

Equitable and Transparent: Pricing School Facilities for Joint Use

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Context

San Francisco Unified School District (SFUSD), like many districts, allows use of its classrooms, gymnasiums, and other indoor facilities to external groups. Similar to other districts, the District has struggled to apply use fees consistently, equitably, transparently, and in alignment with wider community-serving goals.

The California Civic Center Act (Education Code §38130-38139) allows that:

- ▶ residents have a right to use schools facilities,
- ▶ schools can charge fees to recover the “direct cost” of a rental, and
- ▶ schools can charge “fair rental value” for-profit users.

New Proposed Fee Schedule

The proposed fee schedule introduces **four** categories for user groups and **five** fee components.

User Groups

SFUSD already recognizes that some events have educational or civic benefits while others create profit for an individual or group. Student and community serving groups will receive discounts.

SFUSD - Affiliates

Event sponsored by a school, parent teacher association or organization (PTA or PTO), such as a PTA fundraiser.

SFUSD - Students

Event in which more than 75% of participants are students in the SFUSD system, such as a school play or sporting event.

Non-Profits

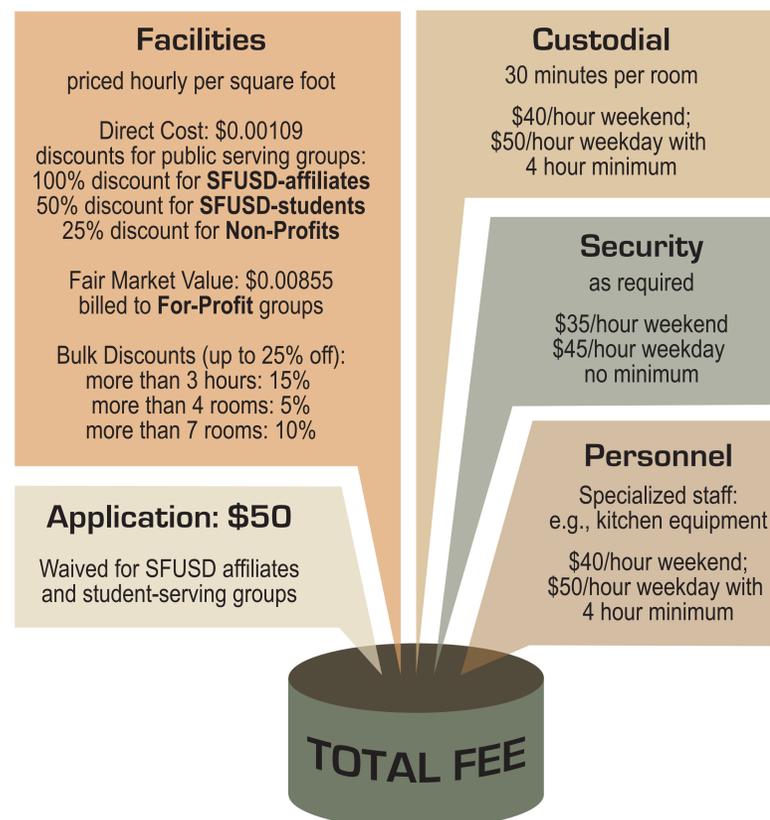
Event sponsored by a 501(c)3 non-profit or public agency, but not aimed at SFUSD students, such as a community meeting.

For-Profit/Private

Event sponsored by a for-profit organization, such as GRE courses or a Christmas tree sale, even if the event is free to attend.

Fee Components

According to SFUSD staff, a facility rental produces up to five costs.



This category- and component-driven method is similar to the joint use fee schedules of Los Angeles, Oakland, San Diego, San Jose, Sacramento, Santa-Monica, Elk Grove, and many others.

For Example

What would you pay to use **ONE ELEMENTARY SCHOOL AUDITORIUM** for **1.5 HOURS** on a **WEEKDAY** ?

Assuming no security and no specialized personnel:

| | | | | |
|--------------------------|---|---|---|--|
| | Facilities: \$0 5,000 sq ft x \$0.0011 x 1.5 hours = \$8.22 (100% discount on “direct cost”) | Custodial: \$20 1 room = 30 min @ \$40/hr | = | SFUSD-Affiliate \$20 |
| | Facilities: \$4.11 5,000 sq ft x \$0.0011 x 1.5 hours = \$8.22 (50% discount on “direct cost”) | Custodial: \$20 1 room = 30 min @ \$40/hr | = | SFUSD-Student \$24.11 |
| Application: \$50 | Facilities: \$6.17 5,000 sq ft x \$0.0011 x 1.5 hours = \$8.22 (25% discount on “direct cost”) | Custodial: \$20 1 room = 30 min @ \$40/hr | = | Non-Profit \$76.17 |
| Application: \$50 | Facilities: \$64.17 5,000 sq ft x \$0.0086 x 1.5 hours = \$8.22 “fair rental value” | Custodial: \$20 1 room = 30 min @ \$40/hr | = | Private \$134.17 |

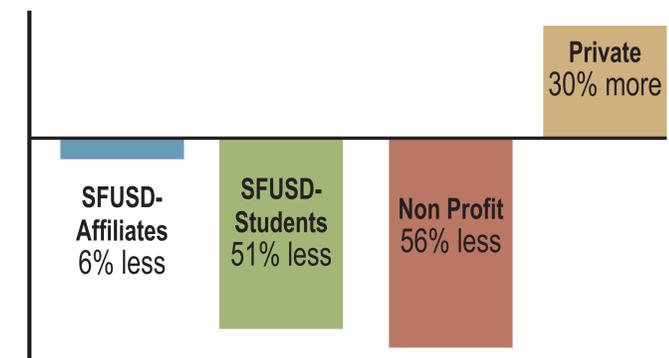
How Could This Affect Revenue?

Will SFUSD gain or lose revenue with this proposed schedule? This is a difficult question to answer because the current fees are so unpredictable and SFUSD’s hand-written records are difficult to aggregate and analyze.

To attempt to answer this question, we took a small random sample of Fall 2012 use permits (N=22 out of 656) and calculated what the fees would be for each under the new schedule.

While further analysis is needed, our findings indicate that (assuming the same level of use):

- For-profit groups would likely pay more
- All other groups would pay less
- SFUSD would take in 37% less revenue



Permits Issued Fall 2012

Actual Fee Paid, Proposed Fees

| | Actual | SFUSD – Affiliates | SFUSD – Students | Non Profit | Private |
|--|--------|--------------------|------------------|------------|----------|
| Association of Asian American Administrators: one ES auditorium for 1.5 weekday hours | 0 | 20 | 24.11 | 76.17 | 134.17 |
| Little Opera: one classroom, 1.5 hours a day, for 45 weekdays | 1,390 | 900 | 936.99 | 1,527.49 | 1,390.87 |
| Growth Learning Opportunities: one ES multipurpose room, for 4.5 hours on a Sunday | 327 | 200 | 204.93 | 257.40 | 365.43 |
| Evaluation Systems Group: 30 classrooms for two hours on a Friday evening and 11 hours on a Saturday | 1,641 | 1,350 | 1,563.72 | 1,720.59 | 4,736.50 |

Next Steps

- Explore a similar approach for the costs of outdoor facilities
- Investigate a parallel fee schedule for summer facilities, possibly with greater discounts for larger bulk reservations
- Develop a schedule to update and revise the costs incorporated in the direct cost and fair market value calculation
- Reexamine the facilities cost calculation after the Civic Center Act is clarified in late 2013