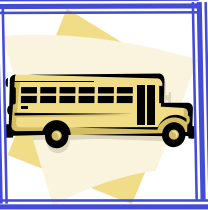


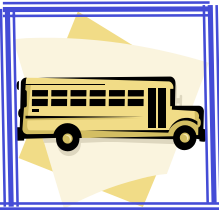
Issues townships/schools face

- Borders adjacent to cities → high density
 - Either townships allow it, or
 - It will be annexed to get it
- Why should school districts care?

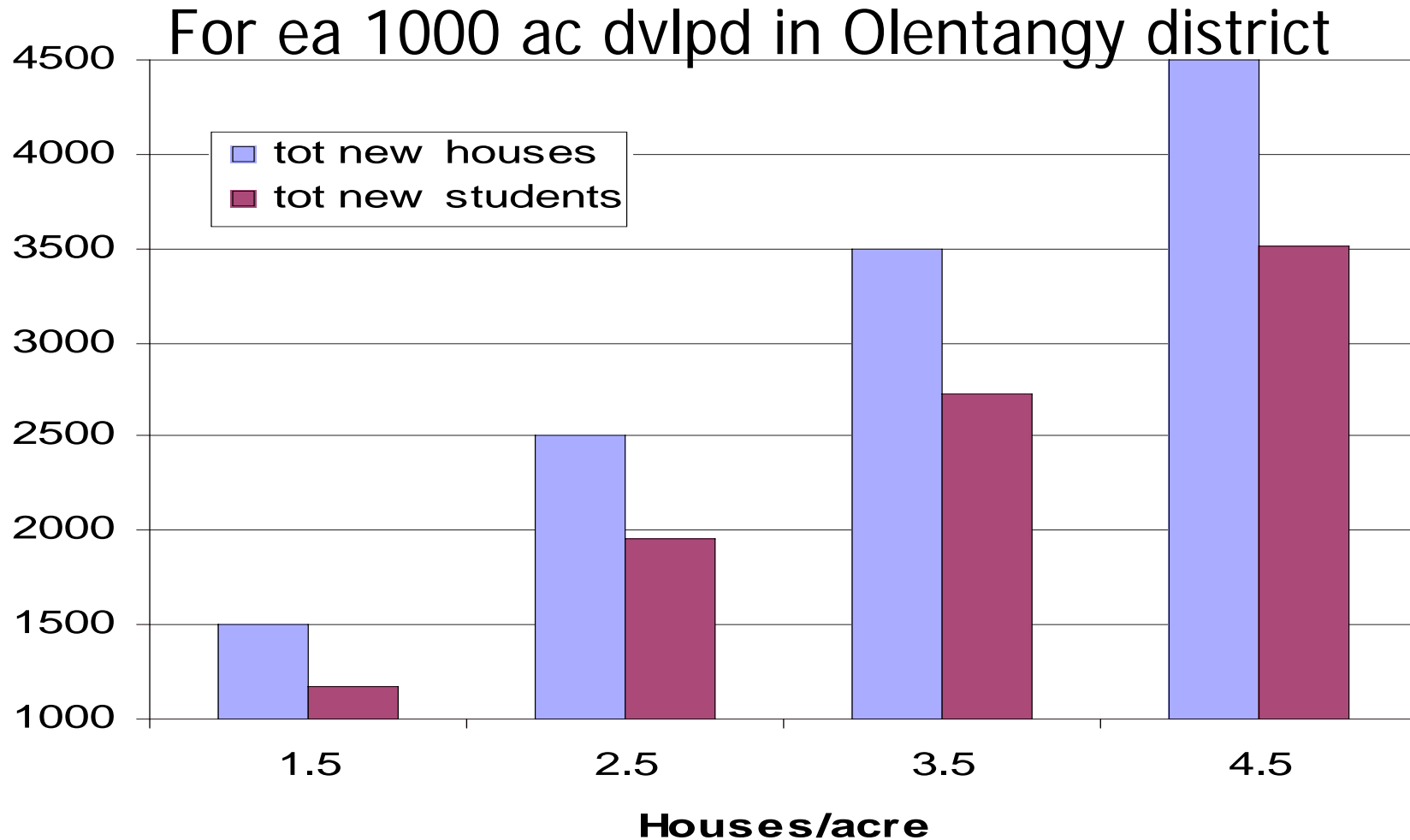


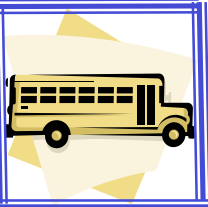
Annexation framework

- Developers can request annexation
 - Higher densities often the reason
- Annexed areas must be contiguous to city
- Cities & townships can sign agreements
 - Services, Moratoriums, Penalties
- School boundaries don't change
 - School issues usually aren't considered
- Let's look at impact for ea 1000 ac dvid



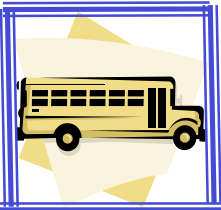
Potential Houses & Students





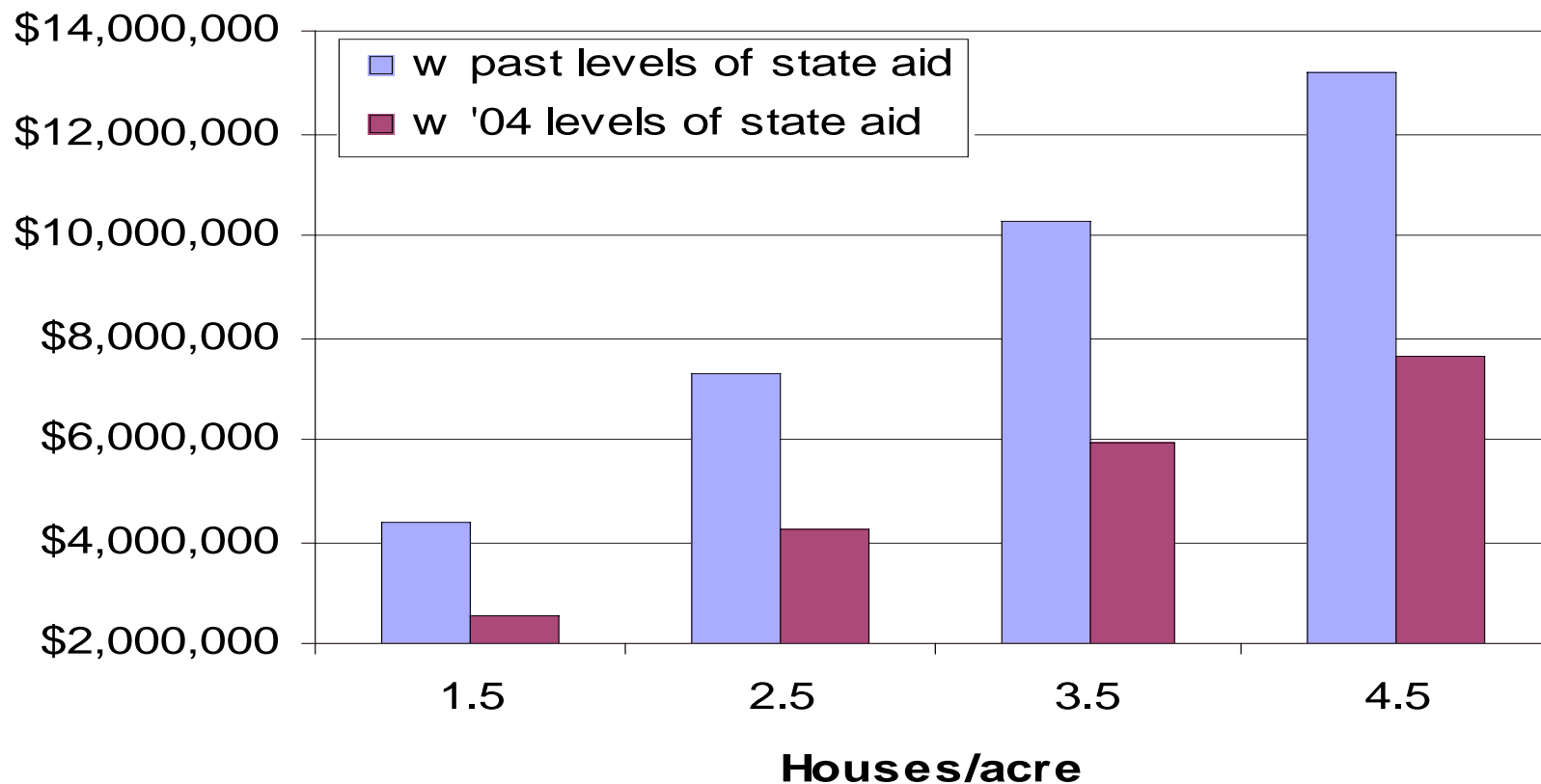
Olentangy School Estimates

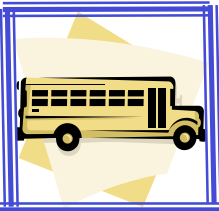
- Est'd Cost > \$9,200/yr/student in '03
 - Includes Op & Cap'l Exp w/o infl'n
- Housing profile = ~.78 Students/house
- With '04 state aid, costs/hs/yr >\$6,500
- Sch tax ~\$2,150/yr on new \$250K house
- School district taxes:
 - ~77% from homes (~14,500 in 8/04)
 - ~23% from commercial



School deficit/yr vs densities

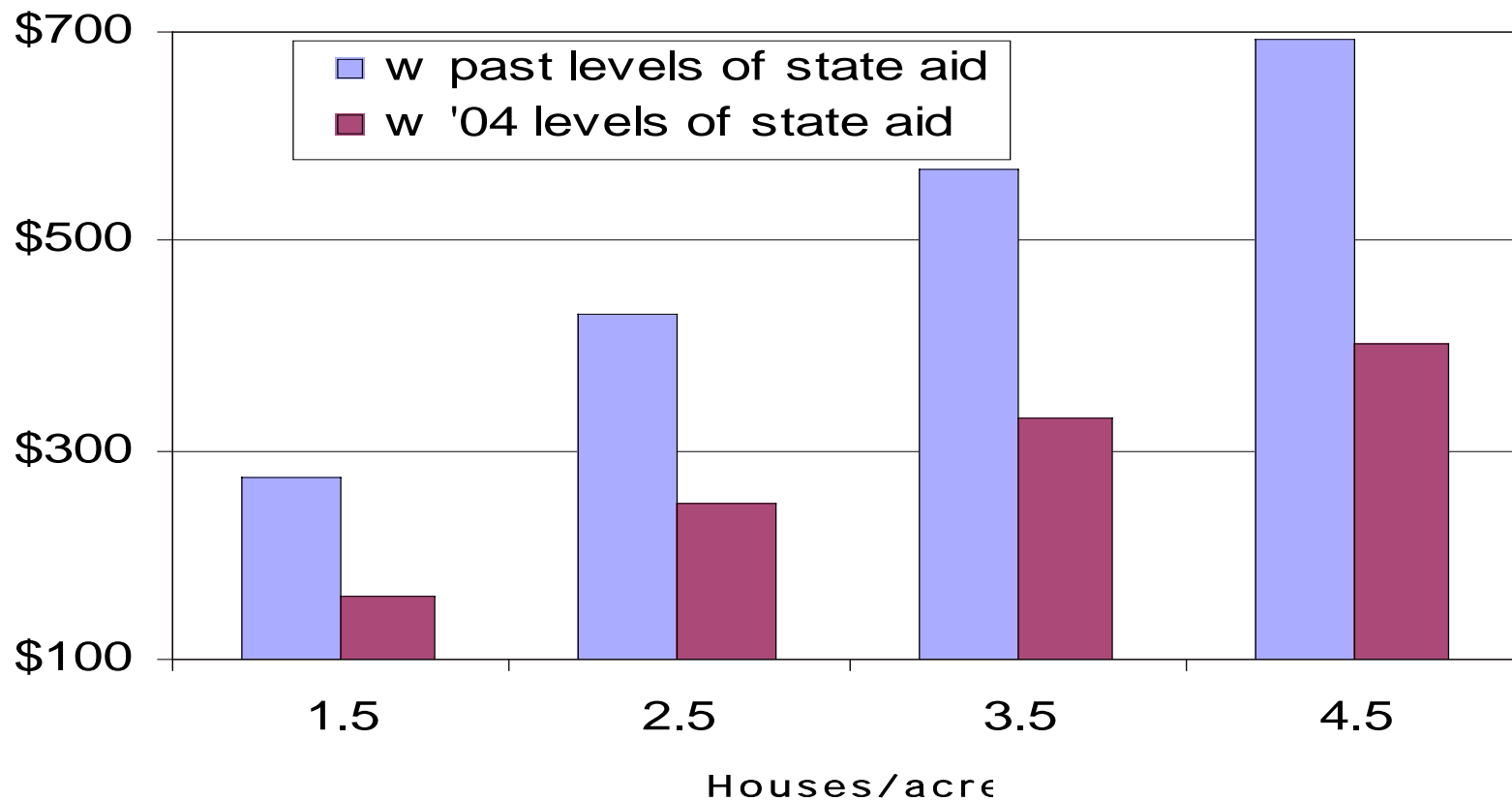
For each 1000 acres developed

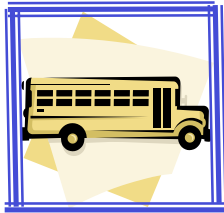




Add'l tax/yr on Existing \$280K Home

For each 1000 acres developed





Cities incentive to help schools

- Have little incentive to keep densities low
 - More houses/ac → more sewer & water fees
 - More houses/ac → more income taxes
- But more houses/ac →
 - More students/ac &
 - Lower house prices that →
 - Lower taxes/house →
 - Higher School taxes for everyone to cover deficit
- City incentive to help: ethics & good neighbor
 - and their money desires may override these