



# DRAFT Education Impact Fees

Education Impact Fee Budget Task Force Committee

October 11, 2022

Bethesda, MD | 301.320.6900

[TischlerBise.com](https://www.tischlerbise.com)

## Unweighted Public Use Microdata Sample

Public School Students by Number of Bedrooms in PUMA 2600				
Grade Level	0-2	3	4+	Total
K-8 Students	52	299	924	1,275
9-12 Students	21	131	416	568
<b>Total</b>	<b>73</b>	<b>430</b>	<b>1,340</b>	<b>1,843</b>

Housing Units by Number of Bedrooms in PUMA 2600			
0-2	3	4+	Total
550	1,255	2,110	<b>3,915</b>

Source: Cross tabulation by TischlerBise using U.S. Census Bureau, 2016-2020 ACS Unweighted Public Use Microdata Sample (PUMS) for Tennessee Public Use Microdata Area (PUMA) 2600.

We use Census data for Williamson County related to public school students and housing units (by number of bedrooms) to calculate unadjusted student generation rates.

## Unadjusted Student Generation Rates

Unadjusted Public School Students per Housing Unit in PUMA 2600				
Grade Level	0-2	3	4+	Total
K-8 Students	0.095	0.238	0.438	0.326
9-12 Students	0.038	0.104	0.197	0.145
<b>Total</b>	<b>0.133</b>	<b>0.343</b>	<b>0.635</b>	<b>0.471</b>

Source: TischlerBise tabulation using U. S. Census Bureau, 2016-2020 ACS Unweighted Public Use Microdata Sample (PUMS) for Tennessee Public Use Microdata Area (PUMA) 2600.

# Student Generation Rates (2 of 3)

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## Local Enrollment and Housing Unit Data

Public School Students				
Grade Level	0-2	3	4+	Total
K-8 Students	1,123	6,460	19,963	27,546
9-12 Students	454	2,830	8,988	12,271
<b>Total</b>	<b>1,577</b>	<b>9,290</b>	<b>28,950</b>	<b>39,817</b>

2019-2020 WCS Enrollment
27,143
13,531
40,674

Housing Units			
0-2	3	4+	Total
11,883	27,114	45,586	<b>84,582</b>

2019 Housing Units
84,582

Source: TischlerBise estimates for Williamson County using U.S. Census Bureau, 2016-2020 ACS Unweighted PUMS for Tennessee PUMA 2600 (calibrated to WCS enrollment for 2019-2020 and 2016-2020 ACS housing unit estimate.)

## Adjusted Student Generation Rates

Williamson County District Schools Students per Housing Unit				
Grade Level	0-2	3	4+	Total
K-8 Students	0.093	0.235	0.432	0.321
9-12 Students	0.042	0.115	0.217	0.160
<b>Total</b>	<b>0.135</b>	<b>0.350</b>	<b>0.649</b>	<b>0.481</b>

Source: TischlerBise tabulation of U.S. Census Bureau, 2016-2020 ACS Unweighted PUMS for Tennessee PUMA (Calibrated to WCS enrollment for 2019-2020 and 2016-2020 ACS housing unit estimates.)

## Students per 100 Housing Units

0-2 Bedrooms: 13.5 students  
 3 Bedrooms: 35 students  
 4+ Bedrooms: 64.9 students

We apply the unadjusted student generation rates to actual enrollment and housing units to calculate student generation rates per housing unit (by number of bedrooms).

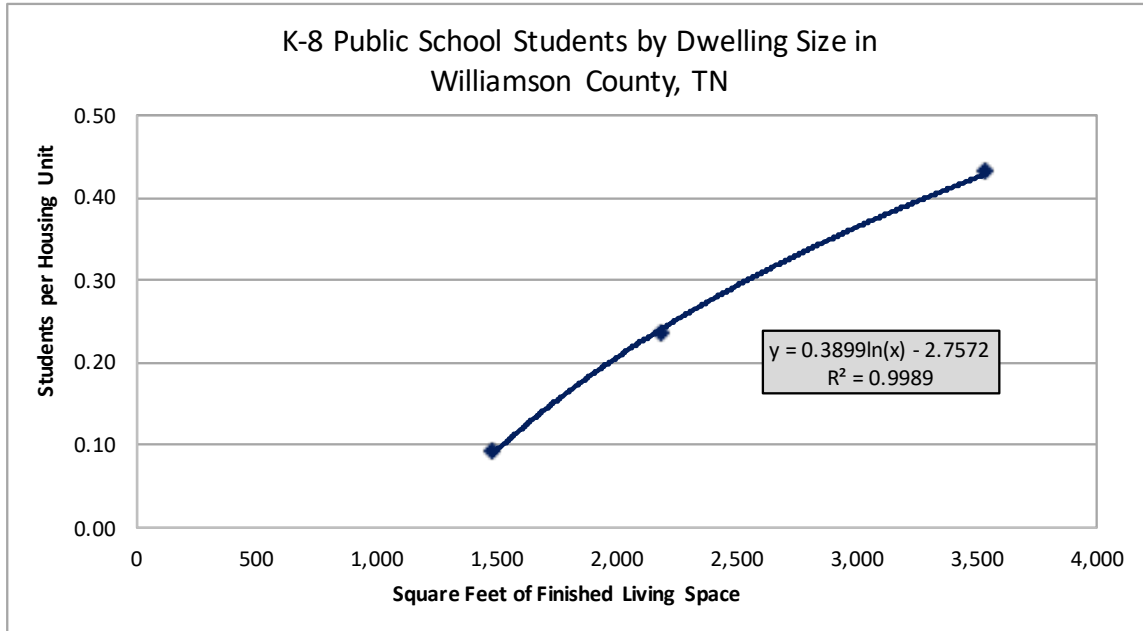
# Student Generation Rates (3 of 3)

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We convert the student generation rates by number of bedrooms to square feet ranges.

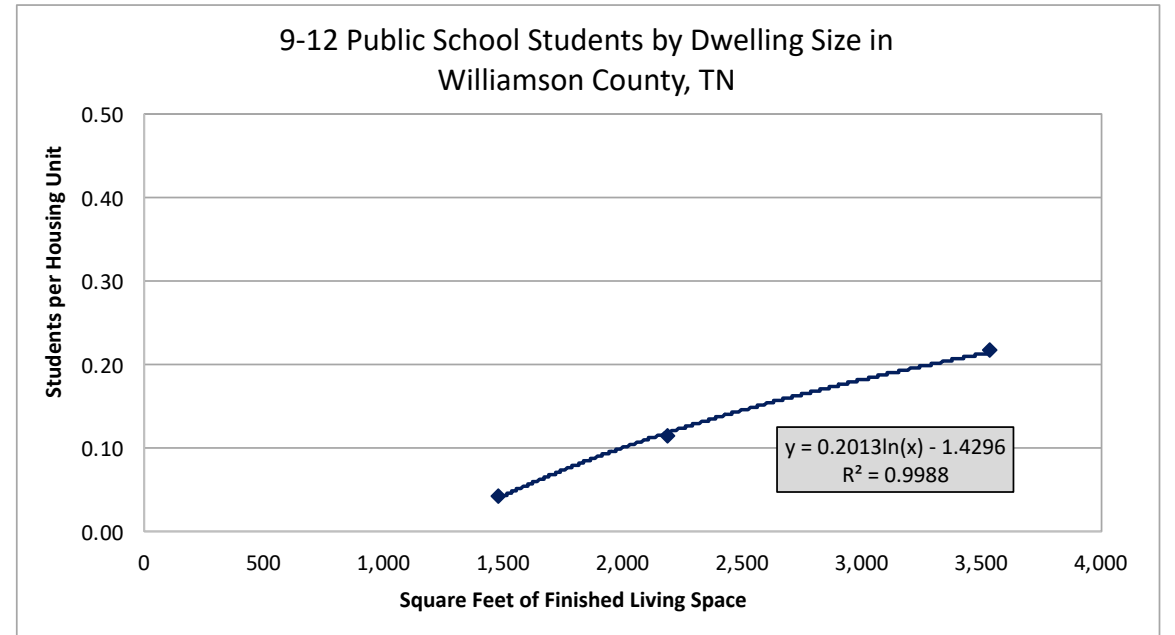
K-8

Average dwelling size by bedroom range is from 2020 Survey of Construction Microdata, U.S. Census Bureau. Average students per housing unit by bedroom range are derived from 2016-2020 ACS PUMS data for Tennessee PUMA 2600 (Williamson County).	Actual Averages per Housing Unit			Fitted-Curve Values	
	Bedrooms	Square Feet	Students	Square Feet	K-8 SGR
	0-2	1,481	0.093	1,399 or less	0.067
	3	2,187	0.235	1,400 - 1,899	0.186
	4+	3,539	0.432	1,900 - 2,399	0.277
				2,400 - 2,899	0.351
				2,900 - 3,399	0.413
				3,400 or more	0.467



9-12

Average dwelling size by bedroom range is from 2020 Survey of Construction Microdata, U.S. Census Bureau. Average students per housing unit by bedroom range are derived from 2016-2020 ACS PUMS data for Tennessee PUMA 2600 (Williamson County).	Actual Averages per Housing Unit			Fitted-Curve Values	
	Bedrooms	Square Feet	Students	Square Feet	9-12 SGR
	0-2	1,481	0.042	1,399 or less	0.029
	3	2,187	0.115	1,400 - 1,899	0.090
	4+	3,539	0.217	1,900 - 2,399	0.137
				2,400 - 2,899	0.175
				2,900 - 3,399	0.207
				3,400 or more	0.235



# Student Generation Rate Comparison

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2019

Dwelling Unit Size	K-8	9-12	Total
1,399 square feet or less	0.136	0.058	<b>0.194</b>
1,400 - 1,899 square feet	0.234	0.111	<b>0.345</b>
1,900 - 2,399 square feet	0.308	0.152	<b>0.460</b>
2,400 - 2,899 square feet	0.369	0.185	<b>0.554</b>
2,900 - 3,399 square feet	0.419	0.213	<b>0.632</b>
3,400 square feet or more	0.463	0.237	<b>0.700</b>

2022

Dwelling Unit Size	K-8	9-12	Total
1,399 square feet or less	0.067	0.029	<b>0.096</b>
1,400 - 1,899 square feet	0.186	0.090	<b>0.276</b>
1,900 - 2,399 square feet	0.277	0.137	<b>0.414</b>
2,400 - 2,899 square feet	0.351	0.175	<b>0.526</b>
2,900 - 3,399 square feet	0.413	0.207	<b>0.620</b>
3,400 square feet or more	0.467	0.235	<b>0.702</b>

2022 SGR % of 2019 SGR

Dwelling Unit Size	K-8	9-12	Total
1,399 square feet or less	49%	50%	49%
1,400 - 1,899 square feet	79%	81%	80%
1,900 - 2,399 square feet	90%	90%	90%
2,400 - 2,899 square feet	95%	95%	95%
2,900 - 3,399 square feet	99%	97%	98%
3,400 square feet or more	101%	99%	100%

The smallest size threshold has about half as many students today compared to the 2019 study. The largest size threshold has approximately the same number of students today compared to the 2019 study.

Over the next 5 years, you will need to provide capital facilities for 5,403 additional K-8 students and 2,282 additional 9-12 students.

Grade Level	2021-22 <sup>1</sup>	2022-23	2023-24	2024-25	2025-26	2026-27	5-Yr Increase
K-8 Students	26,898	28,193	29,173	30,185	31,220	32,301	5,403
9-12 Students	14,009	14,632	15,033	15,452	15,865	16,291	2,282
<b>Total</b>	<b>40,907</b>	<b>42,825</b>	<b>44,206</b>	<b>45,637</b>	<b>47,085</b>	<b>48,592</b>	<b>7,685</b>

Source: Williamson County Schools projections. Does not include PK/EC/Virtual

1. April 7, 2022 attendance

Updated based on recent bids

Description	Level	School Year	Square Feet	Cost per Sq Ft	Cost
Elementary School East (Cox Road)	K-8	2023-24	121,000	\$273	\$32,981,000
Elementary School South (Wilkes Lane)	K-8	2023-24	121,000	\$255	\$30,800,000
Transportation Building Addition	Support	2023-24	4,400	\$341	\$1,500,000
Middle School (Split Log Property)	K-8	2024-25	187,000	\$273	\$51,000,000
Elementary School Northeast (McFarlin Road Area)	K-8	2024-25	121,000	\$273	\$33,000,000
Page High School Additions (Phase 3)	9-12	2025-26	101,146	\$247	\$24,989,000
Middle School East (Cox Road)	K-8	2026-27	187,000	\$273	\$51,000,000
High School West	9-12	2026-27	275,000	\$255	\$70,000,000
Elementary School Northeast 2	K-8	2026-27	121,000	\$273	\$33,000,000
Nolensville High School Addition	9-12	2026-27	46,000	\$217	\$10,000,000
Elementary School North Central	K-8	2027-28	121,000	\$273	\$33,000,000
Elementary School South (Spring Hill/Thompson's Station)	K-8	2027-28	121,000	\$273	\$33,000,000
Elementary School West (Fairview)	K-8	2027-28	121,000	\$273	\$33,000,000
Centennial High School Addition	9-12	2027-28	46,000	\$217	\$10,000,000
<b>Subtotal - K-8 School</b>	K-8		1,221,000	\$271	\$330,781,000
<b>Subtotal - 9-12 School</b>	9-12		468,146	\$246	\$114,989,000
<b>Subtotal - Support</b>	Support		4,400	\$341	\$1,500,000
<b>Total</b>			1,693,546	\$264	\$447,270,000

Source: Williamson County Schools

Description	Level	Acres	Cost per Acre	Cost
Gosey Hill Road (12/18)	K-12	68	\$35,264	\$2,387,000
Cox Road (5/20)	K-12	100	\$44,192	\$4,421,000
Wilkes Lane (7/21)	K-12	23	\$64,778	\$1,474,358
<b>Total</b>		<b>190</b>	<b>\$43,479</b>	<b>\$8,282,358</b>

Source: Williamson County Schools

# K-8 Schools

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K-8 School	Site Acreage	Building Square Footage	Permanent Student Station	2021-22 Enrollment <sup>1</sup>	Utilization
Allendale ES	25.00	118,992	890	646	73%
Bethesda ES	22.00	84,102	780	547	70%
Brentwood MS	25.00	119,395	1,375	1,211	88%
Chapman's Retreat ES	20.00	86,600	805	628	78%
Clovercroft ES	22.72	118,992	890	692	78%
College Grove ES	20.00	68,569	730	678	93%
Creeside ES	64.00	121,000	890	805	90%
Crockett ES <sup>2</sup>	19.85	93,182	870	621	71%
Edmondson ES	20.00	85,221	825	696	84%
Fairview ES	11.50	58,581	715	457	64%
Fairview MS	10.00	109,997	764	538	70%
Grassland ES	25.00	90,000	870	522	60%
Grassland MS	32.00	150,522	1,160	879	76%
Heritage ES	30.00	82,000	805	623	77%
Heritage MS	41.00	127,843	1,185	818	69%
Hillsboro EMS	37.00	113,152	597	548	92%
Hunters Bend ES	20.00	68,625	780	430	55%
Jordan ES	73.00	121,000	890	493	55%
Kenrose ES	20.00	92,048	910	686	75%
Lipscomb ES	26.00	78,435	780	579	74%
Longview ES	21.00	121,000	935	922	99%
Legacy MS	35.41	187,896	1,000	511	51%
Mill Creek ES/MS <sup>3</sup>	45.52	234,000	1,600	1,648	103%
Nolensville ES	16.90	118,000	890	877	99%
Oak View ES	20.00	73,800	695	425	61%
Page MS	25.00	207,400	1,500	1,180	79%
Pearre Creek ES	14.00	118,992	890	612	69%
Scales ES	25.00	83,544	940	765	81%
Spring Station MS	35.00	137,200	971	819	84%
Sunset ES/MS	64.00	215,950	1,674	1,293	77%
Thompson Station ES/MS	76.00	235,000	1,600	1,369	86%
Trinity ES	21.00	86,661	870	682	78%
Walnut Grove ES	19.00	97,474	780	561	72%
Westwood ES	22.00	86,805	805	526	65%
Winstead ES	22.90	90,110	790	639	81%
Woodland MS <sup>2</sup>	12.77	122,827	975	972	100%
Total	1,039.57	4,204,915	34,426	26,898	78%

Level-of-Service (LOS) Standards		
K-8 School	Acres	Square Feet
LOS per Permanent Station	0.030	122.14

To maintain the existing level of service over the next 5 years, you need to acquire 163 acres of land (0.030 acres per student X 5,403 additional students) and 659,942 square feet of school facilities (122.14 square feet per student X 5,403 additional students).

The growth-related capital cost for K-8 schools over the next 5 years is \$35.0 million for land (163 acres of X \$43,479 per acre) and \$178.8 million for school facilities (659,942 square feet of school facilities X \$271 per square foot).



9-12 School	Site Acreage	Building Square Footage	Permanent Student Station	2021-22 Enrollment <sup>1</sup>	Utilization
Brentwood HS	32.00	299,032	2,000	1,747	87%
Centennial HS	55.00	263,134	1,758	1,551	88%
Fairview HS	34.00	198,730	1,042	683	66%
Franklin HS	39.40	305,989	2,000	1,738	87%
Independence HS	83.55	299,529	2,200	2,019	92%
Nolensville HS <sup>2</sup>	50.48	259,495	1,671	1,343	80%
Page HS	41.00	187,550	1,215	1,201	99%
Ravenwood HS	80.00	253,482	1,649	1,885	114%
Renaissance HS	1.72	17,000	160	162	101%
Summit HS	71.73	259,000	1,671	1,680	101%
<b>Total</b>	<b>488.88</b>	<b>2,342,941</b>	<b>15,366</b>	<b>14,009</b>	<b>91%</b>

Level-of-Service (LOS) Standards		
High School	Acres	Square Feet
LOS per Permanent Station	0.032	152.48

1. April 7, 2022. Does not include EC.
2. Located on same land as Mill Creek ES/MS; acreage derived as a percentage of square footage.

To maintain the existing level of service over the next 5 years, you need to acquire 73 acres of land (0.032 acres per student X 2,282 additional students) and 347,949 square feet of school facilities (152.48 square feet per student X 2,282 additional students).

The growth-related capital cost for 9-12 schools over the next 5 years is \$15.6 million for land (73 acres of X \$43,479 per acre) and \$85.5 million for school facilities (347,949 square feet of school facilities X \$246 per square foot).

Description	Square Feet
Operations Support Building	28,012
Textbook Building	8,871
Transportation	13,674
Equipment Shed	6,116
<b>Total</b>	<b>56,673</b>

Cost Factors	
Cost per Square Foot	\$341

Level-of-Service (LOS) Standards	
Existing Square Feet	56,673
Enrollment	40,907
Square Feet per Student	1.385
<b>Cost per Student</b>	<b>\$472.30</b>

Source: Williamson County Schools

To maintain the existing level of service over the next 5 years, you need to construct 10,647 square feet of support facilities (1.385 square feet per student X 7,685 additional students) at a cost of \$3.6 million (10,647 square feet X \$341 per square foot).

Description	Units	Unit Cost	Total
General Education	218	\$115,252	\$25,124,936
Special Education / Transition	67	\$112,553	\$7,541,051
<b>Total</b>	<b>285</b>	<b>\$114,617</b>	<b>\$32,665,987</b>

Level-of-Service (LOS) Standards	
Existing Buses	285
Enrollment	40,907
Buses per Student	0.007
<b>Cost per Student</b>	<b>\$798.54</b>

Source: Williamson County Schools

To maintain the existing level of service over the next 5 years, you need to acquire 54 buses (0.007 buses per student X 7,685 additional students) at a cost of \$6.1 million (54 buses X \$114,617 per bus).

# Existing Debt Credit

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K-8

9-12

Year	Principal and Interest	Projected K-8 Enrollment <sup>1</sup>	Payment per Student
2023	\$22,331,087	28,193	\$792.08
2024	\$22,325,610	29,173	\$765.28
2025	\$27,007,227	30,185	\$894.72
2026	\$33,464,670	31,220	\$1,071.90
2027	\$33,486,038	32,301	\$1,036.70
2028	\$33,468,088	33,381	\$952.67
2029	\$31,801,231	34,462	\$878.47
2030	\$30,273,616	35,542	\$851.76
2031	\$27,932,679	36,623	\$762.71
2032	\$27,940,829	37,704	\$741.07
2033	\$27,979,929	38,784	\$721.43
2034	\$27,644,043	39,865	\$693.44
2035	\$21,733,288	40,945	\$530.79
2036	\$20,709,350	42,026	\$492.77
2037	\$19,724,381	43,107	\$457.57
2038	\$17,052,125	44,187	\$385.91
2039	\$11,458,025	45,268	\$253.12
2040	\$7,833,000	46,348	\$169.00
2041	\$1,762,675	47,429	\$37.16
2042	\$1,766,763	48,510	\$36.42
<b>Total</b>	<b>\$447,694,656</b>		<b>\$12,524.97</b>
		Discount Rate <sup>2</sup>	2.32%
		<b>Net Present Value</b>	<b>\$10,502</b>

Year	Principal and Interest	Projected 9-12 Enrollment <sup>1</sup>	Payment per Student
2023	\$20,904,669	14,632	\$1,428.70
2024	\$20,801,562	15,033	\$1,383.73
2025	\$20,754,666	15,452	\$1,343.17
2026	\$19,418,404	15,865	\$1,223.98
2027	\$18,938,033	16,321	\$1,160.32
2028	\$18,703,106	16,778	\$1,114.75
2029	\$18,000,249	17,234	\$1,044.45
2030	\$17,552,173	17,691	\$992.18
2031	\$15,489,632	18,147	\$853.56
2032	\$15,481,426	18,603	\$832.18
2033	\$15,497,136	19,060	\$813.08
2034	\$15,215,165	19,516	\$779.62
2035	\$10,137,945	19,973	\$507.59
2036	\$8,785,135	20,429	\$430.03
2037	\$8,780,848	20,885	\$420.43
2038	\$8,585,356	21,342	\$402.28
2039	\$6,236,100	21,798	\$286.08
2040	\$5,012,744	22,255	\$225.25
2041	\$1,638,056	22,711	\$72.13
2042	\$1,359,925	23,167	\$58.70
<b>Total</b>	<b>\$267,292,328</b>		<b>\$15,372.20</b>
		Discount Rate <sup>2</sup>	2.32%
		<b>Net Present Value</b>	<b>\$13,084</b>

This is a credit to offset debt service related to existing school facilities.

1. Enrollment beyond SY 2025-26 projected using average annual increase from SY 2021-22 to SY 2025-26

2. Interest rate at which the County has recently issued debt

1. Enrollment beyond SY 2025-26 projected using average annual increase from SY 2021-22 to SY 2025-26

2. Interest rate at which the County has recently issued debt

# Future Debt Credit

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K-8

Year	Principal and Interest	Projected K-8 Enrollment <sup>1</sup>	Payment per Student
2023	\$18,676,486	28,193	\$662.45
2024	\$18,676,486	29,173	\$640.20
2025	\$18,676,486	30,185	\$618.73
2026	\$18,676,486	31,220	\$598.22
2027	\$18,676,486	32,301	\$578.21
2028	\$18,676,486	33,381	\$559.49
2029	\$18,676,486	34,462	\$541.95
2030	\$18,676,486	35,542	\$525.47
2031	\$18,676,486	36,623	\$509.97
2032	\$18,676,486	37,704	\$495.35
2037	\$18,676,486	43,107	\$433.26
2042	\$18,676,486	48,510	\$385.01
2047	\$18,676,486	53,913	\$346.42
2052	\$18,676,486	59,316	\$314.87
<b>Total</b>	<b>\$560,294,591</b>		<b>\$13,471.92</b>
		<b>Discount Rate<sup>2</sup></b>	<b>4.00%</b>
		<b>Net Present Value</b>	<b>\$8,354</b>

1. Enrollment beyond SY 2025-26 projected using average annual increase from SY 2021-22 to SY 2025-26
2. Estimated interest rate at which the County will issued debt

9-12

Year	Principal and Interest	Projected 9-12 Enrollment <sup>1</sup>	Payment per Student
2023	\$6,931,440	14,632	\$473.72
2024	\$6,931,440	15,033	\$461.08
2025	\$6,931,440	15,452	\$448.58
2026	\$6,931,440	15,865	\$436.90
2027	\$6,931,440	16,321	\$424.68
2028	\$6,931,440	16,778	\$413.13
2029	\$6,931,440	17,234	\$402.19
2030	\$6,931,440	17,691	\$391.81
2031	\$6,931,440	18,147	\$381.96
2032	\$6,931,440	18,603	\$372.59
2037	\$6,931,440	20,885	\$331.88
2042	\$6,931,440	23,167	\$299.19
2047	\$6,931,440	25,449	\$272.36
2052	\$6,931,440	27,731	\$249.95
<b>Total</b>	<b>\$207,943,197</b>		<b>\$10,208.80</b>
		<b>Discount Rate<sup>2</sup></b>	<b>4.00%</b>
		<b>Net Present Value</b>	<b>\$6,268</b>

1. Enrollment beyond SY 2025-26 projected using average annual increase from SY 2021-22 to SY 2025-26
2. Estimated interest rate at which the County will issued debt

This is a credit to offset debt service related to planned K-12 school facilities shown on slide 7.

# Capital Cost per Student

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Level-of-Service Standards		
Fee Component	K-8	9-12
School Facility		
Square Feet per Student	122.14	152.48
Cost per Square Foot	\$271	\$246
<b>School Facility Cost per Student</b>	<b>\$33,090</b>	<b>\$37,452</b>
Land		
Acres per Student	0.030	0.032
Cost per Acre	\$43,479	\$43,479
<b>Land Cost per Student</b>	<b>\$1,313</b>	<b>\$1,383</b>
Support Facility		
Square Feet per Student	1.39	1.39
Cost per Square Foot	\$341	\$341
<b>Support Facility Cost per Student</b>	<b>\$472</b>	<b>\$472</b>
Bus		
Buses per Student	0.007	0.007
Weighted Average Cost per Bus	\$114,617	\$114,617
<b>Bus Cost per Student</b>	<b>\$799</b>	<b>\$799</b>

Capital Cost per Student		
Fee Component	K-8	9-12
School Facility Cost	\$33,090	\$37,452
Land Cost	\$1,313	\$1,383
Support Facility Cost	\$472	\$472
Bus Cost	\$799	\$799
Gross Capital Cost Per Student	\$35,674	\$40,106
Credit - Existing Debt	(\$10,502)	(\$13,084)
Credit - Future Debt	(\$9,066)	(\$6,268)
<b>Net Capital Cost per Student</b>	<b>\$16,106</b>	<b>\$20,755</b>

Comparing 2022 costs per student to the costs used in the 2019 study reveals a 4% cost decrease for K-8 students and a 9% cost increase for 9-12 students.

Fee Component	K-8	9-12
School Facility - 2022	\$33,090	\$37,452
School Facility - 2019	\$23,738	\$27,883
Increase / (Decrease)	<b>39%</b>	<b>34%</b>
Land - 2022	\$1,313	\$1,383
Land - 2019	\$2,053	\$2,242
Increase / (Decrease)	<b>-36%</b>	<b>-38%</b>
Support Facility - 2022	\$472	\$472
Support Facility - 2019	\$231	\$231
Increase / (Decrease)	<b>104%</b>	<b>104%</b>
Bus - 2022	\$799	\$799
Bus - 2019	\$699	\$699
Increase / (Decrease)	<b>14%</b>	<b>14%</b>
Gross Capital Cost - 2022	\$35,674	\$40,106
Gross Capital Cost - 2019	\$26,720	\$31,054
Increase / (Decrease)	<b>34%</b>	<b>29%</b>
Debt Credit - 2022	(\$19,568)	(\$19,351)
Debt Credit - 2019	(\$10,023)	(\$12,041)
Increase / (Decrease)	<b>95%</b>	<b>61%</b>
Net Capital Cost - 2022	\$16,106	\$20,755
Net Capital Cost - 2019	\$16,697	\$19,013
Increase / (Decrease)	<b>-4%</b>	<b>9%</b>

# Proposed Education Impact Fees

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## Countywide Fees

Williamson County Schools Students per Housing Unit			
Dwelling Unit Size	K-8	9-12	Total
1,399 square feet or less	0.067	0.029	<b>0.096</b>
1,400 - 1,899 square feet	0.186	0.090	<b>0.276</b>
1,900 - 2,399 square feet	0.277	0.137	<b>0.414</b>
2,400 - 2,899 square feet	0.351	0.175	<b>0.526</b>
2,900 - 3,399 square feet	0.413	0.207	<b>0.620</b>
3,400 square feet or more	0.467	0.235	<b>0.702</b>

Capital Cost per Student		
Net Capital Cost per Student	\$16,106	\$20,755

Education Impact Fees per Housing Unit			
Dwelling Unit Size	K-8	9-12	Total
1,399 square feet or less	\$1,079	\$602	<b>\$1,681</b>
1,400 - 1,899 square feet	\$2,996	\$1,868	<b>\$4,864</b>
1,900 - 2,399 square feet	\$4,461	\$2,843	<b>\$7,305</b>
2,400 - 2,899 square feet	\$5,653	\$3,632	<b>\$9,285</b>
2,900 - 3,399 square feet	\$6,652	\$4,296	<b>\$10,948</b>
3,400 square feet or more	\$7,521	\$4,877	<b>\$12,399</b>

## Franklin Special School District Fees

Williamson County Schools Students per Housing Unit within Franklin Special School District Boundary			
Dwelling Unit Size	K-8	9-12	Total
1,399 square feet or less	N/A	0.029	<b>0.029</b>
1,400 - 1,899 square feet	N/A	0.090	<b>0.090</b>
1,900 - 2,399 square feet	N/A	0.137	<b>0.137</b>
2,400 - 2,899 square feet	N/A	0.175	<b>0.175</b>
2,900 - 3,399 square feet	N/A	0.207	<b>0.207</b>
3,400 square feet or more	N/A	0.235	<b>0.235</b>

Capital Cost per Student		
Net Capital Cost per Student	N/A	\$20,755

Education Impact Fees per Housing Unit within Franklin Special School District Boundary			
Dwelling Unit Size	K-8	9-12	Total
1,399 square feet or less	N/A	\$602	<b>\$602</b>
1,400 - 1,899 square feet	N/A	\$1,868	<b>\$1,868</b>
1,900 - 2,399 square feet	N/A	\$2,843	<b>\$2,843</b>
2,400 - 2,899 square feet	N/A	\$3,632	<b>\$3,632</b>
2,900 - 3,399 square feet	N/A	\$4,296	<b>\$4,296</b>
3,400 square feet or more	N/A	\$4,877	<b>\$4,877</b>

# Fee Comparison

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Draft Fees: September 8, 2022

Outside Franklin Special School District (K-12)			
Education Facility Impact Fees per Housing Unit			
Dwelling Unit Size	Maximum Supportable Fees	Current Fees	Increase / Decrease
1,399 square feet or less	\$1,766	\$3,374	(\$1,608)
1,400 - 1,899 square feet	\$5,099	\$6,018	(\$919)
1,900 - 2,399 square feet	\$7,656	\$8,033	(\$377)
2,400 - 2,899 square feet	\$9,730	\$9,679	\$51
2,900 - 3,399 square feet	\$11,471	\$11,046	\$425
3,400 square feet or more	\$12,991	\$12,237	\$754

Inside Franklin Special School District (9-12)			
Education Facility Impact Fees per Housing Unit			
Dwelling Unit Size	Maximum Supportable Fees	Current Fees	Increase / Decrease
1,399 square feet or less	\$602	\$1,103	(\$501)
1,400 - 1,899 square feet	\$1,868	\$2,111	(\$243)
1,900 - 2,399 square feet	\$2,843	\$2,890	(\$47)
2,400 - 2,899 square feet	\$3,632	\$3,518	\$114
2,900 - 3,399 square feet	\$4,296	\$4,050	\$246
3,400 square feet or more	\$4,877	\$4,506	\$371

Draft Fees: October 11, 2022

Outside Franklin Special School District (K-12)			
Education Facility Impact Fees per Housing Unit			
Dwelling Unit Size	Maximum Supportable Fees	Current Fees	Increase / Decrease
1,399 square feet or less	\$1,681	\$3,374	(\$1,693)
1,400 - 1,899 square feet	\$4,864	\$6,018	(\$1,154)
1,900 - 2,399 square feet	\$7,305	\$8,033	(\$728)
2,400 - 2,899 square feet	\$9,285	\$9,679	(\$394)
2,900 - 3,399 square feet	\$10,948	\$11,046	(\$98)
3,400 square feet or more	\$12,399	\$12,237	\$162

Inside Franklin Special School District (9-12)			
Education Facility Impact Fees per Housing Unit			
Dwelling Unit Size	Maximum Supportable Fees	Current Fees	Increase / Decrease
1,399 square feet or less	\$602	\$1,103	(\$501)
1,400 - 1,899 square feet	\$1,868	\$2,111	(\$243)
1,900 - 2,399 square feet	\$2,843	\$2,890	(\$47)
2,400 - 2,899 square feet	\$3,632	\$3,518	\$114
2,900 - 3,399 square feet	\$4,296	\$4,050	\$246
3,400 square feet or more	\$4,877	\$4,506	\$371