SCHOOL IMPACT FEE UPDATE 2016

Barrington, New Hampshire

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Town of Barrington, NH
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Executive Summary

The purpose of this report is to update the Town's basis for school impact fee assessments pursuant to the impact fee article of the Barrington Zoning Ordinance, under the authority of New Hampshire RSA 674:21, V. The original school impact fee methodology and related fee schedule was established in a report entitled Methodology for Calculation of School Impact Fees – Barrington, NH dated February 12, 2001. An updated impact fee schedule was adopted by the Planning Board in July 2007, based on revised impact fee calculations contained in the report School Impact Fee Update – 2007 Basis of Assessment Barrington NH adopted by the Planning Board July 26, 2007. The steps in developing the updated school impact fee for Barrington for 2016 included changes to:

- Facility floor area available per pupil capacity for the elementary and middle schools;
- Actual average number of pupils per unit in Barrington housing units in 2015, based on matching enrollment by address to property assessment characteristics;
- Assigning a 2015 capital value for school construction cost per square foot;
- Updating the credit allowances for property taxes paid (past and future) for pre-existing capacity needs.

The scope of the school impact fee assessment is based on the recoupment of capacity costs of Elementary and Middle School Facilities only. The fees may be assessed under five structural categories, or under a more general grouping of three structural categories as summarized below. Under the impact fee provisions of the Zoning Ordinance, a change in the fee schedules must be preceded by a public hearing.

The fee schedules supported by this update are shown below. One option is to assess the fees per dwelling unit using three structural categories (the original set of categories from the 2001 study). The second option would be to use the five structural categories found in the 2007 update.

Fee Schedule with Three Structural Categories	
Type of Structure	Impact Fee Assessment Per Dwelling Unit
Single Family Detached	$4,635
Attached & 2+ Family	$2,660
Manufactured Housing	$3,574

Fee Schedule with Five Structural Categories	
Type of Structure	Impact Fee Assessment Per Dwelling Unit
Single Family Detached	$4,635
Townhouse - Attached	$2,583
Two Unit Structure	$3,966
Multifamily 3+ Unit	$2,561
Manufactured Housing	$3,574

Should the Town wish to implement a fee schedule that is lower than the above amounts, options include a uniform discount of the calculated fees by a fixed percentage, or to base the fee calculation on a lower facility cost assumption per square foot. Alternative fee schedules based on lower school capital cost assumptions are included in this report for comparison.

A. Basis for Impact Fee Assessments

1. History of Barrington School Impact Fee

In 2001, the Town of Barrington retained Bruce C. Mayberry (now BCM Planning, LLC) to develop a basis for impact fee assessment for local public school facilities. An impact fee ordinance was adopted by the Town in the same year to enable the Planning Board to implement impact fee schedules, including but not limited to the school impact fee.

The first update of the school impact fee was prepared in a 2006-2007 study and a new fee schedule was adopted by the Planning Board in 2007. The 2007 schedule reflected change in school capacity resulting from the construction of a new middle school and a grade configuration of local K-8 facilities. The 2007 update also included consideration of impact fee potential if a local high school were to be constructed.

In 2015 the Town retained BCM Planning, LLC to update the basis for assessment for the school impact fee contained in this report. As part of the study, the analysis (this report) included a full review and update of the Town's enrollment ratios by housing characteristics including structure type, year built, and size of units.

2. Authorization, Purpose and Use of Fees

Under RSA 674:21, V impact fees may be used to recoup a proportionate share of the costs of capital improvements made in anticipation of the needs created by new development. Impact fee revenues may therefore be used to fund new construction of school facilities in the future, or to recoup the cost of providing school facilities already developed where these facilities have the capacity to absorb the demands of new development. In Barrington, the school impact fee is based on the recoupment of a proportionate share of the capital cost of existing school capacity in its elementary and middle school facilities. At present, there is ample available capacity to provide for the needs of new development.

3. Proportionality

RSA 674:21, V (a) requires that impact fees represent a proportionate share of the capital improvement costs that are reasonably attributable to the demands of new development. This methodology recognizes each new dwelling unit as a permanent addition to the base of demand on Barrington school capacity. Detailed research of public school enrollment in Barrington indicates that the average enrollment in Barrington housing units varies by type of dwelling unit, living area, the number of bedrooms, and the age of the structure. As evidenced by our detailed review of enrollment by structure type in Barrington as of 2015, newer homes generally have significantly higher enrollment per unit than older homes.

4. Approach

Over time, the reallocation of space within existing schools, and the needs for construction of new schools may change along with recommended state and local District standards. In this methodology, the local public school facilities of the Barrington School District are treated as an integrated system serving the public education needs of pupils in the elementary and middle school grades. The school

impact fees are based on the ***average unit cost*** to provide adequate school facility capacity for an average dwelling unit in Barrington by structure type, and are assessed on a uniform basis to dwelling unit according to the type of structure. Local enrollment characteristics by housing type have been thoroughly researched based on 2015 data to provide an accurate proportionate basis for estimating the typical enrollment demand per unit on school capacity.

5. School Facility Changes Since 2001

Since the initial development of the school impact fee in 2001, the Barrington School District completed the construction of a new middle in 2004. This new school allowed the District to consolidate the 5th through 8th grades to a single new facility, and to begin using its elementary school for grades K-4 only. These investments substantially improved the quality of local schools, and increased the capacity of the school system to absorb additional elementary and middle school students. Since that time, the Kindergarten has been relocated from the Barrington Elementary School Annex building to an Early Childhood Learning Center.

At the time of the 2016 update, the Barrington Elementary School now houses grades 1-4 only. Subsequent to the 2006-07 impact fee update, the District's old middle school was renovated so that preschool and Kindergarten pupils could be served by an Early Childhood Learning Center. The cost to renovate this facility was funded through a federal grant from the American Recovery and Reinvestment Act of 2009 (ARRA). Since the development of the existing preschool and Kindergarten space were federally funded, the 2016 update excludes preschool and Kindergarten enrollment from the proportionate capital cost incorporated into the impact fee update.

Recent School District capital improvements to the three schools serving Pre-K through 8th grade students have also included a major energy savings initiative for all the schools, including lighting retrofits, mechanical and boiler upgrades and changeover to propane heating fuel, and building systems automation improvements. The total capital costs for these upgrades will be offset by the resulting energy savings to the District.

Barrington high school students (grades 9-12) attend high school at several out-of-district facilities including Coe Brown Academy in Northwood, Dover High School, and Oyster River High School in Durham under tuition agreements. School impact fees cannot be assessed in Barrington for out-of District facilities that serve the high school grades because the Town is not a member of the school districts that provide these facilities. Under RSA 674:21, V school impact fees may be assessed only for facilities that are owned or operated by the local school district, or by a cooperative or regional school district of which the Town is a member.

6. Limitations

Each of the above principles is reflected in an impact fee assessment system by making reasonable assumptions that translate the expected demand on schools from new housing into a proportionate charge for the value of the capacity to be consumed. While no method will perfectly anticipate the exact demands of every housing unit to be developed in the future, proportionate and reasonable fees may be based on the typical demographic impacts of average dwelling units.

The Barrington school impact fee relies on numerous variables which may change over time and which can be adjusted periodically such as estimated construction or replacement costs, school enrollment

multipliers, local assessed property value and other factors. Through the periodic review and adjustment of the school impact fee, the proportionality of the fee is maintained over time.

B. Proportionate Impact per Dwelling Unit

1. Inventory of Facilities and Capacity Standard

In Table 1, the capacity and enrollment (October 2015) in Barrington schools is illustrated. At present, enrollment at the Early Childhood Learning Center is 71% of capacity, the Barrington Elementary School at 69% of capacity, and Middle School enrollment is at 57% of its classroom capacity.

The Middle School was developed with a core capacity for up to 800 and classroom capacity for 650. The core facility space would be capable of accommodate the addition of more classrooms on the site if an expansion were needed in the future.

Average floor area per pupil capacity for the local schools is:

Pre-School to Kindergarten:	137
Elementary Grades 1-4:	105
Middle School Grades 5-8:	152
Grade 1-8 Facilities Existing:	141
Grade 1-8 Maximum Buildout:	134 (average with full buildout of Middle School classrooms)

Because the Early Childhood Learning Center was created paid for with federal funds (ARRA), the value of that space will not be included as part of the capital cost basis of the impact fee. The impact fee basis will reflect grade 1-8 facilities only.

For the purpose of impact fee assessment, the floor area standard applied in this update is 133 square feet per pupil within the elementary and middle school facilities serving grade 1-8 pupils. The standard reflects the average amount of space per pupil capacity for elementary and middle school students hat if the middle school classroom space were fully expanded to match the school's core capacity.

Table 1

BARRINGTON SCHOOL DISTRICT: FACILITY INVENTORY AND CAPACITY OCTOBER 2015								
School	**Year Built and Expansion Dates**	**Grades Served**	**Site Area Acres**	**Building Area Gross Sq. Ft.**	**Capacity Estimate**	**Total Sq Ft Per Pupil Capacity**	**Oct-15 Enrollment**	**Enrollment As % Of Capacity**
Early Childhood Learning Center *	1975, Renovated 2009, 2010, 2012	Pre-K and Kindergarten	6.3	24,000	175	137	124	71%
Barrington Elementary School	1990, 1994 addition (1999 Annex originally for Kindergarten, not included here, now SAU office)	Grades 1-4	28.3	61,000	580	105	403	69%
Barrington Middle School	Opened 2004	Grades 5-8	80 acres usable 120 acres gross	Classrooms: 40,000 Core Facilities Est. @ 35% of GFA 72,000 Total Area: 112,000	Classrooms: 650 Core Facilities: 800	62 90 Weighted Total: 152	422 422 422	65% 53% weighted: 57%
With Middle School Classroom Addition	Expansion potential (Classrooms) Total for Grade 5-8 if Expanded			12,500 124,500	800	156	422	53%
Total Pre K-8 Facilities	Elementary and Middle - Current	Pre-K through 8	108.3 useable; 148.3 gross	197,000	1,405	140	949	68%
With Middle School Classroom Addition	Elementary and Middle - Future if Middle School Expanded		If Middle School Expanded	209,500	1,555	135	949	61%
Total Grade 1-8 Facilities Only	Current			173,000	1,230	141	825	67%
With Middle School Classroom Addition	If Middle School Expanded			185,500	1,380	**134**	918	67%

** Kindergarten was originally (1999) part of the Elementary School site in the Annex which now houses the SAU adminstrative office.*

Renovations at the Early Learning Center completed using American Recovery and Reinvestment Act (ARRA) grant.

2. Public School Enrollment per Housing Unit

a. Overall Averages per Dwelling Unit

As shown in Table 2, average number of persons per occupied unit in 2010 was 2.66 and estimated at 2.62 for 2014. Average household size has been declining since 1970. The average number of school age pupils per occupied unit, based on the Census, was 0.525 in 1990, 0.574 in 2000, but declined to 0.466 in 2010. (These ratios reflect *school age* population, and are higher than actual public school enrollment per unit due to attendance at private schools.)

Table 2

CHANGE IN HOUSING UNITS AND POPULATION - BARRINGTON NH

Demographic Factor	1990	2000	2010	2014 Estimate
Total Population	6,164	7,475	8,576	8,759
Population < Age 5	530	476	541	604
School Age Pop. Age 5-17	1,163	1,581	1,504	n.a.
Percent of Population	18.9%	21.2%	17.5%	n.a.
Public School Enrollment	n.a.	1,307	1,337	1,342
Total Housing Units	2,640	3,147	3,661	3,791
Seasonal Units/Occ Use	280	310	286	286
% of Total Units	10.6%	9.9%	7.8%	7.5%
Occupied Units				
Owner	1,911	2,349	2,813	2,913
Renter	306	407	416	431
Total	2,217	2,756	3,229	3,344
Households < Age 55	1,694	2,034	2,087	2,140
Households Age 55+	523	722	1,142	1,204
Persons Per Occupied Unit	2.78	2.71	2.66	2.62
Age 5-17 Per Occupied Unit	0.525	0.574	0.466	n.a.
Enrollment Per Household	n.a.	0.474	0.414	0.401
Age 5-17 Per Households < Age 55	0.687	0.777	0.721	n.a.
Enrollment Per Household < Age 55	n.a.	0.643	0.641	0.627

Source: U. S. Decennial Census (100% Count) for Census years. Total population and housing unit estimates for 2014 from NHOEP. Other data are estimates by BCM Planning, LLC using historical relationships and population and household age distribution estimates from the American Community Survey (ACS) 5-year sample data for 2010-2014.

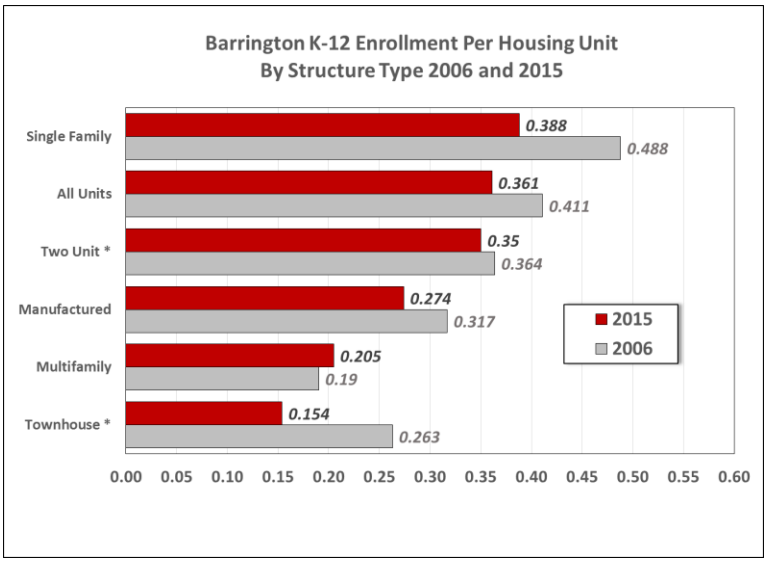
Actual resident enrollment per occupied unit (all grades averaged 0.474 in 2000, 0.414 in 2010 and is estimated at 0.401 as of 2014. The principal factors leading to declining average enrollment per household include (1) changing age demographics of resident households and (2) a decline in total housing development activity in relation to long term historical absorption of new dwelling units in Barrington. As shown in Table 3, when enrollment is computed relative to the number of households

under the age of 55, enrollment ratios are fairly constant from 2000-2014 at between 0.63 to 0.64 pupils per household under 55.

b. Average Enrollment per Housing Unit by Structure Type

The results of a comprehensive analysis of 2015 data on enrollment per dwelling unit in Barrington, are presented in Tables 4 through 6 and Figures 4 through 6. Excluded from these tables are units within mixed use properties, and units classified as waterfront units, cottages or camps (to reduce the likelihood that seasonal housing units are included in the averages).

Figure 4

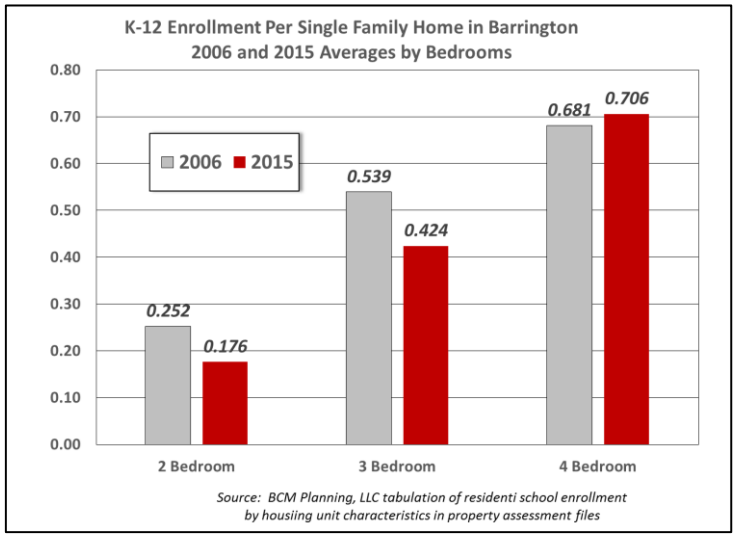


Single family detached housing has the highest average enrollment per unit of the various structure types. The averages for two unit structures are only slightly lower than those for single family homes, followed by manufactured housing, multifamily units, and townhouse structures.

Because of *the very small sample base of units in Barrington for townhouses and two-family structures*, the local averages for these units may not be representative of long term averages across a larger sample of units.

The data shown in Figure 4 represents all units in Barrington (not adjusted for occupancy) with a comparison of 2015 averages to the averages from the 2007 study. Average enrollment per unit is down from 2007 among single family, manufactured, and townhouse units. The average is about the same for two-unit structures and multifamily units.

Figure 5



Within the single family detached home inventory, the 2015 data shows a decline in average enrollment per unit in homes of two or three bedrooms, and a slight increase within four bedroom houses.

Table 3

ENROLLMENT IN 2015 BY YEAR HOUSING WAS BUILT (ALL STRUCTURE TYPES, NOT ADJUSTED FOR OCCUPANCY)					
Year Built	Grade K-8	Grade 9-12	Total K-12	Housing Units (All Types)	K -12 Students Per Unit
Prior to 1970	134	46	180	810	0.222
1970-1979	142	56	198	744	0.266
1980-1989	123	77	200	743	0.269
1990-1999	138	102	240	566	0.424
2000-2009	320	125	445	773	0.576
2010 or Later	61	7	68	159	0.428
Total	918	413	1,331	3,795	0.351
Housing Built 2002 or Later	*306*	*82*	*388*	*733*	*0.529*
% of Total	*33%*	*20%*	*29%*	*19%*	

Table 3 shows the number of Barrington public school students by the age of the unit they live in (includes all structure types except for mixed uses). Without adjusting for occupancy (households) the average number of K-12 pupils is 0.351 per unit.

However, units developed in 2002 or later (since adoption of the school impact fee) have an average enrollment of 0.529 per unit. New residential development that took place after the adoption of the school impact fee (after 2001) contains 29% of the total K-12 pupils currently living in Barrington.

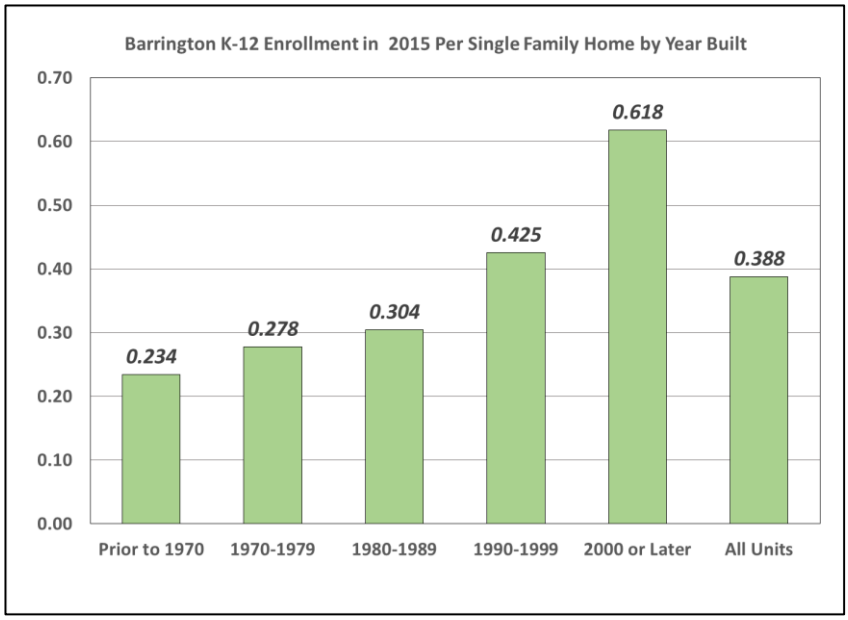
Table 4

ENROLLMENT IN BARRINGTON SINGLE FAMILY DETACHED HOMES BY YEAR BUILT									
	Enrollment by Grade				Single Family Housing Units	Averages Per Single Family Home			
Year Built	Pre School	Grade K-8	Grade 9-12	Grade K-12		K-8 Enrolled Per Unit	K-12 Enrolled Per Unit	Effective Area Per Unit	Valuation Per Unit
Prior to 1970	2	112	41	153	653	0.172	0.234	1,660	$228,973
1970-1979	5	102	41	143	515	0.198	0.278	1,764	$219,091
1980-1989	1	93	58	151	496	0.188	0.304	2,031	$247,876
1990-1999	5	105	89	194	456	0.230	0.425	2,401	$284,532
2000-2009	14	305	113	418	642	0.475	0.651	2,503	$291,767
2010 or Later	4	58	6	64	138	0.420	0.464	2,166	$285,122
Total Single Family	31	775	348	1,123	2,900	0.267	0.387	2,069	$255,761
Subtotal Built 2002 or Later (Since Adoption of Impact Fee)	17	293	72	365	621	0.472	0.588	2,422	$287,725
Percent Built 2002 or Later	*55%*	*38%*	*21%*	*33%*	*21%*				

Table 4 shows the enrollment characteristics for single family detached housing by year built. The data indicate that 33% of the students living in single family homes in Barrington live in housing that constituted "new development" with respect to the school impact fee (homes constructed since the school impact fee was adopted.)

The higher enrollment averages in newer housing units may reflect the tendency of the newest units in the inventory to accommodate growing families and those moving into the Town from other communities.

Figure 6



As shown in the comparisons in Figure 6 below, the average enrollment per unit in newer single family and manufactured housing (constructed over the past 20 years) in Barrington is significantly higher than the average for older units.

c. Estimated Enrollment per Occupied Unit

Tables 5 and 6 summarize the enrollment and housing characteristics for five structural categories based on Barrington data. The average enrollment for townhouse and two unit structures may not be reliable because of the very small number of units in Barrington. An alternative proportionate measure is shown near the bottom of the table, as the average of all attached and two or more family housing units combined.

Table 5 – Enrollment by Unit Type and Housing Characteristics

Structure Groupings	Elementary School Students	Middle School Students	High School Students	All Schools Except Early Learning Center	Total Housing Units (1)	Effective Area	Assessed Valuation	Average Effective Area Per Unit	Average Valuation Per Unit
Single Family Detached	334	361	348	1,043	2,900	6,000,169	741,705,700	2,069	$255,761
Townhouse	0	2	0	2	26	37,279	4,448,200	1,434	$171,085
Two Unit Struture	5	4	3	12	40	63,512	6,002,000	1,588	$150,050
Multifamily 3+ Unit	13	12	9	34	171	130,606	26,434,300	764	$154,587
Manufactured Housing	44	41	52	137	543	609,377	31,619,000	1,122	$58,230
								MH with Land:	*$101,219*
Total Tabulated	396	420	412	1,228	3,680	6,840,943	$810,209,200	1,859	$220,166
Attached and 2+ Family Combined	18	18	12	48	237	231,397	$36,884,500	976	$155,631

(1) Tabulation excluded waterfront units, travel trailers, and apartments in mixed use buildings. Not adjusted for occupancy.

Small sample size; local enrollment average per unit may not be reliable for these structure types

In Table 6, the enrollment ratios are adjusted to estimate average enrollment per occupied dwelling unit. This approach is used to filter out housing that may be occupied only seasonally or which is otherwise vacant.

Table 6 – Estimated Enrollment per Occupied Unit

Structure Groupings	Enrollment Per Unit (Total Units)					Estimated Enrollment Per Occupied Unit						
	Elementary School	Middle School	**Grade 1-8 Per Unit**	High School	Grade 1 to 12 Per Unit	Occupancy Ratio (ACS 2010-2014)	Estimated Occupied Units	Elementary School Pupils Per Occupied Unit	Middle School Pupils Per Occupied Unit	**Grade 1-8 Per Occupied Unit**	High School Per Occupied Unit	Grade 1-12 Per Occupied Unit
Single Family Detached	0.115	0.124	**0.240**	0.120	0.360	91%	2,639	0.127	0.137	**0.263**	0.132	0.395
Townhouse	0.000	0.077	0.077	0.000	0.077	100%	26	0.000	0.077	0.077	0.000	0.077
Two Unit Struture	0.125	0.100	0.225	0.075	0.300	100%	40	0.125	0.100	0.225	0.075	0.300
Multifamily 3+ Unit	0.076	0.070	**0.146**	0.053	0.199	100%	171	0.076	0.070	**0.146**	0.053	0.199
Manufactured Housing	0.081	0.076	**0.157**	0.096	0.252	81%	440	0.100	0.093	**0.193**	0.118	0.311
Total Tabulated	0.108	0.114	**0.222**	0.112	0.334	90%	3,316	0.138	0.127	**0.265**	0.124	0.389
Attached and 2+ Family Combined	0.076	0.076	**0.152**	0.051	0.203	100%	237	0.076	0.076	**0.152**	0.051	0.203

Small sample size; local enrollment average per unit may not be reliable for these structure types

The Barrington housing stock contains sufficient numbers of housing units to indicate probable enrollment ratios for single family, multifamily, and manufactured housing units. However, the samples for townhouse and two family structures are quite small.

For these structure types, we have applied enrollment ratios based on statewide averages from the 2009 American Community Survey PUMS data as tabulated by the NH Housing Finance Authority. The averages for all two family units, and the averages for typical attached units (2-bedroom townhouse) have been used as the enrollment multipliers for these two structural categories.

	ACS 2009 Data K-12/Unit NH	% Grade 1 to 8	Grade 1-8 Average Per Unit
Attached (2-BR)	0.2185	68%	0.149
Two Unit Structure	0.3205	68%	0.218

Based on the local data for Barrington, 68% of K-12 enrollment is within the grade 1-8 range. Using this ratio, average enrollment for typical townhouse and two unit structures is estimated based on adjustment of the NH statewide sample.

The final enrollment ratios applied to grades 1-8 for the impact fee update were:

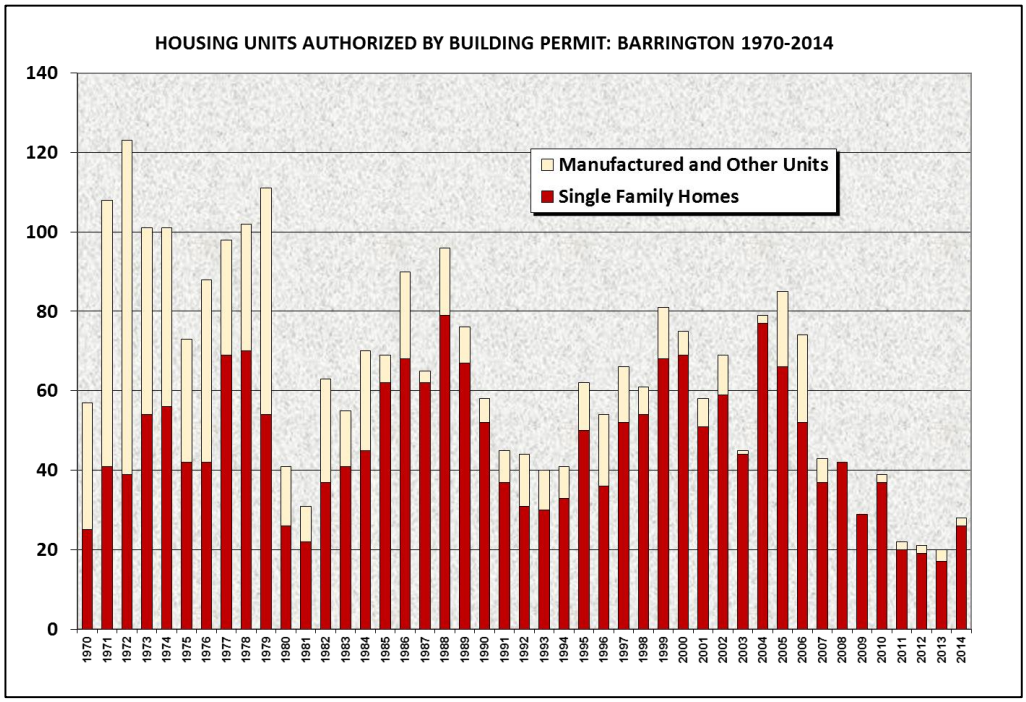
Single Family Detached	0.263
Townhouse (attached)	0.149
Duplex or Two-Unit	0.218
MutIfamily (3+ Units)	0.146
Attached and 2+ More Family Avg	0.152
Manufactured Housing	0.193

The category which combines attached and two or more family housing into one structural grouping provides the option of having a simplified fee schedule with three rather than five structure types.

3. Housing Development Activity

Barrington's housing development over the past 45 years has been predominantly single-family detached and manufactured housing units. (See Figure 7 and Table 7.) Within the period covered by Figure 7, Barrington's peak housing activity occurred during the 1970s, when an average or nearly 100 units per year were being added to the Town's housing stock.

Figure 7



Forty percent (40%) of that activity was due to manufactured housing.

During the 1980s and 1990s, construction of conventional single-family detached housing represented 78% and 80% of the units permitted, respectively for those decades.

For the period 2000 to 2009, permit activity averaged 60 units per year with 88% as single family homes. Activity for the 2010-2014 period was down substantially from prior periods, to an average of 26 units per year, with 92% in single family units.

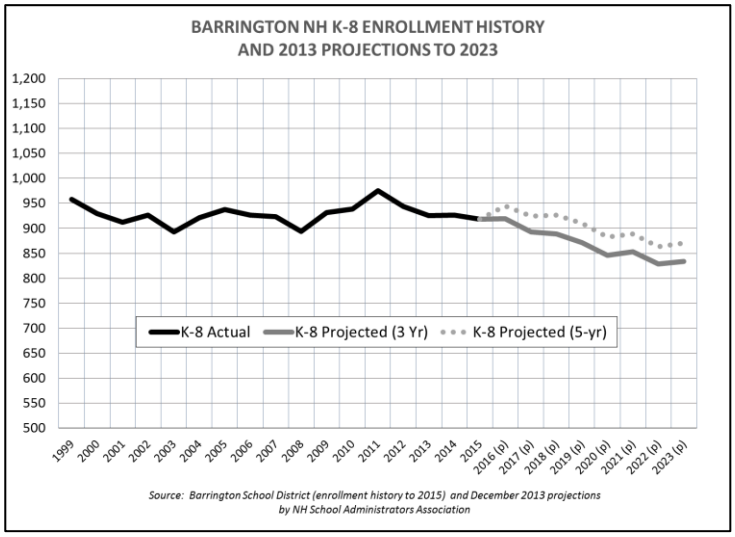
Table 7

Housing Units Authorized by Building Permits: Barrington				
Years Permits Issued	Single Family Homes	Manufactured Housing and Other	Total Units Authorized	Average Annual
1970-1979	492	470	962	96
1980-1989	509	147	656	66
1990-1999	443	109	552	55
2000-2009	526	73	599	60
2010-2014	119	11	130	26
Source: NH Office of Energy and Planning (NHOEP)				

4. Public School Enrollment 1999 to 2015 and Projections to 2023

Public school enrollment trends for the period 1999 to 2015 are illustrated in Figures 8 (K-8) and Figure 9 (9-12) along with the most recent enrollment projections developed in 2013. Enrollment in grades K-8 have fluctuated within the 900 to 950 range for most of the years during this period.

Figure 8

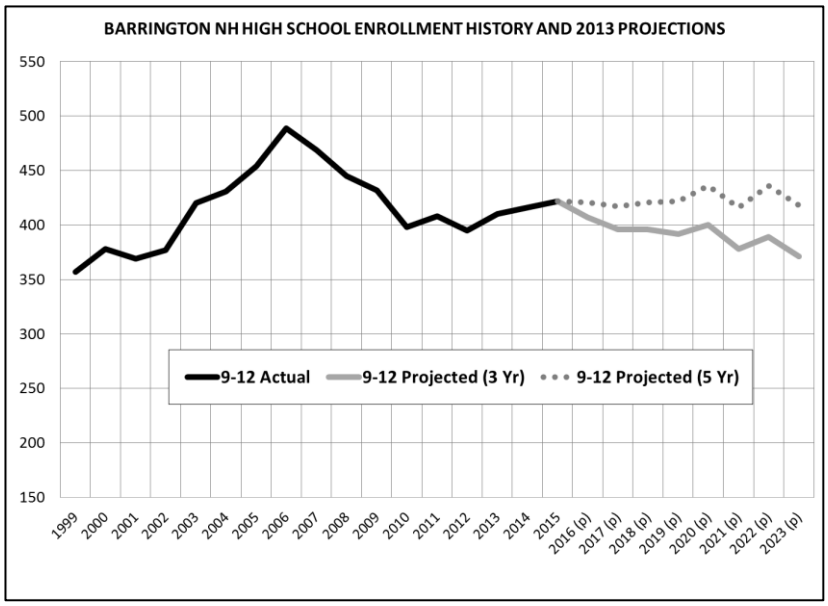


Projections developed by the NH School Administrators Association (2013) for the Barrington School District indicate that by the year 2023, K-8 enrollment may be below 850 students using the 3-year weighted average grade progression ratio assumptions.

Using a 5-year progression ratio, enrollment would follow the same general trajectory, but with more total students. Likely enrollment under this scenario would still be lower than in 2015.

The capacity of the K-8 schools is today well above current enrollment, indicating that if enrollment declines, there will be even greater available capacity should new development contribute to a net increase in total enrollmment.

Figure 9



High school enrollment climbed rapidly from 1999 to 2006 when it peaked at 489. Since 2010, high school enrollment has remained in a range of about 400 to 420 students.

Projected high school enrollment using the 3-year grade progression indicates a decline to 371 pupils by 2023. The five year method indicated a 2023 enrollment of 418 or about the same as today's total.

Since there are no current plans for the construction of a high school, or for the Town to become a member of a cooperative or regional school district, high school facilities are not part of the impact fee calcuation.

C. Capital Cost of School Facilities

1. Capital Value of School Facilities per Square Foot

The impact fee should represent the capital cost of school capital facility development, including core and classroom facilities, and necessary capital equipment at the time of the update.

The comprehensive cost per square foot for elementary and middle school facilities in Barrington has been based on the development cost of the middle school constructed in 2003-2004 as a representative prototype. The 112,000 square foot facility had a total development cost of $14.8 million (or approximately $132 per sq. ft.) When adjusted using an R. S. Means time adjustment factor for the Manchester area from the completion year (2004) to 2015 this cost is equivalent to approximately $216 per square foot today.

Another guideline is the New Hampshire Department of Education maximum allowable costs per square foot (used in the administration of State Building Aid) facility development costs (building and internal systems only, not including site work or furnishings). For Strafford County, the State allowances for the construction period April 1, 2015 to March 31, 2016 are $204 per square foot for elementary schools and $212 for middle schools. Weighted for the capacity of the Elementary and Middle Schools in Barrington, the indicated proportionate cost to construct the space in these facilities would average about $208 per square foot. This is the capital value, or building development cost, applied in the 2016 impact fee update.

2. Local District Capital Cost Impact per Dwelling Unit

The school capital cost impact of new housing development in Barrington is then calculated using the factors derived in this updated basis of assessment as:

[Average pupils/housing unit (Grade 1-8 only)
X [Square feet of school facility space required pupil
X [Gross capital cost per square foot of facility space for the two components]
= Total school capital cost per dwelling unit
- [30 % State Building Aid elementary/middle]
= Net local capital cost per housing unit

The final step in the impact fee methodology is to calculate reasonable allowances for credits against the local school facility cost per unit that reflect the value of property tax payments made by that unit for development for pre-existing capacity needs.

3. Credits for Property Tax Payments for Pre-Existing Needs

While not specifically required under RSA 674:21, V, one of the generally accepted principles of impact fee assessment is a calculation of appropriate credit allowances that recognize the cost of existing capital facility needs that a fee payer will support through property taxes. The credits recognize the contribution of property tax revenues (past or future) paid by a given site or development to fund pre-

existing school capacity needs (or deficiencies in capacity) that already existed at the time the impact fee was initiated.

In the past, vacant land contributed property taxes toward the funding of existing Barrington schools, without generating any enrollment. In the future, new housing developed on that land will pay property taxes, which will include payments toward outstanding debt service that funded existing schools. Portions of that debt are attributable to base year capacity needs or to prior deficiencies in space.

The District has retired its debt on a 1994 addition to the Barrington Elementary School, but debt service on the 2004 middle school construction will not be fully amortized until 2022. Both past and future property tax payments for costs attributable to pre-existing capacity needs have been considered as part of the credit allowances within the impact fee formula. This practice helps to assure that the fee payer is not assessed both for its demand on school capacity and for funding pre-existing space needs or deficiencies in space.

The payer of an impact fee will be assessed an amount equal to the proportionate capital impact of new residential development on school construction costs for adequate capacity. One of the general principles of impact fee assessment is to allow for the assignment of reasonable "credits" to the fee payer to recognize the contribution of other revenues (past or future) that also pay for the creation of school capacity.

In the future, new housing developed on that land will pay property taxes to support the costs of remaining annual debt service for the new middle school, which included costs for rectifying base year deficiencies in the gross floor area available per pupil and the replacement of portable classrooms with permanent facilities. Both past and future bonded debt payments for the cost of providing new capacity can be reasonably accounted for in the form of credits to assure that new development is not charged twice for the same capacity development costs.

a. Past Payment Credit (Vacant Land) – Prior to 2016

For all housing units, the “past payment” credit assigned is the present worth of a portion of past debt service payments made by the District, less State aid on principal, expressed as a tax rate and applied to the assigned values for vacant land (pre-development, raw land value). An assumption has been made that the value of raw land is approximately 13% of the average end selling price (market value) of a newly constructed single-family unit (based on national data from the National Association of Home Builders.) The same ratio has been applied to other forms of housing construction to estimate raw land value as a percent of total taxable value.

The assessed value of homes in Barrington are based on average valuations per unit, by structure type, derived from has the Town’s assessment database. For manufactured housing, the average valuation is assigned at the average for manufactured housing on an individually owned lot.

Past payment credits are assigned for portions of the debt service paid in 2006 and prior years for some elementary and middle school costs.

b. Future Payment Credit (Completed Homes) – 2016 or Later

The net present value of future payments for portions of scheduled debt service are also credited, but assigned to the value of completed homes (taxes to be paid post-construction). The credit allowance represents the value of anticipated tax payments to be made by the fee payer for rectifying pre-existing debt service for elementary and middle school development projects.

c. Assumptions for the Credit Allowances

The first credit allowance is for past debt service for the construction and expansion of the elementary school. This update includes the revision of credit allowances or past payments by vacant land toward the cost of the original construction and addition to the elementary school. Credit allowance amounts are limited to the proportion of current school capacity that is already utilized by current enrollment (as of 2015, 61% of the elementary school capacity.) The present worth of past expenditures has been estimated using an interest rate of 5% present value computations.

The second credit allowance is based on a portion of the 2003 bond issue for the construction of the new middle school. Much of the cost of the new middle school was based on the need to consolidate, update, and replace aging facilities while also providing space for growth. The credit allowances for the middle school are based only on the portion of debt service costs attributable to rectifying the pre-existing deficiency in space available to middle school pupils prior the construction of the new school.

Construction of the new middle school enabled a significant increased capacity in overall facilities, and an upgrade in the amount of space provided per pupil capacity. Based on a review of the change in floor area per pupil (an increase in the applicable facility standard used to define the impact fee), BCM Planning estimates that about 13% of the project costs for the new middle schools was attributable to pre-existing deficiencies in capacity.

The detailed assumptions for the calculation of the credit allowances are shown in Tables 11 to 13 below. Details for Schedule B amounts are not shown in those tables but are based on the same model, substituting lower assessed value assumptions per unit for single family detached and manufactured housing.

Table 8

CREDIT FOR PAST PAYMENTS FOR ELEMENTARY SCHOOL CONSTRUCTION

	1989	1995	
	Construction 1989	Addition 1995	
Term In Years:	20	10	
Interest Rate On Bonds:	6.75-6.8%	5.25%	
State Aid To District:	30.0%	30.0%	Of Principal
Discount Rate for Credits:	5.0%	5.0%	
Percent of Capacity Utilized 2015	69%		

Calendar Year	Principal Payment	Interest Payment	Total Payment	Less State Building Aid @ 30%	Net Cost to District
1990	$300,000	$202,300	$502,300	($90,000)	$412,300
1991	$300,000	$181,490	$481,490	($90,000)	$391,490
1992	$300,000	$161,240	$461,240	($90,000)	$371,240
1993	$300,000	$140,990	$440,990	($90,000)	$350,990
1994	$300,000	$120,740	$420,740	($90,000)	$330,740
1995	$300,000	$100,490	$400,490	($90,000)	$310,490
1996	$375,000	$124,596	$499,596	($112,500)	$387,096
1997	$375,000	$97,455	$472,455	($112,500)	$359,955
1998	$375,000	$73,195	$448,195	($112,500)	$335,695
1999	$375,000	$48,935	$423,935	($112,500)	$311,435
2000	$80,000	$24,675	$104,675	($24,000)	$80,675
2001	$80,000	$20,475	$100,475	($24,000)	$76,475
2002	$80,000	$16,275	$96,275	($24,000)	$72,275
2003	$80,000	$12,075	$92,075	($24,000)	$68,075
2004	$75,000	$7,875	$82,875	($22,500)	$60,375
2005	$75,000	$3,938	$78,938	($22,500)	$56,438

Present Worth of Past Payments @ 5%	$10,637,603
Barrington Net Local Valuation 2015	$904,320,112
Percent of Capacity Utilized 2015	69%
Credit Per 1000 Valuation of Raw Land	$8.12

Structure Type	Average Assessed Valuation	Raw Land Valuation Per Unit @ 13%	Credit Allowance Per Unit
Single Family Detached	$260,000	$33,800	$274
Townhouse	$170,000	$22,100	$179
Duplex	$150,000	$19,500	$158
Multifamily	$150,000	$19,500	$158
Attached and 2+ Family Combined	$160,000	$20,800	$169
Manufactured Housing	$100,000	$13,000	$106

Table 9

CREDIT FOR PAYMENTS TOWARD NEW MIDDLE SCHOOL TO RECTIFY SPACE DEFICIENCY IN BASE YEAR

Bonded Debt for Project	$14,144,129
Term In Years:	20
Interest Rate On Bonds:	3.25% to 4.9%
State Aid To District:	30.0%
Discount Rate for Credits:	5.0%

Calendar Yr	Principal Payment	Interest Payment	Total Payment	Less State Building Aid @ 30%	Net Cost to District	Portion Needed for Base Yr Deficiency @ 13%
PAST PAYMENTS						
2003	$694,129	$483,320	$1,177,449	($208,239)	$969,210	$125,997
2004	$700,000	$557,425	$1,257,425	($210,000)	$1,047,425	$136,165
2005	$700,000	$534,675	$1,234,675	($210,000)	$1,024,675	$133,208
2006	$700,000	$511,925	$1,211,925	($210,000)	$1,001,925	$130,250
2007	$700,000	$511,925	$1,211,925	($210,000)	$1,001,925	$130,250
2008	$710,000	$463,275	$1,173,275	($213,000)	$960,275	$124,836
2009	$710,000	$434,875	$1,144,875	($213,000)	$931,875	$121,144
2010	$710,000	$406,475	$1,116,475	($213,000)	$903,475	$117,452
2011	$710,000	$378,075	$1,088,075	($213,000)	$875,075	$113,760
2012	$710,000	$348,965	$1,058,965	($213,000)	$845,965	$109,975
2013	$710,000	$319,855	$1,029,855	($213,000)	$816,855	$106,191
2014	$710,000	$290,745	$1,000,745	($213,000)	$787,745	$102,407
2015	$710,000	$261,280	$971,280	($213,000)	$758,280	$98,576
FUTURE PAYMENTS						
2016	$710,000	$230,750	$940,750	($213,000)	$727,750	$94,608
2017	$710,000	$199,510	$909,510	($213,000)	$696,510	$90,546
2018	$710,000	$167,560	$877,560	($213,000)	$664,560	$86,393
2019	$710,000	$135,255	$845,255	($213,000)	$632,255	$82,193
2020	$710,000	$102,240	$812,240	($213,000)	$599,240	$77,901
2021	$710,000	$68,870	$778,870	($213,000)	$565,870	$73,563
2022	$710,000	$34,790	$744,790	($213,000)	$531,790	$69,133

Present Worth of Past Payments @ 5%	$2,254,677
Barrington Net Local Valuation 2015	$904,320,112
Credit Per 1000 Valuation of Raw Land	**$2.49**

Net Present Value of Future Payments for Deficiencies	$479,544
Barrington Net Local Valuation 2015	$904,320,112
Credit Per 1000 Valuation Completed Home	**$0.53**

Structure Type	Assessed Value Per Completed Unit	Raw Land Valuation Per Unit @13%	Past Payment Credit	Future Payment Credit
Single Family Detached	$260,000	$33,800	$84	$138
Townhouse	$170,000	$22,100	$55	$90
Duplex	$150,000	$19,500	$49	$80
Multifamily	$150,000	$19,500	$49	$80
Attached and 2+ Family	$160,000	$20,800	$52	$85
Manufactured Housing	$100,000	$13,000	$32	$53

D. Impact Fee Assessment Schedule – 2016 Update

1. Fee Schedules Based on Update of Original Method

The updated net impact fee schedules are calculated based on basis of average enrollment per unit, school floor area per pupil, and associated capacity costs, less state building aid, less credit allowances. Two updated fee schedules are presented below.

Table 10

Fee Schedule with Three Structural Categories	
Type of Structure	Impact Fee Assessment Per Dwelling Unit
Single Family Detached	$4,635
Attached & 2+ Family	$2,660
Manufactured Housing	$3,574

The first fee schedule (Table 10) provides for three structural categories. Attached, two-family and multifamily housing would be assessed at the same rate per dwelling unit. These assessments are based on actual average enrollment per unit in Barrington based on the three structural categories.

Table 11

Fee Schedule with Five Structural Categories	
Type of Structure	Impact Fee Assessment Per Dwelling Unit
Single Family Detached	$4,635
Townhouse - Attached	$2,583
Two Unit Structure	$3,966
Multifamily 3+ Unit	$2,561
Manufactured Housing	$3,574

The second fee schedule option (Table 11) provides for assessments per dwelling unit based on five structural categories. In this model, the fees for townhouse and two unit structures rely on average enrollment per unit data for the State of New Hampshire (adjusted to reflect the elementary and middle school portion of the total). The other fee categories reflect actual average enrollment per dwelling unit in Barrington.

Table 12 summarizes the components of the impact fee components and the resulting assessment schedules.

Table 12

SCHOOL IMPACT FEE COMPUTATION BY DWELLING UNIT TYPE -ELEMENTARY AND MIDDLE SCHOOL FACILITIES
TOWN OF BARRINGTON - 2016 UPDATE

Type of Construction:	**Expected Enrollment Impact** Of Average Dwelling Units			**School Construction: Total Capital Cost Per Housing Unit**					
				Facility Standard (District)			School Cost Per Unit @ Indicated $/Sq. Ft.		
	Public School Enrollment Per Household			Floor Area Required (Gross Sq. Feet/Pupil)			**$208**	**$0**	
	Elementary & Middle Schools (Grades 1-8)	High School	Total Public Schools	Elementary and Middle	High School	Overall Average	Elementary and Middle	High School	Avg. Cost Per Unit
Single Family Detached	0.263	0.132	0.395	134	0	nc	$7,330	$0	**$7,330**
Townhouse (attached)	0.149	0.070	0.219	134	0	nc	$4,153	$0	**$4,153**
Duplex or Two-Unit	0.218	0.103	0.321	134	0	nc	$6,076	$0	**$6,076**
Mutlfamily (3+ Units)	0.146	0.053	0.199	134	0	nc	$4,069	$0	**$4,069**
Attached and 2+ More Family Avg	0.152	0.051	0.203	134	0	nc	$4,237	$0	**$4,237**
Manufactured Housing	0.193	0.118	0.311	134	0	nc	$5,379	$0	**$5,379**

Type of Construction	**Local Capital Cost Per Unit for School Facilities**			**Credits - Past Payments**			**Credit - Future Payments**		
	Local Net Capital Cost/Dwelling (Total Capital Cost Less State Building Aid*)			Credit Allowance for Expenditure For Pre-Existing Capacity Needs			Credit Allowance For Future Debt Service or Pre-Existing Capacity Need		
	Elementary & Middle School @30%	High School 0.0%	Total Public Schools	Elementary and Middle	High School	Total Public Schools	Elementary and Middle	High School	Total Public Schools
Single Family Detached	$5,131	$0	$5,131	($358)	$0	($358)	($138)	$0	($138)
Townhouse (attached)	$2,907	$0	$2,907	($234)	$0	($234)	($90)	$0	($90)
Duplex or Two-Unit	$4,253	$0	$4,253	($207)	$0	($207)	($80)	$0	($80)
Mutlfamily (3+ Units)	$2,848	$0	$2,848	($207)	$0	($207)	($80)	$0	($80)
Attached and 2+ More Family Avg	$2,966	$0	$2,966	($221)	$0	($221)	($85)	$0	($85)
Manufactured Housing	$3,765	$0	$3,765	($138)	$0	($138)	($53)	$0	($53)

Net Impact Fee Per Dwelling Unit
Assessment Schedule

Type of Construction: Units in Structure	Capital Cost Impact	Less Credits	Impact Fee Assessment
Single Family Detached	$5,131	($496)	**$4,635**
Townhouse (attached)	$2,907	($324)	**$2,583**
Duplex or 2-unit structure	$4,253	($287)	**$3,966**
Mutlfamily (3+ Units)	$2,848	($287)	**$2,561**
Attached and 2+ More Family Avg	$2,966	($306)	**$2,660**
Manufactured Housing	$3,765	($191)	**$3,574**

2. Alternative Fee Schedules (Discounted)

The revised impact fee calculations in Table 12 reflect the approach to computing capital costs per housing unit as developed in the original school impact fee and the 2007 update. These fee calculations are based principally on average enrollment per dwelling unit in elementary and middle school facilities, and facility construction costs adjusted to the year of the update. Even with a decline in school enrollment per unit, the rising construction cost per square foot resulted in a net increase in the fee per housing unit.

Construction costs have increased at a faster rate than the rate of inflation as measured by the Consumer Price Index (CPI). The CPI is a general measure of the cost of various household consumer goods, and not the cost of labor and construction materials. If the Town wished to offer a discounted impact fee, a CPI-based adjustment of school construction costs would allow the fee basis to be adjusted according to the rate of inflation, but would fail to capture the effect of increasing construction costs over time.

Using a CPI-based adjustment to the original Middle School construction cost (2004 completion at $132 per square foot), the adjusted cost as of the November 2015 CPI would be $166 per square foot. This is about 80% of the current estimate of average construction cost for new elementary and middle school facilities based on NH Department of Education cost allowances. The effect of applying an inflation-based cost multiplier is illustrated in Table 13 for comparison. The effect of this approach would be to lower the school impact fee on a single family home by about 16% from the 2007 rate.

Table 14 uses a capital cost per square foot adjusted from the 2004 base year value of $132 per square foot for the Middle School to December 2015 using the Engineering News Record Construction Cost Index. The adjusted value is $182 per square foot (about 87% of current average of the NH Department of Education cost allowances for new elementary and middle school construction costs. The effect of this approach would lower the school impact fee by about 7% from the 2007 rate.

It is likely that enrollment per dwelling unit will continue to decline, lessening the average demand per housing unit on school facility space. Based on the population projections for Barrington (NH Office of Energy and Planning) and the likely change in households supported by that population, and the District's projection of public school enrollment, the average enrollment ratio per dwelling unit in 2020 may be 15% lower than it is today, or 18% lower by 2023 if projected demographics are realized.

Even if enrollment per unit continues to decline, the adjusted cost of school facility construction may offset the effect of declining enrollment per unit when adjustments are made to the impact fee. Should the Town wish to reduce the school impact fee to amounts lower than those shown in Tables 10 to Table 12 (the historical method), it could discount the fees by a uniform percentage (across all unit types) from the fees as calculated, or it could consider the reduced fees as calculated in Table 13 or Table 14.

Table 13 – Reduced School Impact Fee Option (See Text)

SCHOOL IMPACT FEE COMPUTATION BY DWELLING UNIT TYPE -BARRINGTON ELEMENTARY AND MIDDLE SCHOOL FACILITIES
ALTERNATIVE FEE WITH CONSTRUCTION COST ADJUSTED USING CONSUMER PRICE INDEX

Type of Construction:	**Expected Enrollment Impact** Of Average Dwelling Units			**School Construction: Total Capital Cost Per Housing Unit**					
				Facility Standard (District)			School Cost Per Unit @ Indicated $/Sq. Ft.		
	Public School Enrollment Per Household			Floor Area Required (Gross Sq. Feet/Pupil)			**$166**	**$0**	
	Elementary & Middle Schools (Grades 1-8)	High School	Total Public Schools	Elementary and Middle	High School	Overall Average	Elementary and Middle	High School	Avg. Cost Per Unit
Single Family Detached	0.263	0.132	0.395	134	0	nc	$5,850	$0	**$5,850**
Townhouse (attached)	0.149	0.070	0.219	134	0	nc	$3,314	$0	**$3,314**
Duplex or Two-Unit	0.218	0.103	0.321	134	0	nc	$4,849	$0	**$4,849**
Mutlfamily (3+ Units)	0.146	0.053	0.199	134	0	nc	$3,248	$0	**$3,248**
Attached and 2+ More Family Avg	0.152	0.051	0.203	134	0	nc	$3,381	$0	**$3,381**
Manufactured Housing	0.193	0.118	0.311	134	0	nc	$4,293	$0	**$4,293**

Type of Construction	**Local Capital Cost Per Unit for School Facilities**			**Credits - Past Payments**			**Credit - Future Payments**		
	Local Net Capital Cost/Dwelling (Total Capital Cost Less State Building Aid*)			Credit Allowance for Expenditure For Pre-Existing Capacity Needs			Credit Allowance For Future Debt Service or Pre-Existing Capacity Need		
	Elementary & Middle School @30%	High School 0.0%	Total Public Schools	Elementary and Middle	High School	Total Public Schools	Elementary and Middle	High School	Total Public Schools
Single Family Detached	$4,095	$0	$4,095	($358)	$0	($358)	($138)	$0	($138)
Townhouse (attached)	$2,320	$0	$2,320	($234)	$0	($234)	($90)	$0	($90)
Duplex or Two-Unit	$3,394	$0	$3,394	($207)	$0	($207)	($80)	$0	($80)
Mutlfamily (3+ Units)	$2,274	$0	$2,274	($207)	$0	($207)	($80)	$0	($80)
Attached and 2+ More Family Avg	$2,367	$0	$2,367	($221)	$0	($221)	($85)	$0	($85)
Manufactured Housing	$3,005	$0	$3,005	($138)	$0	($138)	($53)	$0	($53)

Net Impact Fee Per Dwelling Unit
Assessment Schedule

Type of Construction: Units in Structure	Capital Cost Impact	Less Credits	Impact Fee Assessment
Single Family Detached	$4,095	($496)	**$3,599**
Townhouse (attached)	$2,320	($324)	**$1,996**
Duplex or 2-unit structure	$3,394	($287)	**$3,107**
Mutlfamily (3+ Units)	$2,274	($287)	**$1,987**
Attached and 2+ More Family Avg	$2,367	($306)	**$2,061**
Manufactured Housing	$3,005	($191)	**$2,814**

Table 14 - Impact Fee with Capital Costs Adjusted Using ENR Construction Cost Index

SCHOOL IMPACT FEE COMPUTATION BY DWELLING UNIT TYPE -BARRINGTON ELEMENTARY AND MIDDLE SCHOOL FACILITIES
ALTERNATIVE FEE WITH CONSTRUCTION COST ADJUSTED USING ENR CONSTRUCTION COST INDEX

Type of Construction:	**Expected Enrollment Impact** Of Average Dwelling Units			**School Construction: Total Capital Cost Per Housing Unit**					
				Facility Standard (District)			School Cost Per Unit @ Indicated $/Sq. Ft.		
	Public School Enrollment Per Household			Floor Area Required (Gross Sq. Feet/Pupil)			**$182**	**$0**	
	Elementary & Middle Schools (Grades 1-8)	High School	Total Public Schools	Elementary and Middle	High School	Overall Average	Elementary and Middle	High School	Avg. Cost Per Unit
Single Family Detached	0.263	0.132	0.395	134	0	nc	$6,414	$0	**$6,414**
Townhouse (attached)	0.149	0.070	0.219	134	0	nc	$3,634	$0	**$3,634**
Duplex or Two-Unit	0.218	0.103	0.321	134	0	nc	$5,317	$0	**$5,317**
Mutlfamily (3+ Units)	0.146	0.053	0.199	134	0	nc	$3,561	$0	**$3,561**
Attached and 2+ More Family Avg	0.152	0.051	0.203	134	0	nc	$3,707	$0	**$3,707**
Manufactured Housing	0.193	0.118	0.311	134	0	nc	$4,707	$0	**$4,707**

Type of Construction	**Local Capital Cost Per Unit for School Facilities**			**Credits - Past Payments**			**Credit - Future Payments**		
	Local Net Capital Cost/Dwelling (Total Capital Cost Less State Building Aid*)			Credit Allowance for Expenditure For Pre-Existing Capacity Needs			Credit Allowance For Future Debt Service or Pre-Existing Capacity Need		
	Elementary & Middle School @30%	High School 0.0%	Total Public Schools	Elementary and Middle	High School	Total Public Schools	Elementary and Middle	High School	Total Public Schools
Single Family Detached	$4,490	$0	$4,490	($358)	$0	($358)	($138)	$0	($138)
Townhouse (attached)	$2,544	$0	$2,544	($234)	$0	($234)	($90)	$0	($90)
Duplex or Two-Unit	$3,722	$0	$3,722	($207)	$0	($207)	($80)	$0	($80)
Mutlfamily (3+ Units)	$2,493	$0	$2,493	($207)	$0	($207)	($80)	$0	($80)
Attached and 2+ More Family Avg	$2,595	$0	$2,595	($221)	$0	($221)	($85)	$0	($85)
Manufactured Housing	$3,295	$0	$3,295	($138)	$0	($138)	($53)	$0	($53)

Net Impact Fee Per Dwelling Unit
Assessment Schedule

Type of Construction: Units in Structure	Capital Cost Impact	Less Credits	Impact Fee Assessment
Single Family Detached	$4,490	($496)	**$3,994**
Townhouse (attached)	$2,544	($324)	**$2,220**
Duplex or 2-unit structure	$3,722	($287)	**$3,435**
Mutlfamily (3+ Units)	$2,493	($287)	**$2,206**
Attached and 2+ More Family Avg	$2,595	($306)	**$2,289**
Manufactured Housing	$3,295	($191)	**$3,104**

E. Comparison of Single Family Fee Schedules 2001-2007-2016

Changes in the components of the school impact fee assessed to single family detached homes (using the historical method of calculation as adjusted) are summarized in Table 15.

Table 15

Barrington School Impact Fee for Single Family Home Original Fee and Updates			
Impact Fee Element	**2001**	**2007**	**2016**
Grades in Facilities Assessed *	K-8	K-8	1-8
Enrollment Ratio (Elementary & Middle School Facilities) *	0.353	0.331	0.263
Sq. Feet Per Pupil Capacity	125	129	134
Facility Cost Per Sq. Ft.	$133	$160	$208
Gross Capital Cost	$5,869	$6,832	$7,330
State Building Aid *	32%	32%	30%
Net District Cost Per SF Unit	$3,991	$4,637	$5,131
Credit Allowance Past	($148)	($240)	($358)
Credit Allowance Future	($632)	($116)	($138)
Impact Fee Assessment	**$3,211**	**$4,281**	**$4,635**

** The 2016 fee basis excludes Kindergarten space and enrollment from the calculation. Existing Kindergarten space was developed using a federal ARRA grant to create this space in the renovation of Early Childhood Learning Center building. Prior fee calculations in 2001 and 2007 assumed additional State Building Aid available to create Kindergarten space in those years.*

The total change in the single family impact fee between 2001 and 2007 was 33%, or an average of about 5.6% per year. In part this was related to an increase in facility space per pupil and the construction of a new school.

For the period 2007-2016 the total increase in the fee is about 8.3% (or an average of less than 1% per year.)

For the entire period the fee has been in existence, the change in the single family fee over the 15 years from 2001 to 2016 averages out to about 3% per year.

F. Applying and Updating the Fee Schedules

1. Updating the Fee Schedule

In order to effect a change in the impact fee assessment schedules for schools, the Planning Board may adopt an updated basis for assessment in accordance with the impact fee section of the zoning ordinance per the provisions of Article 14, part 14.13.

The provisions of the ordinance require that a proposal to change the basis of assessment or the fee schedule be submitted by the Planning Board to the Board of Selectmen for review and comment. No change in the impact fee schedule may become effective until it has been the subject of a public hearing, and subsequently adopted by the Planning Board.

2. Waivers for Housing for the Elderly

The Barrington impact fee ordinance contains conditions for the waiver of school impact fees for housing units that are lawfully restricted to occupancy by persons 55 and older or age 62 and older. The age limitations imposed by these restrictions generally limit the potential for school enrollment. Consequently, there is no rational relationship between units that are limited to senior occupancy and an impact on school enrollment. The impact fee ordinance should be consulted for specific provisions and conditions for the waiver of school impact fees for such units. Barrington's impact fee waiver provisions are contained in Article 14 of the Zoning Ordinance (Impact Fees) in section 14.5.

3. Computing Fees for Change in Use, Additions, Conversions

Normally, impact fees will not be assessed to a new manufactured housing unit that replaces an existing one within a mobile home park, or to other new units that are built to replace comparable units lost by fire or natural disaster.

In cases where a conversion or addition to a structure is made that will result in a net change in the number of dwelling units within the structure, the impact fee may be computed by calculating the impact fee for the new use and number of units, and then subtracting the fee that would have applied to the prior configuration. The net positive amount is the impact fee that should be assessed. If the net amount is zero or negative, no impact fee should be charged.

4. Accessory or In-Law Apartments

The Zoning Ordinance contains provisions for the creation of "In-House" dwelling units. The in-house dwelling unit may be created within an owner-occupied single family resident that is on a conforming lot. The in-house unit can have no more than one bedroom nor a floor area that is greater than 650 square feet. In most circumstances, a typical one bedroom unit will generate a negligible impact on school enrollment.

For accessory units that are developed in compliance with the size and bedroom limitations of the Barrington zoning ordinance, the assessment of a per-unit school impact fee would probably be disproportionate. It is recommended that the school impact fee assessment not be applied to units created within the limits of the definition of "in-house" dwelling units unless the Town finds that the impact of such units is actually generating enrollment ratios comparable to those of apartments or attached dwellings.

5. Updating the School Impact Fee Schedule

The impact fee baseline methodology and the options set forth in this report have been designed to allow for future updates or modification of the underlying assumptions. Periodically, the variables in the impact fee model can be updated based on new information and documentation to produce revised impact fee schedules. These variables include changes in:

- Facility standards (average sq. ft. per pupil capacity of local schools);
- Public school enrollment data per dwelling unit or per bedroom;
- Number of occupied dwelling units by type;
- State building aid payments (now 30% of principal due on bonded debt);
- School development costs per square foot;
- Assessed value of property in the town of Barrington;
- Estimated assessed value per dwelling unit by type of construction;
- Past and future debt service payments for school facilities;
- Discount/interest rates for computing present value of past and future payments.

Updates to the fee schedule using the methodology described in this report should be made after consideration of all of the variables involved, as some of these elements are interdependent.

Any change in the impact fee methodology or the impact fee schedule as applied to new development should be adopted in accordance with the procedures established in the impact fee ordinance.