

**Background:**

A school district collecting developer fees is required to make available to the public information on the status of developer fee collections and expenditures and to make periodic findings with respect to that portion of the account or fund remaining unexpended, whether committed or uncommitted, in accordance with Sections 66006(b)(1) and 66001(d)(1) of the Government Code. These statutory reporting requirements are referenced as the Annual Developer Fee Report and the Five-Year Findings and collectively referred to as the "Developer Fee Report" or "Report."

The Sacramento City Unified School District ("District") combined its reporting obligations into this single report.

**Findings:**

In adopting and approving this Developer Fee Report, the Board of Education of the Sacramento City Unified School District confirms, determines, and finds that:

1. It acknowledges receipt of, and has reviewed, the Developer Fee Report for the fiscal period ending **June 30, 2023**.
2. It reviewed the information and findings in this Report at its regularly scheduled meeting of **January 18, 2024**, and which information and findings were prepared in accordance with Government Code section

5. The information and findings set forth in Table 4, hereof, are with respect to that portion of Fund 25 remaining unexpended, whether committed or uncommitted, and are only made for moneys in possession of the District and not with respect to letters of credit, bonds, or other instruments taken to secure payment of the fee at a future date, and are either encumbered for projects already approved by the Board or will be needed for projects already identified in the District's budget or facilities master plan documents and as otherwise justified by the nexus study.
6. Adoption of the requisite information and findings in this Developer Fee Report maintains the District's compliance with sections 66001 and 66006 of the Government Code, to avoid any penalty under Government Code section 66023(h)(1).
7. All developer fees, collections, and expenditures have been received, deposited, invested, expended, and reported in compliance with the relevant sections of the Government Code and all other applicable laws.
8. Because all of the findings required by Government Code section 66001(d) have been made with respect to the developer fees that were collected as more specifically set forth in this Developer Fee Report, the District is not required to refund any monies in its Fund 25 as provided in Government Code section 66001(e).
9. The District is in compliance with Government Code section 66000, *et seq.*, relative to receipt, deposit, investment, expenditure, reporting, or refund of developer fees received and expended relative to school facilities for students generated from new development and as otherwise justified by the nexus study.



D. The amount of the fees collected and the interest earned during the annual reporting period:

<b>TABLE 2.1 Capital Facilities Account (Fund 25)</b>	
<b>TYPE OF FEE / REVENUE</b>	<b>AMOUNT COLLECTED</b>
Level 1 Fees Total <sup>3</sup>	<b>\$3,428,600.47</b>
Educational Revenue Augmentation Fund (City and County Redevelopment)	\$3,598,558.10
Interest Earnings	\$806,817.87
Fair Market Value Adjustment <sup>4</sup>	106,633.34
(Fee Refunds)	(\$141,385.44)
<b>TOTAL</b>	<b><u>\$7,799,224.34</u></b>

<b>TABLE 2.2 Railyards School Facilities Escrow Account (Fund 25)</b>	
<b>TYPE OF FEE<sup>5</sup> / REVENUE</b>	<b>AMOUNT COLLECTED</b>
Interest Earnings	\$46,631.13
<b>TOTAL</b>	<b><u>\$46,631.13</u></b>

<sup>3</sup> Fees collected were justified and authorized by the nexus study and fee resolution adopted by the Board. These amounts include payments for residential, commercial/industrial, and self-storage rental projects.

<sup>4</sup> Fair Market Value adjustment at Fiscal Year-end Closing.

<sup>5</sup> Payment of mitigation fees are not required until occupancy of the residential unit as set forth in the Railyards Project School Facilities Agreement. Therefore, the only revenue for the past fiscal year deposited into the Railyards School Facilities Escrow Account is interest earned from fees paid for residential units during previous fiscal years.



Funds in the Railyards School Facilities Escrow Account (Fund 25)<sup>8</sup> are continuing to



**C. Identify all sources and amounts of funding anticipated to complete financing incomplete planned capital improvements identified, if any:**

See Table 4.1, Columns B1 and B2, below for more information on the projects to be funded from the Capital Facilities Account (Fund 25), and Table 4.2, Columns B1 and B2, below for more information on status of the projects to be funded from Railyards School Facilities Escrow Account (Fund 25).

**D.**



**TABLE 4.1 Capital Facilities Account (Fund 25)**

<b>COLUMN A:</b>	<b>COLUMN B1:</b>	<b>COLUMN B2:</b>	<b>COLUMN C:</b>
<b>PROJECTS</b>	<b>SOURCES OF FUNDING</b>	<b>AMOUNTS OF FUNDING</b>	<b>DATE(S) FUNDS WILL BE DEPOSITED</b>
Lease Revenue Bonds Debt Service for various capital facilities improvements <sup>9</sup>	75% Developer Fees 25% Mello-Roos CFD (Fund 49)	Total project cost: \$77,000,000	Portion of funds have been received, and continuing collection of fees will be appropriated to repay these various capital facilities improvements as required by the agreements.  <i>Deposits of fees appropriated for this project into Fund 25 are expected to be used toward semi-annual debt service payments due on the COPs (supplemented accordingly), and the cumulative deposits are expected to complete total funding for this project within approximately the next fifteen (15) to twenty (20) years.</i>

**TABLE 4.2 Railyards School Facilities Escrow Account (Fund 25)**

<b>COLUMN A:</b>	<b>COLUMN B1:</b>	<b>COLUMN B2:</b>	<b>COLUMN C:</b>
<b>PROJECTS</b>	<b>SOURCES OF FUNDING</b>	<b>AMOUNTS OF FUNDING</b>	<b>DATE(S) FUNDS WILL BE DEPOSITED</b>
New K-6 School (300 student generation from project)  <i>Commencement of this project is reliant upon the students projected to be generated from the Railyards development. District and Developer will be meeting in early 2024 to review Need Determination for the new school per Sec. 2.3 of the Railyards Project School Facilities Agreement.</i>	50% Railyards Fees 50% State Reimbursements	Total project cost: \$50,000,000 approx.	Portion of funds have been received, and continuing collection of mitigation fees will be deposited into the Railyards School Facilities Escrow Account (Fund 25).  <i>Funding for this project from fees is ongoing and dependent on when fees for each residential unit are collected at the time a certificate of occupancy is issued. District and Developer will be meeting in early 2024 by which time Developer will provide Development Projections per Sec. 2.6(b) of the Railyards Project School Facilities Agreement.</i>

END OF FIVE-YEAR FINDINGS PORTION.

<sup>9</sup> Resolution No. 2764, adopted by the Board on November 21, 2013, approved issuance of lease revenue refunding bonds to refinance District’s 2001 COPs and restructure 2011 COPs for the purpose of funding various capital facilities improvements District-wide.