

**WILLOWS UNIFIED SCHOOL DISTRICT
Office of the Superintendent**

Date: May 7, 2015

Request For Placement on Board Agenda:

**AGENDA TOPIC: Public Hearing - Developer Fee Justification Study dated
March 10, 2015**

PRESENTER: Debby Beymer, Director of Business Services

Background Information:

The Willows Unified School District has been unsuccessful in passing a school facility bond. Based upon the current facility needs throughout Willows Unified School District and the lack of a state funded school facility bond measure, the board directed the Superintendent to obtain an updated Developer Fee Justification Study.

Proposals were obtained from four companies whose expertise base is in school facilities with bids ranging from \$3,000 to \$5,800. SchoolWorks was chosen based upon two factors, 1) the lowest bid, 2) positive references from other California School districts.

The Developer Fee Study dated March 10, 2015 as well as the prior developer fee study dated March of 2004 are attached for your reference.

The current Developer Fee Study outlines the basis for a change in developer fees as follows:

	<u>CURRENT</u>	<u>PROPOSED</u>
Residential	\$ 0.81/Sq Ft	\$3.36/Sq Ft
Commercial/Industrial	\$ 0.00	\$0.52/Sq Ft
Rental Storage Facilities	\$ 0.00	\$0.24/Sq Ft



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**Level 1 - Developer Fee
Justification Study**
for
**Willows Unified
School District**

March 2015

Superintendent: Dr. Mort Geivett



Director of Business Services: Debby Beymer

SchoolWorks, Inc.

6815 Fair Oaks Blvd., Suite 3 ~ Carmichael, CA 95608





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SAB 50-01 - Enrollment certification/Projection

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Executive Summary

This developer fee justification study demonstrates that the Willows Unified School District requires the full statutory impact fee to accommodate growth from development activity.

A fee of \$0.81 per square foot for residential construction is currently assessed on applicable permits pulled in the District. The new fee amounts are \$3.36 per square foot for residential construction and \$0.54* per square foot for commercial/industrial construction. This proposed increase represents \$2.55 per square foot and \$0.54 per square foot for residential and commercial/industrial construction, respectively.

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

Table 1
Willows Unified
Developer Fee Collection Rates

Totals	<u>Previous</u>	<u>New</u>	<u>Change</u>
Residential	\$0.81	\$3.36	\$2.55
Commercial/Ind.	\$0.00	\$0.54	\$0.54

*except for Rental Self Storage facilities in which a fee of \$0.24 per square foot is justified.



I. Background

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 or reopening schools to accommodate development-related enrollment growth. 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 cited 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 \$3.36 per square foot of residential construction and \$0.54 per square foot of commercial or industrial construction.



II. 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 report is to document if a reasonable relationship exists between residential, commercial and industrial development and the need for additional facilities in the Willows Unified School District.

Following in this report will be figures indicating the current enrollment and the projected growth occurring within the attendance boundaries of the Willows Unified School District. This projected growth 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.



III. Enrollment Projections

In 2014/2015 the District's total enrollment (CBEDS) was 1,448 students. The enrollment by grade level is shown here in Table 2.

Table 2

Willows Unified Current Enrollment

<u>Grade</u>	<u>2014/2015</u>
K	121
1	105
2	84
3	110
4	128
5	94
6	108
<hr/>	
K-6 Total	750
7	118
8	120
<hr/>	
7-8 Total	238
9	127
10	119
11	103
12	111
<hr/>	
9-12 Total	460
<hr/>	
K-12 Total	1,448

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 growth. The District may either use the local student yield rate or the State-wide average student generation factor.

The student generation factor identifies the number of students per housing unit and provides a link between residential construction projects and projections of increased enrollment. The State-wide factor used by the Office of Public School Construction is 0.70 for grades K-12. For the purposes of this report we will use the State factors to determine the students generated from new housing developments. Table 3 shows the student generation factors for the various grade groupings.

Table 3

Student Generation Factors

<u>Grades</u>	<u>Students per Household</u>
K-6	0.4
7-8	0.1
9-12	0.2
Total	0.7

New Residential Development Projections

The Willows Unified School District has experienced an average new residential construction rate of approximately 10 units per year. Projecting the average rate forward, we would expect that 50 units of residential housing will be built within the District boundaries over the next five years.

To determine the impact of residential development, an enrollment projection is done. Applying the student generation factor of 0.7 to the projected 50 units of residential housing, we expect that 35 students will be generated from the new residential construction over the



next five years. This includes 20 elementary school students, 5 middle school students, and 10 high school students.

The District is required to use the development-based enrollment projection for the purposes of this study. This is utilized as the cost basis for development impact throughout this study, unless otherwise noted.

Table 4
Willows Unified
Five Year Enrollment Projections

<u>Grades</u>	<u>Current Enrollment</u>	<u>Development Projection</u>	<u>Projected Enrollment</u>
K to 6	750	20	770
7 to 8	238	5	243
9 to 12	460	10	470
Totals	1,448	35	1,483



IV. 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

Kindergarten	25 Students/Classroom
1 st -3 rd Grades	25 Students/Classroom
4 th -6 th Grades	25 Students/Classroom
7 th -8 th Grades	27 Students/Classroom
9 th -12 th Grades	27 Students/Classroom



Existing Facility Capacity

The capacity is determined 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. Using these guidelines the District's current calculated capacity is shown in Table 7.

Table 7

Willows Unified Summary of Existing Facility Capacity							
<u>School Facility</u>	<u>Permanent Classrooms</u>	<u>Portable Classrooms</u>	<u>Chargable Portables</u>	<u>Total Chargable Classrooms</u>	<u>State Loading Factor</u>	<u>State Funded Projects</u>	<u>Total State Capacity</u>
Grades K-6	23	10	9	32	25	0	800
Grades 7-8	16	9	8	24	27	0	648
Grades 9-12	32	2	1	33	27	0	891
Totals	71	21	18	89		0	2,339

As Table 7 shows, the total capacity of the District facilities is 2,339 students.

Unhoused Students by State Housing Standards

This next chart compares the 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 maximum 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

Willows Unified
Summary of Available District Capacity

<u>School Facility</u>	<u>State Capacity</u>	<u>Space Needed</u>	<u>Available Capacity</u>
Grades K-6	800	846	(46)
Grades 7-8	648	239	409
Grades 9-12	891	508	383
Totals	2,339	1,593	746

The District capacity of 2,339 is more than the space needed of 1,593. The difference is 746 students. Since the enrollment space needed for grades K-6 exceeds the District capacity for grades K-6, there is no excess K-6 capacity available to house K-6 students from new development.



V. 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 additional school facilities in the Willows Unified School District. To the extent this relationship exists, the District is justified in levying developer fees as authorized by Education Code Section 17620.

School Facility Construction Costs

For the purposes of estimating the cost of building schools 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 \$102,014 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

<u>Grade</u>	<u>Base Grant</u>	<u>Fire Alarms</u>	<u>Fire Sprinklers</u>	Per Student
				<u>Total</u>
K-6	\$19,842	\$22	\$334	\$20,198
7-8	\$20,982	\$34	\$396	\$21,412
9-12	\$26,858	\$52	\$412	\$27,322

Site Acreage Needs

<u>Grade</u>	<u>Typical Acres</u>	<u>Average Students</u>	<u>Projected Unhoused Students</u>	Equivalent	Site
				<u>Sites Needed</u>	<u>Acres Needed</u>
K-6	10	600	20	0.03	0.33
7-8	20	800	0	0.00	0.00
9-12	40	1,500	0	0.00	0.00
TOTAL				0.33	

General Site Development Allowance

<u>Grade</u>	<u>Acres</u>	Allowance/	<u>Base Cost</u>	<u>% Allowance</u>	<u>Added Cost</u>	<u>Total Cost</u>
		<u>Acre</u>				
K-6	0.33	\$32,244	\$10,641	6%	\$24,238	\$34,878
7-8	0.00	\$32,244	\$0	6%	\$0	\$0
9-12	0.00	\$32,244	\$0	3.75%	\$0	\$0
Totals	0.33					\$34,878

Site Acquisition & Development Summary

<u>Grade</u>	<u>Acres To Be Bought</u>	<u>Land Cost/Acre</u>	<u>Total Land Cost</u>	Site	<u>Site Dev. Cost</u>	<u>General Site Development</u>	<u>Total Site Development</u>
				<u>Development Cost/Acre</u>			
K-6	0.33	\$102,014	\$33,665	\$213,492	\$70,452	\$34,878	\$105,330
7-8	0.00	\$102,014	\$0	\$200,854	\$0	\$0	\$0
9-12	0.00	\$102,014	\$0	\$234,219	\$0	\$0	\$0
Totals	0.33		\$33,665		\$70,452	\$34,878	\$105,330

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 maintain the existing facilities which the new students will utilize. The following chart shows the total eligibility for modernization/reconstruction in the State Building Program. These projects require a minimum local funding contribution in the amount of 40% of the budget. The State will contribute 60% of the eligible amount. Buildings are eligible for State funding for modernization/reconstruction once they reach an age of 25 years old for permanent buildings and 20 years old for portables.

Table 10

Modernization Project Needs

<u>School</u>	<u>Eligible Modernization Grants</u>				<u>State Funding</u>	<u>District Share</u>	<u>Project Total</u>
	<u>Elem</u>	<u>Middle</u>	<u>High</u>	<u>Spec Ed</u>			
Murdock Elementary	600	0	0	0	\$2,407,404	\$1,604,936	\$4,012,340
Willows Intermediate	237	219	0	0	\$1,878,801	\$1,252,534	\$3,131,336
Willows High	0	0	491	0	\$2,704,379	\$1,802,919	\$4,507,298
TOTALS	837	219	491	0	\$6,990,584	\$4,660,389	\$11,650,974

New Development Share of Modernization Costs

<u>Grade</u>	<u>Eligible Modernization Grants</u>	<u>New Development</u>		
	<u>Grants</u>	<u>Students</u>	<u>Ratio</u>	<u>Amount</u>
K-6	837	20	2.39%	\$95,874
7-8	219	5	2.28%	\$71,492
9-12	491	10	2.04%	\$91,798
				\$259,164

Impact of Residential Development

This next table compares the development-related enrollment projection 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 each District shall be reimbursed for site acquisition costs, including appraisals, surveys and title reports. The District needs to acquire 0.33 acres to meet the needs of the students projected from the new developments.



Table 11

**Willows Unified
 Summary of Residential Impact**

<u>School Facility</u>	<u>Development Projection</u>	<u>Available Space</u>	<u>Net Unhoused</u>	<u>Construction Cost Per Student</u>	<u>Total Facility Costs</u>
Elementary	20	0	20	\$20,198	\$403,960
Middle	5	409	0	\$21,412	\$0
High & Cont.	10	383	0	\$27,322	\$0
Site Purchase: 0.33 acres					\$33,665
Site Development:					\$105,330
				New Construction Needs:	\$542,955
				Modernization Needs:	\$259,164
				TOTAL NEEDS:	\$802,119
				Average cost per student:	\$22,918

The total need for school facilities based on the impact of the 50 new housing units projected over the next five years totals \$802,119. 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 1,558 square feet. The total area for 50 new homes would therefore be 77,900 square feet. The total residential fee needed to be able to collect \$802,119 would be **\$10.30** per square foot.

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 12

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 for the District. There were 3,595 employees and 3,434 homes in the District. This represents a ratio of 1.0469 employees per home.

There were 1,558 school age children attending the District in 2010. This is a ratio of 0.4334 students per employee. This ratio, however, must be reduced by including only the percentage of employees that worked in their community of residence (64.3%) because only those



employees living in the District will impact the District's school facilities with their children. The actual ratio of students per employee in the District is 0.2787.

School Facilities Cost per Student

State 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 11.

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 (64.3 percent).
- Housing units per employee (0.9552). This was derived from the 2008-2012 ACS 5 Year Estimates data for the District, which indicates there were 3,434 housing units and 3,595 employees.
- Percentage of employees that will occupy new housing units (75 percent).
- Average square feet per dwelling unit (1,558).
- Residential fee charged by the District (\$3.36 per square foot).

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 13

Willows Unified Summary of Commercial and Industrial Uses							
Type	Employees per 1,000 Sq. Ft.	Students per Employee	Students per 1,000 Sq. Ft.	Average Cost per Student	Cost per Sq. Ft.	Residential offset per Sq. Ft.	Net Cost per Sq. Ft.
Banks	2.83	0.2787	0.789	\$22,918	\$18.07	\$6.82	\$11.25
Community Shopping Centers	1.53	0.2787	0.426	\$22,918	\$9.77	\$3.69	\$6.08
Neighborhood Shopping Centers	2.71	0.2787	0.755	\$22,918	\$17.31	\$6.54	\$10.77
Industrial Business Parks	3.52	0.2787	0.981	\$22,918	\$22.48	\$8.49	\$13.99
Industrial Parks	1.35	0.2787	0.376	\$22,918	\$8.62	\$3.26	\$5.37
Rental Self Storage	0.06	0.2787	0.017	\$22,918	\$0.38	\$0.14	\$0.24
Scientific Research & Development	3.04	0.2787	0.847	\$22,918	\$19.41	\$7.33	\$12.08
Lodging	1.13	0.2787	0.315	\$22,918	\$7.22	\$2.72	\$4.49
Standard Commercial Office	4.79	0.2787	1.335	\$22,918	\$30.59	\$11.55	\$19.04
Large High Rise Commercial Office	4.31	0.2787	1.201	\$22,918	\$27.53	\$10.39	\$17.13
Corporate Offices	2.69	0.2787	0.750	\$22,918	\$17.18	\$6.49	\$10.69
Medical Offices	4.27	0.2787	1.190	\$22,918	\$27.27	\$10.30	\$16.97

*Based on 1990 SanDAG Traffic Generator Report

Net Cost per Square Foot

Since the State Maximum Fee is currently \$0.54 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 will only be allowed to collect \$0.24 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.

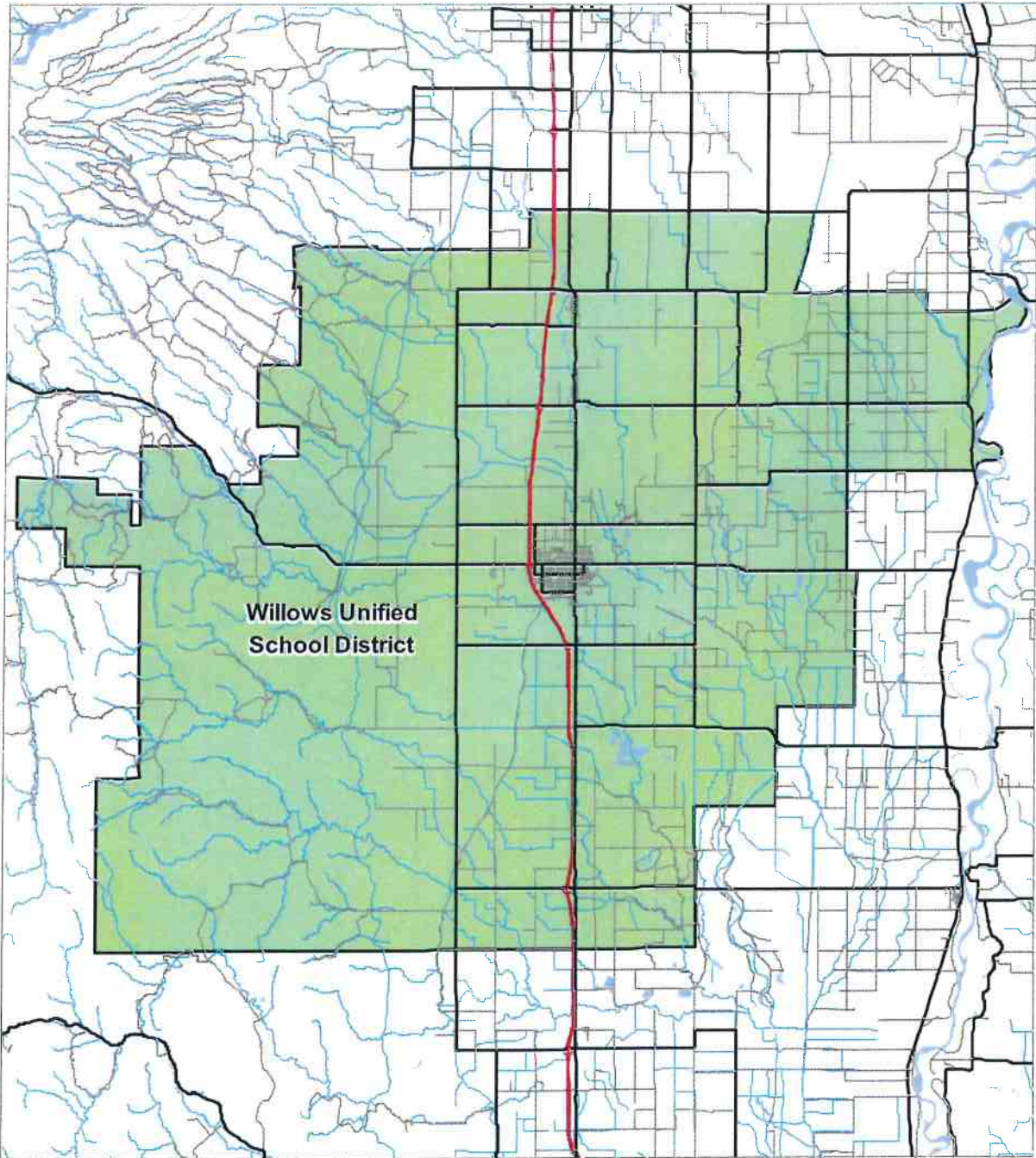
The total need for school facilities totals \$802,119. The amount the District would collect over the five year period at the maximum rate of \$3.36 for residential and \$0.54 for commercial/industrial development would be as follows:

\$3.36 x 50 homes x 1,558 sq ft per home = \$261,744 for Residential
 \$0.54 x 2,000 sq ft per year x 5 years = \$5,400 for Commercial/Industrial
 Total projected 5 year income: \$267,144

The estimated income is less than the projected needs.

District Map

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





VI. 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 additional school facilities in the Willows Unified School District. The following three nexus tests required to show justification for levying fees have been met:

Burden Nexus: New residential development will generate an average of 0.7 K-12 grade students per unit. Because the District has exceeded its capacity at the K-6 grade levels, all students generated at the K-6 grade levels by new development will require additional school facilities.

Cost Nexus: The cost to provide new and reconstructed facilities is an average of \$10.30 per square foot of residential development. Each square foot of residential development will generate \$3.36 in developer fees resulting in a shortfall of \$6.94 per square foot.

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

The reasonable relationship identified by these findings provides the required justification for the Willows Unified School District to levy the maximum fees of \$3.36 per square foot for residential construction and \$0.54 per square foot for commercial/industrial construction, except for Rental Self Storage facilities in which a fee of \$0.24 per square foot is justified as authorized by Education Code Section 17620.



Willows Unified School District 2014 Developer Fee Justification Study

- ✓ SAB 50-01 - Enrollment certification/Projection
- ✓ Census Data
- ✓ Use of Developer Fees
- ✓ Site Development Costs
- ✓ Index Adjustment on the Assessment for Development – State Allocation Board Meeting of January 22, 2014
- ✓ Annual Adjustment to School Facility Program Grants

March 2015

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Academic Year: 2014-2015
View: Snapshot
All QI: 10/1/2014

LEA: Willows Unified
School Type: ALL
School: ALL

Created Date: 01-22-2015

1.5 Enrollment - By Status Disaggregated

School Code	School Name	Enrollment Status	Grade	Gender	Total		Hispanic		Net		Asian		Black/African Am		Islander		White		Multiple		Missing	
					#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
6000000	All Selected Schools	Total	Total	Total	1448	722	49.86%	46	2.75%	83	5.73%	16	1.10%	8	0.55%	581	34.74%	12	0.83%	6	0.41%	
					1448	722	49.86%	46	2.75%	83	5.73%	16	1.10%	8	0.55%	581	34.74%	12	0.83%	6	0.41%	
					105	52	49.52%	2	1.90%	6	5.71%	1	0.95%	40	38.10%	1	0.95%	2	1.90%	2	1.90%	
					84	41	48.81%	4	4.78%	6	7.14%	0	0.00%	0	0.00%	32	38.10%	1	1.19%	0	0.00%	
					110	51	51.82%	1	0.91%	8	7.27%	1	0.91%	40	38.36%	1	0.91%	1	0.91%	1	0.91%	
					128	72	56.25%	4	3.13%	12	9.38%	2	1.56%	0	0.00%	36	28.13%	1	0.78%	1	0.78%	
					94	52	55.32%	2	2.13%	4	4.26%	0	0.00%	34	36.17%	2	2.13%	0	0.00%			
					108	54	50.00%	4	3.70%	5	4.63%	1	0.85%	43	39.81%	1	0.85%	1	0.85%			
					118	53	44.92%	2	1.69%	8	7.65%	2	1.69%	50	42.37%	1	0.85%	1	0.85%			
					120	54	45.00%	6	5.00%	5	4.17%	2	1.67%	51	42.50%	1	0.85%	0	0.00%			
					119	52	48.82%	3	2.96%	3	2.36%	2	1.57%	57	44.89%	0	0.00%	0	0.00%			
					103	52	50.49%	3	2.91%	5	4.60%	0	0.00%	2	1.69%	53	41.54%	0	0.00%	1	0.84%	
111	47	42.34%	3	2.70%	4	3.00%	2	1.80%	1	0.97%	39	37.89%	0	0.00%	0	0.00%						
112	47	42.34%	3	2.70%	4	3.00%	2	1.80%	1	0.97%	39	37.89%	0	0.00%	0	0.00%						
KN	121	74	61.16%	6	4.96%	5	4.13%	0	0.00%	1	0.83%	32	26.45%	3	2.48%	0	0.00%					
642	348	54.21%	19	2.96%	41	6.39%	4	0.62%	3	0.47%	214	33.33%	9	1.40%	4	0.62%						
642	348	54.21%	19	2.96%	41	6.39%	4	0.62%	3	0.47%	214	33.33%	9	1.40%	4	0.62%						
01	Total	Total	Total	Total	84	41	48.81%	4	4.78%	6	7.14%	0	0.00%	32	38.10%	1	1.19%	0	0.00%			
02	Total	Total	Total	Total	110	51	51.82%	1	0.91%	8	7.27%	1	0.91%	40	38.36%	1	0.91%	1	0.91%			
03	Total	Total	Total	Total	128	72	56.25%	4	3.13%	12	9.38%	2	1.56%	0	0.00%	36	28.13%	1	0.78%			
04	Total	Total	Total	Total	94	52	55.32%	2	2.13%	4	4.26%	0	0.00%	34	36.17%	2	2.13%	0	0.00%			
05	Total	Total	Total	Total	121	74	61.16%	6	4.96%	5	4.13%	0	0.00%	1	0.83%	32	26.45%	3	2.48%			
KN	Total	Total	Total	Total	24	13	54.17%	1	4.17%	2	8.33%	0	0.00%	0	0.00%	8	33.33%	0	0.00%			
10	Total	Total	Total	Total	1	0	0.00%	0	0.00%	0	0.00%	0	0.00%	0	0.00%	0	0.00%	0	0.00%			
11	Total	Total	Total	Total	11	7	63.64%	0	0.00%	1	9.09%	0	0.00%	0	0.00%	3	27.27%	0	0.00%			
12	Total	Total	Total	Total	12	6	50.00%	1	8.33%	1	8.33%	0	0.00%	0	0.00%	4	33.33%	0	0.00%			
436	Total	Total	Total	Total	289	45.87%	8	1.23%	21	4.82%	7	1.61%	4	0.92%	188	44.72%	0	0.00%				
436	Total	Total	Total	Total	289	45.87%	8	1.23%	21	4.82%	7	1.61%	4	0.92%	188	44.72%	0	0.00%				
09	Total	Total	Total	Total	127	62	48.82%	3	2.36%	3	2.36%	2	1.57%	0	0.00%	57	44.89%	0	0.00%			
10	Total	Total	Total	Total	118	52	44.07%	0	0.00%	11	9.32%	0	0.00%	2	1.69%	52	44.07%	0	0.00%			
11	Total	Total	Total	Total	92	45	48.91%	3	3.26%	4	4.35%	3	3.26%	1	1.09%	36	39.13%	0	0.00%			
12	Total	Total	Total	Total	99	41	41.41%	2	2.02%	3	3.03%	2	2.02%	1	1.01%	50	50.51%	0	0.00%			
346	Total	Total	Total	Total	181	46.53%	12	3.47%	19	5.49%	5	1.45%	1	0.29%	144	41.62%	3	0.87%				
346	Total	Total	Total	Total	181	46.53%	12	3.47%	19	5.49%	5	1.45%	1	0.29%	144	41.62%	3	0.87%				
06	Total	Total	Total	Total	108	54	50.00%	4	3.70%	5	4.63%	1	0.85%	0	0.00%	43	39.81%	1	0.91%			
07	Total	Total	Total	Total	118	53	44.92%	2	1.69%	9	7.63%	2	1.69%	0	0.00%	50	42.37%	1	0.85%			
08	Total	Total	Total	Total	120	54	45.00%	6	5.00%	5	4.17%	2	1.67%	1	0.83%	51	42.50%	1	0.83%			

Grade:	01-First Grade, 02-Second Grade, 03-Third Grade, 04-Fourth Grade, 05-Fifth Grade, 06-Sixth Grade, 07-Seventh Grade, 08-Eighth Grade	ALL
English Language Acquisition Status:	ALL	10 - Primary Enrollment, 30 - Short Term Enrollment
Title I Part C Migrant:	ALL	ALL
Gifted and Talented:	ALL	ALL
Interdistrict Transfer:	ALL	ALL
District of Geographic Residence:	ALL	ALL
Ethnicity/Race:	ALL	ALL
Title III Eligible Immigrant:	ALL	ALL
Socio-Economically Disadvantaged:	ALL	ALL
Enrollment Status:	ALL	ALL
Gender:	ALL	ALL
Special Education:	ALL	ALL

This report is confidential and use is restricted to authorized individuals. The data that appears on this report are filtered by the user selections that appear on the last page of this report.



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	Willows Unified School District, California			
	Estimate	Margin of Error	Percent	Percent Margin of Error
HOUSING OCCUPANCY				
Total housing units	3,831	+/-213	3,831	(X)
Occupied housing units	3,434	+/-249	89.6%	+/-4.7
Vacant housing units	397	+/-182	10.4%	+/-4.7
Homeowner vacancy rate	1.3	+/-1.9	(X)	(X)
Rental vacancy rate	0.0	+/-2.6	(X)	(X)
UNITS IN STRUCTURE				
Total housing units	3,831	+/-213	3,831	(X)
1-unit, detached	2,699	+/-269	70.5%	+/-6.3
1-unit, attached	211	+/-125	5.5%	+/-3.3
2 units	150	+/-93	3.9%	+/-2.4
3 or 4 units	234	+/-115	6.1%	+/-3.0
5 to 9 units	115	+/-68	3.0%	+/-1.8
10 to 19 units	74	+/-48	1.9%	+/-1.3
20 or more units	77	+/-68	2.0%	+/-1.8
Mobile home	243	+/-132	6.3%	+/-3.4
Boat, RV, van, etc.	28	+/-44	0.7%	+/-1.1
YEAR STRUCTURE BUILT				
Total housing units	3,831	+/-213	3,831	(X)
Built 2010 or later	40	+/-51	1.0%	+/-1.3
Built 2000 to 2009	337	+/-123	8.8%	+/-3.2
Built 1990 to 1999	338	+/-142	8.8%	+/-3.7
Built 1980 to 1989	418	+/-153	10.9%	+/-3.9
Built 1970 to 1979	795	+/-188	20.8%	+/-4.5
Built 1960 to 1969	372	+/-136	9.7%	+/-3.5
Built 1950 to 1959	659	+/-153	17.2%	+/-3.9
Built 1940 to 1949	322	+/-140	8.4%	+/-3.7
Built 1939 or earlier	550	+/-196	14.4%	+/-5.0
ROOMS				
Total housing units	3,831	+/-213	3,831	(X)
1 room	0	+/-18	0.0%	+/-1.0
2 rooms	73	+/-70	1.9%	+/-1.8

Subject	Willows Unified School District, California			
	Estimate	Margin of Error	Percent	Percent Margin of Error
3 rooms	249	+/-121	6.5%	+/-3.1
4 rooms	863	+/-221	22.5%	+/-5.5
5 rooms	1,021	+/-209	26.7%	+/-5.4
6 rooms	776	+/-195	20.3%	+/-5.0
7 rooms	521	+/-154	13.6%	+/-4.0
8 rooms	207	+/-100	5.4%	+/-2.6
9 rooms or more	121	+/-68	3.2%	+/-1.8
Median rooms	5.2	+/-0.2	(X)	(X)
BEDROOMS				
Total housing units	3,831	+/-213	3,831	(X)
No bedroom	10	+/-17	0.3%	+/-0.4
1 bedroom	476	+/-166	12.4%	+/-4.1
2 bedrooms	1,178	+/-237	30.7%	+/-5.9
3 bedrooms	1,686	+/-249	44.0%	+/-6.6
4 bedrooms	340	+/-142	8.9%	+/-3.6
5 or more bedrooms	141	+/-115	3.7%	+/-3.0
HOUSING TENURE				
Occupied housing units	3,434	+/-249	3,434	(X)
Owner-occupied	2,030	+/-219	59.1%	+/-5.2
Renter-occupied	1,404	+/-212	40.9%	+/-5.2
Average household size of owner-occupied unit	2.59	+/-0.24	(X)	(X)
Average household size of renter-occupied unit	2.68	+/-0.33	(X)	(X)
YEAR HOUSEHOLDER MOVED INTO UNIT				
Occupied housing units	3,434	+/-249	3,434	(X)
Moved in 2010 or later	518	+/-169	15.1%	+/-4.9
Moved in 2000 to 2009	1,561	+/-248	45.5%	+/-6.4
Moved in 1990 to 1999	500	+/-195	14.6%	+/-5.4
Moved in 1980 to 1989	334	+/-113	9.7%	+/-3.3
Moved in 1970 to 1979	248	+/-114	7.2%	+/-3.2
Moved in 1969 or earlier	273	+/-109	7.9%	+/-3.1
VEHICLES AVAILABLE				
Occupied housing units	3,434	+/-249	3,434	(X)
No vehicles available	200	+/-113	5.8%	+/-3.2
1 vehicle available	1,260	+/-263	36.7%	+/-6.9
2 vehicles available	1,082	+/-196	31.5%	+/-5.7
3 or more vehicles available	892	+/-193	26.0%	+/-5.3
HOUSE HEATING FUEL				
Occupied housing units	3,434	+/-249	3,434	(X)
Utility gas	1,719	+/-222	50.1%	+/-5.8
Bottled, tank, or LP gas	270	+/-98	7.9%	+/-2.8
Electricity	864	+/-181	25.2%	+/-4.5
Fuel oil, kerosene, etc.	15	+/-16	0.4%	+/-0.5
Coal or coke	0	+/-18	0.0%	+/-1.1
Wood	410	+/-133	11.9%	+/-3.8
Solar energy	0	+/-18	0.0%	+/-1.1
Other fuel	72	+/-76	2.1%	+/-2.2
No fuel used	84	+/-77	2.4%	+/-2.3
SELECTED CHARACTERISTICS				
Occupied housing units	3,434	+/-249	3,434	(X)
Lacking complete plumbing facilities	34	+/-52	1.0%	+/-1.5
Lacking complete kitchen facilities	0	+/-18	0.0%	+/-1.1
No telephone service available	61	+/-78	1.8%	+/-2.3

Subject	Willows Unified School District, California			
	Estimate	Margin of Error	Percent	Percent Margin of Error
OCCUPANTS PER ROOM				
Occupied housing units	3,434	+/-249	3,434	(X)
1.00 or less	3,367	+/-246	98.0%	+/-1.5
1.01 to 1.50	50	+/-42	1.5%	+/-1.2
1.51 or more	17	+/-25	0.5%	+/-0.7
VALUE				
Owner-occupied units	2,030	+/-219	2,030	(X)
Less than \$50,000	81	+/-83	4.0%	+/-4.0
\$50,000 to \$99,999	106	+/-66	5.2%	+/-3.2
\$100,000 to \$149,999	194	+/-108	9.6%	+/-5.0
\$150,000 to \$199,999	358	+/-137	17.6%	+/-6.6
\$200,000 to \$299,999	796	+/-190	39.2%	+/-7.5
\$300,000 to \$499,999	359	+/-124	17.7%	+/-6.2
\$500,000 to \$999,999	112	+/-58	5.5%	+/-3.0
\$1,000,000 or more	24	+/-37	1.2%	+/-1.8
Median (dollars)	229,500	+/-17,052	(X)	(X)
MORTGAGE STATUS				
Owner-occupied units	2,030	+/-219	2,030	(X)
Housing units with a mortgage	1,301	+/-202	64.1%	+/-6.7
Housing units without a mortgage	729	+/-152	35.9%	+/-6.7
SELECTED MONTHLY OWNER COSTS (SMOC)				
Housing units with a mortgage	1,301	+/-202	1,301	(X)
Less than \$300	18	+/-30	1.4%	+/-2.3
\$300 to \$499	0	+/-18	0.0%	+/-2.8
\$500 to \$699	70	+/-83	5.4%	+/-6.2
\$700 to \$999	211	+/-127	16.2%	+/-9.1
\$1,000 to \$1,499	384	+/-139	29.5%	+/-10.2
\$1,500 to \$1,999	289	+/-116	22.2%	+/-8.5
\$2,000 or more	329	+/-115	25.3%	+/-8.8
Median (dollars)	1,457	+/-180	(X)	(X)
Housing units without a mortgage	729	+/-152	729	(X)
Less than \$100	31	+/-45	4.3%	+/-5.8
\$100 to \$199	25	+/-26	3.4%	+/-3.5
\$200 to \$299	164	+/-82	22.5%	+/-10.8
\$300 to \$399	173	+/-87	23.7%	+/-11.1
\$400 or more	336	+/-114	46.1%	+/-12.6
Median (dollars)	387	+/-75	(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)	1,301	+/-202	1,301	(X)
Less than 20.0 percent	301	+/-122	23.1%	+/-9.7
20.0 to 24.9 percent	208	+/-115	16.0%	+/-8.1
25.0 to 29.9 percent	215	+/-126	16.5%	+/-9.1
30.0 to 34.9 percent	178	+/-108	13.7%	+/-8.1
35.0 percent or more	399	+/-145	30.7%	+/-9.9
Not computed	0	+/-18	(X)	(X)
Housing unit without a mortgage (excluding units where SMOCAPI cannot be computed)	729	+/-152	729	(X)
Less than 10.0 percent	415	+/-142	56.9%	+/-13.4
10.0 to 14.9 percent	162	+/-77	22.2%	+/-11.3
15.0 to 19.9 percent	0	+/-18	0.0%	+/-5.0

Subject	Willows Unified School District, California			
	Estimate	Margin of Error	Percent	Percent Margin of Error
20.0 to 24.9 percent	27	+/-25	3.7%	+/-3.5
25.0 to 29.9 percent	51	+/-55	7.0%	+/-7.4
30.0 to 34.9 percent	28	+/-32	3.8%	+/-4.4
35.0 percent or more	46	+/-40	6.3%	+/-5.2
Not computed	0	+/-18	(X)	(X)
GROSS RENT				
Occupied units paying rent	1,289	+/-209	1,289	(X)
Less than \$200	19	+/-33	1.5%	+/-2.6
\$200 to \$299	93	+/-64	7.2%	+/-4.7
\$300 to \$499	21	+/-27	1.6%	+/-2.2
\$500 to \$749	521	+/-180	40.4%	+/-11.3
\$750 to \$999	218	+/-112	16.9%	+/-8.6
\$1,000 to \$1,499	359	+/-146	27.9%	+/-10.4
\$1,500 or more	58	+/-67	4.5%	+/-5.2
Median (dollars)	748	+/-63	(X)	(X)
No rent paid	115	+/-87	(X)	(X)
GROSS RENT AS A PERCENTAGE OF HOUSEHOLD INCOME (GRAPI)				
Occupied units paying rent (excluding units where GRAPI cannot be computed)	1,279	+/-207	1,279	(X)
Less than 15.0 percent	161	+/-88	12.6%	+/-6.9
15.0 to 19.9 percent	156	+/-98	12.2%	+/-7.0
20.0 to 24.9 percent	179	+/-98	14.0%	+/-7.3
25.0 to 29.9 percent	119	+/-68	9.3%	+/-5.1
30.0 to 34.9 percent	146	+/-89	11.4%	+/-7.0
35.0 percent or more	518	+/-146	40.5%	+/-9.6
Not computed	125	+/-89	(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.

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.
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.
3. An '-' following a median estimate means the median falls in the lowest interval of an open-ended distribution.
4. An '+' following a median estimate means the median falls in the upper interval of an open-ended distribution.
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.



S0802

MEANS OF TRANSPORTATION TO WORK BY SELECTED CHARACTERISTICS

2008-2012 American Community Survey 5-Year Estimates

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Subject	Willows Unified 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	3,595	+/-444	2,744	+/-399	264
AGE					
16 to 19 years	5.2%	+/-2.4	4.9%	+/-2.8	2.3%
20 to 24 years	9.3%	+/-5.3	9.2%	+/-7.0	8.7%
25 to 44 years	35.3%	+/-6.0	36.5%	+/-7.3	38.3%
45 to 54 years	30.9%	+/-6.2	28.8%	+/-6.9	46.6%
55 to 59 years	9.0%	+/-2.9	10.6%	+/-3.8	4.2%
60 years and over	10.3%	+/-4.0	10.1%	+/-4.4	0.0%
Median age (years)	45.0	+/-1.2	44.9	+/-1.4	46.1
SEX					
Male	56.2%	+/-6.2	57.5%	+/-7.4	75.8%
Female	43.8%	+/-6.2	42.5%	+/-7.4	24.2%
RACE AND HISPANIC OR LATINO ORIGIN					
One race	96.8%	+/-2.1	97.1%	+/-2.0	100.0%
White	80.3%	+/-5.8	85.1%	+/-6.0	48.9%
Black or African American	1.1%	+/-1.2	1.4%	+/-1.5	0.0%
American Indian and Alaska Native	2.0%	+/-1.6	1.9%	+/-1.8	7.6%
Asian	5.5%	+/-2.9	1.2%	+/-1.5	22.3%
Native Hawaiian and Other Pacific Islander	0.0%	+/-1.0	0.0%	+/-1.4	0.0%
Some other race	8.0%	+/-4.7	7.6%	+/-5.6	21.2%
Two or more races	3.2%	+/-2.1	2.9%	+/-2.0	0.0%
Hispanic or Latino origin (of any race)	22.9%	+/-4.7	21.0%	+/-6.0	68.9%
White alone, not Hispanic or Latino	67.1%	+/-5.6	73.4%	+/-6.2	8.7%
NATIVITY AND CITIZENSHIP STATUS					
Native	83.6%	+/-4.7	87.8%	+/-5.2	18.6%
Foreign born	16.4%	+/-4.7	12.2%	+/-5.2	81.4%
Naturalized U.S. citizen	4.3%	+/-2.7	2.8%	+/-2.7	24.2%
Not a U.S. citizen	12.1%	+/-4.5	9.4%	+/-4.9	57.2%

Subject	Willows Unified 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	26.4%	+/-6.9	22.4%	+/-7.4	79.5%
Speak English "very well"	14.0%	+/-5.9	14.0%	+/-7.0	11.0%
Speak English less than "very well"	12.4%	+/-4.4	8.5%	+/-4.5	68.6%
EARNINGS IN THE PAST 12 MONTHS (IN 2012 INFLATION-ADJUSTED DOLLARS) FOR WORKERS					
Workers 16 years and over with earnings	3,595	+/-444	2,744	+/-399	264
\$1 to \$9,999 or less	22.4%	+/-6.0	13.1%	+/-6.8	28.4%
\$10,000 to \$14,999	6.0%	+/-2.4	5.8%	+/-2.5	4.2%
\$15,000 to \$24,999	13.7%	+/-3.4	12.7%	+/-4.2	47.3%
\$25,000 to \$34,999	15.5%	+/-4.8	17.2%	+/-5.3	7.6%
\$35,000 to \$49,999	13.9%	+/-4.8	17.3%	+/-5.8	1.1%
\$50,000 to \$64,999	11.8%	+/-4.1	13.9%	+/-4.8	7.6%
\$65,000 to \$74,999	3.2%	+/-2.3	3.1%	+/-2.9	3.8%
\$75,000 or more	13.5%	+/-4.1	16.9%	+/-5.1	0.0%
Median earnings (dollars)	30,362	+/-4,868	35,525	+/-4,209	17,054
POVERTY STATUS IN THE PAST 12 MONTHS					
Workers 16 years and over for whom poverty status is determined	3,595	+/-444	2,744	+/-399	264
Below 100 percent of the poverty level	16.2%	+/-5.4	12.7%	+/-6.7	11.4%
100 to 149 percent of the poverty level	7.8%	+/-3.5	7.1%	+/-4.0	18.6%
At or above 150 percent of the poverty level	76.0%	+/-6.1	80.2%	+/-7.5	70.1%
Workers 16 years and over	3,595	+/-444	2,744	+/-399	264
OCCUPATION					
Management, business, science, and arts occupations	24.6%	+/-5.8	26.6%	+/-7.4	18.6%
Service occupations	20.9%	+/-4.3	17.8%	+/-4.9	23.9%
Sales and office occupations	24.1%	+/-5.4	24.0%	+/-6.1	0.0%
Natural resources, construction, and maintenance occupations	17.8%	+/-4.9	18.3%	+/-5.8	46.2%
Production, transportation, and material moving occupations	12.7%	+/-4.7	13.3%	+/-5.2	11.4%
Military specific occupations	0.0%	+/-1.0	0.0%	+/-1.4	0.0%
INDUSTRY					
Agriculture, forestry, fishing and hunting, and mining	16.4%	+/-5.8	15.3%	+/-6.6	40.2%
Construction	2.7%	+/-1.7	2.9%	+/-2.3	6.1%
Manufacturing	6.8%	+/-2.9	7.8%	+/-3.5	7.6%
Wholesale trade	2.4%	+/-1.5	3.2%	+/-2.0	0.0%
Retail trade	11.4%	+/-3.6	10.6%	+/-4.0	3.8%
Transportation and warehousing, and utilities	3.7%	+/-2.1	4.5%	+/-2.8	0.0%
Information and finance and insurance, and real estate and rental and leasing	6.6%	+/-4.0	6.5%	+/-5.0	0.0%
Professional, scientific, management, and administrative and waste management services	6.5%	+/-2.9	6.7%	+/-3.5	5.3%
Educational services, and health care and social assistance	18.4%	+/-4.7	18.7%	+/-5.3	3.8%
Arts, entertainment, and recreation, and accommodation and food services	11.6%	+/-3.5	8.4%	+/-3.6	31.1%
Other services (except public administration)	3.2%	+/-2.7	3.5%	+/-3.3	2.3%
Public administration	10.4%	+/-3.4	11.9%	+/-4.2	0.0%
Armed forces	0.0%	+/-1.0	0.0%	+/-1.4	0.0%
CLASS OF WORKER					
Private wage and salary workers	58.6%	+/-5.8	60.3%	+/-6.6	74.2%
Government workers	26.3%	+/-5.0	30.9%	+/-6.0	0.0%

Subject	Willows Unified 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	15.1%	+/-5.2	8.7%	+/-4.8	25.8%
Unpaid family workers	0.0%	+/-1.0	0.0%	+/-1.4	0.0%
PLACE OF WORK					
Worked in state of residence	100.0%	+/-1.0	100.0%	+/-1.4	100.0%
Worked in county of residence	87.9%	+/-4.1	87.9%	+/-4.3	61.4%
Worked outside county of residence	12.1%	+/-4.1	12.1%	+/-4.3	38.6%
Worked outside state of residence	0.0%	+/-1.0	0.0%	+/-1.4	0.0%
Workers 16 years and over who did not work at home	3,245	+/-418	2,744	+/-399	264
TIME LEAVING HOME TO GO TO WORK					
12:00 a.m. to 4:59 a.m.	6.1%	+/-4.1	7.2%	+/-4.9	0.0%
5:00 a.m. to 5:29 a.m.	3.6%	+/-2.0	3.8%	+/-2.1	0.0%
5:30 a.m. to 5:59 a.m.	5.7%	+/-3.1	2.5%	+/-1.8	43.9%
6:00 a.m. to 6:29 a.m.	6.5%	+/-3.0	7.7%	+/-3.5	0.0%
6:30 a.m. to 6:59 a.m.	14.5%	+/-4.5	16.0%	+/-5.0	3.8%
7:00 a.m. to 7:29 a.m.	14.6%	+/-4.7	14.3%	+/-5.1	3.8%
7:30 a.m. to 7:59 a.m.	17.0%	+/-5.0	19.8%	+/-5.8	0.0%
8:00 a.m. to 8:29 a.m.	9.7%	+/-3.9	9.3%	+/-4.4	5.7%
8:30 a.m. to 8:59 a.m.	4.0%	+/-2.8	2.9%	+/-2.4	0.0%
9:00 a.m. to 11:59 p.m.	18.2%	+/-4.4	16.6%	+/-4.9	42.8%
TRAVEL TIME TO WORK					
Less than 10 minutes	45.1%	+/-7.4	46.6%	+/-8.1	14.8%
10 to 14 minutes	19.2%	+/-5.1	19.2%	+/-5.7	22.3%
15 to 19 minutes	12.0%	+/-4.4	10.9%	+/-4.6	12.1%
20 to 24 minutes	6.1%	+/-2.8	6.5%	+/-3.2	7.6%
25 to 29 minutes	2.2%	+/-1.7	2.5%	+/-2.0	1.5%
30 to 34 minutes	6.3%	+/-3.4	3.9%	+/-2.3	36.4%
35 to 44 minutes	2.4%	+/-1.6	2.8%	+/-1.9	0.0%
45 to 59 minutes	2.8%	+/-2.0	3.3%	+/-2.3	0.0%
60 or more minutes	4.0%	+/-2.4	4.2%	+/-2.7	5.3%
Mean travel time to work (minutes)	N	N	N	N	N
Workers 16 years and over in households	3,581	+/-444	2,732	+/-399	264
HOUSING TENURE					
Owner-occupied housing units	59.8%	+/-6.1	63.4%	+/-7.5	41.3%
Renter-occupied housing units	40.2%	+/-6.1	36.6%	+/-7.5	58.7%
VEHICLES AVAILABLE					
No vehicle available	3.4%	+/-2.6	1.6%	+/-1.5	18.6%
1 vehicle available	28.5%	+/-8.0	25.3%	+/-8.6	8.0%
2 vehicles available	32.2%	+/-8.7	35.5%	+/-10.3	32.6%
3 or more vehicles available	35.8%	+/-7.9	37.7%	+/-9.7	40.9%
PERCENT IMPUTED					
Means of transportation to work	11.1%	(X)	(X)	(X)	(X)
Time leaving home to go to work	17.0%	(X)	(X)	(X)	(X)
Travel time to work	12.6%	(X)	(X)	(X)	(X)
Vehicles available	2.4%	(X)	(X)	(X)	(X)

Subject	Willows Unified School District, California		
	Car, truck, or van -- carpooled	Public transportation (excluding taxicab)	
	Margin of Error	Estimate	Margin of Error
Workers 16 years and over	+/-124	0	+/-18
AGE			
16 to 19 years	+/-5.1	-	**
20 to 24 years	+/-9.9	-	**
25 to 44 years	+/-23.2	-	**
45 to 54 years	+/-21.9	-	**
55 to 59 years	+/-7.7	-	**
60 years and over	+/-13.2	-	**
Median age (years)	+/-8.0	-	**
SEX			
Male	+/-15.4	-	**
Female	+/-15.4	-	**
RACE AND HISPANIC OR LATINO ORIGIN			
One race	+/-13.2	-	**
White	+/-24.5	-	**
Black or African American	+/-13.2	-	**
American Indian and Alaska Native	+/-12.1	-	**
Asian	+/-22.4	-	**
Native Hawaiian and Other Pacific Islander	+/-13.2	-	**
Some other race	+/-19.8	-	**
Two or more races	+/-13.2	-	**
Hispanic or Latino origin (of any race)	+/-21.3	-	**
White alone, not Hispanic or Latino	+/-8.1	-	**
NATIVITY AND CITIZENSHIP STATUS			
Native	+/-15.0	-	**
Foreign born	+/-15.0	-	**
Naturalized U.S. citizen	+/-24.1	-	**
Not a U.S. citizen	+/-23.2	-	**
LANGUAGE SPOKEN AT HOME AND ABILITY TO SPEAK ENGLISH			
Speak language other than English	+/-17.3	-	**
Speak English "very well"	+/-12.0	-	**
Speak English less than "very well"	+/-21.6	-	**
EARNINGS IN THE PAST 12 MONTHS (IN 2012 INFLATION-ADJUSTED DOLLARS) FOR WORKERS			
Workers 16 years and over with earnings	+/-124	0	+/-18
\$1 to \$9,999 or loss	+/-18.5	-	**
\$10,000 to \$14,999	+/-7.7	-	**
\$15,000 to \$24,999	+/-19.8	-	**
\$25,000 to \$34,999	+/-11.4	-	**
\$35,000 to \$49,999	+/-1.9	-	**
\$50,000 to \$64,999	+/-12.1	-	**
\$65,000 to \$74,999	+/-5.2	-	**
\$75,000 or more	+/-13.2	-	**
Median earnings (dollars)	+/-6,293	-	**
POVERTY STATUS IN THE PAST 12 MONTHS			
Workers 16 years and over for whom poverty status is determined	+/-124	0	+/-18
Below 100 percent of the poverty level	+/-12.5	-	**
100 to 149 percent of the poverty level	+/-24.6	-	**

Subject	Willows Unified 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	+/-24.0	-	**
Workers 16 years and over	+/-124	0	+/-18
OCCUPATION			
Management, business, science, and arts occupations	+/-13.2	-	**
Service occupations	+/-15.6	-	**
Sales and office occupations	+/-13.2	-	**
Natural resources, construction, and maintenance occupations	+/-21.8	-	**
Production, transportation, and material moving occupations	+/-13.0	-	**
Military specific occupations	+/-13.2	-	**
INDUSTRY			
Agriculture, forestry, fishing and hunting, and mining	+/-22.8	-	**
Construction	+/-10.5	-	**
Manufacturing	+/-12.1	-	**
Wholesale trade	+/-13.2	-	**
Retail trade	+/-5.2	-	**
Transportation and warehousing, and utilities	+/-13.2	-	**
Information and finance and insurance, and real estate and rental and leasing	+/-13.2	-	**
Professional, scientific, management, and administrative and waste management services	+/-9.1	-	**
Educational services, and health care and social assistance	+/-5.8	-	**
Arts, entertainment, and recreation, and accommodation and food services	+/-22.3	-	**
Other services (except public administration)	+/-5.1	-	**
Public administration	+/-13.2	-	**
Armed forces	+/-13.2	-	**
CLASS OF WORKER			
Private wage and salary workers	+/-22.5	-	**
Government workers	+/-13.2	-	**
Self-employed workers in own not incorporated business	+/-22.5	-	**
Unpaid family workers	+/-13.2	-	**
PLACE OF WORK			
Worked in state of residence	+/-13.2	-	**
Worked in county of residence	+/-26.6	-	**
Worked outside county of residence	+/-26.6	-	**
Worked outside state of residence	+/-13.2	-	**
Workers 16 years and over who did not work at home	+/-124	0	+/-18
TIME LEAVING HOME TO GO TO WORK			
12:00 a.m. to 4:59 a.m.	+/-13.2	-	**
5:00 a.m. to 5:29 a.m.	+/-13.2	-	**
5:30 a.m. to 5:59 a.m.	+/-22.9	-	**
6:00 a.m. to 6:29 a.m.	+/-13.2	-	**
6:30 a.m. to 6:59 a.m.	+/-5.2	-	**
7:00 a.m. to 7:29 a.m.	+/-5.8	-	**
7:30 a.m. to 7:59 a.m.	+/-13.2	-	**
8:00 a.m. to 8:29 a.m.	+/-8.5	-	**
8:30 a.m. to 8:59 a.m.	+/-13.2	-	**
9:00 a.m. to 11:59 p.m.	+/-26.0	-	**
TRAVEL TIME TO WORK			

Subject	Willows Unified School District, California		
	Car, truck, or van -- carpooled	Public transportation (excluding taxicab)	
	Margin of Error	Estimate	Margin of Error
Less than 10 minutes	+/-14.5	-	**
10 to 14 minutes	+/-22.4	-	**
15 to 19 minutes	+/-14.5	-	**
20 to 24 minutes	+/-12.1	-	**
25 to 29 minutes	+/-3.2	-	**
30 to 34 minutes	+/-22.8	-	**
35 to 44 minutes	+/-13.2	-	**
45 to 59 minutes	+/-13.2	-	**
60 or more minutes	+/-9.1	-	**
Mean travel time to work (minutes)	N	N	N
Workers 16 years and over in households	+/-124	0	+/-18
HOUSING TENURE			
Owner-occupied housing units	+/-23.3	-	**
Renter-occupied housing units	+/-23.3	-	**
VEHICLES AVAILABLE			
No vehicle available	+/-24.6	-	**
1 vehicle available	+/-9.6	-	**
2 vehicles available	+/-24.0	-	**
3 or more vehicles available	+/-22.6	-	**
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.
3. An '-' following a median estimate means the median falls in the lowest interval of an open-ended distribution.
4. An '+' following a median estimate means the median falls in the upper interval of an open-ended distribution.
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.



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.



Determination of Average State allowed amounts for Site Development Costs

Elementary Schools			Original	Inflation	2009 Adjusted	Project	2009	
District	Project #	Acres	OPSC Site Development	Factor	Site 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	
Totals		341.16			\$68,791,833	Average	\$201,641	2014 Adjustment \$213,492
Middle and High Schools			Original	Inflation	2009 Adjusted	Project	2009	
District	Project #	Acres	OPSC Site Development	Factor	Site 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	
Totals		679.3			\$142,058,711	Average	\$209,125	2014 Adjustment \$200,854
Middle Schools:		260.7			\$49,447,897	Middle	\$189,704	\$200,854
High Schools:		418.6			\$92,610,814	High	\$221,217	\$234,219

REPORT OF THE EXECUTIVE OFFICER
State Allocation Board Meeting, January 22, 2014

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 it considers appropriate.

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.

In 2010, the Board did not adjust the fee because the Class B construction index had decreased, which kept it at the 2008 rate of \$2.97 per square foot for Residential and \$.47 per square foot for Commercial/Industrial. In 2012, the Board approved an increase based on the change in the Class B construction index according to the Marshall & Swift (M&S) Eight California Cities Index.

STAFF ANALYSIS/STATEMENTS

The assessment for development fees for 2008, 2010, 2012 and 2014 are shown below for information. According to the M&S Eight California Cities Index and Ten Western States Index and the Lee Saylor Index, the cost index for Class B construction increased by 4.93, 5.38 and 2.13 percent respectively during the period of January 2012 through December 2013, requiring the assessment for development fees to be adjusted as follows beginning January 2014:

Eight California Cities Index Maximum Level I Assessment Per Square Foot

	<u>2008</u>	<u>2010</u>	<u>2012</u>	<u>2014</u>
Residential	\$2.97	\$2.96	\$3.20	\$3.36
Commercial/Industrial	\$0.47	\$0.47	\$0.51	\$0.54

Ten Western States Index Maximum Level I Assessment Per Square Foot

	<u>2008</u>	<u>2010</u>	<u>2012</u>	<u>2014</u>
Residential	\$2.97	\$3.00	\$3.20	\$3.37
Commercial/Industrial	\$0.47	\$0.47	\$0.50	\$0.53

Lee Saylor Index Maximum Level I Assessment Per Square Foot

	<u>2008</u>	<u>2010</u>	<u>2012</u>	<u>2014</u>
Residential	\$2.86	\$2.98	\$3.14	\$3.21
Commercial/Industrial	\$0.46	\$0.48	\$0.51	\$0.52

The M&S Eight California Cities Index fits most appropriately for the construction projects in California. Additionally, it will provide more assessment collection to school districts than the alternate indices.

RECOMMENDATION

Increase the 2014 maximum Level I assessment for development in the amount of 4.93 percent using the M&S Eight California Cities Index to be effective immediately.

**ANNUAL ADJUSTMENT TO SCHOOL FACILITY PROGRAM GRANTS
January 2014**

Grant Amount Adjustments

New Construction / Modernization / Joint-Use	Regulation Section	Current Adjusted Grant Per Pupil Effective 1-1-13	Current Adjusted Grant Per Pupil Effective 1-1-14
Therapy/Multipurpose Room/Other (per square foot)	1859.72 1859.73.2 1859.77.3 1859.82 1859.125 1859.125.1	\$159	\$162
Toilet Facilities (per square foot)	1859.72 1859.73.2 1859.82 1859.125 1859.125.1	\$287	\$292
New Construction Only			
Parking Spaces	1859.76	\$12,399	\$12,615
General Site Grant (per acre for additional acreage being acquired)	1859.76	\$15,846	\$16,122
Project Assistance (for school district with less than 2,500 pupils)	1859.73.1	\$5,884	\$5,986
Modernization Only			
Two-stop Elevator	1859.83	\$99,172	\$100,898
Additional Stop	1859.83	\$17,849	\$18,160
Project Assistance (for school district with less than 2,500 pupils)	1859.78.2	\$3,135	\$3,190
Facility Hardship / Rehabilitation			
Current Replacement Cost - Other (per square foot)	1859.2	\$317	\$323
Current Replacement Cost - Toilets (per square foot)	1859.2	\$572	\$582
Interim Housing – Financial Hardship (per classroom)	1859.81	\$32,680	\$33,249
Charter School Facilities Program - Preliminary Apportionment Amounts			
Charter School Elementary	1859.163.1	\$9,244	\$9,405
Charter School Middle	1859.163.1	\$9,786	\$9,956
Charter School High	1859.163.1	\$12,781	\$13,003
Charter School Special Day Class - Severe	1859.163.1	\$29,454	\$29,966
Charter School Special Day Class - Non-Severe	1859.163.1	\$19,696	\$20,039

**ANNUAL ADJUSTMENT TO SCHOOL FACILITY PROGRAM GRANTS
January 2014**

New School Adjustments (Regulation Section 1859.83)

Classrooms in Project	Elementary School Adjusted Grant	Elementary School Adjusted Grant	Middle School Adjusted Grant	Middle School Adjusted Grant	High School Adjusted Grant	High School Adjusted Grant	Alternative Education New School	Alternative Education New School
	Effective 1-1-13	Effective 1-1-14	Effective 1-1-13	Effective 1-1-14	Effective 1-1-13	Effective 1-1-14	Effective 1-1-13	Effective 1-1-14
1	\$264,460	\$269,062	\$1,114,044	\$1,133,428	\$2,423,123	\$2,465,285	\$718,508	\$731,010
2	\$623,137	\$633,980	\$1,249,578	\$1,271,321	\$2,520,645	\$2,564,504	\$871,730	\$886,898
3	\$935,530	\$951,808	\$1,388,420	\$1,412,579	\$3,115,685	\$3,169,898	\$1,523,891	\$1,550,407
4	\$1,185,117	\$1,205,738	\$1,540,486	\$1,567,290	\$3,644,604	\$3,708,020	\$1,714,451	\$1,744,282
5	\$1,391,725	\$1,415,941	\$1,699,162	\$1,728,727	\$4,013,198	\$4,083,028	\$1,905,013	\$1,938,160
6	\$1,687,595	\$1,716,959	\$1,859,494	\$1,891,849	\$4,381,790	\$4,458,033	\$2,095,575	\$2,132,038
7	\$1,986,766	\$2,021,336	\$2,019,821	\$2,054,966	\$4,750,381	\$4,833,038	\$2,286,133	\$2,325,912
8	\$2,216,516	\$2,255,083	\$2,195,029	\$2,233,223	\$5,034,679	\$5,122,282	\$2,486,214	\$2,529,474
9	\$2,216,516	\$2,255,083	\$2,380,150	\$2,421,565	\$5,262,773	\$5,354,345	\$2,692,841	\$2,739,696
10	\$2,606,594	\$2,651,949	\$2,566,926	\$2,611,591	\$5,489,223	\$5,584,735	\$2,899,467	\$2,949,918
11	\$2,606,594	\$2,651,949	\$2,753,701	\$2,801,615	\$5,717,316	\$5,816,797	\$3,701,281	\$3,765,683
12	\$2,743,784	\$2,791,526			\$5,925,581	\$6,028,686	\$3,907,906	\$3,975,904
13					\$6,130,536	\$6,237,207	\$4,114,535	\$4,186,128
14					\$6,335,495	\$6,445,733	\$4,321,162	\$4,396,350
15					\$6,542,109	\$6,655,942	\$4,527,787	\$4,606,570
16					\$6,747,062	\$6,864,461	\$4,734,414	\$4,816,793
17					\$6,953,674	\$7,074,668	\$4,941,041	\$5,027,015
18					\$7,158,631	\$7,283,191	\$5,147,669	\$5,237,238
19					\$7,363,588	\$7,491,714	\$5,354,295	\$5,447,460
20					\$7,570,197	\$7,701,918	\$5,560,921	\$5,657,681
21					\$7,775,158	\$7,910,446	\$5,767,697	\$5,868,055
22					\$7,980,114	\$8,118,968	\$5,974,325	\$6,078,278
23							\$6,180,952	\$6,288,501
24							\$6,387,578	\$6,498,722
25							\$6,594,202	\$6,708,941
26							\$6,800,834	\$6,919,169
27							\$7,007,459	\$7,129,389

Willows Unified School District

Developer Fee Justification Study

March 2004



Willows Unified School District

Developer Fee Justification Study

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EXECUTIVE SUMMARY

New residential development in the Willows Unified School District will increase the number of students in the District. The District's schools do not currently have the capacity to accommodate all of these additional students. Consequently, a developer fee is needed to fund the acquisition of school facilities to serve this increase in enrollment.

Presently, the District's 705 elementary school (grades K - 4) students exceed its capacity of 680 spaces. Therefore, all 84 of the elementary school students projected to result from new residential development over the next twenty years will contribute to the need for and cost of new elementary school facilities.

With respect to intermediate school (grades 5 - 8) students, the District's current enrollment of 550 students is 44 spaces below its capacity of 594. Therefore, 24 of the 68 intermediate school students projected to result from new residential development over the next twenty years will contribute to the need for new intermediate school facilities.

At the high school (grades 9 - 12) level, the District's current enrollment of 547 students is 101 spaces less than its capacity of 648. Therefore, the District has sufficient capacity to accommodate all of the 64 high school students projected to result from new residential development over the next twenty years.

Based upon the analyses and findings contained in this *Developer Fee Justification Study* ("Study"), the 400 new homes projected to be constructed over the next twenty years will create \$623,983 in school facilities costs. After taking into account projected interest earnings on developer fees collected, \$583,500 in developer fees from the 400 homes will offset the fiscal impact of these homes. Therefore, the District needs to collect an average of \$1,459 from each new home, which equates to 81¢ per square foot for the expected average size new home of 1,800 square feet. Since this is less than the current maximum allowable residential developer fee of \$2.24 per square foot, the District may impose a developer fee of 81¢ per square foot on all new residential development (e.g. new construction, demolition and replacement, additions of more than 500 square feet, etc.) to the extent allowed by law.

Education Code Section 17620 authorizes the imposition of developer fees on commercial-industrial development. Commercial-industrial fees are justified to the extent that the residential developer fees charged fall short of mitigating the fiscal impact of new residential development. Because the District is authorized to charge the full amount required to mitigate the impact of residential development (81¢ per square foot), the District is not justified in imposing commercial-industrial fees.

INTRODUCTION

On January 28, 2004, the State Allocation Board made its biennial adjustment to the square footage-based developer fees to offset inflation in the cost of constructing school facilities. Accordingly, the maximum developer fees are now as follows:

Residential fee\$2.24 per square foot
Commercial-Industrial fee.....36¢ per square foot

A school district must make a number of findings before establishing, increasing, or imposing developer fees. When "establishing, increasing, or imposing" developer fees, the District must (Government Code Section 66001):

1. Identify the purpose of the fee,
2. Identify the use to which the fee is to be put,
3. Determine how there is a reasonable relationship between the use of the fee and the type of development on which the fee is imposed,
4. Determine how there is a reasonable relationship between the need for the fee and the type of development on which the fee is imposed, and
5. Determine how there is a reasonable relationship between the amount of the fee and the cost of the public facility.

This *Study* has been prepared to allow the District to make the findings necessary to establish new developer fees.

AVAILABLE CAPACITY

Table 1 (below) identifies the District's capacity by grade level (elementary, intermediate, and high) and compares them with the respective current enrollment from existing homes. It shows that current enrollment exceeds current capacity at the elementary school level, but that available capacity exists at the intermediate and high school levels. Therefore, 100% of the elementary school students projected to result from new residential development will require additional school facilities. However, additional intermediate and high school facilities will only be required to the extent that the number of intermediate and high school students from new development exceeds available capacity.

Table 1: Current Permanent Capacities Versus Current Enrollments

<u>Grade Levels</u>	<u>Current Permanent Capacity(1)</u>	<u>Current District Enrollment(2)</u>	<u>Excess (Shortfall) of Capacity Over Enrollment</u>	<u>Capacity Available for New Development</u>
Elementary (K-4)	680	705	(25)	0
Intermediate (5-8)	594	550	44	44
High (9-12)	648	547	101	101
Total (K-12)	1,922	1,802		145

(1) Number of classrooms provided by Willows Unified School District and multiplied by the District standard loading capacity of 40 students (via am/pm sessions) at the kindergarten grade and 20 students at first through third grades, and the State standard loading capacity of 25 students at the fourth grade and 27 students at both the middle school and high school grades. Permanent classrooms exclude portables over 20 years of age. Classrooms at Willows Community High (continuation school) are also excluded.

(2) District Summary - School Information Form - October 2003 (CBEDS). Enrollment of 44 students at Willows Community High (continuation school) is excluded.

TOTAL FISCAL IMPACT OF STUDENTS FROM NEW DEVELOPMENT

Calculating the total cost of accommodating students from new development requires many sub-calculations, the first of which is shown in Table 2, below. Table 2 estimates the number of elementary, intermediate, and high school students that each new home will yield.

According to the 2000 U.S. Census, there were 3,322 homes within the Willows Unified School District. It is estimated that the City of Willows has gained ten homes since early 2000, bringing the current estimated count of homes in the District to 3,332. Table 2 shows that, based on the estimated count of homes currently in the District and the District's current enrollment, each existing home is yielding 0.21 elementary students, 0.17 intermediate school students, and 0.16 high school students. For the purposes of this *Study*, it is assumed that each new home in the District will yield the same number of students.

Table 2: Student Yield Rates

<i>Grade Levels</i>	<i>Current District Enrollment(1)</i>	<i>Estimated Current District Housing Units(2)</i>	<i>Students Per Occupied Housing Unit</i>
Elementary (K-4)	705	3,332	0.21
Intermediate (5-8)	550	3,332	0.17
High (9-12)	547	3,332	0.16
Total (K-12)	1,802		0.54

(1) *District Summary - School Information Form - October 2003* (CBEDS). Enrollment of 44 students at Willows Community High (continuation school) is excluded.

(2) Based on the 2000 U.S. Census count of 3,322 occupied homes in the District (National Center for Education Statistics, *School District Demographic System*, Willows Unified School District) plus the net gain of 10 homes in the City of Willows since then (provided by Mr. Brad Mallory, City of Willows Fire Chief and Business Official, via telephone call February 2004).

TOTAL FISCAL IMPACT OF STUDENTS FROM NEW DEVELOPMENT (CONT.)

Table 3, below, projects the number of new homes that could be constructed in the District. The increase in new homes is estimated to be 20 per year. Therefore, it is projected that a total of 400 new homes could be constructed in the District over the next twenty years. This is consistent both with upcoming residential development projects in the City of Willows and with the number of lots zoned for residential construction in the City and outlying areas (in the County of Glenn).

Table 3: Projected New Residential Development

Projected Annual Increase in Housing Units from 2004 to 2024(1): 20

Projected Total Increase in Housing Units from 2004 to 2024(2): 400

(1) Based on information provided by Mrs. Christy Leighton, Principal Planner of the County of Glenn, and Mr. Mike Mistrot, City Manager of the City of Willows (via telephone calls - January 2004).

(2) There are sufficient lots zoned for residential construction within the City and outlying areas (in the County) to accommodate such an estimate over a twenty year period, as well as potential for re-zoning current farmland if market demand deems appropriate.

TOTAL FISCAL IMPACT OF STUDENTS FROM NEW DEVELOPMENT (CONT.)

The cost of providing additional school facilities for each student from new development who cannot be accommodated in existing capacity is, for the purposes of this *Study*, based on the cost of adding portable classrooms to the existing schools. As shown in Table 4, below, it is estimated that each portable classroom will cost the District \$100,000. This cost is then divided by the number of students that a portable classroom serves to obtain a cost per student. Table 4 shows that the cost of accommodating each new elementary student over capacity is \$4,264 and the cost of accommodating each intermediate or high school student over capacity is \$3,704.

Table 4: Facilities Cost Per Student Over Capacity

<u><i>Elementary School Students</i></u>	
Estimated Construction Cost of Portable Classroom(1):	\$100,000
Average Elementary School Loading Capacity of District(2):	<u>÷ 23.45</u>
Cost Per Elementary Student:	\$4,264
 <u><i>Intermediate School Students</i></u>	
Estimated Construction Cost of Portable Classroom(1):	\$100,000
State Standard Loading Capacity:	<u>÷ 27</u>
Cost Per Intermediate Student:	\$3,704
 <u><i>High School Students</i></u>	
Estimated Construction Cost of Portable Classroom(1):	\$100,000
State Standard Loading Capacity:	<u>÷ 27</u>
Cost Per High School Student:	\$3,704

(1) Estimate based on EdSource, *Portable School Buildings*.
 (2) The average elementary school loading capacity is calculated by dividing the current permanent capacity (680) by the total number of permanent classrooms (29). In this way, it averages the District loading capacities of 40 students (am/pm sessions) at the kindergarten grade, 20 students at first through third grades, and the State standard loading capacity of 25 students at the fourth grade.

TOTAL FISCAL IMPACT OF STUDENTS FROM NEW DEVELOPMENT (CONT.)

Tables 5, 6, and 7, below, calculate, for each grade level, the total fiscal impact of each year's students from new development that cannot be accommodated with existing capacity. The fiscal impact calculations include an inflation factor assumed to be 3%. It is important to incorporate inflation in school facility costs, as well as the benefit of interest earnings on developer fees paid (included in Table 8), into the calculations due to slow growth in the Willows area. This means that there will likely be a prolonged time period before the District purchases additional school facilities, and therefore inflation and interest become significant factors.

Table 5 shows that the projected 400 new homes are expected to yield 84 elementary students and, because the District has no elementary capacity available (see Table 1), all 84 of the new students will require additional facilities. It can be seen that the total fiscal impact of these 84 students is estimated to be approximately \$481,216.

Table 5: Fiscal Impact of Elementary School Students Over Capacity

<u>Year</u>	<u>Projected New Homes</u>	<u>Elementary Students from New Development(1)</u>	<u>Cumulative Elementary Capacity Available</u>	<u>New Elementary Students Over Capacity</u>	<u>Cost Per Elementary Student Over Capacity(2)</u>	<u>Total Fiscal Impact of Elementary Students Over Capacity</u>
1	20	4.20	0.00	4.20	\$4,264.00	\$17,908.80
2	20	4.20	0.00	4.20	\$4,391.92	\$18,446.06
3	20	4.20	0.00	4.20	\$4,523.68	\$18,999.46
4	20	4.20	0.00	4.20	\$4,659.39	\$19,569.44
5	20	4.20	0.00	4.20	\$4,799.17	\$20,156.51
6	20	4.20	0.00	4.20	\$4,943.15	\$20,761.23
7	20	4.20	0.00	4.20	\$5,091.44	\$21,384.05
8	20	4.20	0.00	4.20	\$5,244.18	\$22,025.56
9	20	4.20	0.00	4.20	\$5,401.51	\$22,686.34
10	20	4.20	0.00	4.20	\$5,563.56	\$23,366.95
11	20	4.20	0.00	4.20	\$5,730.47	\$24,067.97
12	20	4.20	0.00	4.20	\$5,902.38	\$24,790.00
13	20	4.20	0.00	4.20	\$6,079.45	\$25,533.69
14	20	4.20	0.00	4.20	\$6,261.83	\$26,299.69
15	20	4.20	0.00	4.20	\$6,449.68	\$27,088.66
16	20	4.20	0.00	4.20	\$6,643.17	\$27,901.31
17	20	4.20	0.00	4.20	\$6,842.47	\$28,738.37
18	20	4.20	0.00	4.20	\$7,047.74	\$29,600.51
19	20	4.20	0.00	4.20	\$7,259.17	\$30,488.51
20	20	4.20	0.00	4.20	\$7,476.95	\$31,403.19
Total	400	84.00		84.00		\$481,216.30

Assumptions

Assumed Annual School Facilities Cost Inflation Rate: 3.00%

(1) The Projected New Homes multiplied by the elementary student yield rate calculated in Table 2.

(2) The elementary school cost per student calculated in Table 4, and beginning in Year 2 increased by the assumed annual inflation rate of 3%.

TOTAL FISCAL IMPACT OF STUDENTS FROM NEW DEVELOPMENT (CONT.)

Table 6, below, shows that the projected 400 new homes are expected to yield 68 intermediate school students and, because the District has 44 available spaces (see Table 1), only 24 of the new students will require additional facilities. It can be seen that the total fiscal impact of these students is projected to be approximately \$142,767.

Table 6: Fiscal Impact of Intermediate School Students Over Capacity

<i>Year</i>	<i>Projected New Homes</i>	<i>Intermediate Students from New Development(1)</i>	<i>Cumulative Intermediate Capacity Available</i>	<i>New Intermediate Students Over Capacity</i>	<i>Cost Per Intermediate Student Over</i>	<i>Total Fiscal Impact of Intermediate Students Over Capacity</i>
1	20	3.40	44.00	0.00	\$3,704.00	\$0.00
2	20	3.40	40.60	0.00	\$3,815.12	\$0.00
3	20	3.40	37.20	0.00	\$3,929.57	\$0.00
4	20	3.40	33.80	0.00	\$4,047.46	\$0.00
5	20	3.40	30.40	0.00	\$4,168.88	\$0.00
6	20	3.40	27.00	0.00	\$4,293.95	\$0.00
7	20	3.40	23.60	0.00	\$4,422.77	\$0.00
8	20	3.40	20.20	0.00	\$4,555.45	\$0.00
9	20	3.40	16.80	0.00	\$4,692.11	\$0.00
10	20	3.40	13.40	0.00	\$4,832.87	\$0.00
11	20	3.40	10.00	0.00	\$4,977.86	\$0.00
12	20	3.40	6.60	0.00	\$5,127.20	\$0.00
13	20	3.40	3.20	0.20	\$5,281.02	\$1,056.20
14	20	3.40	0.00	3.40	\$5,439.45	\$18,494.13
15	20	3.40	0.00	3.40	\$5,602.63	\$19,048.94
16	20	3.40	0.00	3.40	\$5,770.71	\$19,620.41
17	20	3.40	0.00	3.40	\$5,943.83	\$20,209.02
18	20	3.40	0.00	3.40	\$6,122.14	\$20,815.28
19	20	3.40	0.00	3.40	\$6,305.80	\$21,439.72
20	20	3.40	0.00	3.40	\$6,494.97	\$22,082.90
Total	400	68.00		24.00		\$142,766.60

Assumptions

Assumed Annual School Facilities Cost Inflation Rate: 3.00%

- (1) The Projected New Homes multiplied by the intermediate student yield rate calculated in Table 2.
 (2) The intermediate school cost per student calculated in Table 4, and beginning in Year 2 increased by the assumed annual inflation rate of 3%.

TOTAL FISCAL IMPACT OF STUDENTS FROM NEW DEVELOPMENT (CONT.)

Table 7, below, shows that the projected 400 new homes are expected to yield 64 high school students and, because the District has 101 available spaces (see Table 1), none of these students will require additional school facilities.

Table 7: Fiscal Impact of High School Students Over Capacity

<u>Year</u>	<u>Projected New Homes</u>	<u>High School Students from New Development(1)</u>	<u>Cumulative High School Capacity Available</u>	<u>New High School Students Over Capacity</u>	<u>Cost Per High School Student Over Capacity(2)</u>	<u>Total Fiscal Impact of High School Students Over Capacity</u>
1	20	3.20	101.00	0.00	\$3,704.00	\$0.00
2	20	3.20	97.80	0.00	\$3,815.12	\$0.00
3	20	3.20	94.60	0.00	\$3,929.57	\$0.00
4	20	3.20	91.40	0.00	\$4,047.46	\$0.00
5	20	3.20	88.20	0.00	\$4,168.88	\$0.00
6	20	3.20	85.00	0.00	\$4,293.95	\$0.00
7	20	3.20	81.80	0.00	\$4,422.77	\$0.00
8	20	3.20	78.60	0.00	\$4,555.45	\$0.00
9	20	3.20	75.40	0.00	\$4,692.11	\$0.00
10	20	3.20	72.20	0.00	\$4,832.87	\$0.00
11	20	3.20	69.00	0.00	\$4,977.86	\$0.00
12	20	3.20	65.80	0.00	\$5,127.20	\$0.00
13	20	3.20	62.60	0.00	\$5,281.02	\$0.00
14	20	3.20	59.40	0.00	\$5,439.45	\$0.00
15	20	3.20	56.20	0.00	\$5,602.63	\$0.00
16	20	3.20	53.00	0.00	\$5,770.71	\$0.00
17	20	3.20	49.80	0.00	\$5,943.83	\$0.00
18	20	3.20	46.60	0.00	\$6,122.14	\$0.00
19	20	3.20	43.40	0.00	\$6,305.80	\$0.00
20	20	3.20	40.20	0.00	\$6,494.97	\$0.00
<u>Total</u>	<u>400</u>	<u>64.00</u>		<u>0.00</u>		<u>\$0.00</u>

Assumptions

Assumed Annual School Facilities Cost Inflation Rate: 3.00%

- (1) The Projected New Homes multiplied by the high school student yield rate calculated in Table 2.
 (2) The high school cost per student calculated in Table 4, and beginning in Year 2 increased by the assumed annual inflation rate of 3%.

RESIDENTIAL DEVELOPER FEES JUSTIFIED

Based on Tables 5, 6, and 7, above, and as shown in Table 8, below, the total fiscal impact of the elementary, intermediate and high school students from new development that will require additional classroom capacity is approximately \$623,983.

Table 8 shows that if the District received a total of approximately \$29,175 in annual developer fee revenues and earned 3% (the same rate as used for inflating the cost of schools facilities in Tables 4, 5, and 6) interest annually on the beginning balance each year, then the total developer fee revenues and interest collected over twenty years would equal the total fiscal impact of new development over that time period.

Table 8: Annual Developer Fee Revenues Required

<u>Year</u>	<u>Beginning Balance</u>	<u>Assumed Interest Earned(1)</u>	<u>Annual Developer Fee Revenues Required(2)</u>	<u>Total Fiscal Impact of Students Over Capacity(3)</u>	<u>Ending Balance(4)</u>
1	\$0.00	\$0.00	\$29,175.01	(\$17,908.80)	\$11,266.21
2	\$11,266.21	\$337.99	\$29,175.01	(\$18,446.06)	\$22,333.15
3	\$22,333.15	\$669.99	\$29,175.01	(\$18,999.46)	\$33,178.69
4	\$33,178.69	\$995.36	\$29,175.01	(\$19,569.44)	\$43,779.63
5	\$43,779.63	\$1,313.39	\$29,175.01	(\$20,156.51)	\$54,111.52
6	\$54,111.52	\$1,623.35	\$29,175.01	(\$20,761.23)	\$64,148.65
7	\$64,148.65	\$1,924.46	\$29,175.01	(\$21,384.05)	\$73,864.07
8	\$73,864.07	\$2,215.92	\$29,175.01	(\$22,025.56)	\$83,229.44
9	\$83,229.44	\$2,496.88	\$29,175.01	(\$22,686.34)	\$92,214.99
10	\$92,214.99	\$2,766.45	\$29,175.01	(\$23,366.95)	\$100,789.51
11	\$100,789.51	\$3,023.69	\$29,175.01	(\$24,067.97)	\$108,920.24
12	\$108,920.24	\$3,267.61	\$29,175.01	(\$24,790.00)	\$116,572.86
13	\$116,572.86	\$3,497.19	\$29,175.01	(\$26,589.89)	\$122,655.17
14	\$122,655.17	\$3,679.66	\$29,175.01	(\$44,793.82)	\$110,716.02
15	\$110,716.02	\$3,321.48	\$29,175.01	(\$46,137.60)	\$97,074.91
16	\$97,074.91	\$2,912.25	\$29,175.01	(\$47,521.72)	\$81,640.45
17	\$81,640.45	\$2,449.21	\$29,175.01	(\$48,947.39)	\$64,317.29
18	\$64,317.29	\$1,929.52	\$29,175.01	(\$50,415.79)	\$45,006.03
19	\$45,006.03	\$1,350.18	\$29,175.01	(\$51,928.23)	\$23,602.99
20	\$23,602.99	\$708.09	\$29,175.01	(\$53,486.09)	\$0.00
<u>Total</u>		<u>\$40,482.67</u>	<u>\$583,500.23</u>	<u>(\$623,982.90)</u>	

Assumptions

Assumed Annual Interest Rate: 3.00%

- (1) Assuming the Beginning Balance earns an annual interest rate of 3%.
 (2) Calculated as the average annual fee required, after accounting for interest earned on developer fees paid and the total fiscal impact of students from new development, in order to bring the ending balance of the District to \$0.00 after a period of 20 years.
 (3) The sum of the Total Fiscal Impact of Students Over Capacity at the elementary, intermediate, and high school levels (Tables 5, 6, and 7).
 (4) The sum of the Beginning Balance, Assumed Interest Earned, Annual Developer Fee Revenues, and the Total Fiscal Impact of Students Over Capacity.

RESIDENTIAL DEVELOPER FEES JUSTIFIED (CONT.)

Table 9, below, shows that the \$29,175 average annual developer fee revenues required reduces to \$1,459 over the twenty homes projected to be constructed each year. Therefore, this is the amount that the District is justified in collecting for each new home. However, the developer fee law requires developer fees to be justified on a per square foot basis. This requires an estimate regarding the size of the average new home. This *Study* estimates the average new home to be 1,800 square feet. Therefore, the District can justify developer fees of 81¢ per square foot.

Table 9: Residential Developer Fees Justified

Annual Developer Fees Required to Meet Projected Needs:	\$29,175	
Projected Annual Increase in Housing Units:	<u>÷ 20</u>	
Fees Per Housing Unit:		\$1,459
Fees Per Housing Unit:	\$1,459	
Average Size New Home(1):	<u>÷ 1,800 sq. ft.</u>	
Fees Per Square Foot:		\$0.81

(1) Estimate based on information provided by Mrs. Christy Leighton, Principal Planner of the County of Glenn, and confirmed as reasonable by Mr. Mike Mistrot, City Manager of the City of Willows (via telephone calls - January 2004).

FINDINGS WITH RESPECT TO FEE REVENUE COLLECTED

Findings

Based upon the information contained in this report, the District can make the following findings:

1. Current elementary school enrollment exceeds capacity. Therefore, the District will be required to provide additional school facilities for all 84 elementary school students projected to result from new residential development.
2. The District has capacity available for 44 of the projected 68 intermediate school students resulting from new development. Therefore, the District will need to add 24 classroom spaces to accommodate the remaining projected intermediate school students.
3. The District has sufficient capacity to accommodate all of the high school students projected to result from new residential development.
4. Based on the projected students from new residential development and facility costs identified in this *Study*, each square foot of additional residential construction in the District will create a cost impact of 81¢.
5. The District intends to use any and all developer fees generated from new residential development to provide school facilities to accommodate the students from new development.

Deposit and Accounting of Fee Revenue

Revenue derived from development fees shall be deposited, invested, accounted for, and expended in accordance with Government Code Section 66006.

Funds are being deposited in a separate capital facilities account so that there will be no commingling of fees with other revenue, except for temporary investments. The fees will be expended solely for the purpose for which they were collected. Any interest earned by such account will be deposited in that account and expended solely for the purpose for which originally collected.

Within 180 days after the last day of each fiscal year, the information specified in Government Code Section 66006(b) shall be made available to the public.

Unexpended or Uncommitted Fee Revenue

Pursuant to Government Code Section 66001, findings will be made once each fiscal year with respect to any portion of the fees unexpended five or more years after collection and deposit. Any unexpended funds and accrued interest may be subject to return to the "then current record owner or owners of the development project".

The findings will identify the purpose to which the fee will be put and will demonstrate a reasonable relationship between the fee and the purpose for which it was charged, identify all sources and amounts anticipated to complete financing of incomplete improvements, and designate the approximate dates this funding is expected to be deposited into the appropriate account or fund. Findings will not be made with respect to letters of credit, bonds, or other instruments taken to secure payment of the fee at a future date.

Pursuant to Government Code Section 66001(e), within 180 days of the determination that sufficient funds have been collected to complete financing on incomplete projects, an approximate date by which construction may commence will be identified or the unspent funds and any interest thereon may be refunded to the then current record owner(s).

CONCLUSION

As a result of the findings presented above, the District is justified in establishing the developer fee for all new residential development (e.g. new construction, demolition and replacement, additions of more than 500 square feet, etc.) within the boundaries of Willows Unified School District at 81¢ per square foot.

Finally, the above findings show that because the District is authorized to charge the full amount required to mitigate the impact of residential development (81¢ per square foot), the District is not justified in imposing commercial-industrial fees.