



Clover School District

Summary Draft of
Impact Fee Study
May 6, 2019

Bethesda, MD | 301.320.6900
Bradenton, FL | 443.280.0723

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- Impact fees/infrastructure financing strategies
- Fiscal/economic impact analyses
- Capital improvement planning
- Infrastructure finance/revenue enhancement
- Real estate and market feasibility

Abbeville County	Georgetown County	Aiken County
Greenville County	Anderson County	Horry County
Beaufort County	Orangeburg County	Beaufort County Schools
Rock Hill	Clover School District	Summerville
Fort Mill Schools	York County	



Legal and Methodology

- One time payments to fund system improvements
- Cannot be deposited into the General Fund
- Basic legal requirements are need, benefit, and proportionality
- General Methods
 - » Plan Based
 - » Cost Recovery
 - » Incremental Expansion



Eligible Costs

- Facilities/improvements required to serve new development - **Yes**
- Maintenance and repairs – **No**
- Operating costs - **No**
- Improvements required to correct existing deficiencies – **No**
 - » Unless there is a funding plan



Impact Fees in South Carolina

- Impact fee revenue must be maintained in an interest bearing account
- Monies must be spent within 3 years of scheduled date for construction in the Capital Improvement Plan
- Must publish an Annual Monitoring Report
- Comprehensive review and update every 5 years
- All maximum allowable fee changes require an updated study
- Requires an analysis that estimates the effect of imposing updated impact fees on affordable housing in the Clover School District



Proposed School Impact Fees

- Clover School District impact fees have the following cost components
 - » Construction of additional classroom space
 - » Land
 - » Furniture/fixtures
 - » Administrative space
 - » Buses
- Level of service (LOS) standards for elementary, middle and high schools is based on permanent capacity versus current enrollment
 - » Ensures new development doesn't pay for a higher LOS

Student Generation Rates

Estimated Public School Students by Housing Unit Type

	<i>Housing Unit Type</i>		<i>Total</i>
	<i>Single Family*</i>	<i>Multifamily**</i>	
Elementary School	3,594	261	3,855
Middle School	1,712	118	1,830
High School	2,208	170	2,378
	7,514	549	8,063

	<i>Housing Unit Type</i>		<i>Total</i>
	<i>Single Family*</i>	<i>Multifamily**</i>	
Housing Units	18,679	2,659	21,338

Source: Housing unit and student information was compiled by Dr. Dale Holden based on geo-coded data obtained from the Clover School District and York County

*Includes mobile homes

**Includes townhomes

	<i>Housing Unit Type</i>	
	<i>Single Family*</i>	<i>Multifamily**</i>
Elementary School	0.192	0.098
Middle School	0.092	0.044
High School	0.118	0.064
TOTAL	0.402	0.206

Source: TischlerBise

*Includes mobile homes

**Includes townhomes

Projected Enrollment

2018-2019	2019-2020	2020-2021	2021-2022	2022-2023	2023-2024	2028-2029	10-Year Change	20-Year Change
Base Yr	1	2	3	4	5	10		
3,515	3,565	3,680	3,775	3,860	3,951	4,386	871	1,741
1,832	1,991	2,013	2,127	2,102	2,161	2,491	659	1,319
2,377	2,413	2,510	2,539	2,711	2,795	3,215	838	1,678
7,724	7,969	8,203	8,441	8,673	8,907	10,092	2,368	4,738
8,056	8,301	8,535	8,773	9,005	9,239	10,424	3,865	7,735

**Enrollment projections in years 1-5 based on 2018 Dr. Holden Projections. Years 6-20 are based on a straight-line projection using the average annual increases from years 1-5.*

*** Pre K Enrollment of 332 held constant over period*

- District shows a conservative projection above (based on Dr. Holden's 2018 District projections)
 - » 10-year increase is estimated at 3,865 students
 - » 20-year increase is projected at 7,735

Elementary School Level of Service

Facility	Building Sq Ft	Acreage	2018 Enrollment	Permanent Capacity	Utilization
Bethany Elementary	59,688	13.90	386	430	90%
Bethel Elementary	63,765	18.40	343	410	84%
Kinard Elementary	70,820	9.00	424	470	90%
Larne Elementary	121,000	50.60	581	740	79%
Griggs Road Elementary	90,000	33.80	512	615	83%
Crowders Creek Elementary	164,324	80.50	945	1,310	72%
Oakridge Elementary	121,000	34.40	656	784	84%
TOTAL	690,597	240.60	3,847	4,759	81%

Elementary School Levels of Service

LOS per Student (current enrollment)

Building SF

179.52

Land

0.0625

LOS per Student (current capacity)

145.11

0.0506

Source: Clover School District

Middle School Level of Service

Facility	Building Sq Ft	Acreage	2018 Enrollment	Permanent Capacity	Utilization
Clover Middle School	185,715	125.70	891	1,080	83%
Oakridge Middle School	180,000	36.90	941	1,132	83%
TOTAL	365,715	162.60	1,832	2,212	83%

Middle School Levels of Service

LOS per Student (current enrollment)

Building SF

Land

199.63

0.0888

LOS per Student (current capacity)

165.33

0.0735

Source: Clover School District

High School Level of Service

Facility	Building Sq Ft	Acreage	2018 Enrollment	Permanent Capacity	Utilization
Clover High School	502,087	155.20	2,377	3,259	73%
TOTAL	502,087	155.20	2,377	3,259	73%

High School Levels of Service

LOS per Student (current enrollment)

Building SF

Land

211.23

0.0653

LOS per Student (current capacity)

154.06

0.0476

Source: Clover School District

Administrative Space Level of Service

Facility	Building Square Foot	Cost per Square Foot	Replacement Cost
Administrative Space	30,000	\$175	\$5,250,000
IT Warehouse and Office	10,000	\$175	\$1,750,000
Maintenance Warehouse and	21,000	\$175	\$3,675,000
TOTAL	61,000	\$175	\$10,675,000

Enrollment (2018) 8,056

Square Feet per Student **7.57**

Cost per Student **\$1,325.10**

Source: Clover School District



Bus Level of Service

Buses	Buses	Cost per Bus	Replacement Cost
Buses	20	\$90,000	\$1,800,000
	Enrollment (2018)		8,056
	Buses per Student		0.0025
	Cost per Student		\$223.44

Source: Clover School District

Projection of Elementary School Capacity

<i>Elementary Schools</i>				
<i>School Year</i>	<i>Projected Enrollment</i>	<i>Planned Student Stations*</i>	<i>Total Student Stations*</i>	<i>Utilization</i>
Base	3,847	N/A	4,759	81%
2019-2020	3,897	0	4,759	82%
2020-2021	4,012	0	4,759	84%
2021-2022	4,107	0	4,759	86%
2022-2023	4,192	900	5,659	74%
2023-2024	4,283	0	5,659	76%
2024-2025	4,370	0	5,659	77%
2025-2026	4,457	0	5,659	79%
2026-2027	4,544	0	5,659	80%
2027-2028	4,631	0	5,659	82%
2028-2029	4,718	0	5,659	83%
2029-2030	4,805	0	5,659	85%

10-Yr Change

908

900

Utilization Without New Student Stations: 101%

*Based on current permanent student stations and planned permanent student stations.

Projection of Middle School Capacity

<i>Middle Schools</i>				
<i>School Year</i>	<i>Projected Enrollment</i>	<i>Planned Student Stations*</i>	<i>Total Student Stations*</i>	<i>Utilization</i>
Base	1,832	N/A	2,212	83%
2019-2020	1,991	0	2,212	90%
2020-2021	2,013	0	2,212	91%
2021-2022	2,127	0	2,212	96%
2022-2023	2,102	1,150	3,362	63%
2023-2024	2,161	0	3,362	64%
2024-2025	2,227	0	3,362	66%
2025-2026	2,293	0	3,362	68%
2026-2027	2,359	0	3,362	70%
2027-2028	2,425	0	3,362	72%
2028-2029	2,491	0	3,362	74%
2029-2030	2,557	0	3,362	76%

10-Yr Change 566 1,150

Utilization Without New Student Stations: 116%

*Based on current permanent student stations and planned permanent student stations.

Projection of High School Capacity

<i>High Schools</i>				
<i>School Year</i>	<i>Projected Enrollment</i>	<i>Planned Student Stations*</i>	<i>Total Student Stations*</i>	<i>Utilization</i>
Base	2,377	N/A	3,259	73%
2019-2020	2,413	0	3,259	74%
2020-2021	2,510	0	3,259	77%
2021-2022	2,539	0	3,259	78%
2022-2023	2,711	0	3,259	83%
2023-2024	2,795	0	3,259	86%
2024-2025	2,879	0	3,259	88%
2025-2026	2,963	1,500	4,759	62%
2026-2027	3,047	0	4,759	64%
2027-2028	3,131	0	4,759	66%
2028-2029	3,215	0	4,759	68%
2029-2030	3,299	0	4,759	69%

10-Yr Change 886 1,500

Utilization Without New Student Stations: 101%

*Based on current permanent student stations and planned permanent student stations.

Land Cost Component

<i>Site</i>	<i>Year</i>	<i>Original Cost</i>	<i>Acres</i>	<i>Total Cost Per Acre</i>
Daimler Blvd. Property (Banked Site)	2010	\$6,853,695	172.42	\$39,750
		\$6,853,695	172.42	\$39,750
<i>Site</i>	<i>Year</i>	<i>Original Cost</i>	<i>Acres</i>	<i>Total Cost Per Acre</i>
Clover Middle School	1999	\$862,385	50.00	\$17,248
Larne Elementary Site*	2008	\$408,510	17.00	\$24,030
District Office Site	NA	\$1,007,607	38.90	\$25,902
		\$2,278,502	105.90	\$21,516
Grand Total		\$9,132,197	278.32	\$32,812

Source: Clover School District

* Original Larne purchase was 50 acres for \$1,201,500

Construction Cost Component

Site	Est. Year	Cost	Student Capacity	Sq. Ft.	Est. Cost/Sq. Ft.
New Elementary School #8	2021-2023	\$28,400,000	900	121,000	\$235
Middle School Renovation	2021-2023	\$2,500,000	150	27,000	\$93
Middle School #3	2021-2023	\$42,750,000	1,000	180,000	\$238
Weighted Average Total		\$45,250,000		207,000	\$219
High School #2	2024-2027	\$100,000,000	1,500	275,000	\$364
Total		\$173,650,000	3,550	603,000	\$288

Source: Clover School District

- Credits given for future contributions to existing debt service principal

	<i>School Year</i>	<i>Principal Payments*</i>	<i>Projected Enrollment</i>	<i>Total Credit per Student</i>
1	2018-2019	\$2,932,500	7,724	\$380
2	2019-2020	\$3,080,850	7,969	\$387
3	2020-2021	\$3,239,550	8,203	\$395
4	2021-2022	\$3,405,150	8,441	\$403
5	2022-2023	\$3,577,650	8,673	\$413
6	2023-2024	\$4,217,280	8,907	\$473
7	2024-2025	\$4,217,280	9,144	\$461
8	2025-2026	\$4,217,280	9,381	\$450
9	2026-2027	\$4,217,280	9,618	\$438
10	2027-2028	\$4,217,280	9,855	\$428
11	2028-2029	\$5,484,120	10,092	\$543
12	2029-2030	\$5,484,120	10,329	\$531
13	2030-2031	\$5,484,120	10,566	\$519
14	2031-2032	\$5,484,120	10,803	\$508
15	2032-2033	\$5,484,120	11,040	\$497
16	2033-2034	\$6,175,500	11,277	\$548
Total		\$70,918,200		\$7,373

Discount Rate	3.5%
Net Present Value	\$5,478

Source: Clover School District

Principal payment credits are adjusted to reflect the percentage of
Clover School District residential assessed base, which is 69%*

- Credits given for future contributions to future debt service principal

<i>School Year</i>	<i>Principal Payments*</i>	<i>Projected Enrollment</i>	<i>Total Credit per Student</i>
2022-2023	\$5,990,925	9,005	\$665
2023-2024	\$5,990,925	9,239	\$648
2024-2025	\$5,990,925	9,476	\$632
2025-2026	\$5,990,925	9,713	\$617
2026-2027	\$5,990,925	9,950	\$602
2027-2028	\$5,990,925	10,187	\$588
2028-2029	\$5,990,925	10,424	\$575
2029-2030	\$5,990,925	10,661	\$562
2030-2031	\$5,990,925	10,898	\$550
2031-2032	\$5,990,925	11,135	\$538
2032-2033	\$5,990,925	11,372	\$527
2033-2034	\$5,990,925	11,609	\$516
2034-2035	\$5,990,925	11,846	\$506
2035-2036	\$5,990,925	12,083	\$496
2036-2037	\$5,990,925	12,320	\$486
2037-2038	\$5,990,925	12,557	\$477
2038-2039	\$5,990,925	12,794	\$468
2039-2040	\$5,990,925	13,126	\$456
2040-2041	\$5,990,925	13,458	\$445
2041-2042	\$5,990,925	13,790	\$434
Total	\$119,818,500		\$10,789

Discount Rate	3.5%
Net Present Value	\$7,858

Source: Clover School District

Principal payment credits are adjusted to reflect the percentage of
Clover School District residential assessed base, which is 69%*

School Fee Input Variables

INPUT VARIABLES: Clover School District

<i>Public School Students per Housing Unit</i>	School Level			TOTAL
	<i>Elementary (PK-5)</i>	<i>Middle School (6-8)</i>	<i>High (9-12)</i>	
Single Family	0.192	0.092	0.118	0.402
Multifamily	0.098	0.044	0.064	0.206

Current Level of Service Standards			
	<i>Elementary</i>	<i>Middle</i>	<i>High</i>
Permanent Building Square Feet per Student	145.11	165.33	154.06
Cost per Square Foot	\$235	\$219	\$364
Total Building Construction Cost per Student	\$34,060	\$36,141	\$56,022
Acreage per Student	0.0506	0.0735	0.0476
Land Cost per Acre	\$32,812	\$32,812	\$32,812
Land Cost per Student	\$1,659	\$2,412	\$1,563
Administrative Square Feet per Student	7.57	7.57	7.5720
Cost per Square Foot	\$175	\$175	\$175
Total Admin. Facility Cost per Student	\$1,325	\$1,325	\$1,325
Buses per Student	0.0025	0.0025	0.0025
Cost per Bus	\$90,000	\$90,000	\$90,000
Total Bus Cost per Student	\$223	\$223	\$223
Total Gross Capital Cost per Student	\$37,267	\$40,102	\$59,134
Credit for Future Debt Principal	(\$7,858)	(\$7,858)	(\$7,858)
Credit for Existing Debt Principal	(\$5,290)	(\$5,290)	(\$5,290)
Total Net Local Capital Cost per Student	\$24,119	\$26,953	\$45,985

Recommended School Impact Fees

Recommended School Impact Fees: Clover School District				
	<i>Elementary</i>	<i>Middle</i>	<i>High</i>	
	<i>(PK-5)</i>	<i>(6-8)</i>	<i>(9-12)</i>	<i>Allowable Fee</i>
Single Family	\$4,631	\$2,480	\$5,426	\$12,537
Multifamily	\$2,364	\$1,186	\$2,943	\$6,493

- Deed restricted retirement communities would be exempt from the school impact fee

Housing Affordability Analysis

Weighted District Average

Condition	Monthly Income	Monthly Cost	Cost Burden
Owner-Occupied	\$5,316	\$1,434	27.0%
Renter-Occupied	\$5,316	\$1,104	20.8%

Clover

Condition	Monthly Income	Monthly Cost	Cost Burden
Owner-Occupied	\$3,189	\$1,072	33.6%
Renter-Occupied	\$3,189	\$858	26.9%

Lake Wylie

Condition	Monthly Income	Monthly Cost	Cost Burden
Owner-Occupied	\$5,243	\$1,723	32.9%
Renter-Occupied	\$5,243	\$1,121	21.4%

Unincorporated

Condition	Monthly Income	Monthly Cost	Cost Burden
Owner-Occupied	\$5,962	\$1,361	22.8%
Renter-Occupied	\$5,962	\$1,164	19.5%



Policy Considerations

- Service areas
 - » Influenced by enrollment trends and redistricting
- Combine middle and high school fee
 - » Depends on future construction plans
- Phase in of fee
 - » Developments currently under construction did not contemplate impact fees in their financing