

Strategy #6

Review school impact fees on multifamily housing

This strategy addresses the school impact fees that are collected from new housing units to partially fund capital facilities necessary to accommodate the resulting growth in students attending Federal Way Public Schools. Federal Way's school impact fees for multifamily housing are high compared to other cities in the region. Stakeholder input indicated that Federal Way is not a viable location for multifamily development due to its higher school impact fees.

School impact fees are vital sources of funding for school districts to build the facilities needed for a growing student body. However, fees can make it difficult for developers to finance projects if they are prohibitively high.

The City should work together with the school district to review impact fees to ensure districts get the funding they need while still advancing the City's policy goals of encouraging housing production.



FEDERAL WAY PUBLIC SCHOOLS



Source: Architect Magazine

Benefits

- Provides a more flexible mix of housing, which will be a vital component in meeting Federal Way's housing need.

Actions & Implementation

This is a short to medium term (0-7 year) strategy.

- Annually review and adjust, if needed, school impact fees for multifamily housing.
- Clarify school impact fee rates for ADUs, townhomes, duplexes, and triplexes.

