

SUMMARY – School Facilities Needs Analysis 2019

In order to impose alternative school facilities fees (“Alternative School Facilities Fees”), also known as Level 2 Fees and Level 3 Fees, a school district must meet specified statutory requirements set forth in Government Code sections 65995.5, 65995.6 and 65995.7, as well as Education Code section 17620. In general, Alternative School Facilities Fees apply solely to new residential construction within the school district and are in excess of the Level 1 Fee currently authorized by the State Allocation Board (“SAB”). The Level 2 Fee is generally intended to represent fifty percent (50%) of a school district’s school facilities costs, and applies when the SAB is apportioning State Funding to school districts. The Level 3 Fee is generally intended to represent one hundred percent (100%) of a school district’s school facility costs and may be imposed under certain circumstances when the SAB is no longer apportioning State Funding.

In order to impose Alternative School Facilities Fees, the Perris Union High School District (“District”) must prepare and adopt a school facilities needs analysis (“SFNA”) as required by Government Code section 65995.5(b). Koppel & Gruber Public Finance prepared a 2019 SFNA for the Board of Trustees’ (“Board”) consideration and adoption after a public hearing is held on December 18, 2019 (“Public Hearing”).

In compliance with Government Code section 65995.6(a), the 2019 SFNA includes projections of the number of unhoused pupils generated by various types of new residential units in each category of pupils enrolled in the District. The projection of unhoused pupils is based on the historical generation rates of new residential units constructed during the previous five years that are of a similar type of units to those anticipated to be constructed either in the District or the city or county in which the District is located, and relevant planning agency information, such as multi-phased development projects, that may modify the historical figures. The 2019 SFNA also contains an updated calculation of existing school building capacity, calculated pursuant to Education Code section 17071.10.

As set forth in the 2019 SNFA, the Level 2 Fee amount has been calculated as one dollar eighty two cents (\$1.82) per square foot of assessable space for new residential construction within the Perris Elementary School District area of the District, and ninety three cents (\$.93 cents) per square foot of assessable space for new residential construction located outside the Perris Elementary School District area of the District.

The Level 3 Fee amount has been calculated as three dollars and sixty-six cents (\$3.66) per square foot of assessable space for new residential construction within the Perris Elementary School District area of the District, and one dollar eighty-seven cents (\$1.87) per square foot of assessable space for new residential construction located outside the Perris Elementary School District area of the District.

The Level 2 Fee amount for the area *outside* the Perris Elementary School District boundary of ninety three cents (\$.93) is less than the District’s existing Level 1 Fee for this area, which is one dollar and six cents (\$1.06). This discrepancy is caused because of differences in the methodologies proscribed for calculation of a Level 1 Fee pursuant to a Fee Justification Study

and those used to calculate Level 2 Fees and Level 3 Fees in a School Facilities Needs Analysis. However, the Level 2 Fee amount to be implemented for the area *inside* the Perris Elementary School District area will be one dollar eighty two cents (\$1.82) per assessable square foot, which is more than the current Level 1 Fee in that area which is currently one dollar fifty two cents (\$1.52) per assessable square foot. Therefore, the resolution is drafted to approve collecting the Level 1 Fee *outside* the Perris Elementary School District boundary and adopting the Level 2 Fee *inside* the Perris Elementary School District boundary.

Pursuant to Government Code section 65352.2(c), the District has provided notice of preparation and offered to meet with the local planning agencies of cities and counties, as well as the Office of Statewide Health Planning and Development, with land use jurisdiction within the District's boundaries ("Local Agencies"). The 2019 SFNA has been on file and available for public review at the District's offices for a period of thirty (30) days prior to the Public Hearing. The 2019 SFNA was also provided to the Local Agencies for review and comment during the thirty (30) day public review period. After the 2019 SFNA was made available to the public during the thirty (30) day public review period, the Board is required to respond to written comments, if any, received during that period, as well as any received during the Public Hearing. Then, the Board must consider the 2019 SFNA after the Public Hearing. Notice of the time and place of the Public Hearing, including the location and procedure for viewing a copy of the 2019 SFNA was posted in the District's offices, and published in a newspaper of general circulation within the District's jurisdiction not less than thirty (30) days prior to the Public Hearing. A copy of the 2019 SFNA was mailed not less than thirty (30) days prior to the Public Hearing to any person who made a written request at least forty-five (45) days prior to the Public Hearing.

After the public hearing, the Board shall consider whether to approve the 2019 SFNA and adopt by resolution the Alternative School Facilities Fees justified by the 2019 SFNA. After adoption of the 2019 SFNA and the new Alternative School Facilities Fees, District staff will give notice to all Local Agencies.

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