

October 7, 1991
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Introduced by: Derdowski
Sims
Proposed No.: 91-519

ORDINANCE NO. **10122**

AN ORDINANCE implementing school impact fees in the Tahoma School District by establishing impact fees to be collected by King County on behalf of the district; adopting the Capital Facilities Plan of the district as an element of the King County Comprehensive Plan for purposes of implementing the impact fee program; providing for a fee; adding a new section to Title 27; and declaring an emergency.

FINDINGS:

1. On January 22, 1991, King County Ordinance No. 9785 became effective. Ordinance 9785 provides the framework within which King County school districts can request that impact fees be collected by the county on behalf of those districts.

2. Implementation of an impact fee program in a particular school district requires that district to prepare and provide to the county a capital facilities plan ("Capital Facilities Plan"). The Capital Facilities Plan must document:

a. an inventory of existing school facilities, including the locations and capacities of those facilities at the various grade levels;

b. a forecast of the future needs for new facilities;

c. the proposed locations and capacities of expanded or new school facilities;

d. at least a six-year Financing Plan Component, updated as necessary to maintain at least a six-year forecast period, for financing needed school facilities within projected funding capacities, clearly identifying sources of public money for such purposes; and

e. the data from the district called for in Section 8 of Ordinance 9785.

3. The Tahoma School District has provided a Capital Facilities Plan to the county that includes the information listed in Paragraph 2 above, and has calculated its proposed fees using the formula provided in Ordinance 9785. Accordingly, the county has developed a fee schedule for the Tahoma School District.

4. The Capital Facilities Plan for the Tahoma School District provides the information required by RCW 82.02.050 and .060 to document the basis for establishing an impact fee program in the District.

5. This ordinance is adopted pursuant to the county's powers as a charter county and the provisions of the 1990 Growth Management Act, including but not limited to RCW 36.70A and RCW 82.050-.060.

BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

SECTION 1. Authority. This ordinance is adopted to implement King County Comprehensive Plan policies, the 1990 Growth Management Act, and

1 Ordinance No. 9785 with respect to the Tahoma School District. This
 2 ordinance is necessary to address identified impacts of development on the
 3 District in order to protect the public health, safety and welfare.

4 NEW SECTION. SECTION 2. A new section is hereby added to K.C.C.
 5 Title 27 to read as follows:

6 A. Base Fee Schedule. The following fees shall be assessed for
 7 the indicated types of development:

| 8 SCHOOL DISTRICT | SINGLE FAMILY | MULTIFAMILY |
|---------------------|--------------------------------|-----------------------------|
| 9 Tahoma, Dist. 409 | \$3080 per 10 dwelling unit | \$2700 per dwelling unit |

11 B. County's Administrative Costs. The County's administrative
 12 costs of issuing the certificate, including the cost of acquiring,
 13 monitoring and updating necessary data, shall be forty dollars (\$40) per
 14 dwelling unit and shall be paid by the applicant to the County.

15 NEW SECTION. SECTION 3. A new section is hereby added to KCC
 16 Chapter 20.12 to read as follows:

17 The Capital Facilities Plan for the Tahoma School District, dated May 9,
 18 1991, with amendments dated May 21 and May 23, 1991, all of which are
 19 included in Attachment A and which are incorporated herein by reference, is
 20 adopted as a subelement of the capital facilities element of the
 21 Comprehensive Plan for King County, and augments and amplifies the Plan.
 22 The Capital Facilities Plan for the Tahoma School District also includes
 23 all of the standards and factors necessary for implementation of Ordinance
 24 9785 which are incorporated therein by reference.

25 SECTION 4. Severability. Should any section, subsection,
 26 paragraph, sentence, clause or phrase of this ordinance or its application
 27 to any person or circumstance is held to be unconstitutional or invalid for
 28 any reason, such decision shall not affect the validity of the remainder of
 29 the ordinance or the application of the invalidated provision to other
 30 persons or circumstances.

31 SECTION 5. Emergency. The county council finds as a fact and
 32 declares that an emergency exists and that this ordinance is necessary for
 33 the immediate preservation of public peace, health or safety or for the

support of county government and its existing public institutions.

INTRODUCED AND READ for the first time this 24th day of June, 1991.

PASSED this 7th day of October, 1991.

KING COUNTY COUNCIL
KING COUNTY, WASHINGTON

Lois North
Chair

ATTEST:

Janet Masno
DEPUTY Clerk of the Council

APPROVED this 17th day of October, 1991.

Paul Steel Sr. Tim Hill
King County Executive

Ord. No. 10122

**TAHOMA SCHOOL DISTRICT
CAPITAL IMPROVEMENT PROJECT**

AUGUST 1991



BOARD OF DIRECTORS

Sandra R. Galtner
Charles E. Hargaway
Kerri E. Harding
Ariene Schmidt
Jan Schneider

Tahoma School District

23015 S. E. 216th Way • Maple Valley, Washington 98038 • (206) 432-5733

Dr. Edward A. Heiser
Superintendent
Michael Marzanski
Deputy Superintendent
Dr. Donald M. Whitney
Director, Special Services
John B. McNaughton
Director, Business Operations

May 9, 1991

Michele McFadden
Section Manager
Growth Management, Parks, Planning Section
402 King County Courthouse
Seattle, WA 98104

Dear Michele:

This is the latest update based on the mitigation meeting on May 2nd in Issaquah.

Thank you.

Jock McNaughton
Director of Business/Operations

McN/dm

FINANCIAL MANAGEMENT

Growth Management Impact Fees

STATEMENT OF POLICY OF TAHOMA SCHOOL DISTRICT NO. 409 CONCERNING THE ASSESSMENT, COLLECTION, EXPENDITURE AND REFUND OF DEVELOPMENT IMPACT FEES AUTHORIZED BY THE GROWTH MANAGEMENT ACT, KING COUNTY ORDINANCE 9785 AND KING COUNTY ORDINANCE ____ [FEE IMPLEMENTING ORDINANCE].

Tahoma School District No. 409 (the "District") is responsible for providing public educational services at the pre-school, elementary and secondary levels to students now residing or who will reside in the District.

New residential development has a major impact on public school facilities in the District. The District is often unable to fund and construct school facilities quickly enough to provide space for incoming students. As a result, students must be housed in portable buildings. Class size is considered to be a major factor in the quality of education students can receive.

Traditional methods of financing permanent school facilities have proven to be ineffective during periods of rapid residential growth. Consequently, financing expanded or new school facilities under the current tax structure is often impossible.

Bond proceeds currently available have been approved to fund certain identified capital project needs. It is not expected that there will be any additional funds available to fund facilities not in the bond issue.

The 1990 Growth Management Act included two elements that require and allow King County to address the impact of development on schools:

1. RCW 58.17.110, the state subdivision act, was amended to require denial of any plat unless the county legislative body makes written findings that appropriate provisions are made for schools and school grounds. Dedication of land to any public body, provision of public improvements to serve the subdivision, and/or impact fees imposed under the act may be required as a condition of subdivision approval.
2. Specific authorization to impose impact fees for school facilities was created.

In order to establish procedures by which King County may collect and the District may expend impact fees for schools facilities, King County ("County") enacted Ordinance No. 9785, which provides the framework within which the District can request that impact fees be collected on its behalf.

To the extent feasible, the District shall obtain bond and state funds to finance the construction of needed school facilities. In addition, the District shall utilize school impact fees to partially fund school capital facilities needed to house and accommodate new students generated by residential development to the extent authorized by the Growth Management Act, and King county Ordinance No. 9785.

The District shall establish procedures whereby a capital facilities plan ("Capital Facilities Plan") for the District shall be created and adopted by the District. The Capital Facilities Plan shall meet the requirements of the Growth Management Act and King County Ordinance No. 9785 and shall include:

1. an inventory of existing school facilities, including the locations and capacities of those facilities at the various grade levels;
2. a forecast of the future needs for such facilities;
3. the proposed locations and capacities of expanded or new school facilities;
4. at least a six-year Financing Plan Component, updated as necessary to maintain at least a six-year forecast period, for financing needed school facilities within projected funding capacities, clearly identifying sources of public money for such purposes; and
5. the data from the District called for in Section 8 of Ordinance No. 9785.

The District shall submit the adopted Capital Facilities Plan to the County for use by the County as a basis of the District's fee schedule.

The District shall cooperate with the County to develop a Fee Implementing Ordinance for the District.

The District shall enter into an interlocal agreement whereby the District and the County agree to procedures implementing the impact fee collection process:

Upon written application by a developer and payment by the developer of a processing fee of \$100.00, the District shall complete and deliver to the developer and to the County a certificate of school facility availability with respect to any residential development to be located in the District (excepting individual single family residences and housing exclusively for the elderly), which certificate shall be included by the developer in its development proposal application to the County.

The District shall encumber or expend impact fees only in conformance with the capital facilities plan and within six years of receipt by the County. Should extraordinary and compelling circumstances arise that prevent the District from encumbering or expending impact fees within six years of receipt by the County, the District shall petition the County Council to make written findings of such circumstances and to extend the six year period.

The District shall develop procedures as may be appropriate to implement these policies.

GROWTH MANAGEMENT IMPACT FEE

Administrative Procedures to Accompany Policy 9290

PROCEDURES OF TAHOMA SCHOOL DISTRICT NO. 409 TO IMPLEMENT DISTRICT POLICIES CONCERNING GROWTH MANAGEMENT IMPACT FEES.

Tahoma School District No. 409 (the "District") has established a Growth Management Impact Fee Policy ("Policy") with respect to the imposition of impact fees on residential development within the District.

The Policy is designed to enable the District to utilize school impact fees to partially fund needed capital facilities to house and accommodate new students generated by residential development to the extent authorized by the Growth Management Act, RCW 36.70A and King County Ordinance No. 9785.

The Policies state that the District shall develop procedures as may be appropriate to implement the Policies.

Capital Facilities Plan

The District is obligated to create a capital facilities plan ("Capital Facilities Plan") to be provided to King County ("County"). The Capital Facilities Plan must include a least a six-year plan for financing needed school facilities ("Financing Plan Component") within projected funding capacities and clearly identifying sources of public money for such purposes. To meet its obligations to create a Capital Facilities Plan, the District shall use the following procedures:

1. The superintendent or his/her designee shall supervise the creation of a Capital Facilities Plan for the District and submit it to the board for approval. The Capital Facilities Plan must contain the following elements:
 - a. an inventory of existing school facilities, including the locations and capacities of those facilities at the various grade levels;
 - b. a forecast of the future needs for such facilities;
 - c. the proposed locations and capacities of expanded or new school facilities;
 - d. at least a six-year Financing Plan Component, updated as necessary to maintain at least a six-year forecast period, for financing needed school facilities within projected funding capacities, clearly identifying sources of public money for such purposes; and
 - e. the data from the District called for in Section 8 of Ordinance 9785.
2. The Board shall approve and forward the Capital Facilities Plan to the County.

Financing Plan Component of the Capital Facilities Plan

The Financing Plan Components of the Capital Facilities Plan must represent at least a six year school facilities financing forecast. Therefore, if the duration of the Financing Plan Component of the Capital Facilities Plan is six years, it must be updated annually. If the duration for the Financing Plan Component is more than six years, then updates need occur only as frequently as required to maintain at least a six year forecast period. To maintain at least a six year Financing Plan Component of the Capital Facilities Plan, the District shall use the following procedures:

1. During the course of creating the Capital Facilities Plan, the Capital Facilities Plan Committee shall establish the District's required forecast period for the Financing Plan Component of the Capital Facilities Plan. The Financing Plan Component must represent a forecast period of at least six years.
2. If the Capital Facilities Plan Committee establishes a six-year Financing Component, then the Capital Facilities Plan Committee must update the Financing Plan Component on an annual basis.
3. If the Capital Facilities Plan establishes a Financing Plan Component that forecasts for a period of longer than six years, the Capital Facilities Plan Committee must update the Financing Plan Component as frequently as is required to maintain a Financing Plan Component of at least six years.
4. The updated Financing Plan Component must be approved by the Board and forwarded to the County no later than December 1 of the year in which the updated Financing Plan Component is due.

Interlocal Agreement

The Capital Facilities Plan is used by the County to create a fee schedule for the District. The fee schedule is then formally adopted by the County in a "Fee Implementing Ordinance." The Fee Implementing Ordinance must be accompanied by an "Interlocal Agreement" between the District and the County that sets forth procedures that the parties must follow in order for the County to distribute, and the District to receive, impact fees.

In order to meet its obligation to enter into an Interlocal Agreement with the County, the District shall use the following procedures:

1. The Administration shall negotiate the terms and conditions of the Interlocal Agreement.
2. The Board shall approve the Interlocal Agreement by appropriate resolution.

Residential Housing

Developers of housing projects (other than individual single family dwellings or housing devoted exclusively to the elderly) who wish to obtain development approvals and permits must apply for and obtain a certificate of school facility availability ("Certificate of Facility Availability") from the District. Information contained in the Certificate of Facility Availability is used by the County to determine whether the District's school facilities will be adequate to house or otherwise accommodate students generated by the proposed development.

The form of Certificate of Facility Availability has been created by the County. The county shall distribute Certificates of Facility Availability to developers upon request. After completing the initial portion of the form, the developer must submit the Certificate of Facility Availability to the District. The District will complete its portion of the form and issue the Certificate of Facility Availability to the Developer.

The District shall use the following procedures to meet its obligation to issue Certificates of Facility Availability:

1. The Administration shall designate a District employee ("Certificates Clerk") to administer the issuance of Certificates of Facility Availability.
2. The Certificates Clerk shall receive Certificates of Facility Availability from developers, which Certificates of Facility Availability shall be completed by the District.
3. The Certificates Clerk shall be informed by the superintendent or his/her designee as to all District data required by the Certificate of Facility Availability, including student factors and capacity numbers.
4. Upon submission by a developer of an application form with the Certificates Clerk and payment to the District of a processing fee of \$100.00 to cover costs of administration, the Certificates Clerk shall complete and provide to the developer a Certificate of Facility Availability.
5. The Certificates Clerk shall record all Certificates of Facility Availability issued by the District in a "Certificate of School Facility Availability Log" and retain a copy of the Certificate of Facility Availability for district records. Copies of issued Certificates of Availability should be retained for not less than 7 years, after which time they may be destroyed. In addition, the Certificates Clerk shall send by first class mail to the County a duplicate of every Certificate of Facility Availability issued within two business days of issuance.

Six Year Time Limit to Expend or Encumber Funds

The District is generally required to spend or encumber impact fees within six years of their receipt by the County.

To ensure that impact fees are spent or encumbered within six years of receipt, the District shall use the following procedures:

1. [List procedures agreed to in the Interlocal Agreement with respect to how District is notified that money has been collected by County].

Should the District, due to extraordinary and compelling circumstance, be unable to spend or encumber impact fees within six years of receipt, the District may petition the County Council to make a finding of such extraordinary and compelling circumstances, using the following procedures and shall state in the petition the facts to support the requires filing.

1. [Procedures to be determined by King County.]

TAHOMA SCHOOL DISTRICT NO. 409
Maple Valley, Washington

CAPITAL FACILITIES PLAN

Approved by Board of Directors
April 23, 1991

Tahoma School District No. 409 hereby provides to the King County Council this Capital Facilities Plan ("Plan") documenting present and future school facility requirements of the District. The Plan contains all elements required by the Growth Management Act and King County Ordinance No. 9785, including a 6 year financing plan component.

CAPITAL FACILITIES PLAN
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Inventory

An inventory of existing school facilities, including the locations and capacities of those facilities at the various grade levels, is provided below:

| <u>Existing Facility</u> | <u>Location</u> | <u>Capacity</u> |
|----------------------------|---|-----------------|
| Lake Wilderness Elementary | 24216 Witte Road SE Maple Valley, WA 98038 | 874 |
| Shadow Lake Elementary | 22620 Sweeney Road SE Maple Valley, WA 98038 | 460 |
| Cedar River Elementary | 22615 Sweeney Road SE Maple Valley, WA 98038 | 545 |
| Tahoma Junior High School | 24425 SE 216th Way Maple Valley, WA 98038 | 807 |
| Tahoma Senior High School | 18200 SE 240th Kent, WA 98042 | 1043 |
| Maple Valley High School | 23015 SE 216th Way Maple Valley, WA 98038 | 45 |

**Tahoma School District
Certificate of School Facility Availability**

Program Adjustment assumption:
Enrollment assumption:

10%
SPI

| YEAR | 1990-91 | 1991-92 | 1992-93 | 1993-94 | 1994-95 | 1995-96 | 1996-97 |
|--------------------------------------|---------|---------|---------|---------|---------|---------|---------|
| A1. Building Capacity | 3774 | 3774 | 3774 | 4607 | 4607 | 4907 | 5807 |
| A2. Add or Subtract Capacity Changes | 0 | 0 | 833 | 0 | 300 | 900 | 700 |
| A3. Adjusted Capacity | 3774 | 3774 | 4607 | 4607 | 4907 | 5807 | 6507 |
| A4. 10% Program Adjust | <377> | <377> | <461> | <461> | <491> | <581> | <651> |
| A5. Adjusted Capacity | 3397 | 3397 | 4146 | 4146 | 4416 | 5226 | 5856 |
| A6. 105% Districts total | 3567 | 3567 | 4354 | 4354 | 4637 | 5488 | 6149 |
| ENROLLMENT | | | | | | | |
| B1. Basic Enrollment | 3705 | 3964 | 4263 | 4540 | 4671 | 5180 | 5474 |
| B2. Surplus Capacity | 0 | 0 | 91 | 0 | 0 | 308 | 675 |
| B3. Unhoused students | 138 | 397 | 0 | 186 | 34 | 0 | 0 |

A1 = Building Capacity Figures provided by the office of the Superintendent of Public Instruction, School Facilities Division

A2 = 1992-93, 732 Rock Creek Elem. and 101 additional spaces in Cedar River Modernization. 1994-95, 300 H.S. Expansion; 1995-96, 900 elem. school, 1996-97, 700 new elem.

A4 = District Calculations indicate 18% unhoused students (see enclosed "calculations for unhoused students, 5/2/91)

B1 = Enrollment projections based on cohort survival weighted averages and King County

Needs Forecast: Existing Facilities

A forecast of the District's future needs for existing school facilities, including expansions, is provided below:

| <u>Existing Facility</u> | <u>Future Needs</u> | <u>Anticipated Source of Funds (e.g., state match; bonds; impact fees)</u> | <u>Cost¹</u> |
|----------------------------------|--|---|--------------------------------|
| (1992) Cedar River Elementary | Modernization/ Addition (for 101 students) | State Match, Bond* | 5,300,000 |
| (1994) Tahoma Senior High School | Expansion (300 students) | State Match, Bond*, Impact Fees | 2,400,000 |

*
1 Note: A Bond Issue has been approved for the Cedar River Project only.
Building cost estimates provided by Burr, Lawrence, Rising + Bates, Architects

Needs Forecast: New Facilities

The proposed locations and capacities of required new school facilities are provided below:

| <u>New School Facility</u> | <u>Location</u> | <u>Capacity</u> | <u>Anticipated Source of Funds (e.g., state match; match; bonds; impact fees)</u> | <u>Site¹ Cost</u> | <u>Building² Cost</u> |
|-----------------------------------|------------------------|------------------------|--|-------------------------------------|---|
| (1992) Rock Creek Elementary | SR169/ SE 260th | 732 | State Match, Bonds | 352,000 ³ | 7,400,000 |
| (1995) New Middle School | Unknown | 900 | State Match, Bonds, Impact Fees | 700,000 | 16,500,000 |
| (1996) New Elementary | SR169/ SE 282nd | 700 | State Match, Bonds, Impact Fees | 525,000 | 7,825,000 |
| (1999?) New High School | SR169/ 240th | 1200 | State Match, Bonds, Impact Fees | 1,400,000 | 29,700,000 |

^{1,2}
³

Site and building cost estimates provided by Burr, Lawrence, Rising + Bates, Architects
Site cost paid with previous bond issue

Financing Plan

The District plans to finance improvements of and additions to school facilities for the years 1991 through 1997 in the following manner:

[District must identify projected funding capacity and sources of public money such as (a) state funding sources, (b) bonds and levies, (c) impact fees and (d) other.]

| | <u>State</u> | <u>Bond</u> | <u>Impact Fees</u> ¹ |
|--------------------------------|--------------|------------------------|---------------------------------|
| 1992 Cedar River Modernization | 2,200,000 | 3,100,000 | 0 |
| 1992 Rock Creek Elementary | 3,140,000 | 4,260,000 | 0 |
| 1995 Middle School | 4,660,000 | 7,340,000 ² | 4,500,000 |
| 1996 New Elementary School | 2,890,000 | 3,175,000 ² | 1,950,000 |
| 1994 High School Expansion | 940,000 | 910,000 ² | 550,000 |
| 1994 High School Modernization | 4,200,000 | 8,961,000 ³ | 0 |

1 Estimated Based on Non-Matchable Expenses and passage of bond issue in 1992
 2 Anticipated if bond issue passes in 1992
 3 The School Facilities Planning Committee has recommended a \$13,161,000 modernization plan at Tahoma Senior High School which the Board is reviewing and will take final action on in the summer of 1991.

TAHOMA SCHOOL DISTRICT
Impact Mitigation Fees - Single Family

Student Factors - Single¹/Mult.²Family

| | |
|---------------|---------------|
| Elementary | <u>47,397</u> |
| Mid./Jr. High | <u>10,101</u> |
| High School | <u>12,079</u> |

Temporary Facilities Cost

| | |
|---------------|---------------|
| Elementary | <u>42,500</u> |
| Mid./Jr. High | <u>42,500</u> |
| High School | <u>42,500</u> |

Student Capacity Per Facility

| | |
|---------------|--------------|
| Elementary | <u>700</u> |
| Mid./Jr. High | <u>900</u> |
| High School | <u>1,200</u> |

Permanent Square Footage

| | |
|---------------|----------------|
| Elementary | <u>153,172</u> |
| Mid./Jr. High | <u>96,220</u> |
| High School | <u>125,218</u> |
| Total | <u>374,610</u> |

Site Acreage Size

| | |
|---------------|-----------|
| Elementary | <u>15</u> |
| Mid./Jr. High | <u>20</u> |
| High School | <u>40</u> |

Temporary Square Footage

| | |
|---------------|---------------|
| Elementary | <u>15,360</u> |
| Mid./Jr. High | <u>0</u> |
| High School | <u>6,144</u> |
| Total | <u>21,504</u> |

Site Cost Per Acre

| | |
|---------------|---------------|
| Elementary | <u>35,000</u> |
| Mid./Jr. High | <u>35,000</u> |
| High School | <u>35,000</u> |

Total Facilities Square Footage

| | |
|---------------|----------------|
| Elementary | <u>168,532</u> |
| Mid./Jr. High | <u>96,220</u> |
| High School | <u>131,362</u> |
| Total | <u>396,114</u> |

New Facility Cost

| | |
|---------------|-------------------|
| Elementary | <u>8,350,000</u> |
| Mid./Jr. High | <u>16,500,000</u> |
| High School | <u>29,700,000</u> |

School Construction State Match

| | |
|------------------|-------------|
| Local District % | <u>5973</u> |
|------------------|-------------|

SPI Square Footage Per Student

| | |
|---------------|------------|
| Elementary | <u>80</u> |
| Mid./Jr. High | <u>110</u> |
| High School | <u>120</u> |

Boeckh Index Factor

| | |
|---------------|--------------|
| Current Index | <u>79.75</u> |
|---------------|--------------|

Temporary Classroom Capacity

| | |
|---------------|-----------|
| Elementary | <u>25</u> |
| Mid./Jr. High | <u>30</u> |
| High School | <u>30</u> |

Dist. Average Assessed Value

| | |
|-----------------------|----------------|
| Single Fam. Res. | <u>117,400</u> |
| K.C Assessor, 4/22/91 | |

District Average Assessed Value

| | |
|------------------------------|---------------|
| Multi-Fam. Res. | <u>62,816</u> |
| K.C. Assessor, 4/22/91 | |
| Weighted Avg of Condos & Apt | |

Developer Provided Sites/Facilities

| | |
|-------------|-----------------------------|
| Value | <u> </u> |
| Total Units | <u> </u> |

District Debt Service Tax Rate

| | |
|-----------------|---------------|
| Current \$/1000 | <u>1.6021</u> |
|-----------------|---------------|

General Obligation Bond Interest Rate

| | |
|--------------------------|-------------|
| Current Bond Buyer Index | <u>7.06</u> |
|--------------------------|-------------|

1. Based on district survey-see enclosure pg. 12 of Policy 9290F
2. Based on Kent School District Calculations

TAHOMA SCHOOL DISTRICT NO. 409
Single Family
Fee Formula Data

| | | | |
|-----|---|------|-----------------|
| A1= | Elementary school site cost per student X the student factor | = | <u>352.500</u> |
| A2= | Middle/Junior high school site cost per student X student factor | = | <u>77.777</u> |
| A3= | High School site cost per student X student factor | = | <u>140.000</u> |
| A = | A1+A2+A3 | = | <u>570.277</u> |
| B1= | Elementary school construction cost per student X student factor | = | <u>5302.070</u> |
| B2= | Middle/Junior high school construction cost per student X student factor | = | <u>1733.806</u> |
| B3= | High School construction cost per student X student factor | = | <u>2808.766</u> |
| B = | (B1+B2+B3) X <u>square footage of permanent facilities</u> total square footage of facilities | = | <u>9844.642</u> |
| C1= | Elementary school temporary facility cost per student X student | = | <u>43.3750</u> |
| C2= | Middle/Junior high school temporary facility cost per student X student factor | = | <u>7.6907</u> |
| C3= | High School temporary facility cost per student X student factor | = | <u>9.2288</u> |
| C = | (C1+C2+C3) X <u>square footage of permanent facilities</u> total square footage of facilities | = | <u>60.2950</u> |
| D1= | Boeckh index X SPI square footage per student for elementary school X state match % X student factor | = | <u>1791.063</u> |
| D2= | Boeckh index X SPI square footage per student for middle/junior high school X state match % X student factor | = | <u>523.981</u> |
| D3= | Boeckh index X SPI square footage per student for high school X state match % X student factor | = | <u>685.939</u> |
| D = | D1+D2+D3 | = | <u>3000.984</u> |
| TC= | $\frac{(1+i)^{10.1}}{i(1+i)^{10}}$ X average assessed value for the dwelling unit type in the school district | | |
| | X current school district capital property tax levy rate where | X = | 1.6021/1000 |
| | i - the current interest rate as stated in the Bond Buyer Twenty | i = | 7.06 |
| | Bond General Obligation Bond Index | TC = | 1317.385 |
| FC= | <u>Value of site and improvements to existing facilities or new construction provided by the development</u> Number of dwelling units in development | | |

| | | |
|--|---|---|
| Total Unfunded Need = A + B + C - D - TC | = | <u>570.27A</u> |
| | + | <u>9844.64B</u> |
| | + | <u>60.29C</u> |
| | - | <u>3000.98D</u> |
| | - | <u>1317.38TC</u> |
| TOTAL UNFUNDED NEED | = | <u>6156.846</u> |
| divided by 2 | = | <u>2078.42</u> Developer Fee Obligation |
| | - | <u>-0-</u> Less FC (if applicable) |
| | = | <u>3078.42</u> NET FEE OBLIGATION |

TAHOMA SCHOOL DISTRICT NO. 409
Multi Family
Fee Formula Data

A1= Elementary school site cost per student X the student factor = 297.750
 A2= Middle/Junior high school site cost per student X student factor = 78.555
 A3= High School site cost per student X student factor = 92.166

A = A1+A2+A3 = 468.472

B1= Elementary school construction cost per student X student factor = 4478.557
 B2= Middle/Junior high school construction cost per student X student factor = 1751.144
 B3= High School construction cost per student X student factor = 1849.104

B = (B1+B2+B3) X square footage of permanent facilities
 total square footage of facilities = 8078.806

C1= Elementary school temporary facility cost per student X student = 36.638
 C2= Middle/Junior high school temporary facility cost per student X student factor = 7.767
 C3= High School temporary facility cost per student X student factor = 6.075

C = (C1+C2+C3) X square footage of permanent facilities
 total square footage of facilities = 50.481

D1= Boeckh index X SPI square footage per student for elementary school X state match % X student factor = 1512.870
 D2= Boeckh index X SPI square footage per student for middle/junior high school X state match % X student factor = 529.221
 D3= Boeckh index X SPI square footage per student for high school X state match % X student factor = 451.576

D = D1+D2+D3 = 2493.675

TC= $\frac{(1+i)^{10.1}}{i(1+i)^{10}}$ X average assessed value for the dwelling unit type in the school district

X current school district capital property tax levy rate where X = 1.6021/1000
 i - the current interest rate as stated in the Bond Buyer Twenty i = 7.06
 Bond General Obligation Bond Index TC = 704.879

FC= Value of site and improvements to existing facilities or new construction provided by the development
Number of dwelling units in development

Total Unfunded Need = A + B + C - D - TC
 = 468.472A
 + 8078.806B
 + 50.481C
 - 2493.675D
 - 704.879TC

TOTAL UNFUNDED NEED = 5399.205

divided by 2 = 2699.600 Developer Fee Obligation

- 0 - Less FC (if applicable)

TAHOMA SCHOOL DISTRICT NO. 409
ENROLLMENT FIGURES AND PROJECTIONS
1986 TO 1999
FEB. 1 OF EACH SCHOOL YEAR

| <u>GRADE</u> | <u>86-87</u> | <u>87-88</u> | <u>88-89</u> | <u>89-90</u> | <u>90-91</u> | <u>91-92</u> | <u>92-93</u> | <u>93-94</u> | <u>94-95</u> | <u>95-96</u> | <u>96-97</u> | <u>97-98</u> | <u>98-99</u> |
|---|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|
| K | 268 | 267 | 296 | 323 | 325 | 336 | 345 | 354 | 364 | 374 | 384 | 395 | 406 |
| JP | 33 | 35 | 35 | 32 | 25 | 26 | 26 | 26 | 26 | 26 | 26 | 26 | 26 |
| 1 | 234 | 304 | 268 | 326 | 330 | 340 | 352 | 359 | 370 | 380 | 390 | 401 | 412 |
| 2 | 254 | 262 | 315 | 292 | 352 | 355 | 367 | 379 | 387 | 399 | 410 | 421 | 433 |
| 3 | 235 | 268 | 279 | 339 | 315 | 379 | 382 | 395 | 409 | 417 | 430 | 441 | 454 |
| 4 | 224 | 260 | 264 | 285 | 345 | 341 | 408 | 411 | 425 | 440 | 449 | 463 | 475 |
| 5 | 239 | 237 | 264 | 279 | 294 | 359 | 369 | 439 | 443 | 458 | 474 | 484 | 499 |
| 6 | 244 | 242 | 234 | 291 | 295 | 304 | 373 | 399 | 473 | 477 | 494 | 510 | 521 |
| TOTAL | 1731 | 1875 | 1955 | 2167 | 2281 | 2440 | 2622 | 2762 | 2897 | 2971 | 3057 | 3141 | 3226 |
| 7 | 216 | 255 | 255 | 256 | 320 | 308 | 313 | 386 | 431 | 510 | 513 | 532 | 550 |
| 8 | 220 | 217 | 259 | 257 | 277 | 348 | 324 | 323 | 401 | 467 | 549 | 552 | 574 |
| TOTAL | 436 | 472 | 514 | 513 | 597 | 656 | 637 | 709 | 832 | 977 | 1062 | 1084 | 1124 |
| 9 | 248 | 242 | 232 | 267 | 270 | 296 | 380 | 340 | 334 | 415 | 505 | 592 | 594 |
| 10 | 269 | 256 | 225 | 228 | 268 | 253 | 288 | 369 | 330 | 324 | 403 | 490 | 637 |
| 11 | 256 | 267 | 245 | 200 | 212 | 238 | 232 | 265 | 339 | 304 | 298 | 371 | 451 |
| 12 | 217 | 224 | 253 | 210 | 192 | 204 | 232 | 227 | 258 | 331 | 296 | 291 | 362 |
| ALT | 0 | 0 | 0 | 0 | 48 | 45 | 45 | 45 | 45 | 45 | 45 | 45 | 45 |
| TOTAL | 990 | 989 | 955 | 905 | 990 | 1036 | 1177 | 1246 | 1306 | 1419 | 1547 | 1789 | 2089 |
| DIST | | | | | | | | | | | | | |
| TOTAL | 3157 | 3336 | 3424 | 3585 | 3868 | 4132 | 4436 | 4717 | 5035 | 5367 | 5666 | 6014 | 6439 |
| DIST TOTAL | | | | | | | | | | | | | |
| ADJUSTED FOR HALF-DAY KINDERGARTEN | | | | | | | | | | | | | |
| | 3023 | 3202 | 3276 | 3424 | 3705 | 3964 | 4263 | 4540 | 4671 | 5180 | 5474 | 5817 | 6236 |

NOTE: Years through the 90-91 school year are actual.
Years from the 91-92 school year through the 98-99 school year are projections.
Kindergarten students attend half-day sessions; therefore, for facility capacity planning only half day occupancy is calculated.

TAHOMA SCHOOL DISTRICT NO. 409

Housing Survey of student enrollment of Selected Subdivision less than 5 yrs. old

January 31, 1991

| | Elk Run | Spring Haven | High Lands | Maple Wood | Wild. Est. | SE 237/Wax Rd. | Totals |
|----------------------------------|---------|--------------|------------|------------|------------|----------------|--------|
| Total Units | 98 | 40 | 119 | 77 | 48 | 29 | 411 |
| Grade | | | | | | | |
| K | 11 | 1 | 5 | 7 | 3 | 1 | 28 |
| 1 | 3 | 2 | 12 | 8 | 4 | 5 | 34 |
| 2 | 5 | 2 | 8 | 7 | 4 | 4 | 30 |
| 3 | 3 | 1 | 10 | 8 | 3 | 2 | 27 |
| 4 | 7 | 1 | 10 | 2 | 4 | 2 | 26 |
| 5 | 5 | 1 | 10 | 4 | 3 | 2 | 25 |
| 6 | 3 | 2 | 8 | 4 | 2 | 3 | 22 |
| 7 | 4 | 2 | 11 | 4 | 2 | 3 | 26 |
| 8 | 2 | 1 | 8 | 4 | 2 | 0 | 17 |
| 9 | 3 | 3 | 8 | 1 | 3 | 1 | 19 |
| 10 | 2 | 0 | 3 | 1 | 0 | 2 | 8 |
| 11 | 1 | 2 | 8 | 0 | 0 | 1 | 12 |
| 12 | 0 | 3 | 3 | 2 | 0 | 1 | 9 |
| Totals | 49 | 21 | 104 | 52 | 30 | 27 | 283 |
| %Students per house: | 0.50 | 0.53 | 0.87 | 0.68 | 0.63 | 0.93 | 0.69 |
| %Students per house for Gr. K-6 | 0.38 | 0.25 | 0.53 | 0.52 | 0.48 | 0.66 | 0.47 |
| %Students per house for Gr. 7-8 | 0.06 | 0.08 | 0.16 | 0.10 | 0.08 | 0.10 | 0.10 |
| %Students per house for Gr. 9-12 | 0.06 | 0.20 | 0.18 | 0.05 | 0.06 | 0.17 | 0.12 |

TAHOMA SCHOOL DISTRICT NO. 409

RECORDED & NON-RECORDED PLATS FOR TAHOMA SCHOOL DISTRICT
Feb. 21, 1991

| <u>NAME OF PLAT</u> | <u>NO. OF UNITS</u> |
|-------------------------------|---------------------|
| Belmont Woods | 192 |
| Cedar Brook Downs | 35 |
| Cedar Downs | 11 |
| Cedar Shadows | 5 |
| Cedar Valley | 44 |
| Cherokee Bay | 37 |
| Diamond Hill | 157 |
| Eastwood Forest | 216 |
| Elk Run | 121 |
| Fernwood Estates | 23 |
| Greenbrier Estates | 29 |
| High Wilderness | 29 |
| Highlands Cedar River | 37 |
| Highlands Lake Wilderness | 175 |
| Jacqueline | 21 |
| Lake Forest Estates | 44 |
| Lake Wilderness Country Club | 88 |
| Maple Brook Meadows | 20 |
| Maple Downs | 4 |
| Maple Valley Meadows | 61 |
| Maple Wood Estates | 24 |
| Riva Ridge | 11 |
| Rosewood | 120 |
| Shadow Firs | 33 |
| Shadow Ridge | 51 |
| Spring Haven | 3 |
| Springhaven Glen | 7 |
| Valley Green | 127 |
| Wilderness Fifty | 74 |
| Wilderness Glen | 23 |
| Wilderness Retreat | 67 |
| Wilderness Rim | <u>45</u> |
| SUBTOTAL | 1934 |
| <u>APARTMENTS</u> | |
| Wax Road Apartments | 171 |
| Wilderness Village Apartments | <u>170</u> |
| SUBTOTAL | 341 |
| TOTAL | 2275 |

Note: District experience indicates that starts are delayed on many of these Plats one or more years beyond the developers expectations.

| | | | | | | | | |
|-------------------|-------|--------|------|---|-----|---|-----|-------|
| | Total | 155072 | 1881 | 4 | 13 | 1 | 13 | 11.87 |
| Tampa Junior High | 7-8 | 3121 | 317 | 4 | 13 | 1 | 13 | 11.31 |
| Tampa High School | 9-12 | 123851 | 1564 | 0 | 48 | 1 | 48 | 11.32 |
| | | 139323 | 3731 | 4 | 148 | 2 | 154 | 11.43 |

TAHOMA SCHOOL DISTRICT NO. 409
Impact fee Calculations Single Family 5/3/91

SITE ACQUISITION COST PER RESIDENCE
((ACRES*COST PER ACRE)/FACILITY SIZE)*STUDENT FACTOR

| | SITE | SIZE | COST/ACRE | FACILITY SIZE | STUDENT FACTOR | |
|-------|------|------|-----------|---------------|----------------|----------|
| ELEM | A1 | 15 | 35000 | 700 | 0.47 | 352.5 |
| JH | A2 | 20 | 35000 | 900 | 0.1 | 77.77777 |
| HS | A3 | 40 | 35000 | 1200 | 0.12 | 140 |
| TOTAL | | | | | | 570.2777 |

PERMANENT FACILITY CONSTRUCTION COST PER RESIDENCE
((FACILITY COST/FACILITY CAP.)*STUDENT FAC.)*(PERMANENT/TOTAL FOOTAGE)

| | FACILITY COST | FACILITY CAPACITY | STUDENT FACTOR | FOOTAGE RATIO | |
|-------|---------------|-------------------|----------------|---------------|-------------------|
| ELEM | B1 | 8350000 | 700 | 0.47 | 0.945712 5302.070 |
| JH | B2 | 16500000 | 900 | 0.1 | 0.945712 1733.806 |
| HS | B3 | 29700000 | 1200 | 0.12 | 0.945712 2808.766 |
| TOTAL | | | | | 9844.642 |

TEMPORARY FACILITIES COST PER RESIDENCE
((FACILITY COST/FACILITY CAP.)*STUDENT FAC.)*(TEMPERARY/TOTAL FOOTAGE)

| | FACILITY COST | FACILITY CAPACITY | STUDENT FACTOR | FOOTAGE RATIO | |
|-------|---------------|-------------------|----------------|---------------|-------------------|
| ELEM | C1 | 42500 | 25 | 0.47 | 0.054287 43.37563 |
| JH | C2 | 42500 | 30 | 0.1 | 0.054287 7.690715 |
| HS | C3 | 42500 | 30 | 0.12 | 0.054287 9.128858 |
| TOTAL | | | | | 60.29520 |

STATE MATCH CREDIT PER RESIDENCE
BOECKH INDEX*SPI FOOTAGE*DISTRICT MATCH*STUDENT FACTOR

| | CURRENT BOECKH | SPI FOOTAGE | DISTRICT MATCH % | STUDENT FACTOR | |
|-------|----------------|-------------|------------------|----------------|---------------|
| ELEM | D1 | 79.75 | 80 | 0.5973 | 0.47 1791.063 |
| JH | D2 | 79.75 | 110 | 0.5973 | 0.1 523.9814 |
| HS | D3 | 79.75 | 120 | 0.5973 | 0.12 685.9393 |
| TOTAL | | | | | 3000.984 |

TAX CREDIT PER RESIDENCE (LOTUS 123 PV CALCULATION)
PV((AVERAGE ASSESSED VALUE*TAX RATE), INTEREST RATE, DISCOUNT PERIOD)

| | |
|---------------------------------------|----------|
| AVERAGE RESIDENTIAL ASSESSED VALUE | 117400 |
| CURRENT DEPT SERVICE TAX RATE/1000 | 0.001602 |
| BOND BUYER INDEX ANNUAL INTEREST RATE | 0.0706 |
| DISCOUNT PERIOD | 10 |
| TOTAL TAX CREDIT | 1317.385 |

DEVELOPER PROVIDED FACILITY CREDIT
(VALUE OF SITE OR FACILITY/NUMBER OF DEVELOPMENT DWELLING UNITS)
PROVIDED FACILITY OR SITE VALUE DWELLING UNITS

0 0 0

FEE RECAP
A= 570.2777
B= 9844.642
C= 60.29520
SUB TOTAL 10475.21

Page 2 Impact Fee Calculations Single Family 5/3/91

| | | | |
|-----------------------|-----------|----------|--------------------|
| | D= | 3000.984 | |
| | TC= | 1317.385 | |
| | SUB TOTAL | 4318.369 | |
| TOTAL UNFUNDED NEED | | | |
| A+B+C-D-TC= | | 6156.846 | |
| DEVELOPER FEE | | | |
| OBLIGATION (DIV BY 2) | | 3078.423 | |
| LESS FC | | 0 | |
| | | 3078.423 | NET FEE OBLIGATION |

TAHOMA SCHOOL DISTRICT NO. 400
Impact fee Calculations Multiple Family 5/3/91

SITE ACQUISITION COST PER RESIDENCE
((ACRES*COST PER ACRE)/FACILITY SIZE)*STUDENT FACTOR

| | SITE SIZE | COST/ACRE | FACILITY SIZE | STUDENT FACTOR | |
|---------|-----------|-----------|---------------|----------------|----------|
| ELEM A1 | 15 | 35000 | 700 | 0.397 | 297.75 |
| JH A2 | 20 | 35000 | 900 | 0.101 | 78.55555 |
| HS A3 | 40 | 35000 | 1200 | 0.079 | 92.16666 |
| TOTAL | | | | | 468.4722 |

PERMANENT FACILITY CONSTRUCTION COST PER RESIDENCE
((FACILITY COST/FACILITY CAP.)*STUDENT FAC.)*(PERMANENT/TOTAL FOOTAGE)

| | FACILITY COST | FACILITY CAPACITY | STUDENT FACTOR | FOOTAGE RATIO | |
|---------|---------------|-------------------|----------------|---------------|----------|
| ELEM B1 | 8350000 | 700 | 0.397 | 0.945712 | 4478.557 |
| JH B2 | 16500000 | 900 | 0.101 | 0.945712 | 1751.144 |
| HS B3 | 29700000 | 1200 | 0.079 | 0.945712 | 1849.104 |
| TOTAL | | | | | 8078.806 |

TEMPORARY FACILITIES COST PER RESIDENCE
((FACILITY COST/FACILITY CAP.)*STUDENT FAC.)*(TEMPORARY/TOTAL FOOTAGE)

| | FACILITY COST | FACILITY CAPACITY | STUDENT FACTOR | FOOTAGE RATIO | |
|---------|---------------|-------------------|----------------|---------------|----------|
| ELEM C1 | 42500 | 25 | 0.397 | 0.054287 | 36.63856 |
| JH C2 | 42500 | 30 | 0.101 | 0.054287 | 7.767622 |
| HS C3 | 42500 | 30 | 0.079 | 0.054287 | 6.075665 |
| TOTAL | | | | | 50.48135 |

STATE MATCH CREDIT PER RESIDENCE
BOECKH INDEX*SPI FOOTAGE*DISTRICT MATCH*STUDENT FACTOR

| | CURRENT BOECKH | SPI FOOTAGE | DISTRICT MATCH % | STUDENT FACTOR | |
|---------|----------------|-------------|------------------|----------------|----------|
| ELEM D1 | 79.75 | 80 | 0.5973 | 0.397 | 1512.877 |
| JH D2 | 79.75 | 110 | 0.5973 | 0.101 | 529.2212 |
| HS D3 | 79.75 | 120 | 0.5973 | 0.079 | 451.5767 |
| TOTAL | | | | | 2493.675 |

TAX CREDIT PER RESIDENCE (LOTUS 123 PV CALCULATION)
PV((AVERAGE ASSESSED VALUE*TAX RATE), INTEREST RATE, DISCOUNT PERIOD)

| | |
|---------------------------------------|----------|
| AVERAGE RESIDENTIAL ASSESSED VALUE | 62816 |
| CURRENT DEPT SERVICE TAX RATE/1000 | 0.001602 |
| BOND BUYER INDEX ANNUAL INTEREST RATE | 0.0706 |
| DISCOUNT PERIOD | 10 |
| TOTAL TAX CREDIT | 704.8795 |

DEVELOPER PROVIDED FACILITY CREDIT
(VALUE OF SITE OR FACILITY/NUMBER OF DEVELOPMENT DWELLING UNITS)
PROVIDED FACILITY OR SITE VALUE DWELLING UNITS

0 0 0

FEE RECAP
A= 468.4722
B= 8078.806
C= 50.48185
SUB TOTAL 8597.760

PAGE 2 IMPACT FEE CALCULATION TAHOMA SCHOOL DISTRICT 5/3/91
MULTIPLE FAMILY

D= 2493.675
TC= 704.8795
SUB TOTAL 3198.554

TOTAL UNFUNDED NEED
A+B+C-D-TC= 5399.205
DEVELOPER FEE
OBLIGATION (DIV BY 2) 2699.602
LESS FC 0
2699.602 NET FEE OBLIGATION



BOARD OF DIRECTORS
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Arlene Schmidt
Jan Schneider

Tahoma School District

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Michael Maryanski
Deputy Superintendent
Dr. Donald M. Whitby
Director, Special Services
John B. McNaughton
Director, Business Operations

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TELEFAX TRANSMITTAL SHEET

DATE: MAY 21, 1991

TO: Michelle McFadden

FROM: Mike Balasa

RE: TAHOMA SCHOOL DIST. MITIGATION

DOCUMENT: District Demographics and Certificate of Availability

Time of Transmission: 12:48

Pages (excluding cover): 2

Please contact Debbi at (206) 432-4481 should you experience any difficulties during this transmission.

DISTRICT DEMOGRAPHICS - COMPILED MARCH 1, 1991
ENROLLMENT FOR MONTH OF FEBRUARY

| GRADE | 90-91 | 91-92 | 92-93 | 93-94 | 94-95 | 95-96 | 96-97 | 97-98 | 98-99 |
|-------------|-------|-------|-------|-------|-------|-------|-------|-------|-------|
| K (1/2 DAY) | 163 | 164 | 180 | 190 | 211 | 219 | 229 | 239 | 250 |
| JP | 25 | 26 | 26 | 26 | 26 | 26 | 26 | 26 | 26 |
| 1 | 330 | 325 | 320 | 375 | 395 | 421 | 437 | 458 | 478 |
| 2 | 352 | 330 | 325 | 320 | 375 | 395 | 421 | 437 | 458 |
| 3 | 315 | 352 | 330 | 325 | 320 | 375 | 395 | 421 | 437 |
| 4 | 345 | 315 | 352 | 330 | 325 | 320 | 375 | 395 | 421 |
| 5 | 294 | 345 | 315 | 352 | 330 | 325 | 320 | 375 | 395 |
| 6 | 295 | 294 | 345 | 315 | 352 | 330 | 325 | 320 | 375 |
| 7 | 320 | 295 | 294 | 345 | 315 | 352 | 330 | 325 | 320 |
| 8 | 277 | 320 | 295 | 294 | 345 | 315 | 352 | 330 | 325 |
| 9 | 261 | 277 | 320 | 295 | 294 | 345 | 315 | 352 | 330 |
| 10 | 259 | 253 | 269 | 310 | 286 | 285 | 334 | 305 | 341 |
| 11 | 212 | 230 | 232 | 247 | 285 | 263 | 262 | 307 | 281 |
| 12 | 200 | 204 | 229 | 224 | 237 | 274 | 253 | 252 | 296 |
| ALT. SCH. | 48 | 45 | 45 | 45 | 45 | 45 | 45 | 45 | 45 |
| BASIC ENR. | 3704 | 3783 | 3893 | 4000 | 4149 | 4298 | 4427 | 4596 | 4786 |

Dropout rate:
GR 10 0.969348
GR 11 0.918918
GR 12 0.962264

| NEW DEVELOPMENT | 91-92 | 92-93 | 93-94 | 94-95 | 95-96 | 96-97 | 97-98 | 98-99 |
|-----------------|-------|-------|-------|-------|-------|-------|-------|-------|
| STUDENT YIELD | | | | | | | | |
| Est. Building: | 510 | 510 | 510 | | | | | |
| Accumulative: | 510 | 1020 | 1530 | 1530 | 1530 | 1530 | 1530 | 1530 |
| TOTAL ENROLL. | 4293 | 4913 | 5538 | 5679 | 5820 | 5957 | 6126 | 6316 |

| | | | | | | | | |
|----------------------------|--------|---------|---------|---------|---------|---------|---------|---------|
| CAPACITY SPI | 3774 | 4607 | 4607 | 4907 | 5007 | 6507 | 6507 | 6507 |
| 10% ADJUSTMENT | -377.4 | -460.7 | -460.7 | -490.7 | -500.7 | -650.7 | -650.7 | -650.7 |
| +5% TEMP. FACIL. | 188.7 | 230.35 | 230.35 | 245.35 | 290.35 | 325.35 | 325.35 | 325.35 |
| DIST TOTAL CAPAC. | 3585.3 | 4376.65 | 4376.65 | 4661.65 | 5516.65 | 6181.65 | 6181.65 | 6181.65 |
| UNHOUSED STUDENTS ABOVE 5% | 708 | 536 | 1161 | 1017 | 311 | -224 | -56 | 134 |

**Oklahoma School District
Certificate of School Facility Availability**

Program Adjustment assumption:
Enrollment assumption:

10%
SPI

| YEAR | 1990-91 | 1991-92 | 1992-93 | 1993-94 | 1994-95 | 1995-96 | 1996-97 |
|--------------------------------------|---------|---------|---------|---------|---------|---------|---------|
| A1. Building Capacity | 3774 | 3774 | 3774 | 4607 | 4607 | 4907 | 5807 |
| A2. Add or Subtract Capacity Changes | 0 | 0 | 833 | 0 | 300 | 900 | 700 |
| A3. Adjusted Capacity | 3774 | 3774 | 4607 | 4607 | 4907 | 5807 | 6507 |
| A4. 10% Program Adjust | <377> | <377> | <461> | <461> | <491> | <581> | <651> |
| A5. 5% Allowed Overcapacity | 189 | 189 | 230 | 230 | 245 | 290 | 325 |
| A6. District Total Capacity | 3585 | 3585 | 4377 | 4377 | 4662 | 5517 | 6182 |
| ENROLLMENT | | | | | | | |
| B1. Student Enroll. | 3704 | 4293 | 4913 | 5538 | 5679 | 5828 | 5957 |
| B2. Surplus Capacity | 0 | 0 | 0 | 0 | 0 | 0 | 224 |
| B3. Unhoused students | 138 | 708 | 536 | 1161 | 1017 | 311 | 0 |

- A1 = Building Capacity Figures provided by the office of the Superintendent of Public Instruction, School Facilities Division
- A2 = 1992-93, 732 Rock Creek Elem. and 101 additional spaces in Cedar River Modernization. 1994-95, 300 H.S. Expansion, 1995-96, 900 middle school, 1996-97, 700 new elem.
- A4 = District Calculations indicate 18% unhoused students (see enclosed "calculations for unhoused students, 5/2/91)
- B1 = Enrollment projections based on cohort survival weighted averages and King County live birth statistics.



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TELEFAX TRANSMITTAL SHEET

DATE:

5/23/91

TO:

Michelle McFadden

FROM:

Mike Balasa, Tahoma SD #405

RE:

Change in cost of 1996 New Elan School

DOCUMENT:

Page 7 of 18

Time of Transmission:

9:33

Pages (excluding cover):

1

Please contact Debbi at (206) 432-4481 should you experience any difficulties during this transmission.

Financing Plan

The District plans to finance improvements of and additions to school facilities for the years 1991 through 1997 in the following manner:

[District must identify projected funding capacity and sources of public money such as (a) state funding sources, (b) bonds and levies, (c) impact fees and (d) other.]

| | <u>State</u> | <u>Bond</u> | <u>Impact Fees¹</u> |
|--------------------------------|--------------|------------------------|--------------------------------|
| 1992 Cedar River Modernization | 2,200,000 | 3,100,000 | 0 |
| 1992 Rock Creek Elementary | 3,140,000 | 4,260,000 | 0 |
| 1995 Middle School | 4,660,000 | 7,340,000 ² | 4,500,000 |
| 1996 New Elementary School | 2,890,000 | 3,510,000 ² | 1,950,000 |
| 1994 High School Expansion | 940,000 | 910,000 ² | 550,000 |
| 1994 High School Modernization | 4,200,000 | 8,961,000 ³ | 0 |

1
2
3

Estimated Based on Non-Matchable Expenses and passage of bond issue in 1992
Anticipated if bond issue passes in 1992

The School Facilities Planning Committee has recommended a \$13,161,000 modernization plan at Tahome Senior High School which the Board is reviewing and will take final action on in

