



Mountain View
Whisman
School District

Level I Developer Fee Study

May 2, 2024





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Strategic Plan 2027

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Goal Area 5

- Equitable distribution of resources that support student success.
- Goal 5a: Ensure facilities and resources equitably serve all students.



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Background

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- Developer Fees
 - Fees collected by a school district to address new student enrollment gained by local development.
 - Typically it is less expensive for districts to modernize existing facilities than to build new facilities to accommodate new students.
- School Allocation Board (SAB)
 - Even years in January, the SAB meets to review the current rates and possibly adjust them.



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Current Developer Fee Rates and Structure

Current Developer Fees

- MVWSD shares collected fees with MVLA
 - MVWSD 66.67% and MVLA 33.33%
- The District's current developer fee rate is \$3.19 (66.67 percent of \$4.79) per square foot for residential construction and \$0.52 (66.67 percent of \$0.78) per square foot of commercial/industrial construction

Proposed Developer Fees

- In January 2024, the State Allocation Board's biennial inflation adjustment changed the fee to \$5.17 per square foot for residential construction and \$0.84 per square foot for commercial/industrial construction.

Justification Study

The residential justification is based on MVWSD's projected modernization need of \$245,907,996 for students generated from residential development over the next 25 years and the projected residential square footage of 24,376,000.

Increase to Fees

- MVWSD is justified in collecting
- \$3.45 (66.67 percent of \$5.17) per square foot for residential construction
- \$0.56 (66.67 percent of \$0.84) per square foot of commercial/industrial construction



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Next Steps

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- Staff recommends Board approval of the new School Allocation Board Developer Fee rates, approval of the fee study, the new rates for MVWSD, and adopt the resolution.
- Upon Board action, after 60 days, the District can begin to levy new rates.