



TRAVIS UNIFIED SCHOOL DISTRICT

SCHOOL FACILITY NEEDS ANALYSIS

APRIL 2024

PREPARED FOR:

**BOARD OF EDUCATION
TRAVIS UNIFIED SCHOOL DISTRICT**

PREPARED BY:

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County of Solano Resource Management Department

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EXECUTIVE SUMMARY

INTRODUCTION

This School Facility Needs Analysis (“Needs Analysis”) was prepared pursuant to the requirements of Senate Bill 50, Chapter 407; Statutes 1998 (hereinafter “SB 50”), which became effective on November 4, 1998, after voters in California supported Proposition 1A. The purpose of this Needs Analysis is to evaluate the need for and amount of alternative or “Level 2” and “Level 3” Fees allowed to be imposed on new residential construction, pursuant to SB 50 within the Travis Unified School District (“District”).

SB 50 amended the law to authorize qualifying school districts to levy on residential construction certain impact fees over and above statutory school fees. These supplemental fees have come to be known as “Level 2” and “Level 3” Fees, and they derive their authority from Government Code Sections 65995.5 through 65995.7. Level 2 Fees and Level 3 Fees are distinguishable from statutory developer fees (“Statutory Fees” or “Level 1 Fees”), which are structured and implemented under different procedures and laws (see Ed. Code, §17620; Gov. Code, §65995 et seq.; Gov. Code, §66001 et seq.). Level 1 Fees are set by the State Allocation Board (“SAB”) at a fixed amount per square foot of residential and commercial development, and the amounts are adjusted for inflation every two years in an amount equal to the statewide cost index for Class B construction. Currently, the new maximum Level 1 Fee amounts are \$5.17 per square foot of residential construction and \$0.84 per square foot of commercial/industrial construction.

As referenced, SB 50 established statutory authority to allow school districts to impose Level 2 and Level 3 Fees on residential construction only if a school district meets certain conditions. Level 2 Fees are established to provide approximately 50 percent of the cost of new school construction and site costs. Level 3 Fees are established to provide approximately 100 percent of the cost of school construction and site costs but may only be levied by school districts if state funding becomes unavailable from the SAB.

The purpose of this School Facility Needs Analysis (“Needs Analysis”) is to address the requirements of Government Code Sections 65995.5-65995.7 to establish the District’s ability to impose Level 2 Fees, and – when and if available – Level 3 Fees, for the 12-month period beginning upon approval of this Needs Analysis by the District governing board, and to calculate the amounts authorized by statute.

In order to impose Level 2/Level 3 Fees, this Needs Analysis must make the following determinations:

1. Determine if the District has been approved eligible by the State Allocation Board (“SAB”) for new construction grant funds under the School Facility Program (“SFP”);
2. Determine if the District has satisfied two of the four requirements set forth in Government Code § 65995.5(b)(3); and
3. Determine the District’s maximum allowable Level 2 Fee and Level 3 Fee as authorized by Government Code Sections 65995.5 and 65995.7, respectively.

In addition to making these determinations, this Needs Analysis must establish that a reasonable relationship or “nexus” exists between new development that occurs within the District and the need for additional school facilities as a result of new development, in accordance with the requirements of Government Code Section 66001 et seq.

SUMMARY OF FINDINGS

1. The District’s enrollment, as of October 2023, was 5,221 total students. Additionally, the District’s adjusted SB 50 capacity for 2023-24 was 5,117 K-12 students. Since the District’s enrollments exceed the adjusted SB 50 capacity, new school facilities will be required to house enrollments generated by new development.
2. The District has two Mello-Roos Community Facilities Districts (“CFDs”). Special taxes from new residential development within the CFDs fund the facility needs created by the students generated within the CFD. Therefore, this Needs Analysis only addresses the facility needs created by current and future new development occurring outside the CFDs. Similarly, any residential development paying mitigation through a developer mitigation agreement is excluded. In this Needs Analysis, the remaining anticipated new housing units are referred to as “unmitigated housing units.” Based on information from the City of Fairfield, City of Vacaville, and the County of Solano, 1,628 unmitigated new single-family homes (“SFR”) and 172 unmitigated new multifamily units (“MFR”) are forecast to be constructed within the District over the next 5 years.

3. A student generation rate analysis of newly constructed residential units finds that each new single-family home generates an average of 0.63 K-12 students, while each new multifamily unit generates an average of 0.27 K-12 students.
4. An additional 1,005 students are projected from the 1,736 unmitigated new housing units expected over the next five years.
5. Effective January 1, 2024, the District's allowable costs for school construction pursuant to SB 50 are \$16,053 per K-6 student, \$17,019 per 7-8 student and \$21,592 per 9-12 student.
6. In addition to school construction costs, SB 50 allows 50 percent of site acquisition, site development, and off-site development costs to be included. The allowable site acquisition and site development costs per student for the District are \$7,401 per elementary school student, \$8,920 per middle school student, and \$14,794 per high school student.
7. The total allowable costs are \$23,454 per elementary student, \$25,939 per middle school student, and \$36,386 per high school student for the Level 2 fee.
8. Based on an average new single-family home size of 2,350 square feet and a multifamily unit size of 900 square feet, the total projected new residential area for unmitigated housing is 3,979,593 square feet.
9. Based on costs allowable by Government Code § 65995, this Needs Analysis concludes that the maximum amount chargeable to residential development as a Level 2 Fee is \$6.99 per square foot of new residential area and the maximum amount chargeable to residential construction as a Level 3 Fee is \$13.98, if and when Level 3 Fees become available.
10. The District has no surplus school sites, surplus facilities, or other local funding for capital improvements that may be used to offset the cost of facilities needed for students from new residential development subject to the Level 2 or Level 3 fee.
11. The District is eligible for new construction funding under the School Facility Program ("SFP") and satisfies 3 of the 4 statutory requirements necessary to levy Level 2 and Level 3 fees pursuant to Government Code § 65995.5(b)(3).

SUMMARY OF RECOMMENDATIONS

1. The District should impose and levy a Level 2 Fee at the rate of \$6.99 per square foot for all new residential development, except for any residential development that is paying mitigation of facility impacts through a developer mitigation agreement, Mello-Roos tax, or other special tax and should authorize the imposition of Level 3 Fees if available.
2. Level 2 and Level 3 Fees should be adopted in accordance with Government Code § 65995.6.

LEVEL 2 & 3 FEE ELIGIBILITY

LEVEL 2 FEE

This section frames the District’s eligibility to levy alternative school facility fees (“Level 2 and Level 3 fees”), in terms of the statutory requirements pursuant to Government Code Sections 65995.5(b)(1) and 65995.5(b)(3). In general, the District must make a “timely” application to the State Facilities Program and satisfy a certain number of statutory requirements in order to levy a Level 2 or Level 3 fee. The specific requirements and findings for both fees are discussed below.

The school district must make a timely application for state funding for new construction under the State Facilities Program

This statutory requirement has been met. On August 17, 2000, the District submitted eligibility documents to the State to participate in the State Facilities Program. SAB forms 50-01, 50-02, and 50-03 were approved by the State Allocation Board on July 26, 2000.

Until January 1, 2000, satisfy one of the following conditions and, on or after January 1, 2000, meeting two of the following conditions:

1. Attempt to pass a local bond at least once within the past four years and get the approval of 50 percent plus one of the voters.

This statutory condition has been met. The District’s Measure M local bond measure in November 2022 received 50.01% support.

2. Have at least 30 percent of K-6 enrollment on multi-track year-round education, or at least 40 percent of public-school students in grades K-12 are on multi-track year-round education schedules within the high school attendance area for which the district is applying for funding.

This statutory condition has not been met. The District does not have any schools on a multi-track year-round education schedule.

3. Have issued debt or incurred obligations for capital outlay in an amount equivalent to 15 percent of the district’s local bonding capacity (30 percent if post-November 1998 landowner-approved Mello-Roos bonds are included).

This statutory condition has been met. The District’s current debt level is percent of the District’s bonding capacity, as calculated in Appendix A.

4. At least 20 percent of the teaching stations in the district are relocatable classrooms.

This statutory condition has been met. The District's total classroom inventory is 21.3 percent relocatable classrooms.

The District has made a timely application for state funding, attempted a local bond measure within the past four years and gained approval by a majority of at least 50 percent plus one, and currently holds a bonded indebtedness exceeding 15 percent of the District's bonding capacity. Additionally, over 20 percent of the District's teaching stations are housed in relocatable classrooms. Consequently, the District satisfies three out of the four statutory requirements for levying Level 2 residential fees.

LEVEL 3 FEE

If the District meets the statutory requirements to levy Level 2 Fees and the State Allocation Board is no longer approving apportionments for new construction under Article 5 of Chapter 12.5 of Part 10 of the Education Code, the District is eligible to increase fees to levy Level 3 Fees pursuant to Government Code § 65995.7.

DISTRICT PROFILE

DISTRICT PROFILE

The Travis Unified School District currently serves K-12 students in an area encompassing portions of the City of Fairfield (including Travis Air Force Base), the southern portion of the City of Vacaville, and some unincorporated areas of Solano County. The District maintains five elementary schools, one middle school, a high school, a continuation high school, and a community day school.

ENROLLMENT (2023-24)

Figure 1 below presents the District's K-12 enrollment for the 2023-24 school year.

FIGURE 1 – 2023-24 ENROLLMENT

Grade	Oct-23
K-6	2,860
7-8	742
9-12	1,619
Total Regular Enrollment	5,221
Continuing Education	71
Non Public School	14
TOTAL ENROLLMENT	5,306

Source: Travis Unified School District

EXISTING SCHOOL BUILDING CAPACITY

Pursuant to SB 50, existing school building capacity is determined by a teaching station methodology whereby each permanent teaching station is counted and loaded at the rate of 25 students per classroom for grades K-6 and 27 students per classroom for grades 7-12. Pursuant to Education Code § 17071.30(b), the maximum number of portable classrooms included within the capacity calculation shall not exceed 25 percent of the number of permanent classrooms.

Figure 2, on the following page, presents an analysis of total teaching station counts and housing capacities loaded at SB 50 standards. By this measure, the District's 2023-24 total student capacity is 5,117 students.

FIGURE 2 – EXISTING SCHOOL BUILDING CAPACITY (2023-24)

	Grade Levels	Permanent Classrooms	Total Portable Stations	Allowable Portable Stations ¹	Allowable Teaching Stations	Total Capacity ²
Elementary Schools						
Cambridge	K-6	6	21	2	8	200
Center	K-6	26	1	7	27	675
Foxboro	K-6	15	17	4	19	475
Scandia	K-6	13	4	4	17	425
Travis	K-6	30	0	8	30	750
Elementary School Capacity		90	43	25	101	2,525
Middle Schools						
Golden West	7-8	34	6	9	40	1,080
Middle School Capacity		34	6	9	40	1,080
High Schools						
Vanden	9-12	65	2	17	67	1,809
High School Capacity		65	2	17	67	1,809
TOTAL CAPACITY						5,414

Source: Travis Unified School District

Notes:

¹ Pursuant to SB50, portable classrooms are included in school capacity calculations for SB50 fees at a rate up to 25 percent of the number of permanent classrooms minus interim housing for modernization.

² Capacity is equal to the counted number of total teaching stations times 25 students per station for grades K-6 and 27 students per station for grades 7-12.

Figure 3 compares the District’s October 2023 enrollment with the District’s student capacity pursuant to Education Code § 17071.30(b) with an adjustment for the high school capacity funded by and reserved for future students generated by CFD No. 2. As shown, there is no excess capacity at the District’s elementary schools and high school. The excess capacity at the middle school will be needed to accommodate the elementary student capacity shortfall.

In 2009-10, the District modernized and expanded Vanden High School by replacing 17 portable classrooms with 24 permanent classrooms. The expansion was funded by the District’s 2006 Certificates of Participation (“2006 COP”). Since the debt service on the 2006 COP is solely funded by CFD No. 2 special taxes, these facilities are reserved for future 9-12 students generated by the homes within CFD No. 2. It would be unfair and inappropriate to consider the school capacity constructed for future enrollments from projects within CFD No. 2 since it was provided in advance from the 2006 COP. Therefore, this capacity is not considered for the purpose of determining existing school building capacity and the Level 2 fee in the Needs Analysis.

FIGURE 3 – SB50 CAPACITY VS. ENROLLMENT (2023-24)

Grade Levels ¹	SB50 Capacity	Capacity Adjustment ²	SFNA Capacity	Oct-23 Enrollment	Excess Capacity
Elementary Schools (K-6)	2,525	0	2,525	2,860	(335)
Middle Schools (7-8)	1,080	0	1,080	742	338
High Schools (9-12)	1,809	(297)	1,512	1,619	(107)
Total K - 12	5,414	(297)	5,117	5,221	(104)

Notes:

¹ Enrollment and capacity figures excluded transitional kindergarden, high school continuation, and alternative education students.

² Adjustment for added capacity paid by CFD No. 2 and reserved for 9-12 students to be generated by CFD No. 2.

PROJECTIONS AND DEMOGRAPHICS

PROJECTED UNMITIGATED RESIDENTIAL DEVELOPMENT

The District has two Mello-Roos Community Facilities Districts (“CFDs”). Special taxes from new residential development within the CFDs fund the facility needs created by the students generated within the CFD. Therefore, this Needs Analysis only addresses the facility needs created by new development, not within either CFD. Similarly, any residential development paying mitigation through a developer mitigation agreement is excluded. These remaining new housing units are referred to as “unmitigated housing units.” Mitigated development projects included Goldridge, Villages of Fairfield, Madison, and Southtown.

Figure 4 below lists the approved and proposed unmitigated residential building projects within the District’s boundaries that are currently subject to the Level 2 fee.

FIGURE 4 – UNMITIGATED RESIDENTIAL DEVELOPMENT PROJECTS (AS OF JANUARY 2024)

	Housing Type	Total Units Planned	Permits Issued	Remaining Buildout
Travis Crossing	SFR	79	0	79
Hawthorne Mill	SFR	250	0	250
Bonafacio Property	SFR	100	0	100
Monte Verde	SFR	124	48	76
Train Station Specific Plan	SFR	3,875	665	3,210
Train Station Specific Plan	MFR	2,535	190	2,345
Biggs Property	SFR	75	0	75
Vanden Meadows	SFR	780	470	310
McAvenia Property	SFR	105	0	105
Foxboro Knoll	SFR	58	6	52
Vandengate	SFR	42	0	42
Vanden Cove	SFR	114	0	114
Total Housing Units		8,137	1,379	6,758

Source:

City of Fairfield Planning Division

City of Vacaville Planning Division

County of Solano Resources Management Department

Figure 5 below presents the five-year projected unmitigated residential development subject to the Level 2 fee within the District. Based on historical building activity; projections from each respective city; and the remaining number of units to be built; this Needs Analysis projects that building permits will be issued for 1,628 unmitigated single-family residential homes (“SFR”) and 172 unmitigated multifamily residential (“MFR”) units by year-end 2028.

FIGURE 5 – PROJECTED UNMITIGATED HOUSING UNITS

Year	SFR	MFR
2024	176	0
2025	409	43
2026	363	43
2027	376	43
2028	303	43
Total	1,628	172

STUDENT GENERATION RATES

Student generation rates, otherwise known as “yield factors,” are the average number of students that are generated by each housing unit. The student generation rates for new housing units were determined by SCI Consulting Group using an address match methodology. Enrollment data was address-matched with housing units constructed within the District over the last five years. The student generation rate analysis found that new single-family homes are generating an average of 0.63 K-12 students, while multifamily residential units are generating an average of 0.27 K-12 students.

FIGURE 6 – STUDENT GENERATION RATES FOR NEW HOUSING

Housing Type	K-6	7-8	9-12	Total
New Single Family Residential	0.29	0.11	0.23	0.63
Multi-Family Residential	0.15	0.05	0.07	0.27

ENROLLMENT FROM NEW UNMITIGATED HOUSING UNITS

Figure 7 below lists the number of students projected by year and grade level from the forecasted new unmitigated housing units. If 1,736 new unmitigated housing units are constructed as projected, and each new SFR and MFR is expected to generate 0.63 and 0.27 K-12 students respectively, then District enrollment will add 1,005 K-12 students from unmitigated housing units.

FIGURE 7 – ENROLLMENT GENERATED BY NEW UNMITIGATED HOUSING UNITS

Year	Projected Homes		Students Generated			
	SFR	MFR	K-6	7-8	9-12	Total
2024	176	0	52	20	41	78
2025	409	43	126	48	97	271
2026	300	43	94	36	72	202
2027	376	43	116	44	90	250
2028	303	43	95	36	73	204
Total	1,564	172	483	184	373	1,005

UNHOUSED STUDENTS

As previously shown, no excess capacity exists at the elementary and high school levels; thus, all elementary and high school students generated by unmitigated housing units are considered unhoused. However, existing capacity exceeds middle school enrollment by 338 students. The District will experience middle school enrollment growth beyond the five-year period of this Needs Analysis. Therefore, the excess middle school capacity will be needed to house students generated from residential units constructed over the next five (5) years and residential units constructed beyond the five-year period of this Needs Analysis. Therefore, the excess middle school capacity shown in Figure 3 must be allocated between the projected unmitigated housing units shown in Figure 5 and unmitigated housing units to be constructed beyond the next five (5) years.

Based upon development projects identified by the City of Fairfield and City of Vacaville with the District, the District can expect an additional 6,758 single-family and 2,345 multifamily unmitigated units at buildout of the District. These figures include residential units for the next five (5) years and residential units to be constructed beyond the next five (5) years. Using the student generation rates from Figure 6, these new homes will generate 2,314 K-6, 861 7-8, and 1,711 9-12 students at buildout.

Allocating the excess middle school capacity identified in Figure 3 between the residential units to be constructed over the next five (5) years and residential units to be constructed beyond the next five (5) years based on the number of students each group of residential units is expected to generate results in middle school student capacity to be allocated over the next five (5) years. Therefore, only 112 middle school students of the 184 students generated by new development over the next five (5) years are considered unhoused.

FIGURE 8 – UNHOUSED STUDENTS (UNMITIGATED HOUSING UNITS)

Grade Level	Students from Unmitigated Units	Current Excess Capacity	Excess Capacity Allocated to Students (5 Years Unmitigated)	Capacity Allocated after 5 years to Buildout	Unhoused Students from Unmitigated Units
Elementary Schools (K-6)	483	0	0	0	483
Middle Schools (7-8)	184	338	72	266	112
High Schools (9-12)	373	0	0	0	373

NEW RESIDENTIAL BUILDING AREA (UNMITIGATED HOUSING UNITS)

Based on average dwelling size estimates from the City of Fairfield and the City of Vacaville, the following figure shows the new residential square footage expected from the unmitigated housing units to be constructed in the District within the next five years.

FIGURE 9 – NEW RESIDENTIAL SQUARE FOOTAGE (UNMITIGATED HOUSING UNITS)

	SFR	MFR	Ave/Total
Average Dwelling Size (Sq. Ft.)	2,350	900	2,211
Total Units (5 years)	1,628	172	1,800
Total Residential Square Footage	3,824,793	154,800	3,979,593

LEVEL 2 FEE DETERMINATION

Education Code § 17072.10 establishes allowable cost factors for new school construction that are used to determine the appropriate Level 2 (and Level 3) fee for new residential development. These cost factors are developed on a per-student basis and are based on approximately 50 percent of statewide new school construction costs. It should be noted, however, that the actual cost of new school construction may be significantly higher than the cost factors indicate. Any shortfall in funding from the SFP and Level 2 fees is expected to be addressed by school districts.

ALLOWABLE COSTS

Effective January 1, 2024, the allowable cost factors for new school construction are \$16,053 per elementary student, \$17,019 per middle school student, and \$21,592 per high school student. These allowable cost factors include the base per-pupil grant pursuant Education Code § 17072.10 and the auto alarm/detection grant and the sprinkler grant required by Education Code § 17074.56(a) for each grade level. These allowable costs are summarized in the figure below.

FIGURE 10 – SUMMARY OF ALLOWABLE COSTS FOR NEW SCHOOL CONSTRUCTION

	K-6	7-8	9-12
Per Pupil Base Grants ¹	\$15,770	\$16,679	\$21,223
Automatic Fire Detection/Alarm System Grants ¹	\$19	\$25	\$42
Automatic Sprinkler System Grants ¹	\$264	\$315	\$327
Total Per Pupil Grants	\$16,053	\$17,019	\$21,592

Source: State Allocation Board

Notes:

¹ Approved January 24, 2024 by the State Allocation Board to become effective January 1, 2024.

In addition, Education Code § 17072.10 allows for 50 percent of the cost of site acquisition, offsite improvements, and site development to be included in the determination of the Level 2 fee.

Land acquisition costs with the District are assumed to be \$557,000. However, the land acquisition cost for the next elementary is an average of the actual acquisition costs for the two sites, which were purchased with 2006 C.O.P. funds supported by CFD No. 2 special tax proceeds. The land acquisition cost for the next middle school reflects the actual cost per acre for the purchase of the 30-acre site Nut Tree Road site. Land acquisition costs also included an additional 4 percent for appraisal, survey, and escrow costs as allowed by SAB Regulation 1859.74(a)(2).

Site development costs, which include costs for on-site development, grading, and public infrastructure improvements, are estimated to be \$505,000 per acre for elementary and middle schools and \$401,000 per acre for high schools. These costs are based on actual site development costs (adjusted for inflation) of new schools recently constructed in neighboring school districts in Solano County.

As further detailed in Figure 11, the site acquisition and development costs equate to \$6,099 per elementary student, \$7,326 per middle school student, and \$13,329 per high school student. Additionally, Education Code Sections 17070.35, 17072.12 and 17072.35 allow for an additional grant for site development costs which equates to a 6% increase to the base grant for elementary and middle school and a 3.75% increase for high school plus \$25,670 per new, useable acre acquired for new construction. These additional grant amounts equate to \$1,302 per elementary student, \$1,594 per middle school student and \$1,465 per high school student.

Total SB 50 new school construction costs per student are \$23,454 per elementary student, \$25,939 per middle school student and \$36,386 per high school student.

LEVEL 2 FEE DETERMINATION

The determination of allowable costs and Level 2 fees is presented in the figure on the following page. This figure calculates a *composite* single-family / multifamily fee based on aggregate SB 50 new school facility construction costs. This fee is the amount that is justified and should be established for new residential construction. As shown, the District can justify a *Level 2 fee* in the amount of \$6.99 per square foot of new residential area.

FIGURE 11 – LEVEL 2 FEE DETERMINATION

	Grade Level			Total
	K-6	7-8	9-12	
Unhoused Enrollment From New Development	483	112	373	968
New School Size	650	900	1,200	
New Schools Needed	0.74	0.12	0.31	
Acreage Required (1998 CDE Guidelines)	9.0	20.8	31.3	
Total Acreage Required	6.7	2.5	9.7	18.9
Average Land Acquisition Cost per Acre ¹	\$376,000	\$129,000	\$574,000	
Site Development Cost per Acre ²	\$505,000	\$505,000	\$448,000	
Total Site Acquisition/Development Cost/Acre	\$881,000	\$634,000	\$1,022,000	
Allowable SB50 Site Acq./Devel. Costs per Acre ³	\$440,500	\$317,000	\$511,000	
SB50 Unhoused Pupil Grant ⁴	\$16,053	\$17,019	\$21,592	
Allowable SB50 Site Acq./Devel. Cost per Student ⁵	\$6,099	\$7,326	\$13,329	
Additional Site Development Grant per Student	\$1,302	\$1,594	\$1,465	
Total Allowable Cost per Student	\$23,454	\$25,939	\$36,386	
SB50 School Facilities Cost for New Students ⁶	\$7,753,599	\$1,906,128	\$8,053,816	\$17,713,543
SB50 Site Acquisition & Development Costs ⁷	\$3,574,616	\$999,065	\$5,518,164	\$10,091,845
Total Allowable SB50 Costs	\$11,328,215	\$2,905,193	\$13,571,980	\$27,805,388
Total New Residential Area (Sq. Ft.)				3,979,593
Alternative Level 2 Fee per Square Foot				\$6.99

Notes:

¹ Land acquisition cost for elementary school facilities is average of the actual acquisition costs of the District's two elementary school sites. The land acquisition cost for the next middle school reflects the actual cost of the site. Land acquisitions costs also included an additional 4 percent for appraisal, survey and escrow costs as allowed by SAB Regulation 1859.74(a)(2).

² Estimated cost per acre for site development, grading, and public infrastructure improvements.

³ Pursuant to SB50, 50 percent of total site acquisition and development costs are allowable in calculating Level 2 fees.

⁴ The unhoused pupil grant is the sum of the base grant, the auto/detection grant and the fire sprinkler grant adjusted by the State Allocation Board effective January 1, 2024.

⁵ The allowable SB50 site acquisition and development costs calculated per student utilizing new school size and acreage required per campus.

⁶ This amount equals the total school construction costs that may be funded with SB50 fees.

⁷ SB50 fees (approximately 50 percent of projected costs) may fund total cost for site acquisition and development.

LEVEL 3 FEE DETERMINATION

As previously discussed, if the District meets the statutory requirements to levy Level 2 Fees and the State Allocation Board is no longer approving apportionments for new construction under Article 5 of Chapter 12.5 of Part 10 of the Education Code, the District is eligible to increase fees to levy Level 3 Fees pursuant to Government Code § 65995.7, which are set at twice the currently justified amount for Level 2 fees. The amounts of these Level 3 fees for residential construction are as shown below and are justified if the conditions for imposing a Level 3 Fee (lack of state funding) are met.

By statute, the District governing board may offer to any property owner a reimbursement election for the difference between Level 2 Fees and any Level 3 Fees paid, to the extent the District receives state funds for school construction for which the Level 3 payments were made. If such reimbursement were to occur, the District could deduct from the reimbursable amount its expenditures for interim housing for students from new residential development.

FIGURE 12 – LEVEL 3 FEE DETERMINATION

Allowable Costs and Level 3 Fee	Amount
Allowable Cost per Elementary Student	\$46,908
Allowable Cost per Middle School Student	\$51,878
Allowable Cost per High School Student	\$72,772
Allowable Level 3 Fees per Square Foot	\$13.98

SCHOOL SITES, FACILITIES, AND LOCAL FUNDING SURPLUSES

This section evaluates and considers surplus school sites, surplus facilities, and other local funding for capital improvements that can be used to offset the cost of facilities needed for students generated by unmitigated residential development. More specifically, pursuant to Government Code § 65995.6(b), the District must “identify and consider (a) 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, (b) the extent to which projected enrollment growth can be accommodated at existing surplus school facilities, and (c) local sources of revenue that are available or dedicated to finance the construction or reconstruction of school facilities need to accommodate any growth in enrollment attributable to new residential development.”

SURPLUS SCHOOL SITES

The District owns a 30-acre school site on Nut Tree Road in Vacaville and a 10-acre school site with the Goldridge development. The sites were purchased with 2006 COPs funds supported by CFD No. 2 special tax proceeds. For the purposes of this Needs Analysis, these sites are assumed to be available for one of the two next elementary schools and the next middle school. Since CFD No. 2 proceeds are intended to fund school facilities required for the students generated by new development within CFD No. 2, the land acquisition cost for this site is recovered in the fee at the actual cost. The District owns no other property that might be available for sale to finance school facilities.

SURPLUS SCHOOL FACILITIES

The District has no other existing surplus school facilities to accommodate projected enrollment growth from new development.

SURPLUS LOCAL FUNDS

The following is an evaluation of other local funding sources that might be available or could be dedicated to financing the construction or reconstruction of school facilities needed to accommodate enrollment growth attributable to new residential development.

MELLO-ROOS COMMUNITY FACILITIES DISTRICTS

The District has two Mello-Roos Community Facilities Districts (“CFDs”). Properties included in these CFDs pay special taxes for new school construction that are in lieu of Level 2 fees. These special taxes are used to pay the principal and interest payments on the Certificates of Participation discussed on the following page.

CERTIFICATES OF PARTICIPATION

Certificates of Participation (“COPs”) were first authorized and issued by the District in 1992 for Travis USD Mello-Roos CFD No. 1. The COP proceeds were used to construct school facilities required for enrollments generated by new development within CFD No. 1. In 2006, Certificates of Participation were authorized and issued by the District for Travis USD Mello-Roos CFD No. 2. The COP proceeds were used to construct school facilities required for enrollments generated by new development within CFD No. 2. No proceeds remain from these COP issuances to offset Level 2 Fees.

GENERAL FUND REVENUE

The District’s general funds are needed by the District to provide for the operation of its instructional program. There are no unencumbered funds that could be used to construct new facilities or reconstruct existing facilities.

LOTTERY REVENUE

Government Code § 8880.5(m) states that “all funds from the California State Lottery Education Fund shall be used exclusively for the education of pupils and students and no funds shall be spent for acquisition of real property, construction of facilities, financing research, or any other non-instructional purpose.”

COMMERCIAL / INDUSTRIAL STATUTORY FEES

Commercial and industrial statutory fees levied pursuant to Government Code § 65995(b)(2) continues to be justified for the District. These fees offset only a portion of the cost of new school facilities and will continue to be needed to provide additional school facilities for enrollments generated by employees from new commercial and industrial businesses.

OTHER LOCAL FUNDING SOURCES

Any other local funding sources that may become available will be required to provide additional school capacity for currently unhoused enrollments.

NEXUS FINDINGS

This section frames the results of the Needs Analysis in terms of the nexus requirements pursuant to California Government Code § 66001(a) & (b). In general, it must be demonstrated that a reasonable relationship or “nexus” exists between the amount of the fee and the cost of the additional school facilities attributable to the new development on which the fee is imposed. The specific nexus requirements and findings for the fee are discussed below.

IDENTIFY THE PURPOSE OF FEE

The purpose of the fee is to provide funding for the construction and reconstruction of school facilities for new students generated by residential and, with respect to Level 1 Fees only, by commercial/industrial development.

IDENTIFY THE USE OF FEE

As outlined in the Needs Analysis, the general purpose of the fee is to fund the construction of additional school facilities as outlined in the Needs Analysis. The District may need to purchase or lease portable classrooms to use for interim housing while permanent facilities are being constructed.

Revenue from the fee collected on residential and commercial/industrial development may be used to pay for any of the following:

1. Construction or reconstruction of school facilities.
2. Acquisition or leasing of land for school facilities.
3. The design of school facilities.
4. Permit and plan checking fees,
5. Testing and inspection of school sites and buildings,
6. Purchased or leased interim school facilities.
7. Legal and administrative costs associated with providing school facilities to students generated by new development.
8. Administration of the justification and collection of developer fees
9. Other miscellaneous costs resulting from student enrollment growth caused by new development.

DETERMINE HOW THERE IS A REASONABLE RELATIONSHIP BETWEEN THE FEE'S USE AND THE TYPE OF DEVELOPMENT PROJECT ON WHICH THE FEE IS IMPOSED

New residential development will cause families to move into the District and will, consequently, generate additional students in the District. As previously discussed, adequate school facilities do not exist for all these students. New residential development, therefore, creates a need for additional school facilities. The fee's use (acquiring new facilities) is, therefore, reasonably related to the type of project (new residential development) upon which it is imposed.

DETERMINE HOW THERE IS A REASONABLE RELATIONSHIP BETWEEN THE NEED FOR PUBLIC FACILITIES AND THE TYPE OF DEVELOPMENT ON WHICH THE FEE IS IMPOSED

As previously discussed in this Needs Analysis, the District has insufficient permanent capacity to house all additional students projected to enroll in the District. New residential development, therefore, will generate "unhoused students" and, consequently, create a need for additional school facilities.

DETERMINE HOW THERE IS A REASONABLE RELATIONSHIP BETWEEN THE AMOUNT OF FEE AND THE COST OF THE PUBLIC FACILITY ATTRIBUTABLE TO THE DEVELOPMENT ON WHICH THE FEE IS IMPOSED

The relationship between the amount of Level 2 and Level 3 Fees and the cost of the school facilities attributable to new residential development is detailed in Figures 11 and 12. As shown, the cost of school facilities attributable to each square foot of new residential housing units is \$6.99 per square foot for the Level 2 Fee and \$13.98 per square foot for the Level 3 Fee.

APPENDICES

Appendix A – Analysis of Available School Sites

Appendix B – Bonding Capacity Analysis

APPENDIX A – BONDING CAPACITY AND CAPITAL OUTLAY ANALYSIS

BONDING CAPACITY AND CAPITAL OUTLAY ANALYSIS

Assessed Value Calculation

District Assessed Value (July 1, 2023)	\$4,352,752,967
Maximum Bonding Percentage	<u>2.5%</u>
District Maximum Bonding Capacity	\$108,818,824

Outstanding Debt Obligation ¹

Total COPs (As of July 1, 2023)	<u>\$29,469,173</u>
Total Debt Obligation for Capital Outlay	\$29,469,173
Percentage of Bonding Capacity ²	27.1%

Notes:

¹ Remaining principal amount only.

² Level 2 fee prerequisite threshold is 15 percent since the CFD No. 1 special tax was approved by the property-owners prior to 1998.

APPENDIX B – ANALYSIS OF AVAILABLE SCHOOL SITES

ANALYSIS OF AVAILABLE SCHOOL SITES

Site Location	Acreage	Funding Source	Purchase Price	Status
Nut Tree Road	30.0	2006 COP (CFD No. 2)	\$3,700,000	Elementary and middle school site
Goldridge Development	10.0	2006 COP (CFD No. 2)	\$6,000,000	Elementary school site

Source: Travis Unified School District

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