From: Max Bondar
To: Amy Wooten; Oliver Orjiako
Cc: Jenna Kay; Jose Alvarez; Daniel Soare Woodland Apartments Bluff Invest; donnabutlercm4u@hotmail.com
Subject: Re: CPZ2025-00008 Woodland School District Capital Facilities Plan 2025-2031 - Errors
Date: Tuesday, September 15, 2026 10:50:12 AM
Attachments: image001.png
image002.png
image003.png
image004.png
image005.png
image006.png
image007.png
image008.png

Good morning Amy and Oliver,

Are you able to provide responses to the questions below before the meeting tonight?

Thank you,

Max Bondar
503.516.5078

On Fri, Sep 11, 2026 at 10:49 AM Max Bondar <maxbondar.usa@gmail.com> wrote:

> Amy, Oliver,
>
> Thank you for sending the updated Woodland School District Capital Facilities Plan on 09.10.2026.
>
> Before the September 15 hearing, I want to raise three related questions, since together they mean the July 16, 2026 staff report's finding cannot be maintained as to this version of Appendix A.
>
> 1. **Question 1, procedural: did the Planning Commission review this specific revision?** Clark County Code 40.620.030(B) requires that "the planning commission **shall** review a school district's capital facilities plan **or plan update**" and specifically directs the Planning Commission to determine "whether the district appropriately applied the formula set out in Section 40.620.040," the exact finding language used in the July 16 staff report. The September 10, 2026 revision is a material change to the plan: it deletes the entire tax credit calculation from Appendix A and substitutes new written policy language in Section 6. I'd like to know whether the Planning Commission reviewed this revision specifically, or only an earlier version. If it was not reviewed in this form, Council would be asked under CCC 40.620.030(C) to adopt a document the Planning Commission has not actually considered, and I don't believe the plan would have been adopted or revised in compliance with the procedure RCW 82.02.050(5) requires as a condition of continued fee-collection authority.
>
> 2. **Question 2, notice: was the September 10 revision posted or otherwise noticed to the public before the hearing?** RCW 36.70A.035(2)(a) requires that when a change is "proposed after the opportunity for review and comment has passed," an opportunity for review and comment on that specific change "shall be provided before the local legislative body votes." The September 15, 2026 Council hearing packet posted online lists "Exhibit B — Capital Facilities Plan Revised Aug. 28, 2026" and Planning Commission minutes dated July 20, 2026, both of which predate the September 10 revision. I don't see the September 10 version reflected anywhere in the posted materials. If Council is going to act on that version at the hearing, I don't believe the public will have been given the notice-and-comment opportunity

this statute requires for a change made after the record closed. None of the narrow exceptions in RCW 36.70A.035(2)(b) (typographical correction, cross-reference fix, capital budget decision, moratorium, or a change already within the scope of a prior environmental review) appears to apply to this revision.

3. **Question 3, substantive: does the September 10 revision comply with RCW 82.02.060(1)(b)?** That statute states that "the formula or other method of calculating impact fees **shall incorporate**, among other things… (b) An adjustment to the cost of the public facilities for past or future payments made or **reasonably anticipated to be made** by new development… in the form of… taxes." This is mandatory. The prior version of Appendix A at least attempted this calculation, arriving at the correct intermediate figures before recording a $0.00 result. The current version doesn't attempt it at all: there is no Tax Credit Multiplier, Average Assessed Value, or Tax Levy Rate anywhere in the revised worksheet, only a written statement that the credit is "zero until the District begins collecting taxes for the facilities in this plan." I've attached a diagram isolating exactly which term of the statutory formula this is, since it's easier to see labeled directly on the equation than described in text.

A rule that ties the credit to whether collection has already begun appears difficult to reconcile with the statutory phrase "reasonably anticipated to be made," and would make this credit zero for every capital facilities plan the District ever files, since collection can never precede construction. It's also inconsistent with the District's own 2019 - 2025 Capital Facilities Plan, which combined the cost of two projects, an already-built high school and a not-yet-built elementary school, into a single figure and applied one credit against that combined total. The not-yet-built elementary school's cost was part of that calculation and received no different treatment than the already-built portion; the formula still returned a full, nonzero credit of $5,686.03. That plan itself states "another bond will be required" for the elementary school, meaning no collection had begun for that specific facility at the time, yet its cost was credited anyway. And it's inconsistent with the fact that the Tax Levy Rate used in the original Appendix A, 0.00107572, matches the currently active bond levy rate retiring the 2012 bonds for the existing high school, meaning collection under that rate is happening right now.

I've attached my complete updated written exhibit, which includes the formula diagram, a side-by-side comparison of the 2019 and 2025-2031 tax credit calculations, the actual pages from both the 2019 Capital Facilities Plan and the September 10, 2026 revision as primary sources, and a statutory appendix with the full text of the RCW and CCC sections cited, including RCW 36.70A.035 and CCC 40.620.030 in full. For clarity, this submission supplements and replaces my prior exhibits to the extent of any inconsistency (**please update the record**).

I would appreciate written answers to all three questions above from you before the hearing and I would still welcome the chance to discuss any of them with you or District staff beforehand if that would be useful. I plan to raise all three of these at the September 15 hearing.

Thank you,
Max Bondar, P.E.
503.516.5078

From: Amy Wooten <Amy.Wooten@clark.wa.gov>
Sent: Thursday, September 10, 2026 5:30 PM
To: Max Bondar <maxbondar.usa@gmail.com>; Oliver Orjiako <Oliver.Orjiako@clark.wa.gov>
Cc: Jenna Kay <Jenna.Kay@clark.wa.gov>; Jose Alvarez <Jose.Alvarez@clark.wa.gov>; Daniel Soare Woodland Apartments Bluff Invest <daniel@bluffinvest.com>; donnabutlercm4u@hotmail.com <donnabutlercm4u@hotmail.com>
Subject: RE: CPZ2025-00008 Woodland School District Capital Facilities Plan 2025-2031 - Errors

Hi Max,
I have been in receipt of your public comments/questions. I have reviewed and I forwarded each of your inquiries to the district's representative. I have attached an updated version of the CFP for the Woodland School District, which includes Appendix A.

At this time, I will not be revising the staff report findings related to the district's proposed impact fee calculations, as they have not changed. You are welcome to attend the hearing, as this decision lies with county council.

Thank you for your inquiry. It has been added to the record. Thanks, Amy

Amy Wooten
She/her/hers
Planner III
COMMUNITY PLANNING

564.397.4913

From: Max Bondar <maxbondar.usa@gmail.com>
Sent: Thursday, September 10, 2026 10:31 AM
To: Amy Wooten <Amy.Wooten@clark.wa.gov>; Oliver Orjiako <Oliver.Orjiako@clark.wa.gov>
Cc: Jenna Kay <Jenna.Kay@clark.wa.gov>; Jose Alvarez <Jose.Alvarez@clark.wa.gov>; Daniel Soare Woodland Apartments Bluff Invest <daniel@bluffinvest.com>; donnabutlercm4u@hotmail.com
Subject: Re: CPZ2025-00008 Woodland School District Capital Facilities Plan 2025-2031 - Errors

Amy, Oliver,

I'm following up with an updated version of the written exhibit, ahead of next week's hearing.

Since I sent my last email, two things happened that are directly relevant to the tax credit issue I raised. First, the Woodland City Council approved the first reading of Ordinance No. 1579 on September 8. Second, at that hearing, the District explained the $0.00 tax credit in Appendix A by stating that it does not apply because the new elementary school has not yet been built.

I've reviewed the District's own 2019 to 2025 Capital Facilities Plan, filed with Clark County as

CPZ2019 00022, and it disproves that explanation. The 2019 Appendix A used the identical formula (Tax Credit Multiplier times Average Assessed Value times Tax Levy Rate) against a combined facility cost that was roughly 73 percent an already built, already occupied high school (completed in 2015), and it still produced a full, nonzero credit of $5,686.03. To be precise, the District did not calculate a separate credit for the unbuilt portion in 2019; it calculated one blended credit for the whole cost basis. The finding is that this formula has never had a construction status variable at all. It is driven entirely by three inputs, none of which reference whether a specific facility has been built.

The attached updated exhibit adds this comparison directly, including a side by side table of the 2019 and 2025 to 2031 inputs and results, and attaches the actual 2019 Appendix A worksheet as a supporting document rather than a summary of it.

Everything else from my prior email stands. I'd still appreciate a written response addressing whether the District's tax credit calculation has been reviewed line by line, and whether the July 16, 2026 staff report's finding that the formula was "appropriately applied" will be corrected before the Council acts on September 15. I remain available for a call this week if that would be a faster way to walk through it.

Thank you,
Max Bondar, P.E.
503.516.5078

From: Max Bondar <maxbondar.usa@gmail.com>
Sent: Thursday, September 10, 2026 9:31 AM
To: Amy Wooten <Amy.Wooten@clark.wa.gov>; oliver.orjiako@clark.wa.gov <oliver.orjiako@clark.wa.gov>
Cc: Jenna Kay <Jenna.Kay@clark.wa.gov>; Jose Alvarez <Jose.Alvarez@clark.wa.gov>; Daniel Soare Woodland Apartments Bluff Invest <daniel@bluffinvest.com>; donnabutlercm4u@hotmail.com <donnabutlercm4u@hotmail.com>
Subject: Re: CPZ2025-00008 Woodland School District Capital Facilities Plan 2025-2031 - Errors

Amy, Oliver,

Thank you for confirming my comment is in the record. I want to be direct that this doesn't resolve the issue I raised.

The revised CFP you linked is the same version I already reviewed, it still does not include Appendix A, and the fee amounts ($10,545.93 single-family, $13,664.57 multi-family) are unchanged from the version containing the zeroed tax credit. Confirming that my comment is on file doesn't correct the underlying calculation error, and I want to make sure that distinction isn't lost before the September 15 Council hearing.

Specifically, the July 16, 2026 staff report states that the District "appropriately applied the formula set out in CCC 40.620.040" and lists $10,545.93 and $13,664.57 as the "maximum allowable fee amounts." That finding is incorrect. Appendix A's own tax credit calculation uses correct inputs, a

Tax Credit Multiplier of 7.932206761 and an Average Assessed Value of $541,628, which correctly compute to $4,296,305.28. That figure is then multiplied by the Tax Levy Rate of 0.00107572 (which I've independently confirmed matches the Cowlitz County Assessor's official 2025 bond levy rate for Woodland School District #404) to produce a result that should be $4,621.62. Appendix A instead records this as **$0.00**. Correcting only that line, the maximum allowable single-family fee is $6,617.55, not $10,545.93.

Separately, District facilities and much of its enrollment growth sit in unincorporated Cowlitz County, which imposes no impact fee and isn't named as an adopting jurisdiction in the plan. City staff have publicly stated close to 50% of District students reside in Cowlitz County. The plan contains no service area or jurisdictional apportionment addressing this.

The attached exhibit also documents several related issues, including the absence of a demonstrated funding gap, the timeline for facility need, and the allocation of full project cost to growth when only 28% of capacity is growth-related. I raise the tax credit and jurisdictional issues here specifically because they can be verified directly from the District's own figures without further analysis.

I've attached my full written exhibit, submitted to the Woodland City Council, along with an updated one-page summary, both incorporating the Cowlitz County Assessor's levy rate documentation referenced above.

Given that the Clark County Council hearing is one week away, I want to renew my request from last week: are you available for a phone call this week to walk through this calculation together? If a call isn't possible before September 15, I would appreciate a written response addressing specifically whether the District's tax credit calculation has been reviewed line by line, and whether the staff report's finding that the formula was "appropriately applied" will be corrected before the Council acts.

I plan to attend the September 15 hearing and will be raising this directly with the Council if it has not been addressed beforehand.

Thank you,
Max Bondar, P.E.
503.516.5078

From: Max Bondar <maxbondar.usa@gmail.com>
Sent: Tuesday, September 8, 2026 6:36 PM
To: Amy Wooten <Amy.Wooten@clark.wa.gov>
Cc: Jenna Kay <Jenna.Kay@clark.wa.gov>; Jose Alvarez <Jose.Alvarez@clark.wa.gov>
Subject: Re: CPZ2025-00008 Woodland School District Capital Facilities Plan 2025-2031

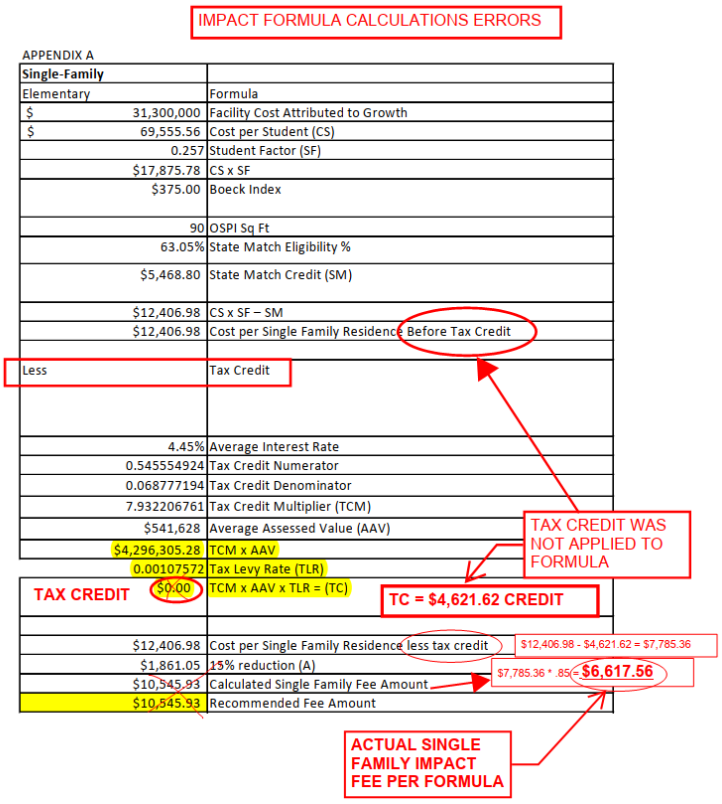
Amy,

No, the revised Woodland CFP is still missing the Appendix A calculations. Those calculations omit the

Tax Credit (TC) variable, which reduces the single-family impact fee from $10,545.93 to $6,617.55. Please see the screenshot below and the attachment for review.

Are you available for a phone call this week?

Thank you,
Max Bondar, P.E.
503.516.5078



On Tue, Sep 8, 2026 at 6:32 PM Amy Wooten <Amy.Wooten@clark.wa.gov> wrote:

> Hello,
>
> Thanks for your comment. It has been included in the record documents for the Woodland School District. A revised CFP has been uploaded to the website and available for review. Hopefully, this answers your questions.
> Thanks, Amy

Amy Wooten

She/her/hers
Planner III
COMMUNITY PLANNING

564.397.4913

From: Max Bondar <maxbondar.usa@gmail.com>
Sent: Tuesday, September 8, 2026 9:53 AM
To: Cnty CommDev Land Use <landuse@clark.wa.gov>; Cnty CommDev Planning Tech <planningtech@clark.wa.gov>; Amy Wooten <Amy.Wooten@clark.wa.gov>; Cnty CommDev General Delivery <commdev@clark.wa.gov>
Subject: Fw: CPZ2025-00008 Woodland School District Capital Facilities Plan 2025-2031

EXTERNAL: This email originated from outside of Clark County. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Clark County Community Development,

I'm reaching out regarding CPZ2025-00008 Woodland School District Capital Facilities Plan 2025-2031. It appears the Woodland School District CFP passed your Planning Commission review, however, there are significant errors in Appendix A (Impact Fee Calculations) that are currently not shown in the latest packet.

I've reached out to the planning reviewer Amy Wooten with a detailed description below regarding the errors that I'm witnessing in the Woodland School District CFP.

Time is of the essence because the City of Woodland City Council 1st reading is scheduled for today, September 8th and the Clark County Council Hearing is scheduled for September 15th. It is imperative that these errors get reviewed and corrected prior to the CFP adoption.

If you could please reach out at your earliest convenience to review these errors, I would appreciate it.

Thank you,

Max Bondar, P.E.

maxbondar.usa@gmail.com

503.516.5078

From: Max Bondar <maxbondar.usa@gmail.com>
Sent: Saturday, September 5, 2026 12:29 AM
To: amy.wooten@clark.wa.gov <amy.wooten@clark.wa.gov>; commdev@clark.wa.gov <commdev@clark.wa.gov>
Subject: CPZ2025-00008 Woodland School District Capital Facilities Plan 2025-2031

Max Bondar <maxbondar.usa@gmail.com>

Sep 4, 2026, 11:36 PM (48 minutes ago)

to Amanda, Travis, Todd, sarah.stuart, paul.mclendon, marie.wodaege, trish.huddleston, tom.guthrie, Daniel, donnabutlercm4u@hotmail.com

Amy,

After reviewing the CPZ2025-00008 packets and the City of Woodland Capital Facilities Plan I've noticed several errors in their methodologies and calculations. I've prepared an attachment that summarizes my findings. Could you please confirm if you're seeing these errors?

1. **Appendix A,** the impact fee calculation, is not in the latest packet. I obtained it from the earlier version of the Capital Facilities Plan filed with Clark County. It **contains an error that accounts for most of the requested school impact increases. (Please see attached exhibit & snapshots below for confirmation)**

On the single family sheet, every input to the property tax credit is present and computed correctly until the last step. The tax credit multiplier is 7.932206761, the average assessed value is $541,628, and the line "TCM x AAV" correctly reads $4,296,305.28. The next line multiplies that by the tax levy rate of 0.00107572 and shows $0.00. **The correct Tax Credit result is $4,621.62.** The multi family sheet does the same thing.

Correcting only that one line and changing nothing else in the District's own calculation:

Single family falls from $10,545.93 to $6,617.55, overstated by $3,928.38 per home, or 59 percent.
Multi family falls from $13,664.57 to $11,716.04, overstated by $1,948.53 per unit, or 17 percent.

RCW 82.02.060(1)(b) provides that **the formula SHALL incorporate an adjustment for future taxes paid by the new development**. Section 6 of the plan states that credit was applied. It was not. In the adopted 2019 calculation the same credit was $5,686.03 per home.

Five further objections are set out in the attached exhibit, each verifiable from the District's own documents:

2. **There is no funding gap**. Section 5.C identifies $1,000,000 in impact fee revenue toward the project. At the

current $5,900 rate, the City's own three year housing forecast produces $2,360,000.

3. Section 1 states the District has enough capacity for the next six years using portables, and the Superintendent told this Council the same in March 2026. The plan excludes the portable cost from the fee while charging the full $31,300,000 for the school and site.

4. **Appendix A allocates 100 percent of a 400 seat school to growth**. The revised plan states a growth related elementary **need of 112 seats, which is 28 percent**.

5. The fee is calculated district wide with no service area and **no apportionment among the City, Clark County, and unincorporated Cowlitz County,** which imposes no school impact fee at all. RCW 82.02.060(6) requires the ordinance to establish a service area.

6. The Appendix A that exists is keyed to a version of the plan stating a 161 seat need. Your packet states 112. Both produce the same fees to the cent, so no calculation in the record corresponds to the plan before you.

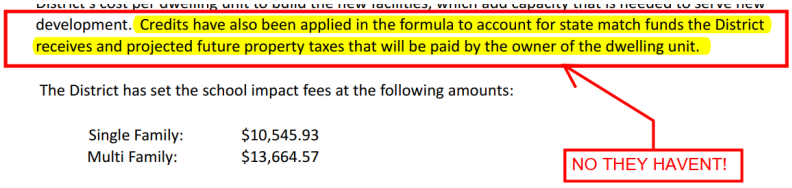
I would like to ask the Council on September 15th to return the calculation to the District for correction and a recalculated Appendix A keyed to the revised plan, to decline to bifurcate the plan adoption from the fee amounts, and if the Council wishes to keep the matter moving, to remand to the Planning Commission for their meeting. In the meantime, could you please provide a secondary review?

All arithmetic above and in the exhibit is reproducible from the District's own figures.

Respectfully,

Max Bondar, P.E.
Woodland, WA 98674

Snapshots from attached School Districts Capital Facilities Plan Exhibit:



IMPACT FORMULA CALCULATIONS ERRORS

APPENDIX A

Single-Family	
Elementary	Formula
$ 31,300,000	Facility Cost Attributed to Growth
$ 69,555.56	Cost per Student (CS)
0.257	Student Factor (SF)
$17,875.78	CS x SF
$375.00	Boeck Index
90	OSPI Sq Ft
63.05%	State Match Eligibility %
$5,468.80	State Match Credit (SM)
$12,406.98	CS x SF – SM
$12,406.98	Cost per Single Family Residence Before Tax Credit
Less	Tax Credit
4.45%	Average Interest Rate
0.545554924	Tax Credit Numerator
0.068777194	Tax Credit Denominator
7.932206761	Tax Credit Multiplier (TCM)
$541,628	Average Assessed Value (AAV)
$4,296,305.28	TCM x AAV
0.00107572	Tax Levy Rate (TLR)
$0.00	TCM x AAV x TLR = (TC)
$12,406.98	Cost per Single Family Residence less tax credit
$1,861.05	15% reduction (A)
$10,545.93	Calculated Single Family Fee Amount
$10,545.93	Recommended Fee Amount

TAX CREDIT

TAX CREDIT WAS NOT APPLIED TO FORMULA

TC = $4,621.62 CREDIT

$12,406.98 - $4,621.62 = $7,785.36

$7,785.36 * .85 = $6,617.56

ACTUAL SINGLE FAMILY IMPACT FEE PER FORMULA

IMPACT FORMULA CALCULATIONS ERRORS

Multi-Family	
Elementary	Formula
$ 31,300,000.00	Facility Cost Attributed to Growth
$ 69,555.56	Cost per Student (CS)
0.333	Student Factor (SF)
$ 23,162.00	CS x SF
$ 375.00	Boeck Index
$ 90.00	OSPI Sq Ft
63.05%	State Match Eligibility %
$ 7,086.03	State Match Credit (SM)
$ 16,075.97	CS x SF – SM
$ 16,075.97	Cost per Multi Family Unit Before Tax Credit
Less	Tax Credit
4.45%	Average Interest Rate
0.545554924	Tax Credit Numerator
0.068777194	Tax Credit Denominator
7.932206761	Tax Credit Multiplier (TCM)
$268,655.00	Average Assessed Value (AAV)
$2,131,027.01	TCM x AAV
0.00107572	Tax Levy Rate (TLR)
$0.00	TCM x AAV x TLR = (TC)
$ 16,075.97	Cost per Multi Family Residence less Tax cCredit
$ 2,411.40	15% reduction (A)
$ 13,664.57	Calculated Multi-Family Fee Amount
$13,664.57	Recommended Fee Amount

TC = $2,292.39 CREDIT

MF - TC = $13,783.

$11,716.04

ACTUAL IMPACT FEE PER FORMULA

PAGE 5 - COWLITZ COUNTY SCHOOL ACTIVE LEVIES THROUGH 2028

Cowlitz County Assessor's Office

Report of School Levies - 2013 Payable through 2028 payable

Woodland School District #404

Voter-approved ballot measures currently in place:

Program & Operations Levy

2/13/2024 3-year Program & Operations Levy

2025 7,050,000

2026 7,400,000

2027 7,775,000

Capital Projects Levy

(no current Capital Project levies)

Bonded Debt Levy

4/17/2012

General Obligation Bonds

52,835,000 over 25 years

(Avg $2.1m per year + interest)

Total Local Collection for School District

Taxes for a 'typical' parcel in this school district

(does not include state school levies) :

	Tax Year	Amt Approved for Collection		Admin Refund		Tax Base for Prog & Op Levies		Enrichment Levy Rate	Amt Approved for Collection		Tax Base for Cap Proj Levies		Cap Proj Levy Rate	Amt Approved for Collection		Admin Refund		Tax Base for Bond Levies		Bond Levy Rate	Aggregate Levy Rate	Total Collection for Local Sch Dist	Sample Parcel Assd Value	Total School Levy Rate	Taxes for Sample Parcel
	2013	3,250,000	÷			1,260,849,013	=	2.577628	0	÷	1,251,125,141	=	0.000000	2,800,000	÷			1,251,125,141	=	2.237986	4.815614	6,050,000	223,170	4.815614	1,074.70
	2014	3,400,000	÷			1,322,301,851	=	2.571274	0	÷	1,315,011,917	=	0.000000	2,800,000	÷			1,315,011,917	=	2.129258	4.700532	6,200,000	233,920	4.700532	1,099.55
	2015	3,950,000	÷			1,432,956,349	=	2.756539	0	÷	1,428,243,796	=	0.000000	2,700,000	÷			1,428,243,796	=	1.890434	4.646973	6,650,000	249,740	4.646973	1,160.53
	2016	3,950,000	÷			1,505,902,694	=	2.623011	0	÷	1,501,305,731	=	0.000000	2,900,000	÷			1,501,305,731	=	1.931652	4.554663	6,850,000	281,900	4.554663	1,283.96
	2017	3,950,000	÷			1,576,263,856	=	2.505926	0	÷	1,572,343,223	=	0.000000	3,000,000	÷			1,572,343,223	=	1.907980	4.413906	6,950,000	294,730	4.413906	1,300.91
	2018	4,500,000	÷			1,768,041,826	=	2.545189	0	÷	1,766,303,273	=	0.000000	3,075,000	÷			1,766,303,273	=	1.740924	4.286113	7,575,000	346,530	4.286113	1,485.27
	2019	2,893,034	÷			1,928,689,220	=	1.500000	0	÷	1,944,110,831	=	0.000000	3,175,000	÷			1,944,110,831	=	1.633137	3.133137	6,068,034	350,990	3.133137	1,099.70
	2020	5,000,000	÷			2,109,676,574	=	2.370032	0	÷	2,140,769,009	=	0.000000	3,275,000	÷			2,140,769,009	=	1.529824	3.899856	8,275,000	379,302	3.899856	1,479.22
	2021	5,400,000	÷			2,305,035,167	=	2.342697	0	÷	2,329,055,419	=	0.000000	3,650,000	÷			2,329,055,419	=	1.567159	3.909856	9,050,000	432,550	3.909856	1,691.21
	2022	5,750,000	÷			2,473,822,364	=	2.324338	0	÷	2,485,832,205	=	0.000000	3,515,000	÷			2,485,832,205	=	1.414013	3.738352	9,265,000	519,200	3.738352	1,940.95
	2023	6,100,000	÷			2,908,878,704	=	2.097028	0	÷	2,964,796,352	=	0.000000	3,600,000	÷			2,964,796,352	=	1.214249	3.311277	9,700,000	545,470	3.311277	1,806.20
	2024	0	÷			3,078,531,800	=	0.000000	0	÷	3,132,738,507	=	0.000000	3,600,000	÷			3,132,738,507	=	1.149154	1.149154	3,600,000	583,653	1.149154	670.71
ESTIMATED	**2025**	**7,050,000**	**+**	**15,138**	**÷**	**3,280,818,862**	**=**	**2.153468**	**0**	**÷**	**3,359,641,943**	**=**	**0.000000**	**3,600,000**	**+**	**17,419**	**÷**	**3,359,641,943**	**=**	**1.076728**	**3.230195**	**10,682,557**	**624,509**	**3.230195**	**2,017.28**
	2026	*7,400,000*			÷	*3,510,476,182*	=	*2.107976*	*0*	÷	*3,594,816,879*	=	*0.000000*	*3,600,000*			÷	*3,594,816,879*	=	*1.001442*	*3.109418*	*11,000,000*	*668,224*	*3.109418*	*2,077.79*
	2027	*7,775,000*			÷	*3,756,209,515*	=	*2.069906*	*0*	÷	*3,846,454,061*	=	*0.000000*	*3,600,000*			÷	*3,846,454,061*	=	*0.935927*	*3.005833*	*11,375,000*	*715,000*	*3.005833*	*2,149.17*
	2028	*0*			÷	*4,019,144,181*	=	*0.000000*	*0*	÷	*4,115,705,845*	=	*0.000000*	*3,600,000*			÷	*4,115,705,845*	=	*0.874698*	*0.874698*	*3,600,000*	*765,050*	*0.874698*	*669.19*
		Estimated Annual AV Change:				*107.00%*																	*Estimated Annual AV Change:*		*107.00%*	

DIVIDE BY $1000 ASSESSED

development. Credits have also been applied in the formula to account for state match funds the District receives and projected future property taxes that will be paid by the owner of the dwelling unit.

The District has set the school impact fees at the following amounts:

Single Family:	$10,545.93
Multi Family:	$13,664.57

NO THEY HAVENT!

WHY IS THIS $0???

4.45%	Average Interest Rate
0.545554924	Tax Credit Numerator
0.068777194	Tax Credit Denominator
7.9322067	Credit Multiplier (TCM)
$541,628	Average Assessed Value (AAV)
$4,296,305.28	TCM x AAV
0.00107572	Tax Levy Rate (TLR)
TAX CREDIT $0.00	TCM x AAV x TLR = (TC)
$12,406.98	Cost per Single Family Residence less tax credit
$1,861.05	15% reduction (A)
$10,545.93	Calculated Single Family Fee Amount
$10,545.93	Recommended Fee Amount

TAX CREDIT WAS NOT APPLIED TO FORMULA

TC = $4,621.62 CREDIT

$12,406.98 - $4,621.62 = $7,785.36

$7,785.36 * .85 = $6,617.56

ACTUAL SINGLE FAMILY IMPACT FEE PER FORMULA