

Capital Mitigation Method

Capital Debt

Building Costs:

Elementary	\$20,000,000
Middle School	\$30,000,000
High School	<u>\$60,000,000</u>
Total Cost	\$110,000,000
Interest Debt @ 4.4%	\$48,400,000
Total Debt	\$158,400,000

Useful Life of Building	20 years					
# of Students Over Useful Life						
Elementary	750	over	7	years	equals	2143
Middle	1315	over	2	years	equals	13,150
High	<u>2250</u>	over	4	years	equals	<u>11,250</u>
Total Students	4315					26,543
Average Cost per Student						\$5,967.76

Average Cost Per Home	\$220,000
Assessed Value Factor (State)	7.96%
Assessed Value per Home	\$17,512
Debt Retirement Factor (Mill Levy for Debt Only)	0.008054
Debt Retirement per Home	\$141.00

Development Name:	Parker and Pine Multi-Family
# Units	170
# Students Generated	26

Total Mitigation	\$3,103,235	(# students x avg. cost per std. x # yrs.)
Residential Debt Retirement	\$479,400	(# homes x debt ret. per home x # yrs.)
Commercial Debt Retirement	\$0	(commercial credit x # years)
Net Mitigation	\$2,623,835	(total mitigtion less debt retirement)
Net Mitigation per Unit	\$772	(net mitgation/ (homes x # years)

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Building Costs:

Elementary	\$20,000,000
Middle School	\$30,000,000
High School	<u>\$60,000,000</u>
Total Cost	\$110,000,000
Interest Debt @ 4.4%	\$48,400,000
Total Debt	\$158,400,000

Useful Life of Building	30 years					
# of Students Over Useful Life						
Elementary	750	over	7	years	equals	3214
Middle	1315	over	2	years	equals	19,725
High	<u>2250</u>	over	4	years	equals	<u>16,875</u>
Total Students	4315					39,814
Average Cost per Student						\$3,978.50

Average Cost Per Home	\$220,000
Assessed Value Factor (State)	7.96%
Assessed Value per Home	\$17,512
Debt Retirement Factor (Mill Levy for Debt Only)	0.008054
Debt Retirement per Home	\$141.00

Development Name:	Parker and Pine Multi-Family
# Units	170
# Students Generated	26

Total Mitigation	\$3,103,235	(# students x avg. cost per std. x # yrs.)
Residential Debt Retirement	\$719,100	(# homes x debt ret. per home x # yrs.)
Commercial Debt Retirement	\$0	(commercial credit x # years)
Net Mitigation	\$2,384,135	(total mitgation less debt retirement)
Net Mitigation per Unit	\$468	(net mitgation/ (homes x # years)

Capital Mitigation Method

Capital Debt

Building Costs:

Elementary	\$20,000,000
Middle School	\$30,000,000
High School	<u>\$60,000,000</u>
Total Cost	\$110,000,000
Interest Debt @ 4.4%	\$48,400,000
Total Debt	\$158,400,000

Useful Life of Building	40 years					
# of Students Over Useful Life						
Elementary	750	over	7	years	equals	4286
Middle	1315	over	2	years	equals	26,300
High	<u>2250</u>	over	4	years	equals	<u>22,500</u>
Total Students	4315					53,086
Average Cost per Student						\$2,983.84

Average Cost Per Home	\$220,000
Assessed Value Factor (State)	7.96%
Assessed Value per Home	\$17,512
Debt Retirement Factor (Mill Levy for Debt Only)	0.008054
Debt Retirement per Home	\$141.00

Development Name:	Parker and Pine Multi-Family
# Units	170
# Students Generated	26

Total Mitigation	\$3,103,235	(# students x avg. cost per std. x # yrs.)
Residential Debt Retirement	\$958,800	(# homes x debt ret. per home x # yrs.)
Commercial Debt Retirement	\$0	(commercial credit x # years)
Net Mitigation	\$2,144,435	(total mitgation less debt retirement)
Net Mitigation per Unit	\$315	(net mitgation/ (homes x # years)

Development Name: Parker and Pine Multi-Family
 Total Units: 170
 Total Students: 26

Average Cost Per Seat
 20 Years \$5,967.76
 30 Years \$3,978.50
 40 Years \$2,983.84
 Residential Credit per Unit \$684
 Commercial Credit per Year \$0

Years	20	30	40	
Total Mitigation	\$3,103,235	\$3,103,235	\$3,103,235	
Residential Credit	\$479,400	\$719,100	\$958,800	
Commercial Credit	\$0	\$0	\$0	
Total Net Mitigation	\$2,623,835	\$2,384,135	\$2,144,435	DCSD Requests mid-range between
Net Mitigation per Unit	\$772	\$468	\$315	30 and 40 year net mitigations per
				Unit \$392 X 170 du's= \$66,640

Residential Credit per Year

Average Cost Per Home \$220,000
 Assessed Value Factor (State) 7.96%
 Assessed Value per Home \$17,512
 Debt Retirement Factor (Mill Levy for Debt Only) 0.008054
 Debt Retirement per Home \$141.00
 (Credit)

Commercial Credit per Year

Square Footage 0
 Price Per Square Foot \$0
 Total \$0
x Assessed Value Factor (State) 29.00%
 Equals Assessed Value \$0
x Debt Retirement Factor 0.009556
 Equals Annual Debt Retirement \$0