



SERVICE BOUNDARIES WITH HILLSBORO SCHOOL DISTRICT

POLICY ISSUE / SITUATION:

The Hillsboro School Board has approved criteria and a process for consideration of service boundary adjustments with the Beaverton School District. The Beaverton School Board is being requested to approve the use of this same process.

BACKGROUND INFORMATION:

It has been proposed that there be two boundary adjustments between the Beaverton and Hillsboro School Districts as approximately depicted on the attached map (1). A portion of the South Cooper Mountain planning area would be transferred from Hillsboro to Beaverton, and a portion of the South Hillsboro planning area would be transferred from Beaverton to Hillsboro. Technical data provided by Hillsboro School District associated with these two areas is also attached (2).

In May 2015, the Hillsboro School Board approved criteria for conducting a process to consider these boundary adjustments. In June 2015, the Beaverton School Board approved the same criteria. In July, the Hillsboro Board approved the attached process (3), which is now being presented to the Beaverton School Board for approval. The timeline goal for this process is to be completed with a recommendation provided to the Board by December 2015.

RECOMMENDATION:

It is recommended that the School Board approve the attached process for consideration of service boundary adjustments with the Hillsboro School District.

(15-569) BE IT HEREBY RESOLVED that the Beaverton School District Board of Directors approves the proposed process for consideration of a School District Boundary Adjustment with the Hillsboro School District.

Attachments:

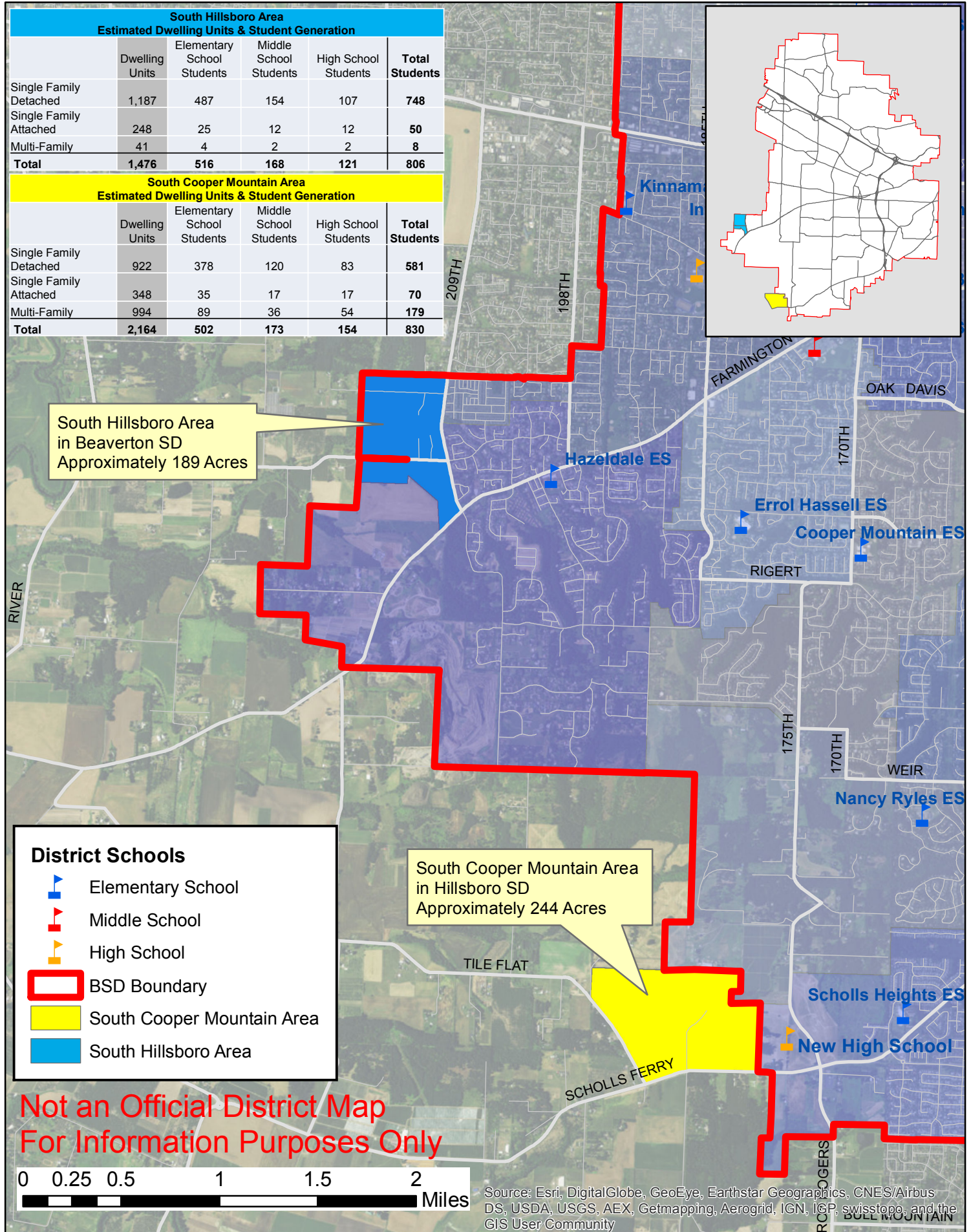
- 1) Beaverton School District Service Map
- 2) Technical Data
- 3) Process for Consideration of School District Boundary Adjustment Between Hillsboro School District No. 1 and Beaverton School District No. 48JT

District Goal: All students will show continuous progress toward their personal learning goals, developed in collaboration with teachers and parents, and will be prepared for post-secondary education and career success.

The Beaverton School District recognizes the diversity and worth of all individuals and groups. It is the policy of the Beaverton School District that there will be no discrimination or harassment of individuals or groups based on race, color, religion, gender, sexual orientation, gender identity, gender expression, national origin, marital status, age, veterans' status, genetic information or disability in any educational programs, activities or employment.

Beaverton and Hillsboro School District Planning Areas

August 25, 2015



**SOUTH COOPER MOUNTAIN/SOUTH HILLSBORO PROPOSED BOUNDARY ADJUSTMENT
MARCH 2015**

QUESTIONS TO BE ANSWERED BY THE PARTY REQUESTING A BOUNDARY ADJUSTMENT

Party Making Request: Glenn Miller, Hillsboro School District (HSD) Board Member

1) Reason for the boundary change adjustment request:

Source: Executive Summary –

Growth is coming to the Hillsboro area. It is incumbent on the board of directors to manage the growth of the student population with two goals in mind. First, we must do the best thing for families who live within our boundaries. Second, we need to be fiscally responsible. This proposal comes at a unique time in our history. Two major neighborhoods are in the planning stages. Both projects straddle boundaries between Beaverton School District (BSD) and Hillsboro. As currently configured, the neighborhoods will be divided. Some students will go to schools in one district, while their friends will attend another. As the neighborhoods are built, we will struggle to find places for these students to attend while we pass our bond, and build our schools. Often these students will be bussed to distant places until the situation stabilizes. Currently, there are only a handful of students who live in the affected areas. These can be grandfathered so they may attend the district of their choice. Acting now before new families move in will cause the least disruption to their lives.

2) Size of the requested boundary change adjustment in acres:

Source: Executive Summary –

- Hillsboro School District property in the South Cooper Mountain Urban Growth Expansion area:
240 acres
- Beaverton School District property in the South Hillsboro Urban Growth Expansion area:
169.63 acres

Source: PowerPoint presentation –

- Delegation should be free to discuss other property of mutual interest as directed by Mike Scott

3) Number of students in the boundary adjustment request areas by grade level:

Source: Executive Summary –

Currently, only a handful of students live in the affected areas.

As of January 20, 2015 –

- Beaverton students in South Hillsboro Urban Growth Expansion area:

Elementary –	9 students
Middle School –	6 students
High School –	<u>9 students</u>
TOTAL	24 students

Email from Jennifer Garland, Beaverton School District, Facilities Planner & Demographer

- Hillsboro students in South Cooper Mountain Urban Growth Expansion area:

Elementary –	0 students
Middle School –	1 student
High School –	<u>0 students</u>
TOTAL	1 student

4) Number of families in the boundary request area:

Source: Executive Summary –

Currently, only a handful of students live in the affected areas

As of January 20, 2015 –

- Beaverton families in South Hillsboro Urban Growth Expansion area:
32 individual home sites
- Hillsboro families in South Cooper Mountain Urban Growth Expansion area:
1 impacted family

5) What actions have been taken with the other impacted district:

Source: Letter dated March 16, 2015, to Washington County Board of Commissioners, Andy Duyck, signed by the BSD Superintendent and Board Chair –

- a. BSD has been actively monitoring the situation as it develops. They have had multiple conversations with interested parties, including Washington County officials, City of Beaverton leaders, and HSD.
- b. With the finalization of the urban growth boundary expansion in South Cooper Mountain, the Beaverton City Council's adoption of the South Cooper Mountain Plan, effective March 6, and their preparations for building a new high school near the boundary with HSD, it is a logical time to study the benefits to parents and students of a boundary adjustment between the two districts.
- c. The Beaverton School Board, Superintendent, and administrative leadership are interested and prepared to collaborate with Hillsboro School District to fairly and thoughtfully process any adjustment proposals, with a common goal of serving Washington County students and their families.
- d. They expect to fully engage with us in the process.

**SOUTH COOPER MOUNTAIN/SOUTH HILLSBORO PROPOSED BOUNDARY ADJUSTMENT
MARCH, 2015**

BEAVERTON SCHOOL DISTRICT PROPERTY IN SOUTH HILLSBORO UGB EXPANSION AREA

	<u>K-6</u>	<u>7-8</u>	<u>9-12</u>
Single Family Home-Detached	0.35	0.09	0.15
Single Family Home-Row House	0.19	0.05	0.08
Condominiums	0.10	0.02	0.05
Apartments-greater than 20 units/acre	0.15	0.03	0.06
Apartments-less than 20 units/acre	0.35	0.08	0.15
Manufactured Homes in Park	0.13	0.03	0.07

Beaverton School District Property in the South Hillsboro UGB Expansion Area

		<u>K-6</u>	<u>7-8</u>	<u>9-12</u>	
Single Family Detached	961	336.35	86.49	144.15	566.99
Sing Family Attached	123	23.37	6.15	9.84	39.36
Multi-Family	<u>18</u>	2.70	0.54	1.08	4.32
	1,102	362.42	93.18	155.07	610.67

Email from Emily Tritsch - City of Hillsboro Planning Dept. - 3/25/2015

Potential ADMw generated by Property

Estimated Number of Students	610.67
2015-16 State School Fund allocation per ADMw	<u>\$6,938.00</u>
Annual Value of ADMw generated by Property	\$4,236,828

Estimated Assessed Value of Property at Build Out

Total acres in UGB Expansion Area	169.63
Estimate value of land at Build Out	<u>\$244,000</u> (from Ed Hayden)
	41,389,720

Estimated Sq. Ft. value of Housing Units

	<u># of Sq. Ft. Per Unit</u>	<u># of Units</u>	<u>Value per Sq. Ft.</u>	<u>TOTAL VALUE</u>
Single Family Home-Detached	2,100	961	\$150	\$302,715,000
Single Family Home-Row House	1,950	123	\$150	\$35,977,500
Apartments-greater than 20 units/acre	1,000	<u>18</u>	\$150	<u>\$2,700,000</u>
		1,102		\$341,392,500 \$382,782,220

The housing breakdown for all of South Hillsboro is provided below for reference-email from Emily Tritsch-City of Hillsboro Planning Department

	<u>BSD</u>	<u>K-6</u>	<u>7-8</u>	<u>9-12</u>	
Single Family Detached (SFD): 4,380	961	336.35	86.49	144.15	566.99
Single Family Attached (SFA): 1,714	123	23.37	6.15	9.84	39.36
Multi-Family (MF): 1,618	18	2.70	0.54	1.08	4.32
Total: 7,712 dwelling units		362.42	93.18	155.07	610.67

	<u>HSD</u>	<u>K-6</u>	<u>7-8</u>	<u>9-12</u>	
	3,419	1,196.65	307.71	512.85	2,017.21
	1,591	302.29	79.55	127.28	509.12
	1,600	240.00	48.00	96.00	384.00
		1,738.94	435.26	736.13	2,910.33

Total # of Students anticipated in South Hillsboro = 2,101.36 528.44 891.20

**SOUTH COOPER MOUNTAIN / SOUTH HILLSBORO PROPOSED BOUNDARY ADJUSTMENT
MARCH 2015**

QUESTIONS FOR THE DISTRICT TO ANSWER WHEN CONSIDERING A BOUNDARY ADJUSTMENT REQUEST

1) POTENTIAL BUDGET IMPACT:

A. VALUE OF POTENTIAL LOST ADMw

Beaverton School District Property in South Hillsboro UGB Expansion Area

Potential ADMw generated by Property

Estimated Number of Students	610.67
2015-16 State School Fund allocation per ADMw	<u>\$6,938.00</u>
Annual Value of ADMw generated by Property	\$4,236,828

Hillsboro School District Property in South Cooper Mountain UGB Expansion Area

Potential ADMw generated by Property

Estimated Number of Students	756.10
2015-16 State School Fund allocation per ADMw	<u>\$6,938.00</u>
Annual Value of ADMw generated by Property	\$5,245,822

Net Difference = \$1,008,994

B. ESTIMATED ASSESSED VALUE OF BOUNDARY ADJUSTMENT AREA**LAND:****BSD PROPERTY IN SOUTH HILLSBORO DEVELOPMENT****Estimated Assessed Value of Property at Build-Out**

Total Acres in UGB Expansion Area	169.63
Estimate Value of Land at Build-Out	<u>\$244,000.00</u>
	\$41,389,720.00

HSD PROPERTY IN SOUTH COOPER MOUNTAIN DEVELOPMENT**Estimated Assessed Value of Property at Build-Out**

Total Acres in UGB Expansion Area	240.00
Estimate Value of Land at Build-Out	<u>\$285,000.00</u>
	\$68,400,000.00

IMPROVEMENTS:**BSD PROPERTY IN SOUTH HILLSBORO DEVELOPMENT (Estimated Sq. Ft. Value of Housing Units)**

	<u># of Sq. Ft. Per Unit</u>	<u># of Units</u>	<u>Value per Sq. Ft.</u>	<u>TOTAL VALUE</u>
Single Family Home – Detached	2,100	961	\$150	\$302,715,000
Single Family Home – Row House	1,950	123	\$150	\$35,977,500
Apartments – Greater than 20 Units/Acre	1,000	<u>18</u>	\$150	<u>\$2,700,000</u>
		1,102		\$341,392,500

HSD PROPERTY IN SOUTH COOPER MOUNTAIN DEVELOPMENT (Estimated Sq. Ft. Value of Housing Units)

	<u># of Sq. Ft. Per Unit</u>	<u># of Units</u>	<u>Value per Sq. Ft.</u>	<u>TOTAL VALUE</u>
High Density-R-1-Equivalent to Apartments – Greater than 20 Units/Acre	2,100	1,041	\$160	\$349,776,000
Medium Density-R-2-Equivalent to Single Family Home – Row House	1,110	545	\$160	\$96,792,000
Medium Density-R-4-Equivalent to Single Family Home – Row House	2,250	318	\$160	\$114,480,000
Medium Density-R-4-Equivalent to Single Family Home – Detached	2,250	318	\$160	\$114,480,000
Standard Density-R-5-Equivalent to Single Family Home – Detached	2,500	27	\$160	\$10,800,000
Standard Density-R-7-Equivalent to Single Family Home – Detached	3,400	<u>45</u>	\$160	<u>\$24,480,000</u>
		2,294		\$710,808,000

Net Estimated Value of Hillsboro School District Property in South Cooper Mountain	= \$779,208,000
Net Estimated Value of Beaverton School District Property in South Hillsboro	= <u>\$382,782,220</u>
Difference in Net Estimated Value	= <u>\$396,425,780</u>

C. WHAT HAPPENS TO THE DEBT SERVICE BONDED DEBT ASSOCIATED WITH THE BOUNDARY ADJUSTMENT REQUEST AREA?

ORS 330.123 states:

When changes in school district boundaries are made by the detachment of territory or annexation of less than an entire school district to another, the district school boards of the districts affected by each change shall immediately after the change make an equitable division of the then existing assets and liabilities between the districts affected by such change and provide the manner of consummating the division.

2) WHAT IS THE POTENTIAL FUTURE GROWTH IN THE BOUNDARY ADJUSTMENT REQUEST AREA?

BSD PROPERTY IN SOUTH HILLSBORO DEVELOPMENT

Estimated housing units at build-out	1,102
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Estimate ADMw generated by 1,102 housing units	610.70
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HSD PROPERTY IN SOUTH COOPER MOUNTAIN DEVELOPMENT

Estimate housing units at build-out	2,294
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Estimated ADMw generated by 2,294 housing units	756.10
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3) WHAT IS THE POTENTIAL IMPACT ON THE LOCAL COMMUNITY OF THE BOUNDARY ADJUSTMENT REQUEST? DOES THE LOCAL COMMUNITY SUPPORT THE BOUNDARY ADJUSTMENT REQUEST?

BSD PROPERTY IN SOUTH HILLSBORO DEVELOPMENT

There are currently 24 students living in this area. The school board received a letter from a property owner in this area supporting the boundary adjustment concept. This property owner referenced the "South Hillsboro Community plan as promoting and encouraging 'Safe routes to schools' and overall environmental equity for the region." Washington County has also indicated their desire to minimize traffic on county roads, and has actively supported the boundary adjustment concept.

HSD PROPERTY IN SOUTH COOPER MOUNTAIN DEVELOPMENT

There is currently only one family living in this area. Current landowners in this area have actively pursued the idea of placing this property within the Beaverton School District because they feel the future inhabitants will want their students to attend schools closer to their homes. The City of Beaverton has indicated its desire to make South Cooper Mountain a walking community, and feels that the boundary adjustment would help minimize traffic in the area.

4) WHAT IS THE POTENTIAL IMPACT OF THE BOUNDARY ADJUSTMENT REQUEST ON OTHER PORTIONS OF THE DISTRICT?

The boundary adjustment is perceived as minimizing potential impacts on other portions of the District. If the Hillsboro School District portion of the South Cooper Mountain property remains with HSD, the District is projecting an additional 146.7 students (756.1 – 610.7), which could impact the secondary schools within the Hilhi feeder. In addition, Groner Elementary School could be impacted if development in this area proceeds faster than the District's ability to build a new elementary school in South Cooper Mountain. Transportation will also be impacted by the additional students in South Cooper Mountain.

5) WHAT WILL THE IMPACT BE ON SCHOOLS WITHIN AND ADJACENT TO THE BOUNDARY ADJUSTMENT AREA?

Groner Elementary School could be impacted if the boundary adjustment does not take place, and development in this area proceeds faster than the District's ability to build a new elementary school in South Cooper Mountain.

6) HOW DOES THE BOUNDARY ADJUSTMENT REQUEST IMPACT THE DISTRICT'S LONG-RANGE PLAN?

The District is currently anticipating the need for one elementary school in the South Cooper Mountain development area, in order to service the projected 456.62 elementary students. The District does not currently own any property in this area. If the boundary adjustment were to take place, the District would not need a new school in this area.

The District currently owns a total of 50 acres within the South Hillsboro development, and has plans to ultimately build four new elementary schools and one new middle school. The District is anticipating a total of 1,738.94 elementary students in the South Hillsboro development at build-out. The four new elementary schools will have adequate capacity, assuming a capacity of 550 students per building, to accommodate the 1,738.94 students in the HSD portion of South Hillsboro, and the 362.42 students in the BSD portion of South Hillsboro. This means that HSD could accommodate all of the projected students in the South Hillsboro development within the existing Long-Range Plan.

**PROCESS FOR CONSIDERATION OF
SCHOOL DISTRICT BOUNDARY ADJUSTMENT
BETWEEN
HILLSBORO SCHOOL DISTRICT NO. 1 (HSD")
And
BEAVERTON SCHOOL DISTRICT NO. 48JT ("BSD")**

Introduction:

By School Board resolution, HSD has directed its administrative staff to initiate discussions with BSD administrative staff about an adjustment of the two districts' legal boundaries. The HSD School Board suggested by its resolution, an adjustment depicted on the attached map.

The BSD School Board has discussed the HSD resolution and has likewise directed BSD's administrative staff to review the proposal made by HSD and to develop, with HSD, a joint process for considering the proposal and making a final recommendation to the two school boards.

Under Oregon school law, a change in school district boundaries can only be accomplished in two ways: by the affected districts' mutual consent or by a citizen petition process. The districts also cannot legally agree to a boundary adjustment themselves. An adjustment must be approved by County Boards of Commissioners, sitting as "school district boundary boards."

The mutual consent method is the one suggested by HSD. Oregon school law sets no standards or guidance as to what factors could, or should, be considered by the school districts in deciding if a mutually consented boundary adjustment request should be acted upon. This means that HSD and BSD must design their own process and identify their own considerations in deciding how to proceed.

While the districts currently find no conceptual "fatal flaw" in the HSD proposal, numerous public, fiscal and technical issues need evaluation before a mutual consent resolution is provided to the respective school boards.

The following is a process and issues list which will be used for the joint HSD-BSD effort in considering the HSD proposal:

Organization:

- A working group consisting of district superintendents, district deputies/CFOs and the two School Board chairs will review all issues believed to be relevant to the HSD proposal.

- First meeting: August, 2015
- Staffing – Respective district personnel will provide staff support on an “as needed basis.”
- First meeting agenda topics – (a) review of HSD proposal and geographical detail of the proposed adjustment; (b) identification of questions, issues, priorities in evaluating the consequences of the proposed adjustment [**see**: list of possible issues, below]; (c) determination of needed information and who is best-equipped to provide it; (d) public outreach/feedback opportunities; (e) policy choices and implications by proceeding with a multi-acre “swapping” of property between the districts; and (f) development of criteria for determining whether a mutual consent resolution for an adjustment is in the interests of both districts.

List of Possible Issues:

- Consistency of the swap with each district’s strategies and objectives – Is this the right time and the right location for the proposed (or any) adjustment, considering its impact on other district priorities and operations?
- Impacts of the HSD proposal (or an alternate proposal) on present and future school communities – both Hillsboro and Beaverton
- Fiscal impacts – consideration of differing tax rates, differing budgets and needs for capital improvements
- Operational impacts – transportation matters, availability and proximity of future school sites, cost to acquire, develop and operate school sites for the boundary adjustment areas
- Demographic impacts – increases in future student enrollment
- Public opinion/reaction
- Size, location, site desirability of an adjustment
- Policy implications of using a mutually agreed district boundary swapping process
- Educational objectives to be served by a boundary adjustment

Process Outcome:

- At the process' conclusion, a decision of one of three types should be made and provided to the HSD and BSD school boards:

1. The districts mutually agree that a resolution seeking approval of the HSD proposed adjustment be submitted to the County Boards of Commissioners.

2. The districts mutually agree to seek approval of a different boundary adjustment.

3. The districts cannot agree on a mutually acceptable adjustment

The working group will make such a recommendation to each school board. Each school board will have the prerogative to make a final, binding decision for that district.

School Board Decision Date: Not later than December 1, 2015.