



School Facilities Needs Analysis

Fremont Unified School District

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Exhibits

Exhibit A:	Current SAB Form 50-01
Exhibit B:	Current SAB Form 50-02
Exhibit C:	Current SAB Form 50-03
Exhibit D:	Eligibility Determination from the SAB
Exhibit E:	Summary of School Facility Planning Policies and Estimates of Actual School Facility Costs
Exhibit F:	Information on Measure E
Exhibit G:	Bonding Capacity Calculation
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Executive Summary

This School Facilities Needs Analysis ("Analysis") 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 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.

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**

Statutory Requirements	Status
Substantial enrollment as defined in Section 65995.5(b)(3)(A) of its students on a multi-track year-round calendar	Not Met
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	Met
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)	Met
At least 20 percent of the teaching stations are relocatable classrooms	Met

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 (2016\$)**

Fee	Amount per Square Foot
Alternative No. 2 Fee	\$8.19
Alternative No. 3 Fee	\$16.38

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. 2 Fee for those periods when the State has new construction bond funds available and the Alternative No. 3 Fee for those periods when the SAB 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.

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) if the SAB is approving apportionments for new construction funding, and Alternative No. 3 Fees will be required as provided in Section 65995.7(a), if the SAB is not approving apportionments for new construction funding, and subject to the suspension of Alternative No. 3 Fees as set forth in Section 65995.7(a)(3).

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 Section 17070.10 of the Education Code. 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 December 14, 2007. On May 28, 2008, 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 2,025 students in grades kindergarten through 6, 698 students in grades 7 and 8, 795 students in grades 9 through 12, 92 non-severe special day class students, and 453 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 general obligation ("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 \$467,620,385 in outstanding debt. This outstanding debt consists of \$54,570,000 in Certificates of Participation ("COPs") and \$413,050,385 in GO bonds issued. This debt represents 52.27 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 988 permanent classrooms and 377 relocatable classrooms. This equates to a 27.62 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 Dolinka Group, 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, Dolinka Group 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 493 SFD units in the School District were identified as meeting the criteria stated above. Dolinka Group then obtained a database of all students within the School District at the beginning of school year 2015/2016. Upon comparison of the two (2) databases, 327 students were matched to the 493 SFD units, resulting in the following SGRs for SFD units shown in Table 1.

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

School Level	Number of Students Matched	Number of SFD Units	Student Generation Rates
Elementary School (Grades K-6)	202	493	0.4097
Junior High School (Grades 7-8)	41	493	0.0832
High School (Grades 9-12)	84	493	0.1704
Total	327	N/A	0.6633

A process identical to the one described above for SFD units was used to determine SGRs for SFA units. Dolinka Group examined SFA units constructed over the previous five (5) years and determined that a total of 238 units meet the criteria stated above. A comparison of these units to the student database revealed a total match of 123 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**

School Level	Number of Students Matched	Number of SFA Units	Student Generation Rates
Elementary School	83	238	0.3487
Junior High School	15	238	0.0630
High School	25	238	0.1050
Total	123	N/A	0.5167

The process identical to the one described above for SFD and SFA units was used to determine SGRs for MF units. Dolinka Group examined MF units constructed over the previous five (5) years and determined that a total of 268 units meet the criteria stated above. A comparison of these units to the student database revealed a total match of 39 students. Table 3 shows a summary of the calculation of the SGRs for MF units.

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

School Level	Number of Students Matched	Number of MF Units	Student Generation Rates
Elementary School	24	268	0.0896
Junior High School	8	268	0.0299
High School	7	268	0.0261
Total	39	N/A	0.1456

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), Dolinka Group has determined that the School District could experience the construction of 6,705 Future Units over the next five (5) years. Of these 6,705 Future Units, 2,551 units have already mitigated their impact on the School District through participation in the mitigation agreement for the Warm Springs community. The impacts for these mitigated units are, therefore, not included in the calculation of the Alternative No. 2 Fee. Table 4 distinguishes between Future Units by unit type.

**Table 4
Future Units by Unit Type**

Unit Type	Mitigated Future Units	Non-Mitigated Future Units	Total Future Units
Single Family Detached	0	1,028	1,028
Single Family Attached	0	1,354	1,354
Multifamily	2,551	1,772	4,323
Total Units	2,551	4,154	6,705

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.

Additionally, based on information obtained from the Association of Bay Area Governments ("ABAG"), it is estimated that an additional 7,391 residential units are projected to be developed within the boundaries of the School District beyond the next five (5) years.

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**

School Level	Students Generated from Mitigated Future Units	Students Generated from Non-Mitigated Future Units	Total Projected Students from Future Units
Elementary School	229	1,052	1,281
Junior High School	76	224	300
High School	67	363	430
Total	372	1,639	2,011

B. Current Capacity

Collectively, the School District's school facilities in school year 2015/2016 have a capacity of 33,632 seats per Section 17071.25 of the Education Code. Of these 33,632 seats, 19,155 are at the elementary school level, 4,744 are at the junior high school level, and 9,733 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 2015/2016, the enrollment of the School District is 34,565 students. As shown in Table 6, student enrollment exceeds facilities capacity at all school levels in school year 2015/2016.

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

School Level	2015/2016 Facilities Capacity ^[1]	2015/2016 Student Enrollment ^[2]	Excess/ (Shortage) Capacity
Elementary School (Grades K-6)	19,155	19,581	(426)
Junior High School (Grades 7-8)	4,744	5,076	(332)
High School (Grades 9-12)	9,733	9,908	(175)
Total	33,632	34,565	(933)

[1] See Exhibit B for SAB Form 50-02, and Exhibit J for the Updated School Facilities Capacity Calculation.
 [2] Student enrollment provided by the School District.

C. Projected Unhoused Students

As shown in Table 6, the School District's existing school facilities capacity is not adequate to house all the students currently being generated from existing residential units. Accordingly, the School District has no excess facilities capacity to house the Projected Student Enrollment. Therefore, the Projected Unhoused Students and the Projected Student Enrollment are identical.

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 one (1) site that could be considered surplus (see Exhibit J for information on this site). 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.B. of this Analysis illustrates that the School District does not have adequate seats to house all of the students currently being generated from existing residential units.

Finally, in accordance with Sections 65995.6(b) and 65995.5(c)(2), the School District has determined that no local sources, including Local Funds, are available to finance the construction or reconstruction of school facilities needed to accommodate any Projected Student Enrollment generated from Future Units (see Exhibit L 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 February 24, 2016, 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 (2016\$)

School Level	Per-Pupil Grant Amount	Additional Grants for Auto Alarm and Fire Sprinkler System	Base Per-Pupil Grant Amount
Elementary School	\$10,634	\$190	\$10,824
Junior High School	\$11,247	\$229	\$11,476
High School	\$14,311	\$249	\$14,560

In addition to the base per-pupil grant amounts shown in Table 7, 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 \$17,308 per new useable acre acquired for new school construction. To determine the general site development grant for each school level, Dolinka Group first applied the percentages mentioned above to the base per-pupil grant amounts shown in Table 7.

Second, Dolinka Group 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 M 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 (2016\$)**

School Level	Base Per-Pupil Grant Amount	Additional Grants for General Site Development	Total Per-Pupil Grant Amount
Elementary School	\$10,824	\$910	\$11,734
Junior High School	\$11,476	\$930	\$12,406
High School	\$14,560	\$906	\$15,466

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 (2016\$)
(In Accordance with Section 65995.5(c)(1) of the Government Code)**

School Level	Projected Unhoused Students	Total Per-Pupil Grant Amount	Total New Construction Grants
Elementary School	1,052	\$11,734	\$12,344,168
Junior High School	224	\$12,406	\$2,778,944
High School	363	\$15,466	\$5,614,158
Total	1,639	N/A	\$20,737,270

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 850 students, future junior high school facilities will be designed to accommodate 1,200 students, and future high school facilities will be designed to accommodate 2,000 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**

School Level	Student Capacity	Site Size (Acres)
Elementary School	850	12.80
Junior High School	1,200	16.70
High School	2,000	41.60

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 costs experienced by the School District in the purchase of a new school site as well as recent real estate comparisons provided to the School District by the School District's real estate consultant, Dutra Enterprises, Inc., the School District believes that \$2,454,824 per acre for site acquisition is a reasonable estimate at school grade levels. (Please note that the recently acquired school 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 No. 2 Fees from Future Units are anticipated as one of several revenue streams to finance the repayment of these outstanding COPs.) As for site development, the School District estimates the cost to be \$217,625 per acre at the elementary school level, \$203,728 per acre at the junior high school level, and \$237,570 at the high school level (the site development cost was taken from the School Facilities Needs Analysis prepared in April 2015 and adjusted by the annual change in the construction cost index as published by RS Means). Table 11 lists the total estimated site acquisition costs and site development costs of the School District in accordance with Section 65995.5(h).

**Table 11
Site Acquisition and Site Development Costs of Future School Facilities (2016\$)**

School Level	Site Acquisition Cost ^[1]	Site Development Cost ^[1]	Total Site Cost
Elementary School	\$31,421,747	\$2,785,600	\$34,207,347
Junior High School	\$40,995,561	\$3,402,258	\$44,397,819
High School	\$102,120,678	\$9,882,912	\$112,003,590
[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 12.			

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**

School Level	Total Facilities Needed	Facilities Needed for Students Generated from Mitigated Future Units	Facilities Needed for Students Generated from Non-Mitigated Future Units
Elementary School	1.507	0.269	1.238
Junior High School	0.250	0.063	0.187
High School	0.215	0.034	0.182

It is important to realize that while the number of Projected Unhoused Students from non-mitigated Future Units equates to approximately one (1) elementary school, 23.8 percent of a second elementary school, 18.7 percent of a junior high school, and 18.2 percent of a high school, the School District will need to construct at least two (2) elementary schools, 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. Please note that based on information obtained from ABAG, it is estimated that an additional 7,391 residential units are projected to be developed within the boundaries of the School District 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 (2016\$)**

School Level	Facilities Needed for Students Generated from Non-Mitigated Future Units	Site Cost	Total Site Costs^[1]
Elementary School	1.238	\$34,207,347	\$42,348,696
Junior High School	0.187	\$44,397,819	\$8,302,392
High School	0.182	\$112,003,590	\$20,384,653

[1] Numbers may not sum due to rounding.

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 (2016\$)
(In Accordance with Section 65995.5(h) of the Government Code)

School Level	Total Site Costs	Multiplier	Alternative No. 2 Fee Site Cost
Elementary School	\$42,348,696	50.00%	\$21,174,348
Junior High School	\$8,302,392	50.00%	\$4,151,196
High School	\$20,384,653	50.00%	\$10,192,327

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 \$20,737,270 and the total site acquisition and site development cost pursuant to Section 65995.5(h) is \$35,517,871. 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 (2016\$)
(In Accordance with Section 65995.5(c)(1) of the Government Code)

School Level	Total New Construction Grants	Alternative No. 2 Fee Site Costs	Alternative No. 2 Fee School Facility Costs
Elementary School	\$12,344,168	\$21,174,348	\$33,518,516
Junior High School	\$2,778,944	\$4,151,196	\$6,930,140
High School	\$5,614,158	\$10,192,327	\$15,806,485
Total	\$20,737,270	\$35,517,871	\$56,255,141

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 no credit is available to accommodate Projected Unhoused Students generated from Future Units (see Exhibit L for more detail on local sources, including Local Funds).

Table 16
Net Alternative No.2 Fee School Facility Costs (2016\$)
(In Accordance with Section 65995.5(c)(2) of the Government Code)

Item	Amounts
Alternative No. 2 Fee School Facility Costs	\$56,255,141
Credit for Existing Surplus Local Funds	\$0
Net Alternative No. 2 Fee School Facility Costs	\$56,255,141

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, Dolinka Group analyzed square footage information for residential units constructed over the last five (5) years as provided by the City, 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 2,700 square feet, the average Future SFA Unit is estimated to contain 1,650 square feet, and the average Future MF Unit estimated to contain 1,050 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

Land Use	Non-Mitigated Future Units	Average Square Footage	Total Square Footage
Single Family Detached	1,028	2,700	2,775,600
Single Family Attached	1,354	1,650	2,234,100
Multifamily	1,772	1,050	1,860,600
Total	4,154	N/A	6,870,300

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 (2016\$)**

Item	Amount/Square Footage
Net Alternative No. 2 Fee School Facility Costs	\$56,255,141
Total Residential Square Footage	6,870,300
Alternative No. 2 Fee	\$8.19

VI. Alternative No. 3 Fee

The Alternative No. 2 Fee, which is the maximum Alternative Fee that may be imposed during periods when State funds for new construction are available, was calculated in Section V in accordance with Section 65995.5. During periods when the SAB 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, subject to the suspension of Alternative No. 3 Fees as set forth in Section 65995.7(a)(3). 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 when the State declares that such fees can be imposed), 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 (\$0 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 (2016\$)
(In Accordance with Section 65995.7 of the Government Code)

Item	Amounts
Net Alternative No. 2 Fee School Facility Costs	\$56,255,141
Alternative No. 2 Fee School Facility Costs	\$56,255,141
Alternative No. 3 Fee School Facility Costs	\$112,510,282

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 (2016\$)

Item	Amount/Square Footage
Alternative No. 3 Fee School Facility Costs	\$112,510,282
Total Residential Square Footage	6,870,300
Alternative No. 3 Fee	\$16.38

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 \$8.19 per square foot and the Alternative No. 3 Fee of \$16.38 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 \$19.61. 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 \$8.19 per square foot and the Alternative No. 3 Fee of \$16.38 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

Current SAB Form 50-01

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

Check one: Fifth-Year Enrollment Projection Tenth-Year Enrollment Projection
 HSAA Districts Only - Check one: Attendance Residency
 Residency - COS Districts Only - (Fifth Year Projection Only)

<input type="checkbox"/> Modified Weighting (Fifth-Year Projection Only)	3rd Prev. to 2nd Prev.	2nd Prev. to Prev.	Previous to Current
<input type="checkbox"/> Alternate Weighting - (Fill in boxes to the right):			

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

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

Part I. Projected Enrollment

1. Fifth-Year Projection

Enrollment/Residency - (except Special Day Class pupils)

K-6	7-8	9-12	TOTAL

Special Day Class pupils only - Enrollment/Residency

	Elementary	Secondary	TOTAL
Non-Severe			
Severe			
TOTAL			

2. Tenth-Year Projection

Enrollment/Residency - (except Special Day Class pupils)

K-6	7-8	9-12	TOTAL
19219	5314	10730	35263

Special Day Class pupils only - Enrollment/Residency

	Elementary	Secondary	TOTAL
Non-Severe	484	228	712
Severe	339	149	488
TOTAL	823	377	

Part A. K-12 Pupil Data

Grade	7th Prev.	6th Prev.	5th Prev.	4th Prev.	3rd Prev.	2nd Prev.	Previous	Current
	2005 / 2006	2006 / 2007	2007 / 2008	2008 / 2009	2009 / 2010	2010 / 2011	2011 / 2012	2012 / 2013
K	2370	2224	2367	2381	2540	2561	2427	2492
1	2281	2507	2301	2472	2513	2582	2660	2613
2	2431	2295	2438	2292	2450	2497	2599	2668
3	2338	2371	2280	2450	2339	2422	2510	2664
4	2447	2339	2385	2227	2427	2330	2452	2511
5	2403	2413	2337	2380	2212	2416	2301	2484
6	2306	2387	2400	2301	2347	2247	2479	2348
7	2426	2268	2318	2376	2305	2349	2218	2429
8	2329	2421	2266	2282	2383	2312	2334	2209
9	2582	2412	2506	2370	2308	2498	2373	2393
10	2466	2539	2422	2499	2291	2420	2484	2450
11	2372	2330	2436	2329	2298	2324	2246	2463
12	2067	2236	2229	2323	2199	2289	2148	2277
TOTAL	30818	30742	30685	30682	30612	31247	31231	32001

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	96	110	95	58	56	32	26	10
10	100	104	83	90	70	69	55	28
11	75	74	79	80	75	81	80	63
12	38	50	42	44	34	40	98	95
TOTAL	309	338	299	272	235	222	259	196

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

	Elementary	Secondary	TOTAL
Non-Severe	448	205	653
Severe	314	134	448
TOTAL	762	339	

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
2005 / 2006	2006 / 2007	2007 / 2008	2008 / 2009	2009 / 2010	2010 / 2011	2011 / 2012	2012 / 2013

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

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

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

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

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

NAME OF DISTRICT REPRESENTATIVE (PRINT OR TYPE)

Therese Gain

SIGNATURE OF DISTRICT REPRESENTATIVE

DATE

TELEPHONE NUMBER

(510) 657-0761

E-MAIL ADDRESS

tgain@fremont.k12.ca.us

Exhibit B

Current SAB Form 50-02

EXISTING SCHOOL BUILDING CAPACITY

OFFICE OF PUBLIC SCHOOL CONSTRUCTION

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

Page 4 of 4

SCHOOL DISTRICT

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

FREMONT UNIFIED

61176

COUNTY

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

ALAMEDA

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	263	38	37			338
Line 7. Permanent Classrooms	513	135	316	43	11	1,018
Line 8. Total (Lines 1 through 7)	787	176	358	43	11	1,375

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	263	38	37			338
d. Part I, line 7	513	135	316	43	11	1,018
e. Total (a, b, c, & d)	776	173	353	43	11	1,356

Option B.

	K-6	7-8	9-12	Non-Severe	Severe	Total
a. Part I, line 8	787	176	358	43	11	1,375
b. Part I, lines 1,2,5 and 6 (total only)						357
c. 25 percent of Part I, line 7 (total only)						255
d. Subtract c from b (enter 0 if negative)	78	12	12			102
e. Total (a minus d)	709	164	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	17,725	4,428	9,342	559	99
Line 2. SER adjustment	1,064			19	3
Line 3. Operational Grants					
Line 4. Greater of line 2 or 3	1,064			19	3
Line 5. Total of lines 1 and 4	18,789	4,428	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

DATE

Exhibit C

Current SAB Form 50-03

ELIGIBILITY DETERMINATION

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

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

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

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

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)	17,681	4,660	9,540	1,017	113
2. Existing School Building Capacity (Part III, line 5 of Form SAB 50-02)	18,789	4,428	9,342	578	102
3. New Construction Baseline Eligibility (line 1 minus line 2)	(1,108)	232	198	439	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 _____; 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
--------------------------------------	------

Exhibit D

Eligibility Determination from the SAB



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 CENTER
 District Rep: Ms. Therese Gain

[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	1/26/2011																																
<p>SAB 50-03 New Construction Eligibility Information</p> <p>New Construction Baseline Eligibility</p> <table border="1"> <thead> <tr> <th>Grade Level:</th> <th>K - 6</th> <th>7 - 8</th> <th>9 - 12</th> <th>Non-Severe</th> <th>Severe</th> </tr> </thead> <tbody> <tr> <td>Established Eligibility:</td> <td>-1231</td> <td>151</td> <td>182</td> <td>433</td> <td>11</td> </tr> <tr> <td>SAB Approvals/Adjustments:</td> <td>3256</td> <td>547</td> <td>613</td> <td>-341</td> <td>442</td> </tr> <tr> <td>Remaining Eligibility:</td> <td>2025</td> <td>698</td> <td>795</td> <td>92</td> <td>453</td> </tr> </tbody> </table> <hr/> <p>SAB 50-03 Eligibility Document Status/Dates</p> <table border="1"> <tbody> <tr> <td>Status:</td> <td>PM Complete</td> </tr> <tr> <td>Date Signed:</td> <td>12/14/2007</td> </tr> <tr> <td>Date Received:</td> <td>12/17/2007</td> </tr> <tr> <td>SAB Approval Date:</td> <td>5/28/2008</td> </tr> </tbody> </table>				Grade Level:	K - 6	7 - 8	9 - 12	Non-Severe	Severe	Established Eligibility:	-1231	151	182	433	11	SAB Approvals/Adjustments:	3256	547	613	-341	442	Remaining Eligibility:	2025	698	795	92	453	Status:	PM Complete	Date Signed:	12/14/2007	Date Received:	12/17/2007	SAB Approval Date:	5/28/2008
Grade Level:	K - 6	7 - 8	9 - 12	Non-Severe	Severe																														
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Date Signed:	12/14/2007																																		
Date Received:	12/17/2007																																		
SAB Approval Date:	5/28/2008																																		

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
April 2016

School Facility Costs

School Level	Site Acquisition Cost	Construction Cost	Total Cost
Elementary School	\$35,840,430	\$25,173,430	\$61,013,860
Junior High School	\$48,850,998	\$48,447,372	\$97,298,370
High School	\$122,004,753	\$104,122,616	\$226,127,369

Costs per Student

School Level	Total Cost	Students Housed	Cost per Student
Elementary School	\$61,013,860	850	\$71,781
Junior High School	\$97,298,370	1,200	\$81,082
High School	\$226,127,369	2,000	\$113,064

School Facility Cost Impacts per Residential Unit

School Level	Cost per Student	Weighted Average SGR	Cost per Unit
Elementary School	\$71,781	0.2532	\$18,179
Junior High School	\$81,082	0.0539	\$4,372
High School	\$113,064	0.0874	\$9,880
Total School Facility Cost Impact			\$32,431
Average Square Footage ^[1]			1,654
School Facility Cost Impact per Square Foot			\$19.61

[1] See Table 17 of the Analysis.

Fremont Unified School District
Summary of Estimated Costs
Elementary School
April 2016

A. Site				\$35,880,430
	Purchase Price of Property		\$35,840,430	
	Acres ^[1] :	14.6		
	Cost/Acre:	\$2,454,824		
	EIR		\$20,000	
	Appraisals		\$10,000	
	Surveys		\$5,000	
	Escrow/Title		\$5,000	
	[1] Assumes Net Usable Acres.			
B. Plans				\$1,369,032
	Architect's Fee		\$1,223,438	
	Preliminary Tests		\$20,000	
	DSA/SDE Plan Check		\$105,594	
	Energy Fee Analysis		\$15,000	
	Other		\$5,000	
C. Construction				\$20,718,750
	(Includes Construction, Site Development, General Site Development, and Technology)			
	Square Feet / Student	75		
	Cost / Square Feet	\$325		
D. Tests				\$50,000
E. Inspection				\$144,000
	(\$12,000 per month for 12 months)			
F. Furniture and Equipment				\$529,125
	(\$5 per Square Foot, includes Cost Index Adjustment of 66%)			
G. Contingency				\$882,370
	(\$2,000 + 1.5% of items A-F)			
H. Items Not Funded by the State				\$1,440,153
	Technology (5% of Construction)		\$1,035,938	
	Library Books (8 books/student @ \$15)		\$102,000	
	Landscaping (\$0.44/sq. ft x 14.6 acres)		\$279,829	
	Landscape Architect Fees (8% of Landscaping)		\$22,386	
I. Total Estimated Cost				\$61,013,860

Summary	
School Facilities Capacity - Traditional Calendar	850
School Facilities Cost per Student - Traditional Calendar	\$71,781

**Fremont Unified School District
 Summary of Estimated Costs
 Junior High School
 April 2016**

A. Site				\$48,905,998
	Purchase Price of Property		\$48,850,998	
	Acres ^[1] :	19.9		
	Cost/Acre:	\$2,454,824		
	EIR		\$25,000	
	Appraisals		\$12,000	
	Surveys		\$8,000	
	Escrow/Title		\$10,000	
	[1] Assumes Net Usable Acres.			
B. Plans				\$2,478,000
	Architect's Fee		\$2,197,500	
	Preliminary Tests		\$45,000	
	DSA/SDE Plan Check		\$203,000	
	Energy Fee Analysis		\$25,000	
	Other		\$7,500	
C. Construction				\$40,200,000
	(Includes Construction, Site Development, General Site Development, and Technology)			
	Square Feet / Student	100		
	Cost / Square Feet	\$335		
D. Tests				\$180,000
E. Inspection				\$324,000
	(\$12,000 per month for 18 months x 1.5 inspectors)			
F. Furniture and Equipment				\$1,195,200
	(\$6 per Square Foot, includes Cost Index Adjustment of 66%)			
G. Contingency				\$1,401,248
	(\$2,000 + 1.5% of items A-F)			
H. Items Not Funded by the State				\$2,613,924
	Technology (5% of Construction)		\$2,010,000	
	Library Books (8 books/student @ \$20)		\$192,000	
	Landscaping (\$0.44/sq. ft. x 19.9 acres)		\$381,411	
	Landscape Architect Fees (8% of Landscaping)		\$30,513	
I. Total Estimated Cost				\$97,298,370

Summary	
School Facilities Capacity - Traditional Calendar	1,200
School Facilities Cost per Student - Traditional Calendar	\$81,082

**Fremont Unified School District
 Summary of Estimated Costs
 High School
 April 2016**

A. Site				\$122,081,753
	Purchase Price of Property		\$122,004,753	
	Acres ^[1] :	49.7		
	Cost/Acre :	\$2,454,824		
	EIR		\$35,000	
	Appraisals		\$15,000	
	Surveys		\$12,000	
	Escrow/Title		\$15,000	
	[1] Assumes Net Usable Acres.			
B. Plans				\$5,043,250
	Architect's Fee		\$4,500,000	
	Preliminary Tests		\$70,000	
	DSA/SDE Plan Check		\$433,250	
	Energy Fee Analysis		\$30,000	
	Other		\$10,000	
C. Construction				\$86,250,000
	(Includes Construction, Site Development, General Site Development, and Technology)			
	Square Feet / Student	125		
	Cost / Square Feet	\$345		
D. Tests				\$350,000
E. Inspection				\$576,000
	(\$12,000/month x 24 months x 2 inspectors)			
F. Furniture and Equipment				\$2,905,000
	(\$7 per Square Foot, includes Cost Index Adjustment of 66%)			
G. Contingency				\$3,260,090
	(\$2,000 + 1.5% of items A-F)			
H. Items Not Funded by the State				\$5,661,276
	Technology (5% of Construction)		\$4,312,500	
	Library Books (8 books/student @ \$20)		\$320,000	
	Landscaping (\$0.44/sq. ft. x 49.7 acres)		\$952,570	
	Landscape Architect Fees (8% of Landscaping)		\$76,206	
I. Total Estimated Cost				\$226,127,369

Summary	
School Facilities Capacity - Traditional Calendar	2,000
School Facilities Cost per Student - Traditional Calendar	\$113,064

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 2015/2016**

	Description	Value
(1)	Taxable property of the district including all unitary and operating non-unitary property for the 2015/2016. equalized roll ^[1] .	\$35,783,810,840
(2)	Enter applicable percentage bond debt limit Section 15102 (School District) 1.25% Section 15108 (Unified School District) 2.5%	2.50%
(3)	Bonding capacity	\$894,595,271
(4)	Senate Bill 50 local bonding capacity threshold 15% of District's local bonding capacity	\$134,189,291
(5)	Senate Bill 50 local bonding capacity threshold 30% of District's local bonding capacity	\$268,378,581

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

Exhibit H

Correspondence with the City



April 1, 2016

Joel Pullen
Senior Planner
City of Fremont
39550 Liberty Street
Fremont, CA 94538

Re: Residential Development Projections within Fremont Unified School District Boundaries

Dear Mr. Pullen,

Dolinka Group, LLC is in the process of preparing a School Facilities Needs Analysis ("SFNA" or "Analysis") for the Fremont Unified School District ("School District"). Pursuant to Section 65995.5(c)(3) of the Government Code, one component of the Analysis 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 previously obtained from the City and the School District, Dolinka Group has prepared Future Unit estimates and Future Unit square footage estimates for the School District. Dolinka Group 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 Dolinka Group by **April 5, 2016.**

Mr. Pullen, should you have any questions regarding the projections please contact me at 949.250.8300. We sincerely appreciate your assistance in providing this information and look forward to hearing from you soon.

Sincerely,

A handwritten signature in blue ink that reads 'Ryan Dowling'.

Ryan Dowling
Associate

S:\Clients\Fremont Unified SD\Demographics\SFNA\SY1415\Correspondence\20150323_JPullen_Fremont.docx

COMMITTED TO EDUCATION. PARTNERS FOR THE FUTURE.

In its efforts to assist Dolinka Group, LLC in preparing the Analysis 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 residential development projections as provided below:

Unit Type	Projected Number of Units ^[1]	Estimated Average Square Footage per Unit
Single Family Detached (i.e., single family home)	717	2,500
Single Family Attached (i.e., condos, townhomes, etc.)	1,100	1,800
Multifamily (i.e., apartments, duplexes, triplexes, etc.)	5,131	1,200

[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 ^[1]	Estimated Average Square Footage per Unit
Single Family Detached (i.e., single family home)	1,028	2,700
Single Family Attached (i.e., condos, townhomes, etc.)	1,354	1,650
Multifamily (i.e., apartments, duplexes, triplexes, etc.)	4,323	1,050

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

Signed, Ingrid Rademaker of the City of Fremont on April 8, 2016.

Printed Name: INGRID RADEMAKER

Title: PRINCIPAL PLANNER

Exhibit I

Reconstruction

Reconstruction is the act of replacing existing structures with new construction, which may have an alternative land use (i.e. commercial/industrial versus residential) or may consist of different residential unit types (e.g., single family detached versus multifamily, etc.).

A. Residential Reconstruction

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.

B. Reconstruction of Commercial/Industrial Construction into Residential Construction

The voluntary demolition of existing commercial/industrial buildings and replacement of them with new residential development is a different category of Reconstruction. Dolinka Group is aware that such types of Reconstruction may occur within the School District over the next five (5) years, however, Dolinka Group was unable to find information (i) about the amount planned within the School District over the next five (5) years or (ii) historical levels, which might indicate the amount to be expected in the future. Due to the lack of information, the School District has decided to evaluate the impacts of Commercial/Industrial Reconstruction projects on a case-by-case basis and will make a determination of whether a fee credit is justified based on the nature of the project.

The fee credit determination will be based upon a comparison of the impacts of the planned residential project and the existing land use category (i.e. retail and services, office, research and development, industrial/warehouse/manufacturing, hospital, or hotel/motel). The actual impacts of the planned residential project (taken from Exhibit E) will be reduced by the impact of the existing commercial/industrial category (derived from calculations contained in the current Commercial/Industrial Development School Fee Justification Study adopted by the School District). Any reduction to the Alternative No. 2 Fee would only occur if the reduced amount falls below the Alternative No. 2 Fee. In such a case, the School District would levy the reduced amount per square foot of new residential construction for the subject Reconstruction project.

Exhibit J

Updated School Facilities Capacity Calculation

**Fremont Unified School District
School Facilities Capacity Calculation**

Application	Item	Elementary School	Junior High School	High School
N/A	SAB Form 50-02	18,789	4,428	9,342
N/A	Non-Severe/Severe Capacity	366	105	209
50/61176-00-001	Mission Valley ROP	0	151	182
50/61176-00-002	Ardenwood Elementary	0	60	0
Total Capacity	N/A	19,155	4,744	9,733

Exhibit K

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 one (1) site 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 No. 2 Fees from Future Units are anticipated as one of several revenue streams to finance the principal repayment of these outstanding COPs. Therefore, this site is not available to offset the impact of students generated from non-mitigated Future Units.

Exhibit L

**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.

The School District has previously issued COPs as interim capital facilities funding. More specifically, the School District has issued COPs to finance district-wide school modernization projects and the acquisition, construction, installation, and improvement of certain regional occupational program facilities impacts of Future Units and no additional lease financings are anticipated as a permanent source of funding additional school facilities.

2. General Obligation Bonds

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, \$110,924,500 has been earmarked for the construction of new classrooms at existing school facilities. Therefore, it has determined that at this time \$110,924,500 is available to offset the impact of students generated from 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 currently has pass-through agreements with the City of Fremont. Over the last five (5) years, the School District has collected approximately \$28,017,618 in redevelopment revenue from these pass through agreements. A similar amount of redevelopment revenue can be expected to be received over the next five (5) years. At this time, \$28,017,618 is considered to be available as potential funding for school facilities to house students generated from Future Units.

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 \$0.54 per square foot. In the previous five (5) years, the School District collected approximately \$3,043,585 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 933 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 \$77,284,130.

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 1,639 Projected Unhoused Students from non-mitigated Future Units identified in Section III.A will have a cost of \$134,718,212. Table L-1 shows a summary of the school facilities needs of the School District.

**Table L-1
Identification of School Facilities Needs (2016\$)**

Item	Amount
Current Unhoused Student Impact	\$77,284,130
Future Unhoused Student Impact	\$134,718,212
Total	\$212,002,342

As stated above, the School District has identified the following local funds: (i) \$110,924,500 in available GO Bond Proceeds, (ii) a potential for \$28,017,618 in funding from redevelopment pass-through agreements, and (iii) potential commercial/industrial school fees in the amount of \$3,043,585. At this time, the School District does not expect to receive matching funds from the state because the State program for new construction has exhausted its bond authorization and there is no current plan for additional authorization. Additionally, based on Table 17 of the Analysis, the School District can expect to receive \$56,255,141 from Alternative No. 2 Fees on new residential development. Table L-2 summarizes potential funding sources to fund the school facilities needs identified in Table L-1.

**Table L-2
Identification of Local Funds (2016\$)**

Item	Amount
Available GO Bond Proceeds	\$110,924,500
Projected Redevelopment Revenues	\$28,017,618
Projected Commercial/Industrial School Fees	\$3,043,585
Projected Alternative No. 2 Fees	\$56,255,141
Total	\$198,240,843

As shown in Table L-3, when considering the current and future school needs of the School District, there is currently a \$13,761,499 funding shortfall. Therefore, the School District does not have surplus funds available to offset the cost impact of Future Units.

**Table L-3
Identification of Funding Shortfall (2016\$)**

Item	Amount
School Facilities Needs	\$212,002,342
Local Funding Sources	(\$198,240,843)
Remaining Funding Shortfall	\$13,761,499

Exhibit M

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 ^[1]	Percent	Additional Grant
Elementary School	\$10,824	6.00%	\$649
Junior High School	\$11,476	6.00%	\$689
High School	\$14,560	3.75%	\$546

[1] Includes Automatic Fire Detection/Sprinkler Grant.

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	\$17,308	12.8	\$221,542
Junior High School	\$17,308	16.7	\$289,044
High School	\$17,308	41.6	\$720,013

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

School Level	Grant per School Facility	Facility Capacity	Grant per Student
Elementary School	\$221,542	850	\$261
Junior High School	\$289,044	1,200	\$241
High School	\$720,013	2,000	\$360

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	\$649	\$261	\$910
Junior High School	\$689	\$241	\$930
High School	\$546	\$360	\$906