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School Facilities Needs Analysis

Riverside Unified School District

February 13, 2014

School Facilities Needs Analysis as provided for in
Government Code Section 65995 *et seq.*

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Executive Summary

On November 3, 1998, California voters approved Proposition 1A, the Class Size Reduction Kindergarten-University Public Education Facilities Bond Act of 1998. Such passage was a precedent to the enactment of Government Code Sections 65995.5, 65995.6, and 65995.7. Prior to the passage of Proposition 1A, school districts relied on the Statutory Fee provided in Assembly Bill 2926 (School Fee Legislation) which was adopted in 1986, as well as certain court decisions (i.e., *Mira-Hart-Murrieta*) requiring that under certain circumstances new development reasonably mitigate its impact on school facilities. In a post-Proposition 1A environment, the Statutory Fee contained in the School Fee Legislation remains and mitigation requirements not embodied in a mitigation agreement but set forth in conditions of approval remained enforceable until January 1, 2000. These non- contractual requirements have been replaced by Alternative Fees – sometimes referred to as Level II and Level III Fees as to new residential construction. The Statutory Fee is referred to in these circumstances as Level I Fees applicable to new residential construction and certain other residential construction, as well as commercial and industrial development.

The purpose of a School Facilities Needs Analysis (“SFNA”) is to quantify, for the next five-year period, the impacts of new development on the school district’s facilities and calculate the permissible Level II and Level III Fees. Using a statutorily prescribed methodology, the SFNA requires using a state mandated “per pupil” grant, a limited sampling for determining student generation and does not provide for funding of interim facilities or central administration and support. Because of the prescribed methodology, the Level II and Level III Fees do not correspond to the true impact on school facilities.

In recognition of the impact on school facilities resulting from new residential development, the Riverside Unified School District (“RUSD” or “District”) and the development community previously entered into various mitigation agreements in order to ensure the timely construction of school facilities to house students generated from such new development (“Mitigated Developments”). The primary financing mechanism to provide school facilities to the Mitigated Developments is the formation of community facilities districts (“CFDs”). These Mitigated Developments have been excluded from the projections contained within this SFNA as they are providing funding and support to the District’s school facilities program that will not generate “Unhoused Students”. Accordingly, the Level II and Level III Fees are not applicable to such Mitigated Development.

The school district notifies the relevant cities and the county of the SFNA and provides relevant and available information relating to the expansion of existing school sites or the necessity to acquire additional school sites, including notice of a proposed meeting to discuss this information in accordance with Government Code Section 65352.2. The governing board must adopt the SFNA at a public hearing after the report has been made available to the public for a period of not less than 30 days. Prior to the adoption of the SFNA, the public is given the opportunity to review and comment on the SFNA and the governing board must respond to written comments it receives. The Level II and Level III Fees must be adopted by a resolution of the governing board as part of the adoption of

the SFNA. The Alternative Fees are effective immediately after adoption of the resolution per Government Code Section 65995.6(f), and may not be in effect for more than one year.

On March 18, 2013 the Riverside Unified School District Board of Education adopted Resolution No. 2012/13-53 establishing a Level II Fee of \$3.77 per square foot and a Level III fee of \$7.55 per square foot. These Alternative Fees remain in effect through March 19, 2013, or until a revised report is adopted.

The following SFNA was prepared in compliance with Government Code Section 65995 *et seq.* and provides the determination of eligibility for, and the calculation of, a Level II Fee of \$4.00 and a Level III Fee of \$8.01. If adopted, these Alternative Fees are effective for not more than one year and must be substantiated and adopted on a yearly basis.

Riverside Unified School District

This SFNA has been prepared in accordance with applicable law including Section 65995, et seq. of the California Government Code.

Introduction

A SFNA is prepared and adopted by the governing board of a school district to determine the need for new school facilities to house pupils that are attributed to projected enrollment growth from the development of new residential units over the next five years. The analysis takes into account current capacity, surplus property, and dedicated local funding sources.

A SFNA is required to be adopted by resolution at a public hearing after it has been made available to the public for a period of not less than thirty days. The Alternative Fees (Level II or Level III, discussed herein) are adopted by a resolution of the governing board as part of the adoption of the SFNA. The Alternative Fees authorized by the resolution take effect immediately, and are in effect for a maximum of one year.

Senate Bill 50

On November 3, 1998, California voters approved Proposition 1A, the Class Size Reduction Kindergarten-University Public Education Facilities Bond Act of 1998. The passage of Proposition 1A authorized \$9.2 billion in State bonds for K-12 and higher education school facilities construction and modernization and satisfied the statutory requirement for SB-50 to become effective.

The approval of Proposition 1A activated the provisions of Government Code Sections 65995.5, 65995.6, and 65995.7. The new program, known as the School Facilities Program ("SFP"), established a State program to provide State per pupil funding for new construction and modernization of existing school facilities. Additional funds have been provided by subsequent voter approval of bonds for funding of the SFP. The SFP requires the State to provide an estimated 50% of the funds required for new school projects ("Regular Grant") matched by 50% funding from local funds ("Local Match"). Questions have been raised regarding the adequacy of the Regular Grant to fund 50% of the cost of new construction. The intent is that the Regular Grant, together with the payment of either Statutory School Fees or Alternative School Facilities Fees, both discussed herein, will be adequate to fund all necessary school facilities absent local funds. No consideration was given as to State funding by the Regular Grant for interim facilities or central administration and support facilities.

School Facilities Fees

The following school fees were created by Education Code Section 17620 as well as Government Code Sections 65995.5, 65995.6, and 65995.7.

Statutory School Fees (Level I Fees)

Under the SFP, Statutory School Fees collected pursuant to Education Code Section 17620 and Government Code Section 65995, also referred to as Level I Fees, and Commercial / Industrial Fees, respectively, remain. Currently, they are \$3.36 per square foot of assessable space for residential construction and \$0.54 per square foot of new chargeable covered and enclosed space for Commercial / Industrial construction. The maximum allowable amounts of both fees were established on January 22, 2014, according to an inflation adjustment determined by the State Allocation Board ("SAB").

Alternative Fees - Level II Fee

The Level II Fee is calculated pursuant to Government Code Section 65995.5(c). The formula for calculating the Level II Fee can generally be described as the number of students greater than current capacity ("Unhoused Students") identified to be generated from dwelling units estimated to be constructed during the next five years within the school district, multiplied by the Regular Grant amount per pupil, plus 50% of the sum of site acquisition and development costs. This determination shall include identification and consideration of surplus property or proceeds thereof, if any and if applicable, and local funds available and dedicated for facilities construction. The final sum is divided by the projected total square footage of residential units anticipated to be constructed during the next five years.

Requirements to collect the Level II Fee are as follows:

- A school district's governing board must make a "timely application" to the SAB for new construction funding for which it is eligible and it is determined by the SAB that the District meets the eligibility requirements for new construction as set forth in Education Code Section 17071.10 and Section 17071.75. A school district is deemed eligible by default if the SAB fails to notify the school district within 120 days of receipt of the application.
- A school district must satisfy at least two of four eligibility requirements per Government Code Section 65995.5(b)(3). These requirements are summarized as follows:
 1. The school district meets the Multi Track Year Round Education (MTYRE) Requirement.
 2. The school district has placed a local bond measure on the ballot in the past four years which received at least 50% plus one of the votes.
 3. The school district meets one of the following criteria:

- α. The district has issued debt or incurred obligations for capital outlay equal to 15% of local bonding capacity including indebtedness repaid from:
 - i. property taxes;
 - ii. parcel taxes;
 - iii. the school district's general fund;
 - iv. special taxes levied pursuant to Article XIII A, Section 4 of the California Constitution;
 - v. special taxes levied pursuant to the Mello-Roos Community Facilities District Act of 1982 that are approved by a vote of registered voters;
 - vi. special taxes levied pursuant to the Mello-Roos Community Facilities District Act of 1982 that are approved by a vote of the landowners **prior** to November 4, 1998; or
 - vii. revenues received pursuant to the Community Redevelopment Law (i.e. pass-through funds, tax increment funds).
 - b. The school district has issued debt or incurred obligations for capital outlay equal to 30% of local bonding capacity including indebtedness repaid from:
 - i. property taxes;
 - ii. parcel taxes;
 - iii. the school district's general fund;
 - iv. special taxes levied pursuant to Article XIII A, Section 4 of the California Constitution;
 - v. special taxes levied pursuant to the Mello-Roos Community Facilities District Act of 1982 that are approved by a vote of registered voters;
 - vi. special taxes levied pursuant to the Mello-Roos Community Facilities District Act of 1982 that are approved by a vote of the landowners **after** November 4, 1998; or
 - vii. revenues received pursuant to the Community Redevelopment Law (i.e. pass through funds, tax increment funds).
4. At least 20% of teaching stations per Education Code Section 17071.25 within the school district are relocatable classrooms.

Alternative Fees - Level III Fee

The calculation of the Level III Fee is performed pursuant to Government Code Section 65995.7(a) and is roughly double the Level II Fee plus: i) the full amount of surplus property or proceeds thereof, if any; and ii) the full amount of local funds dedicated by the school district to provide school facilities to accommodate students generated from new growth, including any commercial and industrial fees collected and dedicated for such purposes.

The requirements to levy the Level III Fee are generally as follows:

- State funding is not available per Government Code Section 65995.7(a).
- The school district has adopted the Level II Fee pursuant to Government Code Section 65995.5.

The Level III Fee has a reimbursement provision which is detailed in Government Code Sections 65995.7(b), (c) and (d). In general, there are two types of reimbursement elections. The first is a Statutory Reimbursement, which is the difference between the Level II Fee and the Level III Fee, less any amount expended for interim facilities, to the extent State funding received for such facilities is used to justify a Level III Fee. The alternative, in the sole discretion of the school district, is a Negotiated Reimbursement in which the Negotiated Reimbursement is mutually agreed to by both the district and the party paying the Level III Fee. If the school district fails to offer a reimbursement election or enter into a mitigation agreement, the amount of State funding subsequently received shall be reduced by the difference between the Level II Fee and the Level III Fee, to the extent provided by applicable law.

Reconstruction/Redevelopment

Reconstruction/Redevelopment means the voluntary demolition of existing residential dwelling units or commercial or industrial construction and the subsequent construction of new residential dwelling units ("Reconstruction").

The District anticipates Reconstruction projects, more specifically, the demolishing of existing residential dwelling units replaced with new residential dwelling units, within the next five-year period. In such a situation, the District may levy school fees authorized pursuant to Education Code Section 17620 and Government Code Sections 65995 et seq. ("School Fees") if there is a nexus established between the impacts of the new residential dwelling units after taking into consideration the impact from the prior residential units. In other words, the School Fees must bear a nexus to the burden caused by the Reconstruction project.

The purpose of this section is to set forth a general policy for the levy of School Fees on future Reconstruction projects within the District. The District may levy the applicable Alternative School Fees if an Unmitigated Impact Exists once an analysis has been done on the impact on school facilities from such new residential dwelling units and consideration has been taken as to the impact from pre-existing units.

The analysis will include a review as to whether the Reconstruction project results in an additional impact to the District. This will be analyzed by comparing the square footage and projected number of students and costs generated from the existing residential dwelling units or commercial or industrial structure to the proposed square footage and number of students and costs projected from the new dwelling units using applicable student generation rates determined in this Report and as shown in Table 5.

School Fees will be assessed only to the extent of the actual cost of the school facilities impact determined in Paragraph 1 above, but in no event will the School Fees assessed be greater than the applicable Alternative School Fees. The District will complete a detailed analysis utilizing the above-mentioned criteria to determine the applicability of School Fees to each Reconstruction project presented to the District.

Riverside Unified School District

New Development Fiscal Impact

Regardless of school facilities funding sources, each school district must continuously monitor current capacity, current and projected enrollment and the resulting timing of future facility's needs. These facilities needs are guided by board policy, district standards and community interaction. Ultimately, the ability to meet these school facilities needs is controlled by funding.

While working within the SFP, it is critical that school districts keep in mind the actual cost of new facilities and the district-wide student generation rate. The actual figures allow a school district to accurately and comprehensively plan future facilities. The following Section calculates the actual figures for the Riverside Unified School District ("District") which is located in Riverside County ("County") and encompasses most of the City of Riverside as well as unincorporated territory of the County.

Actual School Costs

Appendix A contains a cost breakdown for each school level. The sources of these actual costs are a blend of recently completed District projects, or current projects, which have been estimated by a construction management firm ("CM") hired by the District. The purchase price of land was determined from a review of recent sales for similar type land. The total cost per school level is shown below:

Table 1 School Facilities Costs by Level and Facilities Cost Per Student			
School Level	Total Facilities Cost	Number of Students Housed	Facilities Cost per Student
Elementary	\$35,701,833	750	\$47,602
Middle	\$49,487,022	900	\$54,986
High	\$140,905,007	2,400	\$58,710

The above table also shows school capacity at the optimum number of students to attend a specific school level. Capacity was calculated by using the current prescribed State loading factors. Special day class loading is 13 students to 1 teacher for non-severely disabled students and 9 students to 1 teacher for severely disabled students.

The division of actual school cost by school capacity results in a cost per student per school level. The sum of the cost per student for each school level is the total cost per student.

Estimated Average District-Wide Student Generation

Estimated average District-wide student generation is calculated by dividing the total number of students by the total number of dwelling units within the District. The source for the total number of students within the District was a September 2013 Enrollment Report plus ungraded secondary severe exceptional needs students and ungraded elementary severe exceptional needs students, as reported by the District. An excerpt of this data is contained as Appendix C as shown on page 1.

The determination of the number of existing dwelling units within the District was taken from the most current available Southern California Association of Governments ("SCAG") data released in March of 2012 for the area of the District within the County of Riverside and the City of Jurupa Valley which reported an estimated total of 8,284 dwelling units to exist through 2013 which include single family detached, single family attached and multi-family dwelling units within the boundaries of the District. The SCAG data is summarized and attached as an enclosure to the letter sent to the County of Riverside and the City of Jurupa Valley (Appendix E). The figure is determined by adding to the figure shown for the year 2008, six twelfths of the difference between the totals shown for 2008 and 2020 $(8,317 + ((8,252 - 8,317) / 12 \times 6) = 8,284)$.

The determination of the number of existing dwelling units within the District was taken from the most current available Southern California Association of Governments ("SCAG") data provided by the City of Riverside in January of 2014 for the area of the District within the City of Riverside which reported an estimated total of 82,069 dwelling units to exist through 2013 which include single family detached, single family attached and multi-family dwelling units within the boundaries of the District. The SCAG data is summarized and attached as an enclosure to the letter sent to the City of Riverside (Appendix E).

The above estimate of total dwelling units of 90,353 $(8,284 + 82,069)$ is used to calculate an estimated average District-wide student generation rate ("SGR"). This calculation is performed in Table 2 below:

Table 2 Calculation of Estimated Average District-Wide Student Generation Rate			
School Level	Student Enrollment	Estimated Number of Dwelling Units Thru 2013	Estimated Average District-Wide Student Generation Rate
Elementary	22,104	90,353	0.2446
Middle	6,204	90,353	0.0687
High	14,149	90,353	0.1566
Total	42,457		0.4699

Cost per Dwelling Unit

The Facilities Cost per Student calculated in Table 1 above, multiplied by the Estimated Average District-wide SGR calculated in Table 2 above, provides the Estimated Average True Cost per Dwelling Unit. This calculation is shown below:

Table 3 Estimated Average True Cost per Dwelling Unit			
School Level	Cost per Student	District-Wide Student Generation Rate	True Cost Per Dwelling Unit
Elementary	\$47,602	0.2446	\$11,643.45
Middle	\$54,986	0.0687	\$3,777.54
High	\$58,710	0.1566	\$9,193.99
Total		0.4699	\$24,614.98

The Estimated Average True Cost per Dwelling Unit figure of \$24,614.98 is a blended figure used to calculate and track the estimated average true impact of development on the school facilities of the District. This figure can be divided by the weighted average square footage of dwelling units projected to be constructed within the District in the next five-year period of 1,728 square feet to compute an estimated average cost per square foot of \$14.24.

Riverside Unified School District

Satisfaction of the Requirements to Levy Alternative Fees

Timely Application

The first requirement, set forth in Education Code Section 17071.10 and Section 17071.75, is that a governing board make a “timely application” to the SAB and be deemed eligible for new construction funding under the School Facilities Program.

The Board of Education of the Riverside Unified School District adopted Resolution No. 1998/99-35 electing to participate in the new School Facilities Program on March 1, 1999. This resolution stated the District’s desire to apply for funding under the new School Facilities Program.

Staff completed the required forms and transmitted the same to the SAB on June 17, 1999. On July 28, 1999, the Eligibility Determination for the District was approved by the SAB. A copy of the most recently transmitted SAB form 50-01 is contained within Appendix B.

Satisfaction of 2 of 4 Eligibility Requirements

A school district must also satisfy at least two of the four requirements per Government Code Section 65995.5(b)(3) as summarized in Section One. The District satisfies two of those requirements:

Table 4 Eligibility Requirements	
Apply	Description
	Multi Track Year Round Education (MTYRE) Requirement.
	A local bond measure on the ballot in the past 4 years which received at least 50% plus 1 of the votes.
X	The district has issued debt or incurred obligations for capital outlay equal to 15% or 30%, as required, of local bonding capacity.
X	At least 20% of teaching stations per Education Code Section 17071.25 within the district are relocatable classrooms.

Further details as to the two eligibility requirements that the District has met are as follows:

- For the 2013/14 tax year, the total assessed value for the District, as reported by the Riverside County Assessor, was \$20,005,687,672. The outstanding principal as of June 30, 2013 of Community Facilities District Bonds was \$123,220,000, of Certificates of Participation was \$12,585,000, and of General Obligation Bonds was \$143,310,000. The sum of the outstanding principals as of June 30, 2013, was \$279,115,000. For a unified school district, the bonding capacity is calculated as 2.5% of the total assessed value. The bonding capacity for the District is \$500,142,192. The District is currently at 55.81% ($\$279,115,000 / \$500,142,192$) of its bonding capacity.
- For the 2013/14 school year, the District has certified that it is operating in excess of twenty percent (20%) of the teaching stations in relocatable classrooms per Education Code Section 17071.25. The District currently has 497 portable classrooms and 1,377 permanent classrooms for a total of 1,874 classrooms. The percentage of portables can be calculated by dividing the number of portables by the total number of classrooms ($497/1,874$) which equals over 26% of the teaching stations being in relocatable classrooms.

Riverside Unified School District

Alternative Fee (Level II)

The following section reflects the calculation of the Level II Fee.

Projected Enrollment from New Homes in the Next Five Years

Student generation for an SFNA is based, per Government Code Section 65995.6, on the historical SGR of new residential units constructed during the previous five years that are of a similar type of unit to those anticipated to be constructed in the next five years. Based upon the prescribed criteria, the following SGR per housing type have been determined. A copy of the Student Generation Rate Analysis is contained within Appendix D.

Table 5 Student Generation Rates by Housing Type				
Housing Type	Elementary (K-6)	Middle (7-8)	High (9-12)	Total
Single Family Detached	0.3193	0.0651	0.1327	0.5171
Single Family Attached	0.0574	0.0164	0.0246	0.0984
Multi-Family Attached	0.5387	0.0715	0.2262	0.8364

A projection was made of the residential units to be constructed in the next five years by housing type according to Government Code Section 65995.6. In January of 2014, data from the City of Riverside, the County of Riverside and the Southern California Association of Governments was reviewed. These agencies were contacted and asked to provide, if available, future residential unit counts, general plan land use data, anticipated housing sizes, and development timing projections ("Development Projections").

The following table shows the summary of Development Projections by year and housing type. The Development Projection Analysis is contained within Appendix E and is summarized in that Appendix on Table E-5.

Table 6 Estimated Five-Year Projection of Dwelling Units by Housing Type Less Mitigated Dwelling Units by Housing Type				
Year	Housing Type			Total
	Single Family Detached	Single Family Attached	Multi-Family Attached	
Total	310	0	600	910

The combination of Student Generation (Table 5) and Projected Dwelling Units less Mitigated Dwelling Units ("Unmitigated Dwelling Units")(Table 6) results in an estimate of projected students per housing type and school level generated from new homes in the next five-year period. This is shown below in Table 7.

Table 7 Estimated Enrollment from Unmitigated Dwelling Units in the Next Five Years				
Housing Type	School Level			Total Students Generated in the Next Five-Year Period
	Elementary (K-6)	Middle (7-8)	High (9-12)	
Single Family Detached	99	20	41	160
Single Family Attached	0	0	0	0
Multi-Family Attached	323	43	136	502
Total Students	422	63	177	662

District Capacity

The District conducted a capacity analysis pursuant to Section 17071.25 of the Education Code, which analysis was recalculated for this SFNA in accordance with Government

Code Section 65995.6 as amended by Assembly Bill 695 of the 1999 Legislative Session ("AB 695"). The process as contained in Section 17071.25 is shown below:

1. Identify by grade level all permanent teaching stations existing in the school district, or where appropriate, the attendance area. A "teaching station" is defined as, "any space that was constructed or reconstructed to serve as an area in which to provide pupil instruction, but shall not include portable buildings, except as provided in Section 17071.30."
2. The assumed capacity of each teaching station pursuant to paragraph (1) is established as 25 pupils for each teaching station used for kindergarten and for grades 1 to 6 inclusively, and 27 pupils for each teaching station used for grades 7 to 12, inclusively.
3. The assumed capacity as specified in paragraph (2) is multiplied by the number of teaching stations calculated under paragraph (1).
4. The result of this computation represents the number of pupils housed by grade level and the existing school building capacity of the applicant school district.

Portable classrooms are not included in the calculation to the extent that they are:

- Leased from the state pursuant to the State Relocatable Classroom Act of 1979 (Section 17085).
- Portable classrooms, not used for interim housing on modernization projects, which exceed twenty-five percent (25%) of the number of permanent classrooms available to the District.
- Leased not pursuant to Section 17085, but leased for a period of less than five years prior to the date of application for funding to the SAB.

This capacity was previously reported on SAB 50-02 form and was recalculated for this SFNA as prescribed by AB 695. The data is summarized in Table 8 below.

Table 8 Capacity	
School Level	Existing School Building Capacity
Elementary	22,944
Middle	7,178
High	12,038
Total	42,160

Projected Unhoused Students

Current excess or deficit is calculated by subtracting current enrollment from existing school building capacity. The source for the total number of students within the District was a September 2013 Enrollment Report plus ungraded secondary severe exceptional needs students and ungraded elementary severe exceptional needs students, as reported by the District. An excerpt of the enrollment data is contained as Appendix C. This calculation is shown below in Table 9.

Table 9 Excess Capacity			
School Level	Existing School Building Capacity (Fall 2013)	Student Enrollment (September 2013)	Excess/(Deficit) Capacity (Fall 2013)
Elementary (K-6)	22,944	22,104	840
Middle (7-8)	7,178	6,204	974
High (9-12)	12,038	14,149	(2,111)
Total	42,160	42,457	(297)

The excess seats identified in Table 9 for elementary and middle schools were conservatively evaluated as to the increase in facilities requirements of the District resulting from residential dwelling units projected to be constructed through June 30, 2030, or sixteen years. The allocation of such seats over the applicable sixteen year period, multiplied by the five year period of this report, provides the number of excess seats made available to the next five year period. Therefore, it can be determined that approximately 31.25% of the excess seats are to be allocated to the next five-year period. As such, 31.25% or 263 elementary school seats of the 840 existing excess elementary school seats have been considered in this report. A similar allocation as to middle school existing excess seating capacity results in 31.25% or 304 middle school seats of the 974 existing excess middle school seats being applied to lower the needs of middle school capacity for the next five-year period.

The subtraction of excess allocated capacity as of the fall of 2013 determined above from projected enrollment (Table 7) results in the number of unhoused students at each school level. This calculation is shown below in Table 10.

Table 10 Projected Unhoused Students			
School Level	Projected New Students	Allocated Excess Capacity (Deficit = Zero Capacity)	Projected Unhoused Students
Elementary (K-6)	422	263	159
Middle (7-8)	63	304	0
High (9-12)	177	0	177
Total	662	567	336

Maximum New Construction Grant

The total new construction grant is determined by multiplying the number of unhoused students calculated in Table 10 above by the per-pupil grant ("PPG"). The PPG is the sum of the base grant, the Automatic Fire Detection/Alarm System Grant ("ADG"), and the Automatic Sprinkler System Grant ("ASG"). Adding to the calculated total PPG amount is the addition of assistance for site development and acquisition.

Each January, beginning January 1999, the grant amounts may be adjusted per Education Code 17072.10(b). The SAB adopted the following adjusted grant amounts at the January 22, 2014 meeting.

The SAB adopted emergency amendments to Section 1859.76 – New Construction Additional Grant for Site Development Costs in June 2006 and was extended on June 23, 2010 and remains in effect. These amendments provide funding in two components. The first component is equal a 6% increase to the base grant for elementary and middle schools and a 3.75% increase for high school. This component of the new General Site Grant is referenced herein as General Site Grant – Component 1, or GSG-C1. The second component, a new grant which provides for a new component to the cost of site development, set in 2006, was equal to 50 percent of \$26,112 per new, useable acre acquired for new construction. This component of the new General Site Grant is referenced herein as General Site Grant – Component 2, or GSG-C2. GSG-C2 was adjusted based upon the construction cost index at the January 22, 2014 SAB meeting.

Table 11 Current Per-Pupil Grant Amounts			
Level	Base Grant	ADG	ASG
Elementary	\$9,921	\$11	\$167
Middle	\$10,491	\$17	\$198
High	\$13,347	\$26	\$206
Severe	\$27,873	\$52	\$527
Non-Severe	\$18,640	\$35	\$353

Pursuant to Section 1859.71.1 of the SAB Regulations, the new construction grant amount for all projected unhoused students with exceptional needs is calculated using the above shown PPG. Specifically, the current percentage of severely handicapped students and the current percentage of non-severely handicapped students to the total student population are determined. This percentage is applied to the Projected Unhoused Students. Each individual result is then multiplied by the PPG for the specified type of exceptional need. For the 2013/14 school year, RUSD has reported 3.5165% of the students with non-severe exceptional needs and 1.5474% of the students with severe exceptional needs. The following table calculates the Projected Unhoused Students with exceptional needs.

Table 12 Projected Exceptional Needs Unhoused Students				
School Level	Total Projected Unhoused Students	Projected Unhoused Non-Severe Students	Projected Unhoused Severe Students	Remaining Projected Unhoused Students
Elementary	159	6	2	151
Middle	0	0	0	0
High	177	6	3	168
Total*	336	12	5	319

*Totals may not add due to rounding.

Calculation of the total new construction grant is shown in Table 13 below.

Table 13 Total New Construction Grant Amount						
	Elementary	Middle	High	Severe	Non-Severe	Total
Base Grant	\$9,921	\$10,491	\$13,347	\$27,873	\$18,640	
ADG	\$11	\$17	\$26	\$52	\$35	
ASG	\$167	\$198	\$206	\$527	\$353	
Subtotal Grant Amount	\$10,099	\$10,706	\$13,579	\$28,452	\$19,028	
Students	151	0	168	5	12	336
Subtotal	\$1,524,949	\$0	\$2,281,272	\$142,260	\$228,336	
GSG-C1	\$606	\$642	\$509			
Students	159	0	177			336
Subtotal	\$96,354	\$0	\$90,093			
Total	\$1,621,303	\$0	\$2,371,365	\$142,260	\$228,336	\$4,363,264

Site acquisition and development costs per Education Code 17072.12 may be added to the Total New Construction Grant if the following two conditions are met:

1. The amount of site acquisition and development assistance does not exceed 50 percent of the cost of site development to the school district, plus the lesser of 50 percent of the site cost to the school district or 50 percent of the appraised value of the site at the time the complete application is submitted, whichever is less.
2. The school district certifies that there is no alternative available site, or that the district plans to sell an available site in order to use the proceeds of the sale for the purchase of the new site.

Government Code Section 65995.5(h) sets forth the procedures for determining eligible site acquisition and site development costs. Specifically, Section 65995.5(h) states that site acquisition costs shall not exceed one-half (1/2) of the amount determined by multiplying the land acreage by the estimated cost per acre as established in Education Code Section 17072.12.

The District, by the adoption hereof, certifies that the above two conditions have been met and has provided the following site acquisition costs and development costs per school level shown in Table 14 and Table 15. These costs are shown in Appendix A, "School Costs" and were evaluated and determined in coordination with the District's consultants. Site cost was determined by a review of recent sales for similar type land within the District. Site size was determined by reference to the 1998 California Department of

Education Site Determination Requirements Handbook for applicable school levels and loading projections.

Table 14 Total Site Acquisition Cost per School Level				
School Level	Site Cost*	Additions** (Appraisal, Survey, Escrow Etc.)	Total Site and Additions Cost	50% of the Total Site and Additions Cost
Elementary	\$5,356,775	\$214,271	\$5,571,046	\$2,785,523
Middle	\$8,985,558	\$359,422	\$9,344,980	\$4,672,490
High	\$20,087,907	\$803,516	\$20,891,423	\$10,445,712

* Site Cost per acre of \$431,998 was determined from a review of recent sales for similar type land multiplied by the 1998 California Department of Education Site Determinations Requirements Handbook acres for relevant capacities for school levels (12.4 acres for elementary school, 20.8 acres for middle school and 46.5 acres for high school).

**This amount is equal to 4% of the actual site cost but not less than \$50,000 per SAB Regulation 1859.74(a)(2).

Site development costs were also taken from Appendix A.

Table 15 Total Site Development Cost per School Type					
Type	Service Site Cost per School	Off-Site Cost per School	Utility Cost per School	GSG-C2* per School	Total Site Development Cost**
Elementary	\$2,117,734	\$350,000	\$178,037	\$199,913	\$1,522,799
Middle	\$1,782,212	\$384,396	\$624,644	\$335,338	\$1,730,964
High	\$4,006,953	\$1,736,815	\$1,201,238	\$749,673	\$4,222,176

*The GSG-C2 as of January 2014 is equal to \$16,122 multiplied by 12.4 acres for elementary school, 20.8 acres for middle school and 46.5 acres for high school.

**Total Site Development Cost per School is equal to 50% of the sum of service site, off-site and utility costs plus the total cost of the GSG-C2.

The site acquisition and development costs shown above are per school level. The following table identifies the number of schools required by the projected number of unhoused students from new development in the next five years based on the student generation rates set forth in Table 5 and shown in Table 7.

Table 16 Number of Schools Required for Projected Unhoused Students from New Development			
School Level	Projected Unhoused Students	School Capacity	Number of Schools Required
Elementary	159	750	0.21
Middle	0	900	0.00
High	177	2,400	0.07

The District owns two surplus sites. As discussed in Appendix F, one of these sites will provide some funds required to meet the needs of currently unhoused students.

The number of schools required to house the projected unhoused students from new development is multiplied by the site and development cost per school shown in Table 14 and Table 15 to determine the total site acquisition and development cost grant. This calculation is shown below in Table 17.

Table 17 Calculation of the Site Acquisition and Development Grant				
School Level	Site Acquisition Cost	Site Development Cost	Schools Required	Total Site Acquisition and Development Grant
Elementary	\$2,785,523	\$1,522,799	0.21	\$904,748
Middle	\$4,672,490	\$1,730,964	0.00	\$0
High	\$10,445,712	\$4,222,176	0.07	\$1,026,752
Total				\$1,931,500

The sum of the Total Site Acquisition and Development Grant (Table 17), and the Total Per-Pupil Grant (Table 13) provides the basis for the Maximum New Construction Grant for projected unhoused students from new development. This summation is shown in Table 18 below.

Table 18 Maximum New Construction Grant	
Total Per-Pupil Grant	\$4,363,264
Site Acquisition and Development Cost Allowance	\$1,931,500
Maximum New Construction Grant	\$6,294,764

Local Funds

The full amount of local funds available to the District has been dedicated to housing existing needs of the current enrollment. An analysis of Local Funds is contained within Appendix F.

Total New Construction Grant

The amount of Local Funds, if any, is subtracted from the Maximum New Construction Grant to determine the Total New Construction Grant. This amount is calculated in Table 19 below.

Table 19 Total New Construction Grant	
Maximum New Construction Grant	\$6,294,764
Local Funds	\$0
Total New Construction Grant	\$6,294,764

The Level II Fee

The Total New Construction Grant amount calculated above (per Government Code Section 65995.5(c)(3)) is divided by the projected total square footage of assessable space of residential units anticipated to be constructed during the next five-year period. The average square footage for single family detached dwelling units projected to develop in the next five year period was taken from communication received from the City of Riverside in response to correspondence requesting a review of the average size dwelling unit for each dwelling unit type. The average square footage for single family attached dwelling units was taken from the County of Riverside Assessor's Data as provided on the Property Characteristics Tape dated November 2013 which shows data for like dwelling units constructed in the past five years. The average square footage for multi-family attached dwelling units was taken from a recently permitted project within the

District boundaries which is currently under construction. The City of Riverside, the City of Jurupa Valley and the County of Riverside were provided proposed average square footages per dwelling unit type to be experienced in the coming five year period. This correspondence is contained as the final pages of Appendix E. The projected total square footage of assessable space utilizing these averages has been calculated as shown in Table 20 below.

Table 20 Projected Total Square Feet for Unmitigated Development for the Next Five-Year Period			
Housing Type	Average Size Home	Projected Number of Units	Total Projected Square Feet
Single Family Detached	3,280	310	1,016,800
Single Family Attached	1,156	0	0
Multi-Family Attached	926	600	555,600
Total		910	1,572,400

Table 21 shows the division of the Total New Construction Grant by the projected square feet to be developed in the next five years. The result of this division represents the Level II Fee amount.

Table 21 Calculated Level II Fee per Square Foot	
Total New Construction Grant	\$6,294,764
Projected Square Feet	1,572,400
Level II Fee	\$4.00

Riverside Unified School District

Alternative Fee (Level III)

Application of the Level III Fee

Pursuant to Section 65995.7 of the Government Code, if State funds for new facility construction are not available, the governing board of a school district that has complied with Section 65995.5 may increase the Level II Fee to the Level III Fee. At the time of this report, the Level III Fee has been suspended pursuant to Government Code Section 65995.7(a)(3).

Calculation of the Level III Fee

The Alternative Fee (Level III) is the Level II Fee increased by an amount not to exceed the amount calculated pursuant to subdivision (c) of Section 65995.5, except that for the purpose of calculating this additional amount, the amount identified in paragraph (2) of subdivision (c) of Section 65995.5 is not subtracted from the amount determined pursuant to paragraph (1) of subdivision (c) of Section 65995.5. This calculation is shown in Table 22 below.

Table 22 Calculation of the Level III Fee per Square Foot	
Total New Construction Grant	\$6,294,764
Maximum New Construction Grant	\$6,294,764
Total Level III New Construction Grant	\$12,589,528
Projected Square Feet	1,572,400
Level III Fee	\$8.01

Reimbursement Elections

A governing board may offer a reimbursement election to the person subject to the Level III Fee that provides the person with the right to monetary reimbursement of an agreed portion of the difference between the Level III and the Level II Fee to the extent that the school district receives funds from State sources for construction of the facilities for which that amount was required, less any amount expended by the district for interim housing. At the option of the person subject to the Level III Fee, if the school district elects to make reimbursement available, the reimbursement election may be made on a tract or lot basis. Reimbursement of available funds is to be made within 30 days after they are received by the school district.

A governing board may offer the person subject to the Level III Fee an opportunity to negotiate an alternative agreement.

A governing board may provide that the rights granted by the reimbursement election or the alternative reimbursement agreement are assignable.

If a school district fails to offer a reimbursement election or enter into a mitigation agreement, the amount of State funding subsequently received shall be reduced by the difference between the Level II Fee and the Level III Fee.

Riverside Unified School District

Adoption of the School Facilities Needs Analysis and Implementation of the Level II Fee

The governing board adopts the SFNA by resolution at a public hearing after the SFNA has been made available to the public for a period of not less than 30 days. During the public review period, the SFNA is provided to the local agencies responsible for land planning for its review and comment. Prior to the adoption of the SFNA, the public is given the opportunity to review and comment on the SFNA and the governing board must respond to written comments it receives.

Notice of the time and place of the hearing, including the location and procedure for viewing or requesting a copy of the proposed SFNA and any proposed revision must be published in at least one newspaper of general circulation within the jurisdiction of the school district not less than 30 days prior to the hearing. The governing board shall mail a copy of the SFNA and any proposed revision not less than 30 days prior to the hearing to any person who has made a written request at least 45 days prior to the hearing.

The SFNA may be revised at any time and the revision is subject to the same conditions and requirements applicable to the adoption of the SFNA.

The Level II and Level III Fees are adopted by a resolution of the governing board as a part of the adoption or revision of the SFNA, and are effective for a maximum of a one-year period. The Alternative Fees are effective immediately after adoption of the resolution per Government Code Section 65995.6(f). Upon adoption, the District files notices with any applicable City or County, and the Office of Statewide Health Planning and Development.

Section
Seven

Riverside Unified School District

Section 66000 of the Government Code

Sections 66000 *et seq.* of the Government Code were enacted by the State of California in 1987. These Sections require that all public agencies satisfy the following requirements when establishing, increasing or imposing a fee, such as the Alternative Fees described herein, as a condition of approval for the a development project.

1. Determine the purpose of the fee.
2. Identify the facilities to which the fee will be applied.
3. Determine that there is a reasonable relationship between the fee's use and the type of development project on which the fee is imposed.
4. Determine that there is a reasonable relationship between the need for public facilities and the type of development on which the fee is imposed.
5. Determine that there is a reasonable relationship between the amount of the fee and the cost of the public facility or portion of the public facility attributable to the development on which the fee is imposed.
6. Provide an annual accounting of any portion of the fee remaining unexpended or uncommitted in the school district's accounts five (5) or more years after it was collected.

This SFNA and the information included in the Appendices hereto established that the Alternative Fees met the requirements of Section 66000 *et seq.* and such a determination by the District as part of adopting the Alternative Fees is justified and appropriate. By way of summary, the Alternative Fees will be used to fund the herein described school facilities to accommodate projected unhoused students to the extent described in this SFNA and as permitted by applicable law.

Additional residential development in the District will generate additional students which will require the District to provide additional school facilities. The amount to be included in the Alternative Fees is specified by statute or direction is given by statute as to the costs permissible to include. The Level II Fee of \$4.00 per square foot and the Level III Fee of \$8.01 per square foot are justified in this Report. The estimated actual average cost to the District per square foot as calculated on Page 10 is \$14.24 per square foot for an average dwelling unit. As the actual school facilities cost impacts per square foot of residential construction are greater than the Alternative Fees, it is reasonable for the District to determine that the Alternative Fees of \$4.00 per square foot and \$8.01 per

square foot for Level II and Level III, respectively, are roughly proportional and reasonably related to the actual impacts caused by residential development on the District.

**APPENDIX A:
SCHOOL COSTS
FOR THE RIVERSIDE UNIFIED SCHOOL DISTRICT
January 2014**

**RIVERSIDE UNIFIED SCHOOL DISTRICT
SUMMARY OF ESTIMATED COSTS
(ELEMENTARY SCHOOL)**

SITE COSTS

Purchase Price of Property	\$5,356,775
Acres 12.4	
Cost/Acre \$431,998	
EIR/CEQA/DTSC	234,658
Appraisals	105,596
Escrow/Title	41,065
Surveys	17,599
Total	\$5,755,693

PLANNING

Architect's Fee	\$1,658,902
Preliminary Tests	58,664
DSA/CDE Plan Check	149,894
Environmental Fee Analysis	50,000
Other	23,468
Total	\$1,940,928

CONSTRUCTION

Construction	\$19,892,531
* Utility Services	178,037
* Off-Site Development	350,000
* Service Site Development	2,117,734
General Site Development	1,700,352
Other	159,790
Total	\$24,398,444

TESTS **\$487,580**

INSPECTIONS **\$394,226**

FURNITURE AND EQUIPMENT **\$812,634**

CONTINGENCY (5%) **\$1,610,342**

ITEMS NOT FUNDED BY THE STATE **\$301,986**

Start Up	146,661
Library Books	155,325

TOTAL ESTIMATED COSTS ELEMENTARY SCHOOL SITE **\$35,701,833**

Projected number of students	750
Cost per Student	\$47,602.44

*These costs are the only items used to calculate the Alternative Fees

**RIVERSIDE UNIFIED SCHOOL DISTRICT
SUMMARY OF ESTIMATED COSTS
(MIDDLE SCHOOL)**

SITE COSTS

Purchase Price of Property	\$8,985,558	
Acres	20.8	
Cost/Acre	\$431,998	
EIR/CEQA/DTSC	219,255	
Appraisals	83,970	
Escrow/Title	41,985	
Surveys	186,600	
Total		\$9,517,368

PLANNING

Architect's Fee	\$2,139,494	
Preliminary Tests	46,650	
DSA/CDE Plan Check	186,600	
Environmental Fee Analysis	60,000	
Other	35,664	
Total		\$2,468,408

CONSTRUCTION

Construction	\$26,399,925	
* Utility Services	624,644	
* Off-Site Development	384,396	
* Service Site Development	1,782,212	
General Site Development	2,317,680	
Other	691,146	
Total		\$32,200,003

TESTS **\$852,620**

INSPECTIONS **\$664,368**

FURNITURE AND EQUIPMENT **\$1,065,774**

CONTINGENCY (5%) **\$2,238,427**

ITEMS NOT FUNDED BY THE STATE **\$480,054**

Start Up	254,743
Library Books	225,311

TOTAL ESTIMATED COSTS ELEMENTARY SCHOOL SITE **\$49,487,022**

Projected number of students	900
Cost per Student	\$54,985.58

*These costs are the only items used to calculate the Alternative Fees

**RIVERSIDE UNIFIED SCHOOL DISTRICT
SUMMARY OF ESTIMATED COSTS
(HIGH SCHOOL)**

SITE COSTS

Purchase Price of Property	\$25,055,884	
Acres	58	
Cost/Acre	\$431,998	
EIR/CEQA/DTSC	466,500	
Appraisals	139,950	
Escrow/Title	51,315	
Surveys	233,250	
Total		\$25,946,899

PLANNING

Architect's Fee	\$6,216,056	
Preliminary Tests	46,650	
DSA/CDE Plan Check	492,666	
Environmental Fee Analysis	139,950	
Other	46,650	
Total		\$6,941,972

CONSTRUCTION

Construction	\$81,356,955	
* Utility Services	1,201,238	
* Off-Site Development	1,736,815	
* Service Site Development	4,006,953	
General Site Development	6,076,913	
Other	532,523	
Total		\$94,911,397

TESTS **\$2,433,320**

INSPECTIONS **\$839,700**

FURNITURE AND EQUIPMENT **\$2,332,500**

CONTINGENCY (5%) **\$6,370,289**

ITEMS NOT FUNDED BY THE STATE **\$1,128,930**

Start Up	606,450
Library Books	522,480

TOTAL ESTIMATED COSTS ELEMENTARY SCHOOL SITE **\$140,905,007**

Projected number of students	2400
Cost per Student	\$58,710.42

*These costs are the only items used to calculate the Alternative Fees

**APPENDIX B:
STATE ALLOCATION BOARD FORM 50-01
PER GOVERNMENT CODE SECTION 65995.6
FOR THE RIVERSIDE UNIFIED SCHOOL DISTRICT
May 2012**

STATE OF CALIFORNIA
ENROLLMENT CERTIFICATION/PROJECTION
 SAB 50-01 (REV 05/09)

STATE ALLOCATION BOARD
 OFFICE OF PUBLIC SCHOOL CONSTRUCTION
 Page 6 of 6

SCHOOL DISTRICT Riverside Unified	FIVE DIGIT DISTRICT CODE NUMBER (see California Public School Directory) 67215
COUNTY Riverside	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)

☐ Modified Weighting (Fifth-Year Projection Only)	3rd Prev. to 2nd Prev.	2nd Prev. to Prev.	Previous to Current
☐ 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
22937	6386	11652	40975

Special Day Class pupils only - Enrollment/Residency

	Elementary	Secondary	TOTAL
Non-Severe	866	556	1422
Severe	332	365	697
TOTAL	1198	921	

Part A. K-12 Pupil Data

Grade	7th Prev. 2004 / 2005	6th Prev. 2005 / 2006	5th Prev. 2006 / 2007	4th Prev. 2007 / 2008	3rd Prev. 2008 / 2009	2nd Prev. 2009 / 2010	Previous 2010 / 2011	Current 2011 / 2012
K	2867	2884	2879	2783	2790	2747	2793	2950
1	3071	3091	3065	3097	2915	2883	2882	2896
2	3047	3070	3085	3053	3025	2921	2933	2835
3	3041	3111	3070	3075	3024	3004	2950	2922
4	3024	3059	3144	3047	3075	2983	3017	2943
5	3195	3036	3111	3157	3018	3036	2979	3029
6	3017	3203	3072	3126	3129	3009	3040	3023
7	3219	3216	3335	3190	3139	3197	3095	3098
8	3364	3257	3213	3250	3113	3146	3058	3015
9	4582	4168	4019	3864	3749	3545	3296	3262
10	2796	3526	3727	3435	3049	3262	3229	3160
11	2682	2865	2990	3074	2641	2778	3047	2962
12	2402	2538	2514	2808	2624	2612	2714	2830
TOTAL	40307	41024	41224	40959	39291	39123	39033	38925

Part B. Pupils Attending Schools Chartered By Another District

7th Prev.	6th Prev.	5th Prev.	4th Prev.	3rd Prev.	2nd Prev.	Previous	Current
0	0	0	0	0	0	0	0

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

Grade	7th Prev.	6th Prev.	5th Prev.	4th Prev.	3rd Prev.	2nd Prev.	Previous	Current
9	215	113	137	187	164	220	70	6
10	145	182	202	193	141	247	109	85
11	119	134	149	199	118	193	281	233
12	53	44	112	49	51	88	260	342
TOTAL	532	473	600	628	474	748	720	666

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

	Elementary	Secondary	TOTAL
Non-Severe	778	585	1363
Severe	298	384	682
TOTAL	1076	969	

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
2004 / 2005	2005 / 2006	2006 / 2007	2007 / 2008	2008 / 2009	2009 / 2010	2010 / 2011	2011 / 2012

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

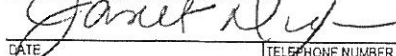
I certify, as the District Representative, that the information reported on this form and, when applicable, the High School Attendance Area Residency Reporting Worksheet attached, is true and correct and that:

- 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)

Janet Dixon

SIGNATURE OF DISTRICT REPRESENTATIVE



DATE

May 18, 2012

TELEPHONE NUMBER

951-788-7496 x 84003

E-MAIL ADDRESS

jdixon@rusd.k12.ca.us

**APPENDIX C:
SUMMARY OF CURRENT ENROLLMENT
FOR THE RIVERSIDE UNIFIED SCHOOL DISTRICT
September 2013**

Riverside Unified School District

Enrollment Report

Regular Students are from the September 2013 Enrollment Counts by Site and Grade

Enrollment Data			
Grade	Enrollment	Severe and Non-Severe Enrollment	Subtotal by School Level (K-6)
SDC Preschool*		221	
K	3,091		
1	3,004		
2	3,117		
3	2,918		
4	2,878		
5	3,004		
6	3,016		
Ungraded		855	22,104
7	3,082		
8	3,122		6,204
9	3,196		
10	3,217		
11	3,230		
12	3,432		
Ungraded		1,074	14,149
Totals	40,307	2,150	42,457

* Note: Special Education Preschool enrollment is added to District enrollment as these students are enrolled as mandated by the State of California.

Special Day Class Pupils					
	Elementary		Secondary		Total
	Non-Severe	Severe	Non-Severe	Severe	
Totals	774	302	719	355	2,150

Note: The SDC enrollment is sourced from the Assistant Director of Special Education as of November 2013.

**APPENDIX D:
STUDENT GENERATION RATE ANALYSIS
PER GOVERNMENT CODE SECTION 65995.6
FOR THE RIVERSIDE UNIFIED SCHOOL DISTRICT
January 2014**

Student Generation Rates

Student generation for a SFNA is based, per Government Code Section 65995.6, on the historical student generation rates of new residential units constructed during the previous five years that are of a similar type of unit to those anticipated to be constructed. The types of units considered include 1) single family detached (“SFD”) which are those units with no common walls, 2) single family attached (“SFA”) which are those units sharing a common wall each on a single assessor parcel, such as a townhouse or condominium, and 3) multi-family attached (“MFA”) which share a single assessor parcel and share common walls. The methodology used to determine student generation rates is as follows:

Methodology

In November of 2013. Residential construction built within the past five years was extracted. This data was then matched to a current (November 2013) student database. A “match” was reported when a student was found in the student file which registered with the District with the same address as the address of the unit built (“situs” address). The total students matched divided by the total dwelling units extracted, by grade and housing type, result in the Student Generation Rate (“SGR”) as statutorily prescribed for a SFNA.

STUDENT DATABASE

The District provided Special District Financing & Administration (“SDFA”) with a current student file which contained student identification number, grade and address. There were 43,482 students in the file. This file was extracted from the District’s database (SASI) in November of 2013. Of these students, 43,482 students had “regular” addresses. The term “regular” refers to an address that is readable and not a post office box. The difference, or 0 (zero) students, had undeterminable addresses.

The following section reviews the steps taken to match existing students to dwelling units constructed in the last five years.

COUNTY OF RIVERSIDE

In November 2013, a property characteristics database was obtained from the Assessor’s Office of the County of Riverside. This database contains only residential parcels and provides the year that the structure was built and a use code which identifies the dwelling unit type. This database contained 61,832 records.

Using the County of Riverside use codes and planning information known to the District to identify the dwelling unit type, it was determined that there were approximately, 340 single family detached dwelling units, approximately 122 single family attached dwelling units and zero (0) multi-family attached dwelling units constructed within the District in the previous five-year period. The five-year period being evaluated is November 1, 2008 through October 31, 2013. There are approximately 188 students living in the identified residential units.

STUDENTS TRANSFERRING OUT OF THE DISTRICT

The District provided SDFA with a listing of students that are generated from within the boundaries of the District but currently are transferring out of the District. These students were also matched to dwelling units constructed within the past five-year period. These students are included in the total figures provided above and the tables below.

Students Generated from Dwelling Units Constructed in the Last Five-Year Period

The extraction of the number of units and address of said units for the months being analyzed for calendar year 2008 was determined by examining the data provided for the entire year. The Year Construct field for calendar year 2008 contained 188 dwellings units which were then matched to 78 students enrolled in the District. To reduce the 2008-year to the portion of the year to be included in the five-year period, each of these figures was prorated for the number of months being analyzed (November and December) as it was assumed that the SGR for the entire year was similar. This resulted in two twelfths of the year or 31.33 dwelling units and two twelfths of the students or 12.99 students being utilized in the tables below for the calculation of SGR for the period beginning November 1, 2008 and ending October 31, 2013. The data included for calendar year 2013 was extracted based on the date the data was received

The match of students to dwelling units, when divided by the number of dwelling units of various types constructed in the past five-year period, produces the generation rate per grade per housing type. These calculations are shown in the tables below.

Table D-1 Single Family Detached Dwelling Units - SGR				
Grade	Students Matched	SFD Dwelling Units	SGR by Grade*	SGR by School Level*
SDC-Preschool	3.17		0.0093	
Kindergarten	13.50		0.0397	
1	9.50		0.0279	
2	20.00		0.0588	
3	16.33		0.0480	
4	11.00		0.0323	
5	13.00		0.0382	
6	22.17		0.0651	0.3193
7	8.33		0.0245	
8	13.83		0.0406	0.0651
9	8.33		0.0245	
10	8.83		0.0259	
11	14.67		0.0431	
12	13.33		0.0392	
SDC-Adult	0.00		0.0000	0.1327
Total	175.99	340.33	0.5171	0.5171

*Total may not divide across or add down due to rounding of students matched and of student generation rates to four decimals.

Table D-2 Single Family Attached Dwelling Units - SGR				
Grade	Students Matched	SFA Dwelling Units	SGR by Grade*	SGR by School Level
SDC-Preschool	0.00		0.0000	
Kindergarten	2.00		0.0164	
1	2.00		0.0164	
2	1.00		0.0082	
3	2.00		0.0164	
4	0.00		0.0000	
5	0.00		0.0000	
6	0.00		0.0000	0.0574
7	2.00		0.0164	
8	0.00		0.0000	0.0164
9	0.00		0.0000	
10	2.00		0.0164	
11	0.00		0.0000	
12	1.00		0.0082	
SDC-Adult	0.00		0.0000	0.0246
Total	12.00	122.00	0.0984	0.0984

*Total may not divide across or add down due to rounding of students matched and of student generation rates to four decimals.

Generation Rates for Multi-Family Attached Dwelling Units

Section 65995.6 of the Government Code directs the District to project enrollment growth from the development of new residential units over the next five years. This projection is based upon the historical SGRs of new residential units constructed in the previous five years that are of a similar type of unit to those anticipated to be constructed either in the District or the Cities or County in which the District is located in the next five years.

According to the records of the County of Riverside and the District, the District did not experience the construction of any multi-family attached dwelling units within the past five-year period that were not senior-restricted dwelling units.

The Moreno Valley Unified School District ("MVUSD"), also located in Riverside County, was contacted and asked to provide data regarding the construction of multi-family attached dwelling units during the previous five-year period and their resulting SGRs. It is projected that Riverside Unified School District will experience some development of non-senior restricted multi-family attached dwelling units in the next five years. Therefore, the MVUSD SGR for multi-family attached dwelling units is used as a reasonable projection due to proximity of the two school districts and the assumed similar demographics. The source of the data is the MVUSD School Facilities Needs Analysis, adopted May 14, 2013. The table below shows the data provided by the MVUSD.

Table D-3
Multi-Family Attached Dwelling Units Student Generation 34
Source: Moreno Valley Unified School District, 2013 SFNA

Grade	SGR by School Level
Elementary (K-6)	0.5387
Middle (7-8)	0.0715
High (9-12)	0.2262
Total	0.8364

**APPENDIX E:
DEVELOPMENT PROJECTIONS
FOR THE RIVERSIDE UNIFIED SCHOOL DISTRICT
February 2014**

Development Projections

A projection was made of the residential units to be constructed within the District during the next five year period by housing type according to Government Code Section 65995.6. In January and February of 2014, data from the City of Riverside, the County of Riverside and the Southern California Association of Governments was reviewed. These agencies were contacted and asked to provide, if available, future residential unit counts, general plan land use data, anticipated housing sizes, and development timing projections ("Development Projections"). Historical averages were used to confirm the responses received and to make necessary adjustments to the projections. Each of the following sections review the information provided and the development projections generated for each of the agencies.

City of Riverside

In January of 2014, the City of Riverside ("City") Planning Division of the Community Development Department was contacted and the most current residential development and square footage projections were requested. Staff provided the most recently adopted socio-economic information approved for the City of Riverside with SCAG and the Western Riverside Council of Governments and a corresponding map. Utilizing this data and upon review of historical certificate of compliance data from the District, historical building activity for the City of Riverside and approved development projects, preliminary draft residential development projections were developed. Preliminary projections were sent to the City of Riverside in January of 2014. Staff reviewed the preliminary projections and provided information on processing projects. The updated preliminary projections, now termed as draft projections along with detailed correspondence was sent to the City of Riverside in February of 2014 and is attached as the final pages of this Appendix.

As detailed in the attached February 2014 correspondence to the City of Riverside, the review of the socio-economic data as described above resulted in a projection of 4,965 dwelling units to be issued a building permit within the next five-year period. Review of historical certificates of compliance, County of Riverside Assessor data and conversations with City staff adjusted our projections to 1,100 total dwelling units for this area of the District. Historical certificate of compliance and City of Riverside building permit activity for residential dwelling unit construction as well as approved residential projects were reviewed to determine a breakdown as to the housing types to be constructed. It was projected that of the total 1,100 dwelling units, 500 would be issued for SFD dwelling units, 0 for SFA dwelling units, and 600 for MFA dwelling units. The projection of dwelling units by dwelling unit type and the projection of average dwelling unit square footage by dwelling unit type were reviewed by the City of Riverside. Staff responded that the estimates on number of dwelling units by dwelling unit type and the projected average square footage for multiple-family attached dwelling units appeared reasonable but requested the use of a higher average square footage for single family detached dwelling units of 3,280 square feet. The projections are detailed below.

Table E-1 Dwelling Units Projected to be Constructed from July 1, 2014 to June 30, 2019 for the City of Riverside Area Within the Boundaries of the District				
Housing Type	SFD	SFA	MFA	Total
Dwelling Units	500	0	600	1,100

City of Jurupa Valley

In January of 2014, the City of Jurupa Valley Planning Department was sent draft residential development projections for the area within the City of Jurupa and the District for the next five year period. The draft projections and the corresponding correspondence are attached as the final pages of this Appendix.

As detailed in the attached January 2014 correspondence to the City of Jurupa, no dwelling units are projected as the area has been identified as park land. No comments or modifications were received from the City of Jurupa. These projections are detailed below.

Table E-2 Dwelling Units Projected to be Constructed from July 1, 2013 to June 30, 2018 for the City of Jurupa Area Within the Boundaries of the District				
Housing Type	SFD	SFA	MFA	Total
Dwelling Units	0	0	0	0

County of Riverside

The County of Riverside provided approved tentative and final map data which identifies the number and type of dwelling units for projects within the boundaries of the District. This listing was sorted by case number and those projects with no development activity were assumed to be expired and are shown as zero unpermitted dwelling units. The resulting list provided for a total of 2,930 unpermitted single-family detached dwelling units, zero (0) unpermitted single-family attached dwelling units and zero (0) unpermitted multi-family dwelling units. The County was unable to provide a projection as to the timing of the construction of dwelling units.

The projections, as detailed in the January 2014 correspondence to the County of Riverside, were based on residential development projections provided by SCAG. The projections were zero (0) SFD dwelling units, zero (0) SFA dwelling units and zero (0) MFA dwelling units projected to develop within the boundaries of the District and the County of Riverside within the next five-year period. No comments or modifications were received from the County.

The projections for the area of the District within the boundaries of the County of Riverside are as follows:

Table E-3 Dwelling Units Projected to be Constructed from July 1, 2014 to June 30, 2019 for the County of Riverside Area Within the Boundaries of the District				
Housing Type	SFD	SFA	MFA	Total
Dwelling Units	0	0	0	0

Southern California Association of Governments

SCAG provided development projections by census tract for the area within the boundary of the District. The agencies within the District boundaries reviewed and approved the use of these most currently available projections in March 2012. For the area of the District within the boundaries of the City of Riverside, updated SCAG data provided by the City of Riverside was received in January of 2012 (confirmed as most current January 2014). The listings, which are summarized in the Table below, reveal from fiscal year 2014/15 through fiscal year 2018/19 a total of 4,938 dwelling units are projected. This is an average of 988 dwelling units per year. The SCAG figures are not available by housing type. The table below summarized the calculation of the projected dwelling units in the next five-year period using both SCAG data sources. The detail on these calculations can be found in the correspondence to each agency which are the final pages to this Appendix.

Table E-4 Southern California Association of Governments Dwelling Unit Projections Summarized by County and City Areas			
Area	July 1, 2014	July 1, 2019	5 Year Projection / Average per Year*
City of Riverside	82,068	87,033	4,965 / 993
County of Riverside	8,285	8,258	(27) / (5)
Total	90,353	95,291	4,938 / 988

* Because the SCAG projections are on a calendar year basis and the five-year projection period is on a fiscal year basis the following assumptions were made; the SCAG calculations are as of January 1 in any given year, the figures are reporting occupiable dwelling units and that there is a six month lag from permit date to saleable or occupancy date. Therefore, the SCAG 2015 through 2020 projections are being used to project permit issuance from 2014/15 through 2018/19.

Five Year Residential Development Projections

The data provided by each of the agencies above were compared. The independent data sources and unique methodologies have a range of results, with the historical data reflecting the current situation in the economy in general and the housing market in particular. The concluding estimate, resulting from all comments received, consists of 1,100 dwelling units to be constructed within the boundaries of the District within the next five fiscal years (fiscal year 2014/15 through 2018/19). This estimate can be broken down among the three dwelling unit types as 500 SFD, zero (0) SFA and 600 MFA.

Five Year Projection of Unmitigated Dwelling Units

Several developments within the boundaries of the District have mitigated their obligation to the District by entering into a mitigation agreement. These agreements have caused the formation of Community Facilities Districts ("CFDs"), known generally as CFD Nos. 1 through 24, 26, 27, 30 and 31. Many of these CFDs are built out.

A projection was made using historical averages of the developing CFDs. The total projected mitigated units to develop in the next five-year period are approximately 38% of the SFD units or 190 dwelling units. These future mitigated units ("Mitigated Units") when removed from the future units projected of 500 results in a five-year projection of unmitigated residential units for the District of 310. There are currently no mitigated SFA or MFA units.

Table E-5 Five-Year Projection of Dwelling Units by Type				
Type of Units	SFD	SFA	MFA	Total
Mitigated	190	0	0	190
Unmitigated	310	0	600	910
Total Dwelling Units	500	0	600	1,100



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February 6, 2014

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**RE: RESIDENTIAL DEVELOPMENT AND SQUARE FOOTAGE PROJECTIONS FOR THE RIVERSIDE
UNIFIED SCHOOL DISTRICT**

Special District Financing & Administration ("SDFA") is a consultant to the Riverside Unified School District ("RUSD" or "School District") tasked with updating the current School Facilities Needs Analysis ("SFNA") which calculates the impact fee paid by residential development at the time of building permit issuance. The SFNA is only valid for a one-year period and as such is updated at a minimum on an annual basis. At this time we are asking the City of Riverside to review two elements of the report as to accuracy and completeness.

Residential Development Projections for the Next Five-Year Period

The statute requires that a projection of the residential development for the next five-year period by housing type be established. Housing type in the statute makes reference to single family detached dwelling units ("SFD"), single family attached dwelling units ("SFA") and multi-family attached dwelling units ("MFA"). These last two categories can be further classified to include townhomes and condominiums for the SFA units and apartments for the MFA units. The five-year projection period for the current update will cover the fiscal years of 2014/15 through 2018/19.

In January of 2014, Mr. Darnell confirmed that the Southern California Association of Governments ("SCAG") data provided by Ms. Dianne Jenkins in January of 2012 as approved by the City of Riverside, which details a projection of residential dwelling units divided by traffic analysis zones (TAZ) and the TAZ map, also provided by Ms. Jenkins, which the City approved with SCAG and the Western Riverside Council of Governments for the City of Riverside is the most recent data available. We reviewed the TAZ map provided to identify the zones within the School District boundaries and assigned percentages to those zones partially within the boundaries of the School District. This identification and assignment of the percentage is shown on the attached. These percentages remain unchanged from our 2013 projections.

As the TAZ projections are on a calendar year basis and the five-year projection period is on a fiscal year basis the following assumptions were made; the TAZ calculation is as of January 1 in any given year, the figures report occupiable dwelling units and that there is a six month lag from permit date to saleable or occupancy date. Using the years provided in the TAZ data for 2012, 2015 and 2020, we extrapolated by the use of annual averages the number of dwelling units projected to be constructed for fiscal year 2014/15 through 2018/19. A summary of the data provided by the City of Riverside has been enclosed. The extrapolation using annual averages is detailed on the final page which shows an estimated number of dwelling units to be constructed for fiscal years 2014/15 through 2018/19 for the City of Riverside. On a separate attachment, the projection of dwelling units to be constructed for the same period within the County of Riverside and the City of Jurupa Valley within the boundary of the Riverside Unified School District using the same extrapolation using annual averages is also enclosed. The total dwelling units projected to be constructed within the next five-year period for the City of Riverside within the boundaries of the School District utilizing the base TAZ data and extrapolating by use of annual averages is 4,965 dwelling units which equates to an average of approximately 993 dwelling units annually.

A review of the number of SFD and SFA dwelling units constructed for the previous five years, using year of construction as provided by the Riverside County Assessor, for property within the School District established an annual average of 63 dwelling units. A five year projection using this average would equate to approximately 320 dwelling units. This total projection has been increased after conversations with City of Riverside Staff, both this year and in prior years, to a projection of 500 SFD and zero (0) SFA dwelling units to be constructed within the boundaries of the City of Riverside and the School District in the next five year period.

Conversation with SCAG suggests the projection of MFA dwelling units. This conversation was generated from a discussion on Green Gas Goals which focuses the construction or development of dwelling units close to public transportation. Although the School District has only just recently experienced the construction of non-senior MFA dwelling units which are under construction (other than a projected permitted as SFA currently being rented as MFA) when analyzing the prior five year period, a projection of MFA dwelling units appears reasonable. After review of recently approved and pending projects, and discussions with City of Riverside Staff both this year and in prior years, 600 MFA dwelling units are proposed to be projected as being constructed within the boundaries of the City of Riverside and the Riverside Unified School District in the next five year period.

This projection concludes a reduction from 4,965 dwelling units to be constructed with the next five-year period for the City of Riverside within the boundaries of the School District as provided by TAZ data to 1,100 dwelling units. This projection equates to an annual average of 220 dwelling units.

The resulting total projected units for the City of Riverside of 1,100 non-senior dwelling units have been preliminarily allocated to the three unit types as 500 single family detached dwelling units, 0 single family attached dwelling units and 600 multi-family attached dwelling units to be constructed in the next five-year period.

A final projection will be used to calculate the Level II Fee once comments are received from the City of Riverside, the City of Jurupa Valley and the County of Riverside.

We are requesting that the City of Riverside provide comments or acceptance that these projections of residential dwelling units appear to be reasonable based on the expertise of City staff.

Residential Livable Square Footage Projections for the Next Five-Year Period

The calculation of the Level II and Level III Fee involves determining an average livable square footage for the dwelling unit types projected to be constructed in the next five-year period. The average habitable square footage for SFD and SFA dwelling units was taken from the County of Riverside Assessor's Data as provided on a Property Characteristics Tape dated November 2013 which provides data for like dwelling units constructed in the past five years and from certificate of compliance data provided for MFA dwelling units. The average square footage was determined as 3,595 square feet for SFD dwelling units, 1,156 square feet for SFA dwelling units, and 926 square feet for MFA dwelling units.

These historically-driven and currently constructing estimates are proposed to be used in the calculation of the Level II and Level III Fees. We are asking the City of Riverside to provide comment or acceptance that these averages appear to be reasonable based on the expertise of City staff. Once comments are received from each agency, these averages may be adjusted.

Timing of Our Request

We will be using this information to support the School Facilities Needs Analysis, which establishes the Level II and Level III Fees. The final draft of such report will be distributed to the City of Riverside, City of Jurupa Valley and the County of Riverside on or about February 14, 2014. We are respectfully asking that any comments or acceptance correspondence be received in our office by telephone, fax or U.S. Mail by **February 10, 2014**. Any communication received after this date will be considered for additional updates to the RUSD SFNA.

We thank you in advance for your efforts. Planning staff has been very helpful in providing data and discussing the projections. Please do not hesitate to call should you have any questions.

/S/

Barbara Hale-Carter
Principal

Enclosure

C: Hayley Calhoun; Riverside Unified School District
Amanda Pope; Bowie, Arneson, Wiles and Giannone

Manipulated to Provide the Area of the City of Riverside within the Boundaries of the Riverside Unified School District

Data date: January 2012 Provided as most current: January 2014

SCAG_TAZ	RivTAZ	Percent within RUSD	Household 2008	Household 2010	Household 2012	Household 2015	Household 2020	Household 2025	Household 2030	Household 2035
404200500	T008018	100%	310	377	424	471	517	564	611	657
403100200	T008023	75%	946	961	961	961	961	961	961	961
403010000	T008043	100%	1,543	1,588	1,653	1,660	1,668	1,675	1,683	1,690
404230001	T008086	100%	176	176	176	218	260	302	344	346
404200300	T008093	100%	240	240	243	318	392	467	542	616
404230001	T008094	100%	153	153	225	297	537	777	1,017	1,259
403020000	T040045	100%	1,008	1,008	1,008	1,009	1,013	1,023	1,023	1,023
403020000	T040046	100%	1,019	1,019	1,038	1,131	1,178	1,181	1,181	1,181
403030000	T040049	100%	120	120	120	120	120	120	120	120
403030000	T040050	100%	114	114	114	114	114	114	114	114
403050100	T040056	100%	177	93	93	114	134	155	176	196
403050100	T040057	100%	432	432	432	437	437	437	437	437
403050100	T040058	100%	1,125	1,125	1,233	1,354	1,475	1,597	1,718	1,840
403050200	T040060	100%	139	139	139	139	140	149	159	171
403050200	T040061	100%	429	429	429	429	444	451	459	466
403050300	T040062	100%	1,449	1,261	1,261	1,267	1,274	1,280	1,287	1,293
403060100	T040065	100%	614	633	654	657	661	665	669	672
403060200	T040066	100%	402	403	406	408	410	412	414	416
403060200	T040067	100%	772	791	810	817	825	832	840	847
403060200	T040068	100%	94	94	94	94	94	94	94	94
403060300	T040070	100%	395	398	401	401	401	401	401	401
403090001	T040075	98%	86	86	87	83	80	76	72	69
403100100	T040077	100%	719	724	728	732	736	740	743	747
403100200	T040078	100%	818	818	820	825	829	834	839	843
403100200	T040079	100%	384	384	384	384	384	384	384	384
403110000	T040080	100%	318	318	318	318	323	328	333	336
403110000	T040081	100%	800	800	802	840	877	914	952	989
403110000	T040082	100%	553	553	555	564	573	583	592	601
403110000	T040083	100%	134	134	135	145	154	163	173	182
403120000	T040084	100%	624	657	657	660	663	666	669	671
403130000	T040087	100%	280	280	280	291	303	314	325	336
403140100	T040089	100%	766	767	768	774	818	861	906	938
403160000	T040095	100%	292	292	294	340	386	431	477	527
403160000	T040096	100%	369	369	369	441	460	479	499	513
403160000	T040097	100%	1,200	1,200	1,200	1,293	1,387	1,480	1,574	1,667
403160000	T040099	100%	0	0	0	0	0	0	0	0
403170100	T040100	100%	19	19	19	19	47	47	47	47
403170100	T040104	100%	215	215	215	215	215	222	222	222
403170200	T040105	100%	553	553	555	555	555	555	555	555
403170200	T040106	100%	49	49	49	49	55	55	55	55
403170300	T040108	100%	644	644	663	663	663	682	682	701
403170300	T040109	100%	299	299	318	318	318	318	318	318
403170300	T040110	100%	159	159	159	159	162	162	162	162
403170400	T040111	100%	252	252	254	254	254	256	256	256
404010000	T040116	100%	0	0	0	0	0	0	0	0
404020100	T040123	100%	0	0	0	0	0	0	0	0
404040200	T040137	0%	0	0	0	0	0	0	0	0
404090100	T040213	0%	0	0	0	0	0	0	0	0
404090300	T040215	0%	0	0	0	0	0	0	0	0
404100100	T040217	0%	0	0	0	0	0	0	0	0
404100200	T040218	0%	0	0	0	0	0	0	0	0

Manipulated to Provide the Area of the City of Riverside within the Boundaries of the Riverside Unified School District

Data date: January 2012 Provided as most current: January 2014

SCAG_TAZ	RivTAZ	Percent within RUSD	Household 2008	Household 2010	Household 2012	Household 2015	Household 2020	Household 2025	Household 2030	Household 2035
404100300	T040219	0%	0	0	0	0	0	0	0	0
404100400	T040220	0%	0	0	0	0	0	0	0	0
404100400	T040221	0%	0	0	0	0	0	0	0	0
404100400	T040222	0%	0	0	0	0	0	0	0	0
404120100	T040226	0%	0	0	0	0	0	0	0	0
404120100	T040227	5%	24	24	24	24	25	25	26	26
404120200	T040228	0%	0	0	0	0	0	0	0	0
404120300	T040229	0%	0	0	0	0	0	0	0	0
404130000	T040230	0%	0	0	0	0	0	0	0	0
404140300	T040232	50%	600	693	788	860	932	1,005	1,077	1,150
404140400	T040233	0%	0	0	0	0	0	0	0	0
404140500	T040234	0%	0	0	0	0	0	0	0	0
404140800	T040238	0%	0	0	0	0	0	0	0	0
404140902	T040245	60%	72	72	72	72	82	82	82	82
404140902	T040246	0%	0	0	0	0	0	0	0	0
404141200	T040256	0%	0	0	0	0	0	0	0	0
404141200	T040257	0%	0	0	0	0	0	0	0	0
404200400	T040339	100%	3	3	3	3	3	3	3	3
404200500	T040344	100%	6	6	6	6	6	6	6	6
404200500	T040345	100%	364	374	383	402	425	448	472	495
404200600	T040346	100%	1,225	1,225	1,225	1,227	1,229	1,231	1,233	1,235
404200600	T040348	100%	1,573	1,573	1,573	1,573	1,573	1,573	1,573	1,573
404200900	T040367	100%	229	229	229	261	292	324	356	388
404200900	T040368	100%	28	28	28	47	65	84	103	121
404200900	T040380	100%	110	110	110	157	204	232	297	344
404210000	T040394	100%	76	76	76	76	76	76	76	76
404210000	T040395	100%	0	0	0	0	0	0	0	0
404220200	T040399	100%	4,746	4,746	4,531	4,531	4,531	4,531	4,531	4,531
404220200	T040400	100%	0	0	0	0	0	0	0	0
404220200	T040401	100%	0	0	560	1,128	2,385	3,642	4,899	6,158
404220500	T040402	85%	1,753	1,757	1,757	1,757	1,757	1,757	1,757	1,757
404220501	T040404	20%	284	284	284	284	286	287	288	289
404220700	T040408	100%	1,123	1,123	1,123	1,123	1,123	1,123	1,123	1,123
404220800	T040409	100%	905	905	905	905	905	905	905	905
404220900	T040410	100%	0	0	0	0	0	0	0	0
404220900	T040411	100%	833	774	833	833	833	833	833	833
404220900	T040412	100%	78	78	78	80	80	80	80	80
404220900	T040413	100%	751	851	851	897	944	991	1,038	1,084
404220900	T040414	100%	928	1,035	1,035	1,081	1,128	1,175	1,221	1,268
404220901	T040415	100%	0	0	0	0	0	0	0	0
404220901	T040416	100%	55	55	55	37	19	9	0	0
404220901	T040417	100%	0	0	0	1	2	2	3	3
404220901	T040418	100%	0	0	0	0	0	0	0	0
404221000	T040419	100%	2,393	2,393	2,393	2,393	2,646	2,646	2,646	2,646
404221000	T040420	100%	0	0	0	0	0	0	0	0
404221100	T040421	100%	1,643	1,643	1,643	1,643	1,643	1,643	1,643	1,643
404221100	T040422	100%	93	93	93	196	243	299	299	299
404221100	T040423	100%	512	612	612	612	612	612	612	612
404221300	T040426	100%	472	472	476	476	476	476	476	476
404221300	T040427	100%	843	843	845	845	845	845	845	845
404221401	T040432	100%	0	0	0	0	0	0	0	0

Manipulated to Provide the Area of the City of Riverside within the Boundaries of the Riverside Unified School District

Data date: January 2012 Provided as most current: January 2014

SCAG_TAZ	RivTAZ	Percent within RUSD	Household 2008	Household 2010	Household 2012	Household 2015	Household 2020	Household 2025	Household 2030	Household 2035
404221401	T040433	100%	0	67	67	67	67	67	67	67
404221401	T040434	100%	257	257	257	275	289	302	315	325
404250500	T081051	100%	5	5	3	0	0	0	0	0
404250500	T081052	0%	0	0	0	0	0	0	0	0
403010000	T400421	100%	594	594	594	594	598	598	598	598
403010000	T400422	100%	148	148	149	219	224	224	224	224
403010000	T400441	100%	446	446	448	453	462	481	481	490
403010000	T400442	100%	473	473	482	487	493	499	504	510
403030000	T400471	100%	1	1	1	1	0	0	0	0
403030000	T400472	100%	0	0	0	0	0	0	0	0
403030000	T400473	100%	0	0	0	0	0	0	0	0
403030000	T400481	100%	8	8	8	0	0	0	0	0
403030000	T400482	100%	236	236	236	238	238	238	238	238
403030000	T400483	100%	51	51	51	51	23	23	23	23
403030001	T400511	100%	210	351	396	443	583	583	995	1,088
403030001	T400512	100%	341	341	341	341	714	901	995	1,088
403030001	T400513	100%	0	0	0	0	187	187	374	374
403030001	T400521	100%	101	101	101	146	146	146	146	146
403030001	T400522	100%	306	448	780	840	1,027	1,214	1,401	1,588
403030001	T400523	100%	4	4	4	0	0	0	0	0
403040000	T400531	100%	0	0	0	0	0	0	0	0
403040000	T400532	100%	264	263	266	313	406	453	500	500
403040000	T400541	100%	278	278	285	472	658	939	1,125	1,219
403040000	T400542	100%	251	251	251	256	256	256	261	261
403040000	T400551	100%	193	193	193	230	233	237	241	245
403040000	T400552	100%	680	680	680	680	680	680	680	680
403040000	T400553	100%	285	285	285	287	289	290	292	294
403050200	T400591	100%	23	23	23	14	0	0	0	0
403050200	T400592	100%	0	0	0	0	0	0	0	0
403060100	T400631	100%	255	262	270	275	281	287	292	298
403060100	T400632	100%	784	844	905	961	1,017	1,073	1,129	1,185
403060100	T400641	100%	50	59	61	69	78	78	88	93
403060100	T400642	100%	152	156	160	160	160	160	160	160
403060300	T400691	100%	207	209	211	217	222	228	233	239
403060300	T400692	100%	657	659	661	663	665	667	669	671
403070000	T400711	100%	490	492	494	494	507	504	520	527
403070000	T400712	100%	630	632	634	634	634	634	634	634
403070000	T400721	100%	304	305	307	313	318	324	330	335
403070000	T400722	100%	800	802	804	804	804	804	804	804
403080000	T400731	100%	1,623	1,625	1,627	1,348	1,358	1,367	1,372	1,377
403080000	T400732	100%	763	765	767	802	782	789	806	804
403090000	T400741	60%	0	0	0	0	0	0	0	0
403090000	T400742	85%	553	554	555	555	555	555	555	555
403100100	T400761	100%	458	462	467	467	467	467	467	467
403100100	T400762	100%	719	724	728	624	624	624	624	624
403120000	T400851	100%	341	341	247	341	341	341	341	341
403120000	T400852	100%	229	229	229	229	229	229	229	229
403120000	T400861	100%	1,223	1,223	1,223	1,223	1,223	1,223	1,223	1,223
403120000	T400862	100%	493	493	493	493	493	493	493	493
403130000	T400881	100%	355	355	357	357	357	359	359	360
403130000	T400882	100%	2	2	2	0	0	0	0	0

Manipulated to Provide the Area of the City of Riverside within the Boundaries of the Riverside Unified School District

Data date: January 2012 Provided as most current: January 2014

SCAG_TAZ	RivTAZ	Percent within RUSD	Household 2008	Household 2010	Household 2012	Household 2015	Household 2020	Household 2025	Household 2030	Household 2035
403140100	T400901	100%	794	796	798	835	872	910	947	984
403140100	T400902	100%	635	635	635	654	672	691	710	728
403140200	T400911	100%	1,076	1,077	1,077	1,156	1,217	1,276	1,336	1,380
403140200	T400912	100%	875	1,064	1,064	1,073	1,082	1,092	1,101	1,110
403150100	T400921	100%	586	586	586	586	586	586	586	586
403150100	T400922	100%	569	589	589	614	638	662	686	711
403150100	T400931	100%	98	137	138	139	140	148	143	144
403150100	T400932	100%	591	591	888	958	1,028	1,098	1,168	1,241
403150200	T400941	100%	524	524	526	526	526	526	526	526
403150200	T400942	100%	962	964	966	1,003	1,040	1,078	1,115	1,152
403150200	T400943	100%	623	832	832	841	851	860	869	879
403150200	T400944	100%	239	239	241	245	248	252	256	260
403160000	T400981	100%	510	512	514	547	580	614	744	875
403160000	T400982	100%	257	257	257	257	266	266	266	266
403170100	T401011	100%	28	28	28	41	54	67	80	95
403170100	T401012	100%	19	19	19	159	168	177	187	198
403170100	T401013	100%	29	29	29	36	44	52	60	68
403170100	T401014	100%	55	55	55	57	59	61	63	64
403170100	T401021	100%	14	14	14	16	18	20	21	23
403170100	T401022	100%	11	11	11	13	17	20	22	23
403170100	T401023	100%	24	24	24	26	28	28	28	28
403170100	T401024	100%	12	12	12	12	15	15	15	15
403170100	T401031	100%	285	285	285	296	307	318	330	344
403170100	T401032	100%	67	67	67	190	191	191	191	191
403170200	T401071	100%	58	58	58	58	58	58	58	58
403170200	T401072	100%	37	37	37	42	48	56	58	64
403170400	T401121	100%	766	766	766	769	769	773	773	773
403170400	T401122	100%	520	520	522	526	526	528	528	528
403170400	T401131	100%	282	284	286	286	286	286	286	286
403170400	T401132	100%	182	182	184	184	184	185	185	185
404090100	T402121	0%	0	0	0	0	0	0	0	0
404090100	T402122	0%	0	0	0	0	0	0	0	0
404090100	T402123	0%	0	0	0	0	0	0	0	0
404090200	T402141	0%	0	0	0	0	0	0	0	0
404090200	T402142	0%	0	0	0	0	0	0	0	0
404090400	T402161	0%	0	0	0	0	0	0	0	0
404090400	T402162	0%	0	0	0	0	0	0	0	0
404090400	T402163	0%	0	0	0	0	0	0	0	0
404110000	T402231	0%	0	0	0	0	0	0	0	0
404110000	T402232	0%	0	0	0	0	0	0	0	0
404110000	T402241	0%	0	0	0	0	0	0	0	0
404110000	T402242	0%	0	0	0	0	0	0	0	0
404110000	T402251	0%	0	0	0	0	0	0	0	0
404110000	T402252	0%	0	0	0	0	0	0	0	0
404130000	T402311	0%	0	0	0	0	0	0	0	0
404130000	T402312	0%	0	0	0	0	0	0	0	0
404130000	T402313	0%	0	0	0	0	0	0	0	0
404130000	T402314	0%	0	0	0	0	0	0	0	0
404140500	T402351	0%	0	0	0	0	0	0	0	0
404140500	T402352	0%	0	0	0	0	0	0	0	0
404140600	T402361	0%	0	0	0	0	0	0	0	0

Manipulated to Provide the Area of the City of Riverside within the Boundaries of the Riverside Unified School District

Data date: January 2012 Provided as most current: January 2014

SCAG_TAZ	RivTAZ	Percent within RUSD	Household 2008	Household 2010	Household 2012	Household 2015	Household 2020	Household 2025	Household 2030	Household 2035
404140600	T402362	0%	0	0	0	0	0	0	0	0
404140700	T402371	0%	0	0	0	0	0	0	0	0
404140700	T402372	40%	263	263	375	375	375	464	464	464
404140800	T402391	0%	0	0	0	0	0	0	0	0
404140800	T402392	100%	866	866	989	989	1,520	946	2,027	2,320
404200600	T403471	100%	544	544	544	544	549	554	558	563
404200600	T403472	100%	2,153	2,153	2,289	2,289	2,289	2,289	2,289	2,289
404200600	T403473	100%	1,377	1,377	1,377	1,377	1,377	1,377	1,377	1,377
404220600	T404051	100%	469	487	487	487	487	487	487	487
404220600	T404052	100%	1,411	1,462	1,462	1,462	1,462	1,462	1,462	1,462
404230000	T404361	100%	0	0	0	0	0	0	0	0
Totals:			76,967	78,248	80,266	82,970	87,933	91,146	96,370	100,093

Extrapolation of Five Year Projection based on Annual Averages:

Difference Current Year to Prior Year:	2,018	2,704	4,963	3,213	5,224	3,723
Number of Years within Years Estimated:	2	3	5	5	5	5
Annual Average Dwelling Units per Year Estimated:	1,009	901	993	643	1,045	745

Estimated Number of Dwelling Units January 1, 2014:

	<u>Existing Units</u>	<u>Dwelling Units</u>
As of January 1, 2012		80,266
Additional Dwelling Units Constructed 01/01/2012 to 01/01/13		901
Additional Dwelling Units Constructed 01/01/2013 to 01/01/14		901
Estimated Dwelling Units to Exist on January 1, 2014:		82,068

Estimated Number of Dwelling Units Permitted for Five Year Period:

	<u>Permitted Date</u>	<u>Units Projected</u>
Dwelling Units Permitted 07/01/14 to 07/01/15		993
Dwelling Units Permitted 07/01/15 to 07/01/16		993
Dwelling Units Permitted 07/01/16 to 07/01/17		993
Dwelling Units Permitted 07/01/17 to 07/01/18		993
Dwelling Units Permitted 07/01/18 to 07/01/19		993
Projected Number of Dwelling Units Permitted for Five Fiscal Years:		4,965

Note: Because the SCAG projections are on a calendar year basis and the five-year projection in on a fiscal year basis the following assumptions were made; the SCAG calculations are as of January 1 in any given year, the figures are reporting occupiable dwelling units and that there is a six month lag from permit date to saleable or occupancy date. Therefore, the SCAG 2015 through 2020 projections are being used to project permit issuance from 2014/15 through 2018/19.

Riverside Unified School District - Data for the Area within the County of Riverside and the City of Jurupa Valley Only

Source: Southern California Association of Governments

Integrated Growth Forecast Data to 2035 by Traffic Analysis Zone

Data Date: March 2012 (most current available)

Tier2 (TAZ)	Location - Added Based on Provided Map	Percent in District**	2008 Households	2020 Households	2035 Households
	City of Riverside	Used City of Riverside TAZ Data - See Separate Attachment			
43136100	City of Jurupa Valley*	0%	0	0	0
43142100	City of Jurupa Valley*	30%	0	0	0
43142200	City of Jurupa Valley*	10%	0	0	0
43142300	City of Jurupa Valley*	0%	0	0	0
43144300	City of Jurupa Valley*	5%	0	0	0
43221100	City of Jurupa Valley*	10%	0	0	0
43229100	City of Jurupa Valley*	10%	0	0	0
43199100	Unincorporated Area	100%	510	438	627
43199200	Unincorporated Area	100%	1,221	1,077	1,483
43220100	Unincorporated Area	60%	6	8	8
43220200	Unincorporated Area	100%	905	1,017	1,201
43232100	Unincorporated Area	100%	575	501	921
43232300	Unincorporated Area	100%	293	262	373
43237100	Unincorporated Area	100%	931	844	1,868
43237200	Unincorporated Area	100%	330	312	414
43242400	Unincorporated Area	100%	158	197	191
43247200	Unincorporated Area	60%	352	327	448
43258100	Unincorporated Area	100%	622	661	1,103
43258300	Unincorporated Area	80%	4	92	48
43260200	Unincorporated Area	0%	0	0	0
43261100	Unincorporated Area	0%	0	0	0
43261300	Unincorporated Area	0%	0	0	0
43263100	Unincorporated Area	0%	0	0	0
43263200	Unincorporated Area	5%	21	31	26
43269100	Unincorporated Area	0%	0	0	0
43269300	Unincorporated Area	20%	7	13	9
43210100	Unincorporated Area	20%	1	0	1
43232200	Unincorporated Area	95%	148	139	304
43237300	Unincorporated Area	60%	235	321	312
43242200	Unincorporated Area	95%	497	446	629
43244100	Unincorporated Area	50%	237	219	332
43249100	Unincorporated Area	10%	1	1	4
43255400	Unincorporated Area	30%	587	461	848
43256900	Unincorporated Area	70%	164	158	190
43258200	Unincorporated Area	90%	446	566	896
43259100	Unincorporated Area	70%	45	137	69
43259200	Unincorporated Area	10%	22	25	28
Total			8,317	8,252	12,331

* Note: Although a small portion of the City of Jurupa Valley is within the boundaries of the RUSD, the portion within the boundaries has a general plan land use of open space.

** Note: The TAZ percentage was allocated based upon visual review of the area of the TAZ and not allocated on dwelling units.

Riverside Unified School District - Data for the Area within the County of Riverside and the City of Jurupa Valley Only

Source: Southern California Association of Governments

Integrated Growth Forecast Data to 2035 by Traffic Analysis Zone

Data Date: March 2012 (most current available)

Tier2 (TAZ)	Location - Added Based on Provided Map	Percent in District**	2008 Households	2020 Households	2035 Households
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Extrapolation of Five Year Projection based on Annual Averages:

Difference Current Year to Prior Year:	(65)	4,079
Number of Years within Years Estimated:	12	15
Annual Average Dwelling Units per Year Estimated:*	(5.42)	271.93

Estimated Number of Dwelling Units January 1, 2014

	City of Jurupa Valley	County of Riverside	Total
<u>Existing Units</u>	<u>Dwelling Units</u>	<u>Dwelling Units</u>	<u>Dwelling Units</u>
As of January 1, 2008	0.00	8,317.00	8,317.00
Additional Dwelling Units Constructed 01/01/2008 to 01/01/2009	0.00	(5.42)	(5.42)
Additional Dwelling Units Constructed 01/01/2009 to 01/01/2010	0.00	(5.42)	(5.42)
Additional Dwelling Units Constructed 01/01/2010 to 01/01/2011	0.00	(5.42)	(5.42)
Additional Dwelling Units Constructed 01/01/2011 to 01/01/2012	0.00	(5.42)	(5.42)
Additional Dwelling Units Constructed 01/01/2012 to 01/01/2013	0.00	(5.42)	(5.42)
Additional Dwelling Units Constructed 01/01/2013 to 01/01/2014	0.00	(5.42)	(5.42)
Estimated Dwelling Units to Exist on January 1, 2014:	0	8,285	8,285

Estimated Number of Dwelling Units Permitted for Five Year Period:

	City of Jurupa Valley	County of Riverside	Total
<u>Permitted Date</u>	<u>Dwelling Units</u>	<u>Dwelling Units</u>	<u>Dwelling Units</u>
Dwelling Units Permitted 07/01/14 to 07/01/15	0.00	(5.42)	(5.42)
Dwelling Units Permitted 07/01/15 to 07/01/16	0.00	(5.42)	(5.42)
Dwelling Units Permitted 07/01/16 to 07/01/17	0.00	(5.42)	(5.42)
Dwelling Units Permitted 07/01/17 to 07/01/18	0.00	(5.42)	(5.42)
Dwelling Units Permitted 07/01/18 to 07/01/19	0.00	(5.42)	(5.42)
Projected Number of Dwelling Units Permitted for Five Fiscal Years:	0	(27)	(27)

*SCAG's required Green House Gas Goal requires development projections to be located closer to transportation centers. This goal causes a negative projection as shown.

February 13, 2014

Steve Hayes, AICP
City Planner
City of Riverside
3900 Main Street
Riverside, CA 92522

Doug Darnell, AICP
Senior Planner
City of Riverside
3900 Main Street
Riverside, CA 92522

**RE: RESIDENTIAL DEVELOPMENT AND SQUARE FOOTAGE PROJECTIONS FOR THE RIVERSIDE
UNIFIED SCHOOL DISTRICT**

Special District Financing & Administration ("SDFA") is a consultant to the Riverside Unified School District ("RUSD" or "School District") tasked with updating the current School Facilities Needs Analysis ("SFNA") which calculates the impact fee paid by residential development at the time of building permit issuance. In January of 2014, SDFA began working with staff at the City of Riverside to prepare residential development projections for the next five-year period by housing type and a projection of average square footages by housing type. Housing type in the statute makes reference to single family detached dwelling units ("SFD"), single family attached dwelling units ("SFA") and multi-family attached dwelling units ("MFA"). These last two categories can be further classified to include townhomes and condominiums for the SFA units and apartments for the MFA units. The five-year projection period for the current update will cover the fiscal years of 2014/15 through 2018/19.

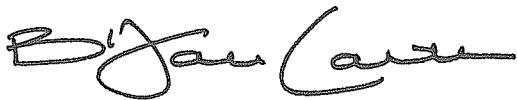
In February of 2014 correspondence was sent to the City containing draft projections of both these elements. Mr. Darnell contacted our firm after his review of the projections. Thru email, Mr. Darnell found the projection of dwelling units in the next five-year period by housing type for the area of the District within the City boundaries to be reasonable. These projections are shown below:

Projection of Dwelling Units to be Constructed within the City of Riverside and the Riverside Unified School District Between July 1, 2014 and June 30, 2019			
Single Family Detached Dwelling Units	Single Family Attached Dwelling Units	Multi-Family Attached Dwelling Units	Total Projected Dwelling Units
500	0	600	1,100

Mr. Darnell also reviewed the projection of average square footage by dwelling unit type to be constructed. He was concerned with that the average square footage projected for single family detached dwelling units to be too high, but found reasonable the projected average square footage for multi-family attached dwelling units. After additional research on various approved and processing projects and sharing information on recently constructed dwelling units, Mr. Darnell communicated that the use of 3,280 square feet as the average square footage for single family detached dwelling units was reasonable. The final average square footages by dwelling unit type are shown below.

Projection of Average Square Footages of Dwelling Units to be Constructed within the City of Riverside and the Riverside Unified School District Between July 1, 2014 and June 30, 2019		
Single Family Detached Dwelling Units	Single Family Attached Dwelling Units	Multi-Family Attached Dwelling Units
3,280	NA (none projected)	926

This correspondence serves only to confirm our communication. Thank you for the time and effort of City staff to review and communicate with us regarding these projections.



Barbara Hale-Carter
Principal

C: Hayley Calhoun; Riverside Unified School District
Amanda Pope; Bowie, Arneson, Wiles and Giannone



**SPECIAL DISTRICT FINANCING
& ADMINISTRATION**

437 W. Grand Avenue
Escondido CA 92025
760 • 233 • 2630
Fax • 233 • 2631

January 31, 2014

Mr. Tom Merrell
Planning Director
City of Jurupa Valley
8304 Limonite Ave, Ste. M
Jurupa Valley, CA 92590

**RE: RESIDENTIAL DEVELOPMENT AND SQUARE FOOTAGE PROJECTIONS FOR THE
RIVERSIDE UNIFIED SCHOOL DISTRICT**

Special District Financing & Administration ("SDFA") is a consultant to the Riverside Unified School District ("RUSD") tasked with updating the current School Facilities Needs Analysis ("SFNA") which calculates the impact fee paid by residential development at the time of building permit issuance. The SFNA is only valid for a one- year period and as such is updated at a minimum on an annual basis. At this time we are asking the City of Jurupa Valley to review two elements of the report as to accuracy and completeness.

Residential Development Projections for the Next Five-Year Period

The statute requires that a projection of the residential development for the next five-year period by housing type be established. Housing type in the statute makes reference to single family detached dwelling units ("SFD"), single family attached dwelling units ("SFA") and multi-family attached dwelling units ("MFA"). These last two categories can be further classified to include townhomes and condominiums for the SFA units and apartments for the MFA units. The five-year projection period for the current update will cover the fiscal years of 2014/15 through 2018/19.

The Southern California Association of Governments ("SCAG") was contacted. They provided a projection of residential dwelling units released in March of 2012. Because the SCAG projections are on a calendar year basis and the five-year projection period is on a fiscal year basis the following assumptions were made; the SCAG calculations are as of January 1 in any given year, are reporting on occupiable dwelling units and that there is a six month lag from permit date to saleable or occupancy date. Therefore, the SCAG 2015 through 2020 projections are being used to project permit issuance for fiscal years 2014/15 through 2018/19 projections. A summary of the data provided has been enclosed which shows the calculation of an estimated number of dwelling units to be constructed for fiscal years 2014/15 through 2018/19 for the City of Jurupa Valley within the boundaries of the School District. On a separate attachment, enclosed please find a draft projection of the number of dwelling units to be constructed for the same time period for the City of Riverside within the boundaries of the School District. Review of the area within the City of Jurupa Valley covered by the Riverside Unified School District has a general plan land use of open space. This resulted in a five year projection of dwelling units for the area within the School District and the City of Jurupa Valley of 0 dwelling units to be constructed for fiscal years 2014/15 through 2018/19.

We are requesting that the City of Jurupa Valley provide comments or acceptance that this projection of residential dwelling units appears to be reasonable based on the expertise of County staff.

Residential Livable Square Footage Projections for the Next Five-Year Period

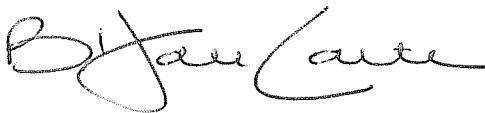
The calculation of the Level II and Level III Fee involves determining an average livable square footage for the dwelling unit types projected to be constructed in the next five-year period. The average habitable square footage for SFD and SFA dwelling units was taken from the County of Riverside Assessor's Data as provided on a Property Characteristics Tape dated November 2013 which provides data for like dwelling units constructed in the past five years and from certificate of compliance data provided for MFA dwelling units. The average square footage was determined as 3,595 square feet for SFD dwelling units, 1,156 square feet for SFA dwelling units, and 926 square feet for MFA dwelling units.

These historically driven estimates are proposed to be used in the calculation of the Level II and Level III Fees. We are asking the City of Jurupa Valley to provide comment or acceptance that these averages appear to be reasonable based on the expertise of City staff.

Timing of Our Request

We will be using this information to support the School Facilities Needs Analysis, which establishes the Level II and Level III Fees. The final draft of such report will be distributed to the City of Riverside, City of Jurupa Valley and the County of Riverside on or about February 14, 2014. We are respectfully asking that any comments or acceptance correspondence be received in our office by telephone, fax or U.S. Mail by **February 10, 2014**. Any communication received after this date will be considered for additional updates to the RUSD SFNA.

We thank you in advance for your efforts. Please do not hesitate to call should you have any questions.



Barbara Hale-Carter
Principal

Enclosures

C: Hayley Calhoun; Riverside Unified School District
Amanda Pope; Bowie, Arneson, Wiles and Giannone

Riverside Unified School District - Data for the Area within the County of Riverside and the City of Jurupa Valley Only

Source: Southern California Association of Governments

Integrated Growth Forecast Data to 2035 by Traffic Analysis Zone

Data Date: March 2012 (most current available)

Tier2 (TAZ)	Location - Added Based on Provided Map	Percent in District**	2008 Households	2020 Households	2035 Households
	City of Riverside	Used City of Riverside TAZ Data - See Separate Attachment			
43136100	City of Jurupa Valley*	0%	0	0	0
43142100	City of Jurupa Valley*	30%	0	0	0
43142200	City of Jurupa Valley*	10%	0	0	0
43142300	City of Jurupa Valley*	0%	0	0	0
43144300	City of Jurupa Valley*	5%	0	0	0
43221100	City of Jurupa Valley*	10%	0	0	0
43229100	City of Jurupa Valley*	10%	0	0	0
43199100	Unincorporated Area	100%	510	438	627
43199200	Unincorporated Area	100%	1,221	1,077	1,483
43220100	Unincorporated Area	60%	6	8	8
43220200	Unincorporated Area	100%	905	1,017	1,201
43232100	Unincorporated Area	100%	575	501	921
43232300	Unincorporated Area	100%	293	262	373
43237100	Unincorporated Area	100%	931	844	1,868
43237200	Unincorporated Area	100%	330	312	414
43242400	Unincorporated Area	100%	158	197	191
43247200	Unincorporated Area	60%	352	327	448
43258100	Unincorporated Area	100%	622	661	1,103
43258300	Unincorporated Area	80%	4	92	48
43260200	Unincorporated Area	0%	0	0	0
43261100	Unincorporated Area	0%	0	0	0
43261300	Unincorporated Area	0%	0	0	0
43263100	Unincorporated Area	0%	0	0	0
43263200	Unincorporated Area	5%	21	31	26
43269100	Unincorporated Area	0%	0	0	0
43269300	Unincorporated Area	20%	7	13	9
43210100	Unincorporated Area	20%	1	0	1
43232200	Unincorporated Area	95%	148	139	304
43237300	Unincorporated Area	60%	235	321	312
43242200	Unincorporated Area	95%	497	446	629
43244100	Unincorporated Area	50%	237	219	332
43249100	Unincorporated Area	10%	1	1	4
43255400	Unincorporated Area	30%	587	461	848
43256900	Unincorporated Area	70%	164	158	190
43258200	Unincorporated Area	90%	446	566	896
43259100	Unincorporated Area	70%	45	137	69
43259200	Unincorporated Area	10%	22	25	28
Total			8,317	8,252	12,331

* Note: Although a small portion of the City of Jurupa Valley is within the boundaries of the RUSD, the portion within the boundaries has a general plan land use of open space.

** Note: The TAZ percentage was allocated based upon visual review of the area of the TAZ and not allocated on dwelling units.

Riverside Unified School District - Data for the Area within the County of Riverside and the City of Jurupa Valley Only

Source: Southern California Association of Governments

Integrated Growth Forecast Data to 2035 by Traffic Analysis Zone

Data Date: March 2012 (most current available)

Tier2 (TAZ)	Location - Added Based on Provided Map	Percent in District**	2008 Households	2020 Households	2035 Households
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Extrapolation of Five Year Projection based on Annual Averages:

Difference Current Year to Prior Year:	(65)	4,079
Number of Years within Years Estimated:	12	15
Annual Average Dwelling Units per Year Estimated:*	(5.42)	271.93

Estimated Number of Dwelling Units January 1, 2014

	City of Jurupa Valley	County of Riverside	Total
<u>Existing Units</u>	<u>Dwelling Units</u>	<u>Dwelling Units</u>	<u>Dwelling Units</u>
As of January 1, 2008	0.00	8,317.00	8,317.00
Additional Dwelling Units Constructed 01/01/2008 to 01/01/2009	0.00	(5.42)	(5.42)
Additional Dwelling Units Constructed 01/01/2009 to 01/01/2010	0.00	(5.42)	(5.42)
Additional Dwelling Units Constructed 01/01/2010 to 01/01/2011	0.00	(5.42)	(5.42)
Additional Dwelling Units Constructed 01/01/2011 to 01/01/2012	0.00	(5.42)	(5.42)
Additional Dwelling Units Constructed 01/01/2012 to 01/01/2013	0.00	(5.42)	(5.42)
Additional Dwelling Units Constructed 01/01/2013 to 01/01/2014	0.00	(5.42)	(5.42)
Estimated Dwelling Units to Exist on January 1, 2014:	0	8,285	8,285

Estimated Number of Dwelling Units Permitted for Five Year Period:

	City of Jurupa Valley	County of Riverside	Total
<u>Permitted Date</u>	<u>Dwelling Units</u>	<u>Dwelling Units</u>	<u>Dwelling Units</u>
Dwelling Units Permitted 07/01/14 to 07/01/15	0.00	(5.42)	(5.42)
Dwelling Units Permitted 07/01/15 to 07/01/16	0.00	(5.42)	(5.42)
Dwelling Units Permitted 07/01/16 to 07/01/17	0.00	(5.42)	(5.42)
Dwelling Units Permitted 07/01/17 to 07/01/18	0.00	(5.42)	(5.42)
Dwelling Units Permitted 07/01/18 to 07/01/19	0.00	(5.42)	(5.42)

Projected Number of Dwelling Units Permitted for Five Fiscal Years: **0** **(27)** **(27)**

*SCAG's required Green House Gas Goal requires development projections to be located closer to transportation centers. This goal causes a negative projection as shown.

Manipulated to Provide the Area of the City of Riverside within the Boundaries of the Riverside Unified School District

Data date: January 2012 Provided as most current: January 2014

SCAG_TAZ	RivTAZ	Percent within RUSD	Household 2008	Household 2010	Household 2012	Household 2015	Household 2020	Household 2025	Household 2030	Household 2035
404200500	T008018	100%	310	377	424	471	517	564	611	657
403100200	T008023	75%	946	961	961	961	961	961	961	961
403010000	T008043	100%	1,543	1,588	1,653	1,660	1,668	1,675	1,683	1,690
404230001	T008086	100%	176	176	176	218	260	302	344	346
404200300	T008093	100%	240	240	243	318	392	467	542	616
404230001	T008094	100%	153	153	225	297	537	777	1,017	1,259
403020000	T040045	100%	1,008	1,008	1,008	1,009	1,013	1,023	1,023	1,023
403020000	T040046	100%	1,019	1,019	1,038	1,131	1,178	1,181	1,181	1,181
403030000	T040049	100%	120	120	120	120	120	120	120	120
403030000	T040050	100%	114	114	114	114	114	114	114	114
403050100	T040056	100%	177	93	93	114	134	155	176	196
403050100	T040057	100%	432	432	432	437	437	437	437	437
403050100	T040058	100%	1,125	1,125	1,233	1,354	1,475	1,597	1,718	1,840
403050200	T040060	100%	139	139	139	139	140	149	159	171
403050200	T040061	100%	429	429	429	429	444	451	459	466
403050300	T040062	100%	1,449	1,261	1,261	1,267	1,274	1,280	1,287	1,293
403060100	T040065	100%	614	633	654	657	661	665	669	672
403060200	T040066	100%	402	403	406	408	410	412	414	416
403060200	T040067	100%	772	791	810	817	825	832	840	847
403060200	T040068	100%	94	94	94	94	94	94	94	94
403060300	T040070	100%	395	398	401	401	401	401	401	401
403090001	T040075	98%	86	86	87	83	80	76	72	69
403100100	T040077	100%	719	724	728	732	736	740	743	747
403100200	T040078	100%	818	818	820	825	829	834	839	843
403100200	T040079	100%	384	384	384	384	384	384	384	384
403110000	T040080	100%	318	318	318	318	323	328	333	336
403110000	T040081	100%	800	800	802	840	877	914	952	989
403110000	T040082	100%	553	553	555	564	573	583	592	601
403110000	T040083	100%	134	134	135	145	154	163	173	182
403120000	T040084	100%	624	657	657	660	663	666	669	671
403130000	T040087	100%	280	280	280	291	303	314	325	336
403140100	T040089	100%	766	767	768	774	818	861	906	938
403160000	T040095	100%	292	292	294	340	386	431	477	527
403160000	T040096	100%	369	369	369	441	460	479	499	513
403160000	T040097	100%	1,200	1,200	1,200	1,293	1,387	1,480	1,574	1,667
403160000	T040099	100%	0	0	0	0	0	0	0	0
403170100	T040100	100%	19	19	19	19	47	47	47	47
403170100	T040104	100%	215	215	215	215	215	222	222	222
403170200	T040105	100%	553	553	555	555	555	555	555	555
403170200	T040106	100%	49	49	49	49	55	55	55	55
403170300	T040108	100%	644	644	663	663	663	682	682	701
403170300	T040109	100%	299	299	318	318	318	318	318	318
403170300	T040110	100%	159	159	159	159	162	162	162	162
403170400	T040111	100%	252	252	254	254	254	256	256	256
404010000	T040116	100%	0	0	0	0	0	0	0	0
404020100	T040123	100%	0	0	0	0	0	0	0	0
404040200	T040137	0%	0	0	0	0	0	0	0	0
404090100	T040213	0%	0	0	0	0	0	0	0	0
404090300	T040215	0%	0	0	0	0	0	0	0	0
404100100	T040217	0%	0	0	0	0	0	0	0	0
404100200	T040218	0%	0	0	0	0	0	0	0	0

Manipulated to Provide the Area of the City of Riverside within the Boundaries of the Riverside Unified School District

Data date: January 2012 Provided as most current: January 2014

SCAG_TAZ	RivTAZ	Percent within RUSD	Household 2008	Household 2010	Household 2012	Household 2015	Household 2020	Household 2025	Household 2030	Household 2035
404100300	T040219	0%	0	0	0	0	0	0	0	0
404100400	T040220	0%	0	0	0	0	0	0	0	0
404100400	T040221	0%	0	0	0	0	0	0	0	0
404100400	T040222	0%	0	0	0	0	0	0	0	0
404120100	T040226	0%	0	0	0	0	0	0	0	0
404120100	T040227	5%	24	24	24	24	25	25	26	26
404120200	T040228	0%	0	0	0	0	0	0	0	0
404120300	T040229	0%	0	0	0	0	0	0	0	0
404130000	T040230	0%	0	0	0	0	0	0	0	0
404140300	T040232	50%	600	693	788	860	932	1,005	1,077	1,150
404140400	T040233	0%	0	0	0	0	0	0	0	0
404140500	T040234	0%	0	0	0	0	0	0	0	0
404140800	T040238	0%	0	0	0	0	0	0	0	0
404140902	T040245	60%	72	72	72	72	82	82	82	82
404140902	T040246	0%	0	0	0	0	0	0	0	0
404141200	T040256	0%	0	0	0	0	0	0	0	0
404141200	T040257	0%	0	0	0	0	0	0	0	0
404200400	T040339	100%	3	3	3	3	3	3	3	3
404200500	T040344	100%	6	6	6	6	6	6	6	6
404200500	T040345	100%	364	374	383	402	425	448	472	495
404200600	T040346	100%	1,225	1,225	1,225	1,227	1,229	1,231	1,233	1,235
404200600	T040348	100%	1,573	1,573	1,573	1,573	1,573	1,573	1,573	1,573
404200900	T040367	100%	229	229	229	261	292	324	356	388
404200900	T040368	100%	28	28	28	47	65	84	103	121
404200900	T040380	100%	110	110	110	157	204	232	297	344
404210000	T040394	100%	76	76	76	76	76	76	76	76
404210000	T040395	100%	0	0	0	0	0	0	0	0
404220200	T040399	100%	4,746	4,746	4,531	4,531	4,531	4,531	4,531	4,531
404220200	T040400	100%	0	0	0	0	0	0	0	0
404220200	T040401	100%	0	0	560	1,128	2,385	3,642	4,899	6,158
404220500	T040402	85%	1,753	1,757	1,757	1,757	1,757	1,757	1,757	1,757
404220501	T040404	20%	284	284	284	284	286	287	288	289
404220700	T040408	100%	1,123	1,123	1,123	1,123	1,123	1,123	1,123	1,123
404220800	T040409	100%	905	905	905	905	905	905	905	905
404220900	T040410	100%	0	0	0	0	0	0	0	0
404220900	T040411	100%	833	774	833	833	833	833	833	833
404220900	T040412	100%	78	78	78	80	80	80	80	80
404220900	T040413	100%	751	851	851	897	944	991	1,038	1,084
404220900	T040414	100%	928	1,035	1,035	1,081	1,128	1,175	1,221	1,268
404220901	T040415	100%	0	0	0	0	0	0	0	0
404220901	T040416	100%	55	55	55	37	19	9	0	0
404220901	T040417	100%	0	0	0	1	2	2	3	3
404220901	T040418	100%	0	0	0	0	0	0	0	0
404221000	T040419	100%	2,393	2,393	2,393	2,393	2,646	2,646	2,646	2,646
404221000	T040420	100%	0	0	0	0	0	0	0	0
404221100	T040421	100%	1,643	1,643	1,643	1,643	1,643	1,643	1,643	1,643
404221100	T040422	100%	93	93	93	196	243	299	299	299
404221100	T040423	100%	512	612	612	612	612	612	612	612
404221300	T040426	100%	472	472	476	476	476	476	476	476
404221300	T040427	100%	843	843	845	845	845	845	845	845
404221401	T040432	100%	0	0	0	0	0	0	0	0

Manipulated to Provide the Area of the City of Riverside within the Boundaries of the Riverside Unified School District

Data date: January 2012 Provided as most current: January 2014

SCAG_TAZ	RivTAZ	Percent within RUSD	Household 2008	Household 2010	Household 2012	Household 2015	Household 2020	Household 2025	Household 2030	Household 2035
404221401	T040433	100%	0	67	67	67	67	67	67	67
404221401	T040434	100%	257	257	257	275	289	302	315	325
404250500	T081051	100%	5	5	3	0	0	0	0	0
404250500	T081052	0%	0	0	0	0	0	0	0	0
403010000	T400421	100%	594	594	594	594	598	598	598	598
403010000	T400422	100%	148	148	149	219	224	224	224	224
403010000	T400441	100%	446	446	448	453	462	481	481	490
403010000	T400442	100%	473	473	482	487	493	499	504	510
403030000	T400471	100%	1	1	1	1	0	0	0	0
403030000	T400472	100%	0	0	0	0	0	0	0	0
403030000	T400473	100%	0	0	0	0	0	0	0	0
403030000	T400481	100%	8	8	8	0	0	0	0	0
403030000	T400482	100%	236	236	236	238	238	238	238	238
403030000	T400483	100%	51	51	51	51	23	23	23	23
403030001	T400511	100%	210	351	396	443	583	583	995	1,088
403030001	T400512	100%	341	341	341	341	714	901	995	1,088
403030001	T400513	100%	0	0	0	0	187	187	374	374
403030001	T400521	100%	101	101	101	146	146	146	146	146
403030001	T400522	100%	306	448	780	840	1,027	1,214	1,401	1,588
403030001	T400523	100%	4	4	4	0	0	0	0	0
403040000	T400531	100%	0	0	0	0	0	0	0	0
403040000	T400532	100%	264	263	266	313	406	453	500	500
403040000	T400541	100%	278	278	285	472	658	939	1,125	1,219
403040000	T400542	100%	251	251	251	256	256	256	261	261
403040000	T400551	100%	193	193	193	230	233	237	241	245
403040000	T400552	100%	680	680	680	680	680	680	680	680
403040000	T400553	100%	285	285	285	287	289	290	292	294
403050200	T400591	100%	23	23	23	14	0	0	0	0
403050200	T400592	100%	0	0	0	0	0	0	0	0
403060100	T400631	100%	255	262	270	275	281	287	292	298
403060100	T400632	100%	784	844	905	961	1,017	1,073	1,129	1,185
403060100	T400641	100%	50	59	61	69	78	78	88	93
403060100	T400642	100%	152	156	160	160	160	160	160	160
403060300	T400691	100%	207	209	211	217	222	228	233	239
403060300	T400692	100%	657	659	661	663	665	667	669	671
403070000	T400711	100%	490	492	494	494	507	504	520	527
403070000	T400712	100%	630	632	634	634	634	634	634	634
403070000	T400721	100%	304	305	307	313	318	324	330	335
403070000	T400722	100%	800	802	804	804	804	804	804	804
403080000	T400731	100%	1,623	1,625	1,627	1,348	1,358	1,367	1,372	1,377
403080000	T400732	100%	763	765	767	802	782	789	806	804
403090000	T400741	60%	0	0	0	0	0	0	0	0
403090000	T400742	85%	553	554	555	555	555	555	555	555
403100100	T400761	100%	458	462	467	467	467	467	467	467
403100100	T400762	100%	719	724	728	624	624	624	624	624
403120000	T400851	100%	341	341	247	341	341	341	341	341
403120000	T400852	100%	229	229	229	229	229	229	229	229
403120000	T400861	100%	1,223	1,223	1,223	1,223	1,223	1,223	1,223	1,223
403120000	T400862	100%	493	493	493	493	493	493	493	493
403130000	T400881	100%	355	355	357	357	357	359	359	360
403130000	T400882	100%	2	2	2	0	0	0	0	0

Manipulated to Provide the Area of the City of Riverside within the Boundaries of the Riverside Unified School District

Data date: January 2012 Provided as most current: January 2014

SCAG_TAZ	RivTAZ	Percent within RUSD	Household 2008	Household 2010	Household 2012	Household 2015	Household 2020	Household 2025	Household 2030	Household 2035
403140100	T400901	100%	794	796	798	835	872	910	947	984
403140100	T400902	100%	635	635	635	654	672	691	710	728
403140200	T400911	100%	1,076	1,077	1,077	1,156	1,217	1,276	1,336	1,380
403140200	T400912	100%	875	1,064	1,064	1,073	1,082	1,092	1,101	1,110
403150100	T400921	100%	586	586	586	586	586	586	586	586
403150100	T400922	100%	569	589	589	614	638	662	686	711
403150100	T400931	100%	98	137	138	139	140	148	143	144
403150100	T400932	100%	591	591	888	958	1,028	1,098	1,168	1,241
403150200	T400941	100%	524	524	526	526	526	526	526	526
403150200	T400942	100%	962	964	966	1,003	1,040	1,078	1,115	1,152
403150200	T400943	100%	623	832	832	841	851	860	869	879
403150200	T400944	100%	239	239	241	245	248	252	256	260
403160000	T400981	100%	510	512	514	547	580	614	744	875
403160000	T400982	100%	257	257	257	257	266	266	266	266
403170100	T401011	100%	28	28	28	41	54	67	80	95
403170100	T401012	100%	19	19	19	159	168	177	187	198
403170100	T401013	100%	29	29	29	36	44	52	60	68
403170100	T401014	100%	55	55	55	57	59	61	63	64
403170100	T401021	100%	14	14	14	16	18	20	21	23
403170100	T401022	100%	11	11	11	13	17	20	22	23
403170100	T401023	100%	24	24	24	26	28	28	28	28
403170100	T401024	100%	12	12	12	12	15	15	15	15
403170100	T401031	100%	285	285	285	296	307	318	330	344
403170100	T401032	100%	67	67	67	190	191	191	191	191
403170200	T401071	100%	58	58	58	58	58	58	58	58
403170200	T401072	100%	37	37	37	42	48	56	58	64
403170400	T401121	100%	766	766	766	769	769	773	773	773
403170400	T401122	100%	520	520	522	526	526	528	528	528
403170400	T401131	100%	282	284	286	286	286	286	286	286
403170400	T401132	100%	182	182	184	184	184	185	185	185
404090100	T402121	0%	0	0	0	0	0	0	0	0
404090100	T402122	0%	0	0	0	0	0	0	0	0
404090100	T402123	0%	0	0	0	0	0	0	0	0
404090200	T402141	0%	0	0	0	0	0	0	0	0
404090200	T402142	0%	0	0	0	0	0	0	0	0
404090400	T402161	0%	0	0	0	0	0	0	0	0
404090400	T402162	0%	0	0	0	0	0	0	0	0
404090400	T402163	0%	0	0	0	0	0	0	0	0
404110000	T402231	0%	0	0	0	0	0	0	0	0
404110000	T402232	0%	0	0	0	0	0	0	0	0
404110000	T402241	0%	0	0	0	0	0	0	0	0
404110000	T402242	0%	0	0	0	0	0	0	0	0
404110000	T402251	0%	0	0	0	0	0	0	0	0
404110000	T402252	0%	0	0	0	0	0	0	0	0
404130000	T402311	0%	0	0	0	0	0	0	0	0
404130000	T402312	0%	0	0	0	0	0	0	0	0
404130000	T402313	0%	0	0	0	0	0	0	0	0
404130000	T402314	0%	0	0	0	0	0	0	0	0
404140500	T402351	0%	0	0	0	0	0	0	0	0
404140500	T402352	0%	0	0	0	0	0	0	0	0
404140600	T402361	0%	0	0	0	0	0	0	0	0

Manipulated to Provide the Area of the City of Riverside within the Boundaries of the Riverside Unified School District

Data date: January 2012 Provided as most current: January 2014

SCAG_TAZ	RivTAZ	Percent within RUSD	Household 2008	Household 2010	Household 2012	Household 2015	Household 2020	Household 2025	Household 2030	Household 2035
404140600	T402362	0%	0	0	0	0	0	0	0	0
404140700	T402371	0%	0	0	0	0	0	0	0	0
404140700	T402372	40%	263	263	375	375	375	464	464	464
404140800	T402391	0%	0	0	0	0	0	0	0	0
404140800	T402392	100%	866	866	989	989	1,520	946	2,027	2,320
404200600	T403471	100%	544	544	544	544	549	554	558	563
404200600	T403472	100%	2,153	2,153	2,289	2,289	2,289	2,289	2,289	2,289
404200600	T403473	100%	1,377	1,377	1,377	1,377	1,377	1,377	1,377	1,377
404220600	T404051	100%	469	487	487	487	487	487	487	487
404220600	T404052	100%	1,411	1,462	1,462	1,462	1,462	1,462	1,462	1,462
404230000	T404361	100%	0	0	0	0	0	0	0	0
Totals:			76,967	78,248	80,266	82,970	87,933	91,146	96,370	100,093

Extrapolation of Five Year Projection based on Annual Averages:

Difference Current Year to Prior Year:	2,018	2,704	4,963	3,213	5,224	3,723
Number of Years within Years Estimated:	2	3	5	5	5	5
Annual Average Dwelling Units per Year Estimated:	1,009	901	993	643	1,045	745

Estimated Number of Dwelling Units January 1, 2014:

<u>Existing Units</u>	<u>Dwelling Units</u>
As of January 1, 2012	80,266
Additional Dwelling Units Constructed 01/01/2012 to 01/01/13	901
Additional Dwelling Units Constructed 01/01/2013 to 01/01/14	901
Estimated Dwelling Units to Exist on January 1, 2014:	82,068

Estimated Number of Dwelling Units Permitted for Five Year Period:

<u>Permitted Date</u>	<u>Units Projected</u>
Dwelling Units Permitted 07/01/14 to 07/01/15	993
Dwelling Units Permitted 07/01/15 to 07/01/16	993
Dwelling Units Permitted 07/01/16 to 07/01/17	993
Dwelling Units Permitted 07/01/17 to 07/01/18	993
Dwelling Units Permitted 07/01/18 to 07/01/19	993
Projected Number of Dwelling Units Permitted for Five Fiscal Years:	4,965

Note: Because the SCAG projections are on a calendar year basis and the five-year projection is on a fiscal year basis the following assumptions were made; the SCAG calculations are as of January 1 in any given year, the figures are reporting occupiable dwelling units and that there is a six month lag from permit date to saleable or occupancy date. Therefore, the SCAG 2015 through 2020 projections are being used to project permit issuance from 2014/15 through 2018/19.



**SPECIAL DISTRICT FINANCING
& ADMINISTRATION**

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Escondido CA 92025
760 • 233 • 2630
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January 31, 2014

Mr. David Mares
Principal Planner
County of Riverside
4080 Lemon Street, 9th Floor
Riverside, CA 92502

**RE: RESIDENTIAL DEVELOPMENT AND SQUARE FOOTAGE PROJECTIONS FOR THE
RIVERSIDE UNIFIED SCHOOL DISTRICT**

Special District Financing & Administration ("SDFA") is a consultant to the Riverside Unified School District ("RUSD") tasked with updating the current School Facilities Needs Analysis ("SFNA") which calculates the impact fee paid by residential development at the time of building permit issuance. The SFNA is only valid for a one- year period and as such is updated at a minimum on an annual basis. At this time we are asking the County of Riverside to review two elements of the report as to accuracy and completeness.

Residential Development Projections for the Next Five-Year Period

The statute requires that a projection of the residential development for the next five-year period by housing type be established. Housing type in the statute makes reference to single family detached dwelling units ("SFD"), single family attached dwelling units ("SFA") and multi-family attached dwelling units ("MFA"). These last two categories can be further classified to include townhomes and condominiums for the SFA units and apartments for the MFA units. The five-year projection period for the current update will cover the fiscal years of 2014/15 through 2018/19.

The "Approved Residential Projects" and "Tentative (Not Yet Approved) Residential Projects" listings were requested and provided by the Riverside County TLMA/GIS Department on November 11, 2013. These documents were reviewed. The County of Riverside listing titled, "Approved Residential Projects" provides the data in a parcel-by parcel format. In order to review the listing in a more cohesive manner the listing was sorted by the case name and duplicates were removed. In this new case name format there were 72 unique case names identified as within the boundaries of RUSD. The number of dwelling units in the tract and the type of unit was established by review of the case description column (not shown due to size of column). If the case description did not identify any units, then it was assumed that there were no units associated with this project. Using the "Approved Residential Projects" list received in November of 2013 which provided an "Expired Date," case names with an expired date prior to 2009, after verification of no development activity or had no activity since 2009, were assumed to be expired and are shown as zero (0) unpermitted dwelling units. For case names that were either new to the listing or not built out as determined in our review in November of 2013, the County of Riverside Transportation and Land Management Agency – Land Management System website was used to determine the number of building permits issued in each project (or when the system was not operational, staff researched at

our request). Building permits that have expired, have been withdrawn or voided are reflected in the total permits to be issued. Case names with no activity (unless the completed date was within the last 24 months) were shown as "Assumed Expired" and are shown as zero (0) unpermitted dwelling units. Assuming the case names are correctly identified as within the boundaries of RUSD, this listing identified 2,930 approved yet unpermitted single family detached dwelling units, zero (0) unpermitted single family attached dwelling units and zero (0) unpermitted multi-family attached dwelling units.

The "Tentative (Not Yet Approved) Residential Project" listing was also reviewed in the same manner as detailed above. This listing identified zero (0) unpermitted single family detached dwelling units, zero (0) unpermitted single family attached dwelling units and zero (0) unpermitted multi-family attached dwelling units.

We have conservatively assumed that the approved projects are the only projects which will be issued a building permit in the next five year period. The data provided by the Riverside County TLMA/GIS Department and reviewed via the website shows a potential projection of 2,930 single family detached dwelling units, zero (0) single family attached dwelling units, and zero (0) multi-family attached dwelling units to be constructed within the boundaries of the County of Riverside and the RUSD within the next five-year period.

The Southern California Association of Governments ("SCAG") was contacted. They provided a projection of residential dwelling units released in March of 2012. Because the SCAG projections are on a calendar year basis and the five-year projection period is on a fiscal year basis the following assumptions were made; the SCAG calculations are as of January 1 in any given year, are reporting on occupiable dwelling units and that there is a six month lag from permit date to saleable or occupancy date. Therefore, the SCAG 2015 through 2020 projections are being used to project permit issuance for fiscal years 2014/15 through 2018/19 projections. A summary of the data provided has been enclosed which shows the calculation of an estimated number of dwelling units to be constructed for fiscal years 2014/15 through 2018/19 for the County of Riverside within the boundaries of the School District. On a separate attachment, enclosed please find a projection of the number of dwelling units to be constructed for the same time period for the City of Riverside within the boundaries of the School District. The total projected to be constructed within the next five-year period for the County of Riverside is 0 dwelling units.

We were in contact with SCAG to confirm and inquire the projected dwelling units. Staff provided details on required Green House Gas Goals and the projection of dwelling units to be placed within an area within a predetermined distance from public transportation. This requirement resulted in small areas projecting no growth and this previously projected growth was now concentrated in different areas.

As our review of residential development projections is done on an annual basis, we concluded that a projection of zero dwelling units, although highly unlikely, was conservative for the next five year period and would be revisited in a one year period. The resulting five year projection of dwelling units for the area within the School District and the County of Riverside is 0 dwelling units to be constructed for fiscal years 2014/15 through 2018/19.

We are requesting that the County of Riverside provide comments or acceptance that these projections of residential dwelling units appear to be reasonable based on the expertise of County staff.

Residential Livable Square Footage Projections for the Next Five-Year Period

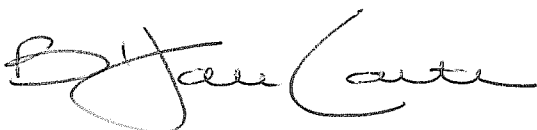
The calculation of the Level II and Level III Fee involves determining an average livable square footage for the dwelling unit types projected to be constructed in the next five-year period. The average habitable square footage for SFD and SFA dwelling units was taken from the County of Riverside Assessor's Data as provided on a Property Characteristics Tape dated November 2013 which provides data for like dwelling units constructed in the past five years and from certificate of compliance data provided for MFA dwelling units. The average square footage was determined as 3,595 square feet for SFD dwelling units, 1,156 square feet for SFA dwelling units, and 926 square feet for MFA dwelling units.

These historically driven estimates are proposed to be used in the calculation of the Level II and Level III Fees. We are asking the County of Riverside to provide comment or acceptance that these averages appear to be reasonable based on the expertise of County staff.

Timing of Our Request

We will be using this information to support the School Facilities Needs Analysis, which establishes the Level II and Level III Fees. The final draft of such report will be distributed to the City of Riverside, City of Jurupa Valley and the County of Riverside on or about February 14, 2014. We are respectfully asking that any comments or acceptance correspondence be received in our office by telephone, fax or U.S. Mail by **February 10, 2014**. Any communication received after this date will be considered for additional updates to the RUSD SFNA.

We thank you in advance for your efforts. Please do not hesitate to call should you have any questions.



Barbara Hale-Carter
Principal

Enclosures

C: Hayley Calhoun; Riverside Unified School District
Amanda Pope; Bowie, Arneson, Wiles and Giannone

Riverside Unified School District
County of Riverside
Summary of Approved Residential Projects
Data Provided: November 11, 2013

Count	Casename	Status	Applied Date	Approved Date	Completed Date	Expired Date	Comments	Type	No. of DU's	Permits Issued as of 11/18/13	Unpermitted Units as of 11/18/13
1	TR23119	APPROVED	19880802	19890822	19890822	19970822	Assummed Expired	SFD	94	0	0
2	TR23962	APPROVED	19900614	19910604	19910604	19970604	Assummed Expired	SFD	15	0	0
3	TR24410	APPROVED	19890630	19910312	19910312	19980312	Assummed Expired	SFD	34	0	0
4	TR24912	APPROVED	19891221	19911119	19980127	20011119	Assummed Expired	SFD	27	0	0
5	TR24985	APPROVED	19890926	19910423	19910423	20020423	Assummed Expired	SFD	56	0	0
6	TR25219	APPROVED	19891107	19910305	19910305	20010305	Assummed Expired	SFD	108	0	0
7	TR25801	APPROVED	19900323	19910702	19910702	19980702	Assummed Expired	SFD	10	0	0
8	TR25925	APPROVED	19900327	19910507	19910507	19960507	Assummed Expired	SFD	102	0	0
9	TR26685	APPROVED	19911113	19940111	19940111	19980111	Assummed Expired	SFD	78	0	0
10	TR26708	APPROVED	19901226	19920310	19920310	20000310	Assummed Expired	SFD	25	0	0
11	TR26814	APPROVED	19910515	19920922	19981002	19990922	Assummed Expired	SFD	56	0	0
	TR27891M1	APPROVED	19991227	20000815	20020620	20040919		NA	0	0	0
12	TR28740	APPROVED	19980126	19981006	19981006	20011005	Assummed Expired	SFD	107	0	0
13	TR28767	APPROVED	19980918	20010206	20010221	20040206	Built Out	SFD	6	6	0
	TR28767R1	APPROVED	20010712	20020402	20020517	20080206	Built Out	SFD	23	23	0
14	TR28872	APPROVED	19980518	19981124	19981204	20011123	Assummed Expired	SFD	136	0	0
15	TR28873	APPROVED	19980518	19990105	19990105	20020104	Built Out	SFD	57	57	0
16	TR28874	APPROVED	19980518	19981124	19981204	20011123	Built Out	SFD	86	86	0
17	TR28875	APPROVED	19980518	19981124	19981204	20011123	Built Out	SFD	91	91	0
18	TR28878	APPROVED	19980518	19990105	19990105	20020104	Built Out	SFD	98	98	0
19	TR28885	APPROVED	19980820	19990720	19990720	20020719		SFD	9	5	4
20	TR28897	APPROVED	19980622	19990105	19990105	20020104		SFD	11	9	2
21	TR28898	APPROVED	19980622	19990105	19990115	20020104	Built Out	SFD	45	45	0
22	TR28899	APPROVED	19980622	19990105	19990115	20020104		SFD	50	49	1
23	TR28917	APPROVED	19980622	19990105	19990115	20020104	Built Out	SFD	12	12	0
24	TR28956	APPROVED	19980814	19991123	19991123	20021122	Built Out	SFD	23	23	0
25	TR28957	APPROVED	19990611	20060111	20060221	20140111		SFD	36	0	36
26	TR29168	APPROVED	19990216	20000815	20000911	20050815	Built Out	SFD	31	31	0
	TR29168M1	APPROVED	20011211	20020924	20021016	20050923	part of above line	NA	0	0	0
27	TR29170	APPROVED	19990216	20000815	20000911	20040815	Built Out	SFD	17	17	0
28	TR29281	APPROVED	19990806	20000201	20000201	20030131	Built Out	SFD	8	8	0
	TR29281R1	APPROVED	20010615	20020305	20020531	20040201	Built Out	SFD	2	2	0
29	TR29282	APPROVED	19990806	20010605	20010705	20000000	Assummed Expired	SFD	24	0	0
30	TR29372	APPROVED	19990806	20000201	20000201	20030201	Built Out	SFD	23	23	0
31	TR29386	APPROVED	19990810	20000201	20000201	20030131	Built Out	SFD	351	351	0
32	TR29597	APPROVED	20000530	20030909	20040518	20150909		SFD	362	0	362
33	TR29598	APPROVED	20000530	20030909	20040518	20150909		SFD	362	0	362
34	TR29599	APPROVED	20000530	20030909	20040518	20150909		SFD	145	0	145

Riverside Unified School District
County of Riverside
Summary of Approved Residential Projects
Data Provided: November 11, 2013

Count	Casename	Status	Applied Date	Approved Date	Completed Date	Expired Date	Comments	Type	No. of DU's	Permits Issued as of 11/18/13	Unpermitted Units as of 11/18/13
	TR29599R1	APPROVED	20060403	20090304	20090420	20120304	part of above line	NA	0	0	0
35	TR29600	APPROVED	20000530	20030909	20040518	20150909		SFD	273	0	273
36	TR29622	APPROVED	20001108	20011204	20020118	20061204	Built Out	SFD	274	274	0
37	TR29652	APPROVED	20000406	20020409	20020726	20050409		SFD	31	15	16
38	TR29712	APPROVED	20001109	20010724	20020213		0 Assummed Expired	SFD	5	0	0
39	TR29740	APPROVED	20000530	20030909	20040518	20150909		SFD	270	0	270
	TR29740M1	APPROVED	20061116	20071204	20090217	20101204	part of above line	NA	0	0	0
40	TR29741	APPROVED	20000530	20030909	20040518	20150909		SFD	85	0	85
41	TR29768	APPROVED	20000906	20010227	20010327		0 Assummed Expired	SFD	17	0	0
42	TR30011	APPROVED	20010202	20020326	20020731	20070326	Built Out	SFD	66	66	0
43	TR30153	APPROVED	20020222	20060118	20060407	20140118	Assummed Expired	SFD	295	0	0
44	TR30231	APPROVED	20051013	20110906	20111115	20160906		SFD	5	0	5
45	TR30238	APPROVED	20050809	20120523	20121010	20170523		SFD	26	0	26
46	TR30295	APPROVED	20010823	20030513	20031016	20000000	Assummed Expired	SFD	204	0	0
47	TR30337	APPROVED	20011016	20030513	20040219	20070513	Built Out	SFD	209	209	0
48	TR30473	APPROVED	20020705	20050111	20050420	20140111		SFD	32	0	32
49	TR30736	APPROVED	20020830	20030304	20030328	20000000	Assummed Expired	SFD	41	0	0
50	TR30908	APPROVED	20021004	20041221	20051122	20131221		SFD	381	0	381
51	TR30909	APPROVED	20021004	20041221	20051122	20131221		SFD	198	0	198
52	TR31199	APPROVED	20031015	20050105	20050531	20140105	Assummed Expired	SFD	15	0	0
53	TR31322	APPROVED	20030805	20040713	20040817	20070713	Built Out	SFD	9	9	0
54	TR31397	DRT	20030904	0	0	20000000	Assummed Expired	SFD	87	0	0
55	TR31695	APPROVED	20030909	20040525	20040615	20070525	Built Out	SFD	99	99	0
56	TR31842	APPROVED	20041124	20070123	20070319	20150123		SFD	52	0	52
57	TR32172	APPROVED	20040226	20050215	20060327	20080215	Built Out	SFD	22	22	0
58	TR32180	APPROVED	20040427	20061003	20061220	20121003	Assummed Expired	SFD	9	0	0
59	TR32291	APPROVED	20050321	20070327	20070807	20150327		SFD	69	0	69
60	TR32477	APPROVED	20040622	20050628	20051107	20160628		SFD	65	0	65
61	TR32600	DRT	20050210	0	0	20000000	Assummed Expired	SFD	32	0	0
62	TR32696	DRT	20060524	0	0	20000000	Assummed Expired	SFD	11	0	0
63	TR32854	APPROVED	20041201	20061024	20061220	20141024		SFD	9	0	9
64	TR32976	DRT	20041012	0	0	20000000	Assummed Expired	SFD	167	0	0
65	TR32989	APPROVED	20050321	20060627	20070322	20140627		SFD	29	0	29
66	TR33410	DRT	20060407	0	0	20000000	Assummed Expired	SFD	113	0	0
67	TR33864	APPROVED	20050928	20061206	20070404	20141206		SFD	18	0	18
	TR33864M1	DRT	20070911	0	0	20000000		NA	0	0	0
68	TR34096	APPROVED	20060724	20080311	20080814	20150311		SFD	9	0	9
69	TR34097	APPROVED	20061122	20090901	20090923	20140901		SFD	39	0	39

Riverside Unified School District
County of Riverside
Summary of Approved Residential Projects
Data Provided: November 11, 2013

Count	Casename	Status	Applied Date	Approved Date	Completed Date	Expired Date	Comments	Type	No. of DU's	Permits Issued as of 11/18/13	Unpermitted Units as of 11/18/13
70	TR34592	APPROVED	20060802	20070327	20100216	20130327		SFD	97	0	97
71	TR35635	DRT	20070911	0	0	20000000	Assummed Expired	SFD	428	0	0
72	TR36390	APPROVED	20120730	20130924	20131017	20000000		SFD	345	0	345
									6,856	1,630	2,930

Riverside Unified School District - Data for the Area within the County of Riverside and the City of Jurupa Valley Only

Source: Southern California Association of Governments

Integrated Growth Forecast Data to 2035 by Traffic Analysis Zone

Data Date: March 2012 (most current available)

Tier2 (TAZ)	Location - Added Based on Provided Map	Percent in District**	2008 Households	2020 Households	2035 Households
	City of Riverside	Used City of Riverside TAZ Data - See Separate Attachment			
43136100	City of Jurupa Valley*	0%	0	0	0
43142100	City of Jurupa Valley*	30%	0	0	0
43142200	City of Jurupa Valley*	10%	0	0	0
43142300	City of Jurupa Valley*	0%	0	0	0
43144300	City of Jurupa Valley*	5%	0	0	0
43221100	City of Jurupa Valley*	10%	0	0	0
43229100	City of Jurupa Valley*	10%	0	0	0
43199100	Unincorporated Area	100%	510	438	627
43199200	Unincorporated Area	100%	1,221	1,077	1,483
43220100	Unincorporated Area	60%	6	8	8
43220200	Unincorporated Area	100%	905	1,017	1,201
43232100	Unincorporated Area	100%	575	501	921
43232300	Unincorporated Area	100%	293	262	373
43237100	Unincorporated Area	100%	931	844	1,868
43237200	Unincorporated Area	100%	330	312	414
43242400	Unincorporated Area	100%	158	197	191
43247200	Unincorporated Area	60%	352	327	448
43258100	Unincorporated Area	100%	622	661	1,103
43258300	Unincorporated Area	80%	4	92	48
43260200	Unincorporated Area	0%	0	0	0
43261100	Unincorporated Area	0%	0	0	0
43261300	Unincorporated Area	0%	0	0	0
43263100	Unincorporated Area	0%	0	0	0
43263200	Unincorporated Area	5%	21	31	26
43269100	Unincorporated Area	0%	0	0	0
43269300	Unincorporated Area	20%	7	13	9
43210100	Unincorporated Area	20%	1	0	1
43232200	Unincorporated Area	95%	148	139	304
43237300	Unincorporated Area	60%	235	321	312
43242200	Unincorporated Area	95%	497	446	629
43244100	Unincorporated Area	50%	237	219	332
43249100	Unincorporated Area	10%	1	1	4
43255400	Unincorporated Area	30%	587	461	848
43256900	Unincorporated Area	70%	164	158	190
43258200	Unincorporated Area	90%	446	566	896
43259100	Unincorporated Area	70%	45	137	69
43259200	Unincorporated Area	10%	22	25	28
Total			8,317	8,252	12,331

* Note: Although a small portion of the City of Jurupa Valley is within the boundaries of the RUSD, the portion within the boundaries has a general plan land use of open space.

** Note: The TAZ percentage was allocated based upon visual review of the area of the TAZ and not allocated on dwelling units.

Riverside Unified School District - Data for the Area within the County of Riverside and the City of Jurupa Valley Only

Source: Southern California Association of Governments

Integrated Growth Forecast Data to 2035 by Traffic Analysis Zone

Data Date: March 2012 (most current available)

Tier2 (TAZ)	Location - Added Based on Provided Map	Percent in District**	2008 Households	2020 Households	2035 Households
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Extrapolation of Five Year Projection based on Annual Averages:

Difference Current Year to Prior Year:	(65)	4,079
Number of Years within Years Estimated:	12	15
Annual Average Dwelling Units per Year Estimated:*	(5.42)	271.93

Estimated Number of Dwelling Units January 1, 2014

	City of Jurupa Valley	County of Riverside	Total
<u>Existing Units</u>	<u>Dwelling Units</u>	<u>Dwelling Units</u>	<u>Dwelling Units</u>
As of January 1, 2008	0.00	8,317.00	8,317.00
Additional Dwelling Units Constructed 01/01/2008 to 01/01/2009	0.00	(5.42)	(5.42)
Additional Dwelling Units Constructed 01/01/2009 to 01/01/2010	0.00	(5.42)	(5.42)
Additional Dwelling Units Constructed 01/01/2010 to 01/01/2011	0.00	(5.42)	(5.42)
Additional Dwelling Units Constructed 01/01/2011 to 01/01/2012	0.00	(5.42)	(5.42)
Additional Dwelling Units Constructed 01/01/2012 to 01/01/2013	0.00	(5.42)	(5.42)
Additional Dwelling Units Constructed 01/01/2013 to 01/01/2014	0.00	(5.42)	(5.42)
Estimated Dwelling Units to Exist on January 1, 2014:	0	8,285	8,285

Estimated Number of Dwelling Units Permitted for Five Year Period:

	City of Jurupa Valley	County of Riverside	Total
<u>Permitted Date</u>	<u>Dwelling Units</u>	<u>Dwelling Units</u>	<u>Dwelling Units</u>
Dwelling Units Permitted 07/01/14 to 07/01/15	0.00	(5.42)	(5.42)
Dwelling Units Permitted 07/01/15 to 07/01/16	0.00	(5.42)	(5.42)
Dwelling Units Permitted 07/01/16 to 07/01/17	0.00	(5.42)	(5.42)
Dwelling Units Permitted 07/01/17 to 07/01/18	0.00	(5.42)	(5.42)
Dwelling Units Permitted 07/01/18 to 07/01/19	0.00	(5.42)	(5.42)

Projected Number of Dwelling Units Permitted for Five Fiscal Years: **0** **(27)** **(27)**

*SCAG's required Green House Gas Goal requires development projections to be located closer to transportation centers. This goal causes a negative projection as shown.

Manipulated to Provide the Area of the City of Riverside within the Boundaries of the Riverside Unified School District

Data date: January 2012 Provided as most current: January 2014

SCAG_TAZ	RivTAZ	Percent within RUSD	Household 2008	Household 2010	Household 2012	Household 2015	Household 2020	Household 2025	Household 2030	Household 2035
404200500	T008018	100%	310	377	424	471	517	564	611	657
403100200	T008023	75%	946	961	961	961	961	961	961	961
403010000	T008043	100%	1,543	1,588	1,653	1,660	1,668	1,675	1,683	1,690
404230001	T008086	100%	176	176	176	218	260	302	344	346
404200300	T008093	100%	240	240	243	318	392	467	542	616
404230001	T008094	100%	153	153	225	297	537	777	1,017	1,259
403020000	T040045	100%	1,008	1,008	1,008	1,009	1,013	1,023	1,023	1,023
403020000	T040046	100%	1,019	1,019	1,038	1,131	1,178	1,181	1,181	1,181
403030000	T040049	100%	120	120	120	120	120	120	120	120
403030000	T040050	100%	114	114	114	114	114	114	114	114
403050100	T040056	100%	177	93	93	114	134	155	176	196
403050100	T040057	100%	432	432	432	437	437	437	437	437
403050100	T040058	100%	1,125	1,125	1,233	1,354	1,475	1,597	1,718	1,840
403050200	T040060	100%	139	139	139	139	140	149	159	171
403050200	T040061	100%	429	429	429	429	444	451	459	466
403050300	T040062	100%	1,449	1,261	1,261	1,267	1,274	1,280	1,287	1,293
403060100	T040065	100%	614	633	654	657	661	665	669	672
403060200	T040066	100%	402	403	406	408	410	412	414	416
403060200	T040067	100%	772	791	810	817	825	832	840	847
403060200	T040068	100%	94	94	94	94	94	94	94	94
403060300	T040070	100%	395	398	401	401	401	401	401	401
403090001	T040075	98%	86	86	87	83	80	76	72	69
403100100	T040077	100%	719	724	728	732	736	740	743	747
403100200	T040078	100%	818	818	820	825	829	834	839	843
403100200	T040079	100%	384	384	384	384	384	384	384	384
403110000	T040080	100%	318	318	318	318	323	328	333	336
403110000	T040081	100%	800	800	802	840	877	914	952	989
403110000	T040082	100%	553	553	555	564	573	583	592	601
403110000	T040083	100%	134	134	135	145	154	163	173	182
403120000	T040084	100%	624	657	657	660	663	666	669	671
403130000	T040087	100%	280	280	280	291	303	314	325	336
403140100	T040089	100%	766	767	768	774	818	861	906	938
403160000	T040095	100%	292	292	294	340	386	431	477	527
403160000	T040096	100%	369	369	369	441	460	479	499	513
403160000	T040097	100%	1,200	1,200	1,200	1,293	1,387	1,480	1,574	1,667
403160000	T040099	100%	0	0	0	0	0	0	0	0
403170100	T040100	100%	19	19	19	19	47	47	47	47
403170100	T040104	100%	215	215	215	215	215	222	222	222
403170200	T040105	100%	553	553	555	555	555	555	555	555
403170200	T040106	100%	49	49	49	49	55	55	55	55
403170300	T040108	100%	644	644	663	663	663	682	682	701
403170300	T040109	100%	299	299	318	318	318	318	318	318
403170300	T040110	100%	159	159	159	159	162	162	162	162
403170400	T040111	100%	252	252	254	254	254	256	256	256
404010000	T040116	100%	0	0	0	0	0	0	0	0
404020100	T040123	100%	0	0	0	0	0	0	0	0
404040200	T040137	0%	0	0	0	0	0	0	0	0
404090100	T040213	0%	0	0	0	0	0	0	0	0
404090300	T040215	0%	0	0	0	0	0	0	0	0
404100100	T040217	0%	0	0	0	0	0	0	0	0
404100200	T040218	0%	0	0	0	0	0	0	0	0

Manipulated to Provide the Area of the City of Riverside within the Boundaries of the Riverside Unified School District

Data date: January 2012 Provided as most current: January 2014

SCAG_TAZ	RivTAZ	Percent within RUSD	Household 2008	Household 2010	Household 2012	Household 2015	Household 2020	Household 2025	Household 2030	Household 2035
404100300	T040219	0%	0	0	0	0	0	0	0	0
404100400	T040220	0%	0	0	0	0	0	0	0	0
404100400	T040221	0%	0	0	0	0	0	0	0	0
404100400	T040222	0%	0	0	0	0	0	0	0	0
404120100	T040226	0%	0	0	0	0	0	0	0	0
404120100	T040227	5%	24	24	24	24	25	25	26	26
404120200	T040228	0%	0	0	0	0	0	0	0	0
404120300	T040229	0%	0	0	0	0	0	0	0	0
404130000	T040230	0%	0	0	0	0	0	0	0	0
404140300	T040232	50%	600	693	788	860	932	1,005	1,077	1,150
404140400	T040233	0%	0	0	0	0	0	0	0	0
404140500	T040234	0%	0	0	0	0	0	0	0	0
404140800	T040238	0%	0	0	0	0	0	0	0	0
404140902	T040245	60%	72	72	72	72	82	82	82	82
404140902	T040246	0%	0	0	0	0	0	0	0	0
404141200	T040256	0%	0	0	0	0	0	0	0	0
404141200	T040257	0%	0	0	0	0	0	0	0	0
404200400	T040339	100%	3	3	3	3	3	3	3	3
404200500	T040344	100%	6	6	6	6	6	6	6	6
404200500	T040345	100%	364	374	383	402	425	448	472	495
404200600	T040346	100%	1,225	1,225	1,225	1,227	1,229	1,231	1,233	1,235
404200600	T040348	100%	1,573	1,573	1,573	1,573	1,573	1,573	1,573	1,573
404200900	T040367	100%	229	229	229	261	292	324	356	388
404200900	T040368	100%	28	28	28	47	65	84	103	121
404200900	T040380	100%	110	110	110	157	204	232	297	344
404210000	T040394	100%	76	76	76	76	76	76	76	76
404210000	T040395	100%	0	0	0	0	0	0	0	0
404220200	T040399	100%	4,746	4,746	4,531	4,531	4,531	4,531	4,531	4,531
404220200	T040400	100%	0	0	0	0	0	0	0	0
404220200	T040401	100%	0	0	560	1,128	2,385	3,642	4,899	6,158
404220500	T040402	85%	1,753	1,757	1,757	1,757	1,757	1,757	1,757	1,757
404220501	T040404	20%	284	284	284	284	286	287	288	289
404220700	T040408	100%	1,123	1,123	1,123	1,123	1,123	1,123	1,123	1,123
404220800	T040409	100%	905	905	905	905	905	905	905	905
404220900	T040410	100%	0	0	0	0	0	0	0	0
404220900	T040411	100%	833	774	833	833	833	833	833	833
404220900	T040412	100%	78	78	78	80	80	80	80	80
404220900	T040413	100%	751	851	851	897	944	991	1,038	1,084
404220900	T040414	100%	928	1,035	1,035	1,081	1,128	1,175	1,221	1,268
404220901	T040415	100%	0	0	0	0	0	0	0	0
404220901	T040416	100%	55	55	55	37	19	9	0	0
404220901	T040417	100%	0	0	0	1	2	2	3	3
404220901	T040418	100%	0	0	0	0	0	0	0	0
404221000	T040419	100%	2,393	2,393	2,393	2,393	2,646	2,646	2,646	2,646
404221000	T040420	100%	0	0	0	0	0	0	0	0
404221100	T040421	100%	1,643	1,643	1,643	1,643	1,643	1,643	1,643	1,643
404221100	T040422	100%	93	93	93	196	243	299	299	299
404221100	T040423	100%	512	612	612	612	612	612	612	612
404221300	T040426	100%	472	472	476	476	476	476	476	476
404221300	T040427	100%	843	843	845	845	845	845	845	845
404221401	T040432	100%	0	0	0	0	0	0	0	0

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Data date: January 2012 Provided as most current: January 2014

SCAG_TAZ	RivTAZ	Percent within RUSD	Household 2008	Household 2010	Household 2012	Household 2015	Household 2020	Household 2025	Household 2030	Household 2035
404221401	T040433	100%	0	67	67	67	67	67	67	67
404221401	T040434	100%	257	257	257	275	289	302	315	325
404250500	T081051	100%	5	5	3	0	0	0	0	0
404250500	T081052	0%	0	0	0	0	0	0	0	0
403010000	T400421	100%	594	594	594	594	598	598	598	598
403010000	T400422	100%	148	148	149	219	224	224	224	224
403010000	T400441	100%	446	446	448	453	462	481	481	490
403010000	T400442	100%	473	473	482	487	493	499	504	510
403030000	T400471	100%	1	1	1	1	0	0	0	0
403030000	T400472	100%	0	0	0	0	0	0	0	0
403030000	T400473	100%	0	0	0	0	0	0	0	0
403030000	T400481	100%	8	8	8	0	0	0	0	0
403030000	T400482	100%	236	236	236	238	238	238	238	238
403030000	T400483	100%	51	51	51	51	23	23	23	23
403030001	T400511	100%	210	351	396	443	583	583	995	1,088
403030001	T400512	100%	341	341	341	341	714	901	995	1,088
403030001	T400513	100%	0	0	0	0	187	187	374	374
403030001	T400521	100%	101	101	101	146	146	146	146	146
403030001	T400522	100%	306	448	780	840	1,027	1,214	1,401	1,588
403030001	T400523	100%	4	4	4	0	0	0	0	0
403040000	T400531	100%	0	0	0	0	0	0	0	0
403040000	T400532	100%	264	263	266	313	406	453	500	500
403040000	T400541	100%	278	278	285	472	658	939	1,125	1,219
403040000	T400542	100%	251	251	251	256	256	256	261	261
403040000	T400551	100%	193	193	193	230	233	237	241	245
403040000	T400552	100%	680	680	680	680	680	680	680	680
403040000	T400553	100%	285	285	285	287	289	290	292	294
403050200	T400591	100%	23	23	23	14	0	0	0	0
403050200	T400592	100%	0	0	0	0	0	0	0	0
403060100	T400631	100%	255	262	270	275	281	287	292	298
403060100	T400632	100%	784	844	905	961	1,017	1,073	1,129	1,185
403060100	T400641	100%	50	59	61	69	78	78	88	93
403060100	T400642	100%	152	156	160	160	160	160	160	160
403060300	T400691	100%	207	209	211	217	222	228	233	239
403060300	T400692	100%	657	659	661	663	665	667	669	671
403070000	T400711	100%	490	492	494	494	507	504	520	527
403070000	T400712	100%	630	632	634	634	634	634	634	634
403070000	T400721	100%	304	305	307	313	318	324	330	335
403070000	T400722	100%	800	802	804	804	804	804	804	804
403080000	T400731	100%	1,623	1,625	1,627	1,348	1,358	1,367	1,372	1,377
403080000	T400732	100%	763	765	767	802	782	789	806	804
403090000	T400741	60%	0	0	0	0	0	0	0	0
403090000	T400742	85%	553	554	555	555	555	555	555	555
403100100	T400761	100%	458	462	467	467	467	467	467	467
403100100	T400762	100%	719	724	728	624	624	624	624	624
403120000	T400851	100%	341	341	247	341	341	341	341	341
403120000	T400852	100%	229	229	229	229	229	229	229	229
403120000	T400861	100%	1,223	1,223	1,223	1,223	1,223	1,223	1,223	1,223
403120000	T400862	100%	493	493	493	493	493	493	493	493
403130000	T400881	100%	355	355	357	357	357	359	359	360
403130000	T400882	100%	2	2	2	0	0	0	0	0

Manipulated to Provide the Area of the City of Riverside within the Boundaries of the Riverside Unified School District

Data date: January 2012 Provided as most current: January 2014

SCAG_TAZ	RivTAZ	Percent within RUSD	Household 2008	Household 2010	Household 2012	Household 2015	Household 2020	Household 2025	Household 2030	Household 2035
403140100	T400901	100%	794	796	798	835	872	910	947	984
403140100	T400902	100%	635	635	635	654	672	691	710	728
403140200	T400911	100%	1,076	1,077	1,077	1,156	1,217	1,276	1,336	1,380
403140200	T400912	100%	875	1,064	1,064	1,073	1,082	1,092	1,101	1,110
403150100	T400921	100%	586	586	586	586	586	586	586	586
403150100	T400922	100%	569	589	589	614	638	662	686	711
403150100	T400931	100%	98	137	138	139	140	148	143	144
403150100	T400932	100%	591	591	888	958	1,028	1,098	1,168	1,241
403150200	T400941	100%	524	524	526	526	526	526	526	526
403150200	T400942	100%	962	964	966	1,003	1,040	1,078	1,115	1,152
403150200	T400943	100%	623	832	832	841	851	860	869	879
403150200	T400944	100%	239	239	241	245	248	252	256	260
403160000	T400981	100%	510	512	514	547	580	614	744	875
403160000	T400982	100%	257	257	257	257	266	266	266	266
403170100	T401011	100%	28	28	28	41	54	67	80	95
403170100	T401012	100%	19	19	19	159	168	177	187	198
403170100	T401013	100%	29	29	29	36	44	52	60	68
403170100	T401014	100%	55	55	55	57	59	61	63	64
403170100	T401021	100%	14	14	14	16	18	20	21	23
403170100	T401022	100%	11	11	11	13	17	20	22	23
403170100	T401023	100%	24	24	24	26	28	28	28	28
403170100	T401024	100%	12	12	12	12	15	15	15	15
403170100	T401031	100%	285	285	285	296	307	318	330	344
403170100	T401032	100%	67	67	67	190	191	191	191	191
403170200	T401071	100%	58	58	58	58	58	58	58	58
403170200	T401072	100%	37	37	37	42	48	56	58	64
403170400	T401121	100%	766	766	766	769	769	773	773	773
403170400	T401122	100%	520	520	522	526	526	528	528	528
403170400	T401131	100%	282	284	286	286	286	286	286	286
403170400	T401132	100%	182	182	184	184	184	185	185	185
404090100	T402121	0%	0	0	0	0	0	0	0	0
404090100	T402122	0%	0	0	0	0	0	0	0	0
404090100	T402123	0%	0	0	0	0	0	0	0	0
404090200	T402141	0%	0	0	0	0	0	0	0	0
404090200	T402142	0%	0	0	0	0	0	0	0	0
404090400	T402161	0%	0	0	0	0	0	0	0	0
404090400	T402162	0%	0	0	0	0	0	0	0	0
404090400	T402163	0%	0	0	0	0	0	0	0	0
404110000	T402231	0%	0	0	0	0	0	0	0	0
404110000	T402232	0%	0	0	0	0	0	0	0	0
404110000	T402241	0%	0	0	0	0	0	0	0	0
404110000	T402242	0%	0	0	0	0	0	0	0	0
404110000	T402251	0%	0	0	0	0	0	0	0	0
404110000	T402252	0%	0	0	0	0	0	0	0	0
404130000	T402311	0%	0	0	0	0	0	0	0	0
404130000	T402312	0%	0	0	0	0	0	0	0	0
404130000	T402313	0%	0	0	0	0	0	0	0	0
404130000	T402314	0%	0	0	0	0	0	0	0	0
404140500	T402351	0%	0	0	0	0	0	0	0	0
404140500	T402352	0%	0	0	0	0	0	0	0	0
404140600	T402361	0%	0	0	0	0	0	0	0	0

Manipulated to Provide the Area of the City of Riverside within the Boundaries of the Riverside Unified School District

Data date: January 2012 Provided as most current: January 2014

SCAG_TAZ	RivTAZ	Percent within RUSD	Household 2008	Household 2010	Household 2012	Household 2015	Household 2020	Household 2025	Household 2030	Household 2035
404140600	T402362	0%	0	0	0	0	0	0	0	0
404140700	T402371	0%	0	0	0	0	0	0	0	0
404140700	T402372	40%	263	263	375	375	375	464	464	464
404140800	T402391	0%	0	0	0	0	0	0	0	0
404140800	T402392	100%	866	866	989	989	1,520	946	2,027	2,320
404200600	T403471	100%	544	544	544	544	549	554	558	563
404200600	T403472	100%	2,153	2,153	2,289	2,289	2,289	2,289	2,289	2,289
404200600	T403473	100%	1,377	1,377	1,377	1,377	1,377	1,377	1,377	1,377
404220600	T404051	100%	469	487	487	487	487	487	487	487
404220600	T404052	100%	1,411	1,462	1,462	1,462	1,462	1,462	1,462	1,462
404230000	T404361	100%	0	0	0	0	0	0	0	0
Totals:			76,967	78,248	80,266	82,970	87,933	91,146	96,370	100,093

Extrapolation of Five Year Projection based on Annual Averages:

Difference Current Year to Prior Year:	2,018	2,704	4,963	3,213	5,224	3,723
Number of Years within Years Estimated:	2	3	5	5	5	5
Annual Average Dwelling Units per Year Estimated:	1,009	901	993	643	1,045	745

Estimated Number of Dwelling Units January 1, 2014:

	<u>Existing Units</u>	<u>Dwelling Units</u>
As of January 1, 2012		80,266
Additional Dwelling Units Constructed 01/01/2012 to 01/01/13		901
Additional Dwelling Units Constructed 01/01/2013 to 01/01/14		901
Estimated Dwelling Units to Exist on January 1, 2014:		82,068

Estimated Number of Dwelling Units Permitted for Five Year Period:

	<u>Permitted Date</u>	<u>Units Projected</u>
Dwelling Units Permitted 07/01/14 to 07/01/15		993
Dwelling Units Permitted 07/01/15 to 07/01/16		993
Dwelling Units Permitted 07/01/16 to 07/01/17		993
Dwelling Units Permitted 07/01/17 to 07/01/18		993
Dwelling Units Permitted 07/01/18 to 07/01/19		993
Projected Number of Dwelling Units Permitted for Five Fiscal Years:		4,965

Note: Because the SCAG projections are on a calendar year basis and the five-year projection is on a fiscal year basis the following assumptions were made; the SCAG calculations are as of January 1 in any given year, the figures are reporting occupiable dwelling units and that there is a six month lag from permit date to saleable or occupancy date. Therefore, the SCAG 2015 through 2020 projections are being used to project permit issuance from 2014/15 through 2018/19.

**APPENDIX F:
LOCAL FUNDS
PER GOVERNMENT CODE SECTION 65995.6(b)
FOR THE RIVERSIDE UNIFIED SCHOOL DISTRICT
February 2014**

Local Funds

Section 65995.6(b) of the California Government Code directs that when determining the funds necessary to meet the facilities needs of the District, the School Facilities Needs Analysis shall do each of the following:

1. Identify and consider any surplus property owned by the District that can be used as a school site or that is available for sale to finance school facilities.
2. Identify and consider the extent to which projected enrollment growth may be accommodated by excess capacity in existing facilities.
3. Identify and consider local sources other than fees, charges, dedications, or other requirements imposed on residential construction available to finance the construction or reconstruction of school facilities needed to accommodate any growth in enrollment attributable to the construction of new residential units.

Section 65995.5(c)(2) of the California Government Code adds that the full amount of local funds the governing board has dedicated to facilities necessitated by new construction shall be subtracted from the Total Per Unhoused Pupil Grant. Local funds include fees, charges, dedications, or other requirements imposed on commercial or industrial construction.

Each of these requirements is reviewed in the following sections.

Surplus Property

The District currently owns two surplus sites. The first site is a 20 acre site located at Cleveland and Myers. The District, using comparable site listings for the area where the property is located, has estimated the value of this agricultural site to be \$100,000 per acre, for a total value of \$2,000,000.

The second site is the Hawthorne Elementary School Site. In January of 2008, the District replaced Hawthorne Elementary School under the State's Facility Hardship program due to safety issues regarding the original site location. As a condition of receiving the facility hardship approval from the State Allocation Board, the District will be required to sell the original Hawthorne site and share 50% the sales proceeds with the State of California. An appraisal was completed on the Hawthorne site in 2011 which valued the property at \$800,000. This property value is considerably less than market due to the sites unique status. The estimated value of the site has been dedicated to the purpose of housing the currently 2,111 unhoused students (see Table F-1) and modernizing existing facilities. The calculation of the use of 50% of these future proceeds is contained within Table F-3 below.

The estimated value of the site located at Cleveland and Myers has been dedicated to the purpose of housing the currently 2,111 unhoused students (see Table F-1) and modernizing existing facilities. The calculation of the use of these funds is contained within Table F-3 below.

Projected Enrollment Housed in Current Excess Capacity

The body of the School Facilities Needs Analysis has taken into consideration the use of current excess capacity, if any, to house projected enrollment. Current excess capacity is calculated by subtracting current enrollment from existing school building capacity. The source for the total number of students within the District was a September 2013 Enrollment Report plus ungraded secondary severe exceptional needs students and ungraded elementary severe exceptional needs students, as reported by the District. The following table reiterates the calculation and shows that excess capacity exists at the middle and high school levels.

Table F-1 Excess Capacity			
Type	Current Enrollment (September 2013)	Existing School Building Capacity (Fall 2013)	Excess Capacity/(Deficit) (Fall 2013)
Elementary (K-5)	22,104	22,944	840
Middle (6-8)	6,204	7,178	974
High (9-12)	14,149	12,038	(2,111)
Total	42,457	42,160	(297)

Local Sources Other Than Fees, Etc. on Residential Construction

The requirement is to identify and consider local sources other than fees, charges, dedications, or other requirements imposed on residential construction available to finance the construction or reconstruction of school facilities needed to accommodate any growth in enrollment attributable to the construction of new residential units. Each source available to the District has been reviewed and is contained in the following sections.

GENERAL OBLIGATION BOND FUNDS

On November 6, 2001, the District successfully passed a General Obligation Bond Election. Subsequently, General Obligation Bonds were issued of which approximately \$26,245,817 remains in the building fund of the District as of June 30, 2013. Of this balance, the entire fund balance has been dedicated to the modernization of existing campuses for which no new capacity will be created. The remaining balance is approximately \$0. The calculation of the use of these funds is contained within Table F-3 below.

REDEVELOPMENT AGREEMENTS

The District is or has been a participant in five Redevelopment Area Agreements (“RDA”). The annual revenue from the RDAs is used in accordance with applicable law to satisfy existing obligations of the District. The balance as of June 30, 2012 was approximately \$5,900,482 has been dedicated by the Board to fund facilities which will not increase capacity. The calculation of the use of these funds is contained within Table F-3 below.

As each of the five Redevelopment Area Agreements is in the process of ending or has ended, there was no estimate made as to future RDA revenues.

CERTIFICATES OF PARTICIPATION

The District previously issued Certificates of Participation (“COPs”). The balance in the improvement fund as of June 30, 2013, was \$0.

COUNTY SCHOOL FACILITIES FUND

As of June 30, 2013, the balance in County School Facilities Fund representing State Funds was approximately \$9,713,255. The balance has been dedicated to the purpose of housing the 2,111 currently unhoused students. The calculation of the use of these funds is contained within Table F-3.

DEVELOPER FEES

The District currently collects \$0.51 per square foot of commercial and industrial construction and \$3.77 per square foot of residential construction. The balance in the developer fee fund as of June 30, 2013 was approximately \$3,803,238. The balance has been dedicated to the purpose of housing the 2,111 currently unhoused students. The calculation of the use of these funds is contained within Table F-3 below.

<i>Local Funds Dedicated to Facilities Necessitated by New Construction</i>
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Section 65995.5(c)(2) of the California Government Code requires the District to identify and consider local funds and to subtract these funds, if available, from the Total Per Unhoused Pupil Grant. Local funds include fees, charges, dedications, or other requirements imposed on commercial or industrial construction.

The above Section titled, “Developer Fees” disclosed the total fund balance as of June 30, 2013, for both nonresidential and residential fees collected. An analysis was performed to determine to what extent, if any, future non-residential fees could be projected as an offset against the impact of future new residential construction. Research found that in school year 2013/14, 198 students transferred into the District from other school districts because of parental employment. Based on the school facilities cost

estimates included in Appendix A, inter-district transfer students associated with parental employment in school year 2013/14 had an impact on the District equal to approximately \$31,937,000, excluding interim housing and central administration impacts. For the previous calendar year approximately \$39,049 was collected from commercial and industrial development. Extending this period, it can be estimated that five times this figure, or approximately \$195,250, would be collected in a five year period. Comparing the impact caused by inter-district transfer students related to parental employment to the amount of nonresidential fees collected shows a shortfall of approximately \$31,745,000. Accordingly, the District has determined that no local funds are available to lower the impact caused by future new residential construction.

Use of Identified Local Funds

The total available Local Funds can be summarized from the above sections as:

Excess Site Estimated Value	\$2,400,000
General Obligation Bond Construction Fund	\$0
Redevelopment Area Agreements	\$0
Certificates of Participation Improvement Fund	\$0
County School Facilities Fund	\$9,713,255
Developer Fee Fund	<u>\$3,803,238</u>
Total Local Funds	\$15,916,493

The following table calculates the current financial need created by the existing unhoused students.

Table F-2 Current Financial Unhoused Student Need			
School Level	Currently Unhoused Students	Cost per Student	Current Unhoused Funding Need
Elementary	0	\$47,602	\$0
Middle	0	\$54,986	\$0
High	2,111	\$58,710	\$123,936,810
Total	2,111		\$123,936,810

The following table shows the use of the above-identified local funds for use by the current financial needs of the existing unhoused students.

Table F-3 Use of Identified Local Funds		
Total Identified Local Funds	Current Financial Unhoused Student Need	Surplus / (Deficit) Local Funds
\$15,916,493	\$123,936,810	(\$108,020,317)