

## **Executive Summary**

### **Revisions to School Board Growth Management Policy 1161**

The recently adopted Third Amended and Restated Interlocal Agreement for Public School Facility Planning (TRILA) established the Level of Service (LOS) Standard as the higher of: 100% gross capacity or 110% permanent capacity, depending on school type. The proposed amendments codify the newly adopted LOS in School Board Growth Management Policy 1161 ("Policy") and make other minor housekeeping updates to eliminate obsolete references, processes and timeframes that have changed since the Policy was last amended.

The proposed Policy amendments also modify the District's School Impact Fee Waiver (SIFW) program. Since 2015, the Policy has authorized an annual allocation of \$375,000 in SIFWs for a 100% waiver of school impact fees for very low income (up to 50% Area Median Income) affordable housing units, and up to \$25,000 for a single project.

The SIFW was established in response to the then proposed increase in the school impact fees for certain multi-family residential units commonly associated with affordable housing during the update of the Student Generation Rate/School Impact Fee Study. Since 2015, the SIFW program has never been fully utilized, due in part to the lack of very low income units proposed for development that are eligible for the program, despite the growing need for affordable housing throughout Broward County. In 2018, the District conducted another School Impact Fee/Student Generation Rate Study that if adopted by Broward County, would further increase school impact fees in a number of the residential unit type categories. To address expressed concerns regarding this increase, staff convened a stakeholder group of developers, affordable housing advocates, and local government partners to evaluate and make recommendations to augment the SIFW program, and other potential affordable housing initiatives. The group's feedback was presented at the November 28, 2017 School Board Workshop. Consequently, staff was directed to move forward with the following changes to the SIFW program: expand the SIFW program to include low income affordable housing units (up to 80% Area Median Income), double the per project maximum to \$50,000, and double the redemption period of the waivers from 30 days to 60 days. These changes are codified in the Policy amendments and an accompanying School Board Resolution.

It should be noted that the revisions to the Policy were presented to the School Board at the September 25, 2018 and October 23, 2018 School Board Workshops.