AUBURN

SCHOOL DISTRICT
ENGAGE · EDUCATE · EMPOWER

September 27, 2021

Mr. Jeff Dixon
City of Auburn
25 W. Main Street
Auburn, WA 98001

Re: Multiple Family Residence Impact Fee Increase Request
       Auburn School District Capital Facilities Plan for 2021 to 2027

Dear Mr. Dixon,

Annually the Auburn School District, as part of the development of the Capital Facilities Plan, calculates impact fees using the formula established by King County ordinance.

Multiple Family Residence Impact Fees are calculated using the following formula and amounts:

	2020	2021
Site Costs	$4,040.26	$0.00
Permanent Facility Const. Costs	$37,815.02	$24,499.22
Temporary Facility Costs	$348.98	$367.67
State Match Credit	($6,156.78)	($2,992.39)
Tax Credit	($3,395.87)	($3,998.04)
Fee without Discount	$32,651.61	$17,876.46
50% Discount	($16,325.80)	($8,938.23)
Net Fee Obligation Before Discount	$16,325.80	$8,938.23

In 2019 and 2020, the formula established by King County ordinance resulted in very high multi-family impact fees – $14,667.45 in 2019 and $16,325.80 in 2020. While the calculated impact fees reflect the actual cost per student based on that fee being charged for all multi-family units, Auburn School District proposed a series of discounts ranging from $10,000 for studio units to $2,000 for 3-bedroom units, with only 4-bedroom and 5-bedroom units paying the total fee amount.

This year the calculated impact fee is $8,938.23, just $600 higher than last year's discounted fee for 1-bedroom units and up to $7,400 below last year's impact fees for larger units.

Auburn School District respectfully requests that the Multiple Family Residence Impact Fee be returned to the calculated lump sum fee for all units. Returning to use of the calculated impact fee results in impact fee increases for studio and 1-bedroom units and decreases for 2-bedroom, 3-bedroom, 4-bedroom, and 5-bedroom units.

Your consideration and approval of our request will be appreciated.

Sincerely,

Bob Kenworthy
Assistant Director of Capital Projects

Cc: C. Blansfield