

Frequently Asked Questions About Stanford's General Use Permit and Palo Alto Schools

Why is there a discussion of Stanford's land use plans for the coming years?

Stanford has operated for nearly two decades—since 2000—under its current long-term land use permit (called a General Use Permit) with Santa Clara County. As the life of that permit winds down, the university has applied to Santa Clara County for a successor General Use Permit that will last nearly two more decades, until approximately 2035.

This permit will authorize specified amounts of new facilities, within Stanford's already-developed core campus, for academic purposes and housing. It also will specify a variety of conditions Stanford will have to meet on an ongoing basis, with annual reporting to county officials.

Four things to know about Stanford's partnership with Palo Alto Unified School District (PAUSD)

1. Stanford is a community of people dedicated to the advancement of knowledge and learning, and the university is committed to supporting the future success of Palo Alto schools.
2. Stanford has been in discussions with PAUSD, and the university intends to offer additional support for Palo Alto schools as part of a development agreement for the new General Use Permit.
3. Stanford's proposed housing is estimated to produce no more than 275 students enrolled in Palo Alto schools—not 1,446, as has been mentioned in some public forums.
4. Stanford lands generated 17 percent of PAUSD's property tax revenue and only 6 percent of student enrollment last year.

What is the issue regarding on-campus housing at Stanford?

As part of its General Use Permit application, Stanford has proposed adding 2,600 student beds and 550 employee housing units on its campus. Santa Clara County's independent environmental analysis estimates that over the next 17 years this would produce up to 275 additional school-age students living on the Stanford campus and enrolled in Palo Alto K-12 schools.

What financial support will Stanford provide to Palo Alto schools under the new General Use Permit?

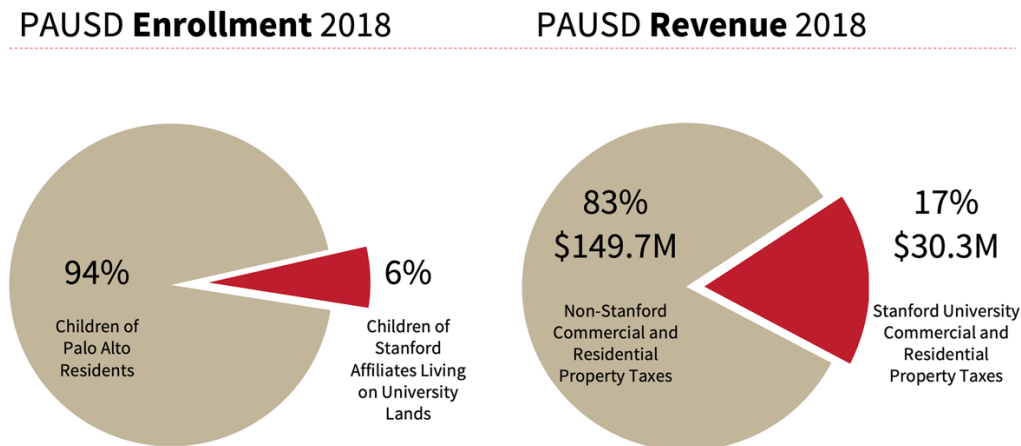
To begin with, all of Stanford's new and expanded facilities, regardless of tax-exempt status, are subject to state-mandated school fees. Stanford estimates that over the course of its new land use permit, the university could pay approximately \$4.2 million in school impact fees based on today's rates. These fees are assessed by PAUSD at the time that each new building is constructed based upon the results of PAUSD's impact fee studies.

Stanford's active management of its commercial lands also yields greater property tax revenues for PAUSD compared to other commercial properties. Property tax revenues from the Stanford Research Park increased 6 percent annually over the last 17 years.

Stanford intends to offer additional support for Palo Alto schools through an agreement with the Santa Clara County Board of Supervisors, which is responsible for overseeing land use on Stanford's academic campus. The form this additional support will take will be one of many subjects negotiated between the county and Stanford as part of a development agreement. The negotiated development agreement will be included in the public approval process when county decision-makers consider the 2018 General Use Permit application. Stanford has also been in discussions with PAUSD since last summer to understand the school district's concerns about future enrollment of new students living on Stanford lands.

How does student enrollment compare to tax revenues coming from Stanford lands?

Stanford lands (all Stanford-owned property on and outside the campus) generated 725 school-age children in 2016, representing **6 percent** of PAUSD enrollment. Of these 725 students, 569 (78 percent) lived in homes that paid property tax. Meanwhile, Stanford's lands generated more than \$30 million in tax revenue to PAUSD in 2018 – approximately **17 percent** of PAUSD total property tax revenue.



What about the claim that Stanford may add 1,446 new students to the Palo Alto schools, producing a \$34 million shortfall for the school district?

It simply is not true. Stanford has proposed adding 2,600 student beds and 550 employee housing units on its campus. Santa Clara County's independent environmental analysis estimates this would produce **no more than 275** additional school-age students living on the Stanford campus and enrolled in Palo Alto K-12 schools through 2035. This is a conservatively high estimate, as the student generation rate used in the analysis is a higher rate than has occurred in similar housing elsewhere on Stanford's lands.

Separately, the county conducted a theoretical analysis of the effects of building much *more* employee housing than the university has proposed. That is the source of the 1,446 number. Stanford is not proposing this level of housing expansion.

Is there enough capacity in Palo Alto schools to accommodate new students from Stanford's proposed housing?

PAUSD enrollment declined by 292 students in just the current school year, more than the number of K-12 school-age students (275) projected to come from new Stanford housing over the next 17 years under the proposed General Use Permit. Santa Clara County's independent environmental analysis concluded that there is sufficient capacity in PAUSD's existing schools to accommodate Stanford's estimated new students that would be generated by the proposed General Use Permit. Even if an increase in enrollment occurs, PAUSD has many options, including reopening unused school sites, to address capacity.

How else does Stanford support schools and youth in our community?

As an academic institution whose primary mission is to advance education and learning, Stanford supports a range of programs that serve local educators and K-12 students. These include professional development for local teachers; summer programs for teachers and students; placing teachers in neighboring communities; and free art museums and outdoor installations. A new General Use Permit will enable the university to add facilities and pursue additional programming that further supports local education and youth engagement.

For more information and answers to frequently asked questions about Stanford's General Use Permit, please visit gup.stanford.edu/schools.