed in order of priority. The GMA goals that apply to the proposed action are the following:

- Goal 1. Urban growth. Encourage development in urban areas where adequate public facilities and services exist or can be provided in an efficient manner.
- Goal 12. Public facilities and services. Ensure that those public facilities and services necessary to support development shall be adequate to serve the development at the time the development is available for occupancy and use without decreasing current service levels below locally established minimum standards.

RCW 36.70A.070(3) and WAC 365-196-415 describe the mandatory requirements of the capital facilities element in the comprehensive plan including an inventory of existing facilities, a forecast of future needs, the proposed locations and capacities of expanded or new facilities, and at least a six-year financing plan.

RCW 82.02.050, 82.02.110 and WAC 365-196-850 authorize counties planning under the Growth Management Act to impose impact fees as part of the financing for public facilities, including school facilities. The elements of these statutes that apply to this proposal include:

- RCW 82.02.050(2) and WAC 365-196-850(1): Counties, cities, and towns that are required or choose to plan under RCW 36.70A.040 are authorized to impose impact fees on development activity as part of the financing for public facilities, provided that the financing for system improvements to serve new development must provide for a balance between impact fees and other sources of public funds and cannot rely solely on impact fees.
- RCW 82.02.050(4) and WAC 365-196-850(2): The impact fees: (a) shall only be imposed for system improvements that are reasonably related to the new development; (b) shall not exceed a proportionate share of the costs of system improvements that are reasonably related to the new development; and (c) shall be used for system improvements that will reasonably benefit the new development.
- RCW 82.02.050(5)(a) and WAC 365-196-850(4): Capital facilities for which impact fees will be imposed must have been addressed in a capital facilities plan element which identifies: (a) deficiencies in public facilities serving existing development and the means by which existing deficiencies will be eliminated within a reasonable period of time; (b) additional demands placed on existing public facilities by new development; and (c) additional public facility improvements required to serve new development.

Finding: The capital facilities plan identifies current and planned facility locations, all of which are located within the Cowlitz County portion of the school district. Facilities are consistent with Goal 1 for the Clark County portion of the district.

Finding: The capital facilities plan identifies future needs to provide the school district's standard of service, consistent with Goal 12.

Finding: The Woodland School District capital facilities plan includes the required elements and information listed in RCW 36.70A.070(3) and WAC 365-196-415 and is consistent with the land use and capital facilities elements of the comprehensive plan.

Finding: Bond proceeds, state construction funds, and impact fees make up the funding sources in the Woodland School District capital facilities financing plan. The plan does not rely solely on impact fees and is consistent with RCW 82.02.050(2) and WAC 365-196-850(1).

Finding: The school district capital facilities plan calculated impact fees in accordance with the local jurisdictions' formula (see Appendix A in the capital facilities plan), which is based on school facility costs to serve new growth. The proposed impact fees are based on the district's cost per dwelling unit for the improvements identified in the plan to serve new development. Credits have been applied in the formula to account for state match funds the district could receive and projected future property taxes that will be paid by the owner of the dwelling unit. Since the design of the impact fee formula takes into account the share of the costs of system improvements that are reasonably related to the new development, and the formula was applied correctly, then the impact fees are consistent with RCW 82.02.050(4) and WAC 365-196-850(2).

Finding: The proposed impact fees are calculated based on planned improvements and facility needs as identified in the capital facilities plan, consistent with WAC 365-196-850(4) and RCW 82.02.050(5)(a).

Community Framework Plan

The Community Framework Plan (Framework Plan) provides guidance to local jurisdictions on regional land use and service issues. The Framework Plan encourages growth in centers, urban and rural, with each center separate and distinct from the others. The centers are oriented and developed around neighborhoods to allow residents to easily move through and to feel comfortable within areas that create a distinct sense of place and community. The Community Framework Plan policies applicable to this proposal include the following:

- 6.1.0 Major public and private expenditures on facilities and services (including libraries, schools, fire stations, police, parks and recreation) are to be encouraged first in urban and rural centers. [Framework Plan, p. 18].
- 6.1.1 Establish level-of-service standards for capital facilities in urban and rural areas. [Framework Plan, p. 18].
- 6.1.2 Coordinate with service providers to identify the land and facility requirements of each and ensure that sufficient land is provided in urban and rural areas to accommodate these uses. [Framework Plan, p. 18].

Finding: The Woodland School District capital facilities plan identifies current and planned facility locations, all of which are located within the Cowlitz County portion of the school district. The plan is consistent with policy 6.1.0 for the Clark County portion of the district.

Finding: The capital facilities plan identifies level of service standards for each type of school, consistent with policy 6.1.1.

Finding: The capital facilities plan identifies facility and land needs to accommodate forecasted growth, consistent with policy 6.1.2.

Countywide Planning Policies

The GMA, under RCW 36.70A.210, requires counties and cities to collaboratively develop Countywide Planning Policies (CWPP) to govern the development of comprehensive plans. The WAC 365-196-305(1) defines "the primary purpose of CWPP is to ensure consistency

between comprehensive plans of counties and cities sharing a common border or related regional issues. Another purpose of the CWPP is to facilitate the transformation of local governance in the urban growth areas, typically through annexation to or incorporation of a city, so that urban governmental services are primarily provided by cities and rural and regional services are provided by counties.” The Countywide Planning Policies applicable to this proposal include the following:

- 6.0.2 Plans for providing public facilities and services shall be coordinated with plans for designation of urban growth areas, rural uses and for the transition of undeveloped land to urban uses. [2016 Plan, p. 182].
- 6.0.8 General and special purpose districts should consider the establishment of impact fees as a method of financing public facilities required to support new development. [2016 Plan, p. 183].
- 10.1.1 The county and each city shall give full consideration to the importance of school facilities and encourage development of sustainable learning environments through the adoption and implementation of county and city comprehensive land use plan policies and development regulations. [2016 Plan, p. 237].
- 10.1.6 Encourage jurisdictions to cooperate in planning and permitting school facilities through land use policies and regulations that minimize the financial burden associated with developing school facilities. [2016 Plan, p. 238].

The Capital Facilities Plan states that “The District’s six-year enrollment projections are based on an estimate by the Office of the Superintendent of Public Instruction (OSPI). OSPI estimates future enrollment for all Washington State school districts using a modified cohort survival methodology. This estimates how many students in one year will attend the next grade the following year by looking at historical data. The methodology also forecasts how many new kindergarten students will enroll based on the number of live births in the county and historical averages for the number children that enter kindergarten relative to the number of live births. The OSPI enrollment forecast is conservative; it does not account for local development such as is anticipated in Woodland. The District had an enrollment analysis and forecast prepared by the economic and development firm E.D. Hovee & Company in January, 2019. The E.D. Hovee analysis and forecast looked at high growth based on anticipated residential development in the City of Woodland.”

Finding: The enrollment forecast was completed considering growth data and tools, consistent with CWPP 6.0.2.

Finding: The financing plan includes school impact fees as one element of financing capital facilities that will support new development, consistent with CWPP 6.0.8.

Finding: The Capital Facilities Plan identifies school facility needs based on growth projections for the district and consistent with the school district’s service standards. This proposal to request adoption of the updated capital facilities plan into the county comprehensive land use plan would be in alignment with CWPP 10.1.1.

Finding: The school district’s financing plan includes secured bond proceeds, state construction funds, and impact fees and unsecured funds based on forecasted bonds and impact fees from new development. The finance plan is consistent with CWPP 10.1.6.

The 20-year Comprehensive Growth Management Plan contains many policies that guide schools. The most relevant goals and policies applicable to this application are as follows:

“Goal: Require new development that places added demands on school facilities to pay a portion of the cost for school facilities through impact fees or other alternative mechanisms authorized by State Law.

- 10.5.1 Provide for the use of School Impact Fees as a funding source for school capital facilities.
- 10.5.2 Capital Facilities Plans for school districts of Vancouver, Evergreen, Battle Ground, Camas, Washougal, Ridgefield, Hockinson, Woodland and Green Mountain shall be adopted by reference through the adoption of the 20-Year Comprehensive Plan.” [2016 Plan, p. 240].

Finding: The school district’s capital facilities finance plan includes school impact fees as one funding source for capital improvements, consistent with policy 10.5.1.

Finding: This proposal is to request adoption by reference of the Woodland School District Capital Facilities Plan into the 20-year Comprehensive Plan, consistent with policy 10.5.2.

Conclusion: The proposal meets criterion A.

Criterion B: The planning commission shall review a school district’s capital facilities plan or plan update in accordance with the provisions of CCC 40.620.030(B). The code specifies that the planning commission shall consider:

- **Whether the district’s forecasting system for enrollment projections appears reasonable and reliable; and**
- **Whether the anticipated level of state and voter-approved funding appears reasonable and historically reliable; and**
- **Whether the standard of service set by the district is reasonably consistent with standards set by other school districts in communities of similar socioeconomic profile; and**
- **Whether the district appropriately applied the formula set out in CCC 40.620.040.**

Finding: The district’s enrollment projections are based on, and are consistent with, Clark County and the City of Woodland’s comprehensive plans. Thus, the district’s enrollment projections appear reasonable and reliable.

Finding: The district’s anticipated funding levels are based upon historic state funding levels and other voter-approved bond measures. Thus, the district’s anticipated funding levels appear reasonable and reliable.

Finding: The standard of service appears to be reasonably consistent with other similar school districts.

Finding: Appendix A of the Woodland School District capital facilities plan shows the calculations of the school impact fees. The district appropriately applied the formula set out in CCC 40.620.040 during this 2019 review cycle. The calculations show the impact fees are based on calculations of children per household by housing type. For this analysis, this is the acceptable method for projected school facilities with all costs resulting in an impact fee amount per unit by housing type. School impact fees are not assessed on commercial and

industrial development. Based on the formula in CCC 40.620.040, the maximum allowable fee amounts for the Woodland School District are \$5,900.24 for single-family and \$18,866.33 for multi-family residences. The proposed fees of \$5,900 for single-family and \$5,900 for multi-family are within these limits.

Conclusion: The proposal meets criterion B.

RECOMMENDATION AND CONCLUSIONS

Based on the information provided, the analysis presented in this report and supporting documents, the Planning Commission forwards a recommendation of **APPROVAL** to the Clark County Council of the proposed Woodland School District Capital Facilities Plan and impact fees of \$5,900 for single family and \$5,900 for multi-family.

RECOMMENDATION SUMMARY

The following table lists the applicable criterion and summarizes the findings of the staff report and Planning Commission report for CPZ2019-00022.

COMPLIANCE WITH APPLICABLE CRITERIA		
Criteria Met?		
	Staff Report Findings	Planning Commission Findings
Criteria for Proposed Changes		
A. Consistency with the GMA and the Clark County Comprehensive Plan per CCC 40.560.010.M.1	Yes	Yes
B. Consistency with CCC 40.620.030 School Impact Fee – Capital Facilities Plan	Yes	Yes
Recommendation:		
	Approval	Approval

**WOODLAND SCHOOL DISTRICT NO. 404
RESOLUTION 19-02**

Adoption of the 2019-2025 Capital Facilities Plan and School Impact Fees

WHEREAS, the Growth Management Act (GMA) requires counties and cities to adopt a comprehensive land use plan that, among other things, addresses the provision of public services for future growth and development, and

WHEREAS, public schools are one of the public services that Clark County and the City of Woodland plans for, with assistance from the school districts, and

WHEREAS, the Woodland School District has prepared an updated six-year capital facility plan, which identifies an increase in student enrollment and the need build new classrooms to serve students from new development, and

WHEREAS, school capital project funding sources are not sufficient to fund the property and classrooms that are needed to serve forecast growth, and

WHEREAS, the GMA authorizes Clark County and the City of Woodland to collect school impact fees from residential development in accordance with the GMA, the Comprehensive Land Use Plan and the District's Capital Facility Plan to ensure school facilities will be available to serve new growth and development, and

THEREFORE, BE IT RESOLVED that the 2019-2025 Woodland School District Capital Facilities Plan (CFP) is hereby adopted.

BE IT FURTHER RESOLVED that the District respectfully requests that Clark County and City of Woodland adopt the 2019-2025 Woodland School District Capital Facilities Plan for incorporation into the Comprehensive Land Use Plan and collect school impact fees in the amount of \$5,900 per single family home and \$5,900 per multi family home.

ADOPTED THIS 8th day of April, 2019

ATTEST: WOODLAND SCHOOL DISTRICT #404 BOARD OF DIRECTORS



Michael Green, Secretary to the Board

Janice Watts, Board President

Steve Madsen, Board Vice President



Sarah Stuart, Director



Lesa Beuscher, Director



Matt Donald, Director

**WOODLAND SCHOOL DISTRICT
CAPITAL FACILITIES PLAN
2019-2025**

BOARD OF DIRECTORS

**Sarah Stuart, District #1
Janice Watts, District #2
Lesa Beuscher, District #3
Matt Donald, District #4
Steve Madsen, District #5**

SUPERINTENDENT

Michael Green

**Adopted by the Woodland School District Board of Directors
April 8, 2019**

SECTION 1 INTRODUCTION AND SUMMARY

A. Introduction

The Washington State Growth Management Act (GMA) includes schools in the category of public facilities and services. The Woodland School District (District) is preparing and adopting this Capital Facility Plan (CFP) to satisfy the requirements of the GMA and to identify additional school facilities necessary to meet the educational needs of projected enrollment growth for a six-year period. The CFP will be filed with the City of Woodland (City) and Clark County (County) for their review, adoption and incorporation into their Comprehensive Land Use Plans.

The District's CFP provides the City and County with a schedule and financing program for capital improvements over the next six years and contains the following elements:

- The District's standard of service (Section 2)
- An inventory of existing capital facilities owned by the District, including functional capacities and locations (Section 3)
- Future enrollment projections for each grade span (K-4, 5-8 and 9-12) (Section 4)
- A forecast of future needs for capital facilities and school sites, including proposed capacities of expanded or new capital facilities and a plan for financing capital facilities within projected funding sources (Section 5)
- A calculation of impact fees based on the formula in the City and County impact fee (Section 6)

B. Summary

The Woodland School District is located in southwest Washington and serves residents from the City of Woodland and from two counties, Clark and Cowlitz. The District is bordered on the north by Kalama School District and the south by four school districts--Ridgefield, La Center, Green Mountain and Battle Ground School Districts. The Washougal School District is to the east.

The District is financially and academically sound, and delivers educational services at one comprehensive high school, one middle school, three elementary schools and two alternative schools. There currently is capacity in the schools to serve 2,559 students.

On October 1, 2018 there were 2,456 students (headcount) enrolled in the District. Of the 2,456 students, 938 are elementary students, 746 are middle school students, and 772 are high school students. Students that are enrolled in excess of capacity are served in portables.

Prior to the Great Recession of 2008-2012, the District experienced significant and consistent growth. Although there was a slight decline in enrollment during the great recession, the District returned to rates of enrollment growth seen prior to those years. The District expects to continue to see an increase in enrollment over time. Much of the land within district and urban growth boundaries has yet to be developed. In addition, the city is considering expansion of their urban growth boundary to allow for significant additional residential development. Future K-12 enrollment is projected to increase by as much as 33%, or 810 students over the next 6 years. The majority of the growth is anticipated at the

elementary and middle school levels and there isn't sufficient capacity in the existing elementary and middle schools to serve the growth. The District may need to acquire property and build a fourth-elementary school and/or add capacity at the existing elementary schools. With the addition of a fourth elementary school the District would move their fifth-grade students to the elementary level in order to provide sufficient capacity at the middle school level. Construction of a new high school which opened in 2015 added sufficient capacity to serve forecast growth at the high school for the next six years.

Impact fees have been calculated using the formula in the City of Woodland and Clark County School Impact Fee Ordinances. See Appendix A. The District is requesting \$5,900 per single family and multi-family unit.

SECTION 2

DISTRICT EDUCATIONAL PROGRAMS AND STANDARD OF SERVICE

School facility and student capacity needs are dictated by the types and amounts of space required to accommodate the District's educational program. The educational program components which drive facility space needs include grade configuration, optimum facility size, class size, educational program offerings, classroom utilization and scheduling requirements, and use of modular classrooms (portables).

In addition to student population, other factors such as collective bargaining agreements, government mandates, and community expectations also affect classroom space requirements. In addition to basic education programs, other programs such as special education, bilingual education, pre-school, and art and music must be accommodated. These programs can have a significant impact on the available student capacity of school facilities.

The District educational program guidelines, which directly affect school capacity are outlined below for elementary, middle, and high school grade levels.

- **Elementary Schools:** Average class size for elementary classrooms is estimated at 21 students. The District provides full day kindergarten. The actual number of students in an individual classroom depends on the above factors. Elementary school capacity is calculated utilizing only classroom spaces containing a basic education teacher and his/her complement of students. Students may be pulled out to attend additional programs (which may also be held in classrooms, if there is no designated space available). Working building capacity calculations do not include classrooms used for these special programs, such as resource rooms, learning support centers, computer labs, and self-contained special education classrooms.
- **Middle Schools:** Average class size for middle school classrooms is estimated at 26 students. The actual number of students in an individual classroom depends on the above factors. Middle school capacity is calculated utilizing the number of basic education teaching stations and applying a utilization factor of 85.7%. Working building capacity calculations do not include classrooms used for resource rooms, computer labs, and self-contained special education classrooms.
- **High Schools:** Average class size for high school classrooms is estimated at 26 students. The actual number of students in an individual classroom depends on the above factors. High school capacity is

calculated utilizing the number of basic education teaching stations and applying a utilization factor of 83.3%. Capacity calculations do not include classrooms used for resource rooms, computer labs, and self-contained special education classrooms.

SECTION 3 CAPITAL FACILITIES INVENTORY

This section identifies the capital facilities owned and operated by the District including schools, modulars, undeveloped land, and support facilities. In the fall of 2019 the elementary schools of Woodland Public School District are being reconfigured from serving district-wide grade bands, to serving K-4 students from three different attendance areas.

A. Elementary Schools

Elementary School	Location	Year of Occupancy	Building SF	Capacity	Teaching Stations
Columbia Elementary School (K-4)	600 Bozarth Avenue Woodland, WA 98674	1972	59,296	399	19 ¹
Yale Elementary School (K-4)	11842 Lewis River Road Ariel, WA 98603	1962	8,703	63	3
North Fork Elementary School (K-4)	2250 Lewis River Road Woodland, WA 98674	1997	54,718	441	21
TOTALS:				903	43

The District provides full day kindergarten at all elementary schools.

B. Middle School

Middle School	Location	Year of Occupancy	Building SF	Capacity	Teaching Stations
Woodland Middle School (5-8)	755 Park Street Woodland, WA 98674	1950	86,271	846	38

Middle school capacity is based on class size and the utilization factor.

¹ This elementary school was originally a Junior High School. It had two locker rooms that have been converted to serve as small classrooms to the teaching of art and music. Because of substandard lighting and air quality these spaces are not suitable for regular classroom use and are therefore not counted as teaching stations.

C. High School

High School	Location	Year of Occupancy	Building SF	Capacity	Teaching Stations
Woodland High School (9-12)	1500 Dike Access Road Woodland, WA 98674	2015	152,830	866	40

High school capacity is based on class size and a utilization factor.

D. Alternative Schools

Middle School	Location	Year of Occupancy	Building SF	Capacity	Teaching Stations
Lewis River Academy (K-8)	800 Third Street Woodland, WA 98674	1950	2,417	48	2
TEAM High (9-12)	757 Park Street Woodland, WA 98674	2011	1,700	60	2

Students attending alternative programs are counted in the District's enrollment, but they are served in non-traditional settings (like the TEAM double classroom portable). For purposes of planning for future growth, and existing capacity, the District does not anticipate expanding alternative program facility capacity and is not including existing capacity in the capacity that exists for forecast growth.

E. Portables Inventory

Facility Type	No. of Portable Classrooms*	No. of Portables used as Interim Teaching Stations	Interim Capacity
Elementary Schools	16	6	336
Middle School	10	1	260
High Schools	2 (TEAM)	1 Double Classroom	60
TOTALS:	28	7	656

*The District owns a total of 28 portables. Many have been refurbished to extend their useful life. If the District's growth exceeds capacity that can be provided in current facilities, students may be temporarily served in portables.

F. Support Facilities

Type	Location
School District Offices	Woodland Middle School Campus
Technology and Maintenance Facilities	Woodland Middle School Campus
Transportation Center (KWRL)	989 Frazier Lane Woodland, WA 98674

G. Land Inventory

The District owns 10 acres of property located at 11842 Lewis River Road in Ariel Washington. This land is currently being leased to the Cowlitz-Skamania County Fire Dist. #7, and the Yale Valley Library District.

SECTION 4 STUDENT ENROLLMENT PROJECTIONS

The District's six-year enrollment projections are based on an estimate by the Office of the Superintendent of Public Instruction (OSPI). OSPI estimates future enrolment for all Washington State school districts using a modified cohort survival methodology. This methodology estimates how many students in one year will attend the next grade the following year by looking at historical data. The methodology also forecasts how many new kindergarten students will enroll based on the number of live births in the county and historical averages for the number children that enter kindergarten relative to the number of live births. The OSPI enrollment forecast is conservative; it does not account for local development such as is anticipated in Woodland. The District had an enrollment analysis and forecast prepared by the economic and development firm E.D. Hovee & Company in January, 2019. The E.D. Hovee analysis and forecast looked at high growth based on anticipated residential development in the City of Woodland. The District will monitor enrollment and growth and may update this CFP when the anticipated residential development occurs, should growth occur the more accelerated rate analyzed by E.D. Hovee.

Projected Enrollment (OSPI Cohort Survival) 2019 – 2025

Grade	2019	2020	2021	2022	2023	2024	2025
K-4	992	1020	1061	1115	1152	1197	1244
5-8	727	775	788	820	886	909	943
9-12	769	784	821	825	804	858	876
TOTALS:	2488	2579	2670	2760	2842	2964	3063

As shown above, the District anticipates an increase of 575 students over the next six years. Of the 575 students, 252 will be elementary school students, 216 will be middle school students and 107 will be high school students. The facility needs to serve this growth are discussed in Section 5.

SECTION 5 CAPITAL FACILITY NEEDS

The District's facility needs are determined by looking subtracting the existing capacity from the 2026 projected student enrollment. The resulting deficit is the number of students who cannot be housed in permanent facilities, or the facility needs.

A. Projected Facility Capacity Needs

Type of Facility	2018 Capacity	2025 Projected Enrollment	2025 Facility Need
Elementary	903	1244	341
Middle	846	943	97
High	866	876	10

In 2015 the District completed construction of a new high school that has capacity to serve 866 students. This additional capacity will address the High School needs over the next six years. To serve forecast growth at the elementary and middle school level, the District will need to construct a fourth elementary school and reconfigure grades so fifth grade students attend elementary schools, which will provide more capacity at the middle school. The cost to build the high school to add capacity, which is available to serve forecast growth, and the cost to add elementary school capacity are the primary facility needs. Because future growth will require acquisition of real property for additional school sites, and the temporary use of portables, these improvements are also listed as facility capacity needs.

B. 6-Year Plan – Facility Capacity Needs

Project Description	Capacity	Cost
High School ¹	866	\$58,793,057
New Elementary School	450	\$19,687,500 ²
Real Property	450	\$2,000,000
Portables	0 ³	\$200,000
TOTAL:	1,316	\$80,680,557

¹The District added capacity in 2015 that is available to serve forecast growth. New development, which places demands on the high school and will use the capacity that has been provided, will contribute a small portion of the cost through the payment of school impact fees. School impact fees can be used to pay the debt service incurred to provide capacity at the high school.

²The cost is based on \$363.31 per sq ft and 120 sq ft per student, which is cost and sq ft for an elementary school that was bid in 2019 in Clark County Washington. Other schools are coming in at a higher price per sq ft so the estimate is conservative.

³ Because the portables provide interim or temporary capacity, and the real property does not provide capacity until a school is built on it, these improvements on their own do not add capacity. The District is not including the cost of these improvements in the impact fee calculation.

To accommodate growth on a short term and immediate basis, the Woodland School District may purchase and utilize portable classrooms and this plan incorporates those facilities and the equipment and furniture necessary to equip these classrooms in the District's facility plan. Impact fee revenue can be available to fund portable facilities if these facilities are needed to serve growth.

Added Facility Capacity	Total	Impact Fees	State Construction Funds	Bonds
Secured	\$60,120,000	\$120,000	\$12,000,000	\$48,000,000
Unsecured	\$20,560,557	\$495,000*	\$0**	\$20,065,557

C. Six-Year Financing Plan

*Assumes collection of impact fees in an amount equal to the amount of unsecured funds the District must have.

** Assumes the District will not qualify or seek funds from the state construction assistance program.

General Obligation Bonds

Bonds are used to fund site acquisition, construction of new schools, and other capital improvement projects. A 60% majority vote is required to approve the issuance of bonds. Bonds are then retired through collection of property taxes. In 2012 the District voters approved a \$52.8 million dollar bond to fund construction of the high school and other facility improvements. Another bond will be required to pay costs for a new elementary school.

State Construction Funds

State construction funds primarily come from the Common School Construction Fund (the "Fund"). School districts may qualify for State construction funds for specific capital projects based on eligibility requirements and a state prioritization system. Based on the District's assessed valuation per student and the formula in the State regulations, the District is currently eligible for state construction funds for new schools at the 60.86 match level. The District received \$12,000,000 for construction of the new high school and may not be eligible for additional funds if a new elementary school is needed in the next six years.

Impact Fees

The collection of school impact fees generates partial funding for construction of public facilities needed to accommodate new development. School impact fees are collected by the Cities and County on behalf of the District. Impact fees are calculated based on a formula, which includes the portion of District construction resulting in increased capacity in schools. The District has approximately \$120,000 in impact fees in its capital projects fund and needs at approximately \$500,000 to cover the costs to build new schools that will serve forecast growth.

SECTION 6 SCHOOL IMPACT FEES

The Growth Management Act (GMA) authorizes local jurisdictions to collect impact fees to supplement funding of additional public facilities needed to accommodate new development.

Local jurisdictions in Clark County have adopted impact fee programs that require school districts to prepare and adopt Capital Facilities Plans. Impact fees are calculated in accordance with the jurisdiction's formula, which is based on school facility costs to serve new growth.

The District's impact fees have been calculated utilizing the formula in the Clark County and the City of Woodland Impact Fee Ordinances. The resulting figures, in the attached Appendix A are based on the District's cost per dwelling unit to build the new facilities which add capacity that is needed to serve new development. Credits have also been applied in the formula to account for State Match funds the District receives and projected future property taxes that will be paid by the owner of the dwelling unit.

The District recommends collection of school impact fees in the following amounts:

Single Family: \$5900

Multi Family: \$5900

Woodland School District 2019 School Impact Fee

APPENDIX A

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

Single Family Residence:

Elementary	Middle School	High School
\$19,687,500.00	\$0.00	\$58,793,057.00
450	600	866
\$43,750.00	\$0.00	\$67,890.37
0.190	0.100	0.140
\$8,312.50	\$0.00	\$9,504.65
\$225.97	\$225.97	\$225.97
90.00	117.00	130.00
65.06%	65.06%	65.06%
\$2,513.98	\$0.00	\$2,675.69
\$5,798.52	\$0.00	\$6,828.96
		\$12,627.48

Formula

Facility Cost
Additional Capacity
Cost per Student (CS)
Student Factor (SF)
CS x SF
Boeck Index
OSPI Sq Ft
State Match Eligibility %
State Match Credit (SM)
CS x SF - SM

Cost per Single Family Residence

0.00395
0.040209559
0.004108828
9.786138967
\$355,804.32
3481950.52
0.00163
\$5,686.03
\$6,941.46

Average Interest Rate
Tax Credit Numerator
Tax Credit Denominator
Tax Credit Multiplier (TCM)
Average Assessed Value (AAV)
TCM x AAV
Tax Levy Rate (TLR)
TCM x AAV x TLR = (TC)

Cost per Single Family Residence - Tax Credit

\$1,041.22
\$5,900.24
\$5,900

15% reduction (A)
Calculated Single Family Fee Amount
RECOMMENDED IMPACT FEE

Multi-Family Residence:

Elementary	Middle School	High School
\$19,687,500.00	\$0.00	\$58,793,057.00
450	600	866
\$43,750.00	\$0.00	\$67,890.37
0.440	0.200	0.230
\$19,250.00	\$0.00	\$15,614.78
\$225.97	\$225.97	\$200.40
90.00	117.00	130.00
65.06%	65.06%	65.06%
\$5,821.84	\$0.00	\$3,898.37
\$13,428.16	\$0.00	\$11,716.42
		\$25,144.58

Formula

Facility Cost
Additional Capacity
Cost per Student (CS)
Student Factor (SF)
CS x SF
Boeck Index
OSPI Sq Ft
State Match Eligibility %
State Match Credit (SM)
CS x SF - SM

Cost per Multi-Family Residence

0.00395
0.040209559
0.004108828
9.786138967
\$184,527.58
1805812.54
0.00163
\$2,948.89
\$22,195.69

Average Interest Rate
Tax Credit Numerator
Tax Credit Denominator
Tax Credit Multiplier (TCM)
Average Assessed Value (AAV)
TCM x AAV
Tax Levy Rate (TLR)
TCM x AAV x TLR = (TC)

Cost per Multi-Family Residence - Tax Credit

\$3,329.35
\$18,866.33
\$5,900

15% reduction (A)
Calculated Multi-Family Fee Amount
RECOMMENDED IMPACT FEE