

## Executive Summary

### Resolution #20-03, Adoption of Recommendations in the Student Generation Rate/School Impact Fee Study Update

The Third Amended and Restated Interlocal Agreement for Public School Facility Planning (TRILA) and School Board (SB) Policy 1161 require that an update to the Student Generation Rates (SGR) and School Impact Fees (SIF) shall be conducted by the School Board in coordination with Broward County and the Municipalities at least once every three (3) years. In 2014, the Study was updated by a consultant retained by the School Board. Per requirements of the TRILA and SB Policy 1161, the Update Study was conducted in coordination with Broward County and municipalities. Subsequently on June 24, 2014, the School Board, via Resolution #14-90, approved recommendations contained in the "Student Generation Rate/School Impact Fee Study, Countywide, Technical Report 1, dated June 16, 2014 and recommended that the Broward County Board of County Commissioners (Broward County Commission) should amend the Broward County Land Development Code (BCLDC) to include recommendation 2 contained in the Study. On October 28, 2014, Broward County Commission approved recommendation 2 and amended the BCLDC to include the proposed SGR/SIF. The proposed SGR/SIF became effective on January 26, 2015. The 2015, SGR/SIF is still being used with slight upward adjustment for inflation.

The School Board on December 20, 2016, approved the selection of Tindale Oliver to update the SGR and SIF. Subsequently, Tindale Oliver commenced worked on the Study, and several drafts of the Study updates were reviewed by District staff representing the Facility Planning & Real Estate, Demographics and Student Assignments, Capital Budget Departments, and the Transportation Division. Drafts of the Study Update were also reviewed by a standing committee on the Study, which consists of District staff (the majority from the Departments cited herein), Broward County, and municipal staff. Draft of the Study Update was also presented to the development community and viable comments provided by pertinent community persons were incorporated into the Study. Upon each review, comments were provided to Tindale Oliver. Tindale Oliver addressed all comments/concerns in a timely manner.

On June 19, 2017, at the public workshop, speakers (including staff from the Broward County Planning Council (BCPC) and the Development Management and Environmental Review Section) raised certain concerns in the Study. Concerns expressed by Broward County staff regarded sharp increases in impact fees in certain categories, and potential negative impact on affordable housing. Due to these concerns, Broward County staff suggested the following:

1. Fee increases in all housing categories should be capped at 75%.
2. In addition to granting school impact fee waivers for proposed very low-income housing units, the School Board should also consider providing waivers for proposed low income housing units.
3. The School Board should consider phasing-in the resultant school impact fees.

To address concerns regarding potential fee increases on affordable housing in Broward County, Broward County Public School (BCPS) staff met with pertinent representatives of the affordable housing community in Broward County to obtain their feedback on the SGR/SIF Update Study. Generally, the representatives expressed concerns about the potential impact of the fee increases on affordable housing, and as remedy, concurred with suggestions listed above as made by Broward County staff; and in addition, suggested the following:

1. In addition to granting school impact fee waivers for proposed very low-income housing units, the inclusion of waivers for proposed low income units, the School Board should also consider providing waivers for proposed moderate income housing units;
2. The School Board should consider increasing its annual affordable housing allocation of \$375,000 to higher funding level; also, to double the per project funding from \$25,000 to \$50,000.
3. The School Board should consider increasing the number of days recipients of school impact fee waivers can redeem school impact fee waivers from 30 days to 60 days.

Subsequently, the School Board discussed the SGR/SIF Study Update at several workshops including suggestions cited herein, and agreed to do the following:

1. Cap fee increases in all housing categories to no more than 75%.
2. Maintain its annual affordable housing SIF waiver allocation at \$375,000.
3. Double the per project funding from \$25,000 to \$50,000.
4. In addition to granting school impact fee waivers for proposed very low-income housing units, would grant school impact fee waivers for proposed low income housing units.
5. Increase the number of days recipients of school impact fee waivers can redeem school impact fee waivers from 30 days to 60 days.

In addition to the several workshops held by the School Board on the SGR/SIF Study Update, drafts of the Study were shared/presented to the Oversight Committee (OC) for the implementation of the TRILA seven (7) times between 2017 and 2019, including at the last special meeting on June 19, 2019. As stated in the Agenda Request Form, a majority of the OC voted to state that all fee increases should be capped at no more than forty-nine percent (49%) in all housing categories; the reason being that the cited percentage is the appropriate percentage that minimizes impact of the fee increases in the SGR/SIF Study Update to affordable housing in Broward County. Next steps of the SGR/SIF adoption schedule included herein as Exhibit 4. The BCPC staff advised that the dates (shown as TBD on the schedule) for BCPC and Broward County Commission's actions will be determined after School Board transmits its recommendation to Broward County. The effective date (shown as TBD on the schedule) shall be determined based on Broward County Commission's action.