

DUBLIN
UNIFIED



School District

Developer Fees

June 11, 2019

Presentation by: Koppel & Gruber Public Finance

Alternative Fees – Overview

- ▶ Apply to New Residential Development only.
- ▶ Level 2 Fee – Intended to represent 50% of Facilities Costs.
- ▶ Level 3 Fee – Intended to represent 100% of Facilities Costs.
- ▶ Must meet at least 2 of 4 Statutory Requirements.
- ▶ Must prepare School Facilities Needs Analysis (SFNA).
- ▶ Effective immediately; valid for 1 year after adoption.
- ▶ Fee amounts determined based on a formula prescribed under State law.

Alternative Fees – Qualifications

District Must Satisfy at least 2 of 4 Statutory Requirements (GC 65995.5(b)(3):

(1) Substantial enrollment on a Multi-Track Year-Round Schedule	Not Satisfied (Not Common)
(2) At least one (1) local bond measure on the ballot in the last four (4) years and received at least 50 percent plus one (1) of the votes cast	Satisfied June 7, 2016 (Measure H)– 60.19%
(3) The School District has issued debt or incurred obligations for capital outlay in an amount equivalent to a certain percentage (>30%) of its bonding capacity	Satisfied 84.17%
(4) At least 20% of the teaching stations within the School District are portable classrooms	Not Satisfied 13.85%

Alternative Fees Adoption Process

Commence Preparation of SFNA—
March 2019

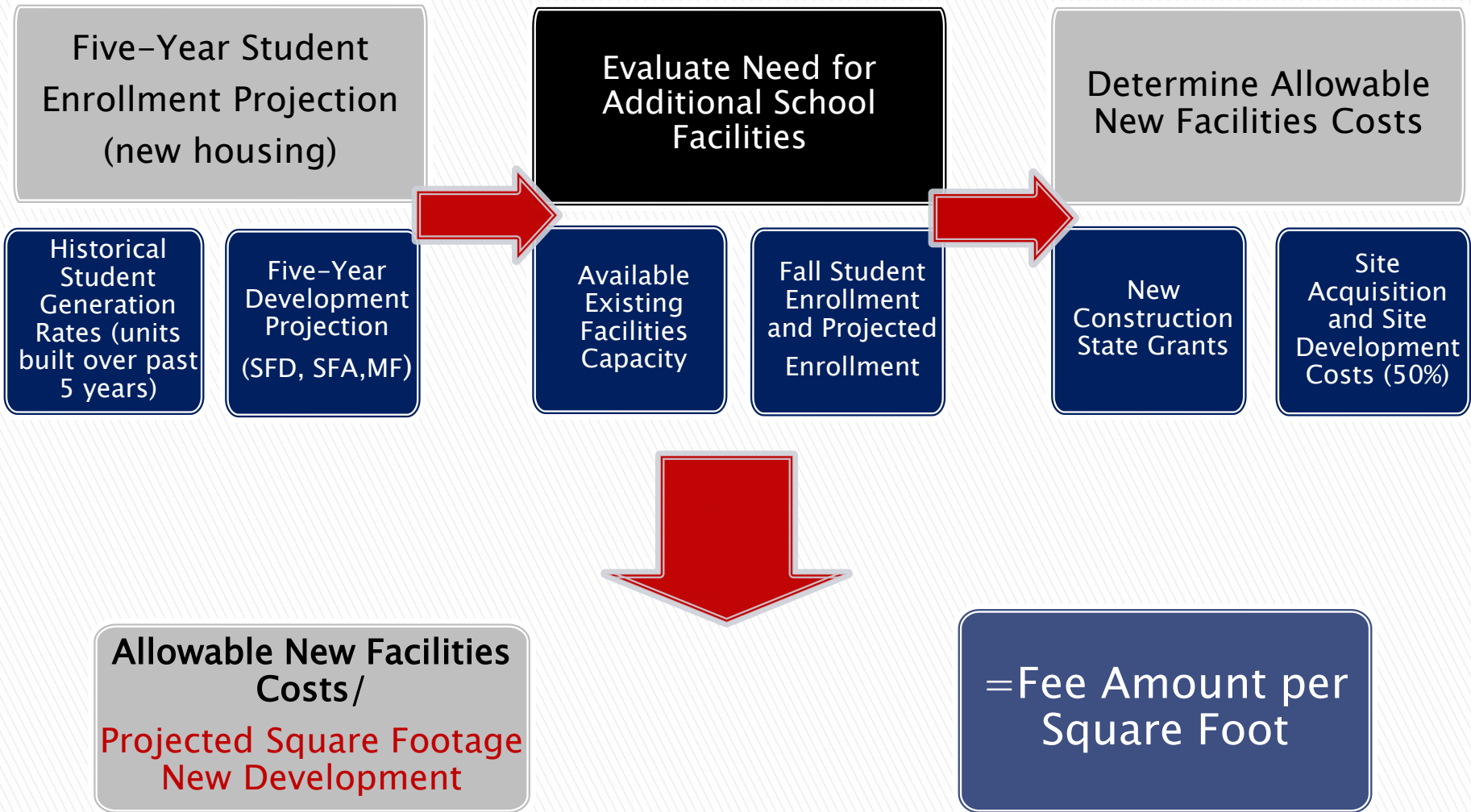
Distribute AB 1367 Notification Letters to local Planning Departments with offer to meet to discuss facilities matters (45-day letter)—
April 10, 2019

Notice of Public Hearing published and final SFNA available for public review at least 30 days prior to public hearing—
May 10, 2019

District holds Public Hearing for a consideration to adopt Alternative School Fees and SFNA—
June 11, 2019

If approved, notify Planning Departments of new fee amounts (effective immediately)—
June 12, 2019

SFNA Overview



2019 SFNA

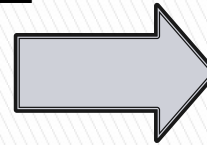
Five-Year Student Enrollment Projection

I. Calculate Historical Student Generation Rates
(from units built over the past 5 years):

SCHOOL LEVEL	SFD UNITS	SFA UNITS	MF UNITS
Elementary School	0.4090	0.2173	0.0619
Middle School	0.1368	0.0655	0.0159
High School	0.1180	0.0488	0.0184
TOTAL	0.6638	0.3326	0.0962

II. Determine Five-Year New Residential
Development Projection:

RESIDENTIAL CATEGORY	TOTAL PROJECTED UNITS	MITIGATED PROJECTED UNITS	UNMITIGATED PROJECTED UNITS
SFD	1,192	548	644
SFA	1,268	1,107	161
MF	761	0	761
TOTAL	3,221	1,655	1,566



III. Five-Year Student
Enrollment Projection

SCHOOL LEVEL	PROJECTED STUDENT ENROLLMENT
Elementary School	345
Middle School	111
High School	98
TOTAL	554

2019 SFNA

Evaluate Need for Additional School Facilities

IV. Evaluate Available Existing Facilities Capacity:

SCHOOL LEVEL	EXISTING FACILITIES CAPACITY	STUDENT ENROLLMENT (OCTOBER 2018)	EXCESS/ (DEFICIT) CAPACITY
Elementary School	6,994	7,143	(149)
Middle School	1,909	1,787	122
High School	2,499	3,090	(591)
TOTAL	11,402	12,020	(618)

VI. Number of School Facilities Required

SCHOOL LEVEL	PROJECTED UNHOUSED STUDENTS	SCHOOL FACILITY CAPACITY	NUMBER OF SCHOOL FACILITIES REQUIRED
K-8 Site	456	1,100	0.41
High School	98	2,500	0.04

V. Determine Projected Unhoused Students

SCHOOL LEVEL	PROJECTED STUDENT ENROLLMENT	ADJUSTMENT FOR AVAILABLE SEATS	PROJECTED UNHOUSED STUDENTS
Elementary School	345	0	345
Middle School**	111	0	111
High School	98	0	98
TOTAL	554	0	554

**Available seats at middle school level can partially offset deficit seats at elementary school level when rolled into K-8.

2019 SFNA

Determine Allowable New Facilities Costs

VII. New Construction Grant Cost:

SCHOOL LEVEL	PROJECTED UNHOUSED STUDENTS	TOTAL PER PUPIL GRANT	TOTAL NEW CONSTRUCTION GRANT
Elementary School	345	\$13,426	\$4,631,970
Middle School	111	\$14,218	\$1,578,198
High School	98	\$17,701	\$1,734,698
TOTAL	554	NA	\$7,944,866

VIII. Site Acquisition and Site Development Costs:

SCHOOL LEVEL	EST. SITE ACQUISITION COST ¹	EST. SITE DEVELOPMENT COST ²	TOTAL SITE COSTS	50% TOTAL SITE COSTS	NUMBER OF SCHOOL FACILITIES REQUIRED	TOTAL SITE ACQUISITION AND SITE DEVELOPMENT GRANT
K-8	\$54,475,272	\$8,564,360	\$63,039,632	\$31,519,816	0.41	\$12,923,125
High School	\$175,738,721	\$27,628,860	\$203,367,581	\$101,683,791	0.04	\$4,067,352
TOTAL	NA	NA	NA	NA	NA	\$16,990,477

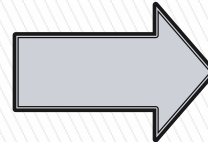
1. Site Acquisition Costs based on \$3,731,183 per acre multiplied by site acreage requirements per school level.
2. Site Development Costs based on \$586,600 per acre multiplied by site acreage requirements per school level

2019 SFNA

Alternative School Fee Calculation: Final Step

IX. Level 2 Fee Costs:

DESCRIPTION	AMOUNT
Total New Construction Cost	\$7,944,866
Total Site Acquisition and Development Costs	\$16,990,477
Less Local Funds Credit	\$0
ALLOWABLE LEVEL 2 FEE COST	\$24,935,343



Level 2 Fee:

DESCRIPTION	AMOUNT
Level 2 Fee Costs	\$24,935,343
Total Square Footage	2,917,557
LEVEL 2 FEE PER SQUARE FOOT	\$8.55

X. Total Projected Square Footage:

RESIDENTIAL CATEGORY	UNMITIGATED PROJECTED UNITS	AVERAGE SQUARE FOOTAGE PER UNIT	TOTAL PROJECTED SQUARE FEET
SFD	644	2,902	1,868,888
SFA	161	2,094	337,134
MF	761	935	711,535
TOTAL	1,566	NA	2,917,557

Level 3 Fee:

DESCRIPTION	AMOUNT
Level 3 Fee Costs	\$49,870,686
Total Square Footage	2,917,557
LEVEL 3 FEE PER SQUARE FOOT	\$17.09

Comparison Year-over-Year

Item		2018 SFNA	2019 SFNA
Fee Amount	Level 2	\$11.00	\$8.55
	Level 3	\$22.00	\$17.09
Student Generation Rates			
Student Generation Rates	SFD	0.7305	0.6638
	SFA	0.4529	0.3326
	MF	0.2024	0.0962
Projected Unmitigated Units			
Projected Unmitigated Units	SFD	1,006	644
	SFA	305	161
	MF	<u>706</u>	<u>761</u>
	Total	2,017	1,566
Per Pupil Grants			
Per Pupil Grants	Elementary	\$12,737	\$13,426
	Middle	\$13,487	\$14,218
	High	\$16,787	\$17,701
Site Acquisition Cost per Acre			
Site Acquisition Cost per Acre		\$3,731,183	\$3,731,183
Site Development Costs per Acre			
Site Development Costs per Acre		\$556,301	\$586,600
Est. Site Capacity			
Est. Site Capacity	K-8	1,080	1,100
	High	2,500	2,500
Average Square Footage			
Average Square Footage	SFD	2,900	2,902
	SFA	1,945	2,094
	MF	920	935

Five-Year Historical MF SGR Impact

YEARBUILT					
2013	2014	2015	2016	2017	2018
Wexford Way @ Emerald Vista 130 Units 135 Students Matched Project SGR: 1.035	Connolly Station Apartments 310 Units 31 Students Matched Project SGR: 0.1000	No Projects	Avalon II – Dublin Station 252 Units 24 Students Matched Project SGR: 0.0952	Valor Crossing (Eden Housing) 66 Units 26 Students Matched Project SGR: 0.3939	Aster Apartments – Dublin Station 313 Units 10 Students Matched Project SGR: 0.0319

Avalon I – Dublin Station 255 Units 24 Students Matched Project SGR: 0.094
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Total Units	130	565	0	252	66	313
Total Students Matched	135	55	0	24	26	10

Total Units: 1,196
 Total Students Matched: 115
 2019 SFNA MF SGR: 0.0962

Total Units: 1,013
 Total Students Matched: 240
 2013–2017 MF SGR: 0.2369

Questions?

