NORWALK - LA MIRADA UNIFIED SCHOOL DISTRICT

ANNUAL AND FIVE-YEAR DEVELOPER FEE REPORT FOR THE FISCAL YEAR 2024-2025

JANUARY 9, 2025
PREPARED BY Facilities Planning & Construction

I. Introduction

Government Code Sections 66006 and 66001 provide that the Norwalk-La Mirada Unified School District ("District") shall make available to the public certain information and adopt prescribed findings relative to school facility fees adopted pursuant to Education Code Section 17620 and Government Code Sections 65995 ("Level 1 Fees" and "Commercial/Industrial Fees" collectively, "Statutory School Facility Fees") and Government Code Sections 65995.5, 65995.6 and 65995.7 ("Level 2 Fees" and "Level 3 Fees" collectively, "Alternative School Facility Fees"). The foregoing fees are collectively also referred to as reportable fees ("Reportable Fees"). The described information and findings contained in this Annual and Five-Year Reportable Fees Report ("Report") relate to Reportable Fees that the District received, expended or may expend in connection with school facilities ("School Facilities") in order to accommodate additional students from new and other residential development as well as commercial and industrial construction (collectively referred to as "Development") if funded or partially funded with Reportable Fees. The Reportable Fees only include money in possession of the District and do not include letters of credit, bonds, or other instruments to secure payment of Reportable Fees at a future date. The Reportable Fees have not been levied, collected, or imposed for general revenue purposes.

II. Annual Report

Government Code section 66006 requires that the District must make the following information available to the public for each separate account within 180 days after the last day of each fiscal year:

A. A brief description of the type of fee in the account.

The Reportable Fees deposited in the Capital Facilities Fund (Fund 25) consist of fees collected for the construction, reconstruction, and acquisition of school facilities pursuant to Government Code section 65995 et seq. and Education Code section 17620 et seq. for the fiscal year beginning July 1, 2024 and ending June 30, 2025.

B. The amount of the fee.

Fees were charged in fiscal year 2024-25 at the following rates per square foot of accessible residential space or commercial development:

Level 1 Residential	$4.08 per square foot
Level 1 Commercial/Industrial: Retail & Services	$0.526 per square foot
Level 1 Commercial/Industrial: Office	$0.66 per square foot
Level 1 Commercial/Industrial: Hospital	$0.653 per square foot

Level 1 Commercial/Industrial: Research & Dev.	$0.66 per square foot
Level 1 Commercial/Industrial: Manufacturing	$0.633 per square foot
Level 1 Commercial/Industrial: Hotel/Motel	$0.266 per square foot
Level 1 Commercial/Industrial: Self-Storage	$0.015 per square foot
Level 1 Commercial/Industrial: Senior Housing	$0.66 per square foot

C. The beginning and ending balance of the account:

The beginning balance on July 1, 2024, was $1,405,336.01

The ending balance on June 30, 2025, was $1,532,382.24

D. The amount of fees collected and the interest thereon:

Fee Type	Amount Collected FY 24-25
Level 1 Residential	$237,522.08
Level 1 Commercial/Industrial: Retail & Services	$0
Level 1 Commercial/Industrial: Office	$0
Level 1 Commercial/Industrial: Hospital	$0
Level 1 Commercial/Industrial: Research & Dev.	$29,238.00
Level 1 Commercial/Industrial: Manufacturing	$0
Level 1 Commercial/Industrial: Hotel/Motel	$0
Level 1 Commercial/Industrial: Self-Storage	$0
Level 1 Commercial/Industrial: Senior Housing	$0
Total Reportable Fees Collected	**$266,760.08**
Interest Earned	**$54,854.04**

E. An identification of each public improvement on which fees were expended, the amount of the expenditures on each public improvement, and an identification of the total percentage of the cost of the public improvement that was funded with fees:

Project Name	Total Project Cost	Amount of Fees Expended During FY 24-25	% of Project Funded with Fees
Leased Portables at Various Sites – William Scotsman	$165,600.00	$165,600.00	100%
Leased Portables at Various Sites - Mobile Modular	$58,140.00	$58,140.00	100%

Legal Fees		$1,811.25	100%

F. For incomplete public improvements as to which the District has determined sufficient funds have been collected to complete financing that have not yet been completed, an identification of an approximate date by which the construction of the improvement will commence:

The District will use Reportable Fees to fund next year's rents, leases, purchase, and installation of student housing facilities, as needed.

G. For each public improvement where the District previously identified sufficient fees as having been collected to finance the public improvement and a commencement date was listed in a previous report, list whether construction began on the approximate date noted, or if construction did not commence on the approximate date identified in the previous report, a reason for the delay and a revised date when construction is expected to commence.

No construction projects were identified in the District's Annual Report that did not commence.

H. A description of each interfund transfer or loan made from the account or fund, including the public improvement on which the transferred or loaned fees will be expended, and, in the case of an interfund loan, the date on which the loan will be repaid, and the rate of interest the account will receive on the loan:

No transfers were made in this fiscal year.

I. The amount of refunds made pursuant to subdivision (e) of Section 66001, the number of persons or entities entitled to receive those refunds, and any allocations made pursuant to subdivision (f) of Section 66001.

No refunds were made in this fiscal year.

III. Five-Year Report

Government Code section 66001 requires that these additional findings be made the fifth fiscal year after the first deposit into the account and every five years thereafter as to unexpended fees, whether committed or uncommitted:

1. Identify the purpose and use to which the fee is to be put:

The Reportable Fees are collected and put to use for the construction, reconstruction, and acquisition of School Facilities necessary to serve students generated by Development within the District and to address the impact of Development on School Facilities.

Reportable Fees are put to use on the following projects:

Project Name	**Source of Funds[3]**	**Amount of Anticipated Funding From Each Source[4]**	**Project Totals[5]**
Leased Portables at Various Sites – William Scotsman	Statutory School Facility Fees	$828,000.00	$828,000.00
Leased Portables at Various Sites - Mobile Modular	Statutory School Facility Fees	$290,700.00	$290,700.00

2. Demonstrate a reasonable relationship between the fee and the purpose for which it is charged:

   The District's Developer Fee Justification Report demonstrates the relationship between the fee and the purpose for which it is charged. This report was approved by the Board on April 19, 2021 and remains current. The report is available by request at NLMUSD.org.

3. Identify all sources and amounts of funding anticipated to complete financing of the incomplete improvements previously identified as a use to which the fee would be put:

   The following sources and amounts of funds are anticipated to complete financing of the incomplete improvements.

Source of Funding	**Amount of Funding Anticipated to Complete Incomplete Projects**	**Approximate Date Funding Expected to Be Deposited**
1. State Funding Program Funds		
2. State Hardship Funds		
3. Community Facilities Districts		
4. General Obligation Bond Proceeds (Not Authorized, Only Issued)		

5. Redevelopment Pass-Through Agreements		
6(a). Statutory School Facility Fees	$1,532,382.24	Already Collected
6(b). Statutory School Facility Fees	$1,118,700.00	Anticipated
7. Alternative School Facility Fees		
8. Mitigation Payments		
9. Certificates of Participation		
10. SB-201 Fees (Government Code Section 65970, *et seq*.)		
11. Total Funding (Add Lines 1 – 10 above)	$2,651,082.24	
12. Total Costs of All Incomplete Projects	$1,118,700.00	
13. Minus Total of All Funding Sources (Enter from Line 11 above).	$2,651,082.24	
14. Unfunded Balance (Line 12, minus Line 13)	$0	

4. Designate the approximate dates on which the funding referred to in item 3 is expected to be deposited in the appropriate account or fund:

The funding referred to in Line item 6(a) of item 3 has already been collected and deposited into the appropriate account/fund. The anticipated fees identified in Line Item 6(b) are expected to be deposited as received.