CDCode	District	TotalEnrollment	AVPP
66423	Anaheim Elementary	14832	$ 2,063,391.13
66431	Anaheim Union High	27748	$ 1,880,214.88
66449	Brea-Olinda Unified	5811	$ 1,878,076.25
66456	Buena Park Elementary	3907	$ 2,123,544.25
66464	Capistrano Unified	49418	$ 2,070,928.88
66472	Centralia Elementary	4051	$ 1,511,463.13
66498	Fountain Valley Elementary	5967	$ 1,658,807.13
66514	Fullerton Joint Union High	13173	$ 3,074,235.00
66522	Garden Grove Unified	37841	$ 817,413.06
66530	Huntington Beach City Elementary	5030	$ 4,609,137.00
66548	Huntington Beach Union High	14522	$ 4,306,876.00
66555	Laguna Beach Unified	2456	$ 9,717,552.00
66563	La Habra City Elementary	4316	$ 1,679,643.75
66589	Magnolia Elementary	4949	$ 1,003,532.94
66613	Ocean View	6781	$ 2,710,647.25
66621	Orange Unified	25750	$ 1,593,194.00
66670	Santa Ana Unified	42247	$ 902,812.44
66696	Savanna Elementary	1797	$ 1,535,906.25
66746	Saddleback Valley Unified	23706	$ 2,030,502.63
68478	San Francisco Unified	55537	$ 5,624,805.00
73635	Saddleback Valley Unified	23706	$ 2,030,502.63
73643	Tustin Unified	21829	$ 1,476,568.75
73650	Irvine Unified	36541	$ 2,006,450.13

CDCode	yr21_22_Total_AV_adjusted	Avpp Quintiles	SFP Annualized	SFP Mod Total
66423	$ 30,604,217,386.90	4	$ 4,720,496.50	$ 118,012,408.00
66431	$ 52,172,203,468.32	4	$ 7,779,589.00	$ 194,489,728.00
66449	$ 10,913,500,769.61	4	$ 1,078,806.63	$ 26,970,166.00
66456	$ 8,296,687,073.43	4	$ 1,482,001.63	$ 37,050,040.00
66464	$ 102,341,165,742.00	4	$ 3,983,001.00	$ 99,575,024.00
66472	$ 6,122,937,140.18	3	$ 1,356,319.38	$ 33,907,984.00
66498	$ 9,898,102,143.95	3	$ 1,763,684.38	$ 44,092,108.00
66514	$ 40,496,897,995.69	5	$ 5,573,371.00	$ 139,334,272.00
66522	$ 30,931,726,696.58	2	$ 16,942,772.00	$ 423,569,312.00
66530	$ 23,183,959,223.44	5	$ 1,463,027.63	$ 36,575,692.00
66548	$ 62,544,453,714.46	5	$ 4,998,915.50	$ 124,972,888.00
66555	$ 23,866,308,084.12	5	$ 631,152.06	$ 15,778,802.00
66563	$ 7,249,342,422.17	4	$ 1,125,726.38	$ 28,143,160.00
66589	$ 4,966,484,408.59	2	$ 1,307,466.00	$ 32,686,650.00
66613	$ 18,380,898,444.48	4	$ 2,812,795.75	$ 70,319,896.00
66621	$ 41,024,744,451.68	3	$ 4,605,607.50	$ 115,140,192.00
66670	$ 38,141,117,556.27	2	$ 11,735,866.00	$ 293,396,640.00
66696	$ 2,760,023,446.47	3	$ 730,128.56	$ 18,253,214.00
66746	$ 48,135,095,107.96	4	$ 1,967,907.63	$ 49,197,692.00
68478	$ 312,384,782,258.70	5	$ 13,457,265.00	$ 336,431,616.00
73635	$ 48,135,095,107.96	4	$ 7,205,806.50	$ 180,145,168.00
73643	$ 32,232,019,420.22	3	$ 3,332,589.75	$ 83,314,744.00
73650	$ 73,317,695,606.12	4	$ 5,595,290.00	$ 139,882,256.00

CDCode	building_sqft	building_age	CRV_mid	WCRV_mid	annual_need_mid
66423	539066.00	65	$ 202,149,753.00	$ 290,670,850.50	$ 8,720,125.44
66431	3670014.00	64	$ 1,376,255,240.00	$ 2,019,146,592.00	$ 60,574,397.63
66449	678983.00	56	$ 254,618,624.00	$ 284,863,966.00	$ 8,545,919.00
66456	1623600.00	63	$ 608,850,000.00	$ 913,275,008.00	$ 27,398,250.00
66464	3349659.00	39	$ 1,256,122,133.00	$ 1,384,062,664.00	$ 41,521,879.81
66472	1162000.00	62	$ 435,750,000.00	$ 610,753,128.00	$ 18,322,593.75
66498	821223.00	55	$ 307,958,630.00	$ 395,223,288.00	$ 11,856,698.75
66514	4964518.00	65	$ 1,861,694,212.00	$ 2,782,676,184.00	$ 83,480,285.00
66522	5068664.00	68	$ 1,900,749,006.00	$ 2,823,463,872.50	$ 84,703,916.94
66530	502157.00	58	$ 188,308,877.00	$ 254,258,436.00	$ 7,627,753.19
66548	3079176.00	61	$ 1,154,691,003.00	$ 1,668,959,511.00	$ 50,068,785.00
66555	295070.00	72	$ 110,651,252.00	$ 160,057,124.00	$ 4,801,713.75
66563	372000.00	63	$ 139,500,000.00	$ 204,375,000.00	$ 6,131,250.00
66589	503820.00	68	$ 188,932,501.00	$ 283,398,752.00	$ 8,501,962.56
66613	1514240.00	59	$ 567,840,006.00	$ 758,217,844.00	$ 22,746,535.38
66621	746065.00	58	$ 279,774,373.00	$ 367,580,062.00	$ 11,027,401.81
66670	7262999.00	53	$ 2,723,624,612.00	$ 3,605,623,853.50	$ 108,168,715.63
66696	221371.00	66	$ 83,014,126.00	$ 124,521,188.00	$ 3,735,635.69
66746	1443828.00	64	$ 541,435,505.00	$ 802,053,666.00	$ 24,061,610.25
68478	9092157.00	74	$ 3,409,558,883.00	$ 4,783,697,076.00	$ 143,510,912.50
73635	3919032.00	50	$ 1,469,636,995.00	$ 1,858,020,924.00	$ 55,740,627.25
73643	2281846.00	49	$ 855,692,252.00	$ 1,074,916,023.00	$ 32,247,480.19
73650	4181096.00	37	$ 1,567,910,995.00	$ 1,575,424,208.00	$ 47,262,725.94

CDCode	fiveyr_need_mid	annual_need_pp	fiveyr_need_pp	sfp_annualized_pp
66423	$ 43,600,626.56	$ 587.93	$ 2,939.63	$ 318.26
66431	$ 302,871,988.50	$ 2,183.02	$ 10,915.09	$ 280.37
66449	$ 42,729,594.75	$ 1,470.65	$ 7,353.23	$ 185.65
66456	$ 136,991,250.00	$ 7,012.61	$ 35,063.03	$ 379.32
66464	$ 207,609,399.00	$ 840.22	$ 4,201.09	$ 80.60
66472	$ 91,612,967.50	$ 4,522.98	$ 22,614.90	$ 334.81
66498	$ 59,283,493.50	$ 1,987.05	$ 9,935.23	$ 295.57
66514	$ 417,401,428.00	$ 6,337.23	$ 31,686.13	$ 423.09
66522	$ 423,519,587.38	$ 2,238.42	$ 11,192.08	$ 447.74
66530	$ 38,138,766.00	$ 1,516.45	$ 7,582.26	$ 290.86
66548	$ 250,343,922.25	$ 3,447.79	$ 17,238.94	$ 344.23
66555	$ 24,008,569.00	$ 1,955.10	$ 9,775.48	$ 256.98
66563	$ 30,656,250.00	$ 1,420.59	$ 7,102.93	$ 260.83
66589	$ 42,509,812.75	$ 1,717.92	$ 8,589.58	$ 264.19
66613	$ 113,732,677.25	$ 3,354.45	$ 16,772.26	$ 414.81
66621	$ 55,137,009.13	$ 428.25	$ 2,141.24	$ 178.86
66670	$ 540,843,578.13	$ 2,560.39	$ 12,801.94	$ 277.79
66696	$ 18,678,178.75	$ 2,078.82	$ 10,394.09	$ 406.30
66746	$ 120,308,053.00	$ 1,015.00	$ 5,075.00	$ 83.01
68478	$ 717,554,560.00	$ 2,584.06	$ 12,920.30	$ 242.31
73635	$ 278,703,139.00	$ 2,351.33	$ 11,756.65	$ 303.97
73643	$ 161,237,401.50	$ 1,477.28	$ 7,386.39	$ 152.67
73650	$ 236,313,629.75	$ 1,293.42	$ 6,467.08	$ 153.12

CDCode	sfp_coverage	annual_gap	annual_gap_pp	need_to_AV	gap_to_AV
66423	54%	$ 3,999,629.00	$ 269.66	0.028%	0.013%
66431	13%	$ 52,794,808.00	$ 1,902.65	0.116%	0.101%
66449	13%	$ 7,467,112.50	$ 1,285.00	0.078%	0.068%
66456	5%	$ 25,916,248.00	$ 6,633.29	0.330%	0.312%
66464	10%	$ 37,538,880.00	$ 759.62	0.041%	0.037%
66472	7%	$ 16,966,274.00	$ 4,188.17	0.299%	0.277%
66498	15%	$ 10,093,014.00	$ 1,691.47	0.120%	0.102%
66514	7%	$ 77,906,912.00	$ 5,914.14	0.206%	0.192%
66522	20%	$ 67,761,144.00	$ 1,790.68	0.274%	0.219%
66530	19%	$ 6,164,725.50	$ 1,225.59	0.033%	0.027%
66548	10%	$ 45,069,868.00	$ 3,103.56	0.080%	0.072%
66555	13%	$ 4,170,561.75	$ 1,698.11	0.020%	0.017%
66563	18%	$ 5,005,523.50	$ 1,159.76	0.085%	0.069%
66589	15%	$ 7,194,496.50	$ 1,453.73	0.171%	0.145%
66613	12%	$ 19,933,740.00	$ 2,939.65	0.124%	0.108%
66621	42%	$ 6,421,794.50	$ 249.39	0.027%	0.016%
66670	11%	$ 96,432,848.00	$ 2,282.60	0.284%	0.253%
66696	20%	$ 3,005,507.00	$ 1,672.51	0.135%	0.109%
66746	8%	$ 22,093,702.00	$ 931.99	0.050%	0.046%
68478	9%	$ 130,053,648.00	$ 2,341.75	0.046%	0.042%
73635	13%	$ 48,534,820.00	$ 2,047.36	0.116%	0.101%
73643	10%	$ 28,914,890.00	$ 1,324.61	0.100%	0.090%
73650	12%	$ 41,667,436.00	$ 1,140.29	0.064%	0.057%

CDCode	fiveyr_need_to_AV
66423	0.142%
66431	0.581%
66449	0.392%
66456	1.651%
66464	0.203%
66472	1.496%
66498	0.599%
66514	1.031%
66522	1.369%
66530	0.165%
66548	0.400%
66555	0.101%
66563	0.423%
66589	0.856%
66613	0.619%
66621	0.134%
66670	1.418%
66696	0.677%
66746	0.250%
68478	0.230%
73635	0.579%
73643	0.500%
73650	0.322%

District Facility Fiscal Indicators Dataset

Overview

This dataset provides district-level estimates of public school facility needs, funding gaps, and fiscal capacity for selected California districts. It is designed to support policymakers, researchers, and advocates in understanding how infrastructure conditions interact with school finance systems.

The dataset links information on:

school building characteristics (age, square footage)
estimated facility investment needs
state modernization funding
local fiscal capacity (property wealth)

Together, these data allow users to evaluate disparities in school infrastructure funding and identify where needs are greatest.

Unit and Geography of Analysis

District-level dataset
Each row represents one school district (identified by CDCode)
Sample limited to districts in Orange and SF Counties, chosen to represent wide variation in underlying wealth and property needs

Key Variables

Infrastructure Measures

building_sqft (Total square footage of school facilities in the district)

building_age (Mean age of school buildings (years))

CRV_mid (Estimated current replacement value of facilities (based on ~$375 per square foot)(

WCRV_mid (Age-weighted replacement value (adjusts for older infrastructure needing more investment)(

Estimated Facility Needs

annual_need_mid (Estimated annual facility investment need (≈ 3% of replacement value)(

fiveyr_need_mid (Estimated five-year facility investment need)

annual_need_pp (Annual facility need per pupil)

fiveyr_need_pp (Five-year facility need per pupil)

State Funding

SFPMod_Total (Total state modernization funding received (multi-year total))

sfp_annualized (Annualized state funding (total divided by 25 years)(

sfp_annualized_pp (Annualized state funding per pupil)

sfp_coverage (share of annual facility need covered by state funding)

Funding Gaps

annual_gap (Difference between estimated annual need and state funding(

annual_gap_pp (Annual facility funding gap per pupil)

Local Fiscal Capacity

AVPP (Assessed property value per pupil (proxy for local revenue capacity))

yr21_22_Total_AV_adjusted (Total assessed valuation in the district)

AVQuintile (District ranking by property wealth (1 = lowest, 5 = highest))

Methodology

1. Estimating Facility Value

Facility replacement value is estimated as:

CRV = square footage × cost per square foot

A baseline estimate of $375 per square foot is used to reflect construction costs in high-cost California regions.

2. Adjusting for Building Age

Older buildings require more intensive investment. Replacement values are adjusted using age-based weights to produce WCRV_mid.

3. Estimating Annual Need

Annual facility investment need is estimated as:

Annual Need ≈ 3% of replacement value

This aligns with industry benchmarks for ongoing maintenance and capital renewal.

4. Estimating State Support

State funding (SFP) is measured as:

total modernization funding received, annualized over a 25-year period

5. Measuring Funding Gaps

The dataset defines funding gaps as:

Annual Gap = Estimated Need − State Funding

This represents the amount districts must finance locally or defer.

Important Notes

Local funding is not directly observed.
The dataset measures capacity to raise local revenue (via property wealth), not actual local spending.
Estimates are approximations.
Facility needs are modeled using standard assumptions and should be interpreted as indicative, not exact.
Charter-only districts without facility data are excluded. These entities are not directly comparable within this framework.

How to Use This Dataset

This dataset can be used to:

1. Identify high-need districts
Sort by annual_gap or annual_gap_pp
2. Compare fiscal capacity
Use AVPP or AVQuintile
3. Evaluate state funding equity
Compare sfp_coverage across districts
4. Analyze inequality
Compare districts with similar building_age but different annual_gap_pp

Example Use Case

Districts with similar infrastructure **(**age and size**)** can face very different financial burdens depending on:

local property wealth
access to state funding

This dataset enables those comparisons directly.

Limitations and Future Improvements

Future versions of this dataset may include:

school-level facility data
deferred maintenance estimates
climate-related infrastructure risk
more precise local spending data

Contact / Citation

If using this dataset, please cite:

Claire Cahen, District Facility Fiscal Indicators Dataset, 2026

For questions or updates, contact:
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Final Note

This dataset is intended to support more equitable and effective school infrastructure policy. By linking building conditions to fiscal capacity and funding systems, it provides a foundation for identifying where investment is most urgently needed.