



PERRIS UNION HIGH SCHOOL DISTRICT  
**SCHOOL FACILITIES NEEDS ANALYSIS**

JULY 14, 2017

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# TABLE OF CONTENTS

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<b>EXECUTIVE SUMMARY</b> .....	1
<b>A. INTRODUCTION</b> .....	1
<b>B. ELIGIBILITY AND STATUTORY REQUIREMENTS</b> .....	1
<b>C. ALTERNATIVE FEES</b> .....	2
<b>D. SUMMARY OF KEY FINDINGS</b> .....	2
<b>SECTION I. ELIGIBILITY TO LEVY ALTERNATIVE FEES</b> .....	4
<b>A. TIMELY APPLICATION</b> .....	4
<b>B. STATUTORY REQUIREMENTS</b> .....	4
<b>SECTION II. PROJECTED UNHOUSED STUDENTS FROM NEW RESIDENTIAL DEVELOPMENT OVER THE NEXT FIVE YEARS</b> .....	5
<b>A. PROJECTED STUDENT ENROLLMENT</b> .....	5
<b>B. CLASSROOM INVENTORY</b> .....	9
<b>C. PROJECTED UNHOUSED STUDENTS</b> .....	10
<b>SECTION III. LEVEL II FEE</b> .....	11
<b>A. MAXIMUM NEW CONSTRUCTION GRANT</b> .....	11
<b>B. SITE ACQUISITION AND SITE DEVELOPMENT COSTS</b> .....	12
<b>C. MAXIMUM LEVEL II FEE COST AND NET LEVEL II FEE COST</b> .....	15
<b>D. LEVEL II FEE CALCULATION</b> .....	15
<b>SECTION IV. LEVEL III FEE</b> .....	18
<b>A. LEVEL III FEE CALCULATION</b> .....	18
<b>B. REIMBURSEMENT PROVISION</b> .....	19
<b>SECTION V. GOVERNMENT CODE SECTION 66000</b> .....	20
<b>SECTION VI. REDEVELOPMENT</b> .....	22

## APPENDICES

Appendix A - SAB Forms 50-01, 50-02, 50-03 and Eligibility Determination	
Appendix B - Bonding Capacity Calculation	
Appendix C - Facility Capacity Update	
Appendix D - Enrollment Summary	
Appendix E - Correspondence with Cities/County	
Appendix F - General Site Development Grant Determination	
Appendix G - Estimate of Actual Average School Facility Cost Per Square Foot	
Appendix H - Surplus Property and Local Revenue Sources (Local Funds)	

# **EXECUTIVE SUMMARY**

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## **A. INTRODUCTION**

With the passage of Senate Bill 50 and Proposition 1A in 1998, upon meeting certain requirements, school districts have the option of adopting alternative school fees (“Alternative Fees”), also known as Level II and Level III fees. These Alternative Fees are beyond the maximum statutory school fees, Level I Fees, which may be collected from new residential housing to finance new school facility construction.

This School Facilities Needs Analysis (“SFNA”) has been prepared for the Perris Union High School District (“School District”) in accordance with Education Code Section 17620 *et seq.* and Government Code Section 65995 *et seq.* and serves as the basis for justifying the collection of Alternative Fees and the level at which they may be levied. More specifically, the SFNA is conducted in order to determine the need for new school facilities for unhoused pupils that are attributable to projected enrollment growth from the development of new residential units over the next five (5) years. The SFNA is required to be adopted by resolution at a public hearing after it has been made available to the public for a period of not less than thirty days. Prior to the public hearing, the public has the opportunity to review and comment on the SFNA. The Alternative Fees, which may be adopted at the public hearing take effect immediately and are valid for a maximum of one (1) year, unless a revised report is adopted.

## **B. ELIGIBILITY AND STATUTORY REQUIREMENTS**

As a prerequisite for collecting the Alternative Fees, a school district must satisfy the following:

- (i) Make a timely application to the State Allocation Board (“SAB”) for new construction funding for which it is eligible and be determined to meet the eligibility requirements for new construction funding set forth in Sections 17071.10 and 17071.75 of the Education Code. If the SAB fails to notify the school district of its eligibility within 120 days of receipt of application, the school district is deemed eligible by default; and
- (ii) Comply with at least two (2) of the four (4) statutory requirements (“Statutory Requirements”) set forth in Section 65995.5(b)(3) and as summarized below:
  1. School District has substantial enrollment of its students on a multi-track year-round schedule;
  2. School District has placed on the ballot in the previous four (4) years at least one (1) local general obligation bond to finance school facilities and the measure received at least 50 percent plus one of the votes cast;
  3. School District has issued debt or incurred debt obligations for capital outlay in an amount equivalent to the percentage of the School District’s bonding capacity as further specified in Section 65995.5(b)(3)(C); and/or
  4. At least 20 percent of the teaching stations within the School District are portable classrooms.

### C. ALTERNATIVE FEES

The Level II Fee is calculated pursuant to Government Code Section 65995.5 *et seq.* and is intended to represent fifty percent (50%) of a school district’s facility costs and applies when the State is providing funding for new school facility construction. The Level III Fee is calculated pursuant to Government Code Section 65995.7 *et seq.* and is intended to represent roughly one hundred percent (100%) of a school district’s facility costs and applies if the SAB ceases to provide such funding.

The Level II and Level III Fees are calculated by location because Perris Elementary School District (“PESD”) only serves elementary school students from kindergarten through 6<sup>th</sup> grade. Menifee Union School District (“MUSD”), Nuvview Union School District (“NUSD”) and Romoland School District (“RSD”) serve both elementary school and middle school students from kindergarten through 8<sup>th</sup> grade.

The Level II Fee and Level III Fee determined herein are set forth in the table below.

ALTERNATIVE FEE	AMOUNT FOR UNITS WITHIN THE PESD AREA	AMOUNT FOR UNITS OUTSIDE THE PESD AREA
Level II Fee	<b>\$2.09</b> per square foot	<b>\$1.10</b> per square foot
Level III Fee	<b>\$4.18</b> per square foot	<b>\$2.19</b> per square foot

### D. SUMMARY OF KEY FINDINGS

The following serves to highlight and summarize key findings determined herein and provide a comparison to certain finding detailed in the School District’s School Facilities Needs Analysis dated July 14, 2016 (“2016 SFNA”).

- (i) A Student Generation Rate (SGR) analysis determined that on average new single-family detached (SFD) residential units generate 0.2248 grades 7-12 students, new single-family attached (SFA) units generate 0.1871 grades 7-12 students, and new multi-family (MF) units generate 0.2386 grades 7-12 students. In comparison with the SGRs determined in the 2016 SFNA, SGRs increased by approximately 15% for SFD units, decreased by approximately 36% for SFA units and increased by approximately 33% for MF units.
- (ii) Over the next five (5) years, 8,309 unmitigated residential units are expected to be constructed in the School District, including 5,098 SFD units, 956 SFA units and 2,255 MF units. Of those units, 2,313 are expected to be constructed within the PESD area, including 813 SFD units, 100 SFA units and 1,400 MF units. It should be noted in comparison with the findings in the 2016 SFNA, the proportion of projected SFA and MF units to the total number of projected units over the next five years increased.

- (iii) A total of 1,214 new students generated from projected residential development over the next five years, including 217 students at the middle school level and 997 students at the high school level.
- (iv) An analysis of the School District's existing facilities capacity pursuant to Senate Bill 50 and the School District's enrollment reported as of October 2016 demonstrates there are inadequate seats to house projected student enrollment from new residential development.
- (v) The cost of new facilities attributable to projected unhoused students from new residential development and calculated in accordance with Government Code Section 65995.5(c)(1) (the "New Construction Grant Amount") totals \$18,914,381. This amount is based on State grants set forth and adjusted pursuant to Education Code Section 17072.10. The State grants were increased by 4.42% by the State Allocation Board on January 25, 2017.
- (vi) The estimated costs for site acquisition and site development determined herein are \$125,000 per acre and \$272,664 per acre, respectively. The School District currently owns one (1) site planned for the construction of a middle school and one (1) site planned for the construction of a high school; therefore costs for site acquisition are not included in the calculation of the Alternative Fees. Estimated site development costs increased by 3.88% from the estimate reported in the 2016 SFNA. Total allowable site development costs attributable to the projected unhoused students determined herein are calculated at \$3,267,299.
- (vii) The estimated weighted average square footage for new residential development anticipated within the School District over the next five years is 2,054 square feet per unit. Within the PESD area, the estimated weighted average of the projected residential units is 1,515 square feet per unit. The weighted average square footage estimates are lower in comparison to those reported in the 2016 SFNA, primarily due to an increased proportion of the projected unmitigated residential units anticipated for the construction of SFA and MF units, which are generally smaller in size in relation to SFD units.

## **SECTION I. ELIGIBILITY TO LEVY ALTERNATIVE FEES**

### **A. TIMELY APPLICATION**

Government Code Section 65995.5(b)(1) requires that the governing board of the School District make a timely application to the SAB and meet the eligibility requirements for new construction funding under the School Facilities Program (“SFP”) as set forth in Education Code Section 17071.10 and Section 17071.75.

The Board of Trustees of the School District adopted a Resolution in 1999 electing to participate in the SFP and also authorized a representative of the School District to request an eligibility determination (“Eligibility Determination”) for new construction funding as required by the SAB and to approve and submit the required SAB Forms 50-01, 50-02 and 50-03. On February 23, 2000 the SAB approved the Eligibility Determination of the School District. A copy of the most recently transmitted SAB Forms 50-01, 50-02 and 50-03 as well as the most current Eligibility Determination is contained within Appendix “A”.

### **B. STATUTORY REQUIREMENTS**

A School District must also satisfy two (2) of the four (4) statutory school threshold tests set forth in Government Code Section 65995.5(b)(3). The School District satisfies three (3) of the Statutory Requirements as shown below:

<b>ELIGIBILITY REQUIREMENTS</b>		<b>SATISFIED</b>
(i)	Substantial enrollment on Multi-track Year-Round Schedule	<b>Not Satisfied</b>
(ii)	At least one (1) local general obligation bond measure on the ballot in the last four (4) years and received at least 50 percent plus one (1) of the votes cast	<b>Not Satisfied</b>
(iii)	The School District has issued debt or incurred obligations for capital outlay in an amount equivalent to the percentage (15% or 30%, as applicable) of its bonding capacity set forth in Section 65995.5(b)(3)(C).	<b>Satisfied - The School District has \$176,146,568 in outstanding long term debt for capital outlay as of June 30, 2017, including 124,876,568 in General Obligation Bonds, \$6,420,000 in Certificates of Participation and \$44,850,000 in Revenues Bonds, which are being repaid through community facilities district special taxes. The bonding capacity of the School District is currently \$178,392,084. Therefore, the School District is currently at 98.74 percent of its bonding capacity (Appendix “B” provides the bonding capacity calculation of the School District).</b>
(iv)	At least 20% of the teaching stations within the School District are portable classrooms	<b>Satisfied -The School District is currently operating in 378 permanent classrooms and 118 portable classrooms, thus portables comprise 23.79% of the total teaching stations of the School District.</b>

## **SECTION II. PROJECTED UNHOUSED STUDENTS FROM NEW RESIDENTIAL DEVELOPMENT OVER THE NEXT FIVE YEARS**

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### **A. PROJECTED STUDENT ENROLLMENT**

#### **1. Student Generation Rates**

As required by and in accordance with Government Code Section 65995.6, this SFNA projects the number of unhoused students attributable to projected enrollment growth (“Projected Student Enrollment”) from the development of new residential units over the next five (5) years (“Projected Units”). The projection of students must be based on the historical student generation rates (“SGR”) of new residential units constructed during the previous five (5) years that are of a similar type of unit as the Projected Units. The types of residential units considered include (i) single family detached (“SFD”), (ii) single family attached (“SFA”), and (iii) multi-family units (“MF”). Units classified as SFD are those units with no common walls; SFA are those units sharing a common wall each on a single assessor’s parcel (e.g. townhouses, condominiums, etc.); and MF are those units which share a single assessor’s parcel and share a common wall (e.g. apartments, duplexes, etc.).

In order to calculate SGRs, Koppel & Gruber Public Finance (“KGPF”) first obtained property characteristic data from the Assessor’s Office of the County of Riverside (“County”) as of June 2017. The database contains all residential parcels within the School District and provides the year that a structure (if any) was built and land use class information (i.e. condominiums, single family dwellings, etc.). Additional research, including collection of building permit data, was used to update the database. Parcels in the database were classified by unit type (SFD, SFA, MF) and residential parcels built within the past five (5) years (Calendar Years 2012 through 2016) were extracted. Based on the County information, a total of 4,477 SFD units, zero (0) SFA units, and 353 MF units were built within the School District in the previous five (5) years. Of those units, 42 SFD units, zero (0) SFA units and 175 MF units were located within the area serving PESD.

KGPF then obtained a student database from the School District, which contained student identification, grade level and physical address information for each student enrolled in the School District. The student database is reflective of student enrollment information as of October 2016. The student enrollment address information was matched to the address (situs address) information of parcels in the County property characteristic database. The number of students matched to units built within the past five (5) years was then queried by school level and residential category. A total of 470 students matched to the 4,477 SFDs and a total of 56 students matched to the 353 MFs. Furthermore, six (6) Middle School students matched to the 42 SFD units and 14 Middle School students matched to the 175 MF units located within the PESD area.

It was determined the limited number of SFD units constructed within the PESD area over the previous five years is not a statistically reliable sample size in calculating SGRs representative of residential developed anticipated to within the PESD area over the next five years; therefore SGRs were used from the Val Verde Unified School District (“VVUSD”) 2017 School Facilities Needs Analysis dated February 2017 (the “VVUSD 2017 SFNA”). According to the VVUSD 2017 SFNA, 256 SFD units were constructed within the boundaries of VVUSD over the previous five years, which is deemed a statistically reliable sample size. Furthermore, due to the absence of SFA units built within the School District over the previous five years, SGRs were used from the Beaumont Unified School District (“BUSD”) 2017 School Facilities Needs Analysis dated March 2017 (the “BUSD 2017 SFNA”). It should be noted the VVUSD 2017 SFNA also uses SGRs documented in the BUSD 2017 SFNA for SFA units.

Government Code Section 65995.6(a) allows a school district to use SGRs of new residential units constructed during the previous five years that are of similar type to those anticipated to be constructed in the city or county in which the school district is located. The Beaumont Unified School District and Val Verde Unified School District are both located in Riverside County and are in relatively close proximity to the School District, with Val Verde Unified School District bordering the School District. Tables 1, 2 and 3 summarize the calculation of the SGRs by residential category.

**Table 1**  
**Single Family Detached (SFD)**  
**Student Generation Rates**

SCHOOL LEVEL	STUDENTS MATCHED	SFD UNITS	SGR BY SCHOOL LEVEL
Middle School (7-8) <sup>1,2</sup>	NA	NA	0.1198
High School (9-12)	470	4,477	0.1050
<b>TOTAL</b>	<b>470</b>	<b>NA</b>	<b>0.2248</b>

<sup>1</sup> Includes area within PESD only.

<sup>2</sup> The SGRs shown above were based on figures used for Val Verde Unified School District (“VVUSD”) in their February 2017 School Facilities Needs Analysis. VVUSD serves grades 6 through 8 at the middle school level; therefore the SGRs determined in the VVUSD 2017 SFNA for the middle school level have been adjusted by two-thirds to align with the School District’s grades 7 and 8 middle school level configuration.



**Table 2**  
**Single Family Attached (SFA)**  
**Student Generation Rates**

SCHOOL LEVEL	STUDENTS MATCHED	SFA UNITS	SGR BY SCHOOL LEVEL
Middle School (7-8) <sup>1,2</sup>	NA	NA	0.0786
High School (9-12) <sup>2</sup>	NA	NA	0.1085
<b>TOTAL</b>	<b>NA</b>	<b>NA</b>	<b>0.1871</b>

<sup>1</sup> Includes area within PESD only.

<sup>2</sup> KGPF could not calculate the SGRs for SFA units since no SFA units were constructed within the School District over the past five (5) years. The SGRs shown above were based on figures used for Beaumont Unified School District (“BUSD”) in their March 2017 School Facilities Needs Analysis. BUSD serves grades 6 through 8 at the middle school level; therefore the SGRs determined in the BUSD 2017 SFNA for the middle school level have been adjusted by two-thirds to align with the School District’s grades 7 and 8 middle school level configuration.

**Table 3**  
**Multi-Family (MF)**  
**Student Generation Rates**

SCHOOL LEVEL	STUDENTS MATCHED	MF UNITS	SGR BY SCHOOL LEVEL
Middle School (7-8) <sup>1</sup>	14	175	0.0800
High School (9-12)	56	353	0.1586
<b>TOTAL</b>	<b>70</b>	<b>NA</b>	<b>0.2386</b>

<sup>1</sup> Includes area within PESD only.

## 2. Projected Units

In accordance with Government Code Section 65995.6, a projection was made of the residential units planned to be constructed within the School District over the next five (5) years. To estimate the Projected Units, KGPF first obtained and compiled information provided by the Planning Departments from the Cities of Perris, Menifee, Lake Elsinore, Murrieta and San Jacinto (“Cities”) and the County of Riverside Planning Department (collectively the “Planning Agencies”), including but not limited to specific plans, tract and land entitlement information, and also reviewed actions taken by the local agency planning commissions. Such information combined with historical development information was used to project residential development for areas within each planning jurisdiction by housing type. Residential development projection letters were sent to the Planning Agencies in June 2017 requesting the Cities and County to review the projected number of residential units and estimated average square footage determined by KGPF and affirm or modify those projections. A copy of the letters and the responses received by the Planning Agencies, if any, are included as Appendix “E”.

Many of the Projected Units have mitigated their impact to the School District through participation in a Community Facilities District and/or through the execution of a mitigation agreement. Those mitigated Projected Units have been identified and/or

estimated, and excluded from the calculation of the Alternative Fees. The estimated total, mitigated and unmitigated Projected Units in the entire School District are summarized by residential category in Table 4. Table 5 summarizes the Projected Units by residential category for those units planned within the area served by PESD.

**Table 4  
Total Projected Units**

<b>RESIDENTIAL CATEGORY</b>	<b>TOTAL PROJECTED UNITS</b>	<b>MITIGATED PROJECTED UNITS</b>	<b>UNMITIGATED PROJECTED UNITS</b>
SFD	6,723	1,625	5,098
SFA	956	0	956
MF	2,255	0	2,255
<b>TOTAL</b>	<b>9,934</b>	<b>1,625</b>	<b>8,309</b>

**Table 5  
Projected Units within PESD**

<b>RESIDENTIAL CATEGORY</b>	<b>PROJECTED UNITS WITHIN PESD</b>	<b>MITIGATED PROJECTED UNITS WITHIN PESD</b>	<b>UNMITIGATED PROJECTED UNITS WITHIN PESD</b>
SFD	882	69	813
SFA	100	0	100
MF	1,400	0	1,400
<b>TOTAL</b>	<b>2,382</b>	<b>69</b>	<b>2,313</b>

### **3. Projected Student Enrollment**

The number of unmitigated Projected Units listed in Table 4 multiplied by the SGRs at the High School level shown in Tables 1, 2 and 3 results in the Projected Student Enrollment at the High School level. The number of unmitigated Projected Units listed in Table 5 multiplied by the SGRs at the Middle School level shown in Tables 1, 2 and 3 results in the Projected Student Enrollment at the Middle School level. The Projected Student Enrollment determination is summarized in Table 6 by school level and residential category.

**Table 6  
Projected Student Enrollment**

<b>MIDDLE SCHOOL</b>			
<b>RESIDENTIAL CATEGORY</b>	<b>PROJECTED UNITS WITHIN PESD AREA<sup>1</sup></b>	<b>SGRs</b>	<b>PROJECTED STUDENT ENROLLMENT</b>
SFD	813	0.1198	97
SFA	100	0.0786	8
MF	1,400	0.0800	112
<b><i>SUBTOTAL MIDDLE SCHOOL PROJECTION</i></b>			<b>217</b>
<b>HIGH SCHOOL</b>			
<b>RESIDENTIAL CATEGORY</b>	<b>PROJECTED UNITS DISTRICT-WIDE<sup>1</sup></b>	<b>SGRs</b>	<b>PROJECTED STUDENT ENROLLMENT</b>
SFD	5,098	0.1050	535
SFA	956	0.1085	104
MF	2,255	0.1586	358
<b><i>SUBTOTAL HIGH SCHOOL PROJECTION</i></b>			<b>997</b>
<b>TOTAL PROJECTED STUDENT ENROLLMENT</b>			<b>1,214</b>

<sup>1</sup> Includes unmitigated Projected Units only.

## **B. CLASSROOM INVENTORY**

Government Code Section 65995.6 requires that the School District identify and consider any excess capacity in existing facilities that may accommodate projected enrollment growth. The School District currently operates one (1) middle school serving grades 7 through 8, three (3) comprehensive high schools and one (1) continuation high school serving grades 10 through 12, one (1) community day school generally serving grades 9 through 12, one (1) military institute charter facility serving grades 5 through 12 and one online charter school serving grades 9 through 12. Pursuant to Education Code Section 17071.10, these facilities have a capacity to accommodate 9,665 students, 8,559 of which are at the high school level and 1,106 seats are at the middle school level. This capacity was reported on SAB Form 50-02 and was updated to reflect new school facility construction projects approved for funding by the State and additional portable classrooms. Pursuant to Education Code Section 17071.30 and SAB Regulation 1859.51, portable classrooms were not included in the calculation to the extent they are (i) leased through the State Relocatable Classroom Program, (ii) leased for a period of less than five (5) years, (iii) leased when needed as interim housing (project basis), or (iv) represent the number of portables that exceed 25% of the School District’s permanent classrooms. Appendix “C” provides a calculation of the updated facility capacity.

### C. PROJECTED UNHOUSED STUDENTS

Based on enrollment information reports in October 2016 to California Longitudinal Pupil Achievement Data System (“CALPADS”), the total student enrollment of the School District is 10,796 students. Of those students, 34 are enrolled in an independent study program. Those students do not require teaching stations and have been subtracted from the CALPADS figures, resulting in a net enrollment of 10,762 students. A summary of the enrollment data is provided in Appendix “D”. Current excess capacity is calculated by subtracting current student enrollment from existing school facilities capacity for each school level. This operation results in capacity deficiency at the middle school level and the high school level. The excess capacity calculation is shown in Table 7.

**Table 7  
Excess Capacity**

SCHOOL LEVEL	2016/2017 EXISTING FACILITIES CAPACITY	STUDENT ENROLLMENT (OCTOBER 2016) <sup>1</sup>	EXCESS/(DEFICIT) CAPACITY
Middle School (7-8)	1,106	1,164	(58)
High School (9-12)	8,559	9,598	(1,039)
<b>TOTAL</b>	<b>9,665</b>	<b>10,762</b>	<b>(1,097)</b>

<sup>1</sup> Does not include Independent Study students; students attending California Military Institute (CMI) have been categorized as High School students; CMI serves students throughout the School District.

As shown in Table 7, no surplus seats are available to house students generated by unmitigated Projected Units.

**Table 8  
Projected Unhoused Students**

SCHOOL LEVEL	PROJECTED STUDENT ENROLLMENT	SURPLUS SEATS <sup>1</sup>	PROJECTED UNHOUSED STUDENTS
Middle School (7-8)	217	0	217
High School (9-12)	997	0	997
<b>TOTAL</b>	<b>1,214</b>	<b>0</b>	<b>1,214</b>

<sup>1</sup> A deficit capacity equals zero surplus seats.

To comply with Government Code Section 65995.6(b), the School District has identified two (2) school sites that could be used to lower the need to house Projected Unhoused Students. The use of this site is evaluated in Appendix “H”. The findings described in Appendix “H” show that this site is available to offset the impact of projected student enrollment generated from Projected Units. However, Appendix “H” also demonstrates there is a Local Funds funding deficit; therefore, there are no additional adjustments to the number of Projected Unhoused Students as determined in Table 8 above.

## **SECTION III. LEVEL II FEE**

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The following section sets forth the calculation of the permissible Level II Fee.

### **A. MAXIMUM NEW CONSTRUCTION GRANT**

#### **1. Per-Pupil Grant**

The total new construction grant amount is determined by multiplying the number of Projected Unhoused Students by the total pupil grant (“PPG”). The PPG amount is calculated as the sum of the base per pupil grant and the Automatic Fire Detection/Alarm and Fire Sprinkler System Grant (“ADG”). The base per-pupil grant is identified in Education Code Section 17072.10(a) and was adjusted by the SAB on January 25, 2017 per Education Code Section 17072.10(b). SAB Regulation 1859.71.1 allows for the additional grant for automatic fire alarm detection systems and fire sprinkler systems. The ADG was also adjusted by the SAB as of January 25, 2017. Furthermore, Section 1859.76 of the Regulations provides additional grants for general site development on new school construction projects (the “GSDG”). On January 25, 2017 the SAB adopted amendments extending the GSDG until January 1, 2018. Appendix “F” provides a calculation of the allowable GSDG. Table 9 below shows the base per pupil grant, the additional grants as well as the total PPG.

**Table 9**  
**Total Per-Pupil Grant (2017)**

<b>SCHOOL LEVEL</b>	<b>BASE PER-PUPIL GRANT AMOUNT</b>	<b>ADG</b>	<b>GSDG</b>	<b>TOTAL PPG</b>
Middle School (7-8)	\$11,744	\$239	\$1,108	\$13,091
High School (9-12)	\$14,944	\$260	\$918	\$16,122

## 2. New Construction Grant Amount

In accordance with Government Code Section 65995.5(c)(1), the New Construction Grant amount is calculated by multiplying the number of Projected Unhoused Students shown in Table 8 by the total PPG shown in Table 9. The calculation to determine the total New Construction Grant amounts by school level is shown in Table 10.

**Table 10**  
**New Construction Grant Amount**

SCHOOL LEVEL	PROJECTED UNHOUSED STUDENTS	TOTAL PPG	TOTAL NEW CONSTRUCTION GRANT
Middle School (7-8)	217	\$13,091	\$2,840,747
High School (9-12)	997	\$16,122	\$16,073,634
<b>TOTAL</b>	<b>1,214</b>	<b>NA</b>	<b>\$18,914,381</b>

### B. SITE ACQUISITION AND SITE DEVELOPMENT COSTS

In order to calculate the permissible Level II Fee, Government Code Section 65995.5 (c)(1) allows for site acquisition and development costs to be added to the New Construction Grant amounts determined in the previous section. Specifically, Government Code Section 65995.5(h) sets forth the methodology for determining the allowable site acquisition and development costs that may be included in the Level II Fee. Section 65995.5(h) states that site acquisition costs may not exceed one-half (50%) of the amount determined by multiplying the applicable land acreage by the estimated cost per acre determined pursuant to Education Code Section 17072.12. Furthermore, Section 65995.5(h) specifies that site development costs shall not exceed the estimated amount that would be funded by the SAB pursuant to its regulation governing grants for site development costs (currently 50% of total site development costs).

In determining the appropriate site acquisition cost per acre, KGPF used a land appraisal prepared for the School District by Epic Land Solutions, Inc. dated December 28, 2016 (“Land Appraisal”). The subject of the Land Appraisal was a 50.34 acre site located on the northeast corner of Lean Road and Wickerd Road, located in an unincorporated area of Riverside County. Based on the “Price to Perris Union High School District” estimated in the Land Appraisal and the site size, the estimated site acquisition cost per acre was \$125,000. The School District has determined a reasonable estimate for site development costs is \$272,624 per acre at both school levels. The estimated per acre site acquisition cost and site development cost are summarized in Table 11.

**Table 11**  
**Estimated Site Acquisition and Site Development Cost Per Acre**

SCHOOL LEVEL	ESTIMATED SITE ACQUISITION COST PER ACRE	ESTIMATED SITE DEVELOPMENT COST PER ACRE
Middle School (7-8)	\$125,000 <sup>1</sup>	\$272,624
High School (9-12)	\$125,000 <sup>1</sup>	\$272,624

<sup>1</sup> The School District owns one (1) Middle School and one (1) High School Site so the Site Acquisition Costs have been removed from the Alternative Fee calculation.

As required by Government Code Section 65995.5(h), the land acreage used to calculate the permissible Level II Fee shall be the necessary amount determined under the guidelines of the State Department of Education, as published in the “School Site Analysis and Development Handbook” as of January 1, 1998 (“SDE Handbook”). The School District has determined that future school facilities will be designed to accommodate a capacity of 1,000 students at the Middle school level and 2,700 students at the high school level. According to the guidelines specified in the SDE Handbook, the site acreages identified in Table 12 are required to accommodate these capacities.

**Table 12**  
**Site Size**

SCHOOL LEVEL	STUDENT CAPACITY	SITE ACREAGE
Middle School (7-8)	1,000	21.5
High School (9-12)	2,700	52.0

The total estimated school site acquisition and site development costs at each school level is determined by multiplying the costs per acre identified in Table 11 by the site acreages shown in Table 12. However, the School District currently owns one (1) middle school site and one (1) high school site; therefore, site acquisition and the allowable related costs applicable to each school level would not be required to accommodate Projected Unhoused Students. Accordingly, the total estimated site acquisition costs have been reduced to zero dollars (\$) for both school levels. Pursuant to Government Code Section 65995.5(h), the total school site acquisition and site development costs are reduced by one half (50%).

**Table 13**  
**Total Site Acquisition and Site Development Costs**

SCHOOL LEVEL	TOTAL SITE ACQUISITION COST <sup>1</sup>	TOTAL SITE DEVELOPMENT COST	TOTAL SITE COST	50% OF TOTAL SITE COSTS
Middle School (7-8)	\$0	\$5,861,416	\$5,861,416	\$2,930,708
High School (9-12)	\$0	\$14,176,448	\$14,176,448	\$7,088,224

<sup>1</sup> The School District owns one (1) Middle School and one (1) High School Site.

The site costs shown in Table 13 are per school level. To estimate the reasonable site acquisition and site development costs related to the facilities required to house the Projected Unhoused Students, the number of school facilities required to house the Projected Unhoused Students must first be determined. To compute such figure, the number of Projected Unhoused Students is divided by the school capacity at each school level. Table 14 identifies the number of school facilities required to house the Projected Unhoused Students.

**Table 14**  
**Number of School Facilities Required for Projected Unhoused Students**

SCHOOL LEVEL	PROJECTED UNHOUSED STUDENTS	SCHOOL FACILITY CAPACITY	NUMBER OF SCHOOL FACILITIES REQUIRED
Middle School (7-8)	217	1,000	0.22
High School (9-12)	997	2,700	0.37

The total site acquisition and site development grant is determined by multiplying the total site costs shown in Table 13 by the number of school facilities required to house the Projected Unhoused Students as shown in Table 14. This calculation is shown in Table 15 below.

**Table 15**  
**Site Acquisition and Site Development Grant**

SCHOOL LEVEL	TOTAL SITE COSTS (50%)	NUMBER OF SCHOOL FACILITIES REQUIRED	TOTAL SITE ACQUISITION AND SITE DEVELOPMENT GRANT
Middle School (7-8)	\$2,930,708	0.22	\$644,756
High School (9-12)	\$7,088,224	0.37	\$2,622,643
<b>TOTAL</b>			<b>\$3,267,399</b>



### C. MAXIMUM LEVEL II FEE COST AND NET LEVEL II FEE COST

The Maximum Level II Fee Cost is calculated as the sum of the (i) Total New Construction Grant amounts identified in Table 10 and the (ii) Total Site Acquisition and Site Development Grant amounts identified in Table 15. The Maximum Level II Costs represent the maximum school facility costs that may be included in the calculation of the Level II Fee and are shown in Table 16 by school level.

**Table 16  
Maximum Level II Fee Cost**

DESCRIPTION	MIDDLE SCHOOL LEVEL	HIGH SCHOOL LEVEL
Total New Construction Grant	\$2,840,747	\$16,073,634
Total Site Acquisition and Development Grant	\$644,756	\$2,622,643
<b>MAXIMUM LEVEL II FEE COST</b>	<b>\$3,485,503</b>	<b>\$18,696,277</b>

Government Code Section 65995.5(c)(2) requires that the School District subtract the full amount of local funds that the governing board has dedicated to facilities necessitated by Unmitigated Projected Units from the Maximum Level II Fee Costs to determine the Net Level II Fee Cost. Appendix “H” identifies and considers local revenues sources (“Local Funds”) available to offset the impact of Projected Units. Since the School District has determined that no Local Funds are available for the required school facilities necessary to house the Projected Unhoused Students, the Net Level II Fee Costs are equal to the Maximum Level II Fee Costs for each school level. This amount is calculated in Table 17.

**Table 17  
Net Level II Fee Cost**

DESCRIPTION	MIDDLE SCHOOL LEVEL	HIGH SCHOOL LEVEL
Maximum Level II Fee Cost	\$3,485,503	\$18,696,277
Credit for Local Funds	\$0	\$0
<b>NET LEVEL II FEE COST</b>	<b>\$3,485,503</b>	<b>\$18,696,277</b>

### D. LEVEL II FEE CALCULATION

In accordance with Government Code Section 65995.5(c)(3), the maximum Level II Fee is calculated by dividing the Net Level II Fee Cost by the total square footage of assessable space of the Unmitigated Projected Units. To project the total square footage of assessable space of the Unmitigated Projected Units, the average square footage of SFD, SFA and MF Unmitigated Projected Units must first be determined. KGPF used square footage information obtained from the Assessor’s Office of the County for SFD, SFA and MF units constructed within the School District over the previous five-year period to estimate a

average square footage of the Projected Units. Those average square footage estimates were included in the residential projection letters submitted to the Planning Agencies for review. A copy of the letters and responses by the Planning Agencies, if any, are included as Appendix “E”. Since in certain cases the average square footage estimates vary by Planning Agency jurisdiction, an overall weighted average of the square footage estimates was calculated for all areas based on the Projected Units and respective square footage estimate within each Planning Agency area. Table 18 shows the projected weighted average square footage as well as the total square footage of assessable space of unmitigated Projected Units within the PESD area of the School District. The sum of the total square footages shown in Table 18 is applicable to the calculation of the Level II Fee at the middle school level.

**Table 18**  
**Total Square Footage of Unmitigated Projected Units**  
**Middle School Level (Within PESD)**

RESIDENTIAL CATEGORY	UNMITIGATED PROJECTED UNITS	WEIGHTED AVERAGE SQUARE FOOTAGE	TOTAL PROJECTED SQUARE FEET
SFD	813	2,453	1,994,289
SFA	100	1,100	110,000
MF	1,400	1,000	1,400,000
<b>TOTAL</b>	<b>2,313</b>	<b>NA</b>	<b>3,504,289</b>

Table 19 shows the projected weighted average square footages as well as the total square footage of assessable space of unmitigated Projected Units within the entire area of the School District. The sum of the total square footages shown in Table 19 is applicable to the calculation of the Level II Fee at the high school level.

**Table 19**  
**Total Square Footage of Unmitigated Projected Units**  
**High School Level (Outside PESD)**

RESIDENTIAL CATEGORY	UNMITIGATED PROJECTED UNITS	WEIGHTED AVERAGE SQUARE FOOTAGE	TOTAL PROJECTED SQUARE FEET
SFD	5,098	2,638	13,448,524
SFA	956	1,458	1,393,848
MF	2,255	989	2,230,195
<b>TOTAL</b>	<b>8,309</b>	<b>NA</b>	<b>17,072,567</b>

The Net Level II Fee Costs are divided by the applicable total projected square feet of the unmitigated Projected Units to arrive at the Level II Fee applicable to the middle school level and high school level. The result of this operation is shown in Table 20. The Level II Fee represents the amount that can be adopted by the Board of Trustees of the School District.

Once adopted, the Level II Fee can be levied on future residential units in accordance with applicable law.

**Table 20**  
**Level II Fee**

DESCRIPTION	MIDDLE SCHOOL LEVEL	HIGH SCHOOL LEVEL
Net Level II Fee Cost	\$3,485,503	\$18,696,277
Total Square Footage of Projected Units	3,504,289	17,072,567
<b>LEVEL II FEE</b>	<b>\$0.99</b>	<b>\$1.10</b>

The area of the School District within PESD serves students both at the middle school level and the high school level. Accordingly, the applicable Level II fee on future residential units located within PESD is the sum of the Level II Fee at the middle school level and the Level II Fee at high school level. Table 21 shows Level II Fee applicable to units located within the PESD area of the School District and the Level II Fee applicable to units located outside the PESD area of the School District.

**Table 21**  
**Level II Fee by Area**

DESCRIPTION	FEE FOR UNITS WITHIN THE PESD AREA	FEE FOR UNITS OUTSIDE THE PESD AREA
Middle School (7-8)	\$0.99	N/A
High School (9-12)	\$1.10	\$1.10
<b>LEVEL II FEE</b>	<b>\$2.09</b>	<b>\$1.10</b>

## SECTION IV. LEVEL III FEE

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The following section sets forth the calculation of the permissible Level III Fee. The Level III Fee is determined in accordance with Government Code Section 65995.7 and may be imposed if (i) the School District has complied with Government Code Section 65995.5 and (ii) State funds for new school facility construction are not available. State funds are not available if the SAB is no longer approving apportionments for new construction pursuant to Education Code Section 17072.20 due to lack of funds available for new construction.

### A. LEVEL III FEE CALCULATION

The Level III Fee is calculated by increasing the Net Level II Fee Cost by an amount not to exceed the Maximum Level II Fee Cost, except that for the purpose of calculating this additional amount, the Local Funds identified pursuant to Government Section 65995.5(c)(2) and Section 65995.6(b) are not subtracted. This calculation is shown in Table 22 and the result represents the maximum amount of school facility costs that can be included in the calculation of the Level III Fee.

**Table 22**  
**Level III Cost**

DESCRIPTION	MIDDLE SCHOOL LEVEL	HIGH SCHOOL LEVEL
Maximum Level II Fee Cost	\$3,485,503	\$18,696,277
Maximum Level II Fee Cost	3,485,503	18,696,277
<b>LEVEL III FEE COST</b>	<b>\$6,971,006</b>	<b>\$37,392,554</b>

The Level III Fee Costs are divided by the total projected square feet of the unmitigated Projected Units for each applicable school level as shown in Tables 18 and 19 to arrive at the Level III Fee. The result of this operation is shown in Table 23.

**Table 23**  
**Level III Fee**

DESCRIPTION	MIDDLE SCHOOL LEVEL	HIGH SCHOOL LEVEL
Level III Fee Cost	\$6,971,006	\$37,392,554
Total Square Footage of Projected Units	3,504,289	17,072,567
<b>LEVEL III FEE</b>	<b>\$1.99</b>	<b>\$2.19</b>

Table 24 shows the Level III Fee applicable to units located in the PESD area of the School District and units the Level III Fee applicable to units located outside the PESD area of the School District.

**Table 24  
Level III Fee by Area**

<b>DESCRIPTION</b>	<b>FEE FOR UNITS WITHIN THE PESD AREA</b>	<b>FEE FOR UNITS OUTSIDE THE PESD AREA</b>
Middle School (7-8)	\$1.99	N/A
High School (9-12)	\$2.19	\$2.19
<b>LEVEL III FEE</b>	<b>\$4.18</b>	<b>\$2.19</b>

**B. REIMBURSEMENT PROVISION**

Government Code Section 65995.7(b) provides that a governing board may offer a reimbursement election to the person(s) subject to the Level III Fee with the right to monetary reimbursement of the difference, in whole or in part, between the Level II and Level III Fee to the extent that the School District receive funds from the State for construction of the school facilities for which that amount was required (less any amount expended for interim housing). The reimbursement election may be made on a tract or lot basis at the option of the person(s) subject to the Level III Fee. The reimbursement of available funds shall be made within 30 days as they are received by the School District.

## **SECTION V. GOVERNMENT CODE SECTION 66000**

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Government Code Sections 66000 *et seq.* were enacted by State Legislature in 1987. In any action establishing, increasing, or imposing a fee as a condition of approval of a development project, such as the Alternative Fees described herein, these Sections require the public agency to satisfy the following requirements:

1. Determine 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 fee's use and the type of development project on which the fee is imposed;
4. Determine that there is a reasonable relationship between the need for the public facilities and the type of development project on which the fee is imposed;
5. Determine that there is a reasonable relationship between the amount of the fee and the cost, or portion of the cost of the public facility attributable to the development on which the fee is imposed; and
6. Provide an annual accounting of any portion of the fee remaining unspent or held for projects for more than five (5) years after collection.

This SFNA has been prepared in accordance with applicable law to provide the factual basis for determining the Alternative Fees that may be collected from new residential development in the School District. The information set forth herein, including the information contained in the Appendices attached hereto, provide factual evidence establishing a nexus between the type of development projected to be built within the School District and the amount of Alternative Fees levied upon such development based on the need for such Alternative Fees. The determinations made in this SFNA meet the requirements of Government Code Section 66000. The findings are summarized as follows:

- (i). Government Code Section 65995.5(f) requires that Alternative Fees be expended on school facilities identified in this SFNA as being attributable to projected enrollment growth from the construction of new residential units. The Alternative Fees will be used to fund school facilities required to accommodate Projected Unhoused Students generated by unmitigated Projected Units to the extent described in this SFNA and permitted by applicable law, including interim facilities.
- (ii). For residential development, the relationship between existing homes and student enrollment is demonstrated by the students living in those homes. The Student Generation Rates calculated in Section II of this SFNA confirm that relationship.
- (iii). As shown in this SFNA, additional residential development will generate additional students. Existing facilities are not adequate to accommodate projected student

- enrollment as demonstrated in Table 7, therefore the School District will be required to provide additional school facilities as a result of new residential development.
- (iv). The Alternative Fees determined herein were calculated by and in accordance with applicable law and represent the costs that are permissible to include. For residential construction, the total cost impact to the School District is estimated at \$4.95 per square foot for units located within the PESD area of the School District and \$2.25 per square foot for units located outside the PESD area of the School District (see Appendix “G” for further detail). Since the Alternative Fees are less than the estimated total cost impact to the School District, it is reasonable that the Alternative Fees determined herein are relatively proportional to the actual impact caused by new residential development on the School District.
  - (v). The cost of new school facilities required to house students generated from new residential development is greater than the amount that may be funded solely by the collection of Alternative Fees.
  - (vi). The School District maintains a fund for the deposit and accounting of developer fees, including Alternative Fees.

## **SECTION VI. REDEVELOPMENT**

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Government Code Section 66001, subdivision (a)(3) and (4) requires that a school district, in imposing school-impact fees, establish a reasonable relationship between the fee's use, the need for the public facility and the type of development project on which the fee is imposed. This section addresses and sets forth general policy when considering the levy of school fees on new residential units resulting from residential redevelopment projects within the School District.

Residential redevelopment means voluntarily demolishing existing residential, commercial, and/or industrial structures and subsequently replacing them with new residential dwelling units ("Residential Redevelopment"). The School District is aware of Residential Redevelopment projects completed within the School District boundaries within the previous five (5) years, and anticipates similar Residential Redevelopment projects may be completed in the next five (5) years. School fees authorized pursuant to Education Code Section 17620 and Government Code Sections 65995 *et seq.* ("School Fees") shall be levied by the School District on new residential units resulting from Residential Redevelopment projects, if there is a nexus between the School Fees being imposed and the impact of new residential units on school facilities, after the impact of pre-existing development has been taken into consideration. In determining such nexus, the School District shall review, evaluate and determine on a case-by-case basis, the additional impact of the proposed new residential development by comparing the projected square footage, student generation and cost impacts of the proposed new residential units and the pre-existing residential, commercial and/or industrial development. Such analysis shall utilize the student generation rates identified in Tables 1, 2 and 3 of this report, as applicable.

The School District may levy School Fees, authorized under applicable law, on new residential units resulting from Residential Redevelopment projects in an amount up to the additional impact cost per square foot as determined in accordance with the preceding paragraph, but not exceeding the applicable Alternative Fees.



**APPENDIX A**  
**SAB FORMS 50-01, 50-02, 50-03**  
**AND ELIGIBILITY DETERMINATION**

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STATE OF CALIFORNIA  
**ENROLLMENT CERTIFICATION/PROJECTION**  
 SAB 60-01 (New 8/99) Excel (Rev. 10/26/99)

STATE ALLOCATION BOARD  
 OFFICE OF PUBLIC SCHOOL CONSTRUCTION  
 PAGE 3 OF 8

SCHOOL DISTRICT: **PERRIS UNION HIGH**  
 COUNTY: **RIVERSIDE**  
 FIVE DIGIT DISTRICT CODE NUMBER (see California Public School Directory): **87207**  
 HIGH SCHOOL ATTENDANCE AREA (if applicable):

**Part A. Enrollment Data - Districts or County Superintendent of Schools**

Grade	3rd Previous 1996/96	2nd Previous 1996/97	Previous 1997/98	Current 1998/99
K	1,350	1,280	1,355	1,289
1	1,483	1,450	1,424	1,507
2	1,379	1,443	1,516	1,395
3	1,309	1,384	1,455	1,517
4	1,283	1,321	1,374	1,467
5	1,241	1,264	1,320	1,383
6	1,225	1,286	1,286	1,289
7	541	597	696	740
8	533	538	582	702
9	1,173	1,118	1,228	1,201
10	946	1,192	1,234	1,241
11	787	909	1,065	1,070
12	710	791	826	878
<b>TOTAL</b>	<b>13,900</b>	<b>14,487</b>	<b>15,350</b>	<b>15,753</b>

**Part B. Continuation High School - Districts only**

Grade	3rd Previous	2nd Previous	Previous	Current
9		1	9	
10	36	25	61	11
11	58	103	78	57
12	145	182	108	132
<b>TOTAL</b>	<b>239</b>	<b>311</b>	<b>284</b>	<b>200</b>

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

Elementary	Non-Severe	Severe	Secondary	Non-Severe	Severe
MR			MR	14	19
HH			HH		
DEAF			DEAF	1	
HI			HI	2	
SLI			SLI	8	
VI			VI	1	
SED			SED		11
OI			OI	1	
OHI			OHI	4	
SLD			SLD	316	
DB			DB		
MH			MH	1	
AUT			AUT		
TBI			TBI		
<b>TOTAL</b>			<b>TOTAL</b>	<b>348</b>	<b>30</b>

**Part D. Special Day Class Enrollment - County Superintendent of Schools only**

3rd Previous	2nd Previous	Previous	Current

**Part E. Number of New Dwelling Units**

N/A

**Part F. District Student Yield Factor**

N/A

**Part G. Five Year Projected Enrollment - School Facilities Program Projections - Except Special Day Class Pupils**

K-6	7-8	9-12	TOTAL
	1,450	5,702	7,152

**Projection - Special Day Class Pupils only**

Elementary	Non-Severe	Severe	Secondary	Non-Severe	Severe
MR			MR	17	23
HH			HH		
DEAF			DEAF	1	
HI			HI	2	
SLI			SLI	10	
VI			VI	1	
SED			SED		13
OI			OI	1	
OHI			OHI	5	
SLD			SLD	385	
DB			DB		
MH			MH	1	
AUT			AUT		
TBI			TBI		
<b>TOTAL</b>			<b>TOTAL</b>	<b>423</b>	<b>36</b>

**Part H.**

**One Year Projected Enrollment - State Relocatable Program Projections - Except Special Day Class Pupils**

K-6	7-8	9-12	TOTAL
	1,102	4,871	5,973

**Projections - Special Day Class Pupils only (Includes Severe & Non-Severe)**

Elementary	Secondary	Elementary	Secondary
MR	34	OI	1
HH		OHI	4
DEAF	1	SLD	327
HI	2	DB	
SLI	8	MH	1
VI	1	AUT	
SED	11	TBI	
<b>TOTAL</b>		<b>TOTAL</b>	<b>390</b>

I Certify, as the District Representative, that the information reported on this Form is true and correct and that I am designated as an authorized district representative by the governing board of the district. If the district is requesting an augmentation in the enrollment projection pursuant to regulation Section 1669.42 (b), the Local Planning Commission or approved authority has approved the tentative subdivision map used for augmentation of the enrollment and the district has identified dwelling units in that map to be constructed. This form is an exact duplicate (verbatim) of the form provided by the Office of Public School Construction (OPSC). In the event a conflict should exist, then the language in the OPSC Form will prevail.

SIGNATURE OF DISTRICT REPRESENTATIVE

*(Handwritten Signature)*

DATE **4-25-01**

STATE OF CALIFORNIA  
**EXISTING SCHOOL BUILDING CAPACITY**

SAB 80-02 (Rev. 9/89) Excel (Rev. 3/22/8000)

STATE ALLOCATION BOARD  
 OFFICE OF PUBLIC SCHOOL CONSTRUCTION  
 PAGE 1 OF 1

SCHOOL DISTRICT  
**PERRIS UNION HIGH**  
 COUNTY  
**RIVERSIDE**

FIVE DIGIT DISTRICT CODE NUMBER (See California Public School Directory)  
**67207**  
 HIGH SCHOOL ATTENDANCE AREA (if applicable)

**PART I- Classroom Inventory**     New     Amended

<b>Line 1. Leased State Relocatable Classrooms</b>				
<b>Line 2. Portable Classrooms Leased Less Than 5 Years</b>				
<b>Line 3. Interim Housing Portables Leased Less Than 5 Years</b>				
<b>Line 4. Interim Housing Portables Leased At Least 5 Years</b>				
<b>Line 5. Portable Classrooms Leased At Least 5 Years</b>				
<b>Line 6. Portable Classrooms Owned By The District</b>		18	51	69
<b>Line 7. Permanent Classrooms</b>		18	80	98
<b>Line 8. Total</b>		36	131	167

**PART II- Available Classrooms**

<b>a. Part 1, Line 4</b>				
<b>b. Part 1, Line 5</b>				
<b>c. Part 1, Line 6</b>		18	51	69
<b>d. Part 1, Line 7</b>		18	80	98
<b>e. Total a b c &amp; d</b>		36	131	167

<b>d. Part 1, Line 8</b>		36	131	167
<b>b. Part 1 Lines 1, 2, 5 &amp; 6 (Total only)</b>				69
<b>c. 25% of Part 1, Line 7</b>				25
<b>d. Subtract c from b (enter 0 if negative)</b>			44	44
<b>e. Total, a minus d</b>		36	87	128

**PART III- Determination of Existing School Building Capacity**

<b>Line 1. Classroom capacity</b>		972	2,349
<b>Line 2. SEA adjustment</b>			
<b>Line 3. Operational Grants</b>			
<b>Line 4. Greater of line 2 or 3</b>			
<b>Line 5. Total, lines 1 &amp; 4</b>		972	2,349

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

SIGNATURE OF DISTRICT REPRESENTATIVE

*Robert Clark*

DATE

4-25-01

STATE OF CALIFORNIA

**ELIGIBILITY DETERMINATION**

SAB 50-03 (Rev. 9/99) Excel (Rev. 9/2/2000)

STATE ALLOCATION BOARD

OFFICE OF PUBLIC SCHOOL CONSTRUCTION

PAGE 9 OF 3

SCHOOL DISTRICT

**PERRIS UNION HIGH**

FIVE DIGIT DISTRICT CODE NUMBER (see California Public School Directory)

67207

BUSINESS ADDRESS

155 E Fourth Street

HIGH SCHOOL ATTENDANCE AREA (if applicable)

CITY

Perris CA 92570

COUNTY

RIVERSIDE

**Part I - The following individual(s) have been designated as district representative(s) by the School Board**

DISTRICT REPRESENTATIVE

**Robert Crank**

TELEPHONE NUMBER

909-943-8369

E-MAIL ADDRESS

DISTRICT REPRESENTATIVE

TELEPHONE NUMBER

E-MAIL ADDRESS

**Part II - New Construction Eligibility**  New  Amended

1. Projected Enrollment (Part G, Form SAB 50-01)			
2. Existing School Building Capacity (Part III, line 5 of Form SAB 50-02)		1,450	6,161
3. New Construction Baseline Eligibility (line 1 minus line 2)		972	2,349
5. Adjusted Baseline eligibility (line 3 plus or minus line 4)		478	3,812

**Part III Modernization Eligibility**

1. School Name:

9-12

**Option A**

2. Permanent classrooms at least 25 years old			
3. Portable classrooms at least 20 years old			
4. Total (lines 2 and 3)			
5. Multiply line 4 by 25 for K-6 and 27 for 7-8 and 9-12			
6. CBEDS enrollment at school			
7. Modernization Eligibility (lesser of totals of line 5 or 6)			

**Option B**

2. Permanent space at least 25 years old (report by classroom or square footage)			
3. Portable space at least 20 years old (report by classroom or square footage)			
4. Total (lines 2 and 3)			
5. Remaining permanent or portable space (report by classroom or sq. footage)			
6. Total (lines 4 and 5)			
7. Percentage (Divide line 4 by line 6)		0%	

8. CBEDS enrollment at this school			
9. Modernization Eligibility (Multiply line 7 by each grade group on line 8)			

I certify, as the District Representative, that the information reported on this Form is true and correct and that I am designated as an authorized district representative by the governing board of the district. A resolution or other appropriate documentation supporting this application under Chapter 12.5, Part 10, Division 1, commencing with Section 17070.10, et seq., of the Education Code was adopted by the School Districts Governing Board on May 17, 1999; and, This form is an exact duplicate (verbatim) of the form provided by the Office of Public School Construction (OPSC). In the event a conflict should exist, then the language in the OPSC Form will prevail.

SIGNATURE OF DISTRICT REPRESENTATIVE

*Robert Crank*

DATE

4-25-01



# Project Main Page

[Return to Search Results](#)

DSA eTracker: [04-103330](#)  
 Application: 50/67207-00-003  
 County: Riverside  
 District: Perris Union High  
 Site: PERRIS HIGH  
 District Rep: Mr. Hector Gonzalez

[Details](#)    [Fund Releases](#)    [Budget Summary](#)    [Transaction Detail](#)    [Modernization Eligibility](#)    [New Construction Eligibility](#)

District Code	Attendance Area	Original SAB Approval Date	Recent SAB Approval		
67207	0	2/23/2000	10/24/2012		
SAB 50-03 New Construction Eligibility Information <b>New Construction Baseline Eligibility</b>					
Grade Level:	K - 6	7 - 8	9 - 12	Non-Severe	Severe
Established Eligibility:	0	529	6387	0	0
SAB Approvals/Adjustments:	0	1041	-4676	388	58
Remaining Eligibility:	0	1570	1711	388	58
<b>SAB 50-03 Eligibility Document Status/Dates</b>					
Status:	PM Complete				
Date Signed:	5/24/1999				
Date Received:	7/30/1999				
SAB Approval Date:	2/23/2000				

**APPENDIX B**  
**BONDING CAPACITY CALCULATION**

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**PERRIS UNION HIGH SCHOOL DISTRICT  
BONDING CAPACITY CALCULATION  
FISCAL YEAR 2016/2017  
APPENDIX B**

1.	Total Assessed Valuation (Fiscal Year 2016/2017)[1]	\$14,271,366,708
2.	Applicable Percentage Bond Limit (Education Code Section 15102 or 15106)	<u>1.25%</u>
3.	Bonding Capacity (Item 1 times Item 2)	\$178,392,083.85

[1] County of Riverside, Office of the Auditor-Controller

**APPENDIX C**  
**FACILITY CAPACITY UPDATE**

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**PERRIS UNION HIGH SCHOOL DISTRICT  
FACILITIES CAPACITY UPDATE  
APPENDIX C**

<b>Item</b>	<b>School</b>	<b>Middle School</b>	<b>High School</b>
SAB Form 50-02 (as of 2001)	NA	972	2,349
Non-Severe/Severe	NA	0	0
Additional Classrooms (no State Funding)	NA	0	135
*002	Paloma Valley High	0	1,796
*003	Perris High	0	40
*004	Pinacate Middle	53	0
*005	Perris Valley Academy	0	297
*006	Perris High	0	702
*007	Heritage High	0	2,673
*008	Paloma Valley High	0	567
*009	Pinacate Middle	81	0
<b>Total</b>		<b>1,106</b>	<b>8,559</b>

\*Based on information provided on SAB 50-04 Applications for New Construction Funding

**APPENDIX D**  
**ENROLLMENT SUMMARY**

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**PERRIS UNION HIGH SCHOOL DISTRICT  
2016/2017 ENROLLMENT  
APPENDIX D**

School	Total		Total
	Middle	High	
California Military Institute (CMI)	0	1,041	<b>1,041</b>
Academy Community Day School	0	30	<b>30</b>
Heritage High School	0	2,779	<b>2,779</b>
Paloma Valley High School	0	3,124	<b>3,124</b>
Perris High School	0	2,366	<b>2,366</b>
Perris Lake High School	0	258	<b>258</b>
Pinacate Middle School	1,164	0	<b>1,164</b>
Independent Study	0	34	<b>34</b>
<b>Total</b>	<b>1,164</b>	<b>9,632</b>	<b>10,796</b>
<b>Eligible*</b>	<b>1,164</b>	<b>9,598</b>	<b>10,762</b>

\* Does not include Independent Study students; CMI students assigned to High School level since this school serves students throughout the District.

Enrollment as of October 2016

**APPENDIX E**  
**CORRESPONDENCE WITH CITIES/COUNTY**

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June 29, 2017

Mr. Angel Perez  
GIS Supervising Analyst  
County of Riverside-TLMA  
4080 Lemon Street, 9<sup>th</sup> Floor  
Riverside, CA 92501

**RE: Perris Union High School District –Projected Residential Development**

Dear Mr. Perez:

Koppel & Gruber Public Finance (“K&G Public Finance”) is in the process of preparing the 2017 School Facilities Needs Analysis (“SFNA”) for adoption by the Perris Union High School District (“School District”). The SFNA provides the factual basis for justifying the imposition of Alternative School Fees (Level II and Level III fees) on new residential development and the level at which they may be levied. The SFNA is being prepared in accordance with the California Government Code beginning with Section 65995.5.

In order to determine the Alternative School Fees, Government Code Section 65995.5(c)(3) requires that the School District estimate the number, type (i.e. single-family detached, single-family attached, and multi-family), and average square footage of residential dwelling units planned to be constructed within areas of the County of Riverside having common jurisdiction with the School District over the next five (5) years (“Projected Units”).

K&G Public Finance has made projections with respect to the Projected Units, which are shown on the form enclosed. Please note these projections do not include plans for age-restricted senior housing. Prior to the completion of the SFNA, we are requesting that the County review, and if necessary, modify these projections. **Please complete, sign and return the form enclosed to K&G Public Finance by July 10, 2017.** Pursuant to Government Code Section 65995.6(c), a final draft of the SFNA will also be sent to your attention for review.

Thank you for your assistance. If you have any questions regarding this request, please do not hesitate to contact me at (760) 510-0290 or at [doug@kgpf.net](mailto:doug@kgpf.net).

Sincerely,

A handwritten signature in blue ink that reads "Douglas Floyd".

Douglas Floyd  
Senior Associate  
Koppel & Gruber Public Finance

Enclosures

cc: Hector Gonzalez; Director of Facilities, Perris Union High School District  
334 VIA VERA CRUZ, SUITE 256 • SAN MARCOS, CALIFORNIA • 92078

760.510.0290 FAX 760.510.0288

**PERRIS UNION HIGH SCHOOL DISTRICT  
2017 SCHOOL FACILITIES NEEDS ANALYSIS  
PROJECTED RESIDENTIAL DEVELOPMENT**

**FORM FOR LOCAL PLANNING AGENCY REVIEW**

Koppel & Gruber Public Finance has made the following projections for residential development to be constructed within areas of the County of Riverside having common jurisdiction with the School District over the next five (5) years.

RESIDENTIAL CATEGORY	PROJECTED NUMBER OF UNITS OVER THE NEXT FIVE (5) YEARS	ESTIMATED AVERAGE SQUARE FOOTAGE PER DWELLING UNIT
Single Family Detached (single family home)	1,930	2,580
Single Family Attached (condominiums, town homes)	0	NA
Multi-family (apartments, duplexes, triplexes)	330	971

       The County of Riverside agrees with and deems reasonable all residential development projections shown in the table above.

X The County of Riverside does not agree with and deem reasonable all residential development projections shown in the table above. Alternative residential development projections by the City are shown in the table below.

RESIDENTIAL CATEGORY	PROJECTED NUMBER OF UNITS OVER THE NEXT FIVE (5) YEARS	ESTIMATED AVERAGE SQUARE FOOTAGE PER DWELLING UNIT
Single Family Detached (single family home)	1800	2,580
Single Family Attached (condominiums, town homes)	523	1500
Multi-family (apartments, duplexes, triplexes)	245	971

Signature: Richard J. Fuchant  
Date: 6/3/17

**Please complete and return this form to Koppel & Gruber Public Finance at the address listed below no later than July 10, 2017.**

**Koppel & Gruber Public Finance  
334 Via Vera Cruz, Suite 256  
San Marcos, CA 92078**



June 28, 2017

Mr. Richard MacHott  
Planning Manager  
City of Lake Elsinore  
130 South Main Street  
Lake Elsinore, CA 92530

**RE: Perris Union High School District –Projected Residential Development**

Dear Mr. MacHott:

Koppel & Gruber Public Finance (“K&G Public Finance”) is in the process of preparing the 2017 School Facilities Needs Analysis (“SFNA”) for adoption by the Perris Union High School District (“School District”). The SFNA provides the factual basis for justifying the imposition of Alternative School Fees (Level II and Level III fees) on new residential development and the level at which they may be levied. The SFNA is being prepared in accordance with the California Government Code beginning with Section 65995.5.

In order to determine the Alternative School Fees, Government Code Section 65995.5(c)(3) requires that the School District estimate the number, type (i.e. single-family detached, single-family attached, and multi-family), and average square footage of residential dwelling units planned to be constructed within areas of the City of Lake Elsinore (“City”) having common jurisdiction with the School District over the next five (5) years (“Projected Units”).

K&G Public Finance has made projections with respect to the Projected Units, which are shown on the form enclosed. Please note these projections do not include plans for age-restricted senior housing. Prior to the completion of the SFNA, we are requesting that the City review, and if necessary, modify these projections. **Please complete, sign and return the form enclosed to K&G Public Finance by July 10, 2017.** Pursuant to Government Code Section 65995.6(c), a final draft of the SFNA will also be sent to your attention for review.

Thank you for your assistance. If you have any questions regarding this request, please do not hesitate to contact me at (760) 510-0290 or at [doug@kgpf.net](mailto:doug@kgpf.net).

Sincerely,

A handwritten signature in blue ink that reads "Douglas Floyd".

Douglas Floyd  
Senior Associate  
Koppel & Gruber Public Finance

Enclosures

cc: Hector Gonzalez; Director of Facilities, Perris Union High School District  
334 VIA VERA CRUZ, SUITE 256 • SAN MARCOS, CALIFORNIA • 92078

760.510.0290 FAX 760.510.0288

**PERRIS UNION HIGH SCHOOL DISTRICT  
2017 SCHOOL FACILITIES NEEDS ANALYSIS  
PROJECTED RESIDENTIAL DEVELOPMENT**

**FORM FOR LOCAL PLANNING AGENCY REVIEW**

Koppel & Gruber Public Finance has made the following projections for residential development to be constructed within areas of the City of Lake Elsinore having common jurisdiction with the School District over the next five (5) years.

<b>RESIDENTIAL CATEGORY</b>	<b>PROJECTED NUMBER OF UNITS OVER THE NEXT FIVE (5) YEARS</b>	<b>ESTIMATED AVERAGE SQUARE FOOTAGE PER DWELLING UNIT</b>
<b>Single Family Detached</b> (single family home)	0	NA
<b>Single Family Attached</b> (condominiums, town homes)	0	NA
<b>Multi-family</b> (apartments, duplexes, triplexes)	0	NA

The City of Lake Elsinore agrees with and deems reasonable all residential development projections shown in the table above.

The City of Lake Elsinore does not agree with and deem reasonable all residential development projections shown in the table above. Alternative residential development projections by the City are shown in the table below.

<b>RESIDENTIAL CATEGORY</b>	<b>PROJECTED NUMBER OF UNITS OVER THE NEXT FIVE (5) YEARS</b>	<b>ESTIMATED AVERAGE SQUARE FOOTAGE PER DWELLING UNIT</b>
<b>Single Family Detached</b> (single family home)		
<b>Single Family Attached</b> (condominiums, town homes)		
<b>Multi-family</b> (apartments, duplexes, triplexes)		

Signature: 

Date: 6/29/2017

**Please complete and return this form to Koppel & Gruber Public Finance at the address listed below no later than July 10, 2017.**

**Koppel & Gruber Public Finance  
334 Via Vera Cruz, Suite 256  
San Marcos, CA 92078**





June 29, 2017

Ms. Lisa Gordon  
Planning Manager  
City of Menifee  
29683 New Hub Drive, Suite C  
Menifee, CA 92586

**RE: Perris Union High School District –Projected Residential Development**

Dear Ms. Gordon:

Koppel & Gruber Public Finance (“K&G Public Finance”) is in the process of preparing the 2017 School Facilities Needs Analysis (“SFNA”) for adoption by the Perris Union High School District (“School District”). The SFNA provides the factual basis for justifying the imposition of Alternative School Fees (Level II and Level III fees) on new residential development and the level at which they may be levied. The SFNA is being prepared in accordance with the California Government Code beginning with Section 65995.5.

In order to determine the Alternative School Fees, Government Code Section 65995.5(c)(3) requires that the School District estimate the number, type (i.e. single-family detached, single-family attached, and multi-family), and average square footage of residential dwelling units planned to be constructed within areas of the City of Menifee (“City”) having common jurisdiction with the School District over the next five (5) years (“Projected Units”).

K&G Public Finance has made projections with respect to the Projected Units, which are shown on the form enclosed. Please note these projections do not include plans for age-restricted senior housing. Prior to the completion of the SFNA, we are requesting that the City review, and if necessary, modify these projections. **Please complete, sign and return the form enclosed to K&G Public Finance by July 10, 2017.** Pursuant to Government Code Section 65995.6(c), a final draft of the SFNA will also be sent to your attention for review.

Thank you for your assistance. If you have any questions regarding this request, please do not hesitate to contact me at (760) 510-0290 or at [doug@kgpf.net](mailto:doug@kgpf.net).

Sincerely,

A handwritten signature in cursive script that reads "Douglas A. Floyd".

Douglas Floyd  
Senior Associate  
Koppel & Gruber Public Finance

Enclosures

cc: Hector Gonzalez; Director of Facilities, Perris Union High School District  
334 VIA VERA CRUZ, SUITE 256 • SAN MARCOS, CALIFORNIA • 92078

760.510.0290 FAX 760.510.0288

**PERRIS UNION HIGH SCHOOL DISTRICT  
2017 SCHOOL FACILITIES NEEDS ANALYSIS  
PROJECTED RESIDENTIAL DEVELOPMENT**

**FORM FOR LOCAL PLANNING AGENCY REVIEW**

Koppel & Gruber Public Finance has made the following projections for residential development to be constructed within areas of the City of Menifee having common jurisdiction with the School District over the next five (5) years.

<b>RESIDENTIAL CATEGORY</b>	<b>PROJECTED NUMBER OF UNITS OVER THE NEXT FIVE (5) YEARS</b>	<b>ESTIMATED AVERAGE SQUARE FOOTAGE PER DWELLING UNIT</b>
<b>Single Family Detached</b> (single family home)	4,000	2,650
<b>Single Family Attached</b> (condominiums, town homes)	333	1,500
<b>Multi-family</b> (apartments, duplexes, triplexes)	610	971

The City of Menifee agrees with and deems reasonable all residential development projections shown in the table above.

The City of Menifee does not agree with and deem reasonable all residential development projections shown in the table above. Alternative residential development projections by the City are shown in the table below.

<b>RESIDENTIAL CATEGORY</b>	<b>PROJECTED NUMBER OF UNITS OVER THE NEXT FIVE (5) YEARS</b>	<b>ESTIMATED AVERAGE SQUARE FOOTAGE PER DWELLING UNIT</b>
<b>Single Family Detached</b> (single family home)		
<b>Single Family Attached</b> (condominiums, town homes)		
<b>Multi-family</b> (apartments, duplexes, triplexes)		

Signature: 

Date: 7/5/17

**Please complete and return this form to Koppel & Gruber Public Finance at the address listed below no later than July 10, 2017.**

**Koppel & Gruber Public Finance  
334 Via Vera Cruz, Suite 256**



June 27, 2017

Mr. Dennis Watts  
Senior Planner  
City of Murrieta  
24601 Jefferson Avenue  
Murrieta, CA 92562

**RE: Perris Union High School District –Projected Residential Development**

Dear Mr. Watts:

Koppel & Gruber Public Finance (“K&G Public Finance”) is in the process of preparing the 2017 School Facilities Needs Analysis (“SFNA”) for adoption by the Perris Union High School District (“School District”). The SFNA provides the factual basis for justifying the imposition of Alternative School Fees (Level II and Level III fees) on new residential development and the level at which they may be levied. The SFNA is being prepared in accordance with the California Government Code beginning with Section 65995.5.

In order to determine the Alternative School Fees, Government Code Section 65995.5(c)(3) requires that the School District estimate the number, type (i.e. single-family detached, single-family attached, and multi-family), and average square footage of residential dwelling units planned to be constructed within areas of the City of Murrieta (“City”) having common jurisdiction with the School District over the next five (5) years (“Projected Units”).

K&G Public Finance has made projections with respect to the Projected Units, which are shown on the form enclosed. Please note these projections do not include plans for age-restricted senior housing. Prior to the completion of the SFNA, we are requesting that the City review, and if necessary, modify these projections. **Please complete, sign and return the form enclosed to K&G Public Finance by July 11, 2017.** Pursuant to Government Code Section 65995.6(c), a final draft of the SFNA will also be sent to your attention for review.

Thank you for your assistance. If you have any questions regarding this request, please do not hesitate to contact me at (760) 510-0290 or at [doug@kgpf.net](mailto:doug@kgpf.net).

Sincerely,

A handwritten signature in blue ink that reads "Douglas A. Floyd".

Douglas Floyd  
Senior Associate  
Koppel & Gruber Public Finance

Enclosures

cc: Hector Gonzalez; Director of Facilities; Perris Union High School District

**PERRIS UNION HIGH SCHOOL DISTRICT  
2017 SCHOOL FACILITIES NEEDS ANALYSIS  
PROJECTED RESIDENTIAL DEVELOPMENT**

**FORM FOR LOCAL PLANNING AGENCY REVIEW**

Koppel & Gruber Public Finance has made the following projections for residential development to be constructed within areas of the City of Murrieta having common jurisdiction with the School District over the next five (5) years.

RESIDENTIAL CATEGORY	PROJECTED NUMBER OF UNITS OVER THE NEXT FIVE (5) YEARS	ESTIMATED AVERAGE SQUARE FOOTAGE PER DWELLING UNIT
<b>Single Family Detached</b> (single family home)	523	3,000
<b>Single Family Attached</b> (condominiums, town homes)	0	0
<b>Multi-family</b> (apartments, duplexes, triplexes)	0	0

\_\_\_\_\_The City of Murrieta agrees with and deems reasonable all residential development projections shown in the table above.

\_\_\_\_\_The City of Murrieta does not agree with and deem reasonable all residential development projections shown in the table above. Alternative residential development projections by the City are shown in the table below.

RESIDENTIAL CATEGORY	PROJECTED NUMBER OF UNITS OVER THE NEXT FIVE (5) YEARS	ESTIMATED AVERAGE SQUARE FOOTAGE PER DWELLING UNIT
<b>Single Family Detached</b> (single family home)		
<b>Single Family Attached</b> (condominiums, town homes)		
<b>Multi-family</b> (apartments, duplexes, triplexes)		

Signature: \_\_\_\_\_

Date: \_\_\_\_\_

**Please complete and return this form to Koppel & Gruber Public Finance at the address listed below no later than July 11, 2017.**

**Koppel & Gruber Public Finance  
334 Via Vera Cruz, Suite 256  
San Marcos, CA 92078**



June 29, 2017

Ms. Diane Sbardellati  
Associate Planner  
City of Perris  
101 North "D" Street  
Perris, CA 92570

**RE: Perris Union High School District –Projected Residential Development**

Dear Ms. Sbardellati:

Koppel & Gruber Public Finance ("K&G Public Finance") is in the process of preparing the 2017 School Facilities Needs Analysis ("SFNA") for adoption by the Perris Union High School District ("School District"). The SFNA provides the factual basis for justifying the imposition of Alternative School Fees (Level II and Level III fees) on new residential development and the level at which they may be levied. The SFNA is being prepared in accordance with the California Government Code beginning with Section 65995.5.

In order to determine the Alternative School Fees, Government Code Section 65995.5(c)(3) requires that the School District estimate the number, type (i.e. single-family detached, single-family attached, and multi-family), and average square footage of residential dwelling units planned to be constructed within areas of the City of Perris ("City") having common jurisdiction with the School District over the next five (5) years ("Projected Units").

K&G Public Finance has made projections with respect to the Projected Units, which are shown on the form enclosed. Please note these projections do not include plans for age-restricted senior housing. Prior to the completion of the SFNA, we are requesting that the City review, and if necessary, modify these projections. **Please complete, sign and return the form enclosed to K&G Public Finance by July 10, 2017.** Pursuant to Government Code Section 65995.6(c), a final draft of the SFNA will also be sent to your attention for review.

Thank you for your assistance. If you have any questions regarding this request, please do not hesitate to contact me at (760) 510-0290 or at [doug@kgpf.net](mailto:doug@kgpf.net).

Sincerely,

A handwritten signature in blue ink that reads "Douglas Floyd".

Douglas Floyd  
Senior Associate  
Koppel & Gruber Public Finance

Enclosures

cc: Hector Gonzalez; Director of Facilities, Perris Union High School District  
334 VIA VERA CRUZ, SUITE 256 • SAN MARCOS, CALIFORNIA • 92078  
760.510.0290 FAX 760.510.0288

**PERRIS UNION HIGH SCHOOL DISTRICT  
2017 SCHOOL FACILITIES NEEDS ANALYSIS  
PROJECTED RESIDENTIAL DEVELOPMENT**

**FORM FOR LOCAL PLANNING AGENCY REVIEW**

Koppel & Gruber Public Finance has made the following projections for residential development to be constructed within areas of the City of Perris having common jurisdiction with the School District over the next five (5) years.

<b>RESIDENTIAL CATEGORY</b>	<b>PROJECTED NUMBER OF UNITS OVER THE NEXT FIVE (5) YEARS</b>	<b>ESTIMATED AVERAGE SQUARE FOOTAGE PER DWELLING UNIT</b>
<b>Single Family Detached</b> (single family home)	400	2,300
<b>Single Family Attached</b> (condominiums, town homes)	100	1,100
<b>Multi-family</b> (apartments, duplexes, triplexes)	1,400	1,000

\_\_\_\_\_The City of Perris agrees with and deems reasonable all residential development projections shown in the table above.

\_\_\_\_\_ The City of Perris does not agree with and deem reasonable all residential development projections shown in the table above. Alternative residential development projections by the City are shown in the table below.

<b>RESIDENTIAL CATEGORY</b>	<b>PROJECTED NUMBER OF UNITS OVER THE NEXT FIVE (5) YEARS</b>	<b>ESTIMATED AVERAGE SQUARE FOOTAGE PER DWELLING UNIT</b>
<b>Single Family Detached</b> (single family home)		
<b>Single Family Attached</b> (condominiums, town homes)		
<b>Multi-family</b> (apartments, duplexes, triplexes)		

Signature: \_\_\_\_\_

Date: \_\_\_\_\_

**Please complete and return this form to Koppel & Gruber Public Finance at the address listed below no later than July 10, 2017.**

**Koppel & Gruber Public Finance  
334 Via Vera Cruz, Suite 256  
San Marcos, CA 92078**

**PERRIS UNION HIGH SCHOOL DISTRICT  
2017 SCHOOL FACILITIES NEEDS ANALYSIS  
PROJECTED RESIDENTIAL DEVELOPMENT**

**FORM FOR LOCAL PLANNING AGENCY REVIEW**

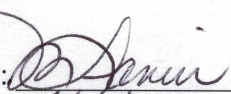
Koppel & Gruber Public Finance has made the following projections for residential development to be constructed within areas of the City of San Jacinto having common jurisdiction with the School District over the next five (5) years.

RESIDENTIAL CATEGORY	PROJECTED NUMBER OF UNITS OVER THE NEXT FIVE (5) YEARS	ESTIMATED AVERAGE SQUARE FOOTAGE PER DWELLING UNIT
<b>Single Family Detached</b> (single family home)	0	NA
<b>Single Family Attached</b> (condominiums, town homes)	0	NA
<b>Multi-family</b> (apartments, duplexes, triplexes)	0	NA

\_\_\_\_\_ The City of San Jacinto agrees with and deems reasonable all residential development projections shown in the table above.

\_\_\_\_\_ The City of San Jacinto does not agree with and deem reasonable all residential development projections shown in the table above. Alternative residential development projections by the City are shown in the table below.

RESIDENTIAL CATEGORY	PROJECTED NUMBER OF UNITS OVER THE NEXT FIVE (5) YEARS	ESTIMATED AVERAGE SQUARE FOOTAGE PER DWELLING UNIT
<b>Single Family Detached</b> (single family home)	0	N/A
<b>Single Family Attached</b> (condominiums, town homes)	0	N/A
<b>Multi-family</b> (apartments, duplexes, triplexes)	0	N/A

Signature:   
Date: 7/9/2017

**Please complete and return this form to Koppel & Gruber Public Finance at the address listed below no later than July 10, 2017.**

**Koppel & Gruber Public Finance  
334 Via Vera Cruz, Suite 256  
San Marcos, CA 92078**

**APPENDIX F**  
**GENERAL SITE DEVELOPMENT GRANT DETERMINATION**

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**PERRIS UNION HIGH SCHOOL DISTRICT  
GENERAL SITE COMPLIANCE GRANT CALCULATION  
APPENDIX F**

**Additional Grant as Percentage of Per Pupil Grant**

<b>School Level</b>	<b>Base per Pupil Grant</b>	<b>Percent</b>	<b>Allowable Additional Grant</b>
Middle School	\$11,983	6.00%	\$719
High School	\$15,204	3.75%	\$570

**Allowable Grant per School Facility**

<b>School Level</b>	<b>Grant Per New Useable Acre</b>	<b>Site Acreage</b>	<b>School Facility Grant</b>
Middle School	\$18,073	21.5	\$388,570
High School	\$18,073	52	\$939,796

**Grant Amount per Pupil**

<b>School Level</b>	<b>School Facility Grant</b>	<b>Facility Capacity</b>	<b>Grant per Pupil</b>
Middle School	\$388,570	1,000	\$389
High School	\$939,796	2,700	\$348

**Total per Pupil Grant for Site Development**

<b>School Level</b>	<b>Allowable Additional Grant</b>	<b>Grant per Pupil</b>	<b>Total Grant for Site Development</b>
Middle School	\$719	\$389	\$1,108
High School	\$570	\$348	\$918

**APPENDIX G**  
**ESTIMATE OF ACTUAL AVERAGE**  
**SCHOOL FACILITY COST PER SQUARE FOOT**

---

**PERRIS UNION HIGH SCHOOL DISTRICT  
ESTIMATED ACTUAL COST PER SQUARE FOOT CALCULATION  
APPENDIX G**

**True Cost Per Student**

<b>School Level</b>	<b>Total Estimated Cost</b>	<b>Projected Students Housed</b>	<b>True Cost per Student</b>
Middle School	\$39,164,157	1,000	\$39,164
High School	\$103,995,913	2,700	\$38,517

**True Cost Per Single Family Detached Dwelling Unit**

<b>School Level</b>	<b>Cost per Student</b>	<b>Blended Student Generation Rate</b>	<b>True Cost per Dwelling Unit</b>
Middle School	\$39,164	0.1043	\$4,085
High School	\$38,517	0.1200	\$4,622
<b>Total</b>	<b>NA</b>	<b>0.2243</b>	<b>\$8,707</b>

**True Cost per Square Foot**

<b>School Level</b>	<b>True Cost per Dwelling Unit</b>	<b>Weighted Average Square Footage</b>	<b>True Cost Per Square Foot</b>
Middle School	\$4,085	1,515	\$2.70
High School	\$4,622	2,055	\$2.25

**True Cost per Square Foot per Area of the District**

<b>Area</b>	<b>True Cost Per Square Foot</b>
Within PESD	\$4.95
Outside PESD	\$2.25

**PERRIS UNION HIGH SCHOOL DISTRICT  
ESTIMATED ACTUAL COST PER SQUARE FOOT CALCULATION  
SUMMARY OF ESTIMATED COSTS  
APPENDIX G**

**MIDDLE SCHOOL**

<b>I. Site Costs<sup>1</sup></b>		<b>\$0</b>
Land Acquisition Cost		\$0
Acres	21.50	
Cost per Acre	\$125,000	
Appraisals		0
Surveys		0
Escrow/Title		0
<b>II. Site Development Costs</b>		<b>5,861,416</b>
Acres	21.50	
Cost per Acre <sup>2</sup>	\$272,624	
<b>III. Planning Costs</b>		<b>1,722,460</b>
Architect/Engineering Fees <sup>3</sup>	\$1,517,500	
DSA Fees <sup>3</sup>	139,960	
Energy Analysis	15,000	
Preliminary Tests	35,000	
Other Costs	15,000	
<b>IV. Construction Costs</b>		<b>29,181,500</b>
Construction <sup>4</sup>	\$26,600,000	
Construction Management <sup>3</sup>	2,581,500	
<b>V. Tests</b>		<b>175,000</b>
<b>VI. Inspection</b>		<b>220,000</b>
<b>VII. Furniture &amp; Equipment<sup>5</sup></b>		<b>1,425,000</b>
<b>VIII. Contingency<sup>6</sup></b>		<b>578,781</b>
<b>TOTAL ESTIMATED COST</b>		<b><u><u>\$39,164,157</u></u></b>

<sup>1</sup> The School District currently owns one (1) site proposed for a middle school.

<sup>2</sup> School District Facilities Consultant

<sup>3</sup> See Cost Detail Worksheet.

<sup>4</sup> Estimated at \$280 per square foot and assumes 95,000 square feet of new building area.

<sup>5</sup> Estimated at \$15 per square foot and assumes 95,000 square feet of new building area.

<sup>6</sup> Sum of I. thru VII. multiplied by 1.5%.

**PERRIS UNION HIGH SCHOOL DISTRICT  
ESTIMATED ACTUAL COST PER SQUARE FOOT CALCULATION  
SUMMARY OF ESTIMATED COSTS  
APPENDIX G**

**HIGH SCHOOL**

<b>I. Site Costs<sup>1</sup></b>		<b>\$0</b>
Land Acquisition Cost		\$0
Acres	52.00	
Cost per Acre	\$125,000	
Appraisals		0
Surveys		0
Escrow/Title		0
<b>II. Site Development Costs</b>		<b>14,176,448</b>
Acres	52.00	
Cost per Acre <sup>2</sup>	\$272,624	
<b>III. Planning Costs</b>		<b>4,293,080</b>
Architect/Engineering Fees <sup>3</sup>	\$3,827,500	
DSA Fees <sup>3</sup>	375,580	
Energy Analysis	25,000	
Preliminary Tests	45,000	
Other Costs	20,000	
<b>IV. Construction Costs</b>		<b>79,539,500</b>
Construction <sup>4</sup>	\$72,800,000	
Construction Management <sup>3</sup>	6,739,500	
<b>V. Tests</b>		<b>250,000</b>
<b>VI. Inspection</b>		<b>300,000</b>
<b>VII. Furniture &amp; Equipment<sup>5</sup></b>		<b>3,900,000</b>
<b>VIII. Contingency<sup>6</sup></b>		<b>1,536,885</b>
<b>TOTAL ESTIMATED COST</b>		<b><u><u>\$103,995,913</u></u></b>

<sup>1</sup> The School District currently owns one (1) site proposed for a high school.

<sup>2</sup> School District Facilities Consultant

<sup>3</sup> See Cost Detail Worksheet.

<sup>4</sup> Estimated at \$280 per square foot and assumes 260,000 square feet of new building area.

<sup>5</sup> Estimated at \$15 per square foot and assumes 260,000 square feet of new building area.

<sup>6</sup> Sum of I. thru VII. multiplied by 1.5%.

**PERRIS UNION HIGH SCHOOL DISTRICT  
ESTIMATED COST DETAIL FOR MIDDLE SCHOOL  
APPENDIX G**

**PLANNING COSTS**

**Architect's Fee**

<b>ARCHITECT'S DESIGN FEE</b>		
<b>CONSTRUCTION COSTS</b>	<b>\$26,600,000</b>	
<b>FEE CALCULATION</b>	<b>FEE %</b>	<b>FEE</b>
FIRST \$500,000	9.00%	\$45,000
NEXT \$500,000	8.50%	\$42,500
NEXT \$1,000,000	8.00%	\$80,000
NEXT \$4,000,000	7.00%	\$280,000
NEXT \$4,000,000	6.00%	\$240,000
OVER \$10,000,000	5.00%	\$830,000
<b>TOTAL FEE</b>	<b>5.70%</b>	<b>\$1,517,500</b>

**DSA Access Compliance Fee**

<b>DSA ACCESS COMPLIANCE FEE</b>		
<b>CONSTR. COSTS</b>	<b>\$26,600,000</b>	
<b>FEE CALCULATION</b>	<b>FEE %</b>	<b>FEE</b>
FIRST \$500,000	0.20%	\$1,000
NEXT \$1,500,000	0.10%	\$1,500
OVER \$2,000,000	0.01%	\$2,460
<b>TOTAL FEE</b>	<b>0.02%</b>	<b>\$4,960</b>

**PERRIS UNION HIGH SCHOOL DISTRICT  
ESTIMATED COST DETAIL FOR MIDDLE SCHOOL  
APPENDIX G**

**DSA Structural Safety Fee**

<b>DSA STRUCTURAL SAFETY FEE</b>		
<b>CONSTR. COSTS</b>	<b>\$26,600,000</b>	
<b>FEE CALCULATION</b>	<b>FEE %</b>	<b>FEE</b>
FIRST \$1,000,000	0.70%	\$7,000
OVER \$1,000,000	0.50%	\$128,000
<b>TOTAL FEE</b>	<b>0.51%</b>	<b>\$135,000</b>

**CONSTRUCTION MANAGER'S FEE**

<b>CONSTRUCTION MANAGER'S FEE</b>		
<b>CONSTR. COSTS</b>	<b>\$26,600,000</b>	
<b>FEE CALCULATION</b>	<b>FEE %</b>	<b>FEE</b>
FIRST \$500,000	8.00%	\$40,000
NEXT \$500,000	7.50%	\$37,500
NEXT \$1,000,000	7.00%	\$70,000
NEXT \$4,000,000	6.00%	\$240,000
NEXT \$4,000,000	5.00%	\$200,000
OVER \$10,000,000	4.00%	\$664,000
GENERAL CONDITIONS	5.00%	\$1,330,000
<b>TOTAL FEE</b>	<b>9.70%</b>	<b>\$2,581,500</b>

**PERRIS UNION HIGH SCHOOL DISTRICT  
ESTIMATED COST DETAIL FOR HIGH SCHOOL  
APPENDIX G**

**PLANNING COSTS**

**Architect's Fee**

<b>ARCHITECT'S DESIGN FEE</b>		
<b>CONSTRUCTION COSTS</b>	<b>\$72,800,000</b>	
<b>FEE CALCULATION</b>	<b>FEE %</b>	<b>FEE</b>
FIRST \$500,000	9.00%	\$45,000
NEXT \$500,000	8.50%	\$42,500
NEXT \$1,000,000	8.00%	\$80,000
NEXT \$4,000,000	7.00%	\$280,000
NEXT \$4,000,000	6.00%	\$240,000
OVER \$10,000,000	5.00%	\$3,140,000
<b>TOTAL FEE</b>	<b>5.26%</b>	<b>\$3,827,500</b>

**DSA Access Compliance Fee**

<b>DSA ACCESS COMPLIANCE FEE</b>		
<b>CONSTR. COSTS</b>	<b>\$72,800,000</b>	
<b>FEE CALCULATION</b>	<b>FEE %</b>	<b>FEE</b>
FIRST \$500,000	0.20%	\$1,000
NEXT \$1,500,000	0.10%	\$1,500
OVER \$2,000,000	0.01%	\$7,080
<b>TOTAL FEE</b>	<b>0.01%</b>	<b>\$9,580</b>



**PERRIS UNION HIGH SCHOOL DISTRICT  
ESTIMATED COST DETAIL FOR HIGH SCHOOL  
APPENDIX G**

**DSA Structural Safety Fee**

<b>DSA STRUCTURAL SAFETY FEE</b>		
<b>CONSTR. COSTS</b>	<b>\$72,800,000</b>	
<b>FEE CALCULATION</b>	<b>FEE %</b>	<b>FEE</b>
FIRST \$1,000,000	0.70%	\$7,000
OVER \$1,000,000	0.50%	\$359,000
<b>TOTAL FEE</b>	<b>0.50%</b>	<b>\$366,000</b>

**CONSTRUCTION MANAGER'S FEE**

<b>CONSTRUCTION MANAGER'S FEE</b>		
<b>CONSTR. COSTS</b>	<b>\$72,800,000</b>	
<b>FEE CALCULATION</b>	<b>FEE %</b>	<b>FEE</b>
FIRST \$500,000	8.00%	\$40,000
NEXT \$500,000	7.50%	\$37,500
NEXT \$1,000,000	7.00%	\$70,000
NEXT \$4,000,000	6.00%	\$240,000
NEXT \$4,000,000	5.00%	\$200,000
OVER \$10,000,000	4.00%	\$2,512,000
GENERAL CONDITIONS	5.00%	\$3,640,000
<b>TOTAL FEE</b>	<b>9.26%</b>	<b>\$6,739,500</b>

**APPENDIX H**  
**SURPLUS PROPERTY AND LOCAL REVENUE SOURCES (LOCAL FUNDS)**

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## Surplus Property and Local Funds (Government Code Section 65995.6(b))

Government Code Section 65995.6(b) requires that when determining the funds necessary to meet its facility needs, this SFNA identifies and considers the following:

- (i) Any surplus property owned by the School District that can be used as a school site or that is available for sale to finance school facilities;
- (ii) The extent to which projected enrollment growth may be accommodated by excess capacity in existing facilities; and,
- (iii) Local resources, other than fees, charges, dedications, or other requirements imposed on residential construction available to finance the construction or reconstruction of school facilities needed to accommodate any growth in enrollment attributable to the construction of Projected Units (“Local Funds”).

In addition, Government Code Section 65995.5(c)(2) requires that the School District subtract the full amount of local funds that the governing board has dedicated to facilities necessitated by Projected Units from the Total New Construction Grant amount determined in this SFNA. The following is a summary of the findings related to these requirements:

### SURPLUS PROPERTY

The School District has identified two (2) school sites that may be considered surplus property. This site is described as follows:

- (i) **Middle School #2 School Site**—this site is located on the east side of Wilson Avenue, south of Metz Road, and west of Murrieta Road in the city of Perris. The site consists of approximately 24.0 acres. This site is planned for the construction of a future middle school. Based on the site size the School District has estimated the site can accommodate approximately 1,000 students.
- (ii) **New High School #4 School Site**—this site is located on Garbani Road and consists of approximately 52.0 acres. This site is planned for the construction of a future high school. Based on the site size the School District has estimated the site can accommodate approximately 2,700 students.

Based on the per acre site acquisition costs identified in Table 11 of this SFNA, the potential value of land at these sites are estimated at \$9,500,000. This amount may be dedicated to offset the impact of Projected Units.

## EXCESS CAPACITY IN EXISTING FACILITIES

There is no excess capacity in existing facilities of the School District to accommodate projected enrollment growth from Projected Units.

## LOCAL FUNDS

The following identifies and considers Local Funds available to the School District:

- (i) **General Obligation (“GO”) Bonds**— On November 6, 2012 the registered voters of the School District authorized the issuance and sale of not to exceed \$153,420,000 in general obligation bond indebtedness. Since the election date, the School District issued the Election of 2012 Series A Bonds on August 8, 2013 in the amount of \$35,000,000 and the Election of 2012 Series B Bonds on November 5, 2015 in the amount of \$40,413,024 (collectively the “GO Bonds”) The proceeds from the sale of the GO Bonds are authorized to finance the repair, upgrading, modernization, renovation, construction and equipping of certain School District property and facilities. As of the date of this SFNA, the School District all remaining GO Bond proceeds have been allocated to projects serving existing student enrollment and are not available to offset the impact of Projected Units.
- (ii) **Certificates of Participation**— In 2003, the School District issued \$23,500,000 in Certificates of Participation. In December 2007, the School District issued the 2007 Certificates of Participation (School Refinancing Project) in the total amount of \$9,100,000. The proceeds from the COPs have been used and dedicated to
- (iii) **School Fees**—The School District currently collects statutory school fees in an amount up to \$0.97 per square foot on residential construction, as applicable within the boundaries of MUSD, RSD and NUSD and up to \$1.39 per square foot on residential construction within PESD. Furthermore, the School District collects statutory fees in the amount of \$0.1568 per square foot for commercial/industrial construction within the boundaries of MUSD, RSD, and NUSD, and \$0.2240 per square foot for commercial/industrial construction within PESD (the applicable Level II Fees and statutory fees are collected referred to as “School Fees” hereinafter). As of May 1, 2017, the balance of School Fees on hand was \$1,416,740. The full amount is available to offset the impact of Projected Units.
- (iv) **Community Facilities Districts**—Under the Mello-Roos Community Facilities District Act of 1982, as amended, a School District may form a Community Facilities District (“CFD”), which is authorized to levy a special tax to pay for the construction of school facilities with a useful live of five (5) years or more. The School District has formed two (2) CFDs as of the date this SFNA was prepared:

CFD No. 91-1 and CFD No. 92-1. The Perris Union High School District Financing Authority issued the 2015 Revenue Bonds (“Bonds”) in the total amount of \$46,150,000, which are being repaid through the levy of the CFD No. 91-1 and CFD No. 92-1 special taxes. These CFDs were formed as an alternative to paying developer fees; therefore the special taxes collected and proceeds from the Bonds being repaid from the levy of special taxes on properties within the CFDs are not available to offset the impact of future residential development.

- (v) **State Funding**— The School District has applied for and received State Funding under the Leroy F. Greene School Facilities Act of 1998 for new school facility construction and modernization projects. The School District maintains the County School Facilities Fund to account for state apportionments provided for new school facility construction and modernization of school facilities under Senate Bill 50. As of June 30, 2016, the balance of this fund was \$9,881,476. The full amount is potentially available to offset the impact of Projected Units.

In addition, the cost impact to the School District created by currently unhoused students and Projected Unhoused Students is evaluated in Tables H-2 and H-3. However, the School District may seek State funding to house these students and such amount should be added to the Local Funds Credit. Multiplying the current State per-pupil grants shown in Table 9 of this SFNA by the currently unhoused students (deficit capacity) and Projected Unhoused Students shown in Tables 7 and 8 of this SFNA generates an estimated \$36,424,417. This amount is applied to the Local Funds Credit in Table F-1.

## CALCULATION OF SURPLUS PROPERTY AND LOCAL FUNDS CREDIT

### Surplus Property and Local Funds Available

The Surplus Property and Local Funds available to offset the impact of Projected Units discussed above are summarized in Table H-1 below:

**Table H-1  
Surplus Property and Local Funds**

DESCRIPTION	AMOUNT
<b><i>Surplus Property</i></b>	
Estimated Value of Surplus Sites <sup>[1]</sup>	\$9,500,000
<b><i>Local Funds</i></b>	
General Obligations Bonds	0
Certificates of Participation	0
Community Facilities Districts	0
Developer Fees On-Hand	1,416,740
Developer Fees Projected Over Next 5 Years	22,181,780
State Funds (County School Facilities Fund)	9,881,476
Potential State Funds	36,424,417
<b>TOTAL SURPLUS PROPERTY AND LOCAL FUNDS</b>	<b>\$79,404,413</b>

[1] KGPF used a land appraisal prepared for the School District by Epic Land Solutions, Inc. and dated December 28, 2016 which estimated the site acquisition cost per acre at \$125,000

### Current Unhoused Student Impact

An analysis of the current capacity and enrollment of the School District found a capacity deficiency of 58 students at the middle school level and 1,039 students at the high school level. The capacity analysis is described in more detail in Section II.C of this SFNA. Table H-2 identifies the existing needs to house currently unhoused students through expansion of school sites, replacement of portables with permanent facilities and/or new school facility construction. The cost impact of current unhoused students is determined by multiplying the unhoused students shown in Table 7 of this SFNA by the cost per student calculated in Appendix “G” for each school level.

**Table H-2  
Cost Impact of Currently Unhoused Students**

SCHOOL LEVEL	CURRENT UNHOUSED STUDENTS	COST PER STUDENT	CURRENT UNHOUSED STUDENT IMPACT
Middle School	58	\$39,164	\$2,271,512
High School	1,039	\$38,517	\$40,019,163
<b>TOTAL</b>	<b>1,097</b>	<b>NA</b>	<b>\$42,290,675</b>

**Projected Unhoused Student Impact**

As determined in Section II.C of this SFNA, a total of 1,214 Projected Unhoused Students are anticipated from Unmitigated Projected Units over the next five (5) years. The estimated cost impact of housing the Projected Unhoused Students is determined by multiplying the number of Projected Unhoused students by school level as shown in Table 8 of this SFNA by the cost per student calculated in Appendix “G” for each school level. This computation is shown in Table H-3.

**Table H-3  
Cost Impact of Projected Unhoused Students**

SCHOOL LEVEL	PROJECTED UNHOUSED STUDENTS	COST PER STUDENT	PROJECTED UNHOUSED STUDENT IMPACT
Middle School	217	\$39,164	\$8,498,588
High School	997	\$38,517	\$38,401,449
<b>TOTAL</b>	<b>1,214</b>	<b>NA</b>	<b>\$46,900,037</b>

**Total School Facilities Cost Impact**

The total School Facilities Cost Impact is the sum of the Current Unhoused Student Impact and Projected Unhoused Student Impact and is summarized in Table H-4.

**Table H-4  
Total School Facilities Cost Impact**

DESCRIPTION	AMOUNT
Current Unhoused Student Impact	\$42,290,275
Projected Unhoused Student Impact	\$46,900,037
<b>TOTAL SCHOOL FACILITIES COST IMPACT</b>	<b>\$89,190,712</b>

## Local Funds Credit

Considering the cost impact of Current Unhoused Students and Projected Unhoused Students described above in Tables H-2 and H-3 and subtracting those figures from the Surplus Property and Local Funds identified in the Table H-1, results in a funding deficit of \$9,786,299. This calculation is shown in Table H-5 below. Since the cost impacts are greater than the local funds available, there are no surplus funds available to offset the impact of Projected Units.

**Table H-5  
Funding Determination**

<b>DESCRIPTION</b>	<b>AMOUNT</b>
Local Funds Available	\$79,404,413
School Facilities Cost Impact	(\$89,190,712)
<b>SURPLUS(DEFICIT) OF LOCAL FUNDS</b>	<b>(\$9,786,299)</b>