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2020 DEVELOPER FEE JUSTIFICATION STUDY
MILLBRAE SCHOOL DISTRICT

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Executive Summary

This Developer Fee Justification Study demonstrates that the Millbrae School District requires its share of 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 Districts share of the developer fees is 60%.

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

Table 1

Millbrae School District
Developer Fee Collection Rates

Totals	Previous	New	Change
Residential	$3.79	$4.08	$0.29
Commercial/Ind.	$0.61	$0.66	$0.05
District Share:	60.00%		
Net Impact	Previous	New	Change
Residential	$2.27	$2.45	$0.18
Commercial/Ind.	$0.37	$0.40	$0.03

*except for Rental Self Storage facilities in which a fee of $0.07 per square foot is justified.

The total projected number of housing units to be built over the next five years is 1,236. The average square feet per unit is 905. This Study demonstrates a need of $5.64 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.

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 Millbrae School District.

Following in this Study will be figures indicating the current enrollment and the projected development occurring within the attendance boundaries of the Millbrae 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 2,349 students. The enrollment by grade level is shown here in Table 2.

Table 2

Millbrae School District
CURRENT ENROLLMENT

Grade	2019/2020
TK/K	276
1	251
2	231
3	271
4	249
5	239
6	276
TK-6 Total	1,793
7	261
8	295
7-8 Total	556
TK-8 Total	2,349

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 0.50 for grades TK-8. For the purposes of this Study we will use the local factors to determine the students generated from new housing developments. Comparing the number of housing units in the school district to the number of students in the school district as of the 2010 Census results in a generation rate of 0.2441 which includes all housing types. The yield rate of single family homes was calculated to be 0.2922, while the yield rate of multi-family units was 0.1705. Table 3 shows the student generation factors that will be used for the various grade groupings for this study.

Table 3

Millbrae School District
STUDENT GENERATION FACTORS

Grades	Students per Household
TK-6	0.1005
7-8	0.0245
Total	**0.1250**

These yield rates were calculated based on the projected impact of the planned new development projects. A previous analysis done by SchoolWorks had analyzed several developments built near BART stations that were high density projects. These averaged a student yield rate of 0.1250 TK-8 students per housing unit. Although this rate is much lower than the current district yield rate and is lower than the current multi-family yield rate, it is the most likely yield from the type of projects being planned over the next 5 years.

New Residential Development Projections

The Millbrae Station Area Specific Plan is projecting 1,440 new housing units through 2040. SchoolWorks talked to the City of Millbrae Planning Manager, Roscoe Mata, on May 5th, 2020. We are projecting a total of 1,236 new residential units over the next 5 years. This would be an average of 247.2 new residential units per year.

To determine the impact of residential development, a student projection is done. Applying the student generation factor of 0.125 to the projected 1,236 units of residential housing, we expect that 154 students will be generated from the new residential construction over the next five years. This includes 124 elementary school students and 30 middle 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

Millbrae School District
DEVELOPMENT IMPACT ANALYSIS

Grades	Current Enrollment	Development Projection	Projected Enrollment
TK to 6	1,793	124	1,917
7 to 8	556	30	586
Totals	2,349	154	2,503

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

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

Millbrae School District
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	63	11	11	74	25	0	1,850
Grades 7-8	27	0	0	27	27	0	729
Totals	90	11	11	101		0	2,579

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 are a total of 90 permanent classrooms in the District. In addition, there are 11 portable classrooms. 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. Since the District has fewer portable classrooms than 25% of the permanent classrooms, all 11 portable classrooms are included in the baseline. This results in a total classroom count of 101 and is referred to as the chargeable 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 any projects completed after the baseline is established are added based on the State funded new construction projects. As Table 7 shows, the total State capacity of the District facilities is 2,579 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

Millbrae School District
Summary of Available District Capacity

School Facility	State Capacity	Space Needed	Available Capacity
Grades TK-6	1,850	1,882	(32)
Grades 7-8	729	568	161
Totals	2,579	2,450	129

The District capacity of 2,579 is more than the space needed of 2,450, assuming the existing facilities remain in sufficient condition to maintain existing levels of service. The difference is 129 students. Since the enrollment space needed at grades TK-6 exceeds the District capacity there is no excess capacity available at grades TK-6 to house students from new development.

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 Millbrae 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

Site Acreage Needs

Grade	Typical Acres	Average Students	Projected Unhoused Students	Equivalent Sites Needed	Site Acres Needed
TK-6	10	600	124	0.21	2.07
7-8	20	800	0	0.00	0.00
				TOTAL	**2.07**

General Site Development Allowance

Grade	Acres	Allowance/ Acre	Base Cost	% Allowance	Added Cost	Total Cost
TK-6	2.07	$40,532	$83,901	6%	$188,604	$272,505
7-8	0.00	$40,532	$0	6%	$0	$0
Totals	**2.07**					**$272,505**

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	2.07	$1,000,000	$2,070,000	$267,920	$554,595	$272,505	$827,100
7-8	0.00	$1,000,000	$0	$252,060	$0	$0	$0
Totals	**2.07**		**$2,070,000**		**$554,595**	**$272,505**	**$827,100**

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%.

Reconstruction/Modernization Costs

In addition to any new facilities needed, there is also a need to reconstruct or modernize existing facilities in order to maintain the existing levels of service as students from new development continue to arrive in the District's facilities. In order to generate capacity, it may also be necessary to reopen closed school facilities. Such reopening often requires reconstruction in order to provide the District's existing level of service. For purposes of this report, the analysis of modernization/reconstruction includes the possible reopening and refurbishing of closed or unused school facilities.

California has made a significant investment in school facilities through grants provided to help extend the useful life of public schools. The State's largest funding source for public school modernization projects, the School Facilities Program (SFP), requires a minimum local funding contribution of 40% of SFP-eligible costs. The State may provide up to 60% of the eligible costs at those times that State funding is available. However, SFP modernization grants frequently, if not usually, fall short of providing 60% of the actual costs for major modernizations. In the best cases, developer fees can help meet the District's required 40% local share. In many cases, developer fees may be necessary to supplement both the State's and the school district's contribution to a project.

Buildings generate eligibility for State reconstruction/modernization funding once they reach an age of 25 years old for permanent buildings and 20 years old for portables.

The usable life of school facilities is an important consideration in determining district facility needs into the future. The specific time when the projected residential developments will be built cannot be precisely predicted. Some new homes may be immediately occupied by families with school aged children, while others may be immediately occupied who will have school-aged children in five to ten years. As a result of these variables, for each new home, the District must be prepared to house the students residing there for an extended period of time. Students generated by the next five years of development will need to be accommodated in District schools for a significant amount of time that could exceed twenty years. Thus, the District will need to ensure that it has facilities in place for future decades.

As evidenced by the State Building program's use of the criteria that buildings older than twenty-five years (and portables older than twenty years) are eligible for modernization funds, school buildings require reconstruction/modernization to remain in use for students beyond the initial twenty to twenty-five years of life of those buildings. To the extent that the

District has buildings older than twenty to twenty-five years old, the point will be reached without reconstruction/modernization that those buildings will no longer be able to provide the existing level of service to students, and may, in some circumstances, need to be closed entirely for health and safety reasons. However, because of the new development, reconstruction/modernization must occur in order to have available school housing for the new students from development.

The following table shows the District's eligibility for modernization/reconstruction funding in the State Building Program.

Table 10

Modernization Project Needs

	Eligible Modernization Grants			State	District	Project
School	**Elem**	**Middle**	**Spec Ed**	**Funding**	**Share**	**Total**
Taylor Middle	**0**	**851**	**0**	**$4,525,975**	**$3,017,317**	**$7,543,292**

Table 11

New Development Share of Modernization Costs

	Eligible Modernization		New Development	
Grade	**Grants**	**Students**	**$/Student**	**Amount**
TK-6	0	0	$8,395	$0
7-8	851	30	$8,864	$265,920
Totals	**851**	**30**		**$265,920**

Includes students from new developments not housed in new facilities.
Amounts based on State OPSC budgets for modernization projects.

This data is used to show that there are significant needs within the school District to invest in its existing facilities. Without modernizing its schools, the District could be forced to begin closing some of its buildings and schools.

To accurately account for the amount of the modernization projects attributed to the impact of new developments, only the students from new developments that were not already housed in new facilities are included in the net needs for modernization projects. As can be seen in the charts, the net modernization needs due to new development impacts are much less than the total District modernization needs.

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 2.07 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.

Finally, the modernization needs are included for the students not housed in new facilities but who would be housed in existing facilities that are eligible for and need to be modernized to provide adequate housing and to maintain the existing level of service for the students generated by development.

Table 12

Millbrae School District
Summary of Residential Impact

School Facility	Development Projection	Available Space	Net Unhoused	Construction Cost Per Student	Total Facility Costs
Elementary	124	0	124	$25,350	$3,143,400
Middle	30	161	0	$26,874	$0
Site Purchase: 2.07 acres					$2,070,000
Site Development:					$827,100
			New Construction Needs:		**$6,040,500**
			Modernization Needs:		**$265,920**
			TOTAL NEEDS:		**$6,306,420**
			Average cost per student:		**$40,951**
			Total Residential Sq Ft:		**1,118,580**
			Residential Fee Justified:		**$5.64**

The total need for school facilities based solely on the impact of the 1,236 new housing units projected over the next five years totals $6,306,420. 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 historic Developer Fee Permits, the average size home built has averaged 1,165 square feet. However, the new multi-family housing developments are projected to average 905 square feet per unit. The total area for 1,236 new homes would therefore be 1,118,850 square feet. The total residential fee needed to be able to collect $6,306,420 would be **$5.64** 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 13

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 11,683 employees and 8,940 homes in the District. This represents a ratio of 1.3068 employees per home.

There were 2,232 school age children attending the District in 2010. This is a ratio of 0.1910 students per employee. This ratio, however, must be reduced by including only the percentage of employees that worked in their community of residence (18.9%), 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 0.0361.

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 12.

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 (18.9 percent).
- Housing units per employee (0.7652). This was derived from the 2008-2012 ACS 5 Year Estimates data for the District, which indicates there were 11,683 employees, and the 2010 QT-H1 Summary File data for the District, which indicates there were 8,940 housing units.
- Percentage of employees that will occupy new housing units (75 percent).
- Average square feet per dwelling unit (905).
- Residential fee charged by the District ($2.45 (60% of $4.08) per square foot).
- Average cost per student was determined in Table 12.

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 14

Millbrae School District
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	0.0361	0.102	$40,951	$4.18	$0.68	$3.50
Community Shopping Centers	1.53	0.0361	0.055	$40,951	$2.26	$0.37	$1.89
Neighborhood Shopping Centers	2.71	0.0361	0.098	$40,951	$4.01	$0.65	$3.36
Industrial Business Parks	3.52	0.0361	0.127	$40,951	$5.20	$0.85	$4.36
Industrial Parks	1.35	0.0361	0.049	$40,951	$2.00	$0.32	$1.67
Rental Self Storage	0.06	0.0361	0.002	$40,951	$0.09	$0.02	$0.07
Scientific Research & Development	3.04	0.0361	0.110	$40,951	$4.50	$0.73	$3.76
Lodging	1.13	0.0361	0.041	$40,951	$1.67	$0.27	$1.40
Standard Commercial Office	4.79	0.0361	0.173	$40,951	$7.08	$1.15	$5.93
Large High Rise Commercial Office	4.31	0.0361	0.156	$40,951	$6.37	$1.04	$5.34
Corporate Offices	2.69	0.0361	0.097	$40,951	$3.98	$0.65	$3.33
Medical Offices	4.27	0.0361	0.154	$40,951	$6.31	$1.03	$5.29

*Based on 1990 SanDAG Traffic Generator Report

Net Cost per Square Foot

Since the Districts share of the State Maximum Fee is now $0.40 (60% of $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 $0.07 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 $6,306,420. The amount the District would collect over the five year period at the maximum rate of $2.45 (60% of $4.08) for residential and $0.40 (60% of $0.66) for commercial/industrial development would be as follows:

$2.45 x 1,236 homes x 905 sq ft per home = $2,740,521 for Residential

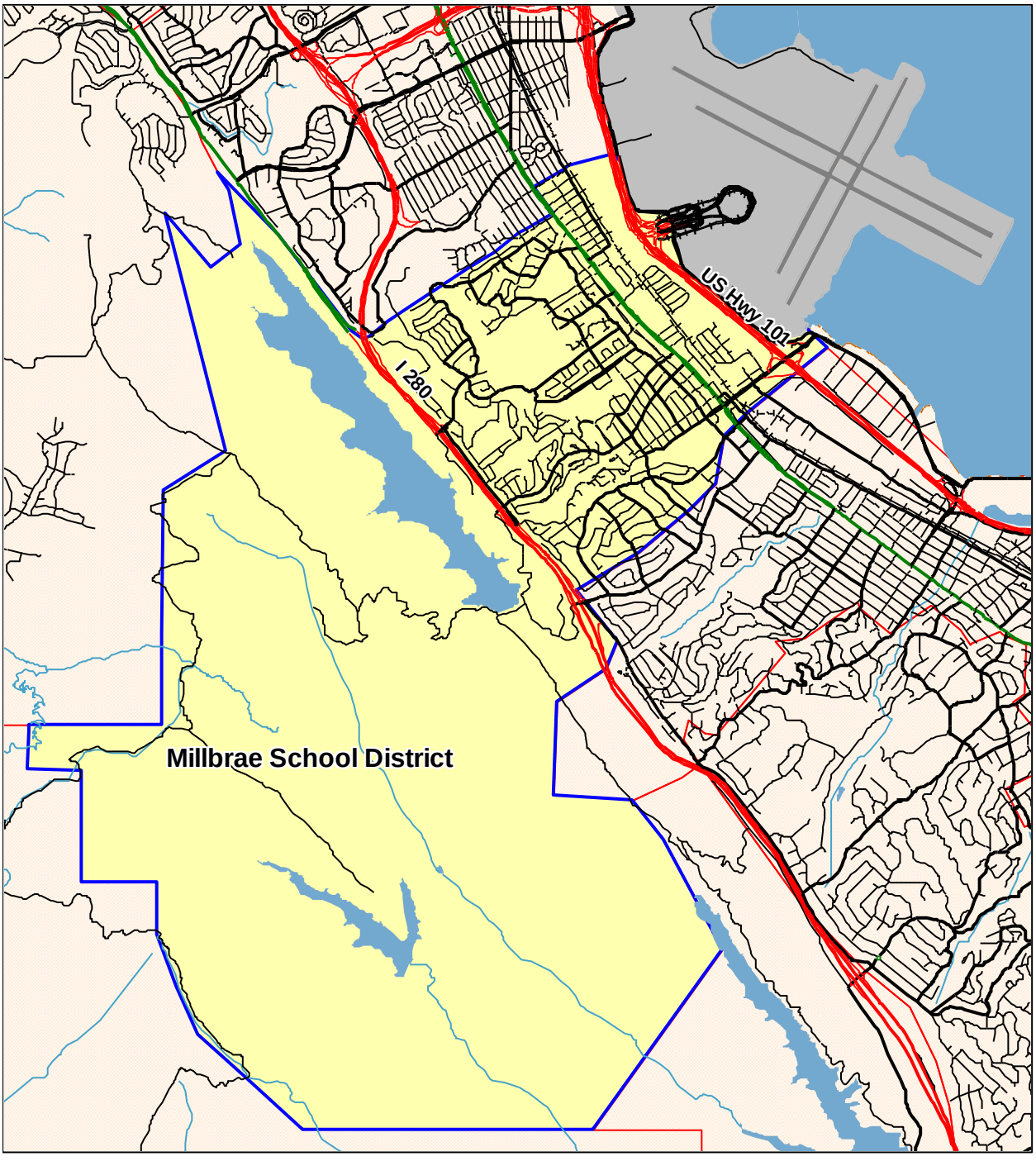
$0.40 x 98,000 sq ft per year x 5 years = $196,000 for Commercial/Industrial

Total projected 5 year income: $2,936,521

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 Millbrae 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 Millbrae 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 0.125 TK-8 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 $5.64 per square foot of residential development. Each square foot of residential development will generate $2.45 (60% of $4.08) in developer fees resulting in a shortfall of $3.19 per square foot.

Benefit Nexus: The developer fees to be collected by the Millbrae 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.

The Districts 2018 Facilities Master Plan identified $89,885,702 in facility needs (Page 5). Projects include modernization at all the schools and the reconstruction of Lomita Park Elementary School (Page 6).

Per the District's agreement with the High School District, the elementary share of the developer fees collected is 60%. The reasonable relationship identified by these findings provides the required justification for the Millbrae School District to levy the maximum fees of **$2.45** (60% of $4.08) per square foot for residential construction and **$0.40** (60% of $0.66) per square foot for commercial/industrial construction, except for Rental Self Storage facilities in which a fee of **$0.07** per square foot is justified as authorized by Education Code Section 17620.

Appendices

2020 Developer Fee Justification Study

Millbrae School District

SCHOOL DISTRICT	FIVE DIGIT DISTRICT CODE NUMBER (*see California Public School Directory*)
Millbrae Elementary	68973
COUNTY	**HIGH SCHOOL ATTENDANCE AREA (HSAA) OR SUPER HSAA (*if applicable*)**
San Mateo	

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): 1236

Part H. District Student Yield Factor (Fifth-Year Projection Only): .125

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					310	281	296	276
1					250	273	228	251
2					253	252	268	231
3					260	246	249	271
4					256	275	242	249
5					287	255	274	239
6					266	295	258	276
7					281	275	295	261
8					269	281	273	295
9					0	0	0	0
10					0	0	0	0
11					0	0	0	0
12					0	0	0	0
TOTAL					**2432**	**2433**	**2383**	**2349**

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 ☐ Estimate ☐ Estimate ☐ Estimate

8th Prev.	7th Prev.	6th Prev.	5th Prev.	4th Prev.	3rd Prev.	2nd Prev.	Previous	Current

Part I. Projected Enrollment

1. Fifth-Year Projection

Enrollment/Residency - (except Special Day Class pupils)

K-6	7-8	9-12	TOTAL
1624	530	0	**2154**

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			

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

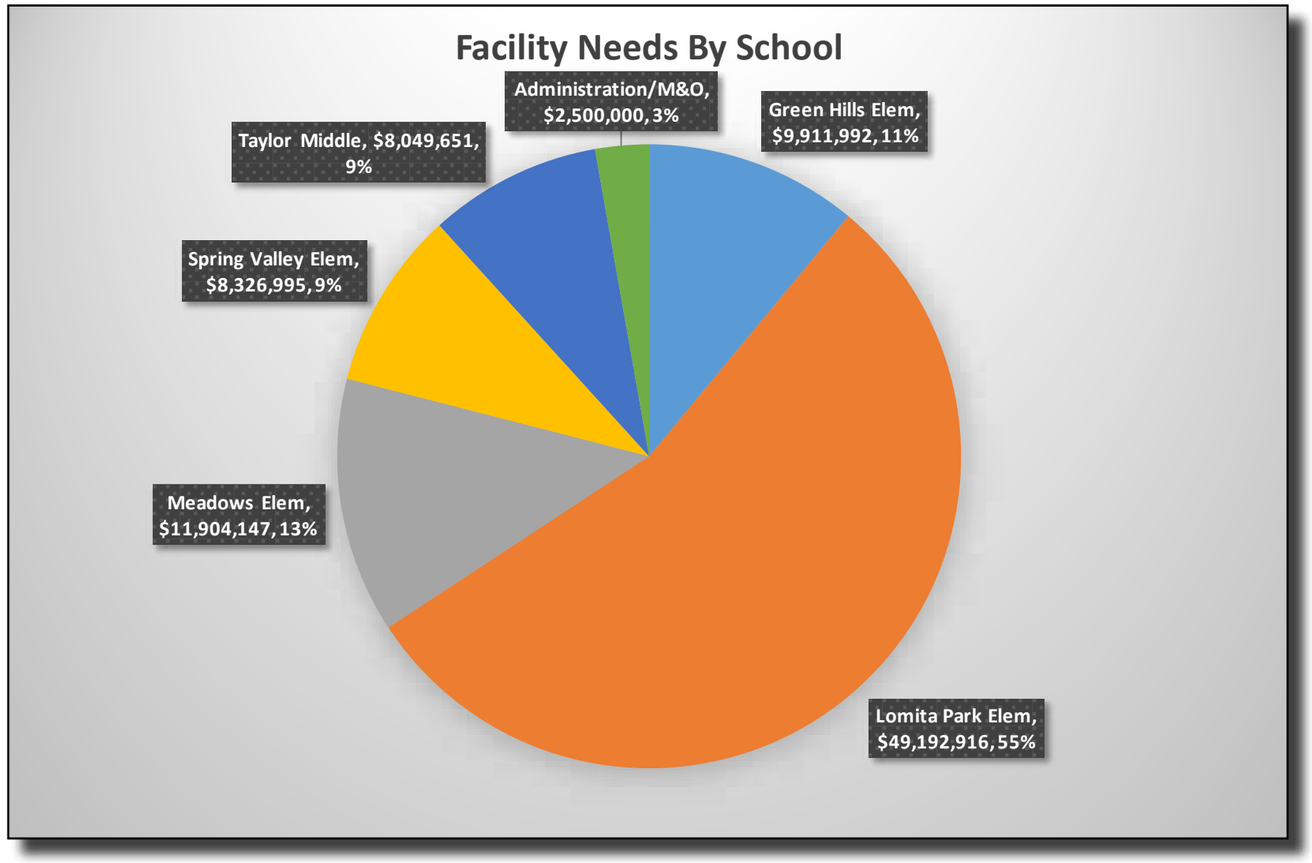
DATE | TELEPHONE NUMBER

E-MAIL ADDRESS

FACILITY NEEDS BY SCHOOL SITE

The Facilities Master Plan has identified a total of **$89,885,702** in District-wide facility needs over the next six to ten years, including rehabilitation of existing permanent buildings; replacement of aging portable classrooms with permanent buildings; and additional new facilities construction at selected sites.

Proposed cost estimates and support budget costs are based upon the current 2018 costs for constructing public works in the region. Actual costs in the implementation plan are adjusted for inflation and construction cost escalation.



Category	Green Hills Elem	Lomita Park Elem	Meadows Elem	Spring Valley Elem	Taylor Middle	Administration/M&O	Totals
Rehabilitation	$5,036,632	$0	$7,412,787	$5,755,635	$8,049,651	$2,500,000	$28,754,705
Portable Replacement	$2,688,000	$0	$2,304,000	$384,000	$0	$0	$5,376,000
New Construction	$2,187,360	$49,192,916	$2,187,360	$2,187,360	$0	$0	$55,754,997
Totals	**$9,911,992**	**$49,192,916**	**$11,904,147**	**$8,326,995**	**$8,049,651**	**$2,500,000**	**$89,885,702**

FACILITY NEEDS BY TYPE

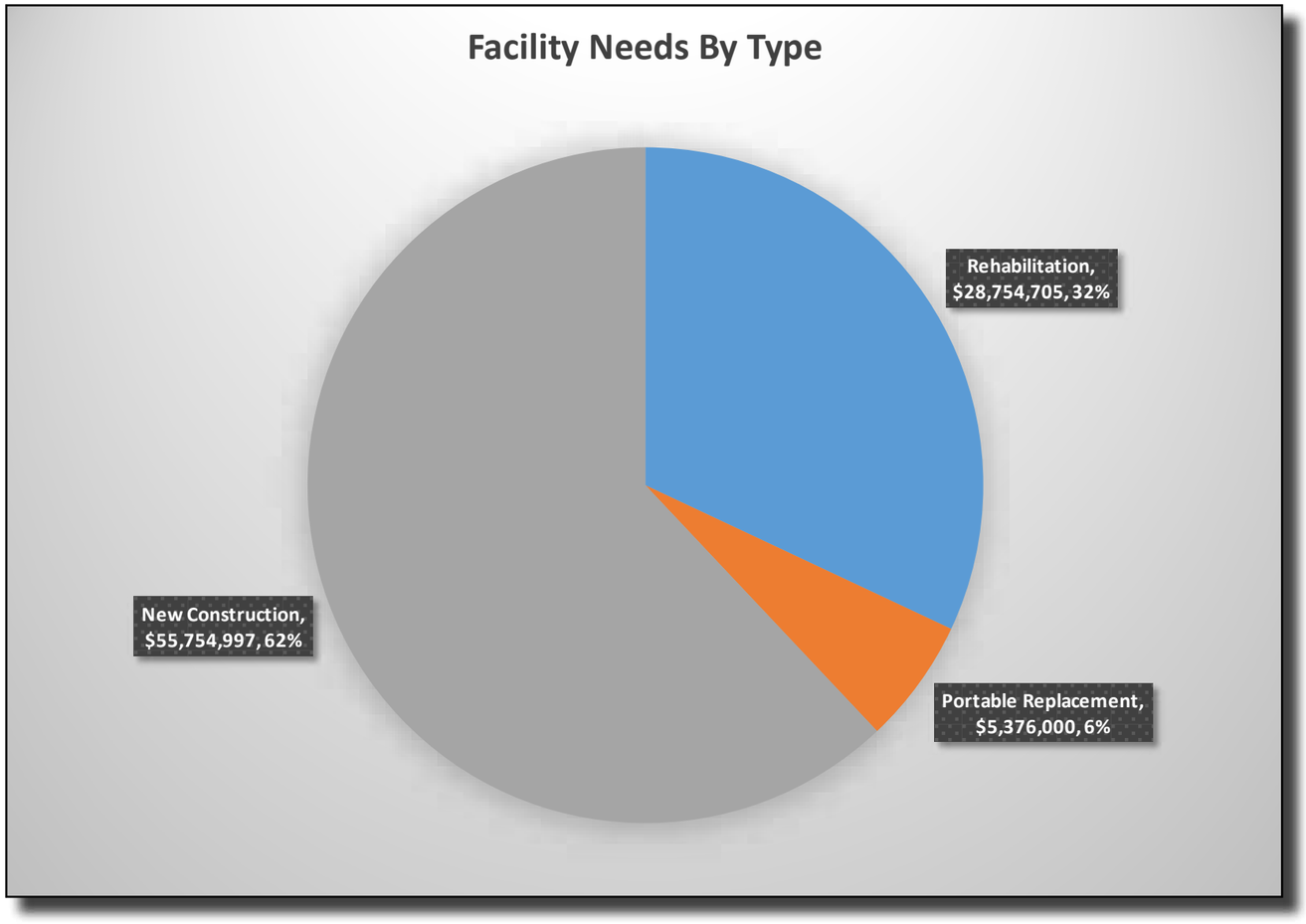
The Facilities Master Plan (FMP) has identified a total of $89,885,702 in facility needs. The existing needs identified in the FMP have been gathered by visiting each school site, assessing the conditions and working with school site staff and District administration.

Amount	Source
$28,754,705	Rehabilitation
$5,376,000	Portable Replacement
$55,754,997	New Construction
$89,885,702	**Total Facility Needs**

Rehabilitation represents general improvements for the existing buildings that result in extending the useful life by an additional 25 years. This includes replacing and upgrading systems, as needed. Modernization funding from the State Building Program can be used to fund both Rehabilitation categories identified in this report.

Portable Replacement refers to the removal of existing portable buildings on site and replacing them with permanent buildings, whether of site-built, modular, panelized or other construction type.

New Construction includes the addition of new buildings such as classroom wings, multi-purpose event centers or gymnasiums. It may also include costs for support facilities such as sports fields, parking or other site-related infrastructure.



Proposed cost estimates and support budget costs are based upon the current 2018 costs for constructing public works in the region. Actual costs in the implementation plan are adjusted for inflation and construction cost escalation.

S0802 | MEANS OF TRANSPORTATION TO WORK BY SELECTED CHARACTERISTICS

2008-2012 American Community Survey 5-Year Estimates

Supporting documentation on code lists, subject definitions, data accuracy, and statistical testing can be found on the American Community Survey website in the Data and Documentation section.

Sample size and data quality measures (including coverage rates, allocation rates, and response rates) can be found on the American Community Survey website in the Methodology section.

Although the American Community Survey (ACS) produces population, demographic and housing unit estimates, it is the Census Bureau's Population Estimates Program that produces and disseminates the official estimates of the population for the nation, states, counties, cities and towns and estimates of housing units for states and counties.

Subject	Millbrae Elementary School District, California				
	Total		Car, truck, or van -- drove alone		Car, truck, or van -- carpooled
	Estimate	Margin of Error	Estimate	Margin of Error	Estimate
Workers 16 years and over	11,683	+/-561	8,333	+/-581	1,309
AGE					
16 to 19 years	2.2%	+/-0.8	1.9%	+/-0.9	3.1%
20 to 24 years	8.5%	+/-2.1	7.3%	+/-1.9	3.4%
25 to 44 years	39.0%	+/-3.1	39.9%	+/-3.6	38.9%
45 to 54 years	27.8%	+/-3.0	27.9%	+/-3.6	32.0%
55 to 59 years	11.3%	+/-2.0	11.9%	+/-2.4	12.1%
60 years and over	11.3%	+/-1.8	11.1%	+/-2.2	10.5%
Median age (years)	45.1	+/-1.3	45.4	+/-1.5	46.3
SEX					
Male	53.4%	+/-2.5	56.8%	+/-2.9	35.9%
Female	46.6%	+/-2.5	43.2%	+/-2.9	64.1%
RACE AND HISPANIC OR LATINO ORIGIN					
One race	96.6%	+/-1.2	96.1%	+/-1.5	99.5%
White	47.1%	+/-3.5	46.0%	+/-3.9	41.7%
Black or African American	1.1%	+/-0.7	1.3%	+/-0.9	0.0%
American Indian and Alaska Native	0.0%	+/-0.3	0.0%	+/-0.4	0.0%
Asian	42.3%	+/-3.0	41.5%	+/-3.8	54.9%
Native Hawaiian and Other Pacific Islander	2.3%	+/-2.0	3.0%	+/-2.7	0.0%
Some other race	3.8%	+/-1.6	4.3%	+/-1.9	2.9%
Two or more races	3.4%	+/-1.2	3.9%	+/-1.5	0.5%
Hispanic or Latino origin (of any race)	18.9%	+/-3.3	17.0%	+/-3.0	20.6%
White alone, not Hispanic or Latino	33.5%	+/-3.2	34.8%	+/-3.8	26.4%
NATIVITY AND CITIZENSHIP STATUS					
Native	49.4%	+/-3.6	51.0%	+/-4.0	33.2%
Foreign born	50.6%	+/-3.6	49.0%	+/-4.0	66.8%
Naturalized U.S. citizen	35.6%	+/-3.3	35.8%	+/-3.8	53.6%
Not a U.S. citizen	15.0%	+/-3.4	13.2%	+/-2.8	13.2%

Subject	Millbrae Elementary School District, California				
	Total		Car, truck, or van -- drove alone		Car, truck, or van -- carpooled
	Estimate	Margin of Error	Estimate	Margin of Error	Estimate
LANGUAGE SPOKEN AT HOME AND ABILITY TO SPEAK ENGLISH					
Speak language other than English	58.5%	+/-3.6	56.2%	+/-4.3	71.4%
Speak English "very well"	32.9%	+/-3.4	32.0%	+/-3.9	38.5%
Speak English less than "very well"	25.5%	+/-3.6	24.2%	+/-3.6	32.9%
EARNINGS IN THE PAST 12 MONTHS (IN 2012 INFLATION-ADJUSTED DOLLARS) FOR WORKERS					
Workers 16 years and over with earnings	11,683	+/-561	8,333	+/-581	1,309
$1 to $9,999 or loss	9.5%	+/-1.7	7.4%	+/-1.8	7.5%
$10,000 to $14,999	5.1%	+/-1.2	6.1%	+/-1.5	2.6%
$15,000 to $24,999	11.1%	+/-2.7	10.4%	+/-2.5	12.5%
$25,000 to $34,999	10.7%	+/-2.0	10.9%	+/-2.6	12.5%
$35,000 to $49,999	12.9%	+/-2.2	14.7%	+/-2.9	3.9%
$50,000 to $64,999	14.1%	+/-2.3	14.9%	+/-2.7	12.0%
$65,000 to $74,999	7.3%	+/-1.7	6.8%	+/-1.8	14.7%
$75,000 or more	29.4%	+/-2.4	28.9%	+/-2.8	34.3%
Median earnings (dollars)	50,929	+/-3,604	50,696	+/-3,869	64,464
POVERTY STATUS IN THE PAST 12 MONTHS					
Workers 16 years and over for whom poverty status is determined	11,683	+/-561	8,333	+/-581	1,309
Below 100 percent of the poverty level	2.8%	+/-1.1	2.8%	+/-1.1	1.9%
100 to 149 percent of the poverty level	3.0%	+/-1.9	1.4%	+/-0.7	2.1%
At or above 150 percent of the poverty level	94.2%	+/-2.1	95.8%	+/-1.3	96.0%
Workers 16 years and over	11,683	+/-561	8,333	+/-581	1,309
OCCUPATION					
Management, business, science, and arts occupations	40.4%	+/-2.7	39.0%	+/-3.2	49.7%
Service occupations	16.5%	+/-2.5	16.5%	+/-2.9	14.1%
Sales and office occupations	25.4%	+/-2.6	25.9%	+/-3.2	19.0%
Natural resources, construction, and maintenance occupations	9.5%	+/-2.1	9.1%	+/-2.0	10.2%
Production, transportation, and material moving occupations	8.3%	+/-1.8	9.5%	+/-2.4	7.0%
Military specific occupations	0.0%	+/-0.3	0.0%	+/-0.4	0.0%
INDUSTRY					
Agriculture, forestry, fishing and hunting, and mining	0.1%	+/-0.1	0.1%	+/-0.2	0.0%
Construction	8.4%	+/-2.3	8.1%	+/-2.0	10.8%
Manufacturing	5.8%	+/-1.3	6.6%	+/-1.7	3.3%
Wholesale trade	3.4%	+/-1.1	3.6%	+/-1.5	0.6%
Retail trade	9.5%	+/-2.3	9.2%	+/-2.8	11.0%
Transportation and warehousing, and utilities	9.2%	+/-1.8	10.3%	+/-2.3	4.4%
Information and finance and insurance, and real estate and rental and leasing	10.7%	+/-2.1	9.4%	+/-2.2	14.4%
Professional, scientific, management, and administrative and waste management services	12.4%	+/-2.0	10.4%	+/-2.1	16.3%
Educational services, and health care and social assistance	21.3%	+/-2.6	22.9%	+/-3.5	22.8%
Arts, entertainment, and recreation, and accommodation and food services	10.8%	+/-2.5	9.8%	+/-2.3	10.8%
Other services (except public administration)	4.3%	+/-1.3	4.7%	+/-1.6	3.4%
Public administration	4.3%	+/-1.5	4.9%	+/-2.0	2.1%
Armed forces	0.0%	+/-0.3	0.0%	+/-0.4	0.0%
CLASS OF WORKER					
Private wage and salary workers	75.0%	+/-3.0	75.1%	+/-3.3	80.7%
Government workers	14.9%	+/-2.4	15.6%	+/-3.0	13.2%

Subject	Millbrae Elementary School District, California				
	Total		Car, truck, or van -- drove alone		Car, truck, or van -- carpooled
	Estimate	Margin of Error	Estimate	Margin of Error	Estimate
Self-employed workers in own not incorporated business	9.8%	+/-2.3	8.9%	+/-2.2	5.7%
Unpaid family workers	0.3%	+/-0.3	0.3%	+/-0.4	0.3%
PLACE OF WORK					
Worked in state of residence	99.9%	+/-0.1	99.9%	+/-0.1	99.5%
Worked in county of residence	58.1%	+/-3.4	59.6%	+/-3.5	49.0%
Worked outside county of residence	41.8%	+/-3.4	40.3%	+/-3.5	50.6%
Worked outside state of residence	0.1%	+/-0.1	0.1%	+/-0.1	0.5%
Workers 16 years and over who did not work at home	11,240	+/-561	8,333	+/-581	1,309
TIME LEAVING HOME TO GO TO WORK					
12:00 a.m. to 4:59 a.m.	2.6%	+/-1.0	3.4%	+/-1.4	0.0%
5:00 a.m. to 5:29 a.m.	2.5%	+/-1.2	3.1%	+/-1.5	1.1%
5:30 a.m. to 5:59 a.m.	3.1%	+/-0.9	3.2%	+/-1.1	1.9%
6:00 a.m. to 6:29 a.m.	6.6%	+/-1.8	6.0%	+/-1.9	8.3%
6:30 a.m. to 6:59 a.m.	8.0%	+/-1.5	9.0%	+/-1.9	3.4%
7:00 a.m. to 7:29 a.m.	13.7%	+/-2.0	10.9%	+/-2.1	19.7%
7:30 a.m. to 7:59 a.m.	12.3%	+/-2.3	9.8%	+/-2.4	24.7%
8:00 a.m. to 8:29 a.m.	17.7%	+/-2.8	20.5%	+/-3.3	8.3%
8:30 a.m. to 8:59 a.m.	7.1%	+/-1.6	7.8%	+/-1.9	4.1%
9:00 a.m. to 11:59 p.m.	26.5%	+/-3.2	26.3%	+/-3.5	28.6%
TRAVEL TIME TO WORK					
Less than 10 minutes	7.0%	+/-1.6	7.1%	+/-1.9	11.0%
10 to 14 minutes	11.9%	+/-2.0	13.6%	+/-2.6	9.6%
15 to 19 minutes	17.0%	+/-2.4	20.4%	+/-2.7	11.2%
20 to 24 minutes	18.1%	+/-3.3	19.2%	+/-3.5	16.4%
25 to 29 minutes	5.4%	+/-1.4	5.6%	+/-1.4	4.7%
30 to 34 minutes	17.4%	+/-2.4	18.9%	+/-2.9	9.4%
35 to 44 minutes	7.1%	+/-1.5	6.6%	+/-1.8	8.0%
45 to 59 minutes	9.6%	+/-1.7	5.6%	+/-1.8	15.0%
60 or more minutes	6.5%	+/-1.7	2.9%	+/-1.1	14.7%
Mean travel time to work (minutes)	26.5	+/-1.2	23.0	+/-1.0	33.0
Workers 16 years and over in households	11,667	+/-556	8,325	+/-576	1,309
HOUSING TENURE					
Owner-occupied housing units	59.8%	+/-4.1	61.5%	+/-4.6	60.4%
Renter-occupied housing units	40.2%	+/-4.1	38.5%	+/-4.6	39.6%
VEHICLES AVAILABLE					
No vehicle available	2.2%	+/-0.9	0.7%	+/-0.5	2.9%
1 vehicle available	17.2%	+/-2.9	15.5%	+/-3.2	16.0%
2 vehicles available	43.4%	+/-4.8	43.8%	+/-5.3	37.8%
3 or more vehicles available	37.3%	+/-4.1	40.0%	+/-4.8	43.3%
PERCENT IMPUTED					
Means of transportation to work	6.4%	(X)	(X)	(X)	(X)
Time leaving home to go to work	12.5%	(X)	(X)	(X)	(X)
Travel time to work	8.9%	(X)	(X)	(X)	(X)
Vehicles available	0.3%	(X)	(X)	(X)	(X)

Subject	Millbrae Elementary School District, California		
	Car, truck, or van -- carpooled	Public transportation (excluding taxicab)	
	Margin of Error	Estimate	Margin of Error
Workers 16 years and over	+/-231	1,065	+/-237
AGE			
16 to 19 years	+/-2.5	3.0%	+/-3.2
20 to 24 years	+/-3.9	13.1%	+/-9.8
25 to 44 years	+/-9.6	34.6%	+/-9.6
45 to 54 years	+/-9.6	28.9%	+/-8.7
55 to 59 years	+/-5.1	11.8%	+/-6.2
60 years and over	+/-4.9	8.5%	+/-4.2
Median age (years)	+/-2.6	42.8	+/-8.3
SEX			
Male	+/-8.1	42.4%	+/-9.8
Female	+/-8.1	57.6%	+/-9.8
RACE AND HISPANIC OR LATINO ORIGIN			
One race	+/-0.8	94.6%	+/-4.8
White	+/-10.7	58.6%	+/-11.4
Black or African American	+/-2.8	1.0%	+/-1.6
American Indian and Alaska Native	+/-2.8	0.0%	+/-3.5
Asian	+/-10.5	32.0%	+/-11.3
Native Hawaiian and Other Pacific Islander	+/-2.8	0.9%	+/-1.4
Some other race	+/-3.3	2.1%	+/-2.4
Two or more races	+/-0.8	5.4%	+/-4.8
Hispanic or Latino origin (of any race)	+/-10.0	25.3%	+/-10.7
White alone, not Hispanic or Latino	+/-9.5	37.0%	+/-11.3
NATIVITY AND CITIZENSHIP STATUS			
Native	+/-9.0	66.0%	+/-10.2
Foreign born	+/-9.0	34.0%	+/-10.2
Naturalized U.S. citizen	+/-9.0	23.2%	+/-8.8
Not a U.S. citizen	+/-9.5	10.8%	+/-5.6
LANGUAGE SPOKEN AT HOME AND ABILITY TO SPEAK ENGLISH			
Speak language other than English	+/-8.7	50.6%	+/-10.3
Speak English "very well"	+/-8.3	36.0%	+/-10.1
Speak English less than "very well"	+/-9.3	14.6%	+/-6.9
EARNINGS IN THE PAST 12 MONTHS (IN 2012 INFLATION-ADJUSTED DOLLARS) FOR WORKERS			
Workers 16 years and over with earnings	+/-231	1,065	+/-237
$1 to $9,999 or loss	+/-3.9	12.7%	+/-10.0
$10,000 to $14,999	+/-2.4	0.0%	+/-3.5
$15,000 to $24,999	+/-7.5	2.7%	+/-2.3
$25,000 to $34,999	+/-6.9	8.9%	+/-4.4
$35,000 to $49,999	+/-2.8	16.1%	+/-6.9
$50,000 to $64,999	+/-5.3	10.5%	+/-5.8
$65,000 to $74,999	+/-7.5	7.9%	+/-5.1
$75,000 or more	+/-9.2	41.2%	+/-10.7
Median earnings (dollars)	+/-10,501	64,617	+/-11,935
POVERTY STATUS IN THE PAST 12 MONTHS			
Workers 16 years and over for whom poverty status is determined	+/-231	1,065	+/-237
Below 100 percent of the poverty level	+/-2.1	0.0%	+/-3.5
100 to 149 percent of the poverty level	+/-2.3	1.6%	+/-2.6

Subject	Millbrae Elementary School District, California		
	Car, truck, or van -- carpooled	Public transportation (excluding taxicab)	
	Margin of Error	Estimate	Margin of Error
At or above 150 percent of the poverty level	+/-2.7	98.4%	+/-2.6
Workers 16 years and over	+/-231	1,065	+/-237
OCCUPATION			
Management, business, science, and arts occupations	+/-9.5	44.9%	+/-9.4
Service occupations	+/-7.8	15.8%	+/-9.4
Sales and office occupations	+/-6.5	29.4%	+/-9.7
Natural resources, construction, and maintenance occupations	+/-6.7	4.5%	+/-4.4
Production, transportation, and material moving occupations	+/-4.2	5.4%	+/-4.1
Military specific occupations	+/-2.8	0.0%	+/-3.5
INDUSTRY			
Agriculture, forestry, fishing and hunting, and mining	+/-2.8	0.0%	+/-3.5
Construction	+/-7.1	0.4%	+/-0.8
Manufacturing	+/-2.9	5.4%	+/-5.4
Wholesale trade	+/-1.0	2.7%	+/-4.2
Retail trade	+/-7.7	10.2%	+/-5.7
Transportation and warehousing, and utilities	+/-3.0	10.6%	+/-6.4
Information and finance and insurance, and real estate and rental and leasing	+/-6.5	16.0%	+/-7.1
Professional, scientific, management, and administrative and waste management services	+/-6.4	19.1%	+/-7.2
Educational services, and health care and social assistance	+/-8.9	13.6%	+/-5.5
Arts, entertainment, and recreation, and accommodation and food services	+/-8.1	11.7%	+/-9.8
Other services (except public administration)	+/-2.6	4.8%	+/-3.4
Public administration	+/-2.1	5.5%	+/-3.8
Armed forces	+/-2.8	0.0%	+/-3.5
CLASS OF WORKER			
Private wage and salary workers	+/-7.2	80.5%	+/-6.3
Government workers	+/-5.6	15.3%	+/-5.2
Self-employed workers in own not incorporated business	+/-4.7	4.2%	+/-4.6
Unpaid family workers	+/-0.6	0.0%	+/-3.5
PLACE OF WORK			
Worked in state of residence	+/-0.7	100.0%	+/-3.5
Worked in county of residence	+/-10.1	24.7%	+/-10.0
Worked outside county of residence	+/-10.1	75.3%	+/-10.0
Worked outside state of residence	+/-0.7	0.0%	+/-3.5
Workers 16 years and over who did not work at home	+/-231	1,065	+/-237
TIME LEAVING HOME TO GO TO WORK			
12:00 a.m. to 4:59 a.m.	+/-2.8	0.0%	+/-3.5
5:00 a.m. to 5:29 a.m.	+/-1.8	0.7%	+/-1.1
5:30 a.m. to 5:59 a.m.	+/-2.1	3.8%	+/-3.4
6:00 a.m. to 6:29 a.m.	+/-5.1	7.9%	+/-5.6
6:30 a.m. to 6:59 a.m.	+/-2.8	9.4%	+/-4.3
7:00 a.m. to 7:29 a.m.	+/-7.3	30.8%	+/-8.5
7:30 a.m. to 7:59 a.m.	+/-9.4	18.2%	+/-7.2
8:00 a.m. to 8:29 a.m.	+/-5.0	10.5%	+/-6.6
8:30 a.m. to 8:59 a.m.	+/-3.3	6.5%	+/-3.7
9:00 a.m. to 11:59 p.m.	+/-7.6	12.2%	+/-9.7
TRAVEL TIME TO WORK			

Subject	Millbrae Elementary School District, California		
	Car, truck, or van -- carpooled	Public transportation (excluding taxicab)	
	Margin of Error	Estimate	Margin of Error
Less than 10 minutes	+/-6.2	0.0%	+/-3.5
10 to 14 minutes	+/-6.1	2.3%	+/-3.1
15 to 19 minutes	+/-7.3	0.8%	+/-1.4
20 to 24 minutes	+/-7.9	10.7%	+/-9.8
25 to 29 minutes	+/-4.5	0.0%	+/-3.5
30 to 34 minutes	+/-4.2	14.6%	+/-6.4
35 to 44 minutes	+/-3.9	11.9%	+/-5.8
45 to 59 minutes	+/-5.5	32.7%	+/-8.5
60 or more minutes	+/-9.1	26.9%	+/-7.9
Mean travel time to work (minutes)	+/-6.8	47.1	+/-4.0
Workers 16 years and over in households	+/-231	1,065	+/-237
HOUSING TENURE			
Owner-occupied housing units	+/-10.7	59.5%	+/-11.3
Renter-occupied housing units	+/-10.7	40.5%	+/-11.3
VEHICLES AVAILABLE			
No vehicle available	+/-3.4	12.3%	+/-6.6
1 vehicle available	+/-6.7	19.6%	+/-6.9
2 vehicles available	+/-8.7	45.8%	+/-12.0
3 or more vehicles available	+/-10.3	22.3%	+/-9.2
PERCENT IMPUTED			
Means of transportation to work	(X)	(X)	(X)
Time leaving home to go to work	(X)	(X)	(X)
Travel time to work	(X)	(X)	(X)
Vehicles available	(X)	(X)	(X)

Data are based on a sample and are subject to sampling variability. The degree of uncertainty for an estimate arising from sampling variability is represented through the use of a margin of error. The value shown here is the 90 percent margin of error. The margin of error can be interpreted roughly as providing a 90 percent probability that the interval defined by the estimate minus the margin of error and the estimate plus the margin of error (the lower and upper confidence bounds) contains the true value. In addition to sampling variability, the ACS estimates are subject to nonsampling error (for a discussion of nonsampling variability, see Accuracy of the Data). The effect of nonsampling error is not represented in these tables.

Foreign born excludes people born outside the United States to a parent who is a U.S. citizen.

Workers include members of the Armed Forces and civilians who were at work last week.

Industry codes are 4-digit codes and are based on the North American Industry Classification System 2007. The Industry categories adhere to the guidelines issued in Clarification Memorandum No. 2, "NAICS Alternate Aggregation Structure for Use By U.S. Statistical Agencies," issued by the Office of Management and Budget.

While the 2008-2012 American Community Survey (ACS) data generally reflect the December 2009 Office of Management and Budget (OMB) definitions of metropolitan and micropolitan statistical areas; in certain instances the names, codes, and boundaries of the principal cities shown in ACS tables may differ from the OMB definitions due to differences in the effective dates of the geographic entities.

Estimates of urban and rural population, housing units, and characteristics reflect boundaries of urban areas defined based on Census 2000 data. Boundaries for urban areas have not been updated since Census 2000. As a result, data for urban and rural areas from the ACS do not necessarily reflect the results of ongoing urbanization.

Source: U.S. Census Bureau, 2008-2012 American Community Survey

Explanation of Symbols:

1. An '**' entry in the margin of error column indicates that either no sample observations or too few sample observations were available to compute a standard error and thus the margin of error. A statistical test is not appropriate.

2. An '-' entry in the estimate column indicates that either no sample observations or too few sample observations were available to compute an estimate, or a ratio of medians cannot be calculated because one or both of the median estimates falls in the lowest interval or upper interval of an open-ended distribution.
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5. An '***' entry in the margin of error column indicates that the median falls in the lowest interval or upper interval of an open-ended distribution. A statistical test is not appropriate.
6. An '*****' entry in the margin of error column indicates that the estimate is controlled. A statistical test for sampling variability is not appropriate.
7. An 'N' entry in the estimate and margin of error columns indicates that data for this geographic area cannot be displayed because the number of sample cases is too small.
8. An '(X)' means that the estimate is not applicable or not available.

DP04

SELECTED HOUSING CHARACTERISTICS

2008-2012 American Community Survey 5-Year Estimates

Supporting documentation on code lists, subject definitions, data accuracy, and statistical testing can be found on the American Community Survey website in the Data and Documentation section.

Sample size and data quality measures (including coverage rates, allocation rates, and response rates) can be found on the American Community Survey website in the Methodology section.

Although the American Community Survey (ACS) produces population, demographic and housing unit estimates, it is the Census Bureau's Population Estimates Program that produces and disseminates the official estimates of the population for the nation, states, counties, cities and towns and estimates of housing units for states and counties.

Subject	Millbrae Elementary School District, California			
	Estimate	Margin of Error	Percent	Percent Margin of Error
HOUSING OCCUPANCY				
Total housing units	9,399	+/-281	9,399	(X)
Occupied housing units	9,104	+/-275	96.9%	+/-1.1
Vacant housing units	295	+/-103	3.1%	+/-1.1
Homeowner vacancy rate	0.1	+/-0.1	(X)	(X)
Rental vacancy rate	5.4	+/-2.5	(X)	(X)
UNITS IN STRUCTURE				
Total housing units	9,399	+/-281	9,399	(X)
1-unit, detached	5,682	+/-291	60.5%	+/-2.4
1-unit, attached	335	+/-94	3.6%	+/-1.0
2 units	249	+/-109	2.6%	+/-1.2
3 or 4 units	422	+/-132	4.5%	+/-1.4
5 to 9 units	1,076	+/-198	11.4%	+/-2.1
10 to 19 units	420	+/-108	4.5%	+/-1.1
20 or more units	1,200	+/-151	12.8%	+/-1.5
Mobile home	15	+/-20	0.2%	+/-0.2
Boat, RV, van, etc.	0	+/-24	0.0%	+/-0.4
YEAR STRUCTURE BUILT				
Total housing units	9,399	+/-281	9,399	(X)
Built 2010 or later	0	+/-24	0.0%	+/-0.4
Built 2000 to 2009	337	+/-105	3.6%	+/-1.1
Built 1990 to 1999	365	+/-96	3.9%	+/-1.0
Built 1980 to 1989	584	+/-132	6.2%	+/-1.4
Built 1970 to 1979	1,269	+/-218	13.5%	+/-2.3
Built 1960 to 1969	2,231	+/-262	23.7%	+/-2.6
Built 1950 to 1959	2,191	+/-248	23.3%	+/-2.6
Built 1940 to 1949	1,504	+/-204	16.0%	+/-2.1
Built 1939 or earlier	918	+/-189	9.8%	+/-1.9
ROOMS				
Total housing units	9,399	+/-281	9,399	(X)
1 room	336	+/-125	3.6%	+/-1.3
2 rooms	351	+/-131	3.7%	+/-1.4

Subject	Millbrae Elementary School District, California			
	Estimate	Margin of Error	Percent	Percent Margin of Error
3 rooms	1,027	+/-201	10.9%	+/-2.1
4 rooms	1,682	+/-249	17.9%	+/-2.6
5 rooms	1,611	+/-221	17.1%	+/-2.3
6 rooms	1,784	+/-229	19.0%	+/-2.4
7 rooms	1,261	+/-179	13.4%	+/-1.9
8 rooms	772	+/-153	8.2%	+/-1.6
9 rooms or more	575	+/-106	6.1%	+/-1.2
Median rooms	5.3	+/-0.2	(X)	(X)
BEDROOMS				
Total housing units	9,399	+/-281	9,399	(X)
No bedroom	363	+/-128	3.9%	+/-1.3
1 bedroom	1,156	+/-202	12.3%	+/-2.1
2 bedrooms	2,497	+/-269	26.6%	+/-2.7
3 bedrooms	3,578	+/-333	38.1%	+/-3.4
4 bedrooms	1,576	+/-219	16.8%	+/-2.3
5 or more bedrooms	229	+/-72	2.4%	+/-0.8
HOUSING TENURE				
Occupied housing units	9,104	+/-275	9,104	(X)
Owner-occupied	5,399	+/-297	59.3%	+/-2.7
Renter-occupied	3,705	+/-269	40.7%	+/-2.7
Average household size of owner-occupied unit	2.75	+/-0.10	(X)	(X)
Average household size of renter-occupied unit	2.55	+/-0.18	(X)	(X)
YEAR HOUSEHOLDER MOVED INTO UNIT				
Occupied housing units	9,104	+/-275	9,104	(X)
Moved in 2010 or later	820	+/-171	9.0%	+/-1.9
Moved in 2000 to 2009	4,189	+/-332	46.0%	+/-3.4
Moved in 1990 to 1999	1,530	+/-217	16.8%	+/-2.4
Moved in 1980 to 1989	942	+/-181	10.3%	+/-1.9
Moved in 1970 to 1979	785	+/-124	8.6%	+/-1.3
Moved in 1969 or earlier	838	+/-147	9.2%	+/-1.5
VEHICLES AVAILABLE				
Occupied housing units	9,104	+/-275	9,104	(X)
No vehicles available	618	+/-129	6.8%	+/-1.4
1 vehicle available	2,910	+/-297	32.0%	+/-3.0
2 vehicles available	3,564	+/-323	39.1%	+/-3.4
3 or more vehicles available	2,012	+/-223	22.1%	+/-2.5
HOUSE HEATING FUEL				
Occupied housing units	9,104	+/-275	9,104	(X)
Utility gas	6,636	+/-343	72.9%	+/-2.7
Bottled, tank, or LP gas	71	+/-45	0.8%	+/-0.5
Electricity	2,325	+/-241	25.5%	+/-2.7
Fuel oil, kerosene, etc.	0	+/-24	0.0%	+/-0.4
Coal or coke	0	+/-24	0.0%	+/-0.4
Wood	0	+/-24	0.0%	+/-0.4
Solar energy	0	+/-24	0.0%	+/-0.4
Other fuel	21	+/-23	0.2%	+/-0.3
No fuel used	51	+/-40	0.6%	+/-0.4
SELECTED CHARACTERISTICS				
Occupied housing units	9,104	+/-275	9,104	(X)
Lacking complete plumbing facilities	10	+/-15	0.1%	+/-0.2
Lacking complete kitchen facilities	105	+/-71	1.2%	+/-0.8
No telephone service available	56	+/-33	0.6%	+/-0.4

Subject	Millbrae Elementary School District, California			
	Estimate	Margin of Error	Percent	Percent Margin of Error
OCCUPANTS PER ROOM				
Occupied housing units	9,104	+/-275	9,104	(X)
1.00 or less	8,626	+/-299	94.7%	+/-1.8
1.01 to 1.50	276	+/-130	3.0%	+/-1.4
1.51 or more	202	+/-100	2.2%	+/-1.1
VALUE				
Owner-occupied units	5,399	+/-297	5,399	(X)
Less than $50,000	49	+/-36	0.9%	+/-0.7
$50,000 to $99,999	45	+/-31	0.8%	+/-0.6
$100,000 to $149,999	92	+/-50	1.7%	+/-0.9
$150,000 to $199,999	0	+/-24	0.0%	+/-0.7
$200,000 to $299,999	113	+/-57	2.1%	+/-1.1
$300,000 to $499,999	390	+/-142	7.2%	+/-2.5
$500,000 to $999,999	2,839	+/-266	52.6%	+/-3.9
$1,000,000 or more	1,871	+/-179	34.7%	+/-3.2
Median (dollars)	894,600	+/-19,137	(X)	(X)
MORTGAGE STATUS				
Owner-occupied units	5,399	+/-297	5,399	(X)
Housing units with a mortgage	3,475	+/-280	64.4%	+/-4.0
Housing units without a mortgage	1,924	+/-244	35.6%	+/-4.0
SELECTED MONTHLY OWNER COSTS (SMOC)				
Housing units with a mortgage	3,475	+/-280	3,475	(X)
Less than $300	0	+/-24	0.0%	+/-1.1
$300 to $499	7	+/-12	0.2%	+/-0.3
$500 to $699	29	+/-28	0.8%	+/-0.8
$700 to $999	81	+/-51	2.3%	+/-1.4
$1,000 to $1,499	235	+/-83	6.8%	+/-2.3
$1,500 to $1,999	281	+/-93	8.1%	+/-2.6
$2,000 or more	2,842	+/-255	81.8%	+/-3.5
Median (dollars)	3,350	+/-215	(X)	(X)
Housing units without a mortgage	1,924	+/-244	1,924	(X)
Less than $100	0	+/-24	0.0%	+/-1.9
$100 to $199	11	+/-15	0.6%	+/-0.8
$200 to $299	117	+/-50	6.1%	+/-2.6
$300 to $399	302	+/-96	15.7%	+/-4.3
$400 or more	1,494	+/-211	77.7%	+/-4.7
Median (dollars)	569	+/-38	(X)	(X)
SELECTED MONTHLY OWNER COSTS AS A PERCENTAGE OF HOUSEHOLD INCOME (SMOCAPI)				
Housing units with a mortgage (excluding units where SMOCAPI cannot be computed)	3,453	+/-282	3,453	(X)
Less than 20.0 percent	663	+/-110	19.2%	+/-3.1
20.0 to 24.9 percent	469	+/-104	13.6%	+/-2.8
25.0 to 29.9 percent	522	+/-152	15.1%	+/-4.1
30.0 to 34.9 percent	382	+/-141	11.1%	+/-3.7
35.0 percent or more	1,417	+/-186	41.0%	+/-5.1
Not computed	22	+/-22	(X)	(X)
Housing unit without a mortgage (excluding units where SMOCAPI cannot be computed)	1,882	+/-243	1,882	(X)
Less than 10.0 percent	801	+/-154	42.6%	+/-7.0
10.0 to 14.9 percent	363	+/-92	19.3%	+/-4.5
15.0 to 19.9 percent	266	+/-107	14.1%	+/-4.9

Subject	Millbrae Elementary School District, California			
	Estimate	Margin of Error	Percent	Percent Margin of Error
20.0 to 24.9 percent	104	+/-60	5.5%	+/-3.1
25.0 to 29.9 percent	55	+/-47	2.9%	+/-2.5
30.0 to 34.9 percent	105	+/-65	5.6%	+/-3.3
35.0 percent or more	188	+/-71	10.0%	+/-3.5
Not computed	42	+/-30	(X)	(X)
GROSS RENT				
Occupied units paying rent	3,602	+/-273	3,602	(X)
Less than $200	11	+/-17	0.3%	+/-0.5
$200 to $299	0	+/-24	0.0%	+/-1.0
$300 to $499	0	+/-24	0.0%	+/-1.0
$500 to $749	16	+/-18	0.4%	+/-0.5
$750 to $999	164	+/-102	4.6%	+/-2.8
$1,000 to $1,499	1,463	+/-216	40.6%	+/-5.3
$1,500 or more	1,948	+/-250	54.1%	+/-5.3
Median (dollars)	1,571	+/-87	(X)	(X)
No rent paid	103	+/-46	(X)	(X)
GROSS RENT AS A PERCENTAGE OF HOUSEHOLD INCOME (GRAPI)				
Occupied units paying rent (excluding units where GRAPI cannot be computed)	3,556	+/-276	3,556	(X)
Less than 15.0 percent	353	+/-120	9.9%	+/-3.3
15.0 to 19.9 percent	422	+/-132	11.9%	+/-3.4
20.0 to 24.9 percent	376	+/-103	10.6%	+/-3.0
25.0 to 29.9 percent	597	+/-175	16.8%	+/-4.5
30.0 to 34.9 percent	299	+/-117	8.4%	+/-3.3
35.0 percent or more	1,509	+/-234	42.4%	+/-6.0
Not computed	149	+/-70	(X)	(X)

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The median gross rent excludes no cash renters.

In prior years, the universe included all owner-occupied units with a mortgage. It is now restricted to include only those units where SMOCAPI is computed, that is, SMOC and household income are valid values.

In prior years, the universe included all owner-occupied units without a mortgage. It is now restricted to include only those units where SMOCAPI is computed, that is, SMOC and household income are valid values.

In prior years, the universe included all renter-occupied units. It is now restricted to include only those units where GRAPI is computed, that is, gross rent and household Income are valid values.

The 2007, 2008, 2009, 2010, 2011, and 2012 plumbing data for Puerto Rico will not be shown. Research indicates that the questions on plumbing facilities that were introduced in 2008 in the stateside American Community Survey and the 2008 Puerto Rico Community Survey may not have been appropriate for Puerto Rico.

Median calculations for base table sourcing VAL, MHC, SMOC, and TAX should exclude zero values.

Telephone service data are not available for certain geographic areas due to problems with data collection. See Errata Note #93 for details.

While the 2008-2012 American Community Survey (ACS) data generally reflect the December 2009 Office of Management and Budget (OMB) definitions of metropolitan and micropolitan statistical areas; in certain instances the names, codes, and boundaries of the principal cities shown in ACS tables may differ from the OMB definitions due to differences in the effective dates of the geographic entities.

Estimates of urban and rural population, housing units, and characteristics reflect boundaries of urban areas defined based on Census 2000 data. Boundaries for urban areas have not been updated since Census 2000. As a result, data for urban and rural areas from the ACS do not necessarily reflect the results of ongoing urbanization.

Source: U.S. Census Bureau, 2008-2012 American Community Survey

Explanation of Symbols:

1. An '**' entry in the margin of error column indicates that either no sample observations or too few sample observations were available to compute a standard error and thus the margin of error. A statistical test is not appropriate.
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7. An 'N' entry in the estimate and margin of error columns indicates that data for this geographic area cannot be displayed because the number of sample cases is too small.
8. An '(X)' means that the estimate is not applicable or not available.

SchoolWorks, Inc.
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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.

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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