



# School Impact Fees

*October 2025 Update*

## Update Tasks

**Update relationship between SF & other types of units based on school impact**

**Project growth by type of units over 30 years**

**Revise fees based on projected units**

**Focus on 2 scenarios –**

**a) school costs plus financing**

**b) new school costs, financing plus remaining bond amounts**

## Fee Distribution & Relationship to Single Family Impacts

Type of Unit	Children per unit < 18	Children per Units 5 to 17	Relationship to SF < 18	Relationship to SF 5-17	Recommended
Single Family Detached	0.578	0.45	100%	100%	<b>100%</b>
Single Family Attached	0.29	0.18	50%	40%	<b>50%</b>
2 to 4 Units per Structure	0.28	0.23	48%	51%	<b>50%</b>
5 to 9 Units per Structure	0.2	0.14	35%	31%	<b>35%</b>
10+ units per Structure	0.05	0.03	9%	7%	<b>10%</b>
Mobile Homes	0.04	0.04	7%	9%	<b>10%</b>
Source: US Census ACS 2023 (5-year accounting)					
Special Tabulation of Public Use Micro Data for Suburban Portland Area					

## Proposed Ratios of Different Types of Units to Single Family

Type of Unit	Existing	Proposed
Single Family	100%	100%
2- family	38%	NA
Multifamily 3 + Units/Structure	25%	NA
Mobile Home	25%	10%
SF Detached (TownHomes)	NA	50%
2 to 4 Units/Structure	NA	50%
5 to 9 Units/Structure	NA	35%
10+ Units/Structure	NA	10%

## **Projected Units Over 30 Years/260 Units per Year**

<b>Type of Unit</b>	<b>% of 7,800 Units</b>	<b>Resulting Units</b>
Single Family	40%	3,120
Single Family Attached	12%	936
2 to 4 units per structure	10%	780
5 to 9 units per structure	15%	1,170
10+ units per structure	20%	1,560
Mobile Homes	3%	234

## Scenario 1: \$221,138,000

<b>Goal: \$45,808,000</b>							
<b>Type of Unit</b>	<b>Fee Ratios</b>	<b>Projected Distribution of Growth</b>	<b># of Units over 30 Years</b>	<b>Base Fee</b>	<b>Base Fee Totals</b>	<b>Adjusted Fee</b>	<b>Adjusted Fee Totals</b>
Single Family Detached	100%	40%	3,120	\$5,873	\$18,323,200	<b>\$10,030</b>	<b>\$31,294,962</b>
Single Family Attached	50%	12%	936	\$2,936	\$2,748,480	<b>\$5,015</b>	<b>\$4,694,244</b>
2 to 4 Units per Structure	50%	10%	780	\$2,936	\$2,290,400	<b>\$5,015</b>	<b>\$3,911,870</b>
5 to 9 Units per Structure	35%	15%	1,170	\$2,055	\$2,404,920	<b>\$3,511</b>	<b>\$4,107,464</b>
10+ units per Structure	10%	20%	1,560	\$587	\$916,160	<b>\$1,003</b>	<b>\$1,564,748</b>
Mobile Homes	10%	3%	234	\$587	\$137,424	<b>\$1,003</b>	<b>\$234,712</b>
<b>Totals</b>		<b>100%</b>	<b>7,800</b>		<b>\$26,820,584</b>		<b>\$45,808,000</b>

## Scenario 2: \$251,138,000

<b>Goal: \$52,022,157</b>							
Type of Unit	Fee Ratios	Projected Distribution of Growth	# of Units over 30 Years	Base Fee	Base Fee Totals	Adjusted Fee	Adjusted Fee Totals
Single Family Detached	100%	40%	3,120	\$6,670	\$20,808,863	<b>\$11,391</b>	<b>\$35,540,329</b>
Single Family Attached	50%	12%	936	\$3,335	\$3,121,329	<b>\$5,696</b>	<b>\$5,331,049</b>
2 to 4 Units per Structure	50%	10%	780	\$3,335	\$2,601,108	<b>\$5,696</b>	<b>\$4,442,541</b>
5 to 9 Units per Structure	35%	15%	1,170	\$2,334	\$2,731,163	<b>\$3,987</b>	<b>\$4,664,668</b>
10+ units per Structure	10%	20%	1,560	\$667	\$1,040,443	<b>\$1,139</b>	<b>\$1,777,016</b>
Mobile Homes	10%	3%	234	\$667	\$156,066	<b>\$1,139</b>	<b>\$266,552</b>
Totals		100%	7,800		\$30,458,973		<b>\$52,022,157</b>
Shortfall from Base					\$21,563,184		
Adjustment Factor					70.794%		

# Examples

<b>Project</b>	<b>Existing</b>	<b># of Units</b>	<b>Existing Total</b>	<b>Updated</b>	<b>Updated All Units</b>	<b>Estimated Cost of Units</b>	<b>Fee as % of Total Unit Cost</b>
Single Family - 4 Highland Ave	\$5,390	4	\$21,560	\$10,431	\$41,724	\$750,000	1.39%
Dunstan Crossing Duplexes/Attached	\$2,060	2	\$4,120	\$5,216	\$10,432	\$730,000	0.71%
Nonesuch River Apartments	\$1,360	120	\$163,200	\$1,043	\$125,160	\$171,766	0.61%
<b>Estimated Costs:</b>							
<i>Price of recently listed new SF home on Highland</i>							
<i>Dunstan Crossing - Recent sale of duplex</i>							
<i>Apartments - Assessor's Value</i>							