



Comments include:
Assessment of capacity
balances, student
projections, impact on
school capacity, additional
developments, etc.
Rezoning may include a
suggested proffer amount.

FCPS PROFFER FORMULA

Background – Public Facilities Criterion

- The School Impact Methodology (FCPS proffer formula) is part of the Public Facilities Criterion, which is part of the Residential Development Criteria that was adopted by the Board of Supervisors on September 9, 2002 and became effective on January 7, 2003. (Appendix 9 of the Land Use Element of the Policy Plan of the Fairfax County Comprehensive Plan)
- The school impact methodology was approved by the Board of Supervisors and is based upon an agreed upon methodology by the Planning Commission and the School Board.
- Routinely reviewed and updated.

Public Facilities Criterion - School Impact Methodology

- Current per student proffer amount - \$9,378
- Based, in part, on a review of the current construction costs for elementary, middle, and high school buildings and modular construction costs (excluding land, fees, and equipment) and changes to school capacity. (see proffer formula, page 4)
- Escalation clause and example.
 - A. Adjustment to Contribution Amounts. Following approval of this Application and prior to the Applicant's payment of the amount(s) set forth in this Proffer, if Fairfax County should increase the ratio of students per high-rise multifamily unit or the amount of the contribution per student, the Applicant shall increase the amount of the contribution for that phase of development to reflect the then-current ratio and/or contribution. If the County should decrease the ratio or contribution amount, the Applicant shall provide the greater of the two amounts.

Public Facilities Criterion – Distribution of contributed proffer funds

- Proffer language governs use of funds. Example:

41. Prior to the issuance of the first RUP for the new multifamily units, the Applicant shall contribute the sum of One Hundred Twenty Seven Thousand Five Hundred (\$127,500) Dollars to the Board of Supervisors for use at schools serving the property.

- County collects FCPS proffer funds. Transfers funds to FCPS on a quarterly basis.
- FCPS staff meet to allocate funds in accordance with proffer language. Input sought from School Board, Cluster offices, and principals.

STUDENT YIELD RATIO

- Prior to school year 2009-10, FCPS Department of Information Technology (DIT) determined the student yield ratios.
- Since then, using County housing information contained in GIS data.
- A matching of individual students to a specific dwelling type.
- Better captures the ratio between students to existing housing types and reflects information not previously available.

Comparison of Student Yield Ratios

	2001-02	2005-06	2007-08	2009-10 & current
Single Family Detached				
Elementary	0.244	0.239	0.239	0.266
Middle	0.070	0.070	0.069	0.084
High	0.159	0.170	0.172	0.181
Total	0.473	0.479	0.480	0.531
Single Family Attached (townhouse)				
Elementary	0.210	0.194	0.190	0.204
Middle	0.053	0.052	0.050	0.057
High	0.109	0.110	0.108	0.118
Total	0.372	0.356	0.348	0.379
Low Rise Multi-family (\leq 4 stories)				
Elementary	0.137	0.114	0.109	0.136
Middle	0.030	0.026	0.025	0.032
High	0.060	0.059	0.059	0.066
Total	0.227	0.199	0.193	0.234
Mid/High-rise Multi-family ($>$ 4 stories)				
Elementary	0.063	0.042	0.043	0.047
Middle	0.011	0.010	0.011	0.013
High	0.028	0.024	0.024	0.027
Total	0.102	0.076	0.078	0.087

School Public Facilities Impact Formula

- The formula is based upon current new construction costs and countywide student yield ratios.
- The construction cost figure represents the cost of the school building (excluding land, county fees, and equipment).
- Unadjusted per student costs were determined by dividing the new construction cost for each school level (elementary, middle, and high) by the typical capacity for each building type.
- A weighted average of per student costs by level was used to determine the K-12 per student cost.
- The percentage of school capacity expected to be provided by modular classroom additions in school-year 2006-07 (approximately 5.4%) and the potential cost savings (approximately 55%) were calculated based upon FY2003-2007 CIP data.
- Unadjusted per student construction costs were modified to reflect the savings provided by modular construction yielding a rounded per student cost \$15,000.
- After adjusting for the existing Level of Service, per student costs are estimated at \$7,500.

EXAMPLE

$$\frac{\$125 \times 98,600 \text{ sq. ft.} = \$12,325,000}{950 \text{ capacity}} = \$12,974 \text{ Cost per Elementary Student}$$

$$\frac{\$127 \times 170,000 \text{ sq. ft.} = \$21,590,000}{1250 \text{ capacity}} = \$17,272 \text{ Cost per Middle Student}$$

$$\frac{\$131 \times 360,000 \text{ sq. ft.} = \$47,160,000}{2500 \text{ capacity}} = \$18,864 \text{ Cost per High Student}$$

$$\text{Weighted Average of Elem. MS. \& HS.} = \$15,447 \text{ Cost per Student (Rounded to \$15,450)}$$

$$\$15,450 \times .054 = \$834 \text{ (Rounded to \$835)} = \text{Construction Cost Offset by Modulares}$$

$$\$835 \times .45 = \$376 \text{ (Rounded to \$375)} = \text{Cost of Modular Construction}$$

$$(\$15,450 - \$835) + \$375 = \$14,990 \text{ (Rounded to \$15,000)}$$

Rounded per Student Cost = \$15,000