

Executive Summary

Resolution #19-103 for the Waiving of School Impact Fees for Proposed Low and Very Low Income Affordable Housing Units

Proposed amendments to School Board Growth Management Policy 1161 (Policy) modifies the District's school impact fee waiver (SIFW) program for proposed affordable housing units. The District administered a SIFW program from 1981 to 2011, in various iterations, until the program was suspended due to the economic recession. In 2015, the SIFW was reinstated in response to the update of the District's school impact fee study, which increased the County's school impact fees. Therefore, to offset the potential negative effect of the fee increases on affordable housing, the District reinstated the SIFW program, utilizing an accompanying Resolution to establish program parameters in conjunction with the Policy. This approach enables this program's parameters to be changed without necessitating an amendment to the Policy. Since 2015, the SIFW annual allocation amount has remained \$375,000 available to provide a 100% waiver of school impact fees for very-low income affordable housing projects, up to \$25,000 for a single project.

At the November 28, 2017, School Board Workshop, the District's SIFW program was presented and assessed. In preparation for this Workshop, staff convened a stakeholder group comprised of for profit and non-profit developers, various affordable housing advocates and local government partners to provide input on different options to augment the SIFW program as well as to suggest other affordable housing initiatives for consideration.

Since 2015, the annual \$375,000 allocation has not yet been fully exhausted, due in large part to the paucity of very low income units proposed that are eligible to take advantage of the District's program. The stakeholder group recommended mimicking Broward County's impact fee waiver program to include low income units as well as very low income units and doubling the per project maximum from \$25,000 to \$50,000 and the validity period of the SIFW issued from thirty (30) days to sixty (60) days. It should be noted that very low income is defined in the Broward County Land Development Code as one or more persons or a family, not including students, that has a total annual anticipated income for the household that does not exceed 50% of the area median income (AMI), and low income is up to 80% AMI. These new parameters of the program garnered the support of the stakeholder group as well as the School Board.

The parameters established by Resolution are needed to limit the financial liability shouldered by the District in a given year and to prevent all available funds from being taken by a single project. The set parameters also enable the waivers to be issued administratively in lieu of requiring each request to go before the School Board for approval.