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2020 DEVELOPER FEE JUSTIFICATION STUDY
SAN LEANDRO UNIFIED SCHOOL DISTRICT

MIKE MCLAUGHLIN,
SUPERINTENDENT



SCHOOLWORKS, INC.
8331 Sierra College Blvd., #221
Roseville, CA 95661

PHONE: 916-733-0402
WWW.SCHOOLWORKSGIS.COM

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Executive Summary

This Developer Fee Justification Study demonstrates that the San Leandro Unified School District requires the full statutory impact fee to accommodate impacts from development activity.

A fee of $3.79 per square foot for residential construction and a fee of $0.61 per square foot for commercial/industrial construction is currently assessed on applicable permits pulled in the District. The new fee amounts are **$4.08** per square foot for residential construction and **$0.66*** per square foot for commercial/industrial construction. This proposed increase represents $0.29 per square foot and $0.05 per square foot for residential and commercial/ industrial construction, respectively.

The following table shows the impacts of the new fee amounts:

Table 1

San Leandro Unified
Developer Fee Collection Rates

Totals	Previous	New	Change
Residential	$3.79	$4.08	$0.29
Commercial/Ind.	$0.61	$0.66	$0.05

*except for Rental Self Storage facilities in which a fee of $0.13 per square foot is justified.

The total projected number of housing units to be built over the next five years is 485. The average square feet per unit is 1,140. This Study demonstrates a need of $14.89 per square foot for residential construction.

Background

Education Code Education Code Section 17620 allows school districts to assess fees on new residential and commercial construction within their respective boundaries. These fees can be collected without special city or county approval, to fund the construction of new school facilities necessitated by the impact of residential and commercial development activity. In addition, these fees can also be used to fund the reconstruction of school facilities to accommodate students generated from new development projects. Fees are collected immediately prior to the time of the issuance of a building permit by the City or the County.

As enrollment increases, additional school facilities will be needed to house the growth in the student population. Because of the high cost associated with constructing school facilities and the District's limited budget, outside funding sources are required for future school construction. State and local funding sources for the construction and/or reconstruction of school facilities are limited.

The authority sited in Education Code Section 17620 states in part "… the governing board of any school district is authorized to levy a fee, charge, dedication or other form of requirement against any development project for the construction or reconstruction of school facilities." The legislation originally established the maximum fee rates at $1.50 per square foot for residential construction and $0.25 per square foot for commercial/industrial construction. Government Code Section 65995 provides for an inflationary increase in the fees every two years based on the changes in the Class B construction index. As a result of these adjustments, the fees authorized by Education Code 17620 are currently **$4.08** per square foot of residential construction and **$0.66** per square foot of commercial or industrial construction.

If Proposition 13 (Public Preschool, K-12, and College Health and Safety Bond Act of 2020) passes on March 3, 2020 it will have the following effects on developer fees:

- Level 3 fees are suspended until Jan 1, 2028
- Multi-family units within ½ mile of major transit stop are exempt from school impact fees until Jan 1, 2026
- All other multi-family units get a 20% reduction in the school impact fees (Level 1 and Level 2) until Jan 1, 2026

Purpose and Intent

Prior to levying developer fees, a district must demonstrate and document that a reasonable relationship exists between the need for new or reconstructed school facilities and residential, commercial and industrial development. The justification for levying fees is required to address three basic links between the need for facilities and new development. These links or nexus are:

Burden Nexus: A district must identify the number of students anticipated to be generated by residential, commercial and industrial development. In addition, the district shall identify the school facility and cost impact of these students.

Cost Nexus: A district must demonstrate that the fees to be collected from residential, commercial and industrial development will not exceed the cost of providing school facilities for the students to be generated from the development.

Benefit Nexus: A district must show that the construction or reconstruction of school facilities to be funded by the collection of developer fees will benefit the students generated by residential, commercial and industrial development.

The purpose of this Study is to document if a reasonable relationship exists between residential, commercial and industrial development and the need for new and/or modernized facilities in the San Leandro Unified School District.

Following in this Study will be figures indicating the current enrollment and the projected development occurring within the attendance boundaries of the San Leandro Unified School District. The projected students will then be loaded into existing facilities to the extent of available space. Thereafter, the needed facilities will be determined and an estimated cost will be assigned. The cost of the facilities will then be compared to the area of residential, commercial and industrial development to determine the amount of developer fees justified.

Enrollment Projections

In 2019/2020 the District's total enrollment (CBEDS) was 9,077 students. The enrollment by grade level is shown here in Table 2.

Table 2

San Leandro Unified
CURRENT ENROLLMENT

Grade	2019/2020
TK/K	832
1	703
2	702
3	615
4	667
5	622
6	675
TK-6 Total	4,816
7	677
8	690
7-8 Total	1,367
9	720
10	759
11	682
12	733
9-12 Total	2,894
TK-12 Total	9,077

This data will be the basis for the enrollment projections which will be presented later after a review of the development projections and the student generation factors.

Student Generation Factor

In determining the impact of new development, the District is required to show how many students will be generated from the new developments. In order to ensure that new development is paying only for the impact of those students that are being generated by new homes and businesses, the student generation factor is applied to the number of new housing units to determine development-related impacts.

The student generation factor identifies the number of students per housing unit and provides a link between residential construction projects and projections of enrollment. The State-wide factor used by the Office of Public School Construction is 0.70 for grades TK-12. For the purposes of this Study we will use the local factors to determine the students generated from new housing developments. This was done by comparing the number of housing units in the school district to the number of students in the school district as of the 2010 Census. Table 3 shows the student generation factors for the various grade groupings.

Table 3

San Leandro Unified
STUDENT GENERATION FACTORS

Grades	Students per Household
TK-6	0.1835
7-8	0.0534
9-12	0.1141
Total	**0.351**

New Residential Development Projections

The San Leandro Unified School District has experienced an average new residential construction rate of approximately 30 units per year over the past four years. This was determined by reviewing the residential permits pulled and school development impact fees paid to the District. After contacting the various planning departments within the school district boundaries, it was determined that the residential construction rate over the next five years will average 97 units per year. Projecting the average rate forward, we would expect

that 485 units of residential housing will be built within the District boundaries over the next five years. For this Study we did not include the TOD (Transit Oriented District) units. If Prop 13 passes in March 2020, TOD's will not be subject to developer fees.

To determine the impact of residential development, a student projection is done. Applying the student generation factor of 0.351 to the projected 485 units of residential housing, we expect that 170 students will be generated from the new residential construction over the next five years. This includes 89 elementary school students, 26 middle school students, and 55 high school students.

The following table shows the projected impact of new development. The students generated by development will be utilized to determine the facility cost impacts to the school district.

Table 4

San Leandro Unified
DEVELOPMENT IMPACT ANALYSIS

Grades	Current Enrollment	Development Projection	Projected Enrollment
TK to 6	4,816	89	4,905
7 to 8	1,367	26	1,393
9 to 12	2,894	55	2,949
Totals	9,077	170	9,247

Existing Facility Capacity

To determine the need for additional school facilities, the capacity of the existing facilities must be identified and compared to current and anticipated enrollments. The District's existing building capacity will be calculated using the State classroom loading standards shown in Table 6. The following types of "support-spaces" necessary for the conduct of the District's comprehensive educational program, are not included as "teaching stations," commonly known as "classrooms" to the public:

Table 5

List of Core and Support Facilities

Library	Resource Specialist
Multipurpose Room	Gymnasium
Office Area	Lunch Room
Staff Workroom	P.E. Facilities

Because the District requires these types of support facilities as part of its existing facility and curriculum standards at its schools, new development's impact must not materially or adversely affect the continuance of these standards. Therefore, new development cannot require that the District house students in these integral support spaces.

Classroom Loading Standards

The following maximum classroom loading-factors are used to determine teaching-station "capacity," in accordance with the State legislation and the State School Building Program. These capacity calculations are also used in preparing and filing the baseline school capacity statement with the Office of Public School Construction.

Table 6

State Classroom Loading Standards

TK/Kindergarten	25 Students/Classroom
1st-3rd Grades	25 Students/Classroom
4th-6th Grades	25 Students/Classroom
7th-8th Grades	27 Students/Classroom
9th-12th Grades	27 Students/Classroom
Non Severe Special Ed	13 Students/Classroom

Existing Facility Capacity

The State determines the baseline capacity by either loading all permanent teaching stations plus a maximum number of portables equal to 25% of the number of permanent classrooms or by loading all permanent classrooms and only portables that are owned or have been leased for over 5 years. As allowed by law and required by the State, facility capacities are calculated by identifying the number of teaching stations at each campus. All qualified teaching stations were included in the calculation of the capacities at the time the initial inventory was calculated. To account for activity and changes since the baseline was established in 1998/99, the student grants (which represent the seats added either by new schools or additions to existing schools) for new construction projects funded by OPSC have been added. Using these guidelines the District's current State calculated capacity is shown in Table 7.

Table 7

San Leandro Unified
Summary of Existing Facility Capacity

School Facility	Permanent Classrooms	Portable Classrooms	Chargeable Portables	Total Chargeable Classrooms	State Loading Factor	State Funded Projects	Total State Capacity
Grades TK-6	120	67	44	164	25	1,339	5,439
Grades 7-8	69	2	1	70	27	0	1,890
Grades 9-12	53	25	17	70	27	828	2,718
Special Ed	12	3	2	14	13	8	190
Totals	254	97	64	318		2,175	10,237

OPSC Funded Projects

Name	Project #	TK-6 Grants	7-8 Grants	9-12 Grants	Special Ed	CR
San Leandro High	1	0	0	700	8	25
John Muir	2	300	0	0	0	8
Bancroft Junior High	3	205	0	0	0	8
Jefferson Elem	4	200	0	0	0	8
San Leandro High	5	0	0	128	0	8
San Leandro High	6	405	0	0	0	15
San Leandro High	7	229	0	0	0	3
	Totals	1,339	0	828	8	75

This table shows a basic summary of the form and procedures used by OPSC (Office of Public School Construction) to determine the capacity of a school district. There were a total of 254 permanent classrooms in the District when the baseline was established. In addition, there were 97 portable classrooms. However, OPSC regulations state that if the number of portables

exceeds 25% of the permanent classrooms, then the maximum number of portables to be counted in the baseline capacity is 25% of the permanent classrooms. Therefore, the chart shows the chargeable portables as 64 which is 25% of the permanent classroom count. This results in a total classroom count of 318 and is referred to as the chargeable classrooms since it accounts for the fact that some of the portable were not included in the total. This is done to account for the fact that portables are typically considered to be temporary, especially when the total number exceeds 25% of the permanent classrooms.

To determine the total capacity based on State standards, the capacity of the chargeable classrooms are multiplied by the State loading standards and then the capacity of the projects completed since 1998/99 (when the baseline was established) are added based on the State funded new construction projects. As Table 7 shows, the total State capacity of the District facilities is 10,237 students.

Unhoused Students by State Housing Standards

This next table compares the facility capacity with the space needed to determine if there is available space for new students from the projected developments. The space needed was determined by reviewing the historic enrollments over the past four years along with the projected enrollment in five years to determine the number of seats needed to house the students within the existing homes. The seats needed were determined individually for each grade grouping. The projected enrollment in this analysis did not include the impact of any new housing units.

Table 8

San Leandro Unified
Summary of Available District Capacity

School Facility	State Capacity	Space Needed	Available Capacity
Grades TK-6	5,439	5,721	(282)
Grades 7-8	1,890	1,358	532
Grades 9-12	2,718	2,896	(178)
Special Ed	190	189	1
Totals	10,237	10,164	73

The District capacity of 10,237 is more than the space needed of 10,164 assuming the existing facilities remain in sufficient condition to maintain existing levels of service. The difference is 73 students. Since the enrollment space needed at grade levels TK-6 and 9-12 exceeds the District capacity there is no excess capacity available to house students from new development at grade levels TK-6 and 9-12.

Calculation of Development's Fiscal Impact on Schools

This section of the Study will demonstrate that a reasonable relationship exists between residential, commercial/industrial development and the need for school facilities in the San Leandro Unified School District. To the extent this relationship exists, the District is justified in levying developer fees as authorized by Education Code Section 17620.

School Facility Construction Costs

For the purposes of estimating the cost of building school facilities we have used the State School Building Program funding allowances. These amounts are shown in Table 9. In addition to the basic construction costs, there are site acquisition costs of $1,000,000 per acre and service-site, utilities, off-site and general site development costs which are also shown in Table 9.

Table 9

NEW CONSTRUCTION COSTS

Grade	Base Grant	Fire Alarms	Fire Sprinklers	Per Student Total
TK-6	$24,902	$30	$418	$25,350
7-8	$26,338	$40	$496	$26,874
9-12	$33,512	$68	$516	$34,096

Site Acreage Needs

Grade	Typical Acres	Average Students	Projected Unhoused Students	Equivalent Sites Needed	Site Acres Needed
TK-6	10	600	89	0.15	1.48
7-8	20	800	0	0.00	0.00
9-12	40	1,500	55	0.04	1.47
				TOTAL	**2.95**

General Site Development Allowance

Grade	Acres	Allowance/ Acre	Base Cost	% Allowance	Added Cost	Total Cost
TK-6	1.48	$40,532	$59,987	6%	$135,369	$195,356
7-8	0.00	$40,532	$0	6%	$0	$0
9-12	1.47	$40,532	$59,582	3.75%	$70,323	$129,905
Totals	**2.95**					**$325,261**

Site Acquisition & Development Summary

Grade	Acres To Be Bought	Land Cost/Acre	Total Land Cost	Site Development Cost/Acre	Site Dev. Cost	General Site Development	Total Site Development
TK-6	1.48	$1,000,000	$1,480,000	$267,920	$396,522	$195,356	$591,879
7-8	0.00	$1,000,000	$0	$252,060	$0	$0	$0
9-12	1.47	$1,000,000	$1,470,000	$293,931	$432,079	$129,905	$561,984
Totals	**2.95**		**$2,950,000**		**$828,601**	**$325,261**	**$1,153,862**

Note: The grant amounts used are twice those shown in the appendix to represent the full cost of the facility needs and not just the standard State funding share of 50%.

Impact of New Residential Development

This next table compares the development-related enrollment to the available district capacity for each grade level and then multiplies the unhoused students by the new school construction costs to determine the total school facility costs related to the impact of new residential housing developments.

In addition, the State provides that new construction projects can include the costs for site acquisition and development, including appraisals, surveys and title reports. The District needs to acquire 2.95 acres to meet the needs of the students projected from the new developments. Therefore, the costs for site acquisition and development of the land have been included in the total impacts due to new development.

Table 10

San Leandro Unified
Summary of Residential Impact

School Facility	Development Projection	Available Space	Net Unhoused	Construction Cost Per Student	Total Facility Costs
Elementary	89	0	89	$25,350	$2,256,150
Middle	26	532	0	$26,874	$0
High & Cont.	55	0	55	$34,096	$1,875,280
Site Purchase: 2.95 acres					$2,950,000
Site Development:					$1,153,862
			New Construction Needs:		**$8,235,292**
			Average cost per student:		**$48,443**
			Total Residential Sq Ft:		**552,900**
			Residential Fee Justified:		**$14.89**

The total need for school facilities based solely on the impact of the 485 new housing units projected over the next five years totals $8,235,292. To determine the impact per square foot of residential development, this amount is divided by the total square feet of the projected developments. As calculated from the projected Developer Fee Permits, the average size home will average 1,140 square feet. The total area for 485 new homes would therefore be

552,900 square feet. The total residential fee needed to be able to collect $8,235,292 would be **$14.89** per square foot.

Impact of Other Residential Development

In addition to new residential development projects that typically include new single family homes and new multi-family units, the District can also be impacted by additional types of new development projects. These include but are not limited to redevelopment projects, additions to existing housing units, and replacement of existing housing units with new housing units.

These development projects are still residential projects and therefore it is reasonable to assume they would have the same monetary impacts per square foot as the new residential development projects. However, the net impact is reduced due to the fact that there was a previous residential building in its place. Therefore, the development impact fees should only be charged for other residential developments if the new building(s) exceed the square footage area of the previous building(s). If the new building is larger than the existing building, then it is reasonable to assume that additional students could be generated by the project. The project would only pay for the development impact fees for the net increase in assessable space generated by the development project. Education Code allows for an exemption from development impacts fees for any additions to existing residential structures that are 500 square feet or less. As of January 1, 2020, ADU's (accessory dwelling units) are only charged if they are more than 750 square feet according to Senate Bill 13.

Impact of Commercial/Industrial Development

There is a correlation between the growth of commercial/industrial firms/facilities within a community and the generation of school students within most business service areas. Fees for commercial/industrial can only be imposed if the residential fees will not fully mitigate the cost of providing school facilities to students from new development.

The approach utilized in this section is to apply statutory standards, U.S. Census employment statistics, and local statistics to determine the impact of future commercial/industrial development projects on the District. Many of the factors used in this analysis were taken from the U.S. Census, which remains the most complete and authoritative source of information on the community in addition to the "1990 SanDAG Traffic Generators Report".

Employees per Square Foot of Commercial Development

Results from a survey published by the San Diego Association of Governments "1990 San DAG Traffic Generators" are used to establish numbers of employees per square foot of building area to be anticipated in new commercial or industrial development projects. The average number of workers per 1,000 square feet of area ranges from 0.06 for Rental Self Storage to 4.79 for Standard Commercial Offices. The generation factors from that report are shown in the following table.

Table 11

Commercial/Industrial Category	Average Square Foot Per Employee	Employees Per Average Square Foot
Banks	354	0.00283
Community Shopping Centers	652	0.00153
Neighborhood Shopping Centers	369	0.00271
Industrial Business Parks	284	0.00352
Industrial Parks	742	0.00135
Rental Self Storage	15541	0.00006
Scientific Research & Development	329	0.00304
Lodging	882	0.00113
Standard Commercial Office	209	0.00479
Large High Rise Commercial Office	232	0.00431
Corporate Offices	372	0.00269
Medical Offices	234	0.00427

Source: 1990 SanDAG Traffic Generators report

Students per Employee

The number of students per employee is determined by using the 2008-2012 American Community Survey 5-Year Estimates and the 2010 QT-H1 Summary File for the District. There were 31,511 employees and 25,134 homes in the District. This represents a ratio of 1.2537 employees per home.

There were 8,822 school age children attending the District in 2010. This is a ratio of 0.28 students per employee. This ratio, however, must be reduced by including only the percentage of employees that worked in their community of residence (20.6%), because only those employees living in the District will impact the District's school facilities with their children. The net ratio of students per employee in the District is 0.0577.

School Facilities Cost per Student

Facility costs for housing commercially generated students are the same as those used for residential construction. The cost factors used to assess the impact from commercial development projects are contained in Table 10.

Residential Offset

When additional employees are generated in the District as a result of new commercial/industrial development, fees will also be charged on the residential units necessary to provide housing for the employees living in the District. To prevent a commercial or industrial development from paying for the portion of the impact that will be covered by the residential fee, this amount has been calculated and deducted from each category. The residential offset amount is calculated by multiplying the following factors together and dividing by 1,000 (to convert from cost per 1,000 square feet to cost per square foot).

- Employees per 1,000 square feet (varies from a low of 0.06 for rental self storage to a high of 4.79 for office building).
- Percentage of employees that worked in their community of residence (20.6 percent).
- Housing units per employee (0.7976). This was derived from the 2008-2012 ACS 5 Year Estimates data for the District, which indicates there were 31,511 employees, and the 2010 QT-H1 Summary File data for the District, which indicates there were 25,134 housing units.
- Percentage of employees that will occupy new housing units (75 percent).
- Average square feet per dwelling unit (1,140).
- Residential fee charged by the District ($4.08 per square foot).
- Average cost per student was determined in Table 10.

The following table shows the calculation of the school facility costs generated by a square foot of new commercial/industrial development for each category of development.

Table 12

San Leandro Unified
Summary of Commercial and Industrial Uses

Type	Employees per 1,000 Sq. Ft.	Students per Employee	Students per 1,000 Sq. Ft.	Average Cost per Student	Cost per Sq. Ft.	Residential offset per Sq. Ft.	Net Cost per Sq. Ft.
Banks	2.83	0.0577	0.163	$48,443	$7.91	$1.62	$6.28
Community Shopping Centers	1.53	0.0577	0.088	$48,443	$4.27	$0.88	$3.40
Neighborhood Shopping Centers	2.71	0.0577	0.156	$48,443	$7.57	$1.55	$6.02
Industrial Business Parks	3.52	0.0577	0.203	$48,443	$9.83	$2.02	$7.82
Industrial Parks	1.35	0.0577	0.078	$48,443	$3.77	$0.77	$3.00
Rental Self Storage	0.06	0.0577	0.003	$48,443	$0.17	$0.04	$0.13
Scientific Research & Development	3.04	0.0577	0.175	$48,443	$8.49	$1.74	$6.75
Lodging	1.13	0.0577	0.065	$48,443	$3.16	$0.65	$2.51
Standard Commercial Office	4.79	0.0577	0.276	$48,443	$13.38	$2.75	$10.64
Large High Rise Commercial Office	4.31	0.0577	0.249	$48,443	$12.04	$2.47	$9.57
Corporate Offices	2.69	0.0577	0.155	$48,443	$7.52	$1.54	$5.97
Medical Offices	4.27	0.0577	0.246	$48,443	$11.93	$2.45	$9.48

*Based on 1990 SanDAG Traffic Generator Report

Net Cost per Square Foot

Since the State Maximum Fee is now $0.66 for commercial/industrial construction, the District is justified in collecting the maximum fee for all categories with the exception of Rental Self Storage. The District can only justify collection of $0.13 per square foot of Rental Self Storage construction.

Verifying the Sufficiency of the Development Impact

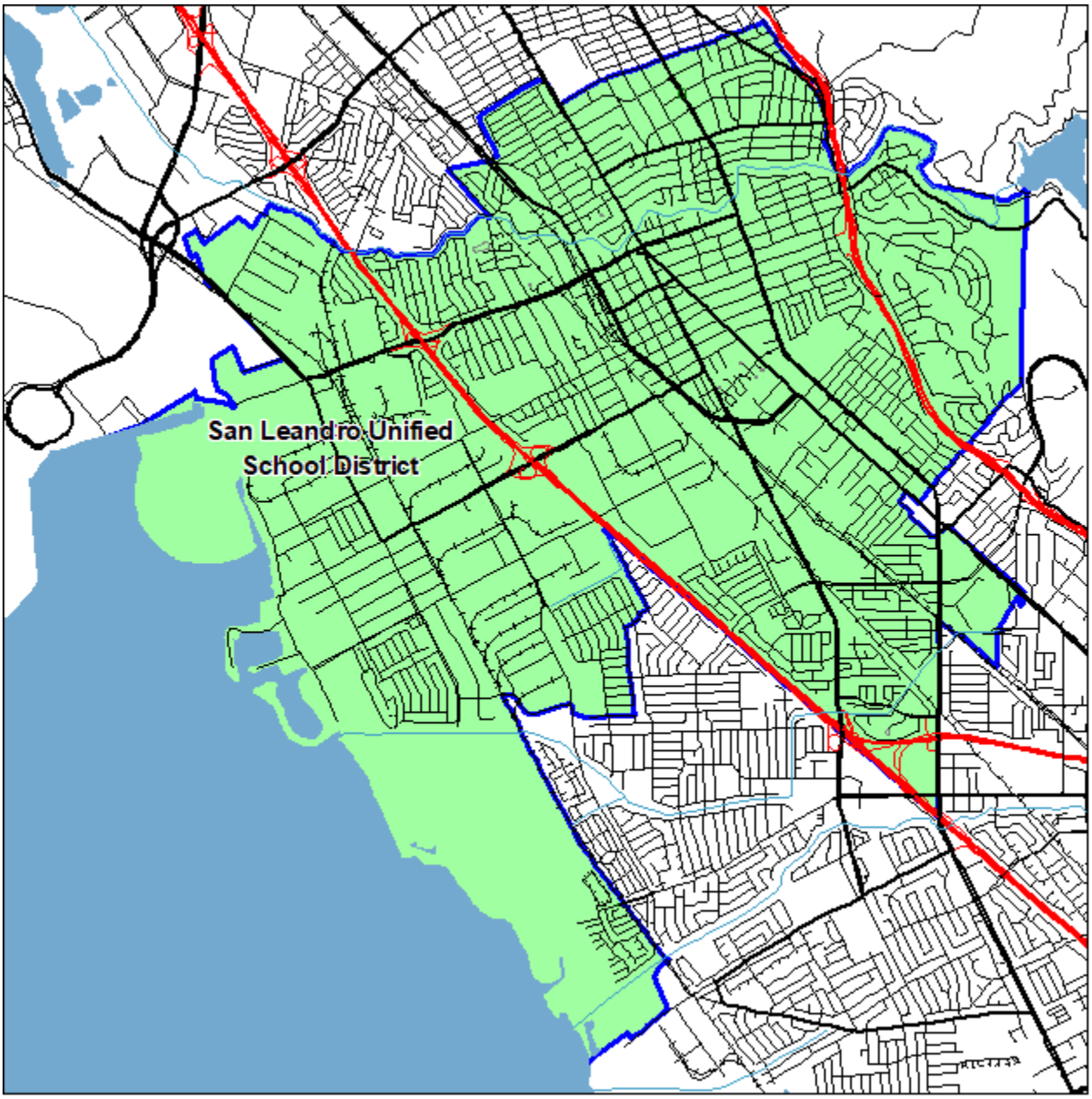
Education Code Section 17620 requires districts to find that fee revenues will not exceed the cost of providing school facilities to the students generated by the development paying the fees. This section shows that the fee revenues do not exceed the impact of the new development.

The total need for school facilities resulting from new development totals $8,235,292. The amount the District would collect over the five year period at the maximum rate of $4.08 for residential and $0.66 for commercial/industrial development would be as follows:

$4.08 x 485 homes x 1,140 sq ft per home = $2,255,832 for Residential
$0.66 x 167,426 sq ft per year x 5 years = $552,506 for Commercial/Industrial
Total projected 5 year income: $2,808,338
The estimated income is less than the projected facility needs due to the impact of new development projects.

District Map

The following map shows the extent of the areas for which development fees are applicable to the San Leandro Unified School District.



Conclusion

Based on the data contained in this Study, it is found that a reasonable relationship exists between residential, commercial/industrial development and the need for school facilities in the San Leandro Unified School District. The following three nexus tests required to show justification for levying fees have been met:

Burden Nexus: New residential development will generate an average of 0.351 TK-12 grade students per unit. Because the District does not have adequate facilities for all the students generated by new developments, the District will need to build additional facilities and/or modernize/reconstruct the existing facilities in order to maintain existing level of services in which the new students will be housed.

Cost Nexus: The cost to provide new and reconstructed facilities is an average of $14.89 per square foot of residential development. Each square foot of residential development will generate $4.08 in developer fees resulting in a shortfall of $10.81 per square foot.

Benefit Nexus: The developer fees to be collected by the San Leandro Unified School District will be used for the provision of additional and reconstructed or modernized school facilities. This will benefit the students to be generated by new development by providing them with adequate educational school facilities.

The District's planned use of the fees received from development impacts will include the following types of projects, each of which will benefit students from new developments.

1) New Schools: When there is enough development activity occurring in a single area, the District will build a new school to house the students from new developments.

2) Additions to Existing Schools: When infill development occurs, the District will accommodate students at existing schools by building needed classrooms and/or support facilities such as cafeterias, restrooms, gyms and libraries as needed to increase the school capacity. Schools may also need upgrades of the technology and tele-communication systems to be able to increase their capacity.

3) Portable Replacement Projects: Some of the District's capacity is in temporary portables and therefore may not be included in the State's capacity calculations. These portables can be replaced with new permanent or modular classrooms to provide adequate space for students from new developments. These projects result in an increase to the facility capacity according to State standards. In addition, old portables that have reached the end of their life expectancy, will need to be replaced to maintain the existing level of service. These types of projects are considered modernization projects in the State Building Program. If development impacts did not exist, the old portables could be removed.

4) Modernization/Upgrade Projects: In many cases, students from new developments are not located in areas where new schools are planned to be built. The District plans to modernize or upgrade older schools to be equivalent to new schools so students will be housed in equitable facilities to those students housed in new schools. These projects may include updates to the building structures to meet current building standards, along with upgrades to the current fire and safety standards and any access compliance standards.

Items to be funded by developer fees: new shade shelters and eating areas for elementary sites, new modular classrooms, improved drop off areas for elementary and middle schools - all to deal with increased enrollment

The reasonable relationship identified by these findings provides the required justification for the San Leandro Unified School District to levy the maximum fees of **$4.08** per square foot for residential construction and **$0.66** per square foot for commercial/industrial construction, except for Rental Self Storage facilities in which a fee of **$0.13** per square foot is justified as authorized by Education Code Section 17620.

Appendices

2020 Developer Fee Justification Study

San Leandro Unified School District

SCHOOL DISTRICT	FIVE DIGIT DISTRICT CODE NUMBER (*see California Public School Directory*)
San Leandro Unified	61291
COUNTY	**HIGH SCHOOL ATTENDANCE AREA (HSAA) OR SUPER HSAA (*if applicable*)**
Alameda	

Check one: ☑ Fifth-Year Enrollment Projection ☐ Tenth-Year Enrollment Projection

HSAA Districts Only - Check one: ☐ Attendance ☐ Residency

☐ Residency - COS Districts Only - (Fifth Year Projection Only)

☐ Modified Weighting (Fifth-Year Projection Only)

☐ Alternate Weighting - (Fill in boxes to the right):

3rd Prev. to 2nd Prev.	2nd Prev. to Prev.	Previous to Current

Part G. Number of New Dwelling Units (Fifth-Year Projection Only): 485

Part H. District Student Yield Factor (Fifth-Year Projection Only): .350998

Part A. K-12 Pupil Data

	7th Prev.	6th Prev.	5th Prev.	4th Prev.	3rd Prev.	2nd Prev.	Previous	Current
Grade	/	/	/	/	2016 / 2017	2017 / 2018	2018 / 2019	2019 / 2020
K					710	773	792	832
1					654	624	685	703
2					613	666	607	702
3					629	611	658	615
4					668	645	616	667
5					676	690	654	622
6					653	692	677	675
7					679	662	701	677
8					593	696	683	690
9					649	649	729	720
10					699	681	675	759
11					727	706	695	682
12					688	785	754	733
TOTAL					**8638**	**8880**	**8926**	**9077**

Part I. Projected Enrollment

1. Fifth-Year Projection

Enrollment/Residency - (except Special Day Class pupils)

K-6	7-8	9-12	TOTAL
5918	1388	3006	**10312**

Special Day Class pupils only - Enrollment/Residency

	Elementary	Secondary	TOTAL
Non-Severe	0	0	**0**
Severe	0	0	**0**
TOTAL	0	0	

2. Tenth-Year Projection

Enrollment/Residency - (except Special Day Class pupils)

K-6	7-8	9-12	TOTAL

Special Day Class pupils only - Enrollment/Residency

	Elementary	Secondary	TOTAL
Non-Severe			
Severe			
TOTAL			

Part B. Pupils Attending Schools Chartered By Another District

7th Prev.	6th Prev.	5th Prev.	4th Prev.	3rd Prev.	2nd Prev.	Previous	Current
				0	0	0	0

Part C. Continuation High School Pupils - (Districts Only)

Grade	7th Prev.	6th Prev.	5th Prev.	4th Prev.	3rd Prev.	2nd Prev.	Previous	Current
9					0	0	0	0
10					0	0	0	0
11					0	0	0	0
12					0	0	0	0
TOTAL					**0**	**0**	**0**	**0**

Part D. Special Day Class Pupils - (Districts or County Superintendent of Schools)

	Elementary	Secondary	TOTAL
Non-Severe	0	0	**0**
Severe	0	0	**0**
TOTAL	0	0	

Part E. Special Day Class Pupils - (County Superintendent of Schools Only)

7th Prev.	6th Prev.	5th Prev.	4th Prev.	3rd Prev.	2nd Prev.	Previous	Current
/	/	/	/	2016 / 2017	2017 / 2018	2018 / 2019	2019 / 2020

Part F. Birth Data - (Fifth-Year Projection Only)

☐ County Birth Data ☐ Birth Data by District ZIP Codes

8th Prev. (☐ Estimate)	7th Prev. (☐ Estimate)	6th Prev.	5th Prev.	4th Prev.	3rd Prev.	2nd Prev.	Previous	Current

I certify, as the District Representative, that the information reported on this form and, when applicable, the High School Attendance Area Residency Reporting Worksheet attached, is true and correct and that:

- *I am designated as an authorized district representative by the governing board of the district.*
- *If the district is requesting an augmentation in the enrollment projection pursuant to Regulation Section 1859.42.1 (a), the local planning commission or approval authority has approved the tentative subdivision map used for augmentation of the enrollment and the district has identified dwelling units in that map to be contracted. All subdivision maps used for augmentation of enrollment are available at the district for review by the Office of Public School Construction (OPSC).*
- *This form is an exact duplicate (verbatim) of the form provided by the Office of Public School Construction. In the event a conflict should exist, then the language in the OPSC form will prevail.*

NAME OF DISTRICT REPRESENTATIVE (PRINT OR TYPE)

SIGNATURE OF DISTRICT REPRESENTATIVE

DATE | TELEPHONE NUMBER

E-MAIL ADDRESS

QT-H1

General Housing Characteristics: 2010

2010 Census Summary File 1

NOTE: For information on confidentiality protection, nonsampling error, and definitions, see http://www.census.gov/prod/cen2010/doc/sf1.pdf.

Geography: San Leandro Unified School District, California

Subject	Number	Percent
OCCUPANCY STATUS		
Total housing units	26,600	100.0
Occupied housing units	25,134	94.5
Vacant housing units	1,466	5.5
TENURE		
Occupied housing units	25,134	100.0
Owner occupied	13,554	53.9
Owned with a mortgage or loan	10,081	40.1
Owned free and clear	3,473	13.8
Renter occupied	11,580	46.1
VACANCY STATUS		
Vacant housing units	1,466	100.0
For rent	697	47.5
Rented, not occupied	36	2.5
For sale only	209	14.3
Sold, not occupied	52	3.5
For seasonal, recreational, or occasional use	67	4.6
For migratory workers	0	0.0
Other vacant	405	27.6
TENURE BY HISPANIC OR LATINO ORIGIN OF HOUSEHOLDER BY RACE OF HOUSEHOLDER		
Occupied housing units	25,134	100.0
Owner-occupied housing units	13,554	53.9
Not Hispanic or Latino householder	11,330	45.1
White alone householder	6,164	24.5
Black or African American alone householder	949	3.8
American Indian and Alaska Native alone householder	40	0.2
Asian alone householder	3,874	15.4
Native Hawaiian and Other Pacific Islander alone householder	54	0.2
Some Other Race alone householder	21	0.1
Two or More Races householder	228	0.9
Hispanic or Latino householder	2,224	8.8
White alone householder	1,085	4.3
Black or African American alone householder	17	0.1
American Indian and Alaska Native alone householder	38	0.2
Asian alone householder	28	0.1
Native Hawaiian and Other Pacific Islander alone householder	7	0.0
Some Other Race alone householder	900	3.6

Subject	Number	Percent
Two or More Races householder	149	0.6
Renter-occupied housing units	11,580	46.1
Not Hispanic or Latino householder	8,516	33.9
White alone householder	3,152	12.5
Black or African American alone householder	3,120	12.4
American Indian and Alaska Native alone householder	45	0.2
Asian alone householder	1,731	6.9
Native Hawaiian and Other Pacific Islander alone householder	92	0.4
Some Other Race alone householder	34	0.1
Two or More Races householder	342	1.4
Hispanic or Latino householder	3,064	12.2
White alone householder	1,056	4.2
Black or African American alone householder	76	0.3
American Indian and Alaska Native alone householder	55	0.2
Asian alone householder	25	0.1
Native Hawaiian and Other Pacific Islander alone householder	5	0.0
Some Other Race alone householder	1,624	6.5
Two or More Races householder	223	0.9

X Not applicable.

Source: U.S. Census Bureau, 2010 Census.

Summary File 1, Tables H3, H4, H5, and HCT1.

SchoolWorks, Inc.
8331 Sierra College Blvd., Suite 221
Roseville, CA 95661
916.733.0402

Use of Developer Fees:

A School District can use the revenue collected on residential and commercial/industrial construction for the purposes listed below:

- Purchase or lease of interim school facilities to house students generated by new development pending the construction of permanent facilities.
- Purchase or lease of land for school facilities for such students.
- Acquisition of school facilities for such students, including:
  - Construction
  - Modernization/reconstruction
  - Architectural and engineering costs
  - Permits and plan checking
  - Testing and inspection
  - Furniture, Equipment and Technology for use in school facilities
- Legal and other administrative costs related to the provision of such new facilities
- Administration of the collection of, and justification for, such fees, and
- Any other purpose arising from the process of providing facilities for students generated by new development.

Following is an excerpt from the Education Code that states the valid uses of the Level 1 developer fees. It refers to construction and reconstruction. The term reconstruction was originally used in the Leroy Greene program. The term modernization is currently used in the 1998 State Building Program and represents the same scope of work used in the original reconstruction projects.

Ed Code Section 17620. (a) (1) The governing board of any school district is authorized to levy a fee, charge, dedication, or other requirement against any construction within the boundaries of the district, for the purpose of funding the construction or reconstruction of school facilities, subject to any limitations set forth in Chapter 4.9 (commencing with Section 65995) of Division 1 of Title 7 of the Government Code. This fee, charge, dedication, or other requirement may be applied to construction only as follows: …

The limitations referred to in this text describe the maximum amounts that can be charged for residential and commercial/industrial projects and any projects that qualify for exemptions. They do not limit the use of the funds received.

SchoolWorks, Inc.
8331 Sierra College Blvd, Suite 221
Roseville, CA 95661
916.733.0402

Determination of Average State allowed amounts for Site Development Costs

Elementary Schools			**Original**		**2009 Adjusted**			
			OPSC Site	**Inflation**	**Site**	**Project**	**2009**	
District	**Project #**	**Acres**	**Development**	**Factor**	**Development**	**Year**	**Cost/Acre**	
Davis Jt Unified	3	9.05	$532,282	38.4%	$1,473,469	2004	$162,814	
Dry Creek Jt Elem	2	8.5	$516,347	46.2%	$1,509,322	2002	$177,567	
Dry Creek Jt Elem	5	11.06	$993,868	20.1%	$2,387,568	2006	$215,874	
Elk Grove Unified	5	12.17	$556,011	48.2%	$1,648,316	2001	$135,441	
Elk Grove Unified	10	11	$690,120	48.2%	$2,045,888	2001	$185,990	
Elk Grove Unified	11	10	$702,127	48.2%	$2,081,483	2001	$208,148	
Elk Grove Unified	14	10	$732,837	46.2%	$2,142,139	2002	$214,214	
Elk Grove Unified	16	9.86	$570,198	46.2%	$1,666,733	2002	$169,040	
Elk Grove Unified	17	10	$542,662	46.2%	$1,586,243	2002	$158,624	
Elk Grove Unified	20	10	$710,730	43.2%	$2,034,830	2003	$203,483	
Elk Grove Unified	25	10	$645,923	38.4%	$1,788,052	2004	$178,805	
Elk Grove Unified	28	10.03	$856,468	24.4%	$2,130,974	2005	$212,460	
Elk Grove Unified	39	9.91	$1,007,695	20.1%	$2,420,785	2006	$244,277	
Folsom-Cordova Unified	1	9.79	$816,196	20.1%	$1,960,747	2006	$200,281	
Folsom-Cordova Unified	4	7.5	$455,908	46.2%	$1,332,654	2002	$177,687	
Folsom-Cordova Unified	5	8	$544,213	46.2%	$1,590,776	2002	$198,847	
Folsom-Cordova Unified	8	8.97	$928,197	11.2%	$2,063,757	2007	$230,073	
Galt Jt Union Elem	2	10.1	$1,033,044	38.4%	$2,859,685	2004	$283,137	
Lincoln Unified	1	9.39	$433,498	46.2%	$1,267,148	2002	$134,947	
Lodi Unified	3	11.2	$555,999	46.2%	$1,625,228	2002	$145,110	
Lodi Unified	10	11.42	$1,245,492	46.2%	$3,640,669	2002	$318,798	
Lodi Unified	19	9.93	$999,164	11.2%	$2,221,545	2007	$223,721	
Lodi Unified	22	10	$1,416,212	7.7%	$3,051,426	2008	$305,143	
Natomas Unified	6	8.53	$685,284	46.2%	$2,003,138	2002	$234,834	
Natomas Unified	10	9.83	$618,251	43.2%	$1,770,061	2003	$180,067	
Natomas Unified	12	9.61	$735,211	24.4%	$1,829,275	2005	$190,351	
Rocklin Unified	8	10.91	$593,056	46.2%	$1,733,548	2002	$158,895	
Stockton Unified	1	12.66	$1,462,232	7.7%	$3,150,582	2008	$248,861	
Stockton Unified	2	10.5	$781,675	43.2%	$2,237,946	2003	$213,138	
Stockton Unified	6	12.48	$1,136,704	20.1%	$2,730,703	2006	$218,806	
Tracy Jt Unified	4	10	$618,254	46.2%	$1,807,204	2002	$180,720	
Tracy Jt Unified	10	10	$573,006	38.4%	$1,586,202	2004	$158,620	
Washington Unified	1	8	$446,161	46.2%	$1,304,163	2002	$163,020	
Washington Unified	4	10.76	$979,085	7.7%	$2,109,575	2008	$196,057	**2020**
								Adjustment
Totals		**341.16**			**$68,791,833**	**Average**	**$201,641**	**$267,920**

Middle and High Schools			**Original**		**2009 Adjusted**			
			OPSC Site	**Inflation**	**Site**	**Project**	**2009**	
District	**Project #**	**Acres**	**Development**	**Factor**	**Development**	**Year**	**Cost/Acre**	
Western Placer Unified	4	19.3	$5,973,312	24.4%	$7,431,085	2005	$385,030	
Roseville City Elem	2	21.6	$1,780,588	48.2%	$2,639,311	2000	$122,190	
Elk Grove Unified	4	66.2	$8,659,494	48.2%	$12,835,704	2000	$193,893	
Elk Grove Unified	13	76.4	$9,791,732	48.2%	$14,513,986	2001	$189,974	
Elk Grove Unified	18	84.3	$13,274,562	43.2%	$19,002,626	2003	$225,417	
Grant Jt Union High	2	24	$2,183,840	48.2%	$3,237,039	2000	$134,877	
Center Unified	1	21.2	$1,944,310	46.2%	$2,841,684	2002	$134,042	
Lodi Unified	2	13.4	$1,076,844	46.2%	$1,573,849	2002	$117,451	
Lodi Unified	6	13.4	$2,002,164	46.2%	$2,926,240	2002	$218,376	
Galt Jt Union Elem	1	24.9	$2,711,360	46.2%	$3,962,757	2002	$159,147	
Tahoe Truckee Unified	2	24	$2,752,632	43.2%	$3,940,412	2003	$164,184	
Davis Unified	5	23.3	$3,814,302	43.2%	$5,460,199	2003	$234,343	
Woodland Unified	3	50.2	$8,664,700	46.2%	$12,663,792	2002	$252,267	
Sacramento City Unified	1	35.2	$4,813,386	46.2%	$7,034,949	2002	$199,856	
Lodi Unified	4	47	$7,652,176	46.2%	$11,183,950	2002	$237,956	
Stockton Unified	3	49.1	$8,959,088	43.2%	$12,824,996	2003	$261,202	
Natomas Unified	11	38.7	$3,017,002	38.4%	$4,175,850	2004	$107,903	
Rocklin Unified	11	47.1	$11,101,088	24.4%	$13,810,282	2005	$293,212	**2020**
Totals		**679.3**			**$142,058,711**	Average	$209,125	**Adjustment**
Middle Schools:		**260.7**			**$49,447,897**	Middle	$189,704	**$252,060**
High Schools:		**418.6**			**$92,610,814**	High	$221,217	**$293,931**

INDEX ADJUSTMENT ON THE ASSESSMENT FOR DEVELOPMENT

PURPOSE OF REPORT

To report the index adjustment on the assessment for development, which may be levied pursuant to Education Code Section 17620.

DESCRIPTION

The law requires the maximum assessment for development be adjusted every two years by the change in the Class B construction cost index, as determined by the State Allocation Board (Board) at its January meeting. This item requests that the Board make the adjustment based on the change reflected using the RS Means index.

AUTHORITY

Education Code Section 17620(a)(1) states the following: "The governing board of any school district is authorized to levy a fee, charge, dedication, or other requirement against any construction within the boundaries of the district, for the purpose of funding the construction or reconstruction of school facilities, subject to any limitations set forth in Chapter 4.9 (commencing with Section 65995) of Division 1 of Title 7 of the Government Code."

Government Code Section 65995(b)(3) states the following: "The amount of the limits set forth in paragraphs (1) and (2) shall be increased in 2000, and every two years thereafter, according to the adjustment for inflation set forth in the statewide cost index for class B construction, as determined by the State Allocation Board at its January meeting, which increase shall be effective as of the date of that meeting."

BACKGROUND

There are three levels that may be levied for developer's fees. The fees are levied on a per-square foot basis. The lowest fee, Level I, is assessed if the district conducts a Justification Study that establishes the connection between the development coming into the district and the assessment of fees to pay for the cost of the facilities needed to house future students. The Level II fee is assessed if a district makes a timely application to the Board for new construction funding, conducts a School Facility Needs Analysis pursuant to Government Code Section 65995.6, and satisfies at least two of the requirements listed in Government Code Section 65995.5(b)(3). The Level III fee is assessed when State bond funds are exhausted; the district may impose a developer's fee up to 100 percent of the School Facility Program new construction project cost.

STAFF ANALYSIS/STATEMENTS

A historical comparison of the assessment rates for development fees for 2016 and 2018 are shown below for information. According to the RS Means, the cost index for Class B construction increased by 7.64, during the two-year period from January 2018 to January 2020, requiring the assessment for development fees to be adjusted as follows beginning January 2020*:

RS Means Index Maximum Level I Assessment Per Square Foot

	2016	2018	2020
Residential	$3.48	$3.79	$4.08
Commercial/Industrial	$0.56	$0.61	$0.66

*Assembly Bill 48 (O'Donnell) includes provisions related to development fees. In the event that Proposition 13 is approved by the voters in March 2020, the provisions of Assembly Bill 48 will take effect and may change the fee amounts above for certain types of development projects.

RECOMMENDATION

Increase the 2020 maximum Level I assessment for development in the amount of 7.64 percent using the RS Means Index to be effective immediately.

ATTACHMENT B

ANNUAL ADJUSTMENT TO SCHOOL FACILITY PROGRAM GRANTS

State Allocation Board Meeting, January 22, 2020

Grant Amount Adjustments

New Construction	SFP Regulation Section	Adjusted Grant Per Pupil Effective 1-1-19	Adjusted Grant Per Pupil Effective 1-1-20
Elementary	1859.71	$12,197	$12,451
Middle	1859.71	$12,901	$13,169
High	1859.71	$16,415	$16,756
Special Day Class – Severe	1859.71.1	$34,274	$34,987
Special Day Class – Non-Severe	1859.71.1	$22,922	$23,399
Automatic Fire Detection/Alarm System – Elementary	1859.71.2	$15	$15
Automatic Fire Detection/Alarm System – Middle	1859.71.2	$20	$20
Automatic Fire Detection/Alarm System – High	1859.71.2	$33	$34
Automatic Fire Detection/Alarm System – Special Day Class – Severe	1859.71.2	$61	$62
Automatic Fire Detection/Alarm System – Special Day Class – Non-Severe	1859.71.2	$43	$44
Automatic Sprinkler System – Elementary	1859.71.2	$205	$209
Automatic Sprinkler System – Middle	1859.71.2	$243	$248
Automatic Sprinkler System – High	1859.71.2	$253	$258
Automatic Sprinkler System – Special Day Class – Severe	1859.71.2	$646	$659
Automatic Sprinkler System – Special Day Class – Non-Severe	1859.71.2	$433	$442

ATTACHMENT B

ANNUAL ADJUSTMENT TO SCHOOL FACILITY PROGRAM GRANTS

State Allocation Board Meeting, January 22, 2020

Grant Amount Adjustments

Modernization	SFP Regulation Section	Adjusted Grant Per Pupil Effective 1-1-19	Adjusted Grant Per Pupil Effective 1-1-20
Elementary	1859.78	$4,644	$4,747
Middle	1859.78	$4,912	$5,014
High	1859.78	$6,431	$6,565
Special Day Class - Severe	1859.78.3	$14,802	$15,110
Special Day Class – Non-Severe	1859.78.3	$9,903	$10,109
State Special School – Severe	1859.78	$24,672	$25,185
Automatic Fire Detection/Alarm System – Elementary	1859.78.4	$151	$154
Automatic Fire Detection/Alarm System – Middle	1859.78.4	$151	$154
Automatic Fire Detection/Alarm System – High	1859.78.4	$151	$154
Automatic Fire Detection/Alarm System – Special Day Class – Severe	1859.78.4	$415	$424
Automatic Fire Detection/Alarm System – Special Day Class – Non-Severe	1859.78.4	$278	$284
Over 50 Years Old – Elementary	1859.78.6	$6,452	$6,586
Over 50 Years Old – Middle	1859.78.6	$6,824	$6,966
Over 50 Years Old – High	1859.78.6	$8,933	$9,119
Over 50 Years Old – Special Day Class – Severe	1859.78.6	$20,565	$20,993
Over 50 Years Old – Special Day Class – Non-Severe	1859.78.6	$13,752	$14,038
Over 50 Years Old – State Special Day School – Severe	1859.78.6	$34,273	$34,986

(Rev. 1)

ATTACHMENT B

ANNUAL ADJUSTMENT TO SCHOOL FACILITY PROGRAM GRANTS

State Allocation Board Meeting, January 22, 2020

Grant Amount Adjustments

New Construction / Modernization / Facility Hardship / Seismic Mitigation / Joint Use	SFP Regulation Section	Adjusted Grant Amount Effective 1-1-19	Adjusted Grant Amount Effective 1-1-20
Therapy/Multipurpose Room/Other (per square foot)	1859.72 1859.73.2 1859.77.3 1859.82 1859.125 1859.125.1	$200	$204
Toilet Facilities (per square foot)	1859.72 1859.73.2 1859.82 1859.125 1859.125.1	$359	$366

New Construction Only	SFP Regulation Section	Adjusted Grant Amount Effective 1-1-19	Adjusted Grant Amount Effective 1-1-20
Parking Spaces (per stall)	1859.76	$15,511	$15,834
General Site Grant (per acre for additional acreage being acquired)	1859.76	$19,853	$20,266
Project Assistance (for school district with less than 2,500 pupils)	1859.73.1	$7,460	$7,615

Modernization Only	SFP Regulation Section	Adjusted Grant Amount Effective 1-1-19	Adjusted Grant Amount Effective 1-1-20
Two-stop Elevator	1859.83	$124,080	$126,661
Each Additional Stop	1859.83	$22,335	$22,800
Project Assistance (for school district with less than 2,500 pupils)	1859.78.2	$3,978	$4,061