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2020 DEVELOPER FEE JUSTIFICATION STUDY ENCINITAS UNION SCHOOL DISTRICT

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Executive Summary

This Developer Fee Justification Study demonstrates that the Encinitas Union School District requires its share of the full statutory impact fee to accommodate impacts from development activity.

A fee of \$1.80 (47.47% of 3.79) per square foot for residential construction and a fee of \$0.29 (47.47% of \$0.61) per square foot for commercial/industrial construction is currently assessed on applicable permits pulled in the District. The new fee amounts are **\$1.94 (47.47% of \$4.08)** per square foot for residential construction and **\$0.31 (47.47% of \$0.66)*** per square foot for commercial/industrial construction. This proposed increase represents \$0.14 per square foot and \$0.02 per square foot for residential and commercial/ industrial construction, respectively.

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

Table 1
Encinitas Union School District
Developer Fee Collection Rates

Totals	<u>Previous</u>	<u>New</u>	<u>Change</u>
Residential	\$3.79	\$4.08	\$0.29
Commercial/Ind.	\$0.61	\$0.66	\$0.05
District Share:	47.47%		
Net Impact	<u>Previous</u>	<u>New</u>	<u>Change</u>
Residential	\$1.80	\$1.94	\$0.14
Commercial/Ind.	\$0.29	\$0.31	\$0.02

*except for Rental Self Storage facilities in which a fee of \$0.04 per square foot is justified.

The total projected number of housing units to be built over the next five years is 525. The average square feet per unit is 2,752. This Study demonstrates a need of \$2.57 per square foot for residential construction.

Background

Education Code Education Code Section 17620 allows school districts to assess fees on new residential and commercial construction within their respective boundaries. These fees can be collected without special city or county approval, to fund the construction of new school facilities necessitated by the impact of residential and commercial development activity. In addition, these fees can also be used to fund the reconstruction of school facilities to accommodate students generated from new development projects. Fees are collected immediately prior to the time of the issuance of a building permit by the City or the County.

As enrollment increases, additional school facilities will be needed to house the growth in the student population. Because of the high cost associated with constructing school facilities and the District's limited budget, outside funding sources are required for future school construction. State and local funding sources for the construction and/or reconstruction of school facilities are limited.

The authority cited in Education Code Section 17620 states in part "... the governing board of any school district is authorized to levy a fee, charge, dedication or other form of requirement against any development project for the construction or reconstruction of school facilities." The legislation originally established the maximum fee rates at \$1.50 per square foot for residential construction and \$0.25 per square foot for commercial/industrial construction. Government Code Section 65995 provides for an inflationary increase in the fees every two years based on the changes in the Class B construction index. As a result of these adjustments, the fees authorized by Education Code 17620 are currently **\$4.08** per square foot of residential construction and **\$0.66** per square foot of commercial or industrial construction.

Purpose and Intent

Prior to levying developer fees, a district must demonstrate and document that a reasonable relationship exists between the need for new or reconstructed school facilities and residential, commercial and industrial development. The justification for levying fees is required to address three basic links between the need for facilities and new development. These links or nexus are:

Burden Nexus: A district must identify the number of students anticipated to be generated by residential, commercial and industrial development. In addition, the district shall identify the school facility and cost impact of these students.

Cost Nexus: A district must demonstrate that the fees to be collected from residential, commercial and industrial development will not exceed the cost of providing school facilities for the students to be generated from the development.

Benefit Nexus: A district must show that the construction or reconstruction of school facilities to be funded by the collection of developer fees will benefit the students generated by residential, commercial and industrial development.

The purpose of this Study is to document if a reasonable relationship exists between residential, commercial and industrial development and the need for new and/or modernized facilities in the Encinitas Union School District.

Following in this Study will be figures indicating the current enrollment and the projected development occurring within the attendance boundaries of the Encinitas Union School District. The projected students will then be loaded into existing facilities to the extent of available space. Thereafter, the needed facilities will be determined and an estimated cost will be assigned. The cost of the facilities will then be compared to the area of residential, commercial and industrial development to determine the amount of developer fees justified.

Enrollment Projections

In 2019/2020 the District's total enrollment (CBEDS) was 5,342 students. The enrollment by grade level is shown here in Table 2.

Table 2

Encinitas Union School District
CURRENT ENROLLMENT

Grade	2019/2020
TK/K	749
1	732
2	760
3	774
4	770
5	802
6	755
<hr/>	
TK-6 Total	5,342

This data will be the basis for the enrollment projections which will be presented later after a review of the development projections and the student generation factors.

Student Generation Factor

In determining the impact of new development, the District is required to show how many students will be generated from the new developments. In order to ensure that new development is paying only for the impact of those students that are being generated by new homes and businesses, the student generation factor is applied to the number of new housing units to determine development-related impacts.

The student generation factor identifies the number of students per housing unit and provides a link between residential construction projects and projections of enrollment. The State-wide factor used by the Office of Public School Construction is 0.40 for grades TK-6. For the purposes of this Study we will use the local factors to determine the students generated from new housing developments. This was done by comparing the number of housing units in the school district to the number of students in the school district as of the 2010 Census. Table 3 shows the student generation factors for the various grade groupings.

Table 3

**Encinitas Union School District
STUDENT GENERATION FACTORS**

<u>Grades</u>	<u>Students per Household</u>
TK-6	0.2006

When using the Census data to determine the average district student yield rate, it is not possible to determine which students were living in multi-family units versus single family units. Therefore, only the total average yield rate is shown. The Census data does indicate that **61.3%** of the total housing units within the district boundaries are single family units. It is reasonable to assume that the construction of new housing units would be similar to the current housing stock, which was confirmed by the various planning departments within the school district boundaries, and therefore the overall student generation rate will be used to determine student yields from the projected developments.

New Residential Development Projections

The Encinitas Union School District has experienced an average new residential construction rate of approximately 105 units per year over the past four years. This was determined by reviewing the residential permits pulled and school development impact fees paid to the District. After contacting the various city planning departments within the school district boundaries, it was determined that the residential construction rate over the next five years will average 105 units per year. Projecting the average rate forward, we would expect that 525 units of residential housing will be built within the District boundaries over the next five years.

To determine the impact of residential development, a student projection is done. Applying the student generation factor of 0.2006 to the projected 525 units of residential housing, we expect that 105 elementary students will be generated from the new residential construction over the next five years.

The following table shows the projected impact of new development. The students generated by development will be utilized to determine the facility cost impacts to the school district.

Table 4

**Encinitas Union School District
DEVELOPMENT IMPACT ANALYSIS**

<u>Grades</u>	<u>Current Enrollment</u>	<u>Development Projection</u>	<u>Projected Enrollment</u>
TK to 6	5,342	105	5,447

Existing Facility Capacity

To determine the need for additional school facilities, the capacity of the existing facilities must be identified and compared to current and anticipated enrollments. The District's existing building capacity will be calculated using the State classroom loading standards shown in Table 6. The following types of "support-spaces" necessary for the conduct of the District's comprehensive educational program, are not included as "teaching stations," commonly known as "classrooms" to the public:

Table 5

List of Core and Support Facilities

Library	Resource Specialist
Multipurpose Room	Gymnasium
Office Area	Lunch Room
Staff Workroom	P.E. Facilities
Farm Lab Facilities	Other Special Program Facilities

Because the District requires these types of support facilities as part of its existing facility and curriculum standards at its schools, new development's impact must not materially or adversely affect the continuance of these standards. Therefore, new development cannot require that the District house students in these integral support spaces.

Furthermore, these Core and Support Facilities are critical to the District maintaining its existing level of service for its high quality education programs. According, under California law, the District may utilize developer fees for the contraction and reconstruction of such facilities to offset impacts to such facilities and the Districts existing level of service that might be caused by future Development within the District's boundaries

Classroom Loading Standards

The following maximum classroom loading-factors are used to determine teaching-station "capacity," in accordance with the State legislation and the State School Building Program. These capacity calculations are also used in preparing and filing the baseline school capacity statement with the Office of Public School Construction.

Table 6

State Classroom Loading Standards

TK/Kindergarten	25 Students/Classroom
-----------------	-----------------------

1 st -3 rd Grades	25 Students/Classroom
4 th -6 th Grades	25 Students/Classroom

Existing Facility Capacity

The State determines the baseline capacity by either loading all permanent teaching stations plus a maximum number of portables equal to 25% of the number of permanent classrooms or by loading all permanent classrooms and only portables that are owned or have been leased for over 5 years. As allowed by law and required by the State, facility capacities are calculated by identifying the number of teaching stations at each campus. All qualified teaching stations were included in the calculation of the capacities at the time the initial inventory was calculated. To account for activity and changes since the baseline was established in 1998/99, the student grants (which represent the seats added either by new schools or additions to existing schools) for new construction projects funded by OPSC have been added. Using these guidelines the District's current State calculated capacity is shown in Table 7.

Table 7

Encinitas Union School District Summary of Existing Facility Capacity							
<u>School Facility</u>	<u>Permanent Classrooms</u>	<u>Portable Classrooms</u>	<u>Chargeable Portables</u>	<u>Total Chargeable Classrooms</u>	<u>State Loading Factor</u>	<u>State Funded Projects</u>	<u>Total State Capacity</u>
Grades TK-6	165	46	28	193	25	269	5,094
OPSC Funded Projects							
<u>Name</u>	<u>Project #</u>	<u>TK-6 Grants</u>	<u>7-8 Grants</u>	<u>Special Ed</u>	<u>CR</u>		
El Camino Creek Elem	1	269	0	0	31		

Table 7 shows a basic summary of the form and procedures used by OPSC (Office of Public School Construction) to determine the capacity of a school district. There were a total of 165 permanent classrooms in the District when the baseline was established. In addition, there were 46 portable classrooms. However, 18 of the portable classrooms were leased and therefore were not considered chargeable classrooms and are not included in the baseline capacity. Therefore, only the 28 owned portable classrooms are included in the baseline capacity. This results in a total classroom count of 193 and is referred to as the chargeable classrooms.

To determine the total capacity based on State standards, the capacity of the chargeable classrooms are multiplied by the State loading standards and then the capacity of the projects completed since 1998/99 (when the baseline was established) are added based on the State funded new construction projects. As Table 7 shows, the total State capacity of the District facilities is 5,094 students.

Unhoused Students by State Housing Standards

This next table compares the facility capacity with the space needed to determine if there is available space for new students from the projected developments. The space needed was determined by reviewing the historic enrollments over the past four years along with the projected enrollment in five years to determine the number of seats needed to house the students within the existing homes. The seats needed were determined individually for each grade grouping. The projected enrollment in this analysis did not include the impact of any new housing units.

Table 8

**Encinitas Union School District
Summary of Available District Capacity**

<u>School Facility</u>	<u>State Capacity</u>	<u>Space Needed</u>	<u>Available Capacity</u>
Grades TK-6	5,094	5,599	(505)

Since the enrollment space needed exceeds the District capacity there is no excess capacity available to house students from new development.

Calculation of Development's Fiscal Impact on Schools

This section of the Study will demonstrate that a reasonable relationship exists between residential, commercial/industrial development and the need for school facilities in the Encinitas Union School District. To the extent this relationship exists, the District is justified in levying developer fees as authorized by Education Code Section 17620.

School Facility Construction Costs

For the purposes of estimating the cost of building school facilities we have used the State School Building Program funding allowances. These amounts are shown in Table 9. In addition to the basic construction costs, there are site acquisition costs of \$200,000 per acre and service-site, utilities, off-site and general site development costs which are also shown in Table 9.

Table 9

NEW CONSTRUCTION COSTS

<u>Grade</u>	<u>Base Grant</u>	<u>Fire Alarms</u>	<u>Fire Sprinklers</u>	<u>Per Student Total</u>
TK-6	\$24,902	\$30	\$418	\$25,350

Site Acreage Needs

<u>Grade</u>	<u>Typical Acres</u>	<u>Average Students</u>	<u>Projected Unhoused Students</u>	<u>Equivalent Sites Needed</u>	<u>Site Acres Needed</u>
TK-6	10	600	105	0.18	1.75

General Site Development Allowance

<u>Grade</u>	<u>Acres</u>	<u>Allowance/Acre</u>	<u>Base Cost</u>	<u>% Allowance</u>	<u>Added Cost</u>	<u>Total Cost</u>
TK-6	1.75	\$40,532	\$70,931	6%	\$159,705	\$230,636

Site Acquisition & Development Summary

<u>Grade</u>	<u>Acres To Be Bought</u>	<u>Land Cost/Acre</u>	<u>Total Land Cost</u>	<u>Site Development Cost/Acre</u>	<u>Site Dev. Cost</u>	<u>General Site Development</u>	<u>Total Site Development</u>
TK-6	1.75	\$200,000	\$350,000	\$267,920	\$468,861	\$230,636	\$699,497

Note: The grant amounts used are twice those shown in the appendix to represent the full cost of the facility needs and not just the standard State funding share of 50%.

Impact of New Residential Development

This next table compares the development-related enrollment to the available district capacity for each grade level and then multiplies the unhoused students by the new school construction costs to determine the total school facility costs related to the impact of new residential housing developments.

In addition, the State provides that new construction projects can include the costs for site acquisition and development, including appraisals, surveys and title reports. The District needs to acquire 1.75 acres to meet the needs of the students projected from the new developments. Therefore, the costs for site acquisition and development of the land have been included in the total impacts due to new development.

Finally, the modernization needs are included for the students not housed in new facilities but who would be housed in existing facilities that are eligible for and need to be modernized to provide adequate housing and to maintain the existing level of service for the students generated by development.

Table 10

**Encinitas Union School District
 Summary of Residential Impact**

<u>School Facility</u>	<u>Development Projection</u>	<u>Available Space</u>	<u>Net Unhoused</u>	<u>Construction Cost Per Student</u>	<u>Total Facility Costs</u>
Elementary	105	0	105	\$25,350	\$2,661,750
Site Purchase: 1.75 acres					\$350,000
Site Development:					\$699,497
			New Construction Needs:		\$3,711,247
			Average cost per student:		\$35,345
			Total Residential Sq Ft:		1,444,800
			Residential Fee Justified:		\$2.57

The total need for school facilities based solely on the impact of the 525 new housing units projected over the next five years totals \$3,711,247. To determine the impact per square foot

of residential development, this amount is divided by the total square feet of the projected developments. As calculated from the historic Developer Fee Permits, the average size home built has averaged 2,752 square feet. The total area for 525 new homes would therefore be 1,444,800 square feet. The total residential fee needed to be able to collect \$3,711,247 would be **\$2.57** per square foot.

Impact of Other Residential Development

In addition to new residential development projects that typically include new single family homes and new multi-family units, the District can also be impacted by additional types of new development projects. These include but are not limited to redevelopment projects, additions to existing housing units, and replacement of existing housing units with new housing units.

These development projects are still residential projects and therefore it is reasonable to assume they would have the same monetary impacts per square foot as the new residential development projects. However, the net impact is reduced due to the fact that there was a previous residential building in its place. Therefore, the development impact fees should only be charged for other residential developments if the new building(s) exceed the square footage area of the previous building(s). If the new building is larger than the existing building, then it is reasonable to assume that additional students could be generated by the project. The project would only pay for the development impact fees for the net increase in assessable space generated by the development project. Education Code allows for an exemption from development impacts fees for any additions to existing residential structures that are 500 square feet or less. As of January 1, 2020, ADU's (accessory dwelling units) are only charged if they are more than 750 square feet according to Senate Bill 13.

Impact of Commercial/Industrial Development

There is a correlation between the growth of commercial/industrial firms/facilities within a community and the generation of school students within most business service areas. Fees for commercial/industrial can only be imposed if the residential fees will not fully mitigate the cost of providing school facilities to students from new development.

The approach utilized in this section is to apply statutory standards, U.S. Census employment statistics, and local statistics to determine the impact of future commercial/industrial development projects on the District. Many of the factors used in this analysis were taken from the U.S.

Census, which remains the most complete and authoritative source of information on the community in addition to the “1990 SanDAG Traffic Generators Report”.

Employees per Square Foot of Commercial Development

Results from a survey published by the San Diego Association of Governments “1990 San DAG Traffic Generators” are used to establish numbers of employees per square foot of building area to be anticipated in new commercial or industrial development projects. The average number of workers per 1,000 square feet of area ranges from 0.06 for Rental Self Storage to 4.79 for Standard Commercial Offices. The generation factors from that report are shown in the following table.

Table 11

Commercial/Industrial Category	Average Square Foot Per Employee	Employees Per Average Square Foot
Banks	354	0.00283
Community Shopping Centers	652	0.00153
Neighborhood Shopping Centers	369	0.00271
Industrial Business Parks	284	0.00352
Industrial Parks	742	0.00135
Rental Self Storage	15541	0.00006
Scientific Research & Development	329	0.00304
Lodging	882	0.00113
Standard Commercial Office	209	0.00479
Large High Rise Commercial Office	232	0.00431
Corporate Offices	372	0.00269
Medical Offices	234	0.00427

Source: 1990 SanDAG Traffic Generators report

Students per Employee

The number of students per employee is determined by using the 2008-2012 American Community Survey 5-Year Estimates and the 2010 QT-H1 Summary File for the District. There were 32,964 employees and 27,213 homes in the District. This represents a ratio of 1.2113 employees per home.

There were 5,458 school age children attending the District in 2010. This is a ratio of 0.1656 students per employee. This ratio, however, must be reduced by including only the percentage of employees that worked in their community of residence (24.8%), because only those employees living in the District will impact the District’s school facilities with their children. The net ratio of students per employee in the District is 0.0411.

School Facilities Cost per Student

Facility costs for housing commercially generated students are the same as those used for residential construction. The cost factors used to assess the impact from commercial development projects are contained in Table 11.

Residential Offset

When additional employees are generated in the District as a result of new commercial/industrial development, fees will also be charged on the residential units necessary to provide housing for the employees living in the District. To prevent a commercial or industrial development from paying for the portion of the impact that will be covered by the residential fee, this amount has been calculated and deducted from each category. The residential offset amount is calculated by multiplying the following factors together and dividing by 1,000 (to convert from cost per 1,000 square feet to cost per square foot).

- Employees per 1,000 square feet (varies from a low of 0.06 for rental self storage to a high of 4.79 for office building).
- Percentage of employees that worked in their community of residence (24.8 percent).
- Housing units per employee (0.8255). This was derived from the 2008-2012 ACS 5 Year Estimates data for the District, which indicates there were 32,964 employees, and the 2010 QT-H1 Summary File data for the District, which indicates there were 27,213 housing units.
- Percentage of employees that will occupy new housing units (75 percent).
- Average square feet per dwelling unit (2,752).
- Residential fee charged by the District (\$1.94 (47.47% of \$4.08) per square foot).
- Average cost per student was determined in Table 11.

The following table shows the calculation of the school facility costs generated by a square foot of new commercial/industrial development for each category of development.

Table 12

**Encinitas Union School District
 Summary of Commercial and Industrial Uses**

Type	Employees per 1,000 Sq. Ft.	Students per Employee	Students per 1,000 Sq. Ft.	Average Cost per Student	Cost per Sq. Ft.	Residential offset per Sq. Ft.	Net Cost per Sq. Ft.
Banks	2.83	0.0411	0.116	\$35,345	\$4.11	\$2.32	\$1.79
Community Shopping Centers	1.53	0.0411	0.063	\$35,345	\$2.22	\$1.25	\$0.97
Neighborhood Shopping Centers	2.71	0.0411	0.111	\$35,345	\$3.93	\$2.22	\$1.72
Industrial Business Parks	3.52	0.0411	0.145	\$35,345	\$5.11	\$2.88	\$2.23
Industrial Parks	1.35	0.0411	0.055	\$35,345	\$1.96	\$1.10	\$0.85
Rental Self Storage	0.06	0.0411	0.002	\$35,345	\$0.09	\$0.05	\$0.04
Scientific Research & Development	3.04	0.0411	0.125	\$35,345	\$4.41	\$2.49	\$1.92
Lodging	1.13	0.0411	0.046	\$35,345	\$1.64	\$0.92	\$0.72
Standard Commercial Office	4.79	0.0411	0.197	\$35,345	\$6.95	\$3.92	\$3.03
Large High Rise Commercial Office	4.31	0.0411	0.177	\$35,345	\$6.26	\$3.53	\$2.73
Corporate Offices	2.69	0.0411	0.110	\$35,345	\$3.90	\$2.20	\$1.70
Medical Offices	4.27	0.0411	0.175	\$35,345	\$6.20	\$3.49	\$2.70

*Based on 1990 SanDAG Traffic Generator Report

Net Cost per Square Foot

Since the Districts share of the State Maximum Fee is now \$0.31 (47.47% of \$0.66) for commercial/industrial construction, the District is justified in collecting the maximum fee for all categories with the exception of Rental Self Storage. The District will only be allowed to collect \$0.04 per square foot of Rental Self Storage construction.

Verifying the Sufficiency of the Development Impact

Education Code Section 17620 requires districts to find that fee revenues will not exceed the cost of providing school facilities to the students generated by the development paying the fees. This section shows that the fee revenues do not exceed the impact of the new development.

The total need for school facilities resulting from new development totals \$3,711,247. The amount the District would collect over the five year period at the maximum rate of \$1.94 (47.47% of \$4.08) for residential and \$0.31 (47.47% of \$0.66) for commercial/industrial development would be as follows:

\$1.94 x 525 homes x 2,752 sq ft per home = \$2,798,254 for Residential

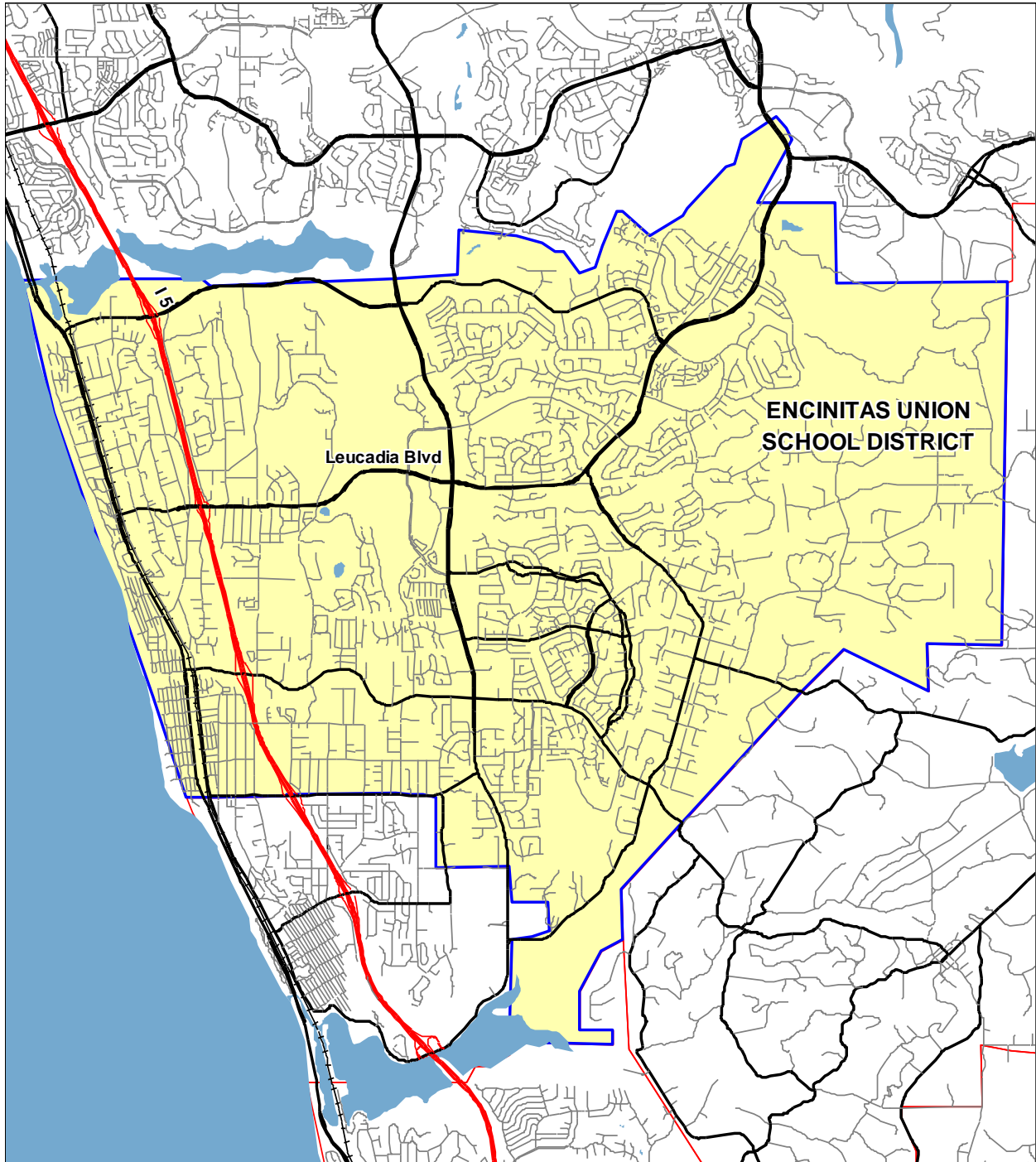
\$0.31 x 44,122 sq ft per year x 5 years = \$69,118 for Commercial/Industrial

Total projected 5 year income: \$2,867,372

The estimated income is less than the projected facility needs due to the impact of new development projects.

District Map

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



Conclusion

Based on the data contained in this Study, it is found that a reasonable relationship exists between residential, commercial/industrial development and the need for school facilities in the Encinitas Union School District. The following three nexus tests required to show justification for levying fees have been met:

Burden Nexus: New residential development will generate an average of 0.2006 TK-6 grade students per unit. Because the District does not have adequate facilities for all the students generated by new developments, the District will need to build additional facilities and/or modernize/reconstruct the existing facilities in order to maintain existing level of services in which the new students will be housed.

Cost Nexus: The cost to provide new and reconstructed facilities is an average of \$2.57 per square foot of residential development. Each square foot of residential development will generate \$1.94 (47.47% of \$4.08) in developer fees resulting in a shortfall of \$0.63 per square foot.

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

The District's planned use of the fees received from development impacts will include the following types of projects, each of which will benefit students from new developments.

- 1) **New Schools:** When there is enough development activity occurring in a single area, the District will build a new school to house the students from new developments.
- 2) **Additions to Existing Schools:** When infill development occurs, the District will accommodate students at existing schools by building needed classrooms and/or support facilities such as cafeterias, restrooms, gyms and libraries as needed to increase the school capacity. Schools may also need upgrades of the technology and tele-communication systems to be able to increase their capacity.

- 3) Portable Replacement Projects: Some of the District's capacity is in temporary portables and therefore may not be included in the State's capacity calculations. These portables can be replaced with new permanent or modular classrooms to provide adequate space for students from new developments. These projects result in an increase to the facility capacity according to State standards. In addition, old portables that have reached the end of their life expectancy, will need to be replaced to maintain the existing level of service. These types of projects are considered modernization projects in the State Building Program. If development impacts did not exist, the old portables could be removed.

- 4) Modernization/Upgrade Projects: In many cases, students from new developments are not located in areas where new schools are planned to be built. The District plans to modernize or upgrade older schools to be equivalent to new schools so students will be housed in equitable facilities to those students housed in new schools. These projects may include updates to the building structures to meet current building standards, along with upgrades to the current fire and safety standards and any access compliance standards.

The District plans to use the developer fees on projects listed in their 2020 Facilities Master Plan.

Per the District's agreement with the High School District, the elementary share of the developer fees collected is 47.47%. The reasonable relationship identified by these findings provides the required justification for the Encinitas Union School District to levy its share of the maximum fees of **\$1.94 (47.47% of \$4.08)** per square foot for residential construction and **\$0.31 (47.47% of \$0.66)** per square foot for commercial/industrial construction, except for Rental Self Storage facilities in which a fee of **\$0.04** per square foot is justified as authorized by Education Code Section 17620.

Appendices

2020 Developer Fee Justification Study

Encinitas Union School District

SCHOOL DISTRICT	FIVE DIGIT DISTRICT CODE NUMBER (see California Public School Directory)
COUNTY	HIGH SCHOOL ATTENDANCE AREA (HSAA) OR SUPER HSAA (if applicable)

Check one: Fifth-Year Enrollment Projection Tenth-Year Enrollment Projection
 HSAA Districts Only - Check one: Attendance Residency
 Residency - COS Districts Only - (Fifth Year Projection Only)

<input type="checkbox"/> Modified Weighting (Fifth-Year Projection Only)	3rd Prev. to 2nd Prev.	2nd Prev. to Prev.	Previous to Current
<input type="checkbox"/> Alternate Weighting - (Fill in boxes to the right):			

Part G. Number of New Dwelling Units
 (Fifth-Year Projection Only)

Part H. District Student Yield Factor
 (Fifth-Year Projection Only)

Part I. Projected Enrollment

1. Fifth-Year Projection

Enrollment/Residency - (except Special Day Class pupils)

K-6	7-8	9-12	TOTAL

Special Day Class pupils only - Enrollment/Residency

	Elementary	Secondary	TOTAL
Non-Severe			
Severe			
TOTAL			

2. Tenth-Year Projection

Enrollment/Residency - (except Special Day Class pupils)

K-6	7-8	9-12	TOTAL

Special Day Class pupils only - Enrollment/Residency

	Elementary	Secondary	TOTAL
Non-Severe			
Severe			
TOTAL			

Part A. K-12 Pupil Data

Grade	7th Prev.	6th Prev.	5th Prev.	4th Prev.	3rd Prev.	2nd Prev.	Previous	Current
K	/	/	/	/	/	/	/	/
1								
2								
3								
4								
5								
6								
7								
8								
9								
10								
11								
12								
TOTAL								

Part B. Pupils Attending Schools Chartered By Another District

7th Prev.	6th Prev.	5th Prev.	4th Prev.	3rd Prev.	2nd Prev.	Previous	Current

Part C. Continuation High School Pupils - (Districts Only)

Grade	7th Prev.	6th Prev.	5th Prev.	4th Prev.	3rd Prev.	2nd Prev.	Previous	Current
9								
10								
11								
12								
TOTAL								

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

	Elementary	Secondary	TOTAL
Non-Severe			
Severe			
TOTAL			

Part E. Special Day Class Pupils - (County Superintendent of Schools Only)

7th Prev.	6th Prev.	5th Prev.	4th Prev.	3rd Prev.	2nd Prev.	Previous	Current
/	/	/	/	/	/	/	/

Part F. Birth Data - (Fifth-Year Projection Only)

County Birth Data Birth Data by District ZIP Codes Estimate Estimate Estimate

8th Prev.	7th Prev.	6th Prev.	5th Prev.	4th Prev.	3rd Prev.	2nd Prev.	Previous	Current

I certify, as the District Representative, that the information reported on this form and, when applicable, the High School Attendance Area Residency Reporting Worksheet attached, 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 1859.42.1 (a), the local planning commission or approval 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 contracted. All subdivision maps used for augmentation of enrollment are available at the district for review by the Office of Public School Construction (OPSC).
- This form is an exact duplicate (verbatim) of the form provided by the Office of Public School Construction. In the event a conflict should exist, then the language in the OPSC form will prevail.

NAME OF DISTRICT REPRESENTATIVE (PRINT OR TYPE) _____

SIGNATURE OF DISTRICT REPRESENTATIVE _____

DATE _____ TELEPHONE NUMBER _____

E-MAIL ADDRESS _____



S0802

MEANS OF TRANSPORTATION TO WORK BY SELECTED CHARACTERISTICS

2008-2012 American Community Survey 5-Year Estimates

Supporting documentation on code lists, subject definitions, data accuracy, and statistical testing can be found on the American Community Survey website in the Data and Documentation section.

Sample size and data quality measures (including coverage rates, allocation rates, and response rates) can be found on the American Community Survey website in the Methodology section.

Although the American Community Survey (ACS) produces population, demographic and housing unit estimates, it is the Census Bureau's Population Estimates Program that produces and disseminates the official estimates of the population for the nation, states, counties, cities and towns and estimates of housing units for states and counties.

Subject	Encinitas Union Elementary School District, California				
	Total		Car, truck, or van -- drove alone		Car, truck, or van -- carpooled
	Estimate	Margin of Error	Estimate	Margin of Error	Estimate
Workers 16 years and over	32,964	+/-1,014	24,918	+/-1,026	2,494
AGE					
16 to 19 years	3.2%	+/-0.7	3.4%	+/-0.8	3.4%
20 to 24 years	5.2%	+/-1.0	5.1%	+/-1.0	9.0%
25 to 44 years	41.7%	+/-1.9	42.0%	+/-2.2	41.9%
45 to 54 years	25.8%	+/-1.8	26.3%	+/-1.8	23.3%
55 to 59 years	12.3%	+/-1.1	11.4%	+/-1.3	12.0%
60 years and over	12.0%	+/-1.1	11.8%	+/-1.3	10.4%
Median age (years)	45.0	+/-0.6	44.8	+/-0.8	44.0
SEX					
Male	55.1%	+/-1.4	54.7%	+/-1.8	50.4%
Female	44.9%	+/-1.4	45.3%	+/-1.8	49.6%
RACE AND HISPANIC OR LATINO ORIGIN					
One race	97.7%	+/-0.7	97.8%	+/-0.6	95.3%
White	89.0%	+/-1.5	89.3%	+/-1.6	78.0%
Black or African American	0.4%	+/-0.3	0.4%	+/-0.2	0.5%
American Indian and Alaska Native	0.3%	+/-0.3	0.1%	+/-0.1	0.0%
Asian	4.9%	+/-1.0	5.3%	+/-1.2	6.9%
Native Hawaiian and Other Pacific Islander	0.1%	+/-0.1	0.1%	+/-0.1	0.6%
Some other race	2.9%	+/-1.2	2.6%	+/-1.1	9.3%
Two or more races	2.3%	+/-0.7	2.2%	+/-0.6	4.7%
Hispanic or Latino origin (of any race)	12.2%	+/-1.5	10.9%	+/-1.7	19.7%
White alone, not Hispanic or Latino	80.4%	+/-1.6	81.4%	+/-2.0	68.9%
NATIVITY AND CITIZENSHIP STATUS					
Native	84.4%	+/-1.4	84.4%	+/-1.6	76.4%
Foreign born	15.6%	+/-1.4	15.6%	+/-1.6	23.6%
Naturalized U.S. citizen	8.7%	+/-1.1	9.5%	+/-1.4	8.6%
Not a U.S. citizen	6.9%	+/-1.2	6.1%	+/-1.4	15.0%

Subject	Encinitas Union Elementary School District, California				
	Total		Car, truck, or van -- drove alone		Car, truck, or van -- carpooled
	Estimate	Margin of Error	Estimate	Margin of Error	Estimate
LANGUAGE SPOKEN AT HOME AND ABILITY TO SPEAK ENGLISH					
Speak language other than English	17.9%	+/-1.7	17.4%	+/-2.0	32.0%
Speak English "very well"	11.2%	+/-1.3	10.9%	+/-1.4	16.7%
Speak English less than "very well"	6.7%	+/-1.2	6.5%	+/-1.3	15.2%
EARNINGS IN THE PAST 12 MONTHS (IN 2012 INFLATION-ADJUSTED DOLLARS) FOR WORKERS					
Workers 16 years and over with earnings	32,956	+/-1,015	24,910	+/-1,027	2,494
\$1 to \$9,999 or less	11.8%	+/-1.4	10.0%	+/-1.4	15.6%
\$10,000 to \$14,999	6.6%	+/-1.1	6.5%	+/-1.2	8.1%
\$15,000 to \$24,999	10.9%	+/-1.3	11.0%	+/-1.5	11.6%
\$25,000 to \$34,999	8.4%	+/-1.0	8.4%	+/-1.1	7.4%
\$35,000 to \$49,999	11.6%	+/-1.5	11.9%	+/-1.7	17.4%
\$50,000 to \$64,999	9.6%	+/-1.2	9.9%	+/-1.4	7.7%
\$65,000 to \$74,999	5.4%	+/-1.0	5.9%	+/-1.2	4.1%
\$75,000 or more	35.7%	+/-1.9	36.4%	+/-2.1	28.0%
Median earnings (dollars)	51,140	+/-3,847	53,076	+/-3,109	41,034
POVERTY STATUS IN THE PAST 12 MONTHS					
Workers 16 years and over for whom poverty status is determined	32,964	+/-1,014	24,918	+/-1,026	2,494
Below 100 percent of the poverty level	3.6%	+/-1.0	2.7%	+/-0.9	3.8%
100 to 149 percent of the poverty level	2.9%	+/-0.9	2.9%	+/-1.0	4.0%
At or above 150 percent of the poverty level	93.5%	+/-1.2	94.4%	+/-1.3	92.1%
Workers 16 years and over	32,964	+/-1,014	24,918	+/-1,026	2,494
OCCUPATION					
Management, business, science, and arts occupations	53.2%	+/-2.1	53.4%	+/-2.4	48.8%
Service occupations	13.8%	+/-1.5	13.9%	+/-1.6	17.8%
Sales and office occupations	24.3%	+/-1.6	24.5%	+/-2.0	22.5%
Natural resources, construction, and maintenance occupations	3.9%	+/-0.8	3.7%	+/-0.9	4.4%
Production, transportation, and material moving occupations	4.4%	+/-0.9	3.9%	+/-0.9	6.5%
Military specific occupations	0.4%	+/-0.2	0.6%	+/-0.3	0.0%
INDUSTRY					
Agriculture, forestry, fishing and hunting, and mining	0.7%	+/-0.3	0.4%	+/-0.3	3.0%
Construction	4.5%	+/-0.9	4.8%	+/-1.0	1.9%
Manufacturing	11.0%	+/-1.3	11.2%	+/-1.4	11.7%
Wholesale trade	3.4%	+/-0.6	2.9%	+/-0.6	2.3%
Retail trade	10.9%	+/-1.3	11.5%	+/-1.6	7.5%
Transportation and warehousing, and utilities	2.1%	+/-0.6	2.1%	+/-0.6	3.6%
Information and finance and insurance, and real estate and rental and leasing	11.9%	+/-1.2	11.7%	+/-1.5	8.4%
Professional, scientific, management, and administrative and waste management services	18.3%	+/-1.5	16.6%	+/-1.6	16.6%
Educational services, and health care and social assistance	19.8%	+/-1.6	21.0%	+/-1.9	26.8%
Arts, entertainment, and recreation, and accommodation and food services	9.2%	+/-1.1	9.4%	+/-1.5	11.4%
Other services (except public administration)	4.8%	+/-0.9	5.2%	+/-1.0	4.3%
Public administration	2.8%	+/-0.7	2.3%	+/-0.6	1.7%
Armed forces	0.7%	+/-0.3	0.8%	+/-0.3	0.8%
CLASS OF WORKER					
Private wage and salary workers	76.4%	+/-1.6	79.5%	+/-1.8	73.4%
Government workers	11.7%	+/-1.4	11.6%	+/-1.6	17.6%

Subject	Encinitas Union Elementary School District, California				
	Total		Car, truck, or van -- drove alone		Car, truck, or van -- carpooled
	Estimate	Margin of Error	Estimate	Margin of Error	Estimate
Self-employed workers in own not incorporated business	11.7%	+/-1.3	8.8%	+/-1.4	9.1%
Unpaid family workers	0.2%	+/-0.2	0.1%	+/-0.1	0.0%
PLACE OF WORK					
Worked in state of residence	98.9%	+/-0.4	99.4%	+/-0.3	97.7%
Worked in county of residence	94.8%	+/-0.9	94.7%	+/-1.1	92.7%
Worked outside county of residence	4.1%	+/-0.9	4.7%	+/-1.1	4.9%
Worked outside state of residence	1.1%	+/-0.4	0.6%	+/-0.3	2.3%
Workers 16 years and over who did not work at home	29,300	+/-1,021	24,918	+/-1,026	2,494
TIME LEAVING HOME TO GO TO WORK					
12:00 a.m. to 4:59 a.m.	2.7%	+/-0.6	2.4%	+/-0.6	0.3%
5:00 a.m. to 5:29 a.m.	1.5%	+/-0.5	1.5%	+/-0.5	2.4%
5:30 a.m. to 5:59 a.m.	3.3%	+/-0.7	3.2%	+/-0.7	2.1%
6:00 a.m. to 6:29 a.m.	7.0%	+/-1.1	5.6%	+/-1.0	13.4%
6:30 a.m. to 6:59 a.m.	9.0%	+/-1.3	9.5%	+/-1.5	6.7%
7:00 a.m. to 7:29 a.m.	15.2%	+/-1.5	14.1%	+/-1.5	26.2%
7:30 a.m. to 7:59 a.m.	15.5%	+/-1.4	15.7%	+/-1.6	19.1%
8:00 a.m. to 8:29 a.m.	15.5%	+/-1.7	16.6%	+/-2.0	7.1%
8:30 a.m. to 8:59 a.m.	7.8%	+/-1.0	8.2%	+/-1.1	3.7%
9:00 a.m. to 11:59 p.m.	22.5%	+/-1.6	23.3%	+/-1.7	18.8%
TRAVEL TIME TO WORK					
Less than 10 minutes	12.3%	+/-1.4	11.3%	+/-1.6	12.2%
10 to 14 minutes	12.5%	+/-1.5	13.7%	+/-1.6	4.7%
15 to 19 minutes	16.6%	+/-1.7	17.0%	+/-1.8	18.4%
20 to 24 minutes	13.9%	+/-1.4	15.2%	+/-1.6	6.4%
25 to 29 minutes	6.8%	+/-1.1	7.0%	+/-1.1	6.7%
30 to 34 minutes	17.0%	+/-1.5	16.8%	+/-1.6	20.2%
35 to 44 minutes	8.1%	+/-1.1	8.2%	+/-1.3	11.1%
45 to 59 minutes	6.4%	+/-1.1	5.6%	+/-1.1	13.6%
60 or more minutes	6.4%	+/-1.0	5.3%	+/-1.0	6.7%
Mean travel time to work (minutes)	N	N	N	N	N
Workers 16 years and over in households	32,928	+/-1,019	24,911	+/-1,028	2,480
HOUSING TENURE					
Owner-occupied housing units	68.1%	+/-2.6	67.6%	+/-2.9	62.3%
Renter-occupied housing units	31.9%	+/-2.6	32.4%	+/-2.9	37.7%
VEHICLES AVAILABLE					
No vehicle available	1.3%	+/-0.5	1.0%	+/-0.5	2.1%
1 vehicle available	13.9%	+/-1.6	13.5%	+/-1.8	13.1%
2 vehicles available	49.2%	+/-2.9	49.6%	+/-2.8	48.3%
3 or more vehicles available	35.6%	+/-2.8	35.9%	+/-3.0	36.5%
PERCENT IMPUTED					
Means of transportation to work	8.0%	(X)	(X)	(X)	(X)
Time leaving home to go to work	15.1%	(X)	(X)	(X)	(X)
Travel time to work	12.3%	(X)	(X)	(X)	(X)
Vehicles available	1.2%	(X)	(X)	(X)	(X)

Subject	Encinitas Union Elementary School District, California		
	Car, truck, or van -- carpooled	Public transportation (excluding taxicab)	
	Margin of Error	Estimate	Margin of Error
Workers 16 years and over	+/-400	650	+/-205
AGE			
16 to 19 years	+/-2.2	1.2%	+/-2.0
20 to 24 years	+/-4.6	0.0%	+/-5.6
25 to 44 years	+/-7.6	28.5%	+/-10.4
45 to 54 years	+/-6.7	28.8%	+/-12.8
55 to 59 years	+/-4.0	29.8%	+/-13.9
60 years and over	+/-4.3	11.7%	+/-7.2
Median age (years)	+/-4.0	51.2	+/-4.4
SEX			
Male	+/-6.2	52.0%	+/-13.5
Female	+/-6.2	48.0%	+/-13.5
RACE AND HISPANIC OR LATINO ORIGIN			
One race	+/-2.7	100.0%	+/-5.6
White	+/-6.8	83.4%	+/-13.3
Black or African American	+/-0.8	0.3%	+/-0.9
American Indian and Alaska Native	+/-1.5	9.5%	+/-12.9
Asian	+/-3.5	6.8%	+/-5.4
Native Hawaiian and Other Pacific Islander	+/-0.9	0.0%	+/-5.6
Some other race	+/-6.1	0.0%	+/-5.6
Two or more races	+/-2.7	0.0%	+/-5.6
Hispanic or Latino origin (of any race)	+/-7.0	26.9%	+/-13.6
White alone, not Hispanic or Latino	+/-6.8	66.0%	+/-13.4
NATIVITY AND CITIZENSHIP STATUS			
Native	+/-6.2	83.2%	+/-9.7
Foreign born	+/-6.2	16.8%	+/-9.7
Naturalized U.S. citizen	+/-3.8	2.5%	+/-2.5
Not a U.S. citizen	+/-5.1	14.3%	+/-9.8
LANGUAGE SPOKEN AT HOME AND ABILITY TO SPEAK ENGLISH			
Speak language other than English	+/-7.1	28.8%	+/-14.2
Speak English "very well"	+/-4.8	19.5%	+/-13.6
Speak English less than "very well"	+/-6.0	9.2%	+/-8.4
EARNINGS IN THE PAST 12 MONTHS (IN 2012 INFLATION-ADJUSTED DOLLARS) FOR WORKERS			
Workers 16 years and over with earnings	+/-400	650	+/-205
\$1 to \$9,999 or loss	+/-6.1	14.6%	+/-13.2
\$10,000 to \$14,999	+/-3.8	7.8%	+/-9.1
\$15,000 to \$24,999	+/-4.2	8.8%	+/-7.2
\$25,000 to \$34,999	+/-4.0	0.0%	+/-5.6
\$35,000 to \$49,999	+/-5.3	0.0%	+/-5.6
\$50,000 to \$64,999	+/-3.7	12.3%	+/-7.6
\$65,000 to \$74,999	+/-1.9	0.9%	+/-1.4
\$75,000 or more	+/-6.8	55.5%	+/-13.1
Median earnings (dollars)	+/-7,906	89,677	+/-22,827
POVERTY STATUS IN THE PAST 12 MONTHS			
Workers 16 years and over for whom poverty status is determined	+/-400	650	+/-205
Below 100 percent of the poverty level	+/-2.8	12.3%	+/-13.2

Subject	Encinitas Union Elementary School District, California		
	Car, truck, or van -- carpooled	Public transportation (excluding taxicab)	
	Margin of Error	Estimate	Margin of Error
100 to 149 percent of the poverty level	+/-2.6	1.2%	+/-2.4
At or above 150 percent of the poverty level	+/-3.6	86.5%	+/-13.2
Workers 16 years and over	+/-400	650	+/-205
OCCUPATION			
Management, business, science, and arts occupations	+/-9.3	54.5%	+/-12.7
Service occupations	+/-6.5	19.4%	+/-14.6
Sales and office occupations	+/-6.5	13.1%	+/-8.9
Natural resources, construction, and maintenance occupations	+/-1.9	6.9%	+/-7.0
Production, transportation, and material moving occupations	+/-4.3	6.2%	+/-5.7
Military specific occupations	+/-1.5	0.0%	+/-5.6
INDUSTRY			
Agriculture, forestry, fishing and hunting, and mining	+/-2.5	0.0%	+/-5.6
Construction	+/-1.4	9.4%	+/-7.8
Manufacturing	+/-4.7	8.9%	+/-5.9
Wholesale trade	+/-1.9	0.0%	+/-5.6
Retail trade	+/-3.9	2.9%	+/-3.6
Transportation and warehousing, and utilities	+/-3.3	1.4%	+/-2.2
Information and finance and insurance, and real estate and rental and leasing	+/-4.5	0.8%	+/-1.1
Professional, scientific, management, and administrative and waste management services	+/-6.2	34.5%	+/-14.3
Educational services, and health care and social assistance	+/-5.9	14.0%	+/-7.4
Arts, entertainment, and recreation, and accommodation and food services	+/-5.2	5.7%	+/-5.8
Other services (except public administration)	+/-3.3	0.3%	+/-0.9
Public administration	+/-1.3	22.2%	+/-12.5
Armed forces	+/-1.0	0.0%	+/-5.6
CLASS OF WORKER			
Private wage and salary workers	+/-6.6	51.2%	+/-13.5
Government workers	+/-5.3	35.1%	+/-12.9
Self-employed workers in own not incorporated business	+/-4.3	13.7%	+/-13.5
Unpaid family workers	+/-1.5	0.0%	+/-5.6
PLACE OF WORK			
Worked in state of residence	+/-2.2	100.0%	+/-5.6
Worked in county of residence	+/-3.0	95.8%	+/-4.6
Worked outside county of residence	+/-2.4	4.2%	+/-4.6
Worked outside state of residence	+/-2.2	0.0%	+/-5.6
Workers 16 years and over who did not work at home	+/-400	650	+/-205
TIME LEAVING HOME TO GO TO WORK			
12:00 a.m. to 4:59 a.m.	+/-0.5	9.5%	+/-12.9
5:00 a.m. to 5:29 a.m.	+/-2.6	1.5%	+/-1.8
5:30 a.m. to 5:59 a.m.	+/-1.9	8.3%	+/-7.3
6:00 a.m. to 6:29 a.m.	+/-4.8	32.5%	+/-13.5
6:30 a.m. to 6:59 a.m.	+/-3.6	6.9%	+/-5.5
7:00 a.m. to 7:29 a.m.	+/-7.9	12.9%	+/-7.6
7:30 a.m. to 7:59 a.m.	+/-5.8	12.8%	+/-7.6
8:00 a.m. to 8:29 a.m.	+/-3.7	2.2%	+/-2.5
8:30 a.m. to 8:59 a.m.	+/-2.8	1.2%	+/-1.9
9:00 a.m. to 11:59 p.m.	+/-6.5	12.2%	+/-8.4

Subject	Encinitas Union Elementary School District, California		
	Car, truck, or van -- carpoled	Public transportation (excluding taxicab)	
	Margin of Error	Estimate	Margin of Error
TRAVEL TIME TO WORK			
Less than 10 minutes	+/-5.2	3.2%	+/-5.1
10 to 14 minutes	+/-2.7	2.3%	+/-3.8
15 to 19 minutes	+/-6.0	0.0%	+/-5.6
20 to 24 minutes	+/-3.1	1.2%	+/-2.3
25 to 29 minutes	+/-3.6	6.3%	+/-8.9
30 to 34 minutes	+/-6.2	22.0%	+/-15.4
35 to 44 minutes	+/-5.2	3.5%	+/-4.3
45 to 59 minutes	+/-6.3	23.8%	+/-8.8
60 or more minutes	+/-3.4	37.5%	+/-12.9
Mean travel time to work (minutes)	N	N	N
Workers 16 years and over in households	+/-397	648	+/-205
HOUSING TENURE			
Owner-occupied housing units	+/-8.8	67.3%	+/-14.8
Renter-occupied housing units	+/-8.8	32.7%	+/-14.8
VEHICLES AVAILABLE			
No vehicle available	+/-2.4	11.9%	+/-13.0
1 vehicle available	+/-5.2	21.0%	+/-13.6
2 vehicles available	+/-9.0	31.5%	+/-13.4
3 or more vehicles available	+/-8.5	35.6%	+/-14.3
PERCENT IMPUTED			
Means of transportation to work	(X)	(X)	(X)
Time leaving home to go to work	(X)	(X)	(X)
Travel time to work	(X)	(X)	(X)
Vehicles available	(X)	(X)	(X)

Data are based on a sample and are subject to sampling variability. The degree of uncertainty for an estimate arising from sampling variability is represented through the use of a margin of error. The value shown here is the 90 percent margin of error. The margin of error can be interpreted roughly as providing a 90 percent probability that the interval defined by the estimate minus the margin of error and the estimate plus the margin of error (the lower and upper confidence bounds) contains the true value. In addition to sampling variability, the ACS estimates are subject to nonsampling error (for a discussion of nonsampling variability, see Accuracy of the Data). The effect of nonsampling error is not represented in these tables.

Foreign born excludes people born outside the United States to a parent who is a U.S. citizen.

Workers include members of the Armed Forces and civilians who were at work last week.

Industry codes are 4-digit codes and are based on the North American Industry Classification System 2007. The Industry categories adhere to the guidelines issued in Clarification Memorandum No. 2, "NAICS Alternate Aggregation Structure for Use By U.S. Statistical Agencies," issued by the Office of Management and Budget.

While the 2008-2012 American Community Survey (ACS) data generally reflect the December 2009 Office of Management and Budget (OMB) definitions of metropolitan and micropolitan statistical areas; in certain instances the names, codes, and boundaries of the principal cities shown in ACS tables may differ from the OMB definitions due to differences in the effective dates of the geographic entities.

Estimates of urban and rural population, housing units, and characteristics reflect boundaries of urban areas defined based on Census 2000 data. Boundaries for urban areas have not been updated since Census 2000. As a result, data for urban and rural areas from the ACS do not necessarily reflect the results of ongoing urbanization.

Source: U.S. Census Bureau, 2008-2012 American Community Survey

Explanation of Symbols:

1. An '***' entry in the margin of error column indicates that either no sample observations or too few sample observations were available to compute a standard error and thus the margin of error. A statistical test is not appropriate.
2. An '-' entry in the estimate column indicates that either no sample observations or too few sample observations were available to compute an estimate, or a ratio of medians cannot be calculated because one or both of the median estimates falls in the lowest interval or upper interval of an open-ended distribution.
3. An '-' following a median estimate means the median falls in the lowest interval of an open-ended distribution.
4. An '+' following a median estimate means the median falls in the upper interval of an open-ended distribution.
5. An '****' entry in the margin of error column indicates that the median falls in the lowest interval or upper interval of an open-ended distribution. A statistical test is not appropriate.
6. An '*****' entry in the margin of error column indicates that the estimate is controlled. A statistical test for sampling variability is not appropriate.
7. An 'N' entry in the estimate and margin of error columns indicates that data for this geographic area cannot be displayed because the number of sample cases is too small.
8. An '(X)' means that the estimate is not applicable or not available.



DP04

SELECTED HOUSING CHARACTERISTICS

2008-2012 American Community Survey 5-Year Estimates

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Subject	Encinitas Union Elementary School District, California			
	Estimate	Margin of Error	Percent	Percent Margin of Error
HOUSING OCCUPANCY				
Total housing units	28,095	+/-508	28,095	(X)
Occupied housing units	26,342	+/-469	93.8%	+/-1.1
Vacant housing units	1,753	+/-314	6.2%	+/-1.1
Homeowner vacancy rate	1.4	+/-0.8	(X)	(X)
Rental vacancy rate	4.2	+/-1.6	(X)	(X)
UNITS IN STRUCTURE				
Total housing units	28,095	+/-508	28,095	(X)
1-unit, detached	17,221	+/-505	61.3%	+/-1.5
1-unit, attached	4,551	+/-414	16.2%	+/-1.4
2 units	339	+/-108	1.2%	+/-0.4
3 or 4 units	978	+/-180	3.5%	+/-0.6
5 to 9 units	997	+/-246	3.5%	+/-0.9
10 to 19 units	1,263	+/-282	4.5%	+/-1.0
20 or more units	2,162	+/-277	7.7%	+/-0.9
Mobile home	549	+/-145	2.0%	+/-0.5
Boat, RV, van, etc.	35	+/-55	0.1%	+/-0.2
YEAR STRUCTURE BUILT				
Total housing units	28,095	+/-508	28,095	(X)
Built 2010 or later	80	+/-75	0.3%	+/-0.3
Built 2000 to 2009	3,662	+/-349	13.0%	+/-1.3
Built 1990 to 1999	3,230	+/-335	11.5%	+/-1.2
Built 1980 to 1989	7,350	+/-470	26.2%	+/-1.6
Built 1970 to 1979	8,825	+/-571	31.4%	+/-1.9
Built 1960 to 1969	2,108	+/-297	7.5%	+/-1.0
Built 1950 to 1959	1,823	+/-280	6.5%	+/-1.0
Built 1940 to 1949	569	+/-146	2.0%	+/-0.5
Built 1939 or earlier	448	+/-148	1.6%	+/-0.5
ROOMS				
Total housing units	28,095	+/-508	28,095	(X)
1 room	461	+/-180	1.6%	+/-0.6
2 rooms	649	+/-167	2.3%	+/-0.6

Subject	Encinitas Union Elementary School District, California			
	Estimate	Margin of Error	Percent	Percent Margin of Error
3 rooms	2,164	+/-274	7.7%	+/-0.9
4 rooms	4,480	+/-399	15.9%	+/-1.4
5 rooms	4,497	+/-462	16.0%	+/-1.6
6 rooms	4,055	+/-388	14.4%	+/-1.4
7 rooms	4,072	+/-354	14.5%	+/-1.2
8 rooms	3,194	+/-355	11.4%	+/-1.2
9 rooms or more	4,523	+/-381	16.1%	+/-1.3
Median rooms	5.9	+/-0.2	(X)	(X)
BEDROOMS				
Total housing units	28,095	+/-508	28,095	(X)
No bedroom	511	+/-181	1.8%	+/-0.6
1 bedroom	2,389	+/-350	8.5%	+/-1.2
2 bedrooms	7,245	+/-456	25.8%	+/-1.5
3 bedrooms	8,614	+/-503	30.7%	+/-1.7
4 bedrooms	6,872	+/-379	24.5%	+/-1.4
5 or more bedrooms	2,464	+/-316	8.8%	+/-1.1
HOUSING TENURE				
Occupied housing units	26,342	+/-469	26,342	(X)
Owner-occupied	17,952	+/-582	68.1%	+/-1.9
Renter-occupied	8,390	+/-515	31.9%	+/-1.9
Average household size of owner-occupied unit	2.81	+/-0.05	(X)	(X)
Average household size of renter-occupied unit	2.27	+/-0.11	(X)	(X)
YEAR HOUSEHOLDER MOVED INTO UNIT				
Occupied housing units	26,342	+/-469	26,342	(X)
Moved in 2010 or later	2,478	+/-311	9.4%	+/-1.2
Moved in 2000 to 2009	13,781	+/-583	52.3%	+/-2.0
Moved in 1990 to 1999	5,368	+/-404	20.4%	+/-1.5
Moved in 1980 to 1989	2,974	+/-292	11.3%	+/-1.1
Moved in 1970 to 1979	1,489	+/-202	5.7%	+/-0.8
Moved in 1969 or earlier	252	+/-78	1.0%	+/-0.3
VEHICLES AVAILABLE				
Occupied housing units	26,342	+/-469	26,342	(X)
No vehicles available	982	+/-212	3.7%	+/-0.8
1 vehicle available	6,755	+/-467	25.6%	+/-1.6
2 vehicles available	12,012	+/-608	45.6%	+/-2.1
3 or more vehicles available	6,593	+/-457	25.0%	+/-1.8
HOUSE HEATING FUEL				
Occupied housing units	26,342	+/-469	26,342	(X)
Utility gas	17,300	+/-559	65.7%	+/-2.0
Bottled, tank, or LP gas	804	+/-175	3.1%	+/-0.7
Electricity	7,381	+/-496	28.0%	+/-1.8
Fuel oil, kerosene, etc.	56	+/-51	0.2%	+/-0.2
Coal or coke	0	+/-30	0.0%	+/-0.1
Wood	179	+/-86	0.7%	+/-0.3
Solar energy	29	+/-36	0.1%	+/-0.1
Other fuel	13	+/-20	0.0%	+/-0.1
No fuel used	580	+/-186	2.2%	+/-0.7
SELECTED CHARACTERISTICS				
Occupied housing units	26,342	+/-469	26,342	(X)
Lacking complete plumbing facilities	82	+/-90	0.3%	+/-0.3
Lacking complete kitchen facilities	180	+/-100	0.7%	+/-0.4
No telephone service available	566	+/-183	2.1%	+/-0.7

Subject	Encinitas Union Elementary School District, California			
	Estimate	Margin of Error	Percent	Percent Margin of Error
OCCUPANTS PER ROOM				
Occupied housing units	26,342	+/-469	26,342	(X)
1.00 or less	26,013	+/-498	98.8%	+/-0.4
1.01 to 1.50	247	+/-84	0.9%	+/-0.3
1.51 or more	82	+/-68	0.3%	+/-0.3
VALUE				
Owner-occupied units	17,952	+/-582	17,952	(X)
Less than \$50,000	209	+/-82	1.2%	+/-0.5
\$50,000 to \$99,999	266	+/-103	1.5%	+/-0.6
\$100,000 to \$149,999	138	+/-81	0.8%	+/-0.4
\$150,000 to \$199,999	130	+/-93	0.7%	+/-0.5
\$200,000 to \$299,999	623	+/-172	3.5%	+/-0.9
\$300,000 to \$499,999	2,919	+/-380	16.3%	+/-1.9
\$500,000 to \$999,999	10,425	+/-486	58.1%	+/-2.3
\$1,000,000 or more	3,242	+/-307	18.1%	+/-1.8
Median (dollars)	680,300	+/-13,256	(X)	(X)
MORTGAGE STATUS				
Owner-occupied units	17,952	+/-582	17,952	(X)
Housing units with a mortgage	14,344	+/-534	79.9%	+/-1.9
Housing units without a mortgage	3,608	+/-371	20.1%	+/-1.9
SELECTED MONTHLY OWNER COSTS (SMOC)				
Housing units with a mortgage	14,344	+/-534	14,344	(X)
Less than \$300	23	+/-33	0.2%	+/-0.2
\$300 to \$499	25	+/-28	0.2%	+/-0.2
\$500 to \$699	32	+/-30	0.2%	+/-0.2
\$700 to \$999	342	+/-112	2.4%	+/-0.8
\$1,000 to \$1,499	1,017	+/-232	7.1%	+/-1.6
\$1,500 to \$1,999	1,583	+/-241	11.0%	+/-1.6
\$2,000 or more	11,322	+/-497	78.9%	+/-2.3
Median (dollars)	2,993	+/-97	(X)	(X)
Housing units without a mortgage	3,608	+/-371	3,608	(X)
Less than \$100	93	+/-51	2.6%	+/-1.3
\$100 to \$199	93	+/-51	2.6%	+/-1.4
\$200 to \$299	321	+/-94	8.9%	+/-2.5
\$300 to \$399	492	+/-124	13.6%	+/-3.4
\$400 or more	2,609	+/-332	72.3%	+/-4.0
Median (dollars)	559	+/-31	(X)	(X)
SELECTED MONTHLY OWNER COSTS AS A PERCENTAGE OF HOUSEHOLD INCOME (SMOCAPI)				
Housing units with a mortgage (excluding units where SMOCAPI cannot be computed)	13,763	+/-523	13,763	(X)
Less than 20.0 percent	3,573	+/-376	26.0%	+/-2.5
20.0 to 24.9 percent	1,860	+/-253	13.5%	+/-1.9
25.0 to 29.9 percent	1,815	+/-222	13.2%	+/-1.5
30.0 to 34.9 percent	1,131	+/-226	8.2%	+/-1.6
35.0 percent or more	5,384	+/-432	39.1%	+/-2.7
Not computed	581	+/-237	(X)	(X)
Housing unit without a mortgage (excluding units where SMOCAPI cannot be computed)	3,595	+/-363	3,595	(X)
Less than 10.0 percent	1,774	+/-236	49.3%	+/-5.1
10.0 to 14.9 percent	680	+/-187	18.9%	+/-4.6
15.0 to 19.9 percent	274	+/-86	7.6%	+/-2.3

Subject	Encinitas Union Elementary School District, California			
	Estimate	Margin of Error	Percent	Percent Margin of Error
20.0 to 24.9 percent	192	+/-73	5.3%	+/-2.0
25.0 to 29.9 percent	138	+/-64	3.8%	+/-1.8
30.0 to 34.9 percent	131	+/-83	3.6%	+/-2.2
35.0 percent or more	406	+/-138	11.3%	+/-3.7
Not computed	13	+/-21	(X)	(X)
GROSS RENT				
Occupied units paying rent	8,150	+/-521	8,150	(X)
Less than \$200	50	+/-35	0.6%	+/-0.4
\$200 to \$299	62	+/-90	0.8%	+/-1.1
\$300 to \$499	129	+/-102	1.6%	+/-1.2
\$500 to \$749	203	+/-111	2.5%	+/-1.4
\$750 to \$999	640	+/-204	7.9%	+/-2.5
\$1,000 to \$1,499	1,962	+/-322	24.1%	+/-3.5
\$1,500 or more	5,104	+/-461	62.6%	+/-3.6
Median (dollars)	1,709	+/-53	(X)	(X)
No rent paid	240	+/-91	(X)	(X)
GROSS RENT AS A PERCENTAGE OF HOUSEHOLD INCOME (GRAPI)				
Occupied units paying rent (excluding units where GRAPI cannot be computed)	7,914	+/-526	7,914	(X)
Less than 15.0 percent	1,097	+/-240	13.9%	+/-2.8
15.0 to 19.9 percent	903	+/-187	11.4%	+/-2.4
20.0 to 24.9 percent	1,055	+/-252	13.3%	+/-3.1
25.0 to 29.9 percent	872	+/-215	11.0%	+/-2.6
30.0 to 34.9 percent	594	+/-162	7.5%	+/-2.0
35.0 percent or more	3,393	+/-438	42.9%	+/-4.7
Not computed	476	+/-136	(X)	(X)

Data are based on a sample and are subject to sampling variability. The degree of uncertainty for an estimate arising from sampling variability is represented through the use of a margin of error. The value shown here is the 90 percent margin of error. The margin of error can be interpreted roughly as providing a 90 percent probability that the interval defined by the estimate minus the margin of error and the estimate plus the margin of error (the lower and upper confidence bounds) contains the true value. In addition to sampling variability, the ACS estimates are subject to nonsampling error (for a discussion of nonsampling variability, see Accuracy of the Data). The effect of nonsampling error is not represented in these tables.

The median gross rent excludes no cash renters.

In prior years, the universe included all owner-occupied units with a mortgage. It is now restricted to include only those units where SMOCAPI is computed, that is, SMOC and household income are valid values.

In prior years, the universe included all owner-occupied units without a mortgage. It is now restricted to include only those units where SMOCAPI is computed, that is, SMOC and household income are valid values.

In prior years, the universe included all renter-occupied units. It is now restricted to include only those units where GRAPI is computed, that is, gross rent and household Income are valid values.

The 2007, 2008, 2009, 2010, 2011, and 2012 plumbing data for Puerto Rico will not be shown. Research indicates that the questions on plumbing facilities that were introduced in 2008 in the stateside American Community Survey and the 2008 Puerto Rico Community Survey may not have been appropriate for Puerto Rico.

Median calculations for base table sourcing VAL, MHC, SMOC, and TAX should exclude zero values.

Telephone service data are not available for certain geographic areas due to problems with data collection. See Errata Note #93 for details.

While the 2008-2012 American Community Survey (ACS) data generally reflect the December 2009 Office of Management and Budget (OMB) definitions of metropolitan and micropolitan statistical areas; in certain instances the names, codes, and boundaries of the principal cities shown in ACS tables may differ from the OMB definitions due to differences in the effective dates of the geographic entities.

Estimates of urban and rural population, housing units, and characteristics reflect boundaries of urban areas defined based on Census 2000 data. Boundaries for urban areas have not been updated since Census 2000. As a result, data for urban and rural areas from the ACS do not necessarily reflect the results of ongoing urbanization.

Source: U.S. Census Bureau, 2008-2012 American Community Survey

Explanation of Symbols:

1. An '***' entry in the margin of error column indicates that either no sample observations or too few sample observations were available to compute a standard error and thus the margin of error. A statistical test is not appropriate.
2. An '-' entry in the estimate column indicates that either no sample observations or too few sample observations were available to compute an estimate, or a ratio of medians cannot be calculated because one or both of the median estimates falls in the lowest interval or upper interval of an open-ended distribution.
3. An '-' following a median estimate means the median falls in the lowest interval of an open-ended distribution.
4. An '+' following a median estimate means the median falls in the upper interval of an open-ended distribution.
5. An '****' entry in the margin of error column indicates that the median falls in the lowest interval or upper interval of an open-ended distribution. A statistical test is not appropriate.
6. An '*****' entry in the margin of error column indicates that the estimate is controlled. A statistical test for sampling variability is not appropriate.
7. An 'N' entry in the estimate and margin of error columns indicates that data for this geographic area cannot be displayed because the number of sample cases is too small.
8. An '(X)' means that the estimate is not applicable or not available.