



COOPERATIVE
STRATEGIES

COMPLETE FINANCIAL & DEMOGRAPHIC PLANNING FOR EDUCATION

WILLIAM S. HART UNION HIGH SCHOOL DISTRICT

**RESIDENTIAL DEVELOPMENT SCHOOL FEE
JUSTIFICATION STUDY**

MAY 3, 2018

PREPARED FOR:

**William S. Hart Union
High School District**

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EXHIBITS

EXHIBIT A:	Current SAB Form 50-02
EXHIBIT B:	Updated School Facilities Capacity Calculation
EXHIBIT C:	Calculation of Central Administrative and Support Facilities Costs

EXECUTIVE SUMMARY

This Residential Development School Fee Justification Study ("Study") is intended to determine the extent to which a nexus can be established in the William S. Hart Union High School District ("School District") between residential development and (i) the need for school facilities, (ii) the cost of school facilities, and (iii) the amount of statutory school fees ("School Fees") per residential building square foot that may be levied for schools pursuant to the provisions of Section 17620 of the Education Code, as well as Sections 65995 and 66001 of the Government Code.

The School District provides education to students in grades 7 through 12 residing within the City of Santa Clarita ("City") and a portion of the unincorporated County of Los Angeles ("County"). With respect to the portion of the School District served by Newhall School District ("NSD"), Saugus Union School District ("SUSD"), and Sulphur Springs Union School District ("SSUSD"), the School District serves students in grades 7 through 12. With respect to the portion of the School District served by Castaic Union School District ("CUSD") the School District serves students in grades 9 through 12 (please see map on following page for a geographic profile of the School District).

Collectively, the School District's school facilities in school year 2017/2018 have a capacity of 21,014 students per Section 17071.10(a) of the Education Code. Of these 21,014 seats, 6,428 are at the junior high school level (i.e., grades 7 and 8) and 14,586 are at the high school level (i.e., grades 9 through 12). These capacities include seats from all new school facility construction projects funded by the State of California ("State"), and teaching stations purchased by the School District without State funding (see Exhibit A for SAB Form 50-02 and Exhibit B for an updated school facilities capacity calculation). Based on data provided by the School District, student enrollment is 22,246 in school year 2017/2018. Comparing student enrollment to facilities capacity reveals that student enrollment exceeds facilities capacity at both school levels in school year 2017/2018 (please see Section IV for more information on student enrollment and facilities capacity).

To establish a nexus and a justifiable residential School Fee level, the Study evaluated the number and cost of new facilities required to house students generated from future residential development within the School District. Based on data provided by the Southern California Association of Governments ("SCAG") approximately 35,465 additional residential units could be constructed within the School District's boundaries through calendar year 2035 ("Future Units"). Of these 35,465 Future Units, 10,908 single family detached ("SFD") units and 13,331 multi-family attached ("MFA") units have mitigated their impact on the School District through the execution of a mitigation agreement wherein units pay fees separate of School Fees or alternative school facility fees ("Alternative Fees"). These mitigated SFD and MFA units include:

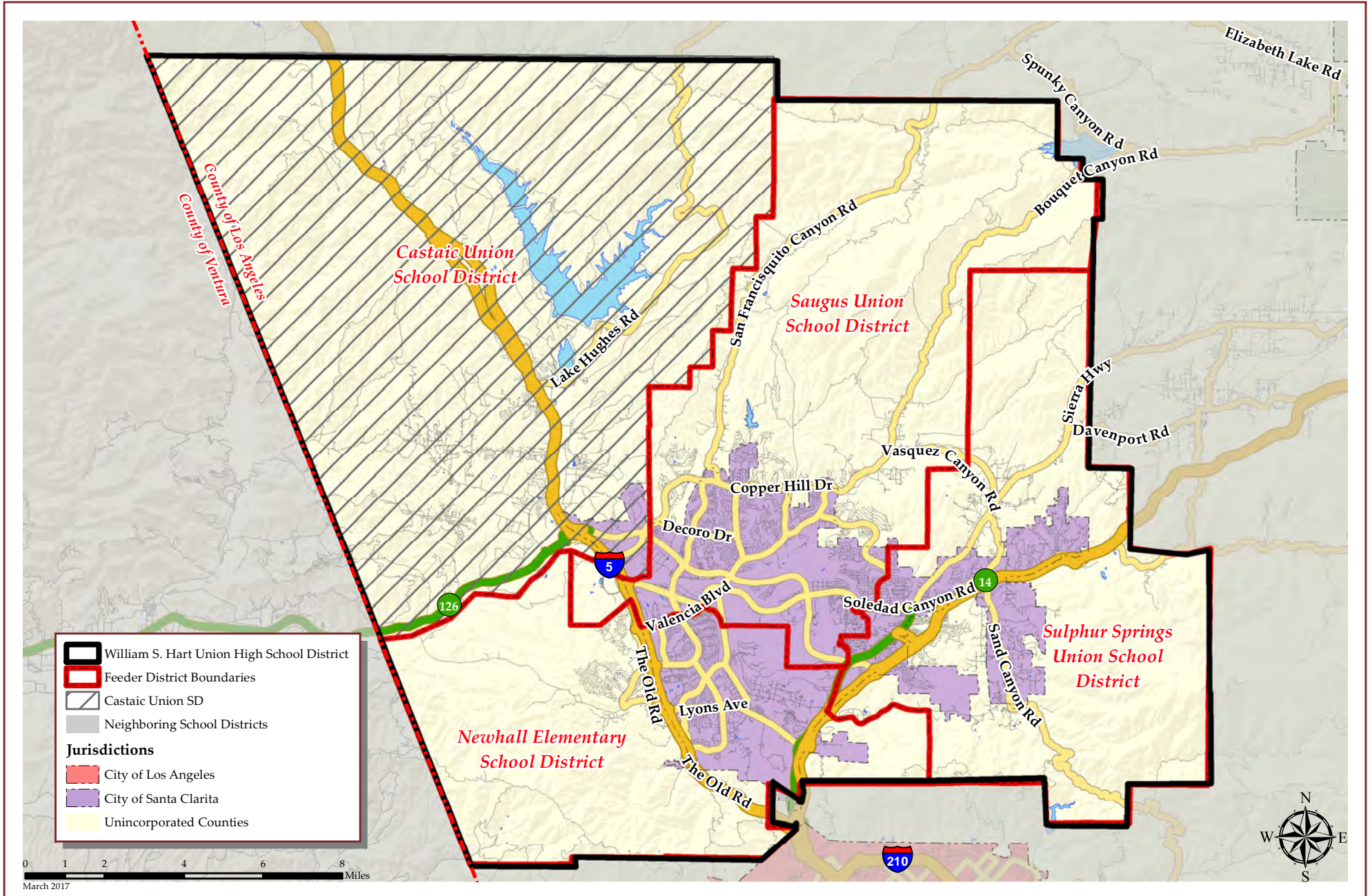
- 9,471 SFD units and 11,600 MFA units within the portion of the School District served by NSD, SUSD, and SSUSD.
- 1,437 SFD units and 1,731 MFA units within the portion of the School District served by CUSD.

Of the remaining 11,226 Future Units that have not mitigated their impacts on the School District, 5,442 are expected to be SFD units while 5,784 are expected to be MFA units. These non-mitigated SFD and MFA units include:

- 5,392 SFD units and 5,724 MFA units within the portion of the School District served by NSD, SUSD, and SSUSD.
- 50 SFD units and 60 MFA units within the portion of the School District served by CUSD.

WILLIAM S. HART UNION HIGH SCHOOL DISTRICT

GEOGRAPHIC PROFILE



To determine the impact on the School District from non-mitigated Future Units, the Study first multiplied the number of non-mitigated Future Units by the student generation factors ("SGFs") calculated by Cooperative Strategies, to determine the projected student enrollment from non-mitigated Future Units ("Projected Student Enrollment"). The results were as follows:

- 849 new junior high school students and 1,694 new high school students are anticipated to be generated from non-mitigated Future Units within the portion of the School District served by NSD, SUSD, and SSUSD.
- 17 new high school students are anticipated to be generated from non-mitigated Future Units within the portion of the School District served by CUSD (as stated above, this portion of the School District only serves students in grades 9 through 12).

To adequately house the Projected Student Enrollment, the School District will need to construct new junior high school and high school facilities. Using design capacities of 1,200 students at the junior high school level and 2,600 students at the high school level, the School District will need to construct:

- 0.7075 new junior high schools and 0.6515 new high schools to accommodate the Projected Student Enrollment from non-mitigated Future Units projected to be constructed within the portion of the School District served by NSD, SUSD, and SSUSD.
- 0.0065 high schools to accommodate the Projected Student Enrollment from non-mitigated Future Units projected to be constructed within the portion of the School District served by CUSD.

Based on school facility cost estimates provided by the School District, a junior high school is projected to cost \$92,782,604, and a high school classroom is projected to cost \$207,000,000 (please refer to the School Facilities Needs Analysis ("SFNA") dated April 12, 2018 for more detailed information regarding school facility costs).

In addition to the school facilities cost impacts, the School District will (i) interim facilities impacts and (ii) Central Administrative and Support Facilities cost impacts. Based on estimates prepared by Cooperative Strategies, the cost of providing interim facilities is estimated at \$2,875 per junior high school student and \$2,845 per high school student. In January 1994, the State Allocation Board ("SAB") approved a policy of four (4) square feet of Central Administrative and Support Facilities per student, which based on School District cost estimates equates to a per-student cost of \$1,564. Multiplying these costs by the facilities needed and the students generated yielded the total school facilities cost impacts shown in Table ES-1.

Table ES-1
Total School Facilities Cost Impacts (2018\$)

Area of School District	Facility	Cost per Facility /Student	Facilities Required/Students Generated	Total School Facilities Cost Impacts
NSD, SUSD, SSUSD	Junior High School	\$92,782,604	0.7075	\$65,643,692
	High School	\$207,000,000	0.6515	\$134,860,500
	Central Admin. Impacts	\$1,564	2,543	\$3,977,252
	Interim Junior High School Facilities	\$2,875	849	\$2,440,875
	Interim High School Facilities	\$2,845	1,694	\$4,819,430
Subtotal	N/A	N/A	N/A	\$211,741,749
CUSD	High School	\$207,000,000	0.0065	\$1,345,500
	Central Admin. Impacts	\$1,564	17	\$26,588
	Interim High School Facilities	\$2,845	17	\$48,365
Subtotal	N/A	N/A	N/A	\$1,420,453
Total	N/A	N/A	N/A	\$213,162,202

The amounts listed in Table ES-1 were apportioned to each land use class based on the number of students generated from such residential land use. Thereafter, the school facilities cost impacts for each land use class were divided by the number of non-mitigated Future Units to calculate the school facilities cost impacts per residential unit. Table ES-2 below lists the school facilities cost impacts per residential unit.

Table ES-2
School Facilities Cost Impacts per Residential Unit (2018\$)

Area of School District	Land Use	Total School Facilities Cost Impacts	Non-Mitigated Future Units	School Facilities Cost Impacts per Residential Unit
NSD, SUSD, SSUSD	Single Family Detached	\$130,148,868	5,392	\$24,137
	Multi-family Attached	\$81,592,881	5,724	\$14,255
CUSD	Single Family Detached	\$835,561	50	\$16,711
	Multi-family Attached	\$584,892	60	\$9,748

To determine the school facilities cost impacts per square foot of residential construction, the school facilities cost impacts per unit were divided by the average square footage of a residential unit in each land use class. Table ES-3 lists the school facilities cost impacts per average residential square foot.

Table ES-3
School Facilities Cost Impacts per Residential Square Foot (2018\$)

Area of School District	Land Use	School Facilities Cost Impacts per Non-Mitigated Future Unit	Average Square Footage	School Facilities Cost Impacts per Residential Square Foot
NSD, SUSD, SSUSD	Single Family Detached	\$24,137	3,131	\$7.71
	Multi-family Attached	\$14,255	1,297	\$10.99
CUSD	Single Family Detached	\$16,711	3,143	\$5.32
	Multi-family Attached	\$9,748	1,314	\$7.42

On January 24, 2018, the SAB increased the maximum residential School Fee authorized by Section 17620 of the Education Code from \$3.48 to \$3.79 per residential building square foot for unified school districts. Based on the School District's fee sharing agreements, the School District can potentially collect:

- 50.00 percent of the maximum residential School Fee of \$3.79 per square foot, or \$1.90 per square foot, for non-mitigated future residential development built within the portion of the School District served by SSUSD, pursuant to its fee sharing agreement with SSUSD.
- 55.00 percent of the maximum residential School Fee of \$3.79 per square foot, or \$2.08 per square foot, for non-mitigated future residential development built within the portion of the School District served by NSD and SUSD, pursuant to its fee sharing agreements with NSD and SUSD.
- 35.00 percent of the maximum residential School Fee of \$3.79 per square foot, or \$1.33 per square foot, for non-mitigated future residential development built within the portion of the School District served by CUSD, pursuant to its fee sharing agreement with CUSD.

Since the School District's share of the current maximum School Fee is less than the school facilities cost impacts per square foot identified in Table ES-3, the School District is fully justified in levying its portion of the maximum residential School Fee of \$1.90 per square foot for all new non-mitigated residential development within the portion of the School District served by SSUSD, \$2.08 per square foot for all new non-mitigated future residential development within the portion of the School District served by NSD and SUSD, and \$1.33 per square foot for all new non-mitigated future residential development within the portion of the School District served by CUSD.

I. INTRODUCTION

Senate Bill ("SB") 50, which Governor Wilson signed on August 27, 1998, was enacted on November 4, 1998, following the approval of Proposition 1A by the voters of the State in the general election on November 3, 1998. SB 50 includes provisions for the following:

1. Issuance of State general obligation bonds in an amount not to exceed \$9.2 billion;
2. Reformation of the State School Building Program; and
3. Reformation of the School Fee mitigation payment collection procedure.

Additionally, Assembly Bill ("AB") 16, which Governor Davis signed on April 26, 2002, was enacted following the approval of Proposition 47 ("Prop 47") by the voters of the State in the general election on November 5, 2002. Prop 47 includes the authorization for issuance of State general obligation bonds in the amount of \$13.05 billion, and AB 16 provides for additional reformation of the State School Building Program into the School Facilities Program. On March 2, 2004, the voters of the State approved Proposition 55 ("Prop 55"). Prop 55 includes the authorization for the additional issuance of State general obligation bonds in the amount of \$12.3 billion. Finally, AB 127, which Governor Schwarzenegger signed on May 20, 2006, was enacted following the approval of Proposition 1D ("Prop 1D") by the voters of the State in the general election of November 7, 2006. Prop 1D includes the authorization for the issuance of State general obligation bonds in the amount of \$10.4 billion. On November 8, 2016 the voters of the State approved Proposition 51 ("Prop 51"). Prop 51 includes the authorization for the issuance of State general obligation bonds in the amount of \$9 billion.

The Mira-Hart-Murrieta Decisions, which formerly permitted school districts to collect mitigation payments in excess of School Fees under certain circumstances, are suspended by AB 127. In lieu of the powers granted by the Mira-Hart-Murrieta Decisions, SB 50 and subsequent legislation provide school districts with a reformed School Fee collection procedure that, subject to certain conditions, authorizes school districts to collect Alternative Fees on residential developments. However, not all school districts will qualify to charge Alternative Fees, and Alternative Fees are generally not imposed upon residential units that have existing agreements with a school district.

Therefore, school districts must still rely on School Fees as a funding source for school facilities required by new development. However, before a school district can levy School Fees on new development, State law requires that certain nexus findings must be made and documented. The objective of this Study is to provide a rigorous basis for such findings.

II. LEGISLATION

State legislation, specifically AB 2926 and AB 1600, provides guidelines, procedures, and restrictions on the levy of School Fees for school facilities. Certain provisions of this legislation are summarized below:

A. AB 2926

AB 2926 was enacted by the State in 1986. Among other things, AB 2926 added various sections to the Government Code which authorize school districts to levy School Fees on new residential and commercial/industrial developments in order to pay for school facilities. In addition, AB 2926 provides for the following:

1. No city or county can issue a building permit for a development project unless such School Fees have been paid.
2. School Fees for commercial/industrial development must be supported by the finding that such School Fees "are reasonably related and limited to the needs for schools caused by the development."
3. School Fees for 1987 were limited to \$1.50 per square foot on new residential construction and \$0.25 per square foot for new commercial/industrial construction.
4. Every year, School Fees are subject to annual increases based on the Statewide cost index for Class B construction, as determined by the SAB at its January meeting (This provision was changed to every other year by AB181).

The provisions of AB 2926 have since been expanded and revised by AB 1600.

B. AB 1600

AB 1600, which created Sections 66000 et seq. of the Government Code, was enacted by the State in 1987. AB 1600 requires that all public agencies satisfy the following requirements when establishing, increasing or imposing a fee as a condition of approval for a development project.

1. Determine the purpose of the fee.
2. Identify the facilities to which the fee will be put.
3. Determine that there is a reasonable relationship between the need for public facilities and the type of development on which a fee is imposed.
4. Determine that there is a reasonable relationship between the amount of the fee and the public facility or portion of the public facility attributable to the development on which the fee is imposed.
5. Provide an annual accounting of any portion of the fee remaining unexpended, whether committed or uncommitted, in the School District's accounts five or more years after it was collected.

In other words, AB 1600 limits the ability of a school district to levy School Fees unless (i) there is a need for the School Fee revenues generated and (ii) there is a nexus or relationship between the need for School Fee revenues and the type of development project on which the School Fee is imposed. (The requirements of AB 1600 were clarified with the passage in 2006 of AB 2751, which codifies the findings of *Shapell Industries vs. Milpitas Unified School District*.) The Study will provide information necessary to establish such a nexus between School Fees and residential development.

III. METHODOLOGY OF STUDY

The School District is projecting an increase in student enrollment attributable to new residential development in future years. This projected growth will create a demand for new school facilities to be constructed within the School District and the need to incur significant school facilities costs to meet that demand. As a result, the School District has determined that School Fees should be levied on new development projects. In particular, the School District has determined that School Fees must be levied on new residential projects, if findings can be made that such projects will lead to higher student enrollment and increased facilities costs. The objective of the Study is to provide a basis for such findings consistent with the requirements of AB 2926, AB 1600, and the provisions of Section 66001 of the Government Code.

A. Overview of Methodology

In order to evaluate the existence of a nexus, the Study identifies and analyzes the various connections or linkages between residential development and (i) the need for school facilities, (ii) the cost of school facilities, and (iii) the amount of School Fees that can justifiably be levied. The primary linkages identified include the following:

1. Housing projections (i.e., the projected number of residential units to be constructed within the School District);
2. Student generation (i.e., the number of students generated from a residential unit within the School District);
3. Facility requirements (i.e., the number of new school facilities required to house students generated from new residential units);
4. School facilities cost impacts (i.e., the costs to the School District associated with the construction of new school facilities); and
5. School Fee requirements (i.e., the School District's need to levy School Fees to cover the cost of new school facilities).

The above linkages result in a series of impacts which (i) connect new residential development with increased school facilities costs and (ii) connect School Fees per residential building square foot with increased facilities costs. These impacts are identified for two (2) residential land uses; SFD units and MFA units (e.g., condominiums, apartments, townhomes, duplexes, etc.). These "linkage impacts" include four (4) major types:

1. Residential Unit Projections
2. Student Generation Factors
3. School Facilities Cost Impacts
4. Maximum School Fee Revenues

B. Residential Unit Projections

The number of Future Units to be constructed within the boundaries of the School District was determined based on information provided by SCAG.

C. Student Generation Factors

SGFs by school level (e.g., junior high school and high school) for each of the residential land use categories were calculated by Cooperative Strategies. Cooperative Strategies calculated SGFs for the School District through an analysis which consisted of cross-referencing the School District's actual enrollment data against residential data from the Office of the Assessor for the County ("County Assessor").

D. School Facilities Cost Impacts

School facilities cost impacts were calculated by determining the additional junior high school and high school facilities needed to adequately house students generated from Future Units and the total cost for those school facilities. School facilities costs are based on estimates provided by the School District. Furthermore, Cooperative Strategies calculated interim facilities costs at each school level based on an estimated absorption of Future Units, as well as Central Administrative and Support Facilities costs. Interim facilities costs were previously prepared by Cooperative Strategies, while Central Administrative and Support Facilities costs are attached and incorporated herein as Exhibit C.

E. Maximum School Fee Revenues

Maximum School Fee revenues for residential development were based on the current maximum residential School Fee authorized by the SAB (currently \$3.79 per square foot) under AB 2926. Based on the current fee sharing arrangement of the School District with SSUSD, the School District may collect up to 50 percent of the current maximum residential School Fee, or \$1.90 per square foot, for new residential construction with the portion of the School District served by SSUSD. Based on the current fee sharing arrangement of the School District with NSD and SUSD, the School District may collect up to 55 percent of the current maximum residential School Fee, or \$2.08 per square foot, for new residential construction with the portion of the School District served by NSD and SUSD. Based on the current fee sharing arrangement of the School District with CUSD, the School District may collect up to 35 percent of the current maximum residential School Fee, or \$1.33 per square foot, for new residential construction with the portion of the School District served by CUSD.

F. Comparison of School Facilities Cost Impacts and Maximum School Fee Revenues

If school facilities cost impacts per residential square foot are greater than maximum School Fee revenues, then the levy of the maximum residential School Fee is justified to cover as much of school facilities cost impacts per residential square foot as possible. Should school facilities cost impacts per residential square foot be less than maximum School Fee revenues, then only a School Fee equivalent to the school facilities cost impacts per residential square foot can be justified to cover facilities needs generated by future residential development. Under this latter circumstance, the School District would not be justified in imposing the maximum residential School Fee per square foot.

IV. FACILITIES CAPACITY AND STUDENT ENROLLMENT

In order to determine whether the School District's existing school facilities contain excess capacity to house students generated by new residential development, school year 2017/2018 student enrollment and school facilities capacity of the School District were evaluated.

Collectively, the School District's school facilities in school year 2017/2018 have a capacity of 21,014 students per Section 17071.10(a) of the Education Code. This capacity includes seats from all new school facility construction projects funded by the State and teaching stations purchased by the School District without State funding (see Exhibit A for SAB Form 50-02 and Exhibit B for an updated school facilities capacity calculation). Of these 21,014 existing seats, 6,428 are at the junior high school level, and 14,586 are at the high school level. The enrollment of the School District in school year 2017/2018 is 22,246 students. As shown in Table 1 below, the School District's student enrollment exceeds facilities capacity at both school levels in school year 2017/2018.

Table 1
Existing School Facilities Capacity and Student Enrollment

School Level	2017/2018 Facilities Capacity^[1]	2017/2018 Student Enrollment^[2]	Excess/ (Shortage) Capacity
Junior High School (Grades 7-8)	6,428	6,985	(557)
High School (Grades 9-12)	14,586	15,261	(675)
Total	21,014	22,246	(1,232)
<i>[1] SAB Form 50-02 (Exhibit A) plus additional State funded capacity and teaching stations purchased by the School District (Exhibit B).</i>			
<i>[2] 2017/2018 student enrollment provided by the School District.</i>			

As indicated in Table 1, no seats are available to house students generated from Future Units at any school level.

V. IMPACT OF RESIDENTIAL DEVELOPMENT ON SCHOOL FACILITIES NEEDS

As discussed in Section III, the objective of the Study is to determine the appropriateness of the imposition of a School Fee on residential property to finance school facilities necessitated by students to be generated from new residential development. Section III outlined the methodology which was employed in the Study to meet that objective. Section V is a step-by-step presentation of the results of the analysis.

A. Projected Residential Development within the School District

The initial step in developing a nexus as required by AB 2926 and AB 1600 is to determine the number of Future Units to be constructed within the School District's boundaries. Based on information provided by SCAG, Cooperative Strategies has estimated that the School District could experience the construction of approximately 35,465 Future Units through calendar year 2035. Of these 35,465 Future Units, 10,908 SFD units and 13,331 MFA units have already mitigated their impacts on the School District through the execution of a mitigation agreement wherein such units pay fees separate from School Fees and Alternative Fees. Of the remaining 11,226 Future Units that have not mitigated their impacts on the School District, 5,442 are expected to be SFD units while 5,784 are expected to be MFA units. Table 2 distinguishes between mitigated and non-mitigated Future Units by land use.

Table 2
Future Units

Area of School District	Land Use	Mitigated Future Units	Non-Mitigated Future Units	Total Future Units
NSD, SUSD, SSUSD	Single Family Detached	9,471	5,392	14,863
	Multi-family Attached	11,600	5,724	17,324
Subtotal	N/A	21,071	11,116	32,187
CUSD	Single Family Detached	1,437	50	1,487
	Multi-family Attached	1,731	60	1,791
Subtotal	N/A	3,168	110	3,278
Total	N/A	24,239	11,226	35,465

B. Reconstruction

Reconstruction is the act of replacing existing structures with new construction, which may have an alternative land use (i.e., commercial/industrial versus residential) or may consist of different residential unit types (i.e., SFD versus MFA, etc.).

B1. Residential Reconstruction

Residential Reconstruction consists of voluntarily demolishing existing residential units and replacing them with new residential development. To the extent Reconstruction increases the residential square footage beyond what was demolished ("New Square Footage"), the increase in square footage is subject to the applicable School Fee as such construction is considered new residential development. As for the amount of square footage constructed that replaces only the previously constructed square footage ("Replacement Square Footage"), the determination of the applicable fee, if any, is subject to a showing that the Replacement Square Footage results in an increase in student enrollment and, therefore, an additional impact being placed on the School District to provide school facilities for new student enrollment.

Prior to the imposition of fees on Replacement Square Footage, the School District shall undertake an analysis on any future proposed projects(s) to examine the extent to which an increase in enrollment can be expected from Replacement Square Footage due to any differential in SGFs as identified in the Study for the applicable unit types between existing square footage and Replacement Square Footage. Any such fee that is calculated for the Replacement Square Footage shall not exceed the School Fee that is in effect at such time.

B2. Reconstruction of Commercial/Industrial Construction into Residential Construction

The voluntary demolition of existing commercial/industrial buildings and replacement of them with new residential development is a different category of Reconstruction. Cooperative Strategies is aware that such types of Reconstruction may occur within the School District in the future, however, Cooperative Strategies was unable to find information (i) about the amount planned within the School District in the future or (ii) historical levels, which might indicate the amount to be expected in the future. Due to the lack of information, the School District has decided to evaluate the impacts of Commercial/Industrial Reconstruction projects on a case-by-case basis and will make a determination of whether a fee credit is justified based on the nature of the project.

C. Student Generation Factors per Residential Unit

In order to analyze the impact on the School District's student enrollment from non-mitigated Future Units, Cooperative Strategies calculated SGFs for SFD and MFA units. The process of determining SGFs involved cross-referencing the School District's enrollment data against the County Assessor residential data.

Sorting and extracting the County Assessor records by land use, Cooperative Strategies developed a database of 50,514 SFD units within the portion of the School District served by NSD, SUSD, and SSUSD, and 56,676 SFD units within the entire School District. This database was then compared with the School District's student enrollment database to identify address matches. Upon comparison of the two (2) databases, 15,594 student matches were found, resulting in the SGFs shown in Table 3.

Table 3
Student Generation Factors for Single Family Detached Units

School Level	Students Matched	Single Family Detached Units	Student Generation Factors
Junior High School	4,782	50,514	0.0947
High School	10,812	56,676	0.1908
Total	15,594	N/A	0.2855

A procedure identical to the one used in calculating the SGFs for SFD units was used to determine SGFs for MFA units. A total of 4,988 students matched to the MFA database which consisted of 29,606 MFA units within the portion of the School District served by NSD, SUSD, and SSUSD, and 30,250 MFA units within the entire School District. The resulting SGFs for MFA units are shown in Table 4 below.

Table 4
Student Generation Factors for Multi-family Attached Units

School Level	Students Matched	Multi-family Attached Units	Student Generation Factors
Junior High School	1,681	29,606	0.0568
High School	3,307	30,250	0.1093
Total	4,988	N/A	0.1661

However, due to incomplete and incorrect address information in both the student enrollment and residential databases, Cooperative Strategies was unable to match all of the School District's students. The results are SGFs that understate the number of students generated by SFD and MFA units. After accounting for incoming interdistrict students that reside outside of the School District's boundaries, there were 342 unmatched students. Therefore, Cooperative Strategies adjusted the SGFs listed in Tables 3 and 4 based on a rate which considers the number of students successfully matched to a school level and land use. The adjusted SGFs for each land use by school level are shown in Table 5.

Table 5
Adjusted Student Generation Factors

School Level	Single Family Detached Units	Multi-family Attached Units
Junior High School	0.0963	0.0577
High School	0.1937	0.1135
Total	0.2900	0.1712

D. School District Facilities Requirements

By multiplying the non-mitigated Future Units as listed in Table 2 by the SGFs identified in Table 5, the Study determined the projected number of new students to be generated from non-mitigated Future Units. The Projected Student Enrollment by school level is shown in Table 6.

Table 6
Projected Student Enrollment from Non-Mitigated Future Units

Area of School District	School Level	Projected Junior High School Enrollment	Projected High School Enrollment	Total Projected Student Enrollment
NSD, SUSD, SSUSD	Single Family Detached	519	1,044	1,563
	Multi-family Attached	330	650	980
Subtotal	N/A	849	1,694	2,543
CUSD	Single Family Detached	N/A	10	10
	Multi-family Attached	N/A	7	7
Subtotal	N/A	N/A	17	17
Total	N/A	849	1,711	2,560

To determine the number of junior high school and high school facilities necessary to adequately house the Projected Student Enrollment, Cooperative Strategies divided the Projected Student Enrollment by the estimated school facilities capacity at each school level, as provided by the School District. The additional school facilities requirements are identified in Table 7.

Table 7
Additional School Facilities for Projected Student Enrollment

Area of School District	Land Use	Projected Student Enrollment from Net Future Units	Estimated Facilities Capacity	Additional Facilities Needed
NSD, SUSD, SSUSD	Single Family Detached	849	1,200	0.7075
	Multi-family Attached	1,694	2,600	0.6515
CUSD	Single Family Detached	N/A	N/A	N/A
	Multi-family Attached	17	2,600	0.0065

It should be noted that while the Projected Student Enrollment from non-mitigated Future Units equates to approximately 70.75 percent of a junior high school and 65.80 percent of a high school (i.e. 65.15 + 0.65), the School District will need to construct at least one (1) junior high school and one (1) high school in the future to also accommodate students generated from mitigated Future Units and residential development through 2035.

E. School District Facilities Costs

School facilities cost estimates at the junior high school and high school levels were prepared by the School District. The school facilities costs represent the full cost of site acquisition, site development, construction, furniture and equipment, as well as technology. It must be noted that the facilities costs are in 2018 dollars and do not include interest costs associated with debt incurred to finance the construction of facilities. The estimated site acquisition and facility construction costs by school level are shown in Table 8.

Table 8
Estimated School Facilities Costs (2018\$)

School Level	Site Acquisition Costs	Facility Construction Costs	Estimated Total Cost per Facility
Junior High School	\$16,550,000	\$76,232,604	\$92,782,604
High School	\$47,183,417	\$159,816,584	\$207,000,000

The costs in Table 8 do not include costs associated with interim facilities and Central Administrative and Support Facilities. As indicated in Table 7, non-mitigated Future Units will cause the enrollment of the School District to increase by approximately 2,560 students. Based on estimates prepared by Cooperative Strategies, the cost of providing interim facilities is estimated at \$2,875 per junior high school student and \$2,845 per high school student. In accordance with the Provisions of Chapter 341, Statutes of 1992, SB 1612, the SAB adopted a report on January 26, 1994, requiring approximately four (4) square feet of central administrative and support facilities for every student. Based on this report and the estimated cost per square foot to construct and furnish these types of facilities, Cooperative Strategies estimates a Central Administrative and Support Facilities cost impact of \$1,564 per student (please refer to Exhibit C for more information).

F. Total School Facilities Cost Impacts

To determine the total school facilities cost impacts caused by non-mitigated Future Units, Cooperative Strategies (i) multiplied the school facilities costs (Table 8) by the additional school facilities needed (Table 7) and (ii) multiplied the central administrative and support facilities costs per student (above paragraph) by the Projected Student Enrollment (Table 6). Table 9 illustrates the total school facilities cost impacts from non-mitigated future residential development.

Table 9
Total School Facilities Cost Impacts from Non-Mitigated Future Units (2018\$)

Area of School District	Facility	Cost per Facility /Student	Facilities Required/Students Generated	Total School Facilities Cost Impacts
NSD, SUSD, SSUSD	Junior High School	\$92,782,604	0.7075	\$65,643,692
	High School	\$207,000,000	0.6515	\$134,860,500
	Central Administrative and Support Facilities	\$1,564	2,543	\$3,977,252
	Interim Junior High School Facilities	\$2,875	849	\$2,440,875
	Interim High School Facilities	\$2,845	1,694	\$4,819,430
Subtotal	N/A	N/A	N/A	\$211,741,749
CUSD	High School	\$207,000,000	0.0065	\$1,345,500
	Central Administrative and Support Facilities	\$1,564	17	\$26,588
	Interim High School Facilities	\$2,845	17	\$48,365
Subtotal	N/A	N/A	N/A	\$1,420,453
Total	N/A	N/A	N/A	\$213,162,202

G. School Facilities Cost Impacts per Residential Unit

To determine the total school facilities cost impacts per non-mitigated future residential unit, the total school facilities cost impacts listed above need to first be apportioned by land use based on the number of junior high school and high school students to be generated from such land use. Table 10 shows total school facilities cost impacts by land use.

Table 10
Total School Facilities Cost Impacts by Land Use (2018\$)

Area of School District	School Level	Single Family Detached Units	Multi-family Attached Units	Total School Facilities Cost Impacts
NSD, SUSD, SSUSD	Junior High School	\$42,432,317	\$26,980,086	\$69,412,403
	High School	\$87,716,551	\$54,612,795	\$142,329,346
Subtotal	N/A	\$130,148,868	\$81,592,881	\$211,741,749
CUSD	Junior High School	N/A	N/A	N/A
	High School	\$835,561	\$584,892	\$1,420,453
Subtotal	N/A	\$835,561	\$584,892	\$1,420,453
Total	N/A	\$130,984,429	\$82,177,773	\$213,162,202

Total school facilities cost impacts for each land use were then divided by the number of non-mitigated Future Units in such land use to determine school facilities cost impacts per SFD unit and MFA unit. These impacts are shown in Table 11.

Table 11
School Facilities Cost Impacts per Non-Mitigated Future Unit (2018\$)

Area of School District	Land Use	Total School Facilities Cost Impacts	Non-Mitigated Future Units	School Facilities Cost Impacts per Residential Unit
NSD, SUSD, SSUSD	Single Family Detached	\$130,148,868	5,392	\$24,137
	Multi-family Attached	\$81,592,881	5,724	\$14,255
CUSD	Single Family Detached	\$835,561	50	\$16,711
	Multi-family Attached	\$584,892	60	\$9,748

H. School Facilities Cost Impacts per Square Foot

To determine the school facilities cost impacts per square foot of residential construction for each land use, the school facilities cost impacts per unit listed in Table 11 were divided by the average square footage of such type of residential unit. Using square footage information for recently constructed units obtained from the City and County, Cooperative Strategies estimates that (i) the average square footage of an SFD unit within the portion of the School District served by NSD, SUSD, and SSUSD to be in the School District is projected to be 3,131 square feet while the average square footage of an MFA unit within the portion of the School District Served by NSD, SUSD, and SSUSD is projected to be 1,297 square feet and (ii) the average square footage of an SFD unit within the portion of the School District served by CUSD to be 3,143 square feet while the average square footage of an MFA unit within the portion of the School District Served by CUSD is projected to be 1,314 square feet . Table 12 shows the school facilities cost impacts per square foot of residential construction in the School District.

Table 12
School Facilities Cost Impacts per Residential Square Foot (2018\$)

Area of School District	Land Use	School Facilities Cost Impacts per Non-Mitigated Residential Unit	Average Square Footage	School Facilities Cost Impacts per Square Foot
NSD, SUSD, SSUSD	Single Family Detached	\$24,137	3,131	\$7.71
	Multi-family Attached	\$14,255	1,297	\$10.99
CUSD	Single Family Detached	\$16,711	3,143	\$5.32
	Multi-family Attached	\$9,748	1,314	\$7.42

I. Comparison of School Facilities Cost Impacts and School Fee Revenues per Residential Square Foot

On January 24, 2018, the SAB increased the maximum residential School Fee authorized by Section 17620 of the Education Code from \$3.48 to \$3.79 per residential building square foot for unified school districts. Based on the School District's fee sharing agreements, the School District can collect:

- 50 percent of the maximum residential School Fee of \$3.79 per square foot, or \$1.90 per square foot, for non-mitigated future residential development built within the portion of the School District served by SSUSD, pursuant to its fee sharing agreement with SSUSD.
- 55 percent of the maximum residential School Fee of \$3.79 per square foot, or \$2.08 per square foot, for non-mitigated future residential development built within the portion of the School District served by NSD and SUSD, pursuant to its fee sharing agreements with NSD and SUSD.
- 35 percent of the maximum residential School Fee of \$3.79 per square foot, or \$1.33 per square foot, for non-mitigated future residential development built within the portion of the School District served by CUSD, pursuant to its fee sharing agreement with CUSD.

As shown in Table 12, the true school facilities cost impacts are \$7.71 per residential square foot for SFD units and \$10.99 per square foot for MFA units for all new non-mitigated future residential development within the portion of the School District served by NSD, SUSD, and SSUSD, while the true school facilities costs impacts are \$5.32 per square foot for SFD units and \$7.42 per square foot for MFA units for all new non-mitigated future residential development within the portion of the School District served by CUSD. Since the School District's share of the current maximum School Fee are less than the school facilities cost impacts per square foot identified in Table 13, the School District is fully justified in levying its portion of the maximum residential School Fee of \$1.90 per square foot for all new non-mitigated future residential development within the portion of the School District served by SSUSD, \$2.08 per square foot for all new non-mitigated future residential development within the portion of the School District served by NSD and SUSD, and \$1.33 per square foot for all new non-mitigated future residential development within the portion of the School District served by CUSD.

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EXHIBIT A

Current SAB Form 50-02

STATE OF CALIFORNIA
EXISTING SCHOOL BUILDING CAPACITY

SAB 92-40 (REV. 01/01) (REV. 08/01/00)

SCHOOL DISTRICT

WILLIAM S. HART UNION HIGH

COUNTY

ANGELES

THE DISTRICT OFFICE MUST BE COMPLETED BY THE DISTRICT

85138

FROM SCHOOL OFFICE (SAB 92-40) (REV. 08/01/00)

STATE ALLOCATION BOARD

OFFICE OF PUBLIC SCHOOL CONSTRUCTION

PAGE 4 OF 4

PART I - Classroom Inventory

NEW ADJUSTED

Line 1. Leased State Relocatable Classrooms	48	108			156
Line 2. Portable Classrooms leased less than 5 years	2				2
Line 3. Interim Housing Portables leased less than 5 years					
Line 4. Interim Housing Portables leased at least 5 years					
Line 5. Portable Classrooms leased at least 5 years					
Line 6. Portable Classrooms owned by district	12	23			35
Line 7. Permanent Classrooms	71	242	42		355
Line 8. Total (Lines 1 through 7)	134	371	42		547

PART II - Available Classrooms

a. Part I, line 4					
b. Part I, line 5					
c. Part I, line 6	12	23			35
d. Part I, line 7	71	242	42		355
e. Total (a, b, c, & d)	83	265	42		390

a. Part I, line 8	134	371	42		547
b. Part I, lines 1, 2, 5 and 6 (total only)					182
c. 25 percent of Part I, line 7 (total only)					89
d. Subtract c from b (unless 0 if negative)	34	65			103
e. Total (a minus d)	100	306	42		448

PART III - Determination of Existing School Building Capacity

Line 1. Classroom capacity	2,241	7,158	645	
Line 2. SER adjustment	134	430	33	
Line 3. Operational Grants				
Line 4. Greater of line 2 or 3	134	430	33	
Line 5. Total of lines 1 and 4	2,375	7,588	678	

I certify, as the District Representative, that the information reported on this form is true and correct and that I am designated as an authorized district representative by the governing board of the district; and, This form is an exact duplicate (verbatim) of the form provided by the Office of Public School Construction (OPSC). In the event a conflict should exist, then the language in the OPSC form will prevail.

SIGNATURE OF DISTRICT REPRESENTATIVE

DATE

2/1/01

EXHIBIT B

Updated School Facilities Capacity Calculation

WILLIAM S. HART UNION HIGH SCHOOL DISTRICT**School Facilities Capacity Calculation**

Application	Item	Junior High School	High School
N/A	SAB Form 50-02	2,375	7,585
N/A	Non-Severe/Severe Capacity	193	386
N/A	Teaching Stations Added Without State Funding ^[1]	0	81
N/A	Teaching Stations Added Without State Funding 2016/2017 ^[1]	0	81
N/A	Teaching Stations Added Without State Funding 2017/2018 ^[1]	108	0
50/65136-00-001	Rio Norte Junior High School	1,701	0
50/65136-00-002	Sierra Vista Junior High School	162	0
50/65136-00-003	West Ranch High School	0	2,484
50/65136-00-004	Rancho Pico Junior High School	1,700	0
50/65136-00-005	Golden Valley High School	0	2,592
50/65136-00-006	Saugus High School	0	351
50/65136-00-007	Arroyo Seco Junior High School	189	0
50/65136-00-008	Canyon High School	0	702
50/65136-00-009	Valencia High School	0	54
50/65136-00-010	Academy of the Canyons	0	270
Total Capacity	N/A	6,428	14,586

[1] Teaching stations added without State funding are loaded at 27 students per teaching station.

EXHIBIT C

Calculation of Central Administrative and Support Facilities Costs

WILLIAM S. HART HIGH SCHOOL DISTRICT
Estimated Central Administrative Facility Costs
Per Student

Step 1: Identify Student Enrollment from Existing and Future Development

Item	Number of Students
Enrollment from Existing Units	22,246
Enrollment from Future Units	7,767
Total Enrollment	30,013

Step 2: Estimate Facility Costs (2018\$)

Item	Amount
Total Enrollment	30,013
Square Feet per Student	4
Total Square Foot	120,052
Cost per Square Foot	\$200
Total Facility Costs	\$24,010,400

Step 3: Estimate Site Acquisition Costs (2018\$)

Item	Amount
Total Square Footage	120,052
Blended Floor to Area Ratio	0.13
Total Area Needed (Square Feet)	923,477
Square Feet per Acre	43,560
Total Acreage (Rounded)	21
Cost per Acre	\$1,092,317
Site Acquisition Cost ^[1]	\$22,938,657

[1] Represents an average of the site acquisition costs experienced at the junior high and high school levels.

Step 4: Total Costs and Cost per Student

Item	Amount
Total Facility Costs	\$24,010,400
Site Acquisition Costs	\$22,938,657
Total Project Costs	\$46,949,057
Total Student Enrollment	30,013
Impact per Student (Rounded)	\$1,564