



**COOPERATIVE**  
**STRATEGIES**

COMPLETE FINANCIAL & DEMOGRAPHIC PLANNING FOR EDUCATION

**FREMONT UNIFIED SCHOOL DISTRICT**

**SCHOOL FACILITIES NEEDS ANALYSIS**

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**School District**

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## EXECUTIVE SUMMARY

This School Facilities Needs Analysis ("Analysis")<sup>[1]</sup> has been prepared in accordance with applicable laws to provide the factual basis for the Fremont Unified School District ("School District") to consider and, if desired, adopt alternative school facility fees ("Alternative Fees") that may be collected from residential development in the School District, including, without limitation, new residential construction, residential additions, remodels, and expansions to an existing homes, consistent with Section 17620 of the Education Code and Sections 65995.5, 65995.6, and 65995.7 of the Government Code (future code section references are to the Government Code unless otherwise specified). The Analysis provides factual information as to the following three (3) elements:

- (i) Determination by the State Allocation Board ("SAB") of eligibility to receive funds from the State of California ("State") for new school facility construction;
- (ii) Designation by the School District of satisfying at least two (2) of the four (4) statutory school requirements ("Statutory Requirements") set forth in Section 65995.5(b)(3); and
- (iii) Calculation of the amount of the permissible Alternative Fees authorized by Section 65995.5 ("Alternative No. 2 Fee") and by Section 65995.7 ("Alternative No. 3 Fee").

### A. Eligibility for New Construction Funding from the State

The School District has taken action electing to participate in the School Facilities Program ("SFP") established by Section 17070.10 of the Education Code and authorized a designated representative to (i) approve, certify, and submit the SAB Forms 50-01, 50-02, and 50-03 to the SAB and (ii) request an eligibility determination ("Eligibility Determination") for new construction funding as required by the SFP.

**As shown in Exhibits A, B, C, and D, the School District is eligible to receive new construction funding under the SFP.**

*[1] The Fremont Unified School District's Board of Education approved and adopted the School Facilities Needs Analysis, dated April 10, 2018, on May 11, 2018 (Board Resolution No. 029-1718). This Revised School Facilities Needs Analysis, dated May 21, 2018, was prepared to correct the student generation rate calculation for multifamily residential development previously cited.*



## B. Compliance with Statutory Requirements

A review of the records of the School District was accomplished to ascertain if the School District satisfies at least two (2) of the Statutory Requirements. Table ES-1 summarizes the Statutory Requirements and identifies those satisfied by the School District as of the date hereof.

**Table ES-1**  
**Summary of Statutory Requirements**

<b>Statutory Requirements</b>	<b>Status</b>
Substantial enrollment as defined in Section 65995.5(b)(3)(A) of its students on a multi-track year-round calendar	<b>Not Met</b>
Placed at least one (1) general obligation ("GO") bond measure on the ballot in the last four (4) years, and the measure received at least 50 percent plus one (1) of the votes cast	<b>Met</b>
Issued debt or incurred obligations for capital outlay in an amount equivalent to the percentage of its bonding capacity specified in Section 65995.5(b)(3)(C)	<b>Met</b>
At least 20 percent of the teaching stations are relocatable classrooms	<b>Met</b>

## C. Calculation of Alternative No. 2 Fee and Alternative No. 3 Fee

The facts set forth herein justify on a roughly proportional and a reasonably related basis that the following amounts meet the requirements of Sections 66000 *et seq.*, as well as other applicable legal requirements, including but not limited to Sections 65995.5, 65995.6 and 65995.7. The Alternative No. 2 Fee and Alternative No. 3 Fee for the School District are listed in Table ES-2.

**Table ES-2**  
**Alternative Fees (2018\$)**

<b>Fee</b>	<b>Amount per Square Foot</b>
Alternative No. 2 Fee	\$6.80
Alternative No. 3 Fee	\$14.99

Attached as Exhibit E is (i) a summary of the school facility planning policies of the School District and (ii) an estimate of the school facilities cost impacts per square foot of residential construction. As can be seen from comparing Exhibit E to the recommended Alternative No. 2 Fee and the Alternative No. 3 Fee in Table ES-2, the Alternative Fees are less than the comparable amounts set forth in Exhibit E and are not sufficient to cover all of the actual school facilities cost impacts caused by new residential development on the School District. Therefore, the Alternative No. 2 Fees and the Alternative No. 3 Fees are reasonably related and roughly proportional to the cost of school facilities for the future development identified in the Analysis in accordance with applicable laws.

**D. Imposition of Alternative No. 2 Fee and Alternative No. 3 Fee**

Prior to the adoption of the Analysis, the public is given a 30-day period to review and comment on the Analysis, and any written comments received by the Governing Board of the School District must be responded to. The Governing Board is also required to hold a public hearing prior to its consideration of the Analysis.

Should the Governing Board of the School District approve the resolution that adopts the Analysis and the accompanying Alternative No. 2 Fee and Alternative No. 3 Fee, those amounts would be effective immediately for a period not to exceed 12 months. By approving the Analysis and the accompanying Alternative Fees, the Governing Board is authorizing the imposition of the Alternative No. 3 Fee for those periods after the SAB has made a finding that the State is no longer approving apportionments for new construction due to a lack of funds available and the conditions in Section 65995.7 have been met, and the Alternative No. 2 Fee for those periods prior to the triggering of the conditions precedent to the impositions of the Alternative No. 3 Fee.

## I. GENERAL

Upon adoption of Alternative Fees by a school district, such Alternative Fees may be required in accordance with applicable law. It is anticipated that such adoption will specify that Alternative No. 2 Fees will be required as provided in Section 65995.5(a) for those periods prior to the triggering of the conditions precedent to the imposition of the Alternative No. 3 Fee, and Alternative No. 3 Fees will be required as provided in Section 65995.7(a)-(d), for those periods after the SAB has made a finding that the State is not approving apportionments for new construction funding.

The Analysis is divided into seven (7) main sections.

- Section I is the introductory section that generally describes the methodology used in preparing the Analysis.
- Section II describes the Eligibility Determination that has been obtained from the SAB, as well as documents which of the four (4) Statutory Requirements the School District presently satisfies.
- Section III projects the unhoused students to be generated by residential development anticipated to occur in the School District over the next five (5) years ("Future Units") in accordance with Section 65995.6(a).
- Section IV identifies any surplus school sites or existing surplus local funds that the School District might elect in whole or part to use to reduce the impact of the Future Units on the School District.
- Section V of the Analysis sets forth the recommended amount of the Alternative No. 2 Fee.
- Section VI of the Analysis sets forth the recommended amount of the Alternative No. 3 Fee.
- Finally, Section VII documents facts whereby the School District may make determinations regarding compliance of the Alternative Fees with Sections 66000 *et seq.*

## **Eligibility to Collect Alternative Fees**

### Eligibility to Receive State Funds

A school district must have been determined by the SAB to be eligible for new construction funding under the SFP pursuant to Section 65995.5(b)(1).

### Statutory Requirements

A school district must satisfy at least two (2) of the four (4) Statutory Requirements in order to adopt and impose Alternative Fees. The Statutory Requirements are summarized as follows:

1. A school district has a substantial enrollment, as defined in Section 65995.5(b)(3)(A) ("Substantial Enrollment") of its students on a multi-track year-round calendar;
2. A school district has placed at least one (1) GO bond measure on the ballot in the last four (4) years, and the measure received at least 50 percent plus one (1) of the votes cast;
3. A school district has issued debt or incurred obligations for capital outlay in an amount equivalent to a certain percentage of its bonding capacity; and/or
4. At least 20 percent of the teaching stations within a school district are relocatable classrooms.

## **Projected Unhoused Students from Future Residential Development**

### Total Projected Student Enrollment

In determining the amount of any proposed Alternative Fees, a school district must project in accordance with Section 65995.6 the total number of students to be generated by Future Units ("Projected Student Enrollment"). This projection is performed by applying the student generation rates for residential development over the previous five (5) years of a type similar to that of the Future Units either in the school district or in the city or the county in which the school district is located. The projection may be modified by relevant planning agency information.

### Excess Capacity

A school district must identify and consider the number of excess seats, if any, which are available at each school level (i.e., elementary school, junior high school, and high school). If surplus seats exist at one (1) or more school levels, the school

district must determine what portion of the excess seats, if any, should be made available to accommodate the Projected Student Enrollment. The determination may include such considerations as matriculation of existing students, advance funding from mitigated future residential units, long term needs of the school district, as well as other relevant factors. Excess seats shall be determined by comparing capacity as calculated pursuant to Section 17071.25 of the Education Code to student enrollment.

#### Projected Unhoused Students

Lastly, a school district must reduce the Projected Student Enrollment by the excess capacity, if any, that is identified and allocated by the school district to the Future Units to calculate the number of projected unhoused students ("Projected Unhoused Students").

### **Surplus Property and Existing Surplus Local Funds**

#### Surplus Property

A school district must identify and make a reasonable allocation of surplus property, if any, which could be (i) used as a school site and/or (ii) sold to finance additional school facilities needed to accommodate the Projected Unhoused Students.

#### Existing Surplus Local Funds

A school district must identify and make a reasonable allocation of existing surplus local sources, including local funds, which includes commercial/industrial school fees ("Local Funds"), if any, that could be available to finance the construction of school facilities needed to accommodate the Projected Unhoused Students as referred to in Section 65995.5(c)(2) and 65995.6(b)(3).

### **Alternative No. 2 Fee**

#### Student Capacity and Site Size of Future School Facilities

A school district must determine the appropriate number of students to be housed at each school level. Pursuant to Section 65995.5(h), after this determination has been made, the school district must calculate the appropriate site size for each school level based on the "School Site Analysis and Development Handbook" published by the State Department of Education as that handbook read as of January 1, 1998.



### Site Acquisition and Site Development Costs

A school district must establish a factual basis for the estimated cost of acquiring property(s) for a school site(s) or the appraised value of a proposed school site(s). Additionally, the school district must establish an estimate of the permissible cost of developing such site(s). The site development cost includes utilities, off-site, and service site development costs.

### Total School Facility Costs per Student and Total School Facility Costs

A school district must estimate the total school facility costs per student based on the site acquisition and the site development costs mentioned above, as well as the amounts specified in Section 65995.5, which may or may not be adequate to fund the necessary school facilities. Thereafter, the total school facility costs must be calculated. This calculation involves multiplying the number of Projected Unhoused Students by the school facility costs per student set forth in Section 65995.5 and subtracting any available local sources, including Local Funds, identified by the school district and dedicated to such portion of future development in the school district.

### Residential Square Footage to be Constructed during the Next Five (5) Years

Based on information from the county, the city(s) or one (1) or more independent third party market reports, a school district must estimate the total assessable square footage of the Future Units.

### Alternative No. 2 Fee

A school district must calculate the Alternative No. 2 Fee by dividing the total school facility costs by the total assessable square footage of the Future Units in accordance with Section 65995.5(c).

## **Alternative No. 3 Fee**

### Alternative No. 3 Fee

The Alternative No. 3 Fee is determined by increasing the Alternative No. 2 Fee by an amount that may not exceed the amount calculated pursuant to Section 65995.5(c), provided that the calculation of such amount excludes reductions for available local sources, including Local Funds, identified and dedicated in accordance with Section 65995.7(a).

## **II. ELIGIBILITY TO COLLECT ALTERNATIVE FEES**

Section 65995.5 requires that a school district (i) be eligible for new construction funding under the SFP and (ii) satisfy at least two (2) of the Statutory Requirements to be eligible to impose an Alternative No. 2 Fee or an Alternative No. 3 Fee. Section II.A provides an evaluation of the eligibility of the School District for new construction funding under the SFP and Section II.B documents the School District's satisfaction of at least two (2) Statutory Requirements.

### **A. Eligibility to Receive State Funds**

The School District has taken action electing to participate in the SFP established by EC Section 17070.10. Additionally, the School District authorized a designated representative to (i) approve, certify, and submit the SAB Forms 50-01, 50-02, and 50-03 to the SAB and (ii) request an Eligibility Determination for new construction funding as required by the SFP. The School District filed SAB Forms 50-01, 50-02, and 50-03 and requested an Eligibility Determination for new construction funding as required by the SFP on July 14, 1999. On February 23, 2000, the Eligibility Determination of the School District was approved by the SAB. Subsequently, the School District submitted updated SAB Forms 50-01, 50-02, and 50-03 as part of its ongoing facilities planning and financing program. The most current SAB Forms 50-01, 50-02, and 50-03 are incorporated herein as Exhibits A, B, and C, respectively. As shown in the School District's most current Eligibility Determination from the SAB (attached and incorporated as Exhibit D), the School District is eligible for new construction funding under the SFP for 8,796 students in grades kindergarten through 6, 1,929 students in grades 7 and 8, 1,883 students in grades 9 through 12, 386 non-severe special day class students, and 797 severe special day class students.

### **B. Statutory Requirements**

As stated in Section I, a school district must satisfy at least two (2) of the four (4) Statutory Requirements in order to levy Alternative Fees. What follows are facts establishing that the School District satisfies at least two (2) of the Statutory Requirements.

#### **1. Substantial Enrollment on Multi-track Year-Round Schedule**

This Statutory Requirement is met if the school district has Substantial Enrollment on a multi-track year-round schedule. Substantial Enrollment is defined differently for different types of school districts, as follows:

- a. *Unified School Districts and Elementary School Districts.* At least 30 percent of the school district's students in grades kindergarten through 6 are on a multi-track year-round schedule in the high school attendance area in which all or some of the new residential units identified in the Analysis are planned for construction.
- b. *High School Districts.* (i) At least 30 percent of the high school district's students are on a multi-track year-round schedule, or (ii) at least 40 percent of the students in grades kindergarten through 12 within the boundaries of the high school attendance area in which all or some of the new residential units identified in the Analysis are planned for construction are on a multi-track year-round schedule.

**The School District has determined that this Statutory Requirement has not been satisfied.**

**2. General Obligation Bond Measure**

This Statutory Requirement is met if the school district has placed a GO bond measure on the ballot in the last four (4) years and received at least 50 percent plus one (1) of the votes cast on one (1) such measure.

**The School District has determined that this Statutory Requirement has been satisfied. This determination is based on the fact that Measure E was placed before the voters of the School District on the June 3, 2014, ballot and the measure received an approval rate of 61.18 percent. Please see Exhibit F for more information on Measure E.**

**3. Debt or Obligations for Capital Outlay**

This Statutory Requirement is met if the school district has issued debt or incurred obligations for capital outlay in an amount equivalent to a specified percent of its local bonding capacity. If the debt does not include debt associated with a Mello-Roos Community Facilities District ("CFD") formed by a landowner election after November 4, 1998, the threshold is 15 percent. If the debt includes debt associated with a Mello-Roos CFD formed by a landowner election after November 4, 1998, the threshold is increased to 30 percent. All debt and obligations to be repaid from property taxes, parcel taxes, special taxes, and the school district's general fund may be included.

The School District has determined that this Statutory Requirement has been satisfied. The School District currently has \$428,280,000 in outstanding debt. This outstanding debt consists of \$64,455,000 in Certificates of Participation ("COPs") and \$363,825,000 in GO bonds issued. This debt represents 36.19 percent of the School District's bonding capacity (see Exhibit G for a calculation of the School District's bonding capacity).

**4. Relocatable Classrooms**

This Statutory Requirement is met if at least 20 percent of the school district's teaching stations are relocatable classrooms.

The School District has determined that this Statutory Requirement has been satisfied. The School District currently has a total of 1,038 permanent classrooms and 410 relocatable classrooms. This equates to a 28.31 percent relocatable classroom utilization rate.

**C. Eligibility to Collect Alternative Fees**

As determined above, the School District is eligible to receive new construction funding and currently satisfies at least two (2) of the four (4) Statutory Requirements. As a result, the School District is eligible to adopt and impose Alternative Fees as provided by applicable law.

### **III. PROJECTED UNHOUSED STUDENTS FROM RESIDENTIAL DEVELOPMENT OVER THE NEXT FIVE YEARS**

Section 65995.6(a) requires that the School District determine the need for new school facilities for the Projected Unhoused Students. The calculation of the Projected Unhoused Students shall be based on historical student generation rates ("SGRs") of new residential units constructed during the previous five (5) years of a type similar to that of the Future Units. Section III.A calculates the Projected Student Enrollment. Section III.B sets forth the relevant facts as to the identification of any excess seats which might be considered by the School District as available at each school level to house the Projected Student Enrollment, as determined in Section III.A. Finally, Section III.C calculates the Projected Unhoused Students.

#### **A. Projected Student Enrollment**

As stated above, Section 65995.6(a) specifies the methodology the School District must use to calculate the Projected Student Enrollment. What follows is a step-by-step description of this calculation.

##### **1. Student Generation Rates**

In order to calculate SGRs in accordance with Section 65995.6(a), the School District must identify residential units that (i) were constructed during the previous five (5) years and (ii) are representative of the Future Units. Residential data pertaining to the School District was obtained by Cooperative Strategies, LLC from the Office of the Assessor ("Assessor") of the County of Alameda ("County"). Using data from the Assessor of the County and the School District, Cooperative Strategies compiled a database from such information containing the addresses of the units that met the criteria listed above. Parcels in the database were then classified by housing type (i.e., single family detached, single family attached, and multifamily).

- Residential units classified as single family detached ("SFD") are defined as units with no common walls each assigned a unique Assessor's parcel number.
- The category of single family attached ("SFA") consists of units with common walls each assigned a unique Assessor's parcel number (e.g., townhomes, condominiums, etc.).
- The third type of residential unit, multifamily ("MF"), is defined as a unit with common walls on an Assessor's parcel on which other units are located.



A total of 768 SFD units in the School District were identified as meeting the criteria stated above. Cooperative Strategies then obtained a database of all students within the School District at the beginning of school year 2017/2018. Upon comparison of the two (2) databases, 406 students were matched to the 768 SFD units, resulting in the following SGRs for SFD units shown in Table 1.

**Table 1**  
**Student Generation Rates for Single Family Detached Units**

<b>School Level</b>	<b>Number of Students Matched</b>	<b>Number of SFD Units</b>	<b>Student Generation Rates</b>
Elementary School (Grades K-6)	239	768	0.3112
Junior High School (Grades 7-8)	81	768	0.1055
High School (Grades 9-12)	86	768	0.1120
<b>Total</b>	<b>406</b>	<b>N/A</b>	<b>0.5287</b>

A process identical to the one described above for SFD units was used to determine SGRs for SFA units. Cooperative Strategies examined SFA units constructed over the previous five (5) years and determined that a total of 335 units meet the criteria stated above. A comparison of these units to the student database revealed a total match of 143 students. Table 2 shows a summary of the calculation of the SGRs for SFA units.

**Table 2**  
**Student Generation Rates for Single Family Attached Units**

<b>School Level</b>	<b>Number of Students Matched</b>	<b>Number of SFA Units</b>	<b>Student Generation Rates</b>
Elementary School (Grades K-6)	84	335	0.2507
Junior High School (Grades 7-8)	22	335	0.0657
High School (Grades 9-12)	37	335	0.1104
<b>Total</b>	<b>143</b>	<b>N/A</b>	<b>0.4268</b>

The process identical to the one described above for SFD and SFA units was used to determine SGRs for MF units. Cooperative Strategies examined MF units constructed over the previous five (5) years and determined that a total of 336 units meet the criteria stated above. A comparison of these units to the student database revealed a total match of 48 students. Table 3 shows a summary of the calculation of the SGRs for MF units.

**Table 3**  
**Student Generation Rates for Multifamily Units**

<b>School Level</b>	<b>Number of Students Matched</b>	<b>Number of MF Units</b>	<b>Student Generation Rates</b>
Elementary School (Grades K-6)	36	336	0.1071
Junior High School (Grades 7-8)	4	336	0.0119
High School (Grades 9-12)	8	336	0.0238
<b>Total</b>	<b>48</b>	<b>N/A</b>	<b>0.1428</b>

**2. Future Units**

In order to obtain information regarding future residential units, the planning department of the City of Fremont ("City") was contacted (please refer to the map on the following page for a geographic profile of the School District). Based on correspondence from the City (see Exhibit H), Cooperative Strategies has determined that the School District could experience the construction of 7,115 Future Units over the next five (5) years. Of these 7,115 Future Units, 4,127 units have already mitigated their impact on the School District through participation in one of the School District's mitigation agreements. The impacts for these mitigated units are, therefore, not included in the calculation of the Alternative Fees. Table 4 distinguishes between Future Units by unit type.

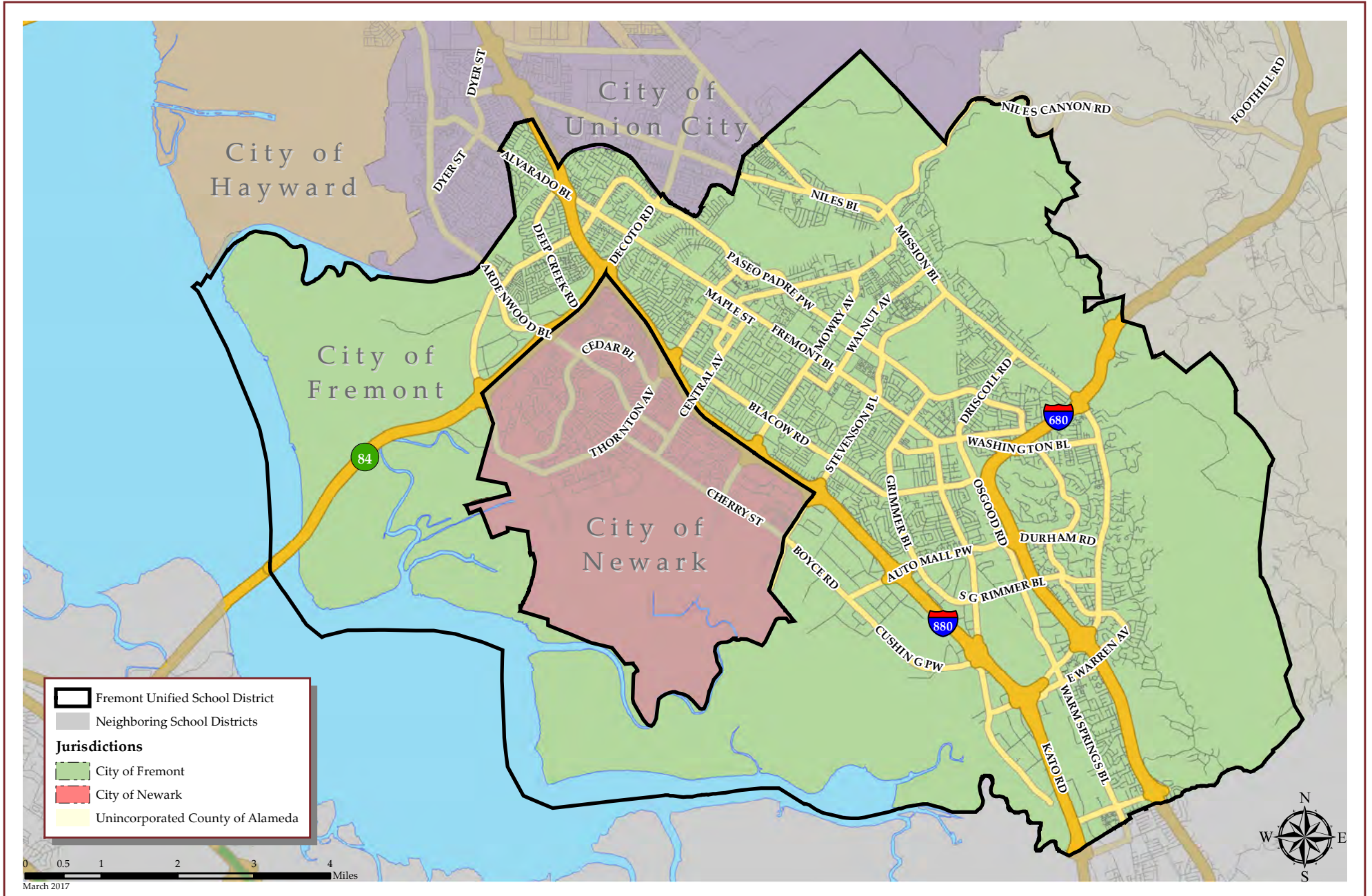
**Table 4**  
**Future Units by Unit Type**

<b>Unit Type</b>	<b>Mitigated Future Units</b>	<b>Non-Mitigated Future Units</b>	<b>Total Future Units</b>
Single Family Detached	127	349	476
Single Family Attached	0	793	793
Multifamily	4,000	1,846	5,846
<b>Total Units</b>	<b>4,127</b>	<b>2,988</b>	<b>7,115</b>

The projected number of non-mitigated future residential units identified in Table 4 includes units that may result from existing structures that are voluntarily demolished in order to be replaced by new residential development ("Reconstruction"). For additional information regarding the imposition of the Alternative No. 2 Fee and Alternative No. 3 Fee on Reconstruction please refer to Exhibit I.

# FREMONT UNIFIED SCHOOL DISTRICT

## GEOGRAPHIC PROFILE



It should be noted these projections are based on the best available information at this time and are independent of the projected residential development reported to the State in SAB Form 50-01.

### 3. Projected Student Enrollment

To calculate the Projected Student Enrollment, the number of Future SFD units, Future SFA units, and Future MF units listed in Table 4 were multiplied by the SGRs shown in Tables 1, 2, and 3. The results of this operation are shown in Table 5.

**Table 5**  
**Projected Student Enrollment**

<b>School Level</b>	<b>Students Generated from Mitigated Future Units</b>	<b>Students Generated from Non-Mitigated Future Units</b>	<b>Total Projected Students from Future Units</b>
Elementary School	468	506	974
Junior High School	61	111	172
High School	109	171	280
<b>Total</b>	<b>638</b>	<b>788</b>	<b>1,426</b>

### **B. Current Capacity**

Collectively, the School District's school facilities in school year 2017/2018 have a capacity of 35,365 seats per Section 17071.25 of the Education Code. Of these 35,365 seats, 19,727 are at the elementary school level, 5,176 are at the junior high school level, and 10,462 are at the high school level. These capacities include seats from all new school facility construction projects funded by the State. Based on student enrollment data for school year 2017/2018, the enrollment of the School District is 35,430 students. As shown in Table 6, student enrollment exceeds facilities capacity at the elementary school and junior high school levels while facilities capacity exceeds student enrollment at the high school level in school year 2017/2018.



**Table 6**  
**Existing School Facilities Capacity and Student Enrollment**

<b>School Level</b>	<b>2017/2018 Facilities Capacity <sup>[1]</sup></b>	<b>2017/2018 Student Enrollment <sup>[2]</sup></b>	<b>Excess/ (Shortage) Capacity</b>
Elementary School (Grades K-6)	19,727	19,779	(52)
Junior High School (Grades 7-8)	5,176	5,425	(249)
High School (Grades 9-12)	10,462	10,226	236
<b>Total</b>	<b>35,365</b>	<b>35,430</b>	<b>(65)</b>
<i>[1] See Exhibit B for SAB Form 50-02, and Exhibit J for the Updated School Facilities Capacity Calculation.            [2] Student enrollment from October 2017.</i>			

### **C. Projected Unhoused Students**

As shown in Table 6, the existing facilities capacity of the School District determined in accordance with Section 65995.6(a) exceeds student enrollment currently being generated from existing residential units by 236 seats at the high school level. These surplus seats exist at facilities which will house (i) students generated from non-mitigated Future Units, (ii) students generated from mitigated Future Units, and (iii) students generated from units developed beyond the five-year period of the Analysis.

Due to a trend of increasing enrollment at all grade levels, Cooperative Strategies matriculated existing students forward five (5) years to determine whether any of the existing surplus high school seats will be needed to house future students generated from existing residential units. This resulted in the elimination of surplus seats at all school levels (Exhibit L contains more information on the matriculation process.) Therefore, no surplus seats are available to offset the impact of students generated from non-mitigated Future Units over the next five (5) years.



#### **IV. SURPLUS SCHOOL SITES AND EXISTING SURPLUS LOCAL FUNDS**

Section 65995.6(b) states that the School District must identify and consider (i) surplus property, if any, owned by the School District that can be used as a school site or that is available for sale to finance school facilities, (ii) the extent to which projected enrollment growth can be accommodated at existing school facilities, and (iii) local sources that are available to finance the construction or reconstruction of school facilities needed to accommodate any growth in enrollment attributable to the construction of new residential units. Additionally, Section 65995.5(c)(2) requires the School District to subtract from the school facilities cost impact created by Future Units the amount of Local Funds that the governing board has dedicated to facilities necessitated by new residential units. To comply with Section 65995.6(b), the School District has identified and considered property it owns and has determined that it does possess three (3) sites that could be considered surplus (see Exhibit L for information on these sites). The Governing Board will review and re-adopt this Analysis annually, including a review of this determination and any need to consider property that may then be surplus to fund school facilities required to accommodate students being generated from existing residential units, or other students.

As for identifying and considering existing excess capacity that could accommodate the Projected Student Enrollment generated from non-mitigated Future Units, Table 6 in Section III.C. of this Analysis illustrates that the School District does not have adequate seats to house students generated from non-mitigated Future Units.

Finally, in accordance with Sections 65995.6(b) and 65995.5(c)(2), the School District has determined that \$6,031,508, including Local Funds, is available to finance the construction or reconstruction of school facilities needed to accommodate any Projected Student Enrollment generated from Future Units (see Exhibit M for more detail on local sources, including Local Funds).

## **V. ALTERNATIVE NO. 2 FEE**

As discussed in Section I, the objective of this Analysis is (i) to determine whether the School District may adopt Alternative Fees and (ii) to determine the permissible amount of the Alternative No. 2 Fee and the Alternative No. 3 Fee that the School District is permitted to levy on new residential development. Based on the findings, determinations, and projections made in Sections II through IV, Section V contains a step-by-step calculation of the permissible Alternative No. 2 Fee in accordance with Section 65995.5.

### **A. Alternative No. 2 Fee School Facility Costs**

As stated in Section 65995.5(c)(1), the initial step in calculating the maximum Alternative No. 2 Fee is to multiply the number of unhoused students generated from non-mitigated Future Units by the appropriate per-pupil grant amounts provided in Section 17072.10(a) of the Education Code. In addition, the sum shall be added to the site acquisition and site development costs determined pursuant to Section 65995.5(h).

#### **1. Per-Pupil Grant Amounts**

The per-pupil grant amounts identified in Section 17072.10(a) of the Education Code were adjusted by the SAB on January 24, 2018, pursuant to Section 17072.10(b) of the Education Code. The per-pupil grant amounts specified in Section 17072.10 are adjusted annually by the SAB to reflect construction cost changes as set forth in the statewide cost index for class B construction. Further, pursuant to SAB Regulation 1859.71.2 and Section 17074.56 of the Education Code, the per-pupil grants have been increased to account for automatic fire alarm detection systems and fire sprinkler systems. Table 7 shows the base per-pupil grant amounts.

**Table 7**  
**Base Per-Pupil Grant Amounts (2018\$)**

<b>School Level</b>	<b>Per-Pupil Grant Amount</b>	<b>Additional Grants for Auto Alarm and Fire Sprinkler System</b>	<b>Base Per-Pupil Grant Amount</b>
Elementary School	\$11,567	\$208	\$11,775
Junior High School	\$12,234	\$249	\$12,483
High School	\$15,567	\$271	\$15,838

In addition to the base per-pupil grant amounts shown in Table 8, SAB Regulation 1859.76 provides additional grants for general site development on new school construction projects. Currently, these additional grants are calculated as (i) 6 percent of the base per-pupil grants for elementary and junior high school projects, (ii) 3.75 percent of the base per-pupil grants for high school projects and (iii) a grant of \$18,827 per new useable acre acquired for new school construction. To determine the general site development grant for each school level, Cooperative Strategies first applied the percentages mentioned above to the base per-pupil grant amounts shown in Table 7.

Second, Cooperative Strategies applied the grant per new useable acre mentioned above to the student capacity of future school facilities and corresponding site size requirements for the School District listed in Table 10 to derive a grant amount per student (see Exhibit N for more information on the calculation of the additional grants for general site development). Table 8 shows these additional grants as well as the total per-pupil grant amount.

**Table 8**  
**Total Per-Pupil Grant Amount (2018\$)**

<b>School Level</b>	<b>Base Per-Pupil Grant Amount</b>	<b>Additional Grants for General Site Development</b>	<b>Total Per-Pupil Grant Amount</b>
Elementary School	\$11,775	\$975	\$12,750
Junior High School	\$12,483	\$1,015	\$13,498
High School	\$15,838	\$959	\$16,797

Applicable law specifies the per-pupil grant amounts specified in Section 17072.10 are adjusted annually by the SAB to reflect construction cost changes as set forth in the statewide cost index for class B construction as provided in Section 17072.10(b) of the Education Code.

## **2. Total New School Construction Grants**

To determine the total new school construction grants under Section 65995.5, the number of Projected Unhoused Students to be generated from non-mitigated Future Units, as shown in Table 5, is multiplied by the total per-pupil grant amounts set forth in Section 17072.10(a) and (b) of the Education Code, as shown in Table 8. Table 9 shows the total new school construction grants of the School District pursuant to Section 65995.5(c)(1).

**Table 9**  
**Total New School Construction Grants for Projected**  
**Unhoused Students from Non-Mitigated Future Units (2018\$)**  
**(In Accordance with Section 65995.5(c)(1) of the Government Code)**

<b>School Level</b>	<b>Projected Unhoused Students</b>	<b>Total Per-Pupil Grant Amount</b>	<b>Total New Construction Grants</b>
Elementary School	506	\$12,750	\$6,451,500
Junior High School	111	\$13,498	\$1,498,278
High School	171	\$16,797	\$2,872,287
<b>Total</b>	<b>788</b>	<b>N/A</b>	<b>\$10,822,065</b>

**3. Total School Site Acquisition and Site Development Costs**

In addition to the total new school construction grants specified by Section 17072.10 of the Education Code, Section 65995.5(c)(1) permits the Alternative No. 2 Fee to include site acquisition and site development costs determined pursuant to Section 65995.5(h) and the applicable statutory provisions referred to therein. What follows is the calculation for determining the appropriate site acquisition and site development costs in accordance with Section 65995.5(h).

**a. Site Size Requirement**

To calculate the amount of site acquisition and site development costs that may be included in the Alternative No. 2 Fee, a school district must determine the student capacity of future school facilities that will be needed to accommodate the Projected Unhoused Students, as well as students to be generated from residential development anticipated to occur over the next 20 years. Based on the educational programs of the School District, the School District has determined that future elementary school facilities will be designed to accommodate 900 students, future junior high school facilities will be designed to accommodate 1,500 students, and future high school facilities will be designed to accommodate 2,400 students. Based on these capacities, the guidelines included in the "School Site Analysis and Development Handbook" published by the State Department of Education as that handbook read as of January 1, 1998, identify the following site sizes for the School District.

**Table 10**  
**Student Capacities and Site Sizes of Future School Facilities**

<b>School Level</b>	<b>Student Capacity</b>	<b>Site Size (Acres)</b>
Elementary School	900	12.80
Junior High School	1,500	21.20
High School	2,400	46.50

It should be emphasized that the site sizes shown in Table 10 are based on site sizes recommended by the State Department of Education as of January 1, 1998. Since that time, the State Department of Education has prepared a revised Handbook that contains site size recommendations more consistent with School District policy. Please refer to Exhibit E for the site sizes more consistent with the revised Handbook.

**b. Site Acquisition and Site Development Costs per Acre**

Based on estimates previously provided to the School District by Dutra Enterprises, Inc., the School District believes that \$3,500,000 per acre for site acquisition is a reasonable estimate at all school levels. As for site development, based on estimates previously prepared by O'Connor Construction Management, Inc., the School District believes \$609,000 per acre is a reasonable estimate. (Please note that the estimated per acre site acquisition and site development costs have remained unchanged from the 2017 SFNA.) Table 11 lists the total estimated site acquisition costs and site development costs of the School District in accordance with GC Section 65995.5(h).

**Table 11**  
**Site Acquisition and Site Development Costs of Future School Facilities (2018\$)**

<b>School Level</b>	<b>Site Acquisition Cost <sup>[1]</sup></b>	<b>Site Development Cost <sup>[1]</sup></b>	<b>Total Site Cost</b>
Elementary School	\$44,800,000	\$7,795,200	\$52,595,200
Junior High School	\$74,200,000	\$12,910,800	\$87,110,800
High School	\$162,750,000	\$28,318,500	\$191,068,500

*[1] The site acquisition and site development costs are equal to the per acre costs listed above multiplied by the number of acres, as listed in Table 10.*



c. **School Facilities Needed**

To ensure that non-mitigated Future Units are being charged an Alternative No. 2 Fee that is reasonably related to the school facilities that are required to house the Projected Unhoused Students to be generated from non-mitigated Future Units, the School District must identify the number of future school facilities that will be needed to house the Projected Unhoused Students to be generated from non-mitigated Future Units, as well as students to be generated from mitigated Future Units and residential development anticipated to occur over the next 20 years. To calculate the number of school facilities that the School District will need to adequately house the Projected Unhoused Students, the number of Projected Unhoused Students for each school level, as listed in Table 5, was divided by the applicable student capacity, as listed in Table 10. The number of school sites expected to be needed to house the Projected Unhoused Students generated from non-mitigated Future Units is shown in Table 12.

**Table 12**  
**School Facilities Needed**

<b>School Level</b>	<b>Total Facilities Needed</b>	<b>Facilities Needed for Students Generated from Mitigated Future Units</b>	<b>Facilities Needed for Students Generated from Non-Mitigated Future Units</b>
Elementary School	1.082	0.520	0.562
Junior High School	0.115	0.041	0.074
High School	0.117	0.045	0.071

It is important to realize that while the number of Projected Unhoused Students from non-mitigated Future Units equates only to approximately 56.2 percent of an elementary school, 7.4 percent of a junior high school, and 7.1 percent of a high school, the School District will need to construct at least one (1) elementary school, one (1) junior high school, and one (1) high school in the future to accommodate (i) existing unhoused students, (ii) students generated from mitigated Future Units, (iii) students generated from non-mitigated Future Units, and (iv) students generated from future residential units beyond the next five (5) years.

d. **Alternative No. 2 Fee Site Costs in Accordance with Section 65995.5(h) of the Government Code**

The calculation of the total school site acquisition and site development cost impacts under Section 65995.5(h) is a two-step process. The first step involves calculating the total school site acquisition and site development costs related to the Projected Unhoused Students generated from non-mitigated Future Units. The calculation of this first step is shown in Table 13.

**Table 13**  
**Total School Site Acquisition and Site Development**  
**Costs for Students from Non-Mitigated Future Units (2018\$)**

<b>School Level</b>	<b>Facilities Needed for Students Generated from Non-Mitigated Future Units</b>	<b>Site Cost</b>	<b>Total Site Costs <sup>[1]</sup></b>
Elementary School	0.562	\$52,595,200	\$29,558,502
Junior High School	0.074	\$87,110,800	\$6,446,199
High School	0.071	\$191,068,500	\$13,565,864
<i>[1] Numbers may not sum due to rounding.</i>			

Only a portion of the total site costs may be included in the calculation of the Alternative No. 2 Fee. Accordingly, the total school site acquisition and site development costs under Section 65995.5(h) must be reduced by half to arrive at the Alternative Fee No. 2 Site Costs. The calculation of this step is shown in Table 14.

**Table 14**  
**Alternative No. 2 Fee Site Costs (2018\$)**  
**(In Accordance with Section 65995.5(h) of the Government Code)**

<b>School Level</b>	<b>Total Site Costs</b>	<b>Multiplier</b>	<b>Alternative No. 2 Fee Site Cost</b>
Elementary School	\$29,558,502	50.00%	\$14,779,251
Junior High School	\$6,446,199	50.00%	\$3,223,100
High School	\$13,565,864	50.00%	\$6,782,932

#### 4. Alternative No. 2 Fee School Facility Costs

As stated previously, the initial step in calculating the maximum Alternative No. 2 Fee is to identify (i) the total new school construction grant, and (ii) the site acquisition and development costs pursuant to Section 65995.5(h). The sum of these amounts, which is the Alternative No. 2 Fee School Facility Costs, is the maximum amount of school facility costs that may be included in the Alternative No. 2 Fee before any local fund credits are applied. For the School District, the total new school construction grant is \$10,822,065 and the total site acquisition and site development cost pursuant to Section 65995.5(h) is \$24,785,283. These costs and the Alternative No. 2 Fee School Facility Costs are shown by school level in Table 15.

**Table 15**  
**Alternative No.2 Fee School Facility Costs (2018\$)**  
**(In Accordance with Section 65995.5(c)(1) of the Government Code)**

<b>School Level</b>	<b>Total New Construction Grants</b>	<b>Alternative No. 2 Fee Site Costs</b>	<b>Alternative No. 2 Fee School Facility Costs</b>
Elementary School	\$6,451,500	\$14,779,251	\$21,230,751
Junior High School	\$1,498,278	\$3,223,100	\$4,721,378
High School	\$2,872,287	\$6,782,932	\$9,655,219
<b>Total</b>	<b>\$10,822,065</b>	<b>\$24,785,283</b>	<b>\$35,607,348</b>

#### **B. Credit for Local Funds**

The second step in calculating the maximum Alternative No. 2 Fee is to subtract the amount of local sources, including Local Funds, if any, the School District has decided to dedicate to school facilities necessitated by the construction of non-mitigated Future Units from the Alternative No. 2 Fee School Facility Costs in order to calculate the Net Alternative No. 2 Fee School Facility Costs. As stated in Section IV of the Analysis, the School District has determined that \$6,031,508 is available to accommodate Projected Unhoused Students generated from Future Units (see Exhibit M for more detail on local sources, including Local Funds).

**Table 16**  
**Net Alternative No.2 Fee School Facility Costs (2018\$)**  
**(In Accordance with Section 65995.5(c)(2) of the Government Code)**

<b>Item</b>	<b>Amounts</b>
Alternative No. 2 Fee School Facility Costs	\$35,607,348
Credit for Existing Surplus Local Funds	\$6,031,508
<b>Net Alternative No. 2 Fee School Facility Costs</b>	<b>\$29,575,840</b>

**C. Alternative No. 2 Fee Calculation**

The final step in calculating the maximum Alternative No. 2 Fee is to divide the Net Alternative No. 2 Fee School Facility Costs by the total square footage of assessable space for non-mitigated Future Units.

**1. Average Square Footage per Unit**

In order to project the total square footage of assessable space of the non-mitigated Future Units, the Analysis must estimate the average square footage of Future SFD Units, Future SFA Units, and Future MF Units to be constructed in the School District. To estimate the average square footage of Future Units to be constructed in the School District, Cooperative Strategies analyzed square footage information of recently constructed residential units and confirmed those estimates with the Planning Department of the City. Based on this information, the average Future SFD Unit to be constructed within the School District is estimated to contain 2,383 square feet, the average Future SFA Unit is estimated to contain 1,798 square feet, and the average Future MF Unit estimated to contain 1,132 square feet (see Exhibit H).

**2. Total Square Footage of Assessable Space**

To calculate the total square footage of assessable space for non-mitigated Future Units, the average square footage of Future SFD Units, Future SFA Units, and Future MF Units listed above was multiplied by the number of non-mitigated Future Units listed in Table 4. The results of this operation are shown in Table 17.

**Table 17**  
**Estimated Total Residential Square Footage**

<b>Land Use</b>	<b>Non-Mitigated Future Units</b>	<b>Average Square Footage</b>	<b>Total Square Footage</b>
Single Family Detached	349	2,383	831,667
Single Family Attached	793	1,798	1,425,814
Multifamily	1,846	1,132	2,089,672
<b>Total</b>	<b>2,988</b>	<b>N/A</b>	<b>4,347,153</b>

The projected total square footage of non-mitigated future residential units identified in Table 17 includes units that may result from Reconstruction. For additional information regarding the imposition of the Alternative No. 2 Fee and Alternative No. 3 Fee on Reconstruction please refer to Exhibit I.

**3. Calculation of Alternative No. 2 Fee**

To calculate the Alternative No. 2 Fee, the Net Alternative No. 2 Fee School Facility Costs, as listed in Table 16, were divided by the total square footage of assessable space of the non-mitigated Future Units, as listed in Table 17. Table 18 provides the Alternative No. 2 Fee that can be adopted by the School District.

**Table 18**  
**Alternative No. 2 Fee (2018\$)**

<b>Item</b>	<b>Amount/Square Footage</b>
Net Alternative No. 2 Fee School Facility Costs	\$29,575,840
Total Residential Square Footage	4,347,153
<b>Alternative No. 2 Fee</b>	<b>\$6.80</b>



## **VI. ALTERNATIVE NO. 3 FEE**

The Alternative No. 2 Fee, which is the maximum Alternative Fee that may be imposed prior to the triggering of the conditions precedent to the imposition of the Alternative No. 3 Fee, was calculated in Section V in accordance with Section 65995.5. For those periods after the SAB has made a finding that the State is no longer approving apportionments for new construction due to a lack of funds available, the Alternative No. 3 Fee may be imposed by a school district. Additionally, in accordance with Section 1859.81 of the SAB regulations, a school district requesting financial hardship assistance funding is required to impose the maximum developer fee justified by law (the Alternative No. 2 Fee, or the Alternative No. 3 Fee once triggered), or an alternative source greater than or equal to the amount of such fees. Similar to the methodology of the calculations performed in Section V, this Section VI provides a calculation of the Alternative No. 3 Fee in accordance with Section 65995.7.

### **A. Alternative No. 3 Fee School Facility Costs**

Pursuant to Section 65995.7, the Alternative No. 3 Fee School Facility Cost, which is the maximum amount of school facility costs that may be included in the Alternative No. 3 Fee, is calculated by increasing the Net Alternative No. 2 Fee School Facility Costs by an amount not to exceed the Alternative No. 2 Fee School Facility Costs. As required by Section 65995.7, this amount has been reduced by the amount of local funds (\$6,031,508 in the case of the School District) identified pursuant to Section 65995.5(c)(2). Accordingly, Table 19 shows the Net Alternative No. 2 Fee School Facility Costs previously shown in Table 16 and adds to that amount the Alternative No. 2 Fee School Facility Costs previously shown in Table 15. The result, shown in Table 19, is the Alternative No. 3 Fee School Facility Costs.

**Table 19**  
**Alternative No. 3 Fee School Facility Costs (2018\$)**  
**(In Accordance with Section 65995.7 of the Government Code)**

<b>Item</b>	<b>Amounts</b>
Net Alternative No. 2 Fee School Facility Costs	\$29,575,840
Alternative No. 2 Fee School Facility Costs	\$35,607,348
<b>Alternative No. 3 Fee School Facility Costs</b>	<b>\$65,183,188</b>

## **B. Alternative No. 3 Fee Calculation**

To calculate the Alternative No. 3 Fee, the Alternative No. 3 Fee School Facility Costs were divided by the total square footage of assessable space of the non-mitigated Future Units listed in Table 17. This calculation is required by Section 65995.5(c)(3) and outlined in Section V.C. of the Analysis. Table 20 provides the Alternative No. 3 Fee that can be levied by the School District on new residential development where permitted by applicable law.

**Table 20**  
**Alternative No. 3 Fee (2018\$)**

<b>Item</b>	<b>Amount/Square Footage</b>
Alternative No. 3 Fee School Facility Costs	\$65,183,188
Total Residential Square Footage	4,347,153
<b>Alternative No. 3 Fee</b>	<b>\$14.99</b>

## VII. SECTION 66000 OF THE GOVERNMENT CODE

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

1. Determine the purpose of the fee.
2. Identify the facilities to which the fee will be put.
3. Determine that there is a reasonable relationship between the need for public facilities and the type of development on which a fee is imposed.
4. Determine that there is a reasonable relationship between the amount of the fee and the public facility or portion of the public facility attributable to the development on which the fee is imposed.
5. Provide an annual accounting of any portion of the fee remaining unexpended or uncommitted in the School District's accounts.

New residential development in the School District, as shown in the Analysis, will generate additional students who will require the School District to provide additional school facilities. The amount to be included in the Alternative Fees is specified by statute. The Alternative No. 2 Fee of \$6.80 per square foot and the Alternative No. 3 Fee of \$14.99 per square foot are justified in the Analysis. The estimated average school facilities cost impacts on the School District per square foot of residential development as estimated in Exhibit E is \$22.82. As the actual school facilities cost impacts per square foot of residential construction is greater than the Alternative Fees, it is reasonable for the School District to determine that the Alternative No. 2 Fee of \$6.80 per square foot and the Alternative No. 3 Fee of \$14.99 per square foot are roughly proportional and reasonably related to the actual impacts caused by residential development on the School District.

This Analysis and the information included in Exhibit E therefore establish that the Alternative Fees meet the requirements of Sections 66000 *et seq.* and such a determination by the School District as part of adopting the Alternative Fees is justified and appropriate. The School District, therefore, is justified in levying Alternative Fees on all new development.

By way of summary, the Analysis shows that non-mitigated Future Units will produce additional elementary school, junior high school, and high school students and that the School District does not have the capacity or funds to accommodate all of those additional students. Alternative Fees, therefore, will be used to fund (i) new elementary school, junior high school, and high school facilities, (ii) expansion of existing elementary school, junior high school, and high school facilities, and (iii) other upgrades to existing school facilities, but only to the extent that such items are needed to accommodate the Projected Unhoused Students generated from Future Units and to the extent that the use of the Alternative Fees on such items is permitted by applicable law.

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**EXHIBIT A**

**Updated SAB Form 50-01**



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

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

SCHOOL DISTRICT Fremont Unified School District	FIVE DIGIT DISTRICT CODE NUMBER (see California Public School Directory) 61176
COUNTY Alameda	HIGH SCHOOL ATTENDANCE AREA (HSAA) OR SUPER HSAA (if applicable) N/A

Check one: ☐ Fifth-Year Enrollment Projection ☒ Tenth-Year Enrollment Projection

HSAA Districts Only - Check one: ☐ Attendance ☐ Residency

☐ Residency - COS Districts Only - (Fifth Year Projection Only)

☐ Modified Weighting (Fifth-Year Projection Only)

☐ Alternate Weighting - (Fill in boxes to the right):

3rd Prev. to 2nd Prev.	2nd Prev. to Prev.	Previous to Current

Part G. Number of New Dwelling Units  
 (Fifth-Year Projection Only)

Part H. District Student Yield Factor  
 (Fifth-Year Projection Only)

Part A. K-12 Pupil Data

Grade	7th Prev. 2010 / 2011	6th Prev. 2011 / 2012	5th Prev. 2012 / 2013	4th Prev. 2013 / 2014	3rd Prev. 2014 / 2015	2nd Prev. 2015 / 2016	Previous 2016 / 2017	Current 2017 / 2018
K	2561	2394	2613	2713	2883	3036	3168	3192
1	2582	2664	2599	2613	2575	2617	2675	2807
2	2497	2606	2671	2639	2617	2622	2643	2660
3	2422	2478	2642	2659	2638	2680	2632	2676
4	2330	2436	2493	2641	2666	2664	2622	2602
5	2416	2326	2483	2516	2651	2683	2626	2624
6	2247	2461	2328	2474	2507	2657	2655	2594
7	2349	2170	2414	2284	2409	2442	2598	2633
8	2312	2284	2161	2442	2278	2408	2442	2571
9	2498	2374	2365	2285	2529	2337	2457	2512
10	2420	2467	2330	2368	2274	2506	2308	2446
11	2324	2288	2399	2260	2244	2172	2415	2238
12	2289	2176	2186	2282	2193	2213	2145	2347
<b>TOTAL</b>	<b>31247</b>	<b>31124</b>	<b>31684</b>	<b>32176</b>	<b>32464</b>	<b>33037</b>	<b>33386</b>	<b>33902</b>

Part B. Pupils Attending Schools Chartered By Another District

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

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

Grade	7th Prev.	6th Prev.	5th Prev.	4th Prev.	3rd Prev.	2nd Prev.	Previous	Current
9	32	26	20	0	1	0	0	0
10	69	55	57	10	14	11	5	6
11	81	80	67	66	73	75	48	60
12	40	98	105	140	119	118	108	101
<b>TOTAL</b>	<b>222</b>	<b>259</b>	<b>249</b>	<b>216</b>	<b>207</b>	<b>204</b>	<b>161</b>	<b>167</b>

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

	Elementary	Secondary	TOTAL
Non-Severe	355	395	750
Severe	366	274	640
<b>TOTAL</b>	<b>721</b>	<b>669</b>	

Part E. Special Day Class Pupils - (County Superintendent of Schools Only)

7th Prev.	6th Prev.	5th Prev.	4th Prev.	3rd Prev.	2nd Prev.	Previous	Current
2010 / 2011	2011 / 2012	2012 / 2013	2013 / 2014	2014 / 2015	2015 / 2016	2016 / 2017	2017 / 2018

Part F. Birth Data - (Fifth-Year Projection Only)

☐ County Birth Data ☐ Birth Data by District ZIP Codes ☐ Estimate ☐ Estimate ☐ Estimate

8th Prev.	7th Prev.	6th Prev.	5th Prev.	4th Prev.	3rd Prev.	2nd Prev.	Previous	Current

Part I. Projected Enrollment

1. Fifth-Year Projection

Enrollment/Residency - (except Special Day Class pupils)

K-6	7-8	9-12	TOTAL

Special Day Class pupils only - Enrollment/Residency

	Elementary	Secondary	TOTAL
Non-Severe			
Severe			
<b>TOTAL</b>			

2. Tenth-Year Projection

Enrollment/Residency - (except Special Day Class pupils)

K-6	7-8	9-12	TOTAL
26358	6402	11484	44244

Special Day Class pupils only - Enrollment/Residency

	Elementary	Secondary	TOTAL
Non-Severe	488	474	962
Severe	504	329	833
<b>TOTAL</b>	<b>992</b>	<b>803</b>	

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

- I am designated as an authorized district representative by the governing board of the district.
- If the district is requesting an augmentation in the enrollment projection pursuant to Regulation Section 1859.42.1 (a), the local planning commission or approval authority has approved the tentative subdivision map used for augmentation of the enrollment and the district has identified dwelling units in that map to be contracted. All subdivision maps used for augmentation of enrollment are available at the district for review by the Office of Public School Construction (OPSC).
- This form is an exact duplicate (verbatim) of the form provided by the Office of Public School Construction. In the event a conflict should exist, then the language in the OPSC form will prevail.

NAME OF DISTRICT REPRESENTATIVE (PRINT OR TYPE)

John Chwastyk

SIGNATURE OF DISTRICT REPRESENTATIVE

DATE

4/6/18

TELEPHONE NUMBER

(510) 659-2559 x 12445

E-MAIL ADDRESS

jchwastyk@fremont.k12.ca.us



**EXHIBIT B**

**Updated SAB Form 50-02**

**EXISTING SCHOOL BUILDING CAPACITY**

SAB 50-02 (Rev. 09/02) Excel (Rev. 11/21/2002)

SCHOOL DISTRICT

FREMONT UNIFIED

COUNTY

ALAMEDA

FIVE DIGIT DISTRICT CODE NUMBER (see California Public School Directory)

61176

HIGH SCHOOL ATTENDANCE AREA (HSAA) OR SUPER HSAA, (if applicable)

**PART I - Classroom Inventory** ☐ NEW ☐ ADJUSTED

	K-6	7-8	9-12	Non-Severe	Severe	Total
Line 1. Leased State Relocatable Classrooms						
Line 2. Portable Classrooms leased less than 5 years	11	3	5			19
Line 3. Interim Housing Portables leased less than 5 years						
Line 4. Interim Housing Portables leased at least 5 years						
Line 5. Portable Classrooms leased at least 5 years						
Line 6. Portable Classrooms owned by district	261	41	37			339
Line 7. Permanent Classrooms	513	135	316	43	11	1,018
Line 8. Total (Lines 1 through 7)	785	179	358	43	11	1,376

**PART II - Available Classrooms****Option A**

	K-6	7-8	9-12	Non-Severe	Severe	Total
a. Part I, line 4						
b. Part I, line 5						
c. Part I, line 6	261	41	37			339
d. Part I, line 7	513	135	316	43	11	1,018
e. Total (a, b, c, & d)	774	176	353	43	11	1,357

**Option B**District chooses  
Opt. B

	K-6	7-8	9-12	Non-Severe	Severe	Total
a. Part I, line 8	785	179	358	43	11	1,376
b. Part I, lines 1,2,5 and 6 (total only)						358
c. 25 percent of Part I, line 7 (total only)						255
d. Subtract c from b (enter 0 if negative)	78	13	12			103
e. Total (a minus d)	707	166	346	43	11	1,273

**PART III - Determination of Existing School Building Capacity**

	K-6	7-8	9-12	Non-Severe	Severe
Line 1. Classroom capacity	17,575	4,482	9,342	559	99
Line 2. SER adjustment	1,061			19	3
Line 3. Operational Grants					
Line 4. Greater of line 2 or 3	1,061			19	3
Line 5. Total of lines 1 and 4	18,736	4,482	9,342	578	102

I certify, as the District Representative, that the information reported on this form is true and correct and that:

I am designated as an authorized district representative by the governing board of the district; and,

This form is an exact duplicate (verbatim) of the form provided by the Office of Public School Construction (OPSC).

In the event a conflict should exist, then the language in the OPSC form will prevail.

SIGNATURE OF DISTRICT REPRESENTATIVE

Theresa Jain

DATE

5-2-2008

**EXHIBIT C**

**Updated SAB Form 50-03**

**ELIGIBILITY DETERMINATION**

OFFICE OF PUBLIC SCHOOL CONSTRUCTION

SAB 50-03 (Rev. 01/03) Excel (Rev. 4/29/2003)

Page 4 of 4

SCHOOL DISTRICT <b>FREMONT UNIFIED</b>	FIVE DIGIT DISTRICT CODE NUMBER (see California Public School Directory) <b>61176</b>
BUSINESS ADDRESS <b>4210 Technology Drive</b>	HIGH SCHOOL ATTENDANCE AREA (HSAA) OR SUPER HSAA (if applicable)
CITY <b>Fremont, CA 94537-5008</b>	COUNTY <b>ALAMEDA</b>

**Part I - The following individual(s) have been designated as district representative(s) by school board minutes:**

DISTRICT REPRESENTATIVE <b>Douglas Gephart</b>	TELEPHONE NUMBER <b>(510) 659-2542</b>	E-MAIL ADDRESS <b>dgephart@mail.fremont.k12.ca.us</b>
DISTRICT REPRESENTATIVE <b>Ms. Therese Gain</b>	TELEPHONE NUMBER <b>(510) 979-7700</b>	E-MAIL ADDRESS <b>tgain@mail.fremont.k12.ca.us</b>

**Part II - New Construction Eligibility** ☐ NEW ☒ ADJUSTED

	K-6	7-8	9-12	Non-Severe	Severe
1. Projected Enrollment (Part G, Form SAB 50-01)	17,505	4,633	9,524	1,011	113
2. Existing School Building Capacity (Part III, line 5 of Form SAB 50-02)	18,736	4,482	9,342	578	102
3. New Construction Baseline Eligibility (line 1 minus line 2)	(1,231)	151	182	433	11
4. Adjustment to the baseline eligibility.					
5. Adjusted Baseline Eligibility (line 3 plus or minus line 4)					

**Part III - Modernization Eligibility** ☐ NEW ☐ ADJUSTED**1. SCHOOL NAME:**

Option A	K-6	7-8	9-12	Non-Severe	Severe
2. Permanent classrooms at least 25 years old					
3. Portable classrooms at least 20 years old					
4. Total (lines 2 and 3)					
5. Multiply line 4 by: 25 for K-6, 27 for 7-8 and 9-12; 13 for non-severe and 9 for severe					
6. CBEDS enrollment at school					
7. Modernization eligibility (lesser of the totals of line 5 or 6)					

**Option B**

2. Permanent space at least 25 years old (report by classroom or square footage)						
3. Portable space at least 20 years old (report by classroom or square footage)						
4. Total (lines 2 and 3)						
5. Remaining permanent and portable space (report by classroom or square footage)						
6. Total (lines 4 and 5)						
7. Percentage (divide line 4 by line 6)			0%			
		K-6	7-8	9-12	Non-Severe	Severe
8. CBEDS enrollment at school site						
9. Modernization eligibility (multiply line 7 by each grade group on line 8)						

I certify, as the District Representative, that the information reported on this form is true and correct and that:

I am designated as an authorized district representative by the governing board of the district; and:

A resolution or other appropriate documentation supporting this application under Chapter 12.5, Part 10, Division 1, commencing with Section 17070.10, et seq., of the Education Code was adopted by the School District's Governing Board

on 12-12-2007; and,

This form is an exact duplicate (verbatim) of the form provided by the Office of Public School Construction (OPSC). In the event a conflict should exist, then the language in the OPSC form will prevail.

SIGNATURE OF DISTRICT REPRESENTATIVE

DATE

Therese Gain 5-2-2008

**EXHIBIT D**

**Eligibility Determination from the SAB**



California Department of  
General Services

CA.gov | DGS | OPSC | Project Tracking

PROJECT TRACKING

PTN GENERATOR

REPORTS

PTN HELP

## Project Main Page

[Return to Search Results](#)

DSA eTracker: **01-107314**  
 Application: 50/61176-00-001  
 County: Alameda  
 District: Fremont Unified  
 Site: MISSION VALLEY ROP CAREER TECH TRAINING  
 Cnter  
 District Rep: Mr. John Chwastyk

[Details](#)

[Fund Releases](#)

[Budget Summary](#)

[Transaction Detail](#)

[Modernization Eligibility](#)

[New Construction Eligibility](#)

District Code	Attendance Area	Original SAB Approval Date			Recent SAB Approval
61176	0	5/28/2008			12/6/2017
SAB 50-03 New Construction Eligibility Information					
New Constr uction Baseline Eligibility					
Grade Level:	K - 6	7 - 8	9 - 12	Non-Severe	Severe
Established Eligibility:	-1231	151	182	433	11
SAB Approvals/Adjustments:	10027	1778	1701	-47	786
Remaining Eligibility:	8796	1929	1883	386	797
SAB 50-03 Eligibility Document S tatus/Dat es					
Status:	PM Complete				
Date Signed:	12/14/2007				
Date Received:	12/17/2007				
SAB Approval Date:	5/28/2008				

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**EXHIBIT E**

**Summary of School Facility Planning Policies and Estimates of  
Actual School Facility Costs**

**FREMONT UNIFIED SCHOOL DISTRICT****School Facility Cost Impacts per Residential Square Foot**

May 2018

**School Facility Costs**

School Level	Site Acquisition Cost	Facility Construction	Total Cost
Elementary School	\$51,100,000	\$52,761,695	\$103,861,695
Junior High School	\$88,200,000	\$92,706,401	\$180,906,401
High School	\$194,950,000	\$189,853,488	\$384,803,488

**Costs per Student**

School Level	Total Cost	Students Housed	Cost per Student
Elementary School	\$103,861,695	900	\$115,402
Junior High School	\$180,906,401	1,500	\$120,604
High School	\$384,803,488	2,400	\$160,335

**School Facility Cost Impacts per Residential Unit**

School Level	Cost per Student	Weighted Average SGR	Cost per Unit
Elementary School	\$115,402	0.1693	\$19,543
Junior High School	\$120,604	0.0371	\$4,480
High School	\$160,335	0.0572	\$9,176
<b>Total School Facility Cost Impact</b>			<b>\$33,199</b>
Average Square Footage <sup>[1]</sup>			1,455
<b>School Facility Cost Impact per Square Foot</b>			<b>\$22.82</b>
<i>[1] See Table 17 of the Analysis.</i>			

**FREMONT UNIFIED SCHOOL DISTRICT****Summary of Estimated Costs****Elementary School****May 2018**

<b>A. Site</b>			<b>\$51,220,000</b>
	Purchase Price of Property	\$51,100,000	
	Acres <sup>[1]</sup> :	14.6	
	Cost/Acre:	\$3,500,000	
	CEQA Compliance/EIR	\$100,000	
	Appraisals	\$10,000	
	Surveys	\$5,000	
	Escrow/Title	\$5,000	
	<i>[1] Assumes net usable acres. Acreage recommendation based on the revised "School Site Analysis and Development Handbook" as of 2000.</i>		
<b>B. Plans</b>			<b>\$2,698,313</b>
	Architect's Fee	\$2,431,875	
	Preliminary Tests	\$20,000	
	DSA/SDE Plan Check	\$226,438	
	Energy Fee Analysis	\$15,000	
	Other	\$5,000	
<b>C. Construction</b>			<b>\$44,887,500</b>
	(Includes Construction, Site Development, General Site Development, and Technology)		
	Square Feet / Student	95	
	Cost / Square Feet	\$525	
<b>D. Tests</b>			<b>\$50,000</b>
<b>E. Inspection</b>			<b>\$144,000</b>
	(\$12,000 per month for 12 months)		
<b>F. Furniture and Equipment</b>			<b>\$709,650</b>
	(\$5 per Square Foot, includes Cost Index Adjustment of 66%)		
<b>G. Contingency</b>			<b>\$1,497,642</b>
	(\$2,000 + 1.5% of items A-F)		
<b>H. Items Not Funded by the State</b>			<b>\$2,654,590</b>
	Technology (5% of Construction)	\$2,244,375	
	Library Books (8 books/student @ \$15)	\$108,000	
	Landscaping (\$0.44/sq. ft x 14.6 acres)	\$279,829	
	Landscape Architect Fees (8% of Landscaping)	\$22,386	
<b>I. Total Estimated Cost</b>			<b>\$103,861,695</b>

Summary	
School Facilities Capacity - Traditional Calendar	900
School Facilities Cost per Student - Traditional Calendar	\$115,402

**FREMONT UNIFIED SCHOOL DISTRICT****Summary of Estimated Costs****Junior High School**

May 2018

<b>A. Site</b>			<b>\$88,255,000</b>
	Purchase Price of Property	\$88,200,000	
	Acres <sup>[1]</sup> :	25.2	
	Cost/Acre:	\$3,500,000	
	CEQA Compliance/EIR	\$25,000	
	Appraisals	\$12,000	
	Surveys	\$8,000	
	Escrow/Title	\$10,000	
	<i>[1] Assumes net usable acres. Acreage recommendation based on the revised "School Site Analysis and Development Handbook" as of 2000.</i>		
<b>B. Plans</b>			<b>\$4,598,250</b>
	Architect's Fee	\$4,125,000	
	Preliminary Tests	\$45,000	
	DSA/SDE Plan Check	\$395,750	
	Energy Fee Analysis	\$25,000	
	Other	\$7,500	
<b>C. Construction</b>			<b>\$78,750,000</b>
	(Includes Construction, Site Development, General Site Development, and Technology)		
	Square Feet / Student	100	
	Cost / Square Feet	\$525	
<b>D. Tests</b>			<b>\$180,000</b>
<b>E. Inspection</b>			<b>\$324,000</b>
	(\$12,000 per month for 18 months x 1.5 inspectors)		
<b>F. Furniture and Equipment</b>			<b>\$1,494,000</b>
	(\$6 per Square Foot, includes Cost Index Adjustment of 66%)		
<b>G. Contingency</b>			<b>\$2,606,019</b>
	(\$2,000 + 1.5% of items A-F)		
<b>H. Items Not Funded by the State</b>			<b>\$4,699,132</b>
	Technology (5% of Construction)	\$3,937,500	
	Library Books (8 books/student @ \$20)	\$240,000	
	Landscaping (\$0.44/sq. ft. x 25.2 acres)	\$482,993	
	Landscape Architect Fees (8% of Landscaping)	\$38,639	
<b>I. Total Estimated Cost</b>			<b>\$180,906,401</b>

Summary	
School Facilities Capacity - Traditional Calendar	1,500
School Facilities Cost per Student - Traditional Calendar	\$120,604

**FREMONT UNIFIED SCHOOL DISTRICT****Summary of Estimated Costs****High School****May 2018****A. Site** **\$195,027,000**

Purchase Price of Property	\$194,950,000
Acres <sup>[1]</sup> :	55.7
Cost/Acre :	\$3,500,000
CEQA Compliance/EIR	\$35,000
Appraisals	\$15,000
Surveys	\$12,000
Escrow/Title	\$15,000

[1] Assumes net usable acres. Acreage recommendation based on the revised "School Site Analysis and Development Handbook" as of 2000.

**B. Plans** **\$8,962,000**

Architect's Fee	\$8,062,500
Preliminary Tests	\$70,000
DSA/SDE Plan Check	\$789,500
Energy Fee Analysis	\$30,000
Other	\$10,000

**C. Construction** **\$157,500,000**

(Includes Construction, Site Development, General Site Development, and Technology)

Square Feet / Student	125
Cost / Square Feet	\$525

**D. Tests** **\$350,000****E. Inspection** **\$576,000**

(\$12,000/month x 24 months x 2 inspectors)

**F. Furniture and Equipment** **\$3,486,000**

(\$7 per Square Foot, includes Cost Index Adjustment of 66%)

**G. Contingency** **\$5,490,515**

(\$2,000 + 1.5% of items A-F)

**H. Items Not Funded by the State** **\$13,411,973**

Technology (5% of Construction)	\$7,875,000
Library Books (8 books/student @ \$20)	\$384,000
Landscaping (\$0.44/sq. ft. x 55.7 acres)	\$1,067,568
Landscape Architect Fees (8% of Landscaping)	\$85,405
Stadium/Track	\$4,000,000

**I. Total Estimated Cost** **\$384,803,488**

Summary	
School Facilities Capacity - Traditional Calendar	2,400
School Facilities Cost per Student - Traditional Calendar	\$160,335

**EXHIBIT F**

**Information on Measure E**



## Bond Measure E - Fremont USD

Completed Precincts: 110 of 110  
Under Votes: 718  
Over Votes: 7

BONDS YES	15,971	61.18%
BONDS NO	10,135	38.82%

## Measure G - Livermore Valley JUSD

Completed Precincts: 82 of 82  
Under Votes: 329  
Over Votes: 6

YES	11,338	72.41%
NO	4,321	27.59%

## Bond Measure H - Piedmont USD

Completed Precincts: 6 of 6  
Under Votes: 71  
Over Votes: 1

BONDS YES	1,801	47.66%
BONDS NO	1,978	52.34%

**EXHIBIT G**

**Bonding Capacity Calculation**

**FREMONT UNIFIED SCHOOL DISTRICT****Bonding Capacity Calculation****Fiscal Year 2017/2018**

<b>Description</b>		<b>Value</b>
(1)	Taxable property of the district including all unitary and operating non-unitary property for the 2017/2018 equalized roll <sup>[1]</sup> .	\$47,341,341,941
(2)	Enter applicable percentage bond debt limit Section 15102 (School District) 1.25% Section 15108 (Unified School District) 2.5%	2.50%
(3)	<b>Bonding capacity</b>	<b>\$1,183,533,549</b>
(4)	Senate Bill 50 local bonding capacity threshold 15% of District's local bonding capacity	\$177,530,032
(5)	Senate Bill 50 local bonding capacity threshold 30% of District's local bonding capacity	\$355,060,065

[1] Source: Alameda County Office of the Auditor-Controller

**EXHIBIT H**

**Correspondence with the City**



# COOPERATIVE STRATEGIES

COMPLETE FINANCIAL & DEMOGRAPHIC PLANNING FOR EDUCATION

March 8, 2018

Ingrid Rademaker  
Principal Planner  
City of Fremont  
39550 Liberty Street  
Fremont, CA 94538

**Re: Residential Development Projections within Fremont Unified School District Boundaries**

Dear Ms. Rademaker,

Cooperative Strategies, LLC is in the process of revising the School Facilities Needs Analysis ("SFNA") for the Fremont Unified School District ("School District"). Pursuant to Section 65995.5(c)(3) of the Government Code, one component of the SFNA is an estimate of the number, type, and square footage of expected future residential units ("Future Units") to be constructed in the area of the City of Fremont ("City") served by the School District **over the next five (5) years.**

Projections regarding the Future Units to be constructed within the area of the City served by the School District are shown on the following page. Based on information obtained from the City and the School District, Cooperative Strategies has prepared Future Unit estimates and Future Unit square footage estimates for the School District. Cooperative Strategies would like to provide the City with the opportunity to review, and if necessary, modify these projections. Please complete the attached page ("Certificate") and return to Cooperative Strategies by **March 22, 2018.**

Ms. Rademaker, should you have any questions regarding the projections please contact me at 949.250.8343. We sincerely appreciate your assistance in providing this information and look forward to hearing from you soon.

Sincerely,

Andrew Bishop  
Associate Director

In its efforts to assist Cooperative Strategies, LLC in preparing the SFNA in accordance with the guidelines of Section 65995.5(c)(3) of the Government Code for the Fremont Unified School District, the City of Fremont ("City"):

\_\_\_The City concurs with the previous residential development projections as provided below:

Unit Type	Projected Number of Units <sup>[1]</sup>	Estimated Average Square Footage per Unit
Single Family Detached (i.e. single family home)	363	2,700
Single Family Attached (e.g. condos, duplexes, townhomes, etc.)	261	1,650
Multifamily (i.e. apartments)	7,454	1,050

[1] Excludes units designated as age restricted (i.e. requiring residents to be at least 55 years of age).

\_\_\_The residential development projected by the City is listed below:

Unit Type	Projected Number of Units <sup>[1]</sup>	Estimated Average Square Footage per Unit
Single Family Detached (i.e. single family home)		
Single Family Attached (e.g. condos, duplexes, townhomes, etc.)		
Multifamily (i.e. apartments)		

[1] Excludes units designated as age restricted (i.e. requiring residents to be at least 55 years of age).

Signed, \_\_\_\_\_, of the City of Fremont on \_\_\_\_\_.

Printed Name: \_\_\_\_\_  
Title: \_\_\_\_\_





*Community Development Department*

39550 Liberty Street | P.O. Box 5006, Fremont, CA 94537-5006

[www.fremont.gov](http://www.fremont.gov)

March 27, 2018

**Cooperative Strategies**

8955 Research Drive

Irvine, CA 92618

Attn: Andrew Bishop, Senior Director

Mr. Bishop:

In response to your request for review and input on future unit estimates and future projected unit square footages by housing type, please see attached form. Additional clarification regarding our input on projected units and square footage is provided below.


**Projected Units:** The City's projections for number of units to be developed over a five-year timeframe is based on our most recent Development Activity Map and Table, assessment of development applications received and approved subsequent to the most recent Development Activity update, and further confirmation with project planners on project status.

The projections do not include Preliminary Review Procedure (PRP) applications as these are not official entitlement applications, nor does it include development potential allowed through the Downtown Community Plan as that would be speculative. It also excludes residential development in the Warm Springs/South Fremont Community Plan Area as that development has already been mitigated through separate agreement with the School District.

**Average Unit Square Footage:** The projected average square footage is based on a sampling of projects by unit type (Single-family detached, attached and multi-family) and is derived from the information provided to us by the architect/applicant on their development entitlement plans, which would not typically include hallways, elevators, or corridors, etc.

If you have any questions, please feel free to contact me at (510) 949-4543 or [irademaker@fremont.gov](mailto:irademaker@fremont.gov)

Sincerely,

  
Ingrid Rademaker, Principal Planner  
Fremont Planning Division



*Building Inspection*  
510 494-4400 *ph*

*Building Permits*  
510 494-4460 *ph*

*Community Preservation*  
510 494-4430 *ph*

*Housing*  
510 494-4500 *ph*

*Planning*  
510 494-4440 *ph*

In its efforts to assist Cooperative Strategies, LLC in preparing the SFNA in accordance with the guidelines of Section 65995.5(c)(3) of the Government Code for the Fremont Unified School District, the City of Fremont ("City"):

\_\_\_ The City concurs with the previous residential development projections as provided below:

Unit Type	Projected Number of Units <sup>(1)</sup>	Estimated Average Square Footage per Unit
Single Family Detached (i.e. single family home)	363	2,700
Single Family Attached (e.g. condos, duplexes, townhomes, etc.)	261	1,650
Multi-family (i.e. apartments)	7,454	1,050

[1] Excludes units designated as age restricted (i.e. requiring residents to be at least 55 years of age).

\_\_\_ The residential development projected by the City is listed below:

Unit Type	Projected Number of Units <sup>(1) (2) (3) (4)</sup>	Estimated Average Square Footage per Unit <sup>(5)</sup>
Single Family Detached (i.e. single family home)	476	2,383
Single Family Attached (e.g. condos, duplexes, townhomes, etc.)	793	1,798
Multi-family (i.e. apartments)	1,846	1,132

[1] Excludes units designated as age restricted (i.e. requiring residents to be at least 55 years of age).

[2] Excludes Preliminary Review Procedure (PRP) applications as these are not entitlement applications. PRP's allow applicants to get feedback on development projects prior to submitting for development approval. A PRP is not an indication that the project would automatically be submitted for entitlement and often times PRP's do not materialize into entitlement applications if the proposal is not feasible.

[3] Excludes 4,000 residential units being constructed as part of and in compliance with the Warm Springs/South Fremont Community Plan, as a new elementary school was approved to be built and additional school impact fees paid for middle school/high school to accommodate new residential development in the Community Plan area and school/fees being paid for by residential developers under separate agreement with the School District.

[4] Excludes units anticipated as part of the Downtown Community Plan, unless, the City has received a development application for such units. Development potential anticipated as part of the Downtown Community Plan is based on allowed residential uses in the Plan Area, but would not be an indication of what would necessarily develop over projected five-year period.

[5] Projections for average square footage of units by housing type are based on a sampling of projects for each housing type. For square footage projections, the City does not calculate square footage for each floor plan in each development project. Projections are based on information provided by the applicant and do not typically include hallways, elevators, or corridors, etc.

Signed, Ingrid Rademaker, of the City of Fremont on March 29, 2018

Printed Name: INGRID RADEMAKER

Title: PRINCIPAL PLANNER

**EXHIBIT I**

**Residential Reconstruction**

Residential reconstruction is the act of replacing existing residential structures with new residential construction, which may consist of the same residential unit type (e.g. single family replaced with single family) or may consist of different residential unit types (e.g., single family detached versus multifamily, etc.).

Residential reconstruction consists of voluntarily demolishing existing residential units and replacing them with new residential development. To the extent Reconstruction increases the residential square footage beyond what was demolished ("New Square Footage"), the increase in square footage is subject to the applicable Alternative No. 2 Fee or Alternative No. 3 Fee as such construction is considered new residential development. As for the amount of square footage constructed that replaces only the previously constructed square footage ("Replacement Square Footage"), the determination of the applicable fee, if any, is subject to a showing that the Replacement Square Footage results in an increase in student enrollment and, therefore, an additional impact being placed on the School District to provide school facilities for new student enrollment.

As of the date of this Analysis, the large-scale Reconstruction of residential development within the School District has not occurred to the point where statistically significant data can be utilized to determine if Replacement Square Footage increases student enrollment. Therefore, prior to the imposition of fees on Replacement Square Footage, the School District may undertake an analysis on any future proposed project(s) and may amend/update this Analysis. Such analysis will examine the extent to which an increase in enrollment can be expected from Replacement Square Footage due to any differential in student generation rates as identified in the Analysis for the applicable unit types between existing square footage and Replacement Square Footage. To the extent it can be demonstrated that Replacement Square Footage will increase student enrollment, the School District may then impose a fee on the Replacement Square Footage. This fee amount on Replacement Square Footage shall be calculated by determining the cost impacts associated with any growth in student enrollment from the Replacement Square Footage. Any such fee that is calculated for the Replacement Square Footage shall not exceed the Alternative No. 2 Fee or Alternative No. 3 Fee that is in effect at such time.

**EXHIBIT J**

**Updated School Facilities Capacity Calculation**

**FREMONT UNIFIED SCHOOL DISTRICT****School Facilities Capacity Calculation**

<b>Application</b>	<b>Item</b>	<b>Elementary School</b>	<b>Junior High School</b>	<b>High School</b>
N/A	SAB Form 50-02	18,736	4,482	9,342
N/A	Non-Severe/Severe Capacity	366	105	209
N/A	Relocatables Leased - 2016	225	243	162
N/A	Relocatables Leased - 2017	0	135	81
N/A	Classrooms Constructed - 2017	400	0	486
50/61176-00-001	Mission Valley ROP	0	151	182
50/61176-00-002	Ardenwood Elementary	0	60	0
<b>Total Capacity</b>	<b>N/A</b>	<b>19,727</b>	<b>5,176</b>	<b>10,462</b>

**EXHIBIT K**

**Matriculation of Surplus Seats**

**FREMONT UNIFIED SCHOOL DISTRICT**

**Matriculation of Surplus Seats**

**Actual and Projected School Students from Existing Units**

<b>Grade Level</b>	<b>School Year 2017/2018</b>	<b>School Year 2018/2019</b>	<b>School Year 2019/2020</b>	<b>School Year 2020/2021</b>	<b>School Year 2021/2022</b>	<b>School Year 2022/2023</b>
Transitional Kindergarten	556	556	556	556	556	556
Kindergarten	2,747	2,747	2,747	2,747	2,747	2,747
Grade 1	2,893	2,747	2,747	2,747	2,747	2,747
Grade 2	2,752	2,893	2,747	2,747	2,747	2,747
Grade 3	2,758	2,752	2,893	2,747	2,747	2,747
Grade 4	2,691	2,758	2,752	2,893	2,747	2,747
Grade 5	2,705	2,691	2,758	2,752	2,893	2,747
Grade 6	2,677	2,705	2,691	2,758	2,752	2,893
Grade 7	2,750	2,677	2,705	2,691	2,758	2,752
Grade 8	2,675	2,750	2,677	2,705	2,691	2,758
Grade 9	2,612	2,675	2,750	2,677	2,705	2,691
Grade 10	2,558	2,612	2,675	2,750	2,677	2,705
Grade 11	2,404	2,558	2,612	2,675	2,750	2,677
Grade 12	2,612	2,404	2,558	2,612	2,675	2,750
<b>Elementary School Students</b>	<b>19,779</b>	<b>19,849</b>	<b>19,891</b>	<b>19,947</b>	<b>19,936</b>	<b>19,931</b>
<b>Junior High School Students</b>	<b>5,425</b>	<b>5,427</b>	<b>5,382</b>	<b>5,396</b>	<b>5,449</b>	<b>5,510</b>
<b>High School Students</b>	<b>10,186</b>	<b>10,249</b>	<b>10,595</b>	<b>10,714</b>	<b>10,807</b>	<b>10,823</b>

**Allocation of Surplus Seats**

<b>Item</b>	<b>School Year 2017/2018</b>	<b>School Year 2022/2023</b>
Actual/Projected Elementary School Students from Existing Units	19,779	19,931
Existing Elementary School Facilities Capacity	19,727	19,727
<b>Excess Elementary School Seats</b>	<b>(52)</b>	<b>(204)</b>
Actual/Projected Junior High School Students from Existing Units	5,425	5,510
Existing Junior High School Facilities Capacity	5,176	5,176
<b>Excess Junior High School Seats</b>	<b>(249)</b>	<b>(334)</b>
Actual/Projected High School Students from Existing Units	10,186	10,823
Existing High School Facilities Capacity	10,462	10,462
<b>Excess High School Seats</b>	<b>276</b>	<b>(361)</b>



**EXHIBIT L**

**Surplus Site Determination**

Section 65995.6(b)(1) requires the School District to identify and consider any surplus property owned by the School District that may be used as a school site or that is available for sale to finance school facilities. The School District has identified three (3) sites that may fall into this category.

**1. 35068 Fremont Boulevard**

35068 Fremont Boulevard ("Fremont Boulevard Site") is a 32.86 acre site intended for use as a future school site. This site was purchased through the issuance of COPs and cannot be used to reduce the impact of students generated from non-mitigated Future Units, as Alternative Fees from Future Units are anticipated as the revenue stream to finance the repayment of these outstanding COPs. (It should be noted that the School District has insufficient funds to construct a school facility on this site at this time.) Therefore, this site is not available to offset the impact of students generated from non-mitigated Future Units.

**2. Marshall School Site**

5301 Curtis Street ("Marshall School Site") is a 2.62 acre former school site that was closed in 2002. Since 2004, the Marshall School Site has been leased to the Stratford School Fremont Curtis, a private school. The School District has terminated this lease effective June 30, 2018 but has granted an extension up to December 31, 2018, if needed by the tenant. The School District intends to use the facility to house its Spanish Dual Immersion program beginning in school year 2019/2020. This school site has been included in the capacity identified on SAB Form 50-02 (Exhibit B) and included in the capacity calculation (Exhibit J) due to the School District's planned reuse of this facility. Therefore, this site is not available to offset the impact of students generated from non-mitigated Future Units.

**3. Donated Land from Patterson Family**

Ten (10) acres of land was donated to the School District by the Patterson Family adjacent to the Patterson Ranch development. Based on a review by the School District's environmental assessor, due to a 42 inch water line which services the City of Hayward and crosses through the parcel, this site has been deemed unusable for a future school facility. The School District is currently considering several options for this property, including the construction of non-education related facilities in the future. Based on grant deed of this property, this site has an estimated value of \$6,597,904. The School District will consider the value of this site to offset the impact of non-mitigated Future Units. This potential funding will be discussed further in Exhibit L.

**EXHIBIT M**

**Identification and Consideration of Local Funding Sources per Section  
65995.5(c)(2) and Section 65995.6(b)(3)**

Section 65995.6(b)(3) requires the School District to identify and consider any local sources other than fees, charges, dedications, or other requirements that can be used to offset the cost impacts of Future Units. Additionally, Section 65995.5(c)(2) requires the School District to subtract the amount of Local Funds, which includes commercial/industrial school fees, that the governing board has dedicated to facilities necessitated by Future Units. What follows is a summary of potential local sources, including Local Funds that were evaluated for reducing such impact.

## **1. Lease Financings**

Lease financings are a means of financing facilities through a pledge of lease payments, as opposed to a new revenue source, i.e., Certificates of Participation ("COPs"), Lease Revenue Bonds ("LRBs"), etc. All lease payments associated with lease financings must be paid by the issuing school district through its existing sources of revenue. The lease payments are secured by the issuing school district's general fund.

On May 7, 2015 the School District issued \$54,570,000 in COPs. These COPs were used to purchase the Fremont Boulevard Site (Exhibit K) which is intended for a future school facility. Therefore, no COPs proceeds remain to offset the impact of the unhoused students projected to be generated from non-mitigated Future Units.

On February 1, 2017 the School District issued \$12,380,000 in COPs. These COPs were issued for the purchase and improvement of the former Timothy Rix Elementary School ("Rix Center"), which had, until recently, been operated as a preschool by Kidango. Rix Center consists of 17 classrooms which the School District intends to use for its special education preschool. This site will serve as an expansion of the special education preschool program due to the growing population of special education students at the preschool level. Therefore, no funds are available from this source to offset the impact of students generated from non-mitigated Future Units.

## **2. General Obligation Bonds**

General Obligation ("GO") bonds are secured by the full faith, credit and taxing power of the issuing school district. A GO bond constitutes debts of the issuer and generally requires 2/3 approval by election prior to issuance; however, a Proposition 39 GO bond is approved by 55 percent of the votes. In return for a lower voter approval threshold under Proposition 39, the issuing school district (i) must identify a specific list of school facility projects, (ii) has limitations on the rate of maximum tax levy, and (iii) upon approval, the expenditures are monitored and audited by a citizens' oversight committee annually. Voter approval grants the school district the right to levy additional *ad valorem* taxes on all taxable property within its jurisdiction in order to pay debt service on the GO bonds.

On June 3, 2014, the voters of the School District approved Measure E, which authorized the issuance of \$650,000,000 in GO bonds. Of the \$650,000,000 to be issued, \$144,511,394 has been identified for the construction of new classrooms at existing school facilities once all series of bonds have been issued. The School District has already issued the 2014 General Election Bonds, Series A in the amount of \$140,000,000 and 2014 General Election Bonds, Series B in the amount of \$130,000,000. Of the cumulative \$270,000,000 issued, \$117,524,501 was earmarked for new construction to add additional capacity to existing school facilities. Of the \$117,524,501 available for new construction, \$57,637,582 has already been expended on additional capacity at various schools throughout the School District, whose capacity has been included in this Analysis, resulting in \$59,886,919 remaining for new construction projects from Series A and B. Therefore, \$59,886,919 is available to offset the impact of students generated from non-mitigated Future Units over the next five (5) years.

**3. Redevelopment Pass-Throughs**

California redevelopment law allows school districts to share in tax increment income via pass-through agreements with local redevelopment agencies. The passage of AB X1 26 eliminated redevelopment agencies as of February 1, 2012 and replaced them with successor agencies. Though redevelopment agencies have been eliminated, local educational agency's pass-through entitlements remain.

The School District does not currently have any pass-through agreements with any redevelopment agencies.

**4. Community Facilities Districts**

The Mello-Roos Community Facilities Act provides an alternative method for public agencies to fund facilities with useful lives of five (5) years or more. The Community Facilities District ("CFD") is a financing entity through which a local government is authorized to levy special taxes to pay debt service on issued bonds or to pay for the direct construction of facilities. A two-thirds vote of the qualified voters is required to form the CFD.

The School District has not formed any CFDs to date.

5. **School Fees**

Sections 17620 *et seq.* of the Education Code gives school districts the authority to collect statutory school fees ("School Fees") from commercial and industrial development if a justification study is prepared and certain nexus findings are made. Section 65995.5(c)(2) requires the School District to identify and consider Local Funds, which includes commercial/industrial School Fees, and to subtract such funds from the total impact created by Future Units, if such Local Funds are available.

The School District currently collects such fees in the amount of \$0.56 per square foot. In the previous five (5) years, the School District collected approximately \$3,561,030 in School Fees from commercial/industrial development. A similar amount of commercial/industrial School Fees can be expected to be received over the following five (5) years. This potential funding will be discussed further below.

6. **Identification of Existing Surplus Local Funds**

As stated in Section III.B, the School District currently has 301 unhoused students from existing residential units. Based on per-student costs calculated in Exhibit E, these existing unhoused students have a cost impact to the School District of \$36,031,300.

Over the next five (5) years, the School District will also need to construct school facilities to house students to be generated from Future Units. Using per-student costs calculated in Exhibit E, providing adequate school facilities to the 788 Projected Unhoused Students identified in Section III.A.3 will have a cost of \$99,197,741. Table M-1 shows a summary of the school facilities needs of the School District.

**Table M-1**  
**Identification of School Facilities Needs (2018\$)**

<b>Item</b>	<b>Amount</b>
Current Unhoused Student Impact	\$36,031,300
Future Unhoused Student Impact	\$99,197,741
<b>Total</b>	<b>\$135,229,041</b>

As stated above, the School District has identified the following local funds: (i) \$59,886,919 in available GO Bond Proceeds, (ii) potential commercial/industrial school fees in the amount of \$3,561,030, and (iii) a potential value of surplus sites in the amount of \$6,597,904. In addition, the School District also plans to pursue State funding for the construction of school facilities to adequately house students generated from existing residential development and Future Units. Based on the current per-pupil grant amounts established by the State and the School District's site costs, the 788 Projected Unhoused Students would generate \$35,607,348 in State funding. Additionally, based on Table 15 of the Analysis, the School District can expect to receive \$35,607,348 from Alternative No. 2 Fees or net Alternative No. 3 Fees after reimbursement to developers of the difference between the Alternative No. 2 Fees and the Alternative No. 3 Fees pursuant to Section 65995.7 on new residential development. Table M-2 summarizes potential funding sources to fund the school facilities needs identified in Table M-1.

**Table M-2**  
**Identification of Local Funds (2018\$)**

<b>Item</b>	<b>Amount</b>
Available GO Bond Proceeds	\$59,886,919
Projected Commercial/Industrial School Fees	\$3,561,030
Potential Value of Surplus School Sites	\$6,597,904
State Funding for Projected Unhoused Students	\$35,607,348
Projected Alternative No. 2 Fees	\$35,607,348
<b>Total</b>	<b>\$141,260,549</b>

As shown in Table M-3, when considering the current and future school needs of the School District, there is currently a \$6,031,508 funding credit. Therefore, the School District does have surplus funds available to offset the cost impact of Future Units.

**Table M-3**  
**Identification of Funding Credit (2018\$)**

<b>Item</b>	<b>Amount</b>
School Facilities Needs	\$135,229,041
Local Funding Sources	(\$141,260,549)
<b>Remaining Funding Shortfall/(Credit)</b>	<b>(\$6,031,508)</b>



**EXHIBIT N**

**Calculation of Additional Grants for General Site Development**

**FREMONT UNIFIED SCHOOL DISTRICT****General Site Development Grant per Student Calculation****1. Calculation of Additional Grant Amount as a percentage of Base Per-Pupil Grant at Each School Level**

School Level	Base Per-Pupil Grant <sup>[1]</sup>	Percent	Additional Grant
Elementary School	\$11,775	6.00%	\$707
Junior High School	\$12,483	6.00%	\$749
High School	\$15,838	3.75%	\$594
<i>[1] Includes Automatic Fire Detection/Sprinkler Grant.</i>			

**2a. Calculation of Total Grant Amount for a New School Facility at Each School Level**

School Level	Grant per New Usable Acre	Site Size	Grant per School Facility
Elementary School	\$18,827	12.8	\$240,986
Junior High School	\$18,827	21.2	\$399,132
High School	\$18,827	46.5	\$875,456

**2b. Calculation of Grant Amount per Student at Each School Level**

School Level	Grant per School Facility	Facility Capacity	Grant per Student
Elementary School	\$240,986	900	\$268
Junior High School	\$399,132	1,500	\$266
High School	\$875,456	2,400	\$365

**3. Determination of Total Grant per Student for General Site Development at Each School Level**

School Level	Additional Grant as a percentage of Base Per-Pupil Grant	Grant per Student	Total Grant for General Site Development
Elementary School	\$707	\$268	\$975
Junior High School	\$749	\$266	\$1,015
High School	\$594	\$365	\$959