



Williamson County School Impact Fee Stakeholder Presentations

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TischlerBise.com



TischlerBise Experience

35-year consulting practice serving local government nationwide

- Impact fees/infrastructure financing strategies
 - Fiscal/economic impact analyses
 - Capital improvement planning
 - Infrastructure finance/revenue enhancement
 - Real estate and market feasibility
- Chattanooga
 - Collierville
 - Germantown
 - Knox County
 - Nashville-Davidson County
 - Memphis
 - Shelby County

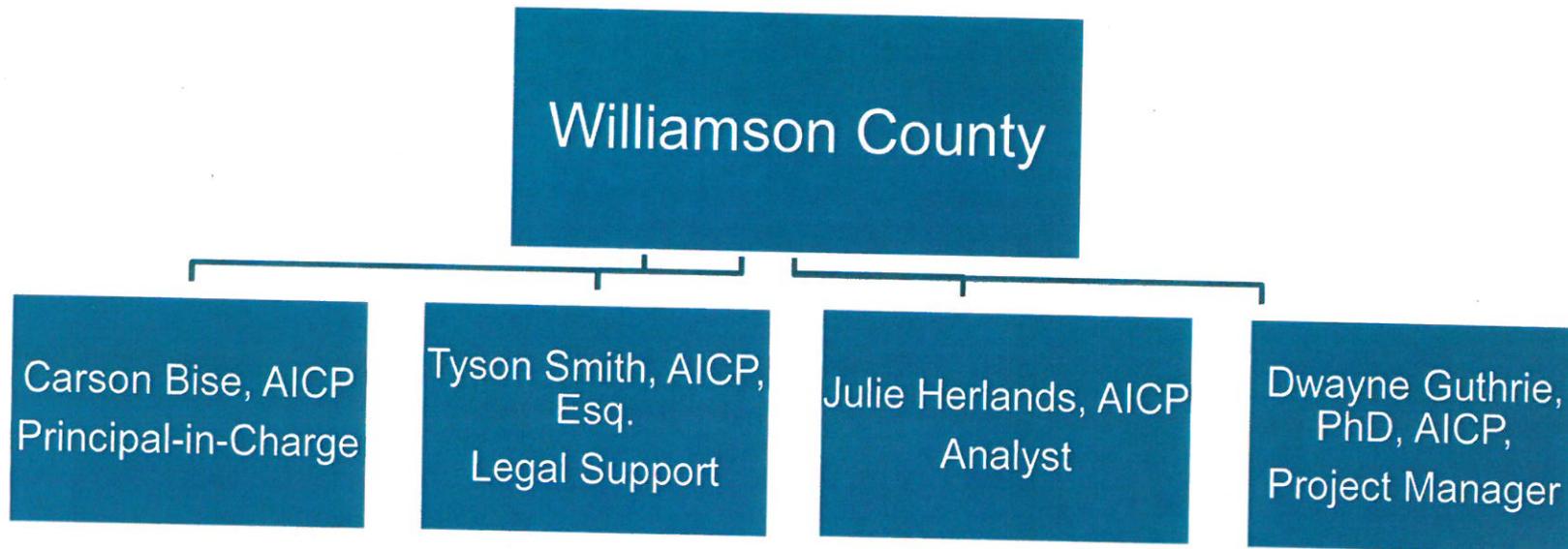
School Impact Fee Experience

Educational Impact Fee Analysis Experience

AL	Baldwin County	FL	Pasco County Schools	NC	Cabarrus County
DE	Appoquinimink School District	FL	Seminole County Schools	NC	Camden County
DE	Brandywine School District	MD	Anne Arundel	NC	Catawba County
DE	Caesar Rodney School District	MD	Calvert County	NC	Chatham County
DE	Cape Henlopen School District	MD	Caroline County	NC	Currituck County
DE	Capital School District	MD	Carroll County	NC	Durham County
DE	Christina School District	MD	Charles County	NC	Orange County
DE	Delmar School District	MD	Dorchester County	NC	Pasquotank County
DE	Indian River School District	MD	Frederick County	OH	Milford School District
DE	Lake Forest School District	MD	Harford County	PA	Colonial School District
DE	Red Clay School District	MD	Queen Anne's County	PA	Laurel School District
DE	Seaford School District	MD	Talbot County	RI	East Greenwich
DE	Smyrna School District	MD	Washington County	RI	Middletown
DE	Woodbridge School District	MD	Westminster	VA	Chesterfield County
FL	DeSoto County Schools	MD	Wicomico County	VA	Henrico County
FL	Lee County Schools	MD	Worcester County	VA	Isle of Wight County
FL	Manatee County Schools	MT	Corvallis School District	VA	Prince George County
FL	Miami	MT	Florence School District	WV	Jefferson County



Project Organization





Principle Sources for Funding

- General taxes
- Dedicated taxes
- Excise taxes
- Special assessments
- User fees
- Impact fees
- Jurisdictional revenue sharing
- P3's
- Ad hoc contribution policies

Evaluation Matrix

Infrastructure Financing Funding Criteria

	Revenue Potential	Technical Ease	Proportionate to Demand	Public Acceptance
Bonds	positive	negative	negative	negative
Special Districts	negative	negative	positive	positive
Developer Exactions	negative	neutral	negative	positive
Impact Fees	positive	negative	positive	positive
Excise Taxes	positive	neutral	positive	positive
Property Tax	positive	positive	negative	positive
Sales Tax	positive	positive	negative	negative
Transfer Tax	positive	positive	negative	neutral
User Charges	positive	positive	negative	negative



Fee versus Tax

■ Taxes

- » Primarily revenue-raising
- » Authority (usually) must be express
- » Proportionality not required

■ Impact Fees

- » LU regulations that mitigate off-site impacts
- » Authority may be implied
- » Does not require voter approval
- » “Rational nexus” required

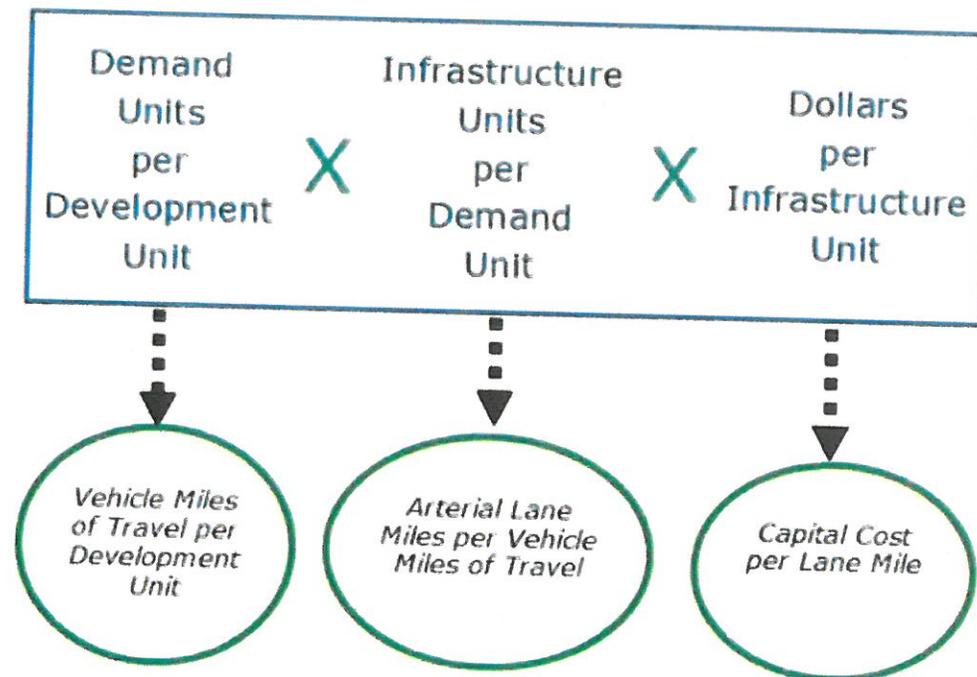


Why Impact Fees?

- Infrastructure capacity is essential to accommodate new development
 - » Quality of place is essential to attract/ retain millennials, boomers, and innovators
- Minimizes externalities like school overcrowding that is associated with “no-growth” sentiment
- Encourages disciplined capital improvement planning
 - » Earmarks money for specific capital projects
- Compared to negotiated agreements, streamlines approval process with known costs (predictability)

Legal and Methodology

- One time payments to fund system improvements
- Cannot be deposited into Town General Fund
- Basic legal requirements are need, benefit, and proportionality
- General Methods
 - » Plan Based
 - » Cost Recovery
 - » Incremental Expansion





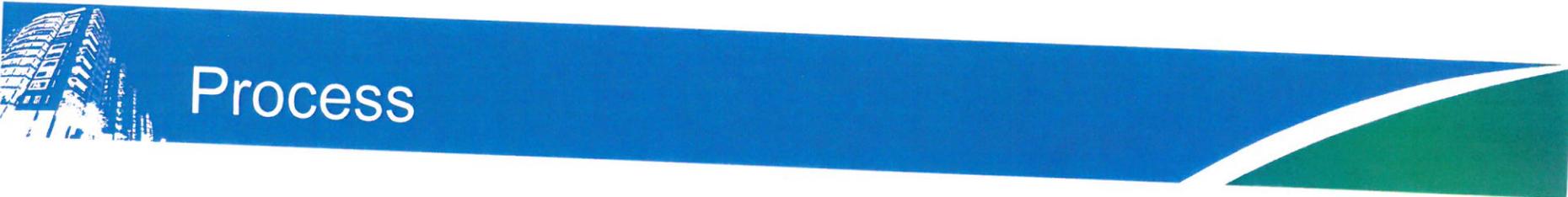
Evaluate Need for Credits

- **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



Common Misconceptions

- Impact fees cover the entire cost of new facilities, negating the need for higher taxes
 - » A “properly” designed fee may come close
 - » Credits
 - » How about the O&M costs?
- Impact fees should be based on planning standards, without concern for deficiencies
- Impact fees negatively affect low/moderate income housing
- Nonresidential fees can be “adjusted” for economic reasons
- Impact fees will cause new development to migrate to adjacent communities



Process

- Determine existing development base and project future growth/redevelopment
- Determine existing levels of service and capital needs due to new growth
- Determine appropriate indicators of demand
- Evaluate methodological alternatives
- Evaluate need for credits
- Calculate fees
- Meetings with stakeholders
- Adoption process

Dealing with Proportionality

Public School Students by Bedroom Range					
Williamson County 2013 PUMS Survey Results					
Bedroom Range	Grades K-8 Students (1)	Housing Units (1)	Housing Mix	Unadjusted Students/HU	Adjusted Students/HU (2)
two or less	9	97	13.5%	0.09	0.097
three	62	259	36.0%	0.24	0.251
four or more	181	363	50.5%	0.50	0.524
Total	252	719		0.35	0.368

Bedroom Range	Grades 9-12 Students (1)	Housing Units (1)	Housing Mix	Unadjusted Students/HU	Adjusted Students/HU (2)
two or less	6	97	13.5%	0.06	0.069
three	22	259	36.0%	0.08	0.095
four or more	72	363	50.5%	0.20	0.221
Total	100	719		0.14	0.155

(1) American Community Survey, Public Use Microdata Sample for TN PUMA 2600 (2013 One-Year unweighted data).
 (2) Adjusted multipliers are scaled to make the average PUMS values match control totals based on 2013 Williamson County total Fall enrollment and housing unit estimates from ACS table B25024.

- Residential fee schedule options
 - » One size fits all
 - » Bedrooms
 - » Square feet of living space

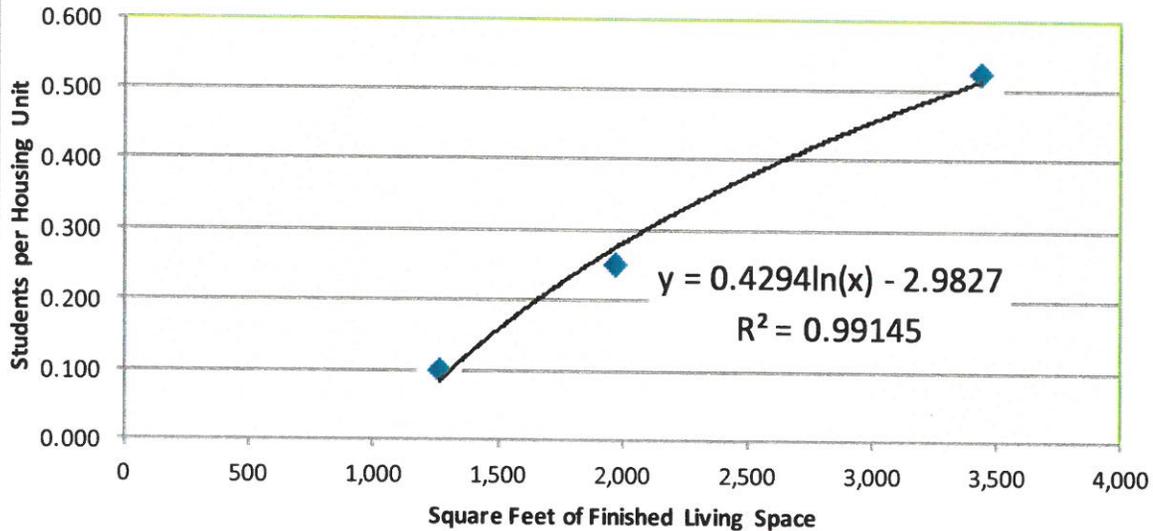


K-8 by Square Feet

Average dwelling size by bedroom range is from 2013 Survey of Construction Microdata, U.S. Census Bureau. Average students per housing unit by bedroom range are derived from 2013 1-Year ACS PUMS data for TN PUMA 2600 (Williamson County).

Actual Averages per Hsg Unit			Fitted-Curve Values	
Bedrooms	Square Feet	K-8 Students	sq Ft Example	8 Students
two or less	1,264	0.097	1,400	0.128
three	1,967	0.251	1,800	0.236
four or more	3,438	0.524	2,200	0.322
			2,600	0.394
			3,000	0.455
			3,400	0.509

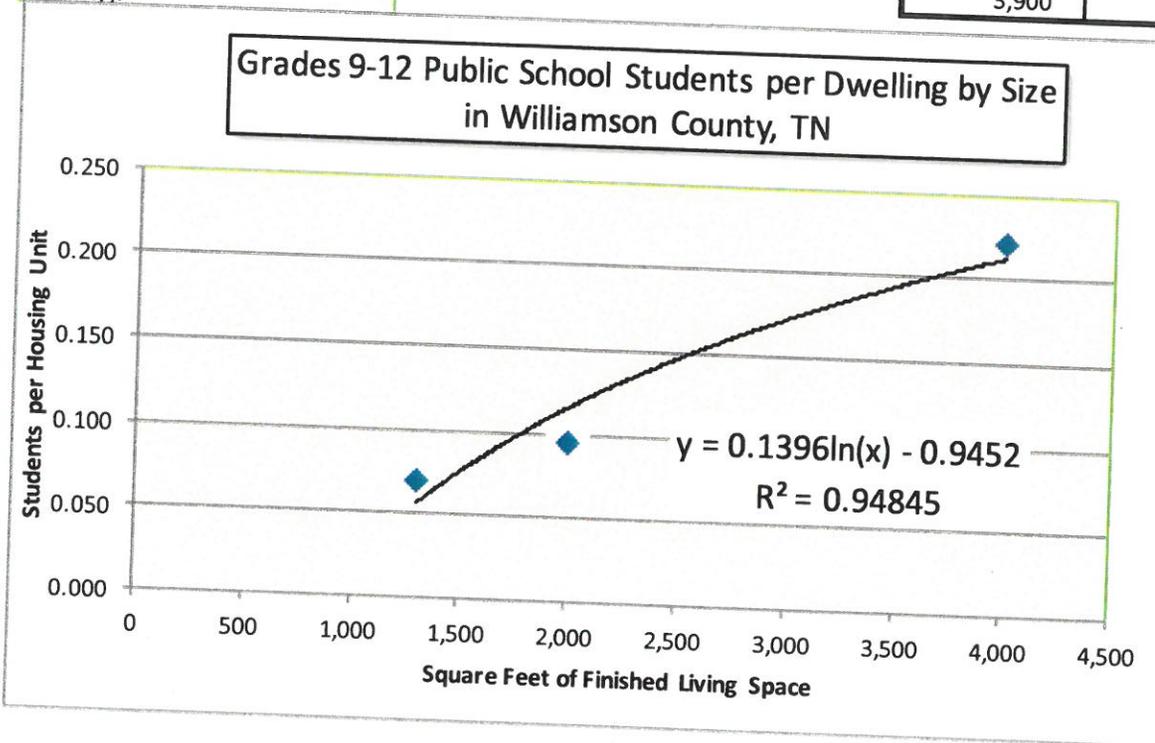
K-8 Public School Students per Dwelling by Size in Williamson County, TN



9-12 by Square Feet

Average dwelling size by bedroom range is from 2013 Survey of Construction Microdata. Average students per housing unit by bedroom range are derived from 2013 1-Year ACS PUMS data for TN PUMA 2600 (Williamson County).

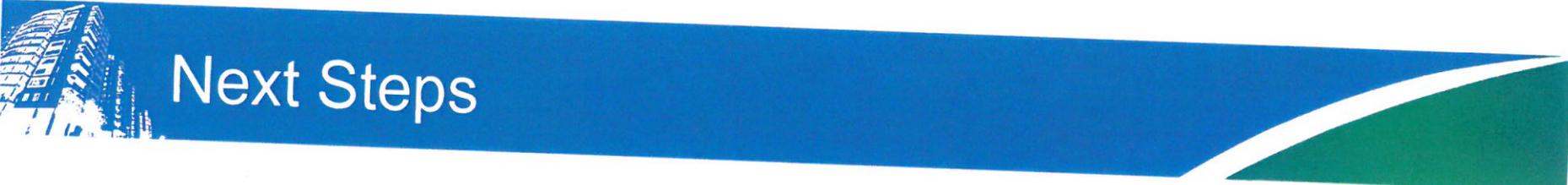
Actual Averages per Hsg Unit			Fitted-Curve Values	
Bedrooms	Square Feet	12 Students	Sq Ft Example	12 Students
two or less	1,300	0.069	1,400	0.066
three	2,000	0.095	1,900	0.109
four or more	4,000	0.221	2,400	0.141
			2,900	0.168
			3,400	0.190
			3,900	0.209





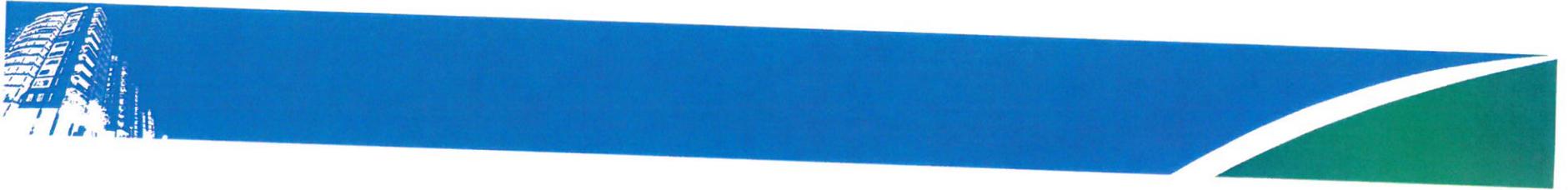
Williamson County School Impact Fee

- School impact fees will be collected from residential development only (not commercial)
- School impact fees can be used for a variety of capital purposes
 - » Land purchases
 - » Buses
 - » Furniture
 - » Portables
 - » Construction of school facilities
 - » Construction of Administrative space
 - » Debt service



Next Steps

- Continued work on growth projections
- Continued analysis of pupil generation rates
- Continued analysis of LOS and costs factors
- Future stakeholder meeting(s)



Questions and Answers