

Level 1
Developer Fee Justification Study

July 2026



Compton Unified School District



Total School Solutions

4751 Mangles Boulevard
Fairfield, CA 94534

Compton Unified School District

July 2026

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FORWARD

This Developer Fee Justification Study ("Study") has been prepared to support the levying of Level 1 developer fees by the Compton Unified School District ("District"). It incorporates recent data, such as changes to California law and State Allocation Board ("SAB") rates and 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 a school district can impose on 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 28, 2026, the SAB increased Level 1 fees to \$5.38/sf on residential construction and to \$0.87/sf on commercial/industrial construction based on a 4.06% inflationary factor reported in the RS Means Construction Cost Index.

Also, the State School Facility Program 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 28, 2026, the SAB adjusted the SFP grants to reflect a 3.56% increase during the period January 1, 2026, through December 31, 2026, using the RS Means Class B Construction Cost Index.

The increased maximum fees, new grant amounts, as well as local publicly available data provided by the District, the California Department of Education, and the US Census Bureau, have been used in this Study.

EXECUTIVE SUMMARY

This Developer Fee Justification Study was prepared for the Compton Unified School District and demonstrates that the District is justified in charging the maximum allowable Level I developer fees and the maximum allowable commercial and industrial fees due to the impact of residential and commercial/industrial development.

The Compton Unified School District currently levies developer fees of \$5.17/sf for residential development and \$0.84/sf for commercial/industrial development, based on 2024 allowable maximum amounts.

On January 28, 2026, the SAB increased the allowable fee a District may charge to \$5.38/sf for residential construction and \$0.87/sf for most commercial and industrial development. The District is now justified in collecting \$5.38/sf for residential development, as authorized by Government Code Section 65995 (Level 1 fees), because future residential development and enrollment growth are projected to result in a school facility cost that exceeds \$5.38/sf. The District is also justified in collecting \$0.87/sf from commercial/industrial development (except rental self-storage), as those categories of development are projected to generate school facility costs exceeding \$0.87/sf.

This change increases the maximum allowable rate by \$0.21/sf for residential construction and \$0.03/sf for most commercial/industrial construction. The following table shows the previous fee amount, the new fee amount, and the increase.

Table 1: 2026 Change in Developer Fee Rate

Category	Previous	New	Change
Residential	\$5.17	\$5.38	\$0.21
Commercial/Ind.	\$0.84	\$0.87	\$0.03

The total projected housing units to be built within District boundaries over the next five years is 4,140 units, and based on state generation factors, they should generate approximately 1,560 students. The estimated fees generated by this construction, \$18,531,302, are insufficient to cover the impact of the increased number of students on facilities; therefore, the increased rates for both residential and commercial construction are justified.

PURPOSE AND SCOPE

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

Level 1 fees are adjusted every two years based on the inflation rate for Class B construction, as determined by the SAB. Government Code Section 66001 requires that there be a reasonable relationship between the amount and use of the fees and the development on which the fees are 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 currently collect Level 1 fees on future development of no more than \$5.38/sf for residential construction and \$0.87/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 construction and reconstruction, and the commercial and industrial development included in this report are:

- **Burden Nexus:** This Study identifies the number of students projected to be generated by residential, industrial and commercial development and the projected facility cost impact of these students.
- **Cost Nexus:** This Study 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 Study shows that the students generated by this development will benefit from the construction or reconstruction of school facilities in the District.

NEW ENROLLMENT CAUSED BY DEVELOPMENT

Student Enrollment

Located in Los Angeles County, Compton Unified School District serves the Compton and Carson City. In the 2025-26 school year, approximately 15,235 students attend TK-12 grades, which consists of twenty-one (21) TK-8 elementary schools, four (4) grade 6-8 middle school, and four (4) grade 9-12 high schools. The District boundaries and locations of schools are shown in the figure below.

Figure 1: District Boundary and School Campus

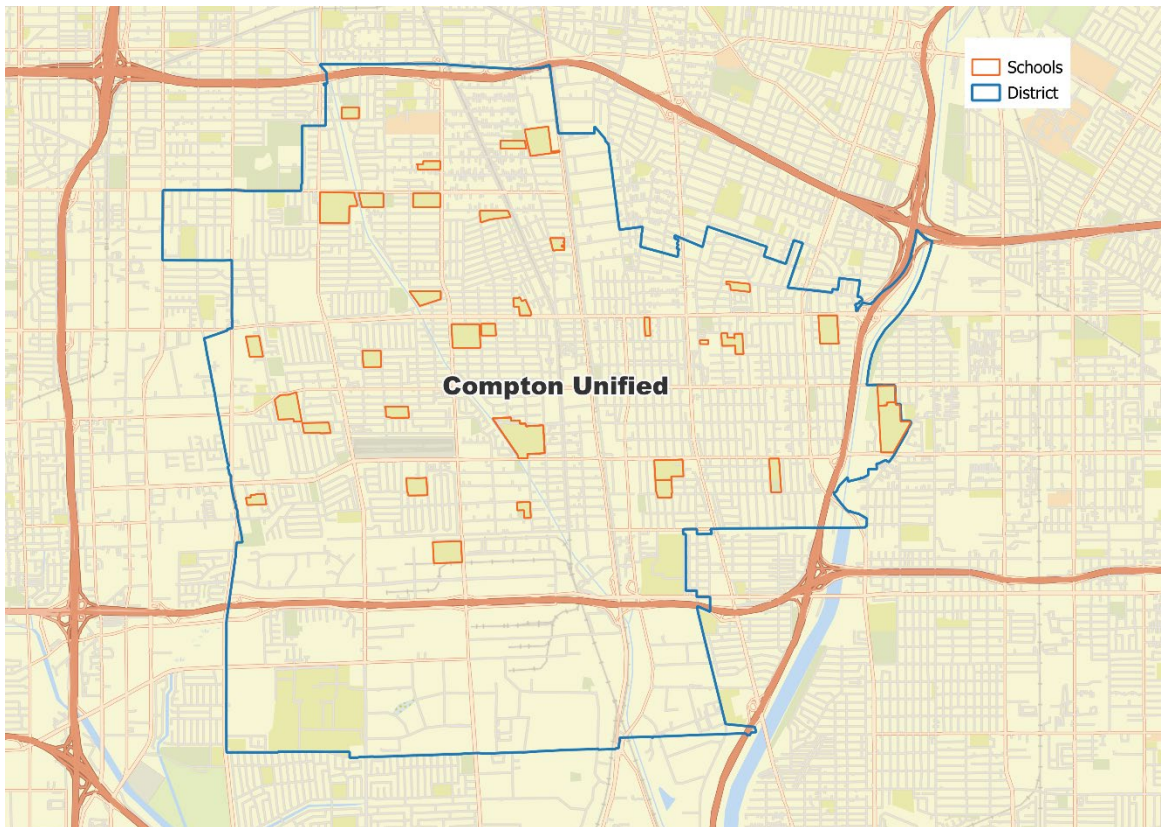


Table 2 on the next page lists the schools in the District, the grade levels they serve, and their enrollment counts for the 2025-26 school year.

Table 2: District 2025-26 Enrollment

Schools	Grades	Enrollment 2025-2026
Anderson Elementary School	TK-8	427
Bunche Elementary School	TK-8	214
Bursch Elementary School	TK-8	370
Carver Elementary School	TK-8	284
Clinton K-8 School	TK-8	685
Dickison TK-8 School	TK-8	700
Emerson Elementary School	TK-8	541
Foster Elementary School	TK-8	377
Jefferson Elementary School	TK-8	631
Kelly Elementary School	TK-8	652
Kennedy Elementary School	TK-8	615
King Elementary School	TK-8	327
Laurel Elementary School	TK-8	375
Longfellow Elementary School	TK-8	451
Mayo Elementary School	TK-8	422
McKinley Elementary School	TK-8	314
McNair Elementary School	TK-8	353
Roosevelt Elementary School	TK-8	522
Rosecrans Elementary School	TK-8	392
Tibby Elementary School	TK-8	571
Washington Elementary School	TK-8	269
Total	TK-8	9,492
Bunche Middle School	6-8	226
Compton Early College	6-8	623
Davis Middle School	6-8	489
Whaley Middle School	6-8	408
Total	6-8	1,746
Centennial High School	9-12	877
Compton Academy of Technology & Innovation	9-12	80
Compton High School	9-12	1,475
Dominguez High School	9-12	1,565
Total	9-12	3,997
Total	TK-12	15,235

New Residential Development

To estimate future residential development in the District, this Study relies on the Southern California Association of Governments ("SCAG") 6th Cycle Final Regional Housing Needs Assessment ("RHNA") Allocation Plan, which establishes the following eight-year (8) housing allocations for the cities within the District:

Table 3: Developer Fee Collection and Housing Units

Jurisdiction	Mix	Lower	Moderate	Above Moderate	Total 8 Year
Compton City	235	121	131	517	1,004
Carson City	1,770	913	875	2,060	5,618
Total	2,005	1,034	1,006	2,577	6,622

Analysis of Accessory Dwelling Units

Under State law, jurisdictions are permitted to count Accessory Dwelling Units ("ADUs") toward their Regional Housing Needs Assessment ("RHNA") obligations. SCAG has published guidance on this process in the SCAG Regional Accessory Dwelling Unit Affordability Analysis, noting that "the potential for accessory dwelling units (ADUs) or junior accessory dwelling units (JADUs) is one of these available alternative means" of meeting RHNA (see Appendix C). Both the City of Compton and the City of Carson have included ADUs in their 6th Cycle Housing Element site inventory analyses as part of their RHNA strategy.

The SCAG 6th Cycle Final RHNA Allocation Plan provides the total housing unit allocations for each jurisdiction, inclusive of all residential development types, including ADUs. ADUs are not separately identified in the RHNA allocation document because they are embedded within the overall housing unit counts assigned to each income category.

As documented in the City of Compton's 2021-2029 Housing Element (Table 5-1), approximately 130 ADUs are projected for the 2021-2029 period and are counted toward the City's RHNA of 1,004 units. Similarly, the City of Carson's 2021-2029 Housing Element (Table C-2) identifies approximately 136 ADUs projected for the same period, credited toward the City's RHNA of 5,618 units.

Source:

SCAG, [6th Cycle Final RHNA Allocation Plan](#), adopted by the SCAG Regional Council on March 4, 2021, and approved by HCD.

SCAG, [SCAG Regional Accessory Dwelling Unit Affordability Analysis](#), published Summer 2020.

City of Carson, [2021-2029 Housing Element Update](#), adopted February 2022.

City of Compton, [2021-2029 Housing Element Update](#), Public Review Draft, December 2023 (Table 5-1).

By prorating the eight-year (8) RHNA total to a five-year (5) projection period, the study estimates 4,140 housing units over the next five years ($6,622 \div 8 \times 5 = 4,139$, rounded to 4,140). This projection inherently includes ADUs, as they are part of the RHNA totals established by the SCAG 6th Cycle Final RHNA Allocation Plan and incorporated into each city's Housing Element site inventory analysis.

Student Generation Factor

In assessing the impact of new developments, the District must accurately gauge the influx of students the developments may create. To ensure that the financial burden borne by new developments accurately reflects the impact of generated students, a student generation factor ("SGF") is employed. This factor correlates the number of new students to the number of new housing units, providing a crucial linkage between residential construction potential and increase in enrollment projections.

This Study uses locally derived student generation factors specific to the Compton Unified School District, rather than statewide factors. The local SGFs were calculated using the District's occupied housing units (as presented in Appendix A - Selected Housing Characteristics) and the District's 2024-25 enrollment data. The total occupied housing units within the District were derived from the U.S. Census Bureau's American Community Survey ("ACS") 5-Year Estimates, which establish the baseline housing stock within the District's attendance area.

The following student generation factors were calculated for the District:

Table 4: Student Generation Factor

Grades	SGF
TK-8	0.23
6-8	0.04
9-12	0.10

These locally derived factors provide a more accurate reflection of the District's student yield per housing unit than statewide averages, as they are based on actual enrollment data and housing characteristics specific to the Compton USD attendance area. The SGFs are applied to the projected number of new housing units (derived from the SCAG 6th Cycle Final RHNA Allocation Plan) to estimate future student enrollment and the corresponding need for school facilities.

New Residential Development Impacts

Based on the SGF and 828 new housing units annually, the estimated number of new students from residential construction is calculated as follows:

Table 5: Students Generated from Residential Development

Grades	SGF	Students Generated Annually	Students Generated over 5 Years
TK-8	0.23	192	960
6-8	0.04	37	185
9-12	0.10	83	415
Total	-	312	1560

Impact on Total Enrollment Due to Development

Using the projected five-year (5) increase in student enrollment calculated above, and based on the District 2025-26 enrollment, the 2030-31 enrollment was estimated as given below and compared with the capacity for each grade level.

Table 6: Impact on Enrollment of Generated Students

Grades	District 2025-26 Enrollment	Students Generated Over 5 Years	Estimated 2030-31 Enrollment
TK-8	9,492	960	10,452
6-8	1,746	185	1,931
9-12	3,997	415	4,412
Total	15,235	1560	16,795

The District's enrollment is projected to increase by 1,560 students over the next five (5) years due to residential development, reaching 16,795 students using the 2025-26 enrollment as the base.

FACILITY CAPACITY

The impact of development will result in the generation of an estimated 1,560 students in the District over a five-year (5) period. It is therefore important to analyze the capacity of the existing facilities and compare it to the projected enrollment. The District's capacity is calculated using the State classroom loading standards, as listed below:

Table 7: 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 students, who are limited to thirteen (13) students per classroom. As explained below, this Study utilizes an 85% maximum capacity. Therefore, it is assumed that special education programs that require a lower loading standard are included in the remaining 15% and are not counted against the 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. For the purpose of this Study, the classroom count was provided by the District. Since portable classrooms are temporary and not considered a long-term solution for student housing, they were excluded from the District's capacity

for this Study. Furthermore, since there are often pull-out instructional and other non-classroom programs in a school that nonetheless require classroom use, schools cannot utilize all their available classrooms (100% capacity) for classroom instruction and still offer the variety of educational programs required in the current age schools. A reasonable percentage of classrooms to load at schools would be 75-85 percent of available classrooms. For the purpose of this Study, an 85% loading has been utilized, and capacities have been calculated below.

Table 8: Existing District Capacity

Grade Level	Classrooms	Portables	Permanent	Loading Standard	Permanent Classroom Capacity	85% of Permanent Capacity	2025-26 Enrollment	Remaining Capacity
TK-8	846	195	651	25.4	16,535	14,055	9,492	4,563
6-8	200	1	199	26.6	5,293	4,499	1,746	2,753
9-12	222	53	169	27	4,563	3,879	3,997	0
Total	1,268	249	1,019	-	26,391	22,433	15,235	7,316

The District has remaining capacity for 4,563 grade TK-8 students, 2,753 for grade 6-8 and 0 for grade 9-12 students.

District Projected Unhoused Students

Based on the District's capacity calculations above, and the estimated 2030-31 enrollment, the number of unhoused students was estimated as follows:

Table 9: Unhoused Students Generated by Residential Development

Grades	85% of Permanent Capacity	Estimated 2030-31 Enrollment	Estimated Unhoused Students
TK-8	14,055	10,452	0
6-8	4,499	1,931	0
9-12	3,879	4,412	533
Total	22,433	16,795	533

The 533 unhoused students represent the total unmet capacity across the District, not just students generated by new residential development. Of these, 415 students are projected to be generated from new residential development and will be used to determine new construction costs.

Additionally, the District has sufficient capacity to accommodate the 960 TK-8 students and 185 6-8 students projected from residential development in existing facilities. However, modernization will be needed to accommodate these students. Therefore, the modernization cost associated with these 1,145 students is incorporated into the total cost calculation.

FISCAL IMPACT ON SCHOOLS

The District's facilities need and associated costs are considered in the following categories:

- School Construction
- School Modernization and Reconstruction

Construction Costs

To determine the cost of providing school facilities to students generated by new development, this Study relies on the State School Facility Program New Construction grant amounts established by the SAB. These grant rates represent the state's determination of the per-student cost to construct new school facilities and are used as the basis for calculating the District's facility cost per student.

The grant rates applied in this Study are the most current rates available at the time of this analysis. The SAB adjusted the SFP New Construction grant amounts for grades TK-6, 7-8, 9-12, and Special Day Class ("SDC") programs, including grants for automatic fire detection/alarm and sprinkler systems, on January 28, 2026. These updated rates are presented in Appendix B – Office of Public School Construction ("OPSC") Rates and are referenced throughout the facility cost calculations in this Study.

The following table presents the updated SFP New Construction grant rates:

Table 10: New Construction Grants

Grades	Base Grant	Fire Detection/ Alarm	Sprinklers	Grant per Student (50%)
TK-6	\$16,411	\$20	\$274	\$16,705
7-8	\$17,358	\$26	\$328	\$17,712
9-12	\$22,086	\$43	\$341	\$22,470
SDC-Non-Severe	\$30,842	\$58	\$582	\$31,482
SDC- Severe	\$46,116	\$82	\$869	\$47,067

It is assumed that with these grants, the cost is split evenly between the District and the state. The OPSC grant amounts shown in Table 10 represent the 50% state share. To reflect the full project cost, the grant amounts have been doubled, resulting in a total estimated construction cost per pupil of \$33,858 for grades TK-8, \$34,753 for grades 6-8, and \$44,940 for grades 9-12. These amounts represent the weighted average of the OPSC construction grant for both the District and state shares.

Unhoused Student Costs

As shown in the previous section (Table 9), the District has a total of 533 unhoused students, all in grades 9-12. However, this total includes all unhoused students in the District, regardless of their source. For the purpose of calculating new construction costs attributable to new development, only the students projected to be generated by new residential development are included.

Of the 533 total unhoused students, 415 students (all in grades 9-12) are projected to be generated from new residential development and do not have accommodation in existing school facilities. The remaining 118 unhoused students are not used in the developer fee calculation.

The table below illustrates the cost of providing school facilities for the 415 unhoused students from projected residential development, based on the State SFP New Construction Grant amount.

Table 11: Cost Impact of Unhoused Students

Grades	Future Unhoused Students	Per Pupil Cost	Estimated Construction Cost
9-12	415	\$44,940	\$18,650,100

School Modernization and Reconstruction Needs

Although new construction may not be warranted, the District must modernize existing facilities to maintain the current level of services for the students generated by new development. This Study considers the District's modernization costs and allocates an appropriate percentage of those costs to the students generated by new development.

The SAB adjusted the State SFP Modernization grant amounts for grades TK-6, 7-8, 9-12, and SDC programs, including grants for automatic fire detection/alarm systems, on January 28, 2026. These updated modernization grant rates are presented in Appendix B - OPSC Rates and are applied in the modernization cost calculations throughout this Study.

Table 12: Modernization Grants

Grades	Base Grant	Fire Detection/ Alarm	Grant per Student
TK-6	\$6,249	\$203	\$6,452
7-8	\$6,608	\$203	\$6,811
9-12	\$8,653	\$203	\$8,856
SDC-Non-Severe	\$13,325	\$375	\$13,700
SDC- Severe	\$33,197	\$559	\$33,756

It is assumed that with these grants, the cost is split between the District and the state. The grant amount represents only 50% of the modernization cost. The total estimated per-pupil cost of modernization is \$13,064.00 for grades TK-8 students; \$13,383 for grades 6-8 students; and \$17,712 for grades 9-12 students (See Table 13 below.) The amount represents the weighted average of the OPSC modernization grant for both the District and state amounts.

New Development Share of Modernization Costs

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

Table 13: Modernization Cost Incurred Due To New Students

Grade	Students	Cost Per Student	Total Amount Needed
TK-8	960	\$13,064	\$12,541,440
6-8	185	\$13,383	\$2,475,855
Total	-	-	\$15,017,295

Five-Year Cost Summary

The total costs of the District's facility needs over the next five years are summarized as follows:

Table 14: Cost Impact Summary

Construction Category	Cost
New School Construction	\$18,650,100
School Modernization/Renovation	\$15,017,295
Total	\$33,667,395

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. This fee is calculated based on projected residential growth over the next five (5) years. This Study uses an average of 832/sf per housing unit, a figure derived from an analysis of the District's diverse housing stock,

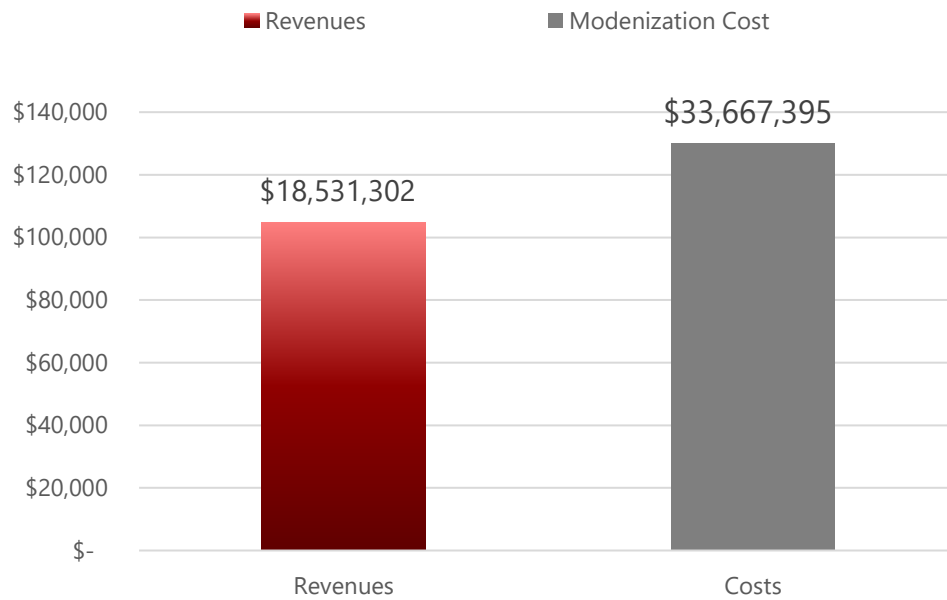
which includes a balanced mix of both multifamily rental units and single-family homes. While single-family residences in the area tend to be larger, apartments are generally more compact, and the 832/sf average serves as a midpoint that more accurately reflects an average housing size across the District.

Based on an estimated 828 annual housing units, 688,896 square feet is projected to be constructed annually, which equates to 3,444,480 square feet of new construction over a 5-year period. This construction will be subject to a Level 1 developer fee over the next five (5) years, at \$5.38 per square foot, resulting in revenues of \$18,531,302. To raise the \$33,667,395 needed for construction and modernization costs associated with new development, a fee of \$9.77 per square foot would need to be levied. Based on this calculation, the needed fee per square foot exceeds the SAB's allowable maximum of \$5.38 per square foot, and a fee of \$5.38 per square foot is therefore fully justified. This approach ensures that new development contributes its fair share toward maintaining, modernizing, and expanding school facilities, without placing an undue burden on existing residents.

Table 15: Needed Developer Fee (Per Square Feet)

Formula	Total Cost	Total Square Feet	Needed Fee/SF
Cost/Sf	\$33,667,395	3,444,480	\$9.77

Figure 2 compares estimated revenues generated under the updated residential developer fee rates with the District's cost for the modernization of school facilities.

Figure 2: Comparison of Revenue against Total Cost (2026-27 to 2030-31)

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 the earlier part of this report, adequate modernized school facilities currently do not exist for these students. New commercial/industrial development, therefore, is likely to create a fiscal impact on the District by generating a need for newly modernized school facilities.

This Study utilizes the following five (5) factors together to calculate the school facility costs that may be incurred by the District to accommodate students generated by the new commercial/industrial development:

- A. Employees per square foot of new commercial/industrial development
- B. Percent of District employees that reside in the District
- C. Houses per employee

- D. Students per house
- E. School facility cost per student

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

Commercial/Industrial Category	Avg Sf/ Employee	Employees/ Avg Sf
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 2024 American Community Survey 5-Year Estimates for the District, as presented in Appendix A -Means of Transportation to Work by Selected Characteristics, approximately 19.30% of people working in the District also reside in the District.

3. Employees per Home and Households per Employee

According to the 2024 ACS 5-Year Estimates for the District, as presented in Appendix A, there are 65,394 employees (derived from the Means of Transportation to Work table) and 40,014 occupied homes (derived from the Selected Housing Characteristics table) in the District. This represents 1.63 employees per occupied home and 0.61 homes per employee.

4. Estimated School Facility Cost

It is estimated that the school facility cost per TK-12 student is \$37,268. This amount represents the OPSC construction grant for both the District and state amounts.

5. Number of Students per Dwelling Unit

There were 15,102 TK-12 students attending the District in 2024-25. This represents a ratio of 0.23 students per employee and 0.37 students per household.

6. School Facility Cost per SF 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 earlier. 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.

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

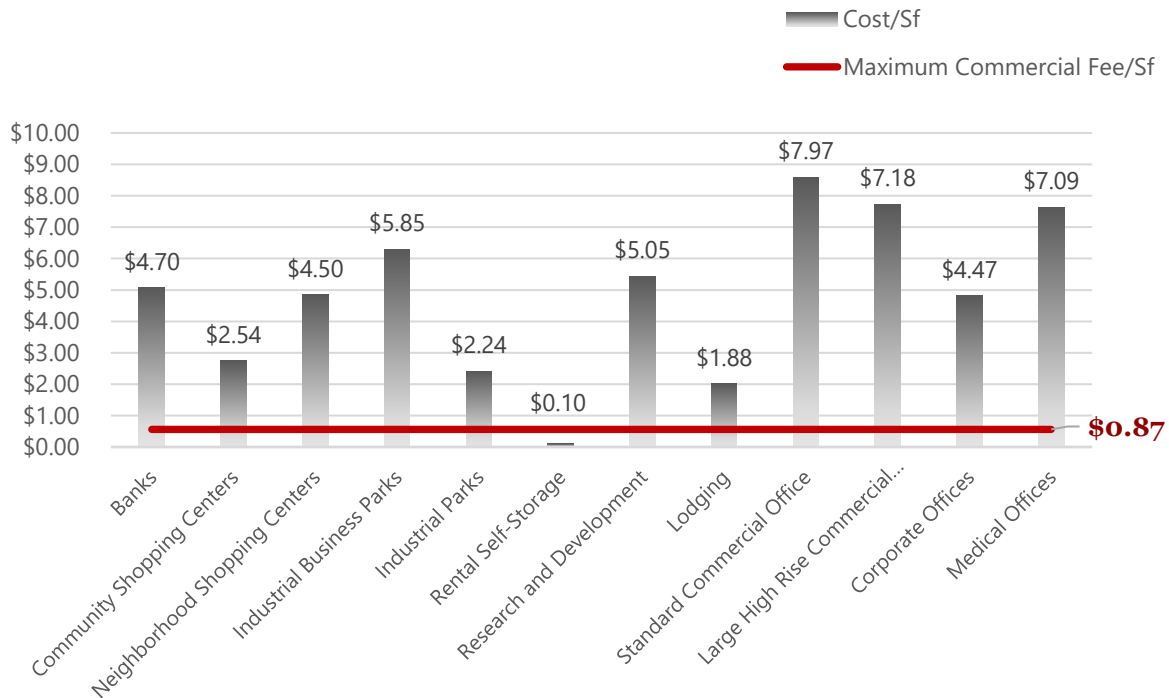
Category	Employee/SF	Employees Residing in District (%)	Dwelling Units per Employee	Students/Dwelling Unit	Cost per TK-8 Student	Cost/Sf
Banks	0.00283	0.193	0.612	0.377	\$37,268	\$4.70
Community Shopping Centers	0.00153	0.193	0.612	0.377	\$37,268	\$2.54
Neighborhood Shopping Centers	0.00271	0.193	0.612	0.377	\$37,268	\$4.50
Industrial Business Parks	0.00352	0.193	0.612	0.377	\$37,268	\$5.85
Industrial Parks	0.00135	0.193	0.612	0.377	\$37,268	\$2.24
Rental Self-Storage	0.00006	0.193	0.612	0.377	\$37,268	\$0.10
Scientific Research and Development (R&D)	0.00304	0.193	0.612	0.377	\$37,268	\$5.05
Lodging	0.00113	0.193	0.612	0.377	\$37,268	\$1.88
Standard Commercial Office	0.0048	0.193	0.612	0.377	\$37,268	\$7.97
Large High Rise Commercial Office	0.00432	0.193	0.612	0.377	\$37,268	\$7.18
Corporate Offices	0.00269	0.193	0.612	0.377	\$37,268	\$4.47
Medical Offices	0.00427	0.193	0.612	0.377	\$37,268	\$7.09

Table 17 presents the cost-per-square-foot calculation for each Commercial/Industrial development category. Since the cost of providing facilities for students generated by commercial and industrial development exceeds the revenue these developments will produce, the levying of the fee is justified. Fees for new rental self-storage are less than that of the current legal maximum of \$0.87 and should be established on a case-by-case basis.

Figure 3 compares facility costs per square foot with the District's maximum share of the 2026 commercial legal maximum fee per square foot. As shown in Table 17 and illustrated in Figure 3, the facility cost per square foot exceeds the proposed fee for all commercial/industrial categories except rental self-storage, demonstrating that the fee is

justified and does not exceed the cost of providing school facilities to students generated by these developments.

Figure 3: Comparison of Facility Cost Per Square Foot of Commercial/Industrial Development Against the District's Share of Legal Maximum Fee



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, reconstruct or modernize 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 modernize school campuses. The District may also need to purchase or lease portable classrooms to use for interim housing while permanent facilities are being constructed or reconstructed.

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 check 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 Study, adequate modernized school facilities do not exist for these students. Future residential development, therefore, creates a need for upgrading and reconstructing 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.

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 Study, adequate modernized school facilities do not exist for these students. New commercial/industrial development, therefore, creates a need for additional modernized 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.

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

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

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

This Study demonstrates that the school facilities cost attributable to future residential development exceeds the District's maximum allowable fee of \$5.38/sf. Therefore, Level 1 fees of \$5.38/sf on residential development are justified.

This Study further demonstrates that the school facilities cost attributable to all categories of commercial/industrial development except rental self-storage, exceeds \$0.87/sf. Therefore, the District's share of \$0.87/sf of the Level 1 fees on these types of development is justified. The school facility cost attributable to rental self-storage is less than the District's share of \$0.87/sf. Fees for this type and other low-employee-generating types of development should be examined on a case-by-case basis.

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

F. Other Funding Sources

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

1) Senior Citizen Restricted Housing

Based on the framework established in the 2022 Level 1 Developer Fee Justification Report, a lower fee matching the updated 2026 commercial/industrial maximum rate of \$0.87 per square foot is established for certain types of residences that are restricted in occupancy to senior citizens. Following the methodology of the 2022 report, housing of this type generates employees and has an indirect impact on the school district similar to that from commercial/industrial development projects, rather than the direct student impact of standard residential housing.

2) 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 mainly instructional non-facility needs. General Fund monies may, however, be used for portable lease payments, COPs or facilities projects if other funding sources are insufficient or unavailable to meet commitments.

3) 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 needs. The State School Facility Program may provide its 60% match if state bonds are available and District will pay 40% if it also has funds available. Furthermore, the District applied for modernization applications where the state and the 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.

4) General Obligation Bonds

A school district can, with the approval of 66.67% of its voters, or 55% of the voters if it chooses a Proposition 39 bond, issue general obligation bonds that are paid for from the proceeds of locally imposed property taxes.

5) Parcel Taxes

Approval by 66.67% 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 can be used only for intended purposes and are typically used to supplement operating budgets.

6) Mello-Roos Community Facilities Districts

These alternative taxes property owners within a defined area to pay long-term bonds issued for specific public improvements. Mello-Roos taxes require approval from 66.67% of the voters (or landowners, if fewer than 12) in an election.

7) Undeveloped Land/Surplus Property

The District has no undeveloped land.

8) 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 reconstruct and/or modernize facilities in the Compton Unified School District. The following required three nexus tests demonstrate that the District is justified in charging the maximum allowable developer fee.

Burden Nexus

Based on the local generation factors, new residential development will generate an average of 0.38 TK-12 grade students per unit. The District lacks adequate facilities and will need to modernize existing facilities to provide the same level of service to new students who enroll in the District as a result of the new development.

Cost Nexus

The cost to facilities due to increased enrollment from development is estimated at \$9.77/sf of residential development. The maximum allowable rate the District may charge per square foot of residential development is \$5.38, resulting in a shortfall of \$4.39/sf. Therefore, the District is justified in charging the maximum allowable developer fee rate. Commercial and industrial development also does not generate enough fees to cover the impact on facilities caused by the number of students it generates.

Benefit Nexus

The District will collect this fee, and it will be used to modernize school facilities, benefiting students generated by new development by providing them with adequate modernized school facilities.

This Study finds a reasonable relationship among the impact of increased enrollment from the new development, the fees collected from the new development, and the need for school facilities. Therefore, the District is justified in charging the maximum allowable developer fee.

APPENDIX A. CENSUS DATA

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DP04: Selected Housing Characteristics - Census Bureau Table

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.

Compton Unified School District, California			
Label	Estimate	Margin of Error	
▼ HOUSING OCCUPANCY			
▼ Total housing units	41,569	±825	
Occupied housing units	40,014	±862	
Vacant housing units	1,555	±285	
Homeowner vacancy rate	0.7	±0.4	(X)
Rental vacancy rate	2.5	±0.8	(X)
▼ UNITS IN STRUCTURE			
▼ Total housing units	41,569	±825	
1-unit, detached	27,814	±941	
1-unit, attached	2,916	±345	
2 units	1,501	±265	
3 or 4 units	2,432	±416	
5 to 9 units	1,884	±292	
10 to 19 units	1,239	±253	
20 or more units	2,043	±300	
Mobile home	1,708	±288	
Boat, RV, van, etc.	32	±43	
▼ YEAR STRUCTURE BUILT			
▼ Total housing units	41,569	±825	
Built 2020 or later	235	±137	
Built 2010 to 2019	1,813	±286	
Built 2000 to 2009	2,316	±343	
Built 1990 to 1999	2,339	±394	
Built 1980 to 1989	3,334	±408	
Built 1970 to 1979	4,327	±495	
Built 1960 to 1969	4,489	±504	
Built 1950 to 1959	10,700	±737	
Built 1940 to 1949	8,214	±690	
Built 1939 or earlier	3,802	±448	

<https://data.census.gov/table/ACSDP5Y2024.DP04?q=Compton+Unified+School+District,+California&t=Housing+Units>

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S0802: Means of Transportation to ... - Census Bureau Table

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.

Compton Unified School District, California			
Label	Total		
	Estimate	Margin of Error	
Workers 16 years and over	65,394		
> AGE			
> SEX			
> RACE AND HISPANIC OR LATINO ORIGIN			
> NATIVITY AND CITIZENSHIP STATUS			
> LANGUAGE SPOKEN AT HOME AND ABILITY TO SPEAK ENGLISH			
> EARNINGS IN THE PAST 12 MONTHS (IN 2024 INFLATION-ADJUSTED DOLLARS)			
> POVERTY STATUS IN THE PAST 12 MONTHS			
Workers 16 years and over	65,394		
Workers 16 years and over who did not work from home	61,095		
> TIME OF DEPARTURE TO GO TO WORK			
TRAVEL TIME TO WORK			
Less than 10 minutes	4.6%		
10 to 14 minutes	7.9%		
15 to 19 minutes	11.4%		
20 to 24 minutes	17.5%		
25 to 29 minutes	6.3%		
30 to 34 minutes	23.6%		
35 to 44 minutes	7.9%		
45 to 59 minutes	9.8%		
60 or more minutes	11.1%		
Mean travel time to work (minutes)	N	N	
Workers 16 years and over in households	65,235		
HOUSING TENURE			
Owner-occupied housing units	62.2%		
Renter-occupied housing units	37.8%		
VEHICLES AVAILABLE			
No vehicle available	3.2%		

<https://data.census.gov/table/ACSST5Y2024.S0802?q=Compton+Unified+School+District,+California>

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APPENDIX B. OPSC RATES

REPORT OF THE EXECUTIVE OFFICER
State Allocation Board Meeting, January 28, 2026

ANNUAL ADJUSTMENT TO SCHOOL FACILITY PROGRAM GRANTS

PURPOSE OF REPORT

To adopt the annual adjustment to 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 (The Gordian Group, Inc.¹) index for use in 2016 and future years. This item presents the 2026 annual adjustment to SFP grants based on the RS Means (The Gordian Group, Inc.) 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 (The Gordian Group, Inc.) Construction Cost Index (CCI) as the statewide cost index for Class B construction.

The current rate of change between 2025 and 2026 for the RS Means (The Gordian Group, Inc.) Class B CCI is 3.56 percent. The chart below reflects the amounts previously adopted for 2025 compared to the potential amount for the new construction base grants.

RS Means (Gordian Group, Inc.) 3.56%			
Grade Level	Regulation Section	Current Adjusted Grant Per Pupil Effective 1-1-25	Potential Grant Per Pupil Effective 1-1-26
Elementary	1859.71	\$15,847	\$16,411
Middle	1859.71	\$16,761	\$17,358
High	1859.71	\$21,327	\$22,086
Special Day Class – Severe	1859.71.1	\$44,531	\$46,116
Special Day Class – Non-Severe	1859.71.1	\$29,782	\$30,842

¹ Effective September 27, 2025, RS Means was transitioned under the company's unified entity, The Gordian Group, Inc.

SAB 01-28-2026

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STAFF ANALYSIS/STATEMENTS (cont.)

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

RS Means (Gordian Group, Inc.) 3.56%			
Grade Level	Regulation Section	Current Adjusted Grant Per Pupil Effective 1-1-25	Potential Grant Per Pupil Effective 1-1-26
Elementary	1859.78	\$6,034	\$6,249
Middle	1859.78	\$6,381	\$6,608
High	1859.78	\$8,356	\$8,653
Special Day Class – Severe	1859.78.3	\$19,232	\$19,917
Special Day Class – Non-Severe	1859.78.3	\$12,867	\$13,325

In addition, the CCI adjustment would increase the threshold amount for Government Code Section 66452.6(a)(2) for the period of one year commencing March 1, 2026. The following chart shows the amount previously adopted for 2025 compared to the resulting threshold amount, upon approval of the proposed 2026 CCI adjustment.

RS Means (Gordian Group, Inc.) 3.56%		
	Effective 3-1-2025	Potential 3-1-2026
Resulting Amount	\$399,010	\$413,215

RECOMMENDATION

Adopt the increase of 3.56 percent for the 2026 SFP grants based on the RS Means (The Gordian Group, Inc.) Construction Cost Index as shown in Attachment B.

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 24 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 that abut the boundary of the property to be subdivided and that 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 48 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 1859.2 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 1859.71, Adjustment to the New Construction Grant, 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.

ATTACHMENT A

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.

For any changes or additions to the regulations adopted by the Board in 1999, those changes shall be adjusted in accordance with this Section at the time the regulations are adopted.

SFP Regulation Section 1859.78, Adjustment to the Modernization Grant, 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. The base Class B Construction Cost Index shall be 1.30 and the first adjustment shall be January 1999.

ATTACHMENT B

ANNUAL ADJUSTMENT TO SCHOOL FACILITY PROGRAM GRANTS

State Allocation Board Meeting, January 28, 2026

Grant Amount Adjustments

New Construction	SFP Regulation Section	Adjusted Grant Per Pupil Effective 1-1-25	Adjusted Grant Per Pupil Effective 1-1-26
Elementary	1859.71	\$15,847	\$16,411
Middle	1859.71	\$16,761	\$17,358
High	1859.71	\$21,327	\$22,086
Special Day Class – Severe	1859.71.1	\$44,531	\$46,116
Special Day Class – Non-Severe	1859.71.1	\$29,782	\$30,842
Automatic Fire Detection/Alarm System – Elementary	1859.71.2	\$19	\$20
Automatic Fire Detection/Alarm System – Middle	1859.71.2	\$25	\$26
Automatic Fire Detection/Alarm System – High	1859.71.2	\$42	\$43
Automatic Fire Detection/Alarm System – Special Day Class – Severe	1859.71.2	\$79	\$82
Automatic Fire Detection/Alarm System – Special Day Class – Non-Severe	1859.71.2	\$56	\$58
Automatic Sprinkler System – Elementary	1859.71.2	\$265	\$274
Automatic Sprinkler System – Middle	1859.71.2	\$317	\$328
Automatic Sprinkler System – High	1859.71.2	\$329	\$341
Automatic Sprinkler System – Special Day Class – Severe	1859.71.2	\$839	\$869
Automatic Sprinkler System – Special Day Class – Non-Severe	1859.71.2	\$562	\$582

ATTACHMENT B

ANNUAL ADJUSTMENT TO SCHOOL FACILITY PROGRAM GRANTS

State Allocation Board Meeting, January 28, 2026

Grant Amount Adjustments

Modernization	SFP Regulation Section	Adjusted Grant Per Pupil Effective 1-1-25	Adjusted Grant Per Pupil Effective 1-1-26
Elementary	1859.78	\$6,034	\$6,249
Middle	1859.78	\$6,381	\$6,608
High	1859.78	\$8,356	\$8,653
Special Day Class - Severe	1859.78.3	\$19,232	\$19,917
Special Day Class – Non-Severe	1859.78.3	\$12,867	\$13,325
State Special School – Severe	1859.78.3	\$32,056	\$33,197
Automatic Fire Detection/Alarm System – Elementary	1859.78.4	\$196	\$203
Automatic Fire Detection/Alarm System – Middle	1859.78.4	\$196	\$203
Automatic Fire Detection/Alarm System – High	1859.78.4	\$196	\$203
Automatic Fire Detection/Alarm System – Special Day Class – Severe	1859.78.4	\$540	\$559
Automatic Fire Detection/Alarm System – Special Day Class – Non-Severe	1859.78.4	\$362	\$375
Over 50 Years Old – Elementary	1859.78.6	\$8,383	\$8,681
Over 50 Years Old – Middle	1859.78.6	\$8,866	\$9,182
Over 50 Years Old – High	1859.78.6	\$11,606	\$12,019
Over 50 Years Old – Special Day Class – Severe	1859.78.6	\$26,720	\$27,671
Over 50 Years Old – Special Day Class – Non-Severe	1859.78.6	\$17,866	\$18,502
Over 50 Years Old – State Special Day School – Severe	1859.78.3	\$44,530	\$46,115

ATTACHMENT B

ANNUAL ADJUSTMENT TO SCHOOL FACILITY PROGRAM GRANTS

State Allocation Board Meeting, January 28, 2026

Grant Amount Adjustments

New Construction / Modernization / Facility Hardship / Seismic Mitigation / Joint Use	SFP Regulation Section	Adjusted Grant Amount Effective 1-1-25	Adjusted Grant Amount Effective 1-1-26
Therapy/Multipurpose Room/Other (per square foot)	1859.72 1859.73.2 1859.77.3 1859.82.1 1859.82.2 1859.125 1859.125.1	\$260	\$269
Toilet Facilities (per square foot)	1859.72 1859.73.2 1859.82.1 1859.82.2 1859.125 1859.125.1	\$466	\$483
Portable Therapy/Multipurpose Room/Other (per square foot)	1859.72 1859.73.2 1859.77.3 1859.82.1 1859.125 1859.125.1	\$58	\$60
Portable Toilet Facilities (per square foot)	1859.72 1859.73.2 1859.82.1 1859.125 1859.125.1	\$151	\$156

New Construction Only	SFP Regulation Section	Adjusted Grant Amount Effective 1-1-25	Adjusted Grant Amount Effective 1-1-26
Parking Spaces (per stall)	1859.76	\$20,153	\$20,870
General Site Grant (per acre for additional acreage being acquired)	1859.76	\$25,796	\$26,714
Project Assistance (for school district with 2,500 pupils or fewer)	1859.73.1	\$9,692	\$10,037

ATTACHMENT B

ANNUAL ADJUSTMENT TO SCHOOL FACILITY PROGRAM GRANTS

State Allocation Board Meeting, January 28, 2026
Grant Amount Adjustments

Modernization Only	SFP Regulation Section	Adjusted Grant Amount Effective 1-1-25	Adjusted Grant Amount Effective 1-1-26
Two-stop Elevator	1859.83	\$161,215	\$166,954
Each Additional Stop	1859.83	\$29,021	\$30,054
Project Assistance (for school district with 2,500 pupils or fewer)	1859.78.2	\$5,170	\$5,354

Facility Hardship / Rehabilitation	SFP Regulation Section	Adjusted Grant Amount Effective 1-1-25	Adjusted Grant Amount Effective 1-1-26
Current Replacement Cost – Permanent Other (per square foot)	1859.2	\$517	\$535
Current Replacement Cost – Permanent Toilets (per square foot)	1859.2	\$932	\$965
Current Replacement Cost – Portable Other (per square foot)	1859.2	\$118	\$122
Current Replacement Cost – Portable Toilets (per square foot)	1859.2	\$302	\$313
Interim Housing – Financial Hardship (per classroom)	1859.81	\$53,138	\$55,030

Charter School Facilities Program – Preliminary Apportionment Amounts	SFP Regulation Section	Adjusted Grant Amount Effective 1-1-25	Adjusted Grant Amount Effective 1-1-26
Charter School Elementary (per pupil)	1859.163.1	\$15,929	\$16,496
Charter School Middle (per pupil)	1859.163.1	\$16,864	\$17,464
Charter School High (per pupil)	1859.163.1	\$21,404	\$22,166
Charter School Special Day Class – Severe (per pupil)	1859.163.1	\$44,744	\$46,337
Charter School Special Day Class - Non-Severe (per pupil)	1859.163.1	\$29,923	\$30,988

ATTACHMENT B

Charter School Facilities Program – Preliminary Apportionment Amounts	SFP Regulation Section	Adjusted Grant Amount Effective 1-1-25	Adjusted Grant Amount Effective 1-1-26
Charter School Two-stop Elevator	1859.163.5	\$134,346	\$139,129
Charter School Each Additional Stop	1859.163.5	\$24,183	\$25,044

ATTACHMENT B

NEW SCHOOL ADJUSTMENTS (REGULATION SECTION 1859.83)

State Allocation Board Meeting, January 28, 2026

Classrooms in Project	Elementary School Adjusted Grant Effective 1-1-25	Elementary School Adjusted Grant Effective 1-1-26	Middle School Adjusted Grant Effective 1-1-25	Middle School Adjusted Grant Effective 1-1-26	High School Adjusted Grant Effective 1-1-25	High School Adjusted Grant Effective 1-1-26	Alternative Education New School Effective 1-1-25	Alternative Education New School Effective 1-1-26
1	\$429,907	\$445,212	\$1,810,985	\$1,875,456	\$3,939,029	\$4,079,258	\$1,168,005	\$1,209,586
2	\$1,012,968	\$1,049,030	\$2,031,314	\$2,103,629	\$4,097,556	\$4,243,429	\$1,417,081	\$1,467,529
3	\$1,520,799	\$1,574,939	\$2,257,015	\$2,337,365	\$5,064,850	\$5,245,159	\$2,477,235	\$2,565,425
4	\$1,926,523	\$1,995,107	\$2,504,212	\$2,593,362	\$5,924,665	\$6,135,583	\$2,787,010	\$2,886,228
5	\$2,262,389	\$2,342,930	\$2,762,158	\$2,860,491	\$6,523,847	\$6,756,096	\$3,096,784	\$3,207,030
6	\$2,743,346	\$2,841,009	\$3,022,789	\$3,130,400	\$7,123,033	\$7,376,613	\$3,406,560	\$3,527,834
7	\$3,229,682	\$3,344,659	\$3,283,419	\$3,400,309	\$7,722,216	\$7,997,127	\$3,716,336	\$3,848,638
8	\$3,603,165	\$3,731,438	\$3,568,234	\$3,695,263	\$8,184,367	\$8,475,730	\$4,041,589	\$4,185,470
9	\$3,603,165	\$3,731,438	\$3,869,168	\$4,006,910	\$8,555,163	\$8,859,727	\$4,377,480	\$4,533,318
10	\$4,237,275	\$4,388,122	\$4,172,791	\$4,321,342	\$8,923,270	\$9,240,938	\$4,713,372	\$4,881,168
11	\$4,237,275	\$4,388,122	\$4,476,413	\$4,635,773	\$9,294,068	\$9,624,937	\$6,016,800	\$6,230,998
12	\$4,460,293	\$4,619,079			\$9,632,618	\$9,975,539	\$6,352,692	\$6,578,848
13					\$9,965,796	\$10,320,578	\$6,688,583	\$6,926,697
14					\$10,298,976	\$10,665,620	\$7,024,476	\$7,274,547
15					\$10,634,841	\$11,013,441	\$7,360,369	\$7,622,398
16					\$10,968,019	\$11,358,480	\$7,696,260	\$7,970,247
17					\$11,303,885	\$11,706,303	\$8,032,153	\$8,318,098
18					\$11,637,064	\$12,051,343	\$8,368,044	\$8,665,946
19					\$11,970,242	\$12,396,383	\$8,703,936	\$9,013,796
20					\$12,306,107	\$12,744,204	\$9,039,830	\$9,361,648
21					\$12,639,283	\$13,089,241	\$9,375,964	\$9,709,748
22					\$12,972,462	\$13,434,282	\$9,711,857	\$10,057,599
23							\$10,047,750	\$10,405,450
24							\$10,383,641	\$10,753,299
25							\$10,719,534	\$11,101,149
26							\$11,055,427	\$11,449,000
27							\$11,391,317	\$11,796,848

APPENDIX C. SUPPORTING DOCUMENTATION

SCAG Regional Accessory Dwelling Unit Affordability Analysis

INTRODUCTION

As cities prepare site inventory analyses for the 6th Housing Element Planning Cycle, the last step in the process allows cities to determine whether the housing element demonstrates sufficient land suitable and available for residential development to meet the jurisdiction's Regional Housing Needs Allocation (RHNA) for each designated income level or if further program actions are required to accommodate a shortfall. Government Code section 65583.1 details how jurisdictions may consider alternative means of meeting RHNA beyond vacancy and underutilized sites. The potential for accessory dwelling units (ADUs) or junior accessory dwelling units (JADUs) is one of these available alternative means. A jurisdiction must include an analysis of the anticipated affordability of ADUs in order to determine which RHNA income categories they should be counted toward.

SCAG conducted this analysis in order to provide local governments in the region with assumptions for ADU affordability that can be used to assign ADUs to income categories for the purpose of Sixth Cycle Housing Elements. Affordability can be determined in a number of ways. This analysis examines current market rents for reasonably comparable rental properties, using platforms such as Craigslist, Zillow, and Westside Rentals and key words to identify units that appear to be ADUs¹. The analysis relies on a survey of rents of 150 existing ADUs conducted between April and June 2020. Efforts were made to reflect the geographic distribution, size, and other characteristics of ADUs across the following counties/subregions². For example, LA County is separated into two categories in order to better account for the disparities in housing costs between coastal and inland jurisdictions.

- LA County I (59), includes City of Los Angeles, Las Virgenes-Malibu, South Bay Cities, Westside Cities
- LA County II (20), includes all other LA County jurisdictions
- Ventura County (22)
- Orange County (46)
- Riverside and San Bernardino Counties (11)

¹ Key words used in searching rental listings included "ADU," "in-law," "granny," "detached guest studio."

² Please note that no listings were found in Imperial county owing to the lower occurrence of ADUs in Imperial county. Suggest using SB/RV as a proxy, or contacting SCAG staff (housing@scag.ca.gov) or HCD staff to discuss possible approaches should ADUs be a desired part of the housing element update.