

ITEM #37⁽²⁾

ADDITIONAL MATERIAL
Public Hearing

SEPTEMBER 22, 2020

SUBMITTED AT THE REQUEST OF

VICE-MAYOR STEVE GELLER

**Table 11
Calculated School Impact Fee Comparison**

| Dwelling Unit Type | Bedrooms | 2007 Report ⁽¹⁾ | Current Adopted ⁽²⁾ | 2017 Calculated ⁽³⁾ | %Δ Adopted to 17 ⁽⁴⁾ | %Δ 07 to Adopted ⁽⁵⁾ | %Δ 07 to 17 ⁽⁶⁾ |
|---------------------------|------------|----------------------------|--------------------------------|--------------------------------|---------------------------------|---------------------------------|----------------------------|
| Single Family | 3 or fewer | \$6,267 | \$6,888 | \$9,049 | 31% | 10% | 44% |
| | 4 or more | \$9,116 | \$8,656 | \$12,295 | 42% | -5% | 35% |
| Townhouse, Duplex & Villa | 2 or fewer | \$2,125 | \$3,974 | \$4,918 | 24% | 87% | 131% |
| | 3 or more | \$4,937 | \$6,741 | \$7,377 | 9% | 37% | 49% |
| Garden Apartment | 1 or fewer | \$1,906 | \$375 | \$3,442 | 818% | -80% | 81% |
| | 2 bedrooms | \$3,352 | \$4,393 | \$4,918 | 12% | 31% | 47% |
| | 3 or more | \$4,415 | \$7,980 | \$5,901 | -26% | 81% | 34% |
| Mid-Rise | 1 or fewer | \$811 | \$293 | \$738 | 152% | -64% | -9% |
| | 2 or more | \$811 | \$1,153 | \$1,967 | 71% | 42% | 143% |
| High-Rise | Combined | \$71 | \$361 | \$738 | 104% | 408% | 939% |
| Mobile Home | 2 or fewer | \$2,814 | \$3,103 | \$3,688 | 19% | 10% | 31% |
| | 3 or more | \$6,132 | \$6,764 | \$8,016 | 19% | 10% | 31% |

- 1) Source: Student Generation Rate/School Impact Fee Study Countywide; June 16, 2014
- 2) Source: Broward County Planning and Development Management Division; fees are reviewed annually for potential indexing.
- 3) Source: Table 10
- 4) Percent change from the current adopted impact fee (Item 2) to the calculated impact fee (Item 3)
- 5) Percent change from the 2007 study impact fee (Item 1) to the adopted impact fee (Item 2)
- 6) Percent change from the 2007 study impact fee (Item 1) to the calculated impact fee (Item 3)

Capping Fee Increases

Broward County recommended limiting the increase to an appropriate percentage for all categories given the concerns related to housing affordability, among others. Based on discussions with the County and School Board staff, several cap options were tested, including a 75%- and a 49%-cap. These caps affect the following residential categories, which were subject to an increase ranging from 71% to 818%:

- Garden apartments (1 or fewer bedroom tier)
- Mid-rise (both tiers)
- High-rise

Tindale Oliver recommends the following process to help achieve this goal.

1. The School Board and the County should document the importance of these residential categories in relation to the County’s affordable housing / workforce housing goals. The Board of County Commissioners recently adopted the BrowardNEXT update to the Broward County Land Use Plan, which includes policies

Table 12 provides a comparison of the fully calculated fee for each residential category against the 75-percent capped fees and the 49-percent capped fees.

**Table 12
Broward County School Impact Fees at 75% Cap and 49% Cap**

| Dwelling Unit Type | Bedrooms | Full Calculated Rate ⁽¹⁾ | Calculated Rate Capped @75% Increase ⁽²⁾ | Calculated Rate Capped @49% Increase ⁽³⁾ |
|---------------------------|------------|-------------------------------------|---|---|
| Single Family | 3 or fewer | \$9,049 | \$9,049 | \$9,049 |
| | 4 or more | \$12,295 | \$12,295 | \$12,295 |
| Townhouse, Duplex & Villa | 2 or fewer | \$4,918 | \$4,918 | \$4,918 |
| | 3 or more | \$7,377 | \$7,377 | \$7,377 |
| Garden Apartment | 1 or fewer | \$3,442 | \$656 | \$559 |
| | 2 bedrooms | \$4,918 | \$4,918 | \$4,918 |
| | 3 or more | \$5,901 | \$5,901 | \$5,901 |
| Mid-Rise | 1 or fewer | \$738 | \$513 | \$437 |
| | 2 or more | \$1,967 | \$2,018 | \$1,718 |
| High-Rise | Combined | \$738 | \$632 | \$538 |
| Mobile Home | 2 or fewer | \$3,688 | \$3,688 | \$3,688 |
| | 3 or more | \$8,016 | \$8,016 | \$8,016 |

1) Source: Table 10

2) Updated impact fee rate with a capped increase of 75% from the current adopted fee, Appendix D, Table D-1

3) Updated impact fee rate with a capped increase of 49% from the current adopted fee, Appendix D, Table D-2