

Reunion Ridge Filing 1 Amendment 4

Residential Development Impacts to 27J Schools

September 20, 2021

INTERSTATE 76

HIGHWAY 2

POTOMAC ST

SABLE BLVD

CHAMBERS RD

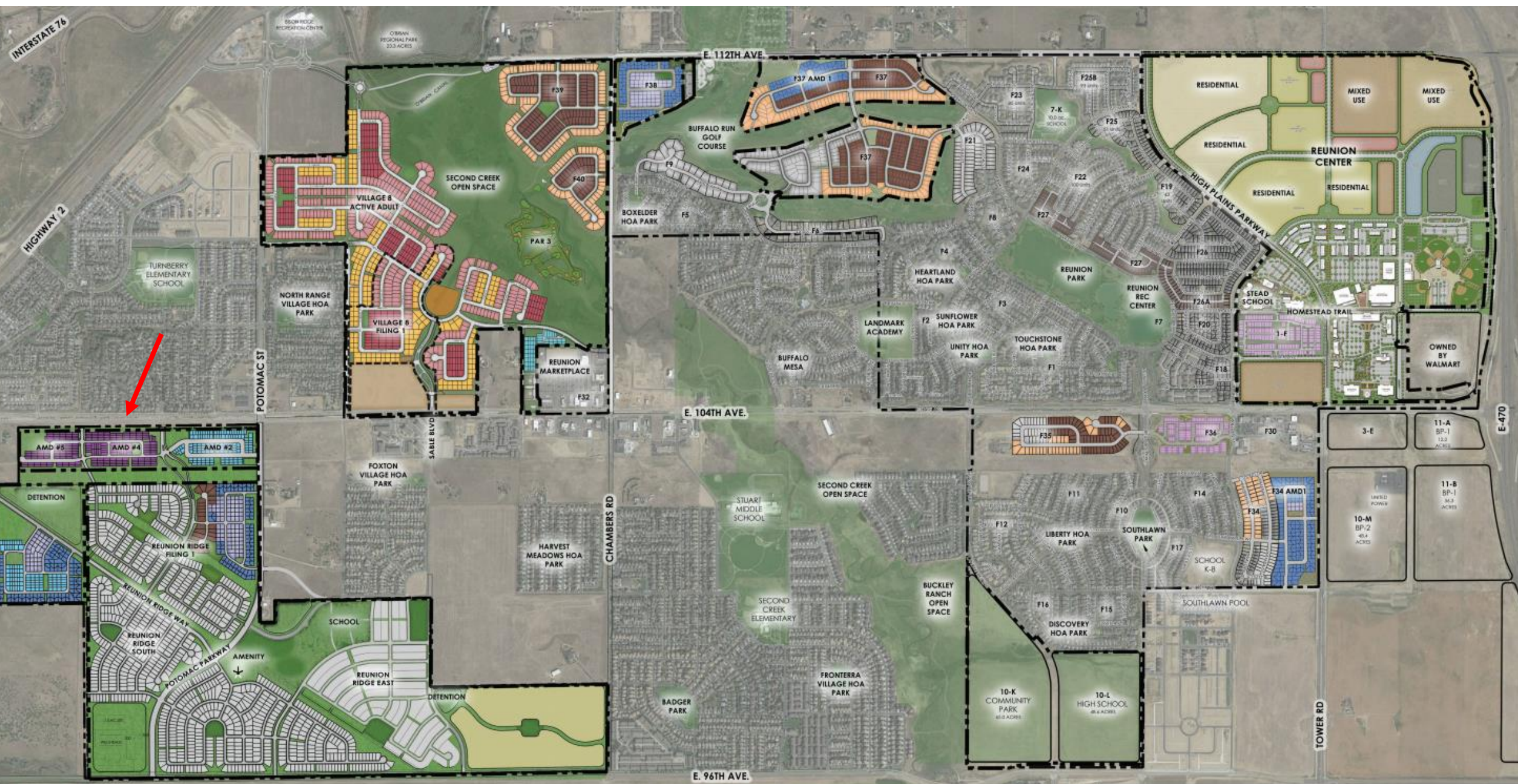
TOWER RD

E-470

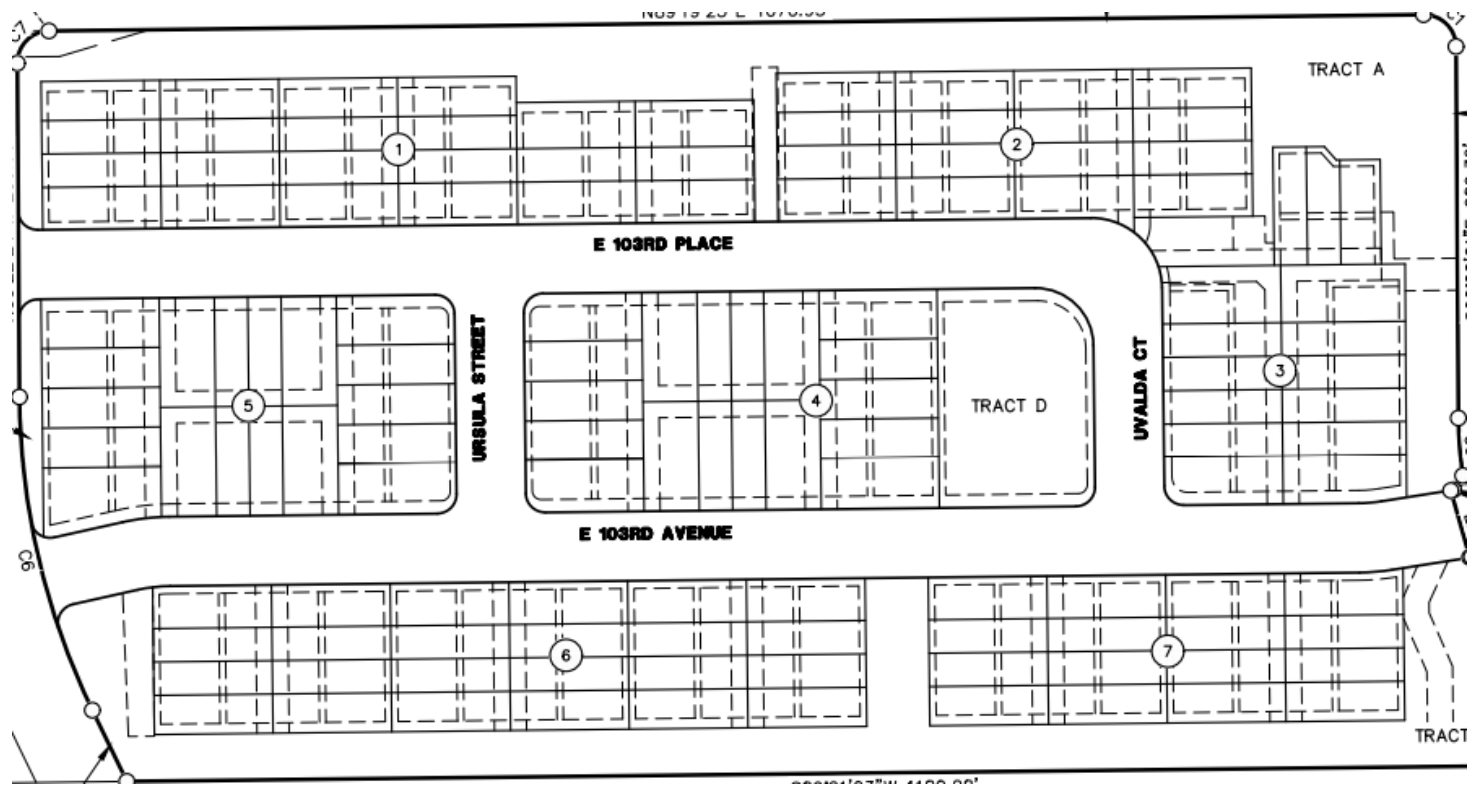
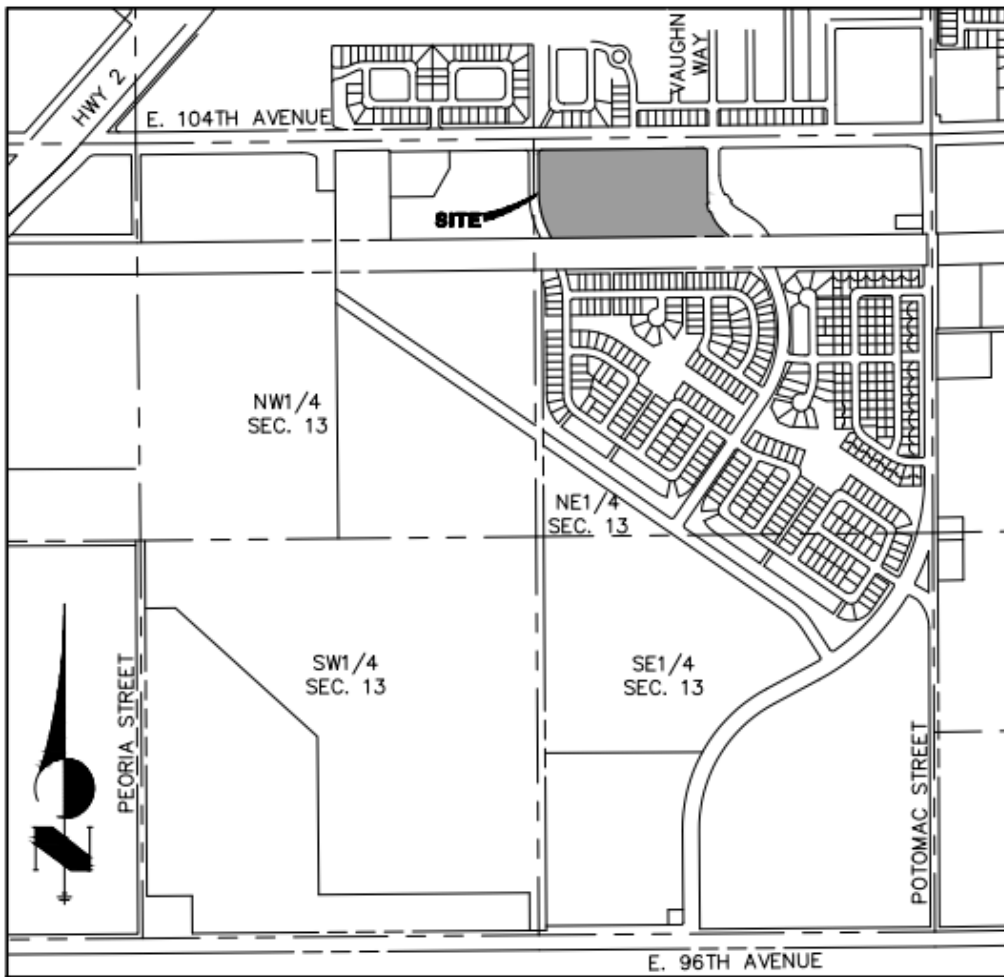
E. 112TH AVE.

E. 104TH AVE.

E. 96TH AVE.



129 lots



Reunion Ridge F1 Amd4

Student Generation Estimates

Dwelling Unit Type	Number of DUs	Student Generation Rate	Total Students
SFD	129	0.775	99.975
SFA	0	0.364	0.000
TH/C	0	0.303	0.000
Apartment	0	0.195	0.000
Mobile Home	0	0.512	0.000
Total	129		99.975

ES	MS	HS	Total
52.2	22.0	25.8	100.0
52.2%	22.0%	25.8%	

Reunion Ridge Total

Student Generation Estimates

Dwelling Unit Type	Number of DUs	Student Generation Rate	Total Students
SFD	1750	0.775	1356.250
SFA	0	0.364	0.000
TH/C	0	0.303	0.000
Apartment	0	0.195	0.000
Mobile Home	0	0.512	0.000
Total	1750		1356.250

ES	MS	HS	Total
708.2	297.8	350.3	1356.3
52.2%	22.0%	25.8%	

10-Year Enrollment Projections South Plan Area

School	Site Capacity	2019/20	Nov 2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31
REUNION ELEMENTARY	784	724	755	788	792	809	811	826	851	882	900	918	930
SECOND CREEK ELEMENTARY	839	750	754	815	749	775	800	816	836	853	880	916	943
ES #14 ELEMENTARY	350	0	0	0	314	336	349	394	422	449	487	519	549
THIMMIG ELEMENTARY	869	641	558	549	555	577	627	654	678	705	723	735	741
TURNBERRY ELEMENTARY	874	711	705	727	763	819	837	834	850	875	897	918	938
STUART MIDDLE SCHOOL	825	791	742	780	807	947	1,077	1,200	1,286	1,339	1,401	1,449	1,487
PRAIRIE VIEW HIGH SCHOOL	1661	1,771	1,696	1,548	1,545	1,506	1,505	1,606	1,704	1,883	2,035	2,196	2,341

School Finance 101

General fund

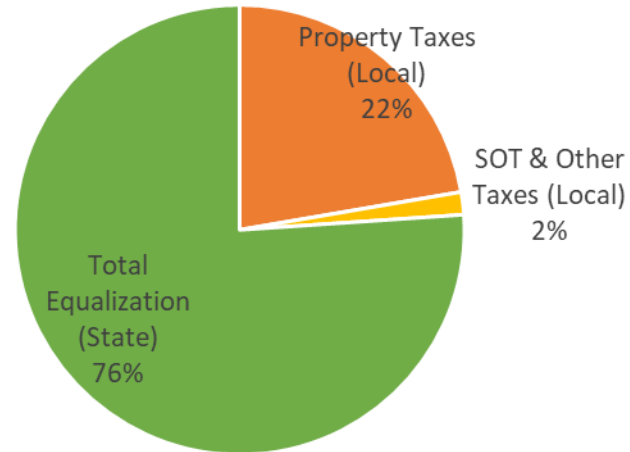
- School Finance Act
- Mill Levy Override

School Construction

- Site dedication or cash in lieu of site dedication
- School construction bond
- Capital Facility Fee Foundation

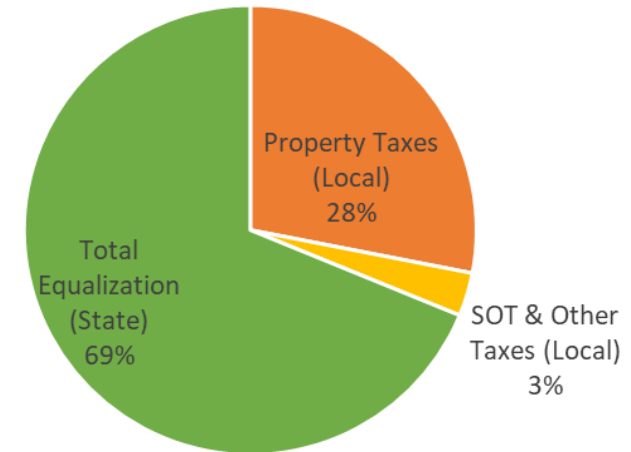
Local Property Tax Collection

FY2011 General Fund Revenue



Per Pupil Revenue = \$6,280

FY2020 General Fund Revenue



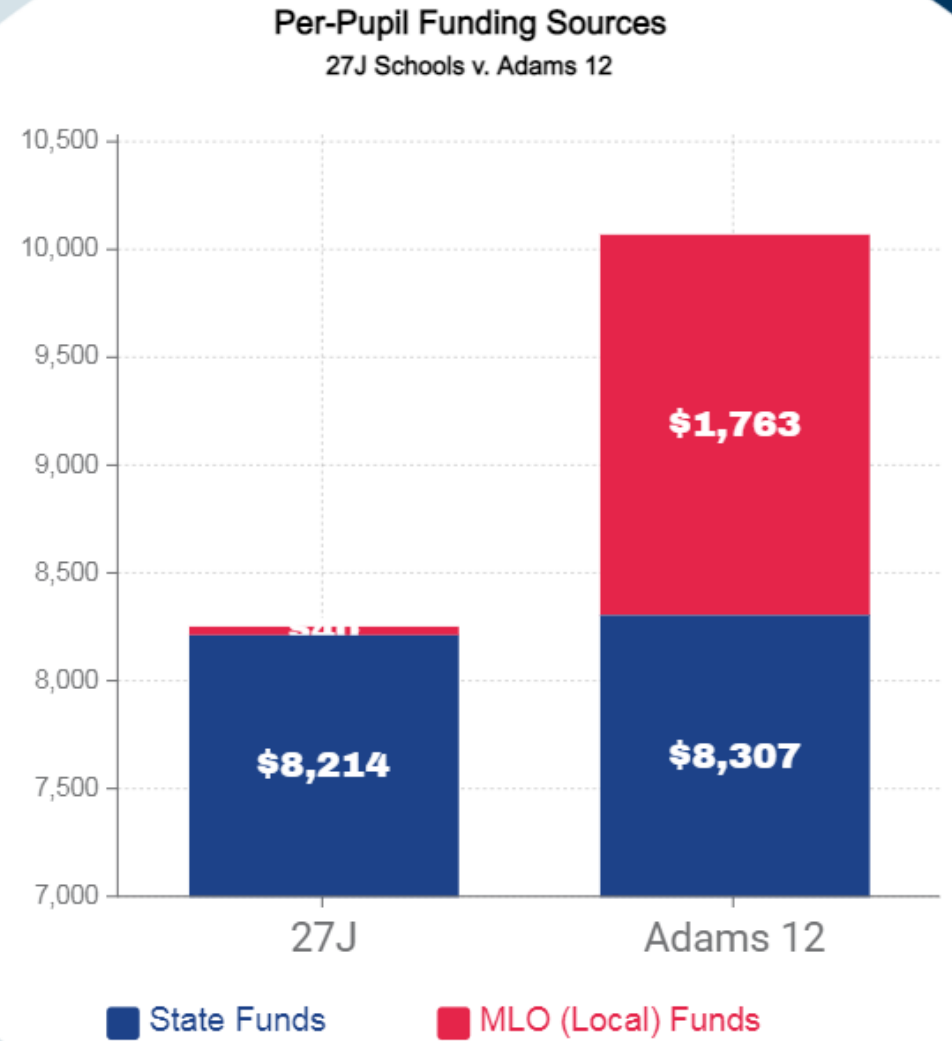
Per Pupil Revenue = \$8,214

- From 2011 to 2020 local property taxes collected increased **120%** (\$22,001,814 to \$48,431,205)
- From 2011 to 2020 per pupil revenue increased **30%** (\$6,280 to \$8,214)

Local Property Tax Collection

	FY2011	FY2012	FY2013	FY2014	FY2015	FY2016	FY 2017	FY 2018	FY 2019	FY 2020
Property Taxes (Local)	\$20,511,326	\$20,417,601	\$21,210,698	\$21,724,502	\$22,045,424	\$26,724,269	\$27,040,914	\$31,890,907	\$34,854,814	\$43,591,409
SOT & Other Taxes (Local)	\$1,490,488	\$1,390,443	\$1,420,273	\$1,565,210	\$1,740,807	\$1,880,126	\$4,764,730	\$4,602,628	\$5,283,861	\$4,839,796
Total Local Share	\$22,001,814	\$21,808,045	\$22,630,971	\$23,289,711	\$23,786,231	\$28,604,395	\$31,805,644	\$36,493,535	\$40,138,675	\$48,431,205
Total Equalization (State)	\$69,971,967	\$74,388,360	\$77,242,426	\$83,322,881	\$92,324,920	\$91,755,512	\$89,855,162	\$93,128,798	\$104,178,937	\$106,808,650
Total of Local + State	\$91,973,781	\$96,196,405	\$99,873,396	\$106,612,592	\$116,111,151	\$120,359,907	\$121,660,806	\$129,622,333	\$144,317,612	\$155,239,855
State/Local Split	76% / 24%	77% / 23%	77% / 23%	78% / 22%	80% / 20%	76% / 24%	74% / 26%	72% / 28%	72% / 28%	69% / 31%

How are
schools
funded?
State and
local level



2021 Mill Levy Override

8 mills = \$16 million

Components	Mills	Dollars
World Class Staff / Salary Increases	4.8	9.6 million +/-
STEM / CTE Instructional Support	0.8	1.6 million +/-
Per Student Charter Share	1.4	2.8 million +/-
Additional \$\$ for Capital Needs and Charter Debt	1.0	2 million +/-
Total	8	16 million

Proposed 2021 Mill Levy Tax Increase (8 Mills)

Median Home in Adams County = \$425,000 x .0695 (Residential Tax Rate)
Taxable Value = \$29,538 x .008 (8 mills)
\$237 per year or \$19.70 per month

Per hundred thousand in value calculation:

\$100,000 x .0695 (Residential Tax Rate) = \$6,950

\$6,950 x .008 (8 mills) = \$56.00 per year or \$4.64 per month per hundred thousand in value

How does residential development contribute to school construction?

- Provide sites or cash in lieu of land dedication
- Contribute to the School District 27J Capital Facility Fee Foundation (voluntary)

Current Commerce City Cash in Lieu Fees

Land value per acre \$32,077 since April 2000.

Dwelling Unit Type	Fee-in-lieu per unit
SFD	\$619.00
SFA	\$514.00
TH/C	\$214.00
Apartment	\$138.00

Cash in Lieu of Land Dedication Commerce City Development Code

*Article IX – Development Fees
Sec. 21-9200. School Fees*

- (3) (b) Fee-in-Lieu. If the city determines that a proposed land dedication is inappropriate, impractical, or otherwise not in accordance with the city's parks and recreation master plans or the school district's long-range facilities master plan, then the payment of a fee-in-lieu of dedication shall be required. The fee will be calculated by multiplying the amount of land required to be dedicated pursuant to the formula set forth in paragraph (2) above, less any land that has been accepted by the city in partial satisfaction of the school impact fee, by the average market value of land per acre. **The city shall use the value provided by the school district which shall be based upon the average market value of residential land according to the Adams County Assessor's Office.**

If the developer objects to the average market value determination, the developer may request that the city obtain an appraisal of the property by a qualified real estate appraiser mutually agreed upon by the city and the developer, which appraisal will be considered by the city in determining the fair market value. All costs required to obtain such appraisal shall be borne by the developer and the results of the appraisal shall be binding on the parties.

Current Average Value of Residential Land in 27J

**\$101,600 per acre
according to Adams County Assessor's Office
September 10, 2021**

School District 27J Capital Facility Fee Foundation

CFFF Contributions to 27J

Project	CFFF Contribution
Prairie View High School	\$6,832,000
West Ridge Elementary School	\$500,000
Prairie View Middle School	\$300,000
Brantner Elementary, Phase 1	\$1,837,000
Water Shares for Future Schools in Commerce City	\$465,500
Architectural design development through schematic design and site evaluation services for HS site at 96th and Buckley	\$137,000
Educational specifications and schematic design for high school site at 136th and Yosemite	\$374,100
Return of unspent funds from Brantner Elementary, Phase 1	(\$200,000)
Schematic Design, Brantner Elementary, Phase 2	\$204,275
Schematic Design, Reunion Elementary	\$174,600
Construction Documents, Brantner Elementary, Phase 2	\$119,400
Return of unspent funds from Brantner Elementary, Phase 2	(\$87,526)
Return of unspent funds from Reunion Elementary	(\$9,573)
Return of unspent funds from Riverdale Ridge High School	(\$8,050)
Architectural design development through construction for ES #14	Up to \$4,000,000
Total Contributions toward 27J Schools	\$14,638,726
Contributions to Commerce City Schools and/or Students (PVMS and PVHS)	\$11,899,527
	81%
Total Contributions to CFFF through July 2021	\$15,804,140
Commerce City Contributions to CFFF through July 2021	\$6,174,976
	39%

2021 Payer Contributions	
Payer	Contribution
Lennar Family	\$147,050
Richmond Am Homes	\$119,282
Meritage Homes of Colorado	\$51,900
David Weekley Homes	\$26,815
Toll Brothers	\$22,490
Brighton Crossing Residential	\$17,256
Horizon View Homes	\$12,110
DR Horton	\$2,573
Teater Construction	\$1,730
Pedro C. Medina (North Star)	\$865
Giving Foundation Inc	\$1
	\$402,072

2020 Payer Contributions	
Payer	Contribution
Lennar Family	\$373,449
Richmond Am Homes	\$188,832
DR Horton	\$168,600
Kairoi Residential	\$151,515
Meritage Homes of Colorado	\$136,566
Pedcor Investments LLC	\$91,936
Toll Brothers	\$81,771
KB Homes	\$42,150
AMH Development	\$20,232
Brighton Crossing Residential	\$17,703
David Weekley Homes	\$15,174
Dream Finders	\$10,116
Buffalo Run Properties	\$9,620
Teater Construction	\$5,058
Horizon View Homes	\$4,215
Parkway Residences LLC	\$2,886
Mar Y Cielo Custom Homes	\$843
G.J. Gardner	\$843
Network for Good	\$30
	\$1,321,539

2019 Payer Contributions	
Payer	Contribution
Lennar Family	\$211,065
Richmond Am Homes	\$200,634
DR Horton	\$87,672
NexMetro Communities	\$65,416
Meritage Homes of Colorado	\$64,068
Toll Brothers	\$37,092
Brighton Crossing Residential	\$32,877
Oakwood Homes	\$29,265
Dream Finders	\$24,447
AMH Development	\$21,918
Taylor Morrison	\$10,959
Colorado Developments, LLC	\$3,372
RJ Custom Homes	\$1,686
Sam Glowacki	\$1,590
Jaime Holguin	\$843
Mount Calvary Construction	\$843
Teater Construction	\$843
Jim Kelsey	\$795
Saul Lujan	\$795
Wells Fargo	\$25
Network for Good	\$5
	\$796,210

2018 Payer Contributions	
Payer	Contribution
Lennar Family	\$178,875
Meritage Homes of Colorado	\$144,690
Oakwood Homes	\$126,405
DR Horton	\$91,425
Prairie Center Apartments, LLC	\$76,272
Tri Pointe Homes	\$59,625
KB Home	\$42,930
Brighton Crossing Residential	\$39,750
Richmond Am Homes	\$29,415
Dream Finders	\$23,850
Toll Brothers	\$23,850
Shea Homes	\$12,720
Taylor Morrison	\$11,130
Sheffield Homes	\$5,565
Teater Construction	\$3,180
Blackwood Inc	\$1,590
Don Stephen Const	\$1,590
Rudy Remodeling	\$1,590
Robert Hosker	\$795
Mount Calvary Construction	\$795
Ever Chavez	\$795
Jesus Lozano	\$795
Juvenal Sanchez	\$795
BBN Builders	\$795
Mike & Vanessa Tubaya	\$795
	\$880,017

Top 10 Payers since 2001	
Payer	Contribution
1 DR Horton	\$3,249,608
2 Richmond Am Homes	\$1,932,803
3 Lennar Family	\$1,551,465
4 Shea Homes	\$1,031,726
5 KB Home	\$949,798
6 Centex Homes	\$792,850
7 Meritage Homes of Colorado	\$636,417
8 Morrison Homes	\$431,270
9 Continental Homes	\$370,670
10 Ryland Homes	\$319,160
	71% 11,265,767
13 Oakwood Homes	\$243,540.00

Commerce City Builders not Paying CFFF Fees

Builder	Subdivision	Permits	Lost Fees	Year
Aspen Hills Properties	Aspen Hills	73	\$34,681	2018-2020
Claybar Creek LLP	Claybar Creek	1	\$795	2017
Custom Builder	Reunion	1	\$795	2017
Custom Builder	Various	3	\$2,529	2019
Lakes at Dunes	The Lakes at Dunes Park	106	\$61,426	2017-2020
Lennar (pays Oakwood)	Reunion, Reunion Ridge	20	\$17,300	2021
LGI Homes	Second Creek Farm	139	\$119,531	2020-2021
Lokal Homes LLC	Buffalo Run East, Outlook Pointe	544	\$450,022	2017-2021
NexMetro Communities	Buffalo Run East-Avilla	123	\$55,842	2018
Oakwood Homes	Reunion, Potomac Farms, Turnberry	643	\$537,271	2017-2021
Residences at Buffalo Run LLC	Buffalo Run East	8	\$3,848	2019
Richmond (pays Oakwood)	Reunion	55	\$46,937	2020-2021
Shea Homes (pays Oakwood)	Reunion	41	\$34,563	2019-2020
TRI Pointe Homes (pays Oakwood)	Reunion Ridge	48	\$41,234	2020-2021
		1805	\$1,406,774	2017-2021

Total Large Builders		1326	\$1,106,824	
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CFFF Contribution to School Construction

School	Year Opened	Advertised Price
Thimmig	2002	\$ 8,000,000
Pennock	2003	\$ 8,000,000
Second Creek	2003	\$ 8,000,000
Prairie View HS	2006	\$ 37,000,000
West Ridge	2007	\$ 12,700,000
Turnberry	2008	\$ 13,970,000
Prairie View MS	2008	\$ 30,200,000
Stuart	2009	\$ 33,220,000
Brantner	2012	\$ 15,240,000
Reunion	2017	\$ 22,000,000
Riverdale Ridge	2018	\$ 89,500,000
Quist	2020	\$ 55,000,000
Padilla	2021	\$ 25,000,000
ES#14 - Phase I	2021	\$ 20,000,000
Total Construction Cost		\$ 377,830,000
CFFF Contributions		\$ 15,800,000
Percent Paid by CFFF		4.2%
Percent Paid by Taxpayers		95.8%

Proposed Bond Package 2021

Project (likely location)	Estimated Cost
ES #14 (Southlawn - Phase 2)	\$10,000,000
ES #15 (south or west area-as needed, when needed)	\$31,000,000
STEM / CTE Annex (BHS) 250-300 capacity	\$40,000,000
STEM / CTE Annex (PVHS) 250-300 capacity	\$31,000,000
STEM / CTE Annex (RRHS) 250-300 capacity	\$27,000,000
MS #6 (southeast Brighton/northeast Commerce City)	\$77,000,000
MS #7 (west plan area)	\$92,000,000
MS #7 land purchase (west plan area)	\$2,500,000
Comprehensive HS #4 (south plan area)	\$126,000,000
Belle Creek Charter (capital improvement)	\$5,250,000
Bromley East Charter (capital improvement)	\$540,200
Eagle Ridge Academy (capital improvement)	\$6,680,700
The STEAD School (capital construction)	\$10,100,000
North Transportation Terminal	\$10,429,100
Deferred Maintenance	\$25,500,000
Safety and Security	\$10,000,000
Technology	\$10,000,000
Total	\$515,000,000

Questions??