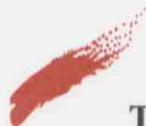


Pacific Union Elementary School District



**DEVELOPER FEE JUSTIFICATION DOCUMENT FOR
RESIDENTIAL, COMMERCIAL, AND INDUSTRIAL
DEVELOPMENT PROJECTS
LEVEL 1**



**TOTAL SCHOOL SOLUTIONS
4751 MANGELS BOULEVARD
FAIRFIELD, CA 94534**

October 2024

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School District
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October 2024

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FOREWORD

This “Developer Fee Justification Document” has been prepared to support the levying of Level 1 developer fees for the Pacific Union Elementary School District (“District”). It incorporates recent data, such as changes made to California law and State Allocation Board (SAB) regulations, residential development data, SAB construction grant allowances per student for School Facilities Program (SFP) projects and inflationary increases in construction costs.

Government Code Section 65995 stipulates that the maximum fees that can be imposed on a development be adjusted biannually in even-numbered years by the change in the Class B Construction Cost Index (CCI), as determined by the SAB at its January meeting. According to California’s Department of General Services’ *Office of Public School Construction* [website](#), on January 24, 2024, the SAB increased Level 1 fees to \$5.17/sf on residential construction and to \$0.84/sf on commercial/industrial construction based on an 7.84% inflationary factor reported in the RS Means Construction Cost Index.

The State School Facility Program (SFP) grant allowances are adjusted annually in accordance with SFP regulations which require the SAB to adjust new construction and modernization grants to reflect cost changes in the Class B Construction Cost Index as determined by the SAB in January of each year. On January 27, 2023, the SAB adjusted the SFP grants to reflect a 9.30% increase during the period January 1, 2023, through December 31, 2023 using the RS Means Class B Construction Cost Index (See *Annual Adjustment for Tentative Map Extension* table on the GES website mentioned above for more information).



Total School Solutions
October 2024

EXECUTIVE SUMMARY

This Developer Fee Justification Study was prepared for the Pacific Union Elementary School District and demonstrates the District is justified in charging the maximum allowable Level I developer fees as well as the maximum allowable commercial and industrial fees due to the impact from residential and commercial/industrial development.

The District currently levies developer fees in the amount of \$3.0656/sf for residential development and \$0.4992/sf for commercial/industrial development based on 64% of the 2022 legal maximums of \$4.79 and \$0.78, with the remaining 36% going to the Washington Unified School District (WUSD).

On January 24, 2024, the State Allocation Board (SAB) increased the allowable fee a District may charge to \$5.17/sf for residential construction and \$0.84/sf for most commercial and industrial development. The District is justified to collect the legal maximum fee of \$3.3088/sf ($\$5.17/\text{sf} \times 64\%$) of residential development as authorized by Government Code Section 65995 (Level 1 fees), as modernization eligibility creates a school facility cost that exceeds \$3.3088 per square foot. The District is also justified to collect the legal maximum fee of \$0.5376/sf ($\$0.84 \times 64\%$) of development on all categories of commercial/industrial development (except rental self-storage), as those categories of development create school facility costs that exceed \$0.5376 per square foot of future development. Fees for new rental self-storage should be established on an individual case-by-case basis.

This change increases the maximum allowable rate by \$0.38/sf for residential construction and \$0.06/sf for most commercial/industrial construction. The following table shows the previous fee amount, the new fee amount, and the increase.

Table 1: 2024 Change in Developer Fee Rate

Category	Previous	New	Change
Residential	\$4.79	\$5.17	\$0.38
Commercial/Ind.	\$0.78	\$0.84	\$0.06

Since Pacific Union School District collects 64% of this fee, the increase is \$0.2432 for residential construction and \$0.0384 for most commercial/industrial construction.

Table 2: 2024 Change in District Developer Fee Rate

Category	Previous	New	Change
Residential	\$3.0656	\$3.3088	\$0.2432
Commercial/Ind.	\$0.4992	\$0.5376	\$0.0384

The total projected housing units to be built within District boundaries over the next five years is 5.2 units, and based on state generation factors, should generate approximately 15 students. The estimated fees generated by this construction over five years of \$155,095 are insufficient to pay for the impact the increased number of students has on facilities and therefore the increased rates for both residential and commercial construction are therefore justified.

PURPOSE AND SCOPE

This report analyzes the cost of providing school facilities for students generated by future residential and commercial/industrial development projects in the Pacific Union Elementary School District. Total School Solutions has been retained by the District to conduct the analysis and prepare this report.

Level 1 fees are adjusted every two years according to the inflation rate for Class B construction as determined by the State Allocation Board (SAB). Government Code Section 66001 requires that a reasonable relationship exists between the amount and use of the fees and the development on which the fees are to be charged. The purpose of this report is to show that the District meets pertinent requirements of state law regarding the collection of developer fees.

State law gives school districts the authority to charge fees on new residential and commercial/industrial developments if those developments generate additional students and cause a need for school facilities. Government Code Section 65995 authorizes school districts to collect Level 1 fees on future development of no more than \$5.17/sf for residential construction and \$0.84/sf for commercial/industrial construction.

To collect these fees, a district must demonstrate and document a reasonable relationship that exists between the need for the construction or reconstruction of school facilities and the residential and commercial development. Three basic required connections or nexuses between the need for the construction and reconstruction and the commercial and industrial development included in this report are the:

- **Burden Nexus:** This report identifies the number of students projected to be generated by residential, industrial and commercial development and the facility cost impact of these students.
- **Cost Nexus:** This report identifies the cost of providing school facilities for students generated by future residential and commercial/industrial development and that this cost exceeds the expected revenues generated from this development.
- **Benefit Nexus:** This report shows the students generated by this development will benefit from the construction or reconstruction of school facilities in the Pacific Union Elementary School District.

NEW ENROLLMENT CAUSED BY DEVELOPMENT

Pacific Union Elementary School District Enrollment

Pacific Union Elementary School District is located in Fresno County, CA. It is a component district to Washington Unified School District, a K-12 district that educates Pacific Union’s high school students. Approximately 345 students attend grades K-8 on one school campus

Table 3: District 2023-24 Enrollment

School	Grades	Enrollment 2023-2024
Pacific Union Elementary School	K-8	345

Washington Unified School District

The Washington Unified School District (WUSD) serves Grades K through 12 in Fresno County, CA and has the following four feeder Elementary School Districts (ESD) within its boundaries. The 2023-2024 enrollments are from the California Department of Education’s District Profile website.

Table 4: WUSD Elementary Districts and 2023-24 Enrollment

Districts	Grades	Enrollment 2023-2024
West Park ESD	K-8	469
Orange Center ESD	K-8	1,680
Washington Colony ESD	K-8	434
Pacific Union ESD	K-8	345
Subtotal ESD’s	K-8	2,928
WUSD	K-12	2,752
WUSD + Feeder ESD	K-12	5,680

New Residential Development

To estimate future residential development in the District, this report utilized previous developer fee collection records of the District. It is assumed that developer fee revenue is based on new residential units, 500+ square feet additions to existing homes, commercial developments, and other sources not identified.

The estimated square feet of residential space subject to the fee for the six-year period 2018-19 through 2019-20 was calculated by dividing the fee revenues by 2.4256 (64% of \$3.79) for 2020-21 to 2021-22 by 2.6112 (64% of \$4.08), and for 2022-23 onwards by \$3.0656/sf (\$4.79/sf x 64%), as follows:

Table 5: Estimated Square Feet Calculation

	2018-19	2019-20	2020-21	2021-22	2022-23
Revenue	\$1,405	\$16,343	\$6,442	\$42,879	\$36,397
Estimated Sf	579	6,738	2,467	16,421	11,873

Using historical data and the Fresno Council of Governments Regional Housing Needs Allocation (RHNA) Plan (2022-31), it is estimated that an average of 9,375 sf will be constructed in the coming five-year period. Assuming an average of 1,800 sf units (single-family and multi-family average), it is estimated that 5.2 new units will be built with a total of 46,875 sf over the next 5 years. It is reasonable to assume that an annual construction amount of 9,375 sf/year will be maintained, resulting in a total annual fee of about \$155,100 based on \$3.3088/sf (64% of \$5.17/sf).

Student Generation Factor

In assessing the impact of new developments, the District must accurately gauge the student influx resulting from these projects. To ensure that the financial burden borne by new development accurately reflects the impact of this development on enrollment, a student generation factor (SGF) is employed. This factor correlates the number of students to the number of new housing units, providing a crucial linkage between residential construction endeavors and enrollment projections.

This study utilizes the state-wide factor mandated by the Office of Public-School Construction which stands at 0.4, 0.1 and 0.2 for grades K-6, 7-8 and 9-12 respectively.

Table 6: State Student Generation Factor

Grades	SGF
K-8	0.5

Data from the 2022 US Census reveals that 71.5% of all housing units within the district are single-family dwellings. It is logical to infer that the composition of new housing units will mirror the existing housing.

New Residential Development Impacts

Based on the student generation factor and 5.2 new housing units annually, the estimated number of students from residential construction is calculated as follows:

Table 7: Students Generated from Residential Development

Grades	New Housing Units	SGF	District Annual Students	District 5-Year Students
K-8	5.2	0.5	3	15

Impact on Total Enrollment Due to Development

Using the projected 5-year increase in student enrollment calculated above, and based on the District 2023-24 enrollment, the 2028-29 enrollment was estimated as given below and compared with the capacity for each grade level.

Table 8: Enrollment Impact of Generated Students

Grades	District 2023-24 Enrollment	District 5 Year Students	District 2028-29 Enrollment
K-8	345	15	360

The District's enrollment is projected to increase by 15 students in the next 5 years due to residential development and increase to 360 students using the 2023-24 enrollment as a baseline.

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FACILITY CAPACITY

The impact of development will bring an estimated 10 students to the District over a 5-year period. It is, therefore, important to analyze the capacity of the existing facilities and compare this capacity to the projected enrollment. The District’s capacity is calculated using the State classroom loading standards which are listed below.

Classroom Loading Standards

Table 9: State Loading Factor

Grade Level	Students per Classroom
TK-Kindergarten	25
Grades 1-3	25
Grades 4-6	25
Grades 7-8	27
Grades 9-12	27
Non-Severe Special Education	13

These loading standards are established by the state and used when the District submits an application for funding to the State Facility Program. The above table does not include non-severe special education, which is limited to 13 students per classroom. As explained below, this report utilizes an 85% maximum capacity. Therefore, it is assumed that special education programs that require a smaller loading standard are contained in the 15% that is not being counted towards capacity.

Existing Facility Capacity

The capacity of each site and the District is determined by counting the number of teaching stations at each site and multiplying that number by the loading standard for the grade levels being served. The classroom count was provided by the District. Since portable classrooms are temporary classrooms and not considered a long-term solution for student housing, portable classrooms were excluded from the District capacity for the purpose of this study. Furthermore, since there are other non-classroom programs in a school that require classroom usage, schools cannot load to 100% of capacity and offer a variety of educational programs required in today’s schools. A reasonable percentage to load schools is 75% to 85% of capacity, and therefore 85% of capacity is shown below. For K-8 schools, a weighted average of the state loading standard is used to calculate the capacity for grades K-8.

Table 10: Existing District Capacity

Grade Level	Classrooms	Permanent	Portables	Loading Standard	Total Capacity	85% Capacity	2023-24 Enrollment	Excess Capacity
K-8	23	20	3	25.4	508	431	360	71

The district currently has capacity for an additional 71 K-8 students at its elementary school.

District Projected Unhoused Students

Based on the District's capacity calculated above, and the estimated 2028-29 enrollment, the number of unhoused students was estimated as follows:

Table 11: Unhoused Students Generated by Residential Development

Grades	District Capacity	District 2028-29 Enrollment	Unhoused Students
K-8	431	360	0

The District has capacity to house the students generated by residential development.

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FISCAL IMPACT ON SCHOOLS

The District's facilities need and associated costs consider the following categories:

- Modernization and Reconstruction

Modernization and Reconstruction Needs

In addition to new construction, it is necessary for the District to modernize existing facilities to maintain the same level of service to the students who are generated by new development. This report considers the modernization costs of the District and attributes the appropriate percentage of these costs to the students generated by new development.

New Development Share of Modernization Costs

The modernization expense attributable to new development is calculated below using OPSC construction grant amounts and the number of new students projected to be generated by new residential construction.

The state SFP construction grant amounts for grades K-6, 7-8, 9-12, SDC-Non-Severe and SDC-Severe were adjusted by the State Allocation Board on January 24, 2024. The updated grant amounts, including grants for automatic fire detection/alarm and sprinkler system, are as follows:

Table 12: OPSC Modernization Grants

Grades	Base Grant	Fire Detection/ Alarm	Grant per Student
K-6	\$6,005	\$195	\$6,200
7-8	\$6,350	\$195	\$6,545
9-12	\$8,315	\$195	\$8,510
SDC-Non-Severe	\$12,804	\$360	\$13,164
SDC-Severe	\$31,900	\$537	\$32,437

It is assumed with these grants that the cost is split between the District and the state, therefore the grant amount represents only 50% of the modernization cost, therefore, assuming the District will be eligible for matching state funds and that these state funds are available, based on a weighted average, the total estimated cost of construction per pupil for grades K-8 is \$15,553. The amount represents the weighted average of the OPSC modernization grant for the district only.

The District currently has a capacity for the 15 generated K-8 students; therefore these students can be accommodated in the existing facilities. However, appropriate modernization and upgrades need to be made for these students.

Table 13: Modernization Cost Incurred by New Students

Grades	Students	Modernization Grant	Total
K-8	15	\$15,553	\$188,295

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Table 15: Developer Fee Calculation (Per Square Foot)		
Developer Fee/Sf	Total Sf	Total Cost
\$4.02	\$46,875	\$188,295
Fee = Cost/Sf		

As shown in Section I of this report, an estimated 9,375 sf is projected to be constructed annually which equates to 46,875 sf of new construction built over a 5-year period. This construction will be subject to a Level 1 developer fee over the next 5 years and, at \$3.3088/sf (64% of \$5.17/sf), will result in revenues of \$155,095. To raise the \$188,295 needed for construction costs caused by new development, a fee of approximately \$4.02 is needed to generate this amount. Based on this calculation, the needed fee per square foot exceeds the SAB maximum of \$3.3088/sf (64% of \$5.17/sf), and a fee \$3.3088/sf (64% of \$5.17/sf) is therefore justified.

Projected Revenue versus the Cost of Providing School Facilities

While residential development is not responsible for all the unmet facility needs of the District, imposing a Level 1 developer fee is justified to provide funds to partially help finance the facilities modernization projects.

Table 14: Cost Impact Summary (Five Years)	
Construction Cost Summary	Modernization/Renovation
Cost	\$188,295

Cost Summary (Five Years)
 The total costs of the District's facility needs over the next five years are summarized as follows:

NEW COMMERCIAL/INDUSTRIAL DEVELOPMENT

Commercial/industrial development will attract additional workers to the District, and, because some of those workers will have school-age children, this development will generate additional students in the District. As shown in Section I, adequate school facilities do not exist for these students. New commercial/industrial development, therefore, creates a fiscal impact on the District by generating a need for new school facilities.

This report multiplies the following five factors together to calculate the school facility cost incurred by the District per square foot of new commercial/industrial development:

- A. Employees per square foot of new commercial/industrial development
- B. Percent of District employees that live in the District
- C. Houses per employee
- D. Students per house
- E. School facility cost per student

The report calculates each of these factors in the next sections.

1. Employees per Square Foot of Development

Education Code Section 17621 (e)(1)(B) states that "to determine the impact of the increased number of employees anticipated to result from the commercial or industrial development... shall be based upon the January 1990 edition of the San Diego Traffic Generators, a report of the San Diego Association of Governments." (SANDAG)

Table 16: Employees Per Square Foot of Commercial/Industrial Development, by Category

Commercial/Industrial Category	Avg Sf/ Employee	Avg Sf Employees/
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Banks	354	0.00283
Community Shopping Centers	652	0.00153
Neighborhood Shopping Centers	369	0.00271
Industrial Business Parks	284	0.00352
Industrial Parks	742	0.00135
Rental Self-Storage	17,096	0.00006
Scientific Research and Development (R&D)	329	0.00304
Lodging	882	0.00113
Standard Commercial Office	208	0.00480
Large High Rise Commercial Office	232	0.00432
Corporate Offices	372	0.00269
Medical Offices	234	0.00427

Source: SANDAG Traffic Generators Report, January 1990

2. Percentage of Employees Residing Within the District

According to the 2018-2022 American Community Survey 5-Year Estimates for the District, approximately 21.1% of people working in the District also live in the District.

3. Number of Households per Employee

According to the 2018-2022 American Community Survey 5-Year Estimates for the District, there are 1,145 employees and 873 homes in the district. This represents 1.31 employees per home and 0.76 households per employee.

4. Number of Students per Dwelling Unit

There were 344 K-8 students attending the district in 2022. This represents a ratio of 0.30 students per employee and 0.394 students per household.

5. School Facility Cost per Student

It is estimated that the school facility cost per K-8 student is \$32,535. This amount represents the weighted average of the OPSC construction grant for both the District and state amount.

6. School Facility Cost per Square Foot of Commercial/Industrial Development

The following table calculates the school facility cost generated by a square foot of new commercial/industrial development for each of the categories of commercial/industrial projects listed in Section A. School facility costs for development projects not included on this list may be estimated by using the closest employee-per-square foot ratio available for the proposed development or by following the district's administrative procedures for appeals of school facility fee imposition.

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Table 17: Facility Cost Per Square Foot of Commercial/Industrial Development, by Category

Category	Employees per SF	% Employees Residing in District	Dwelling Units per Employee	Students/Dwelling Unit	Cost per K-8 Student	Cost/SF
Banks	0.00283	0.211	0.762	0.394	\$32,535	\$5.84
Community Shopping Centers	0.00153	0.211	0.762	0.394	\$32,535	\$3.16
Neighborhood Shopping Centers	0.00271	0.211	0.762	0.394	\$32,535	\$5.59
Industrial Business Parks	0.00352	0.211	0.762	0.394	\$32,535	\$7.26
Industrial Parks	0.00135	0.211	0.762	0.394	\$32,535	\$2.78
Rental Self Storage	0.00006	0.211	0.762	0.394	\$32,535	\$0.12
Scientific Research & Development	0.00304	0.211	0.762	0.394	\$32,535	\$6.27
Lodging	0.00113	0.211	0.762	0.394	\$32,535	\$2.33
Standard Com. Office	0.00480	0.211	0.762	0.394	\$32,535	\$9.90
Large High Rise Com. Office	0.00432	0.211	0.762	0.394	\$32,535	\$8.91
Corporate Offices	0.00269	0.211	0.762	0.394	\$32,535	\$5.55
Medical Offices	0.00427	0.211	0.762	0.394	\$32,535	\$8.81

Since the cost of providing facilities for students generated by commercial and industrial development (except rental self-storage) exceeds the revenue these developments will produce, the fee is justified.

FINDINGS

This section shows that the District meets the requirements of Government Code Section 66001 regarding the collection of developer fees and summarizes other potential funding sources for the District's capital projects.

A. Government Code Section 66001(a)(1) – Purpose of the Fee

The purpose of collecting fees on residential and commercial/industrial development is to acquire funds to construct or reconstruct school facilities for the students generated by new residential and commercial/industrial developments.

B. Government Code Section 66001(a)(2) – Use of the Fee

The District's use of the fee will involve constructing new school facilities and modernizing existing facilities. In addition, the fee may be used to construct additional facilities on existing school campuses and/or reconstruct school campuses. The District may also need to purchase or lease portable classrooms to use for interim housing while permanent facilities are being constructed. The District may also use the fee to pay for Certificates of Participation (COP) that were used for the modernization of facilities.

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

- 1) Land (purchased or leased) for school facilities
- 2) Design of school facilities
- 3) Permit and plan checking fees
- 4) Construction or reconstruction of school facilities
- 5) Testing and inspection of school sites and school buildings
- 6) Interim school facilities (purchased or leased) to house students generated by new development while permanent facilities are being constructed
- 7) Legal and administrative costs associated with providing facilities to students generated by new development
- 8) Administration of the collection of developer fees (including the costs of justifying the fees)
- 9) Miscellaneous purposes resulting from student enrollment growth caused by new residential development

C. Government Code Section 66001(a)(3) – Relationship Between Fee Use and the Type of Project Upon Which Fee Is Imposed

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

1) *General Fund*
The District's General Fund budget is typically committed to instructional and daily operating expenses and not used for capital outlay uses, as funds are needed to meet the District's non-facility needs. General Fund monies may, however, be used for portable lease payments, COPs or facilities projects if other funding sources are insufficient to meet commitments.

The following is a review of potential other funding sources for constructing school facilities.

F. Other Funding Sources

All school facility costs and fees in this report are calculated on a per-student basis to ensure that future developments only pay for the impacts these students cause.

This report further demonstrates that the school facilities cost attributable to all categories of commercial/industrial development except rental self-storage range exceeds \$0.5632/sf (64% of \$0.84/sf). Therefore, Level 1 fees of \$0.5632/sf (64% of \$0.84/sf) on these types of development are fully justified. The school facility cost attributable to rental self-storage units is \$0.12/sf. Fees for this type and other low-employee-generating types of development should be examined on a case-by-case basis.

This report demonstrates that the school facilities cost attributable to future residential development exceeds the District's maximum allowable fee of \$3.3088/sf (64% of \$5.17/sf). Therefore, Level 1 fees of \$3.3088/sf (64% of \$5.17/sf) on residential development are fully justified.

E. Government Code Section 66001(b) – Relationship Between the Fee and the Cost of the Public Facility Attributable to the Development on Which the Fee is Imposed

Future residential and commercial/industrial development in the District will generate additional students and, consequently, a need for additional school facilities. A relationship exists, therefore, between the District's need to provide additional school facilities and the construction of new residential and commercial/industrial development projects.

D. Government Code Section 66001(a)(4) – Relationship Between the Need for the Public Facility and the Type of Project Upon Which Fee is Imposed

New commercial/industrial development will cause new workers to move into the District. Because some of these workers will have school-age children, commercial/industrial development will also generate new students in the District. As shown in this report, adequate school facilities do not exist for these students. New commercial/industrial development, therefore, creates a need for additional school facilities. The fee's use (acquiring school facilities) is, therefore, reasonably related to the type of project (new commercial/industrial development) upon which it is imposed.

- 2) *State Programs*
The District has filed past applications for new construction and modernization projects under the School Facility Program based upon hardship. For new modernization applications, unless they can be filed on a hardship basis, the State match allowance would be 60%, which leaves a shortfall between State funding and the District's actual facility's needs. The School Facility Program may provide its 60% match if state bonds are available and District will pay 40% if they also have funds available. Furthermore, the District applied for modernization applications where the state and District would split costs in a 50/50 match. State funds for deferred maintenance cannot be used to pay for new facilities. State law prohibits the use of lottery funds for facilities.
- 3) *General Obligation Bonds*
School districts can, with the approval of 2/3 or 66% of its voters, issue general obligation bonds that are paid for from property taxes.
- 4) *Parcel Taxes*
Approval by 2/3 of the voters is required to impose taxes that are not based on the assessed value of individual parcels. While these taxes have been used in school districts, the revenues are typically used to supplement operating budgets.
- 5) *Mello-Roos Community Facilities Districts*
This alternative uses a tax on property owners within a defined area to pay long-term bonds issued for specific public improvements. Mello-Roos taxes require approval from 2/3 of the voters (or land owners, if fewer than 12) in an election.
- 6) *Undeveloped Land/Surplus Property*
The District has no undeveloped land.
- 7) *Redevelopment*
The District has no Redevelopment Agency funds in effect.

CONCLUSION

A reasonable relationship exists between residential, commercial and industrial development and the need to construct, reconstruct and modernize facilities in the District. The following required three nexus tests demonstrate that the District is justified in charging the maximum developer fee.

Burden Nexus

Based on the state provided generation factors, new residential development will generate an average of 0.5 K-8 grade students per unit. The District does not have adequate facilities and will need to construct new facilities and/or modernize existing facilities to provide the same level of service to new students who enroll in the District due to development.

Cost Nexus

The cost to construct and reconstruct facilities due to the increased enrollment caused by development is \$4.02/sf of residential development. The maximum rate the District may charge each square foot of residential development is \$3.3088 resulting in a shortfall of \$.7112/sf and therefore the District is justified to charge the maximum developer fee rate. Commercial and industrial development also do not generate enough fees to pay for the impact on facilities caused by the number of students generated.

Benefit Nexus

The District will collect this fee, and it will be used for construction and reconstruction of school facilities which will benefit the students who are generated by new development by providing them with adequate school facilities.

This study finds a reasonable relationship between the impact of the increased enrollment due to development, the fee collected from new development and the need for school facilities. Therefore, the District is justified in charging the maximum developer fee.

APPENDIX A. CENSUS DATA

Means of Transportation to Work by Selected Characteristics



Note: This is a modified view of the original table produced by the U.S. Census Bureau. This download or printed version may have missing information from the original table.

Pacific Union Elementary School District (Fresno County), California

Label	Total	Estimate	Margin of Error
Workers 15 years and over	1,145	1,145	±320
> EARNINGS IN THE PAST 12 MONTHS (IN 2022 INFLATION)			
> POVERTY STATUS IN THE PAST 12 MONTHS			
> Workers 16 years and over	1,145	1,145	±320
> Workers 15 years and over who did not work from home	1,089	1,089	±309
> TIME OF DEPARTURE TO GO TO WORK			
> TRAVEL TIME TO WORK			
Less than 10 minutes	12.0%	12.0%	±6.7
10 to 14 minutes	9.1%	9.1%	±5.6
15 to 19 minutes	19.2%	19.2%	±9.2
20 to 24 minutes	24.1%	24.1%	±6.2
25 to 29 minutes	6.2%	6.2%	±4.1
30 to 34 minutes	12.0%	12.0%	±7.4
35 to 44 minutes	6.4%	6.4%	±6.6
45 to 59 minutes	6.2%	6.2%	±5.1
60 or more minutes	4.9%	4.9%	±4.5
Mean travel time to work (minutes)	N	N	N
> Workers 15 years and over in households	1,123	1,123	±232
> HOUSING TENURE			
Owner-occupied housing units	49.9%	49.9%	±13.3
Renter-occupied housing units	50.1%	50.1%	±13.3
> VEHICLES AVAILABLE			
No vehicle available	1.4%	1.4%	±1.7
1 vehicle available	22.4%	22.4%	±12.2
2 vehicles available	32.3%	32.3%	±14.0
3 or more vehicles available	38.8%	38.8%	±13.9
> PERCENT ALLOCATED			
Means of transportation to work	24.0%	24.0%	±13.0

Selected Housing Characteristics

Note: This is a modified view of the original table produced by the U.S. Census Bureau. This download or printed version may have missing information from the original table.

Pacific Union Elementary School District (Fresno County), California

Label	Estimate	Margin of Error
HOUSING OCCUPANCY		
Total housing units	873	±151
Occupied housing units	639	±147
Vacant housing units	24	±40
Homeowner vacancy rate	0.0	±8.4
Rental vacancy rate	4.5	±7.0
UNITS IN STRUCTURE		
Total housing units	873	±151
1-unit, detached	625	±128
1-unit, attached	0	±13
2 units	0	±13
3 or 4 units	5	±8
5 to 9 units	4	±6
10 to 19 units	0	±13
20 or more units	0	±13
Mobile home	239	±97
Boat, RV, van, etc.	0	±13
YEAR STRUCTURE BUILT		
Total housing units	873	±151
Built 2020 or later	0	±13
Built 2010 to 2019	9	±13
Built 2000 to 2009	169	±97
Built 1990 to 1999	19	±19
Built 1980 to 1989	99	±64
Built 1970 to 1979	249	±92
Built 1960 to 1969	114	±57
Built 1950 to 1959	119	±59
Built 1940 to 1949	49	±42
Built 1939 or earlier	56	±34

APPENDIX B. OPSC RATES

REPORT OF THE EXECUTIVE OFFICER
State Allocation Board Meeting, January 24, 2024

ANNUAL ADJUSTMENT TO SCHOOL FACILITY PROGRAM GRANTS

PURPOSE OF REPORT

To adopt the annual adjustment in the School Facility Program (SFP) grants based on the change in construction costs pursuant to the Education Code (EC) and SFP Regulations.

DESCRIPTION

This item presents the State Allocation Board (Board) with the annual adjustment to the SFP grants based on the statewide cost index for Class B construction. Each year the Board adjusts the SFP grants to reflect construction cost changes. In January 2016, the Board adopted the RS Means index for 2016 and future years. This item presents the 2024 annual adjustment to SFP grants based on the RS Means Index.

AUTHORITY

See Attachment A.

STAFF ANALYSIS/STATEMENTS

At the January 2016 meeting, the Board adopted an increase to the SFP grants using the RS Means Construction Cost Index (CCI) as the statewide cost index for Class B construction.

The current rate of change between 2023 and 2024 for the RS Means Class B CCI is -1.33 percent. The chart below reflects the amounts previously adopted for 2023 compared to the potential amount for the new construction base grants.

Grade Level	Regulation	Current Adjusted Grant Per Pupil Effective 1-1-23	Potential Grant Per Pupil Effective 1-1-24	RS Means -1.33%
Elementary	1859.71	\$15,983	\$15,770	\$16,679
Middle	1859.71	\$16,904	\$16,679	\$17,579
High	1859.71	\$21,509	\$21,223	\$22,123
Special Day Class - Severe	1859.71.1	\$44,911	\$44,314	\$45,214
Special Day Class - Non-Severe	1859.71.1	\$30,036	\$29,637	\$30,537

STAFF ANALYSIS/STATEMENTS (cont.)

The following chart shows the amounts previously adopted compared to the potential amount for the modernization base grants.

RS Means -1.33%

Grade Level	Regulation Section	Current Adjusted Grant Per Pupil Effective 1-1-23	Potential Grant Per Pupil Effective 1-1-24
Elementary	1859.78	\$6,086	\$6,005
Middle	1859.78	\$6,436	\$6,350
High	1859.78	\$8,427	\$8,315
Special Day Class - Severe	1859.78.3	\$19,396	\$19,138
Special Day Class - Non-Severe	1859.78.3	\$12,977	\$12,804

In addition, the CCI adjustment would decrease the threshold amount for Government Code Section 66452.6(a)(2) for the period of one year commencing March 1, 2024. The following chart shows the amount previously adopted for 2023 compared to the resulting threshold amount, upon approval of the proposed 2024 CCI adjustment:

RS Means -1.33%

Effective 3-1-2023	Potential 3-1-2024	Resulting Amount
\$402,416	\$397,064	

RECOMMENDATION

Adopt the decrease of 1.33 percent for the 2024 SFP grants based on the RS Means Construction Cost Index as shown in Attachment B.

BOARD ACTION

In considering this item, the Board's approval consisted of three parts: 1) adopted the staff recommendation which provided a decrease of 1.33 percent for the 2024 SFP grants based on the RS Means Construction Cost Index; 2) directed staff to research alternative indices, including costs and time to implement, to use for the construction cost adjustment and provide monthly status updates on both indices and also ongoing bond negotiations with the Legislature and Administration; and 3) requested a legal opinion from its counsel to determine: a) if the Board can adopt an additional adjustment to the SFP grants later in the year; and b) if the Board does adopt an additional adjustment to the SFP grants later in the year, can the Board retroactively apply that additional adjustment to previously approved projects with the amount adopted by the Board at its January 24, 2024 meeting.

ATTACHMENT A

AUTHORITY

For the New Construction grant, EC Section 17072.10(b) states, "The board annually shall adjust the per-unhoused-pupil apportionment to reflect construction cost changes, as set forth in the statewide cost index for class B construction as determined by the board."

For Modernization funding, EC Section 17074.10(b) states, "The board shall annually adjust the factors set forth in subdivision (a) according to the adjustment for inflation set forth in the statewide cost index for class B construction, as determined by the board."

Government Code Section 66452.6 states:

(a)(1) An approved or conditionally approved tentative map shall expire 24 months after its approval or conditional approval, or after any additional period of time as may be prescribed by local ordinance, not to exceed an additional 12 months. However, if the subdivider is required to expend two hundred thirty-six thousand seven hundred ninety dollars (\$236,790) or more to construct, improve, or finance the construction or improvement of public improvements outside the property boundaries of the tentative map, excluding improvements of public rights-of-way which about the boundary of the property to be subdivided and which are reasonably related to the development of that property, each filing of a final map authorized by Section 66456.1 shall extend the expiration of the approved or conditionally approved tentative map by 36 months from the date of its expiration, as provided in this section, or the date of the previously filed final map, whichever is later. The extensions shall not extend the tentative map more than 10 years from its approval or conditional approval.

...
(2) Commencing January 1, 2012, and each calendar year thereafter, the amount of two hundred thirty-six thousand seven hundred ninety dollars (\$236,790) shall be annually increased by operation of law according to the adjustment for inflation set forth in the statewide cost index for class B construction, as determined by the State Allocation Board at its January meeting. The effective date of each annual adjustment shall be March 1. The adjusted amount shall apply to tentative and vesting tentative maps whose applications were received after the effective date of the adjustment.

SFP Regulation Section 1859.71 states,

The new construction per-unhoused-pupil grant amount, as provided by Education Code Section 17072.10(a), will be adjusted annually based on the change in the Class B Construction Cost Index as approved by the Board each January. The base Class B Construction Cost Index shall be 1.30 and the first adjustment shall be January 1999.

The new construction per-unhoused-pupil grant amount, as provided by Education Code Section 17072.10(a), may be increased by an additional amount not to exceed six percent in a fiscal year, or decreased, based on the analysis of the current cost to build schools as reported on the Project Information Worksheet (Revised 05/10) which shall be submitted with the Forms SAB 50-05 and 50-06 and as approved by the Board.

SFP Regulation Section 1859.2 Definitions states,
"Class B Construction Cost Index" is a construction factor index for structures
made of reinforced concrete or steel frames, concrete floors, and roofs, and
accepted and used by the Board.
SFP Regulation Section 1859.78 states, "The modernization per-unhoused-pupil
grant amount, as provided by Education Code Section 17074.10(a), will be adjusted
annually based on the change in the Class B Construction Cost Index as approved
by the Board each January.

ATTACHMENT A

ATTACHMENT B

ANNUAL ADJUSTMENT TO SCHOOL FACILITY PROGRAM GRANTS

State Allocation Board Meeting, January 24, 2024

Grant Amount Adjustments

	SFP	Adjusted Grant	Adjusted Grant	Section	Regulation	Per Pupil	Effective 1-1-23	Effective 1-1-24
Elementary	1859.71	\$15,983	\$15,770	Automatic Fire Detection/Alarm	System - Elementary			
Middle	1859.71	\$16,904	\$16,679	Automatic Fire Detection/Alarm	System - Middle			
High	1859.71	\$21,509	\$21,223	Automatic Fire Detection/Alarm	System - High			
Special Day Class - Severe	1859.71.1	\$44,911	\$44,314	Special Day Class - Severe				
Special Day Class - Non-Severe	1859.71.1	\$30,036	\$29,637	Special Day Class - Non-Severe				
Elementary	1859.71.2	\$15,983	\$15,770	Automatic Fire Detection/Alarm	System - Elementary			
Middle	1859.71	\$16,904	\$16,679	Automatic Fire Detection/Alarm	System - Middle			
High	1859.71.2	\$80	\$79	Automatic Fire Detection/Alarm	System - High			
Automatic Fire Detection/Alarm	1859.71.2	\$43	\$42	Automatic Fire Detection/Alarm	System - Middle			
Automatic Fire Detection/Alarm	1859.71.2	\$80	\$79	Automatic Fire Detection/Alarm	System - High			
Automatic Fire Detection/Alarm	1859.71.2	\$57	\$56	Automatic Fire Detection/Alarm	System - Middle			
Automatic Fire Detection/Alarm	1859.71.2	\$57	\$56	Automatic Fire Detection/Alarm	System - High			
Elementary	1859.71.2	\$268	\$264	Automatic Sprinkler System -	Elementary			
Middle	1859.71.2	\$319	\$315	Automatic Sprinkler System -	Middle			
High	1859.71.2	\$331	\$327	Automatic Sprinkler System -	High			
Automatic Sprinkler System -	1859.71.2	\$846	\$835	Automatic Sprinkler System -	Special Day Class - Severe			
Automatic Sprinkler System -	1859.71.2	\$567	\$559	Automatic Sprinkler System -	Special Day Class - Non-Severe			

ANNUAL ADJUSTMENT TO SCHOOL FACILITY PROGRAM GRANTS

State Allocation Board Meeting, January 24, 2024

Grant Amount Adjustments

Modernization	SFP Regulation Section	Adjusted Grant Per Pupil Effective 1-1-23	Adjusted Grant Per Pupil Effective 1-1-24
Elementary	1859.78	\$6,086	\$6,005
Middle	1859.78	\$6,436	\$6,350
High	1859.78	\$8,427	\$8,315
Special Day Class - Severe	1859.78.3	\$19,396	\$19,138
Special Day Class - Non-Severe	1859.78.3	\$12,977	\$12,804
State Special School - Severe	1859.78	\$32,330	\$31,900
Automatic Fire Detection/Alarm System - Elementary	1859.78.4	\$198	\$195
Automatic Fire Detection/Alarm System - Middle	1859.78.4	\$198	\$195
Automatic Fire Detection/Alarm System - High	1859.78.4	\$198	\$195
Automatic Fire Detection/Alarm System - Special Day Class - Severe	1859.78.4	\$544	\$537
Automatic Fire Detection/Alarm System - Special Day Class - Non-Severe	1859.78.4	\$365	\$360
Over 50 Years Old - Elementary	1859.78.6	\$8,454	\$8,342
Over 50 Years Old - Middle	1859.78.6	\$8,942	\$8,823
Over 50 Years Old - High	1859.78.6	\$11,705	\$11,549
Over 50 Years Old - Special Day Class - Severe	1859.78.6	\$26,948	\$26,590
Over 50 Years Old - Special Day Class - Non-Severe	1859.78.6	\$18,019	\$17,779
Over 50 Years Old - State Special Day School - Severe	1859.78.6	\$44,910	\$44,313

ATTACHMENT B

ATTACHMENT B

ANNUAL ADJUSTMENT TO SCHOOL FACILITY PROGRAM GRANTS

State Allocation Board Meeting, January 24, 2024

Grant Amount Adjustments

New Construction / Modernization / Facility Hardship / Seismic Mitigation / Joint Use		SFP Regulation Section	Adjusted Grant Amount	Effective 1-1-23 Amount	Effective 1-1-24 Amount
Therapy/Multi-purpose Room/Other (per square foot)	1859.72	1859.72	\$262	\$259	
	1859.73.2	1859.73.2			
	1859.77.3	1859.77.3			
	1859.82.1	1859.82.1			
Toilet Facilities (per square foot)	1859.72	1859.72	\$470	\$464	
	1859.73.2	1859.73.2			
	1859.82.1	1859.82.1			
	1859.125	1859.125			
Portable Therapy/Multi-purpose Room/Other (per square foot)	1859.72	1859.72	\$59	\$58	
	1859.73.2	1859.73.2			
	1859.77.3	1859.77.3			
	1859.82.1	1859.82.1			
Portable Toilet Facilities (per square foot)	1859.72	1859.72	\$152	\$150	
	1859.73.2	1859.73.2			
	1859.82.1	1859.82.1			
	1859.125	1859.125			
New Construction Only					
Parking Spaces (per stall)	1859.76	1859.76	\$20,325	\$20,055	
	General Site Grant (per acre for additional acreage being acquired)	1859.76			
	Project Assistance (for school district with less than 2,500 pupils)	1859.73.1			
		1859.73.1			
SFP Regulation Section					
Adjusted Grant		Adjusted Grant	Adjusted Grant	Adjusted Grant	Adjusted Grant
Effective 1-1-23		Effective 1-1-23	Effective 1-1-23	Effective 1-1-23	Effective 1-1-24
Amount		Amount	Amount	Amount	Amount

ANNUAL ADJUSTMENT TO SCHOOL FACILITY PROGRAM GRANTS

State Allocation Board Meeting, January 24, 2024
Grant Amount Adjustments

ATTACHMENT B

Modernization Only		SFP Regulation Section	Adjusted Grant Amount	Adjusted Grant Amount Effective 1-1-24
Two-stop Elevator	1859.83		\$162,591	\$160,429
Each Additional Stop	1859.83		\$29,268	\$28,879
Project Assistance (for school district with less than 2,500 pupils)	1859.78.2		\$5,214	\$5,145

Facility Hardship / Rehabilitation		SFP Regulation Section	Adjusted Grant Amount	Adjusted Grant Amount Effective 1-1-24
Current Replacement Cost - Permanent Other (per square foot)	1859.2		\$521	\$514
Current Replacement Cost - Permanent Toilets (per square foot)	1859.2		\$939	\$927
Current Replacement Cost - Portable Other (per square foot)	1859.2		\$119	\$117
Current Replacement Cost - Portable Toilets (per square foot)	1859.2		\$305	\$301
Interim Housing - Financial Hardship (per classroom)	1859.81		\$53,592	\$52,879

Charter School Facilities Program - Preliminary Apportionment Amounts		SFP Regulation Section	Adjusted Grant Amount	Adjusted Grant Amount Effective 1-1-24
Charter School Elementary (per pupil)	1859.163.1		\$16,065	\$15,851
Charter School Middle (per pupil)	1859.163.1		\$17,008	\$16,782
Charter School High (per pupil)	1859.163.1		\$21,587	\$21,300
Charter School Special Day Class - Severe (per pupil)	1859.163.1		\$45,126	\$44,526
Charter School Special Day Class - Non-Severe (per pupil)	1859.163.1		\$30,178	\$29,777
Charter School Two-stop Elevator	1859.163.5		\$135,493	\$133,691
Charter School Each Additional Stop	1859.163.5		\$24,389	\$24,065

ATTACHMENT B

NEW SCHOOL ADJUSTMENTS (REGULATION SECTION 1859.83)

State Allocation Board Meeting, January 24, 2024

Classrooms in Project	Elementary School	Elementary School	Elementary School	Middle School	Middle School	Middle School	High School	High School	Adjusted Grant	Adjusted Grant	Adjusted Grant	Adjusted Grant	Alternative Education School	Alternative Education School	New School
1	\$433,578	\$427,811	\$1,826,446	\$1,802,154	\$3,972,658	\$3,919,822	\$1,177,977	\$1,177,977	\$1,429,179	\$2,498,385	\$2,465,156	\$1,410,171	\$1,182,310	\$1,182,310	\$1,182,310
2	\$1,021,617	\$1,008,029	\$2,048,656	\$2,021,409	\$4,132,539	\$4,077,576	\$1,429,179	\$1,429,179	\$1,429,179	\$2,498,385	\$2,465,156	\$1,410,171	\$1,182,310	\$1,182,310	\$1,182,310
3	\$1,533,782	\$1,513,383	\$2,276,285	\$2,246,010	\$5,108,091	\$5,040,153	\$1,429,179	\$1,429,179	\$1,429,179	\$2,498,385	\$2,465,156	\$1,410,171	\$1,182,310	\$1,182,310	\$1,182,310
4	\$1,942,971	\$1,917,129	\$2,525,591	\$2,492,001	\$5,975,247	\$5,895,776	\$1,429,179	\$1,429,179	\$1,429,179	\$2,498,385	\$2,465,156	\$1,410,171	\$1,182,310	\$1,182,310	\$1,182,310
5	\$2,261,704	\$2,251,357	\$2,785,739	\$2,748,689	\$6,579,544	\$6,482,036	\$1,429,179	\$1,429,179	\$1,429,179	\$2,498,385	\$2,465,156	\$1,410,171	\$1,182,310	\$1,182,310	\$1,182,310
6	\$2,766,767	\$2,729,969	\$3,048,596	\$3,008,050	\$7,183,845	\$7,088,300	\$1,429,179	\$1,429,179	\$1,429,179	\$2,498,385	\$2,465,156	\$1,410,171	\$1,182,310	\$1,182,310	\$1,182,310
7	\$3,257,255	\$3,213,934	\$3,311,451	\$3,267,409	\$7,788,144	\$7,684,562	\$1,429,179	\$1,429,179	\$1,429,179	\$2,498,385	\$2,465,156	\$1,410,171	\$1,182,310	\$1,182,310	\$1,182,310
8	\$3,633,927	\$3,585,596	\$3,598,698	\$3,550,835	\$8,254,240	\$8,144,459	\$1,429,179	\$1,429,179	\$1,429,179	\$2,498,385	\$2,465,156	\$1,410,171	\$1,182,310	\$1,182,310	\$1,182,310
9	\$3,633,927	\$3,585,596	\$3,902,201	\$3,850,302	\$8,628,202	\$8,513,447	\$1,429,179	\$1,429,179	\$1,429,179	\$2,498,385	\$2,465,156	\$1,410,171	\$1,182,310	\$1,182,310	\$1,182,310
10	\$4,273,451	\$4,216,614	\$4,208,416	\$4,152,444	\$8,993,452	\$8,879,759	\$1,429,179	\$1,429,179	\$1,429,179	\$2,498,385	\$2,465,156	\$1,410,171	\$1,182,310	\$1,182,310	\$1,182,310
11	\$4,273,451	\$4,216,614	\$4,514,631	\$4,454,586	\$9,373,415	\$9,248,749	\$1,429,179	\$1,429,179	\$1,429,179	\$2,498,385	\$2,465,156	\$1,410,171	\$1,182,310	\$1,182,310	\$1,182,310
12	\$4,498,372	\$4,438,544			\$9,714,856	\$9,585,648	\$1,429,179	\$1,429,179	\$1,429,179	\$2,498,385	\$2,465,156	\$1,410,171	\$1,182,310	\$1,182,310	\$1,182,310
13					\$10,050,879	\$9,917,202	\$1,429,179	\$1,429,179	\$1,429,179	\$2,498,385	\$2,465,156	\$1,410,171	\$1,182,310	\$1,182,310	\$1,182,310
14					\$10,386,903	\$10,248,757	\$1,429,179	\$1,429,179	\$1,429,179	\$2,498,385	\$2,465,156	\$1,410,171	\$1,182,310	\$1,182,310	\$1,182,310
15					\$10,725,635	\$10,582,984	\$1,429,179	\$1,429,179	\$1,429,179	\$2,498,385	\$2,465,156	\$1,410,171	\$1,182,310	\$1,182,310	\$1,182,310
16					\$11,061,658	\$10,914,538	\$1,429,179	\$1,429,179	\$1,429,179	\$2,498,385	\$2,465,156	\$1,410,171	\$1,182,310	\$1,182,310	\$1,182,310
17					\$11,400,391	\$11,248,766	\$1,429,179	\$1,429,179	\$1,429,179	\$2,498,385	\$2,465,156	\$1,410,171	\$1,182,310	\$1,182,310	\$1,182,310
18					\$11,736,414	\$11,580,320	\$1,429,179	\$1,429,179	\$1,429,179	\$2,498,385	\$2,465,156	\$1,410,171	\$1,182,310	\$1,182,310	\$1,182,310
19					\$12,072,437	\$11,911,874	\$1,429,179	\$1,429,179	\$1,429,179	\$2,498,385	\$2,465,156	\$1,410,171	\$1,182,310	\$1,182,310	\$1,182,310
20					\$12,411,170	\$12,246,101	\$1,429,179	\$1,429,179	\$1,429,179	\$2,498,385	\$2,465,156	\$1,410,171	\$1,182,310	\$1,182,310	\$1,182,310
21					\$12,747,191	\$12,577,653	\$1,429,179	\$1,429,179	\$1,429,179	\$2,498,385	\$2,465,156	\$1,410,171	\$1,182,310	\$1,182,310	\$1,182,310
22					\$13,083,214	\$12,909,207	\$1,429,179	\$1,429,179	\$1,429,179	\$2,498,385	\$2,465,156	\$1,410,171	\$1,182,310	\$1,182,310	\$1,182,310
23					\$13,419,237	\$13,239,230	\$1,429,179	\$1,429,179	\$1,429,179	\$2,498,385	\$2,465,156	\$1,410,171	\$1,182,310	\$1,182,310	\$1,182,310
24					\$13,755,260	\$13,575,253	\$1,429,179	\$1,429,179	\$1,429,179	\$2,498,385	\$2,465,156	\$1,410,171	\$1,182,310	\$1,182,310	\$1,182,310
25					\$14,091,283	\$13,911,276	\$1,429,179	\$1,429,179	\$1,429,179	\$2,498,385	\$2,465,156	\$1,410,171	\$1,182,310	\$1,182,310	\$1,182,310
26					\$14,427,306	\$14,247,299	\$1,429,179	\$1,429,179	\$1,429,179	\$2,498,385	\$2,465,156	\$1,410,171	\$1,182,310	\$1,182,310	\$1,182,310
27					\$14,763,329	\$14,583,322	\$1,429,179	\$1,429,179	\$1,429,179	\$2,498,385	\$2,465,156	\$1,410,171	\$1,182,310	\$1,182,310	\$1,182,310