



# School Impact Fees

*December 3, 2025 Workshop*

## Update Tasks

### **Impact Fee Update Task:**

**Incorporate New Investments in Schools Approved by Voters in November**

#### **Notes:**

- **Impact Fees have to be proportional to new growth-Can't pay for existing deficiencies**
- **Can't be used as a deterrent to growth**
- **LD 1829 will impact analysis through lot size and additional ADU's**
- **Federal Data sources will be updated on December 11, that could affect analysis.**

## Inputs

- **Student capacity increase**
- **Total new capital investment in schools**
- **Amount associated with growth**
- **Amount of new housing units projected**
- **Impact of new units by type (# of Students)**
- **Projection of new units by type of unit**

<b>K-8 2025 Scenario</b>	
<b>K-8 Capacity Increase for New School Investment (All New Students Assigned to New Growth)</b>	
Actual Enrollment K-8	1,975
Increase in Students	516
Projected Enrollment Capacity	2,491
% of Increase Assigned to New Housing	100%
Actual Increase Assigned to New Housing	516
% of student Increase	20.7%
<b>% of Capital Investment Associated with New Students</b>	<b>20.7%</b>

<b>K-8 Analysis</b>	<b>Base + Financing + Remaining Investments</b>
Capital Investment in K-8 School Scenario	<b>\$ 251,138,000</b>
Remaining Bonds (Prior to 2025)	\$ 30,000,000
New Investment Plus Financing	\$ 221,138,000

## **Amount of Investment Assigned to Impact Fees**

**\$251,138,000 \* 20.7%**

**\$52,022,157**

## **Total Number of new Units over 30 Years**

**260 Units per year \* 30**

**7,800 New Units**

## 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

## Impact Fee Projection: \$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		
<i>Adjustment Factor</i>					70.794%		

### **Council Considerations:**

- 1) Single family fees more than Double**
- 2) How should affordable housing units be treated?**
- 3) Know that LD 1829 could greatly impact Fees**
- 4) Align current analysis with New Data released later this month**
- 5) Ensure that community is reviews potential changes.**