



DEPARTMENT OF  
**PLANNING &  
ZONING**



# Student Trends and Enrollment

## Joint City Council/School Board Subcommittee Meeting

May 18, 2026





# Agenda and Summary

- Background
  - ACPS and City Coordination
- Student Enrollment Projections
- 2026 Student Generation Rates
- Next Steps
- Questions?



# Annual ACPS - City Coordination

- **Early Fall** (Sept/Oct) – VDOE provides ACPS with official student enrollment numbers
- **Fall/Winter** (Nov/Dec) – ACPS publishes enrollment projections as part of CIP process
- **Spring** (April/May) – City updates student generation rates and shares with the City/Schools Subcommittee

## Data informs:

- **Small Area Planning (City Led)**
  - City applies high level student generation rates to planned development
  - City consults with ACPS regarding potential increased enrollment and existing capacity
  - If additional capacity is needed, ID site and/or development threshold and potential for co-location
- **Development Review (City Led)**
  - City uses generation rates to determine student generation for specified project
  - City provides ACPS with quarterly development updates
- **Joint City-ACPS Facilities Master Planning Tools**
- **Joint ACPS-City Long Range Educational Facilities Plan**



# Student Enrollment Projections



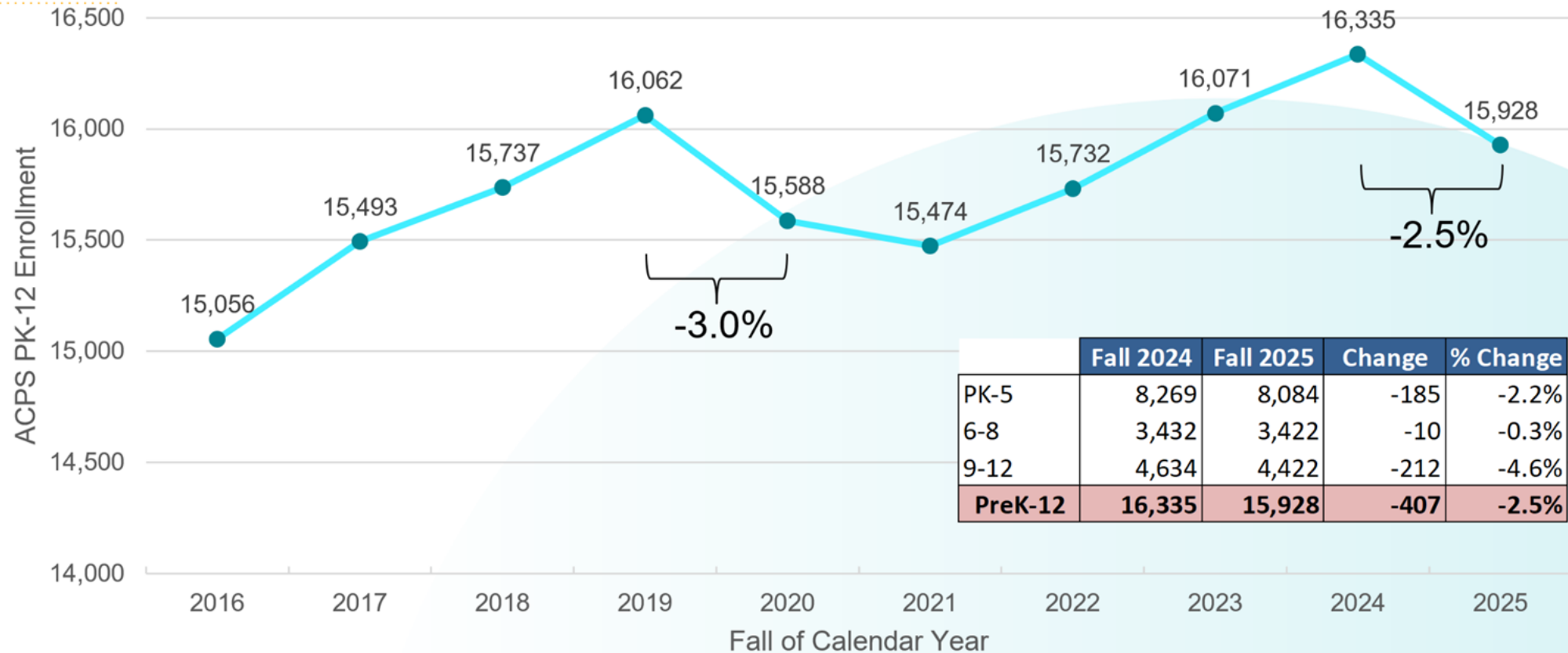


# Definitions

- **Enrollment:** Number of active students enrolled at ACPS on September 30 of each school year as detailed in the Fall Membership Report to the School Board.
- **Cohort Survival Rate (CSR):** the ratio of the number of students enrolled in each grade to the number enrolled the prior year in the earlier grade.
  - CSR varies from school to school. Alexandria, being an urban environment, experiences a high level of transiency.
  - ACPS works with the City to anticipate new developments that may impact schools. General development and In/Out migration is captured in this ratio.



# Enrollment in Perspective



	Fall 2024	Fall 2025	Change	% Change
PK-5	8,269	8,084	-185	-2.2%
6-8	3,432	3,422	-10	-0.3%
9-12	4,634	4,422	-212	-4.6%
<b>PreK-12</b>	<b>16,335</b>	<b>15,928</b>	<b>-407</b>	<b>-2.5%</b>

Source: Office of Capital Programs, Planning, and Design historical enrollment. Department of Technology Services, Office of Education and Business Applications



# Declining Enrollment is Regional

Preliminary enrollment decreases:

- Fairfax County, -3,000
- Montgomery County, -2,600
- Loudoun County, -1,000
- Arlington County, -300





# Ten-Year Projections



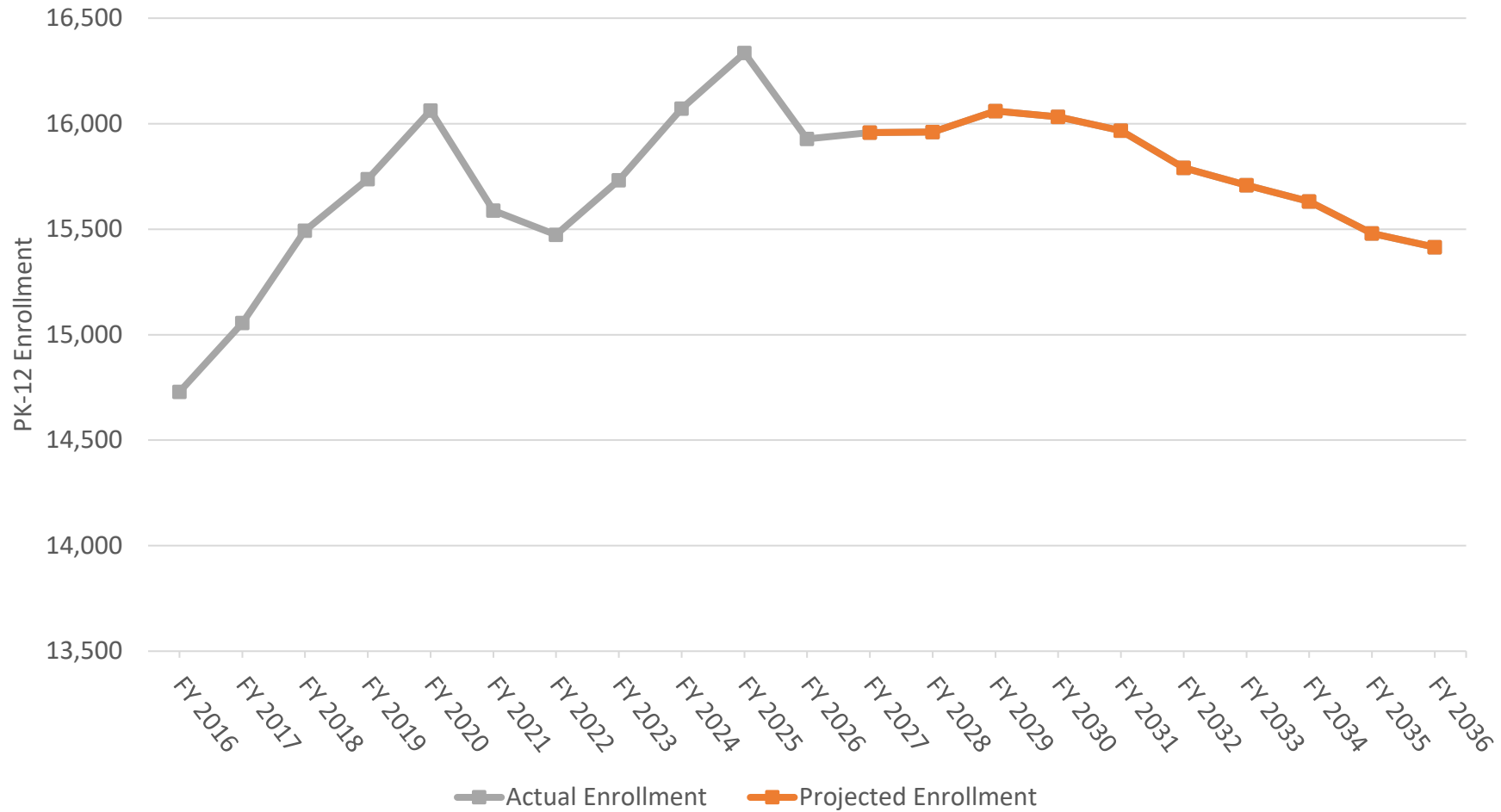


# Ten-Year Projections

School Level	Grade	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027 Projection	FY 2028 Projection	FY 2029 Projection	FY 2030 Projection	FY 2031 Projection	FY 2032 Projection	FY 2033 Projection	FY 2034 Projection	FY 2035 Projection	FY 2036 Projection
ES	PK	287	306	390	408	378	405	405	405	405	405	405	405	405	405	405
	K	1,337	1,330	1,402	1,336	1,298	1,222	1,265	1,255	1,275	1,237	1,247	1,260	1,275	1,286	1,298
	1	1,282	1,415	1,348	1,406	1,292	1,294	1,202	1,260	1,252	1,267	1,233	1,235	1,245	1,271	1,282
	2	1,266	1,249	1,374	1,323	1,355	1,260	1,248	1,172	1,231	1,218	1,237	1,237	1,203	1,215	1,241
	3	1,287	1,268	1,251	1,361	1,266	1,334	1,233	1,233	1,163	1,215	1,201	1,201	1,220	1,187	1,199
	4	1,196	1,274	1,240	1,237	1,301	1,240	1,301	1,205	1,201	1,136	1,187	1,187	1,173	1,192	1,160
	5	1,177	1,156	1,290	1,198	1,194	1,284	1,209	1,283	1,224	1,186	1,122	1,122	1,173	1,159	1,178
<b>ES Total</b>		<b>7,832</b>	<b>7,998</b>	<b>8,295</b>	<b>8,269</b>	<b>8,084</b>	<b>8,039</b>	<b>7,863</b>	<b>7,813</b>	<b>7,751</b>	<b>7,664</b>	<b>7,632</b>	<b>7,647</b>	<b>7,694</b>	<b>7,715</b>	<b>7,763</b>
MS	6	1,103	1,096	1,102	1,225	1,107	1,127	1,224	1,146	1,152	1,112	1,070	1,015	1,010	1,057	1,044
	7	1,076	1,057	1,071	1,115	1,200	1,096	1,117	1,213	1,136	1,141	1,100	1,083	1,006	1,001	1,047
	8	1,085	1,075	1,074	1,092	1,115	1,216	1,109	1,132	1,227	1,151	1,155	1,097	1,094	1,018	1,014
<b>MS Total</b>		<b>3,264</b>	<b>3,228</b>	<b>3,247</b>	<b>3,432</b>	<b>3,422</b>	<b>3,439</b>	<b>3,450</b>	<b>3,491</b>	<b>3,515</b>	<b>3,404</b>	<b>3,325</b>	<b>3,195</b>	<b>3,110</b>	<b>3,076</b>	<b>3,105</b>
HS	9	1,342	1,226	1,173	1,275	1,274	1,280	1,396	1,273	1,300	1,409	1,322	1,326	1,260	1,256	1,169
	10	937	1,285	1,182	1,239	1,091	1,221	1,227	1,338	1,220	1,246	1,351	1,267	1,271	1,208	1,204
	11	1,030	883	1,144	1,032	997	934	1,045	1,050	1,145	1,044	1,067	1,156	1,085	1,088	1,034
	12	1,069	1,112	1,030	1,088	1,060	1,045	979	1,095	1,101	1,200	1,094	1,118	1,212	1,137	1,140
<b>HS Total</b>		<b>4,378</b>	<b>4,506</b>	<b>4,529</b>	<b>4,634</b>	<b>4,422</b>	<b>4,480</b>	<b>4,647</b>	<b>4,756</b>	<b>4,766</b>	<b>4,899</b>	<b>4,834</b>	<b>4,867</b>	<b>4,828</b>	<b>4,689</b>	<b>4,547</b>
<b>Grand Total</b>		<b>15,474</b>	<b>15,732</b>	<b>16,071</b>	<b>16,335</b>	<b>15,928</b>	<b>15,958</b>	<b>15,960</b>	<b>16,060</b>	<b>16,032</b>	<b>15,967</b>	<b>15,791</b>	<b>15,709</b>	<b>15,632</b>	<b>15,480</b>	<b>15,415</b>



# Ten-Year Projections



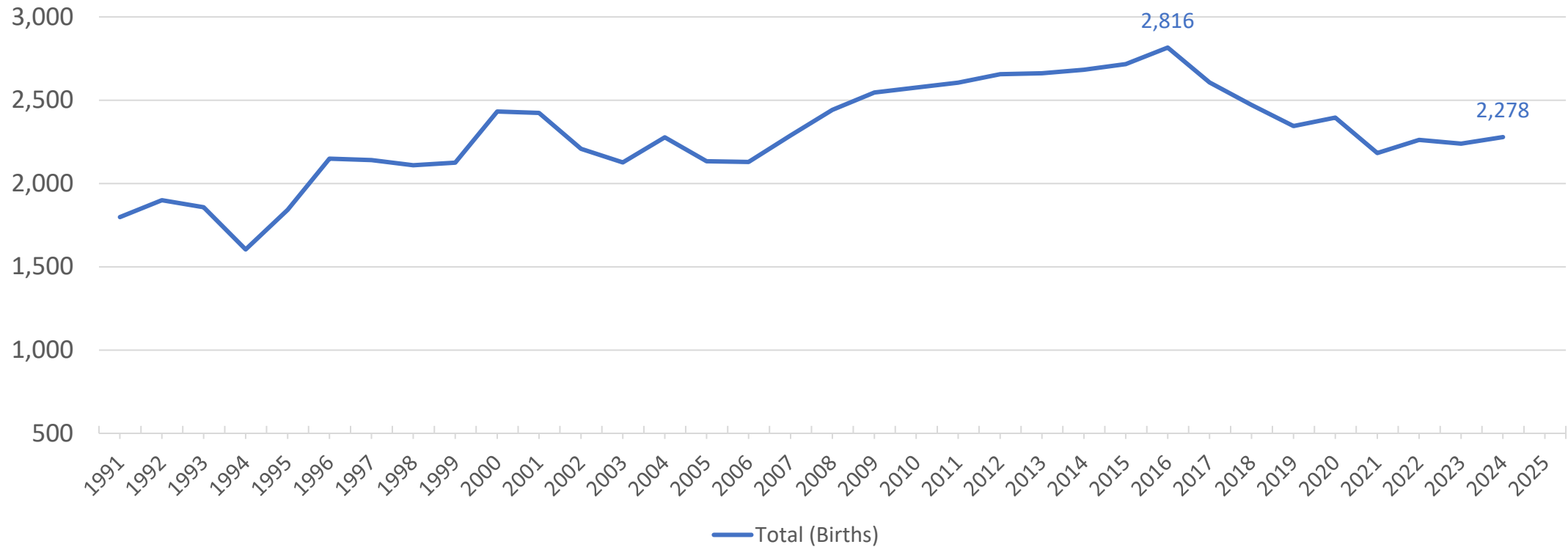


# Factors Contributing to Enrollment Change



# Births

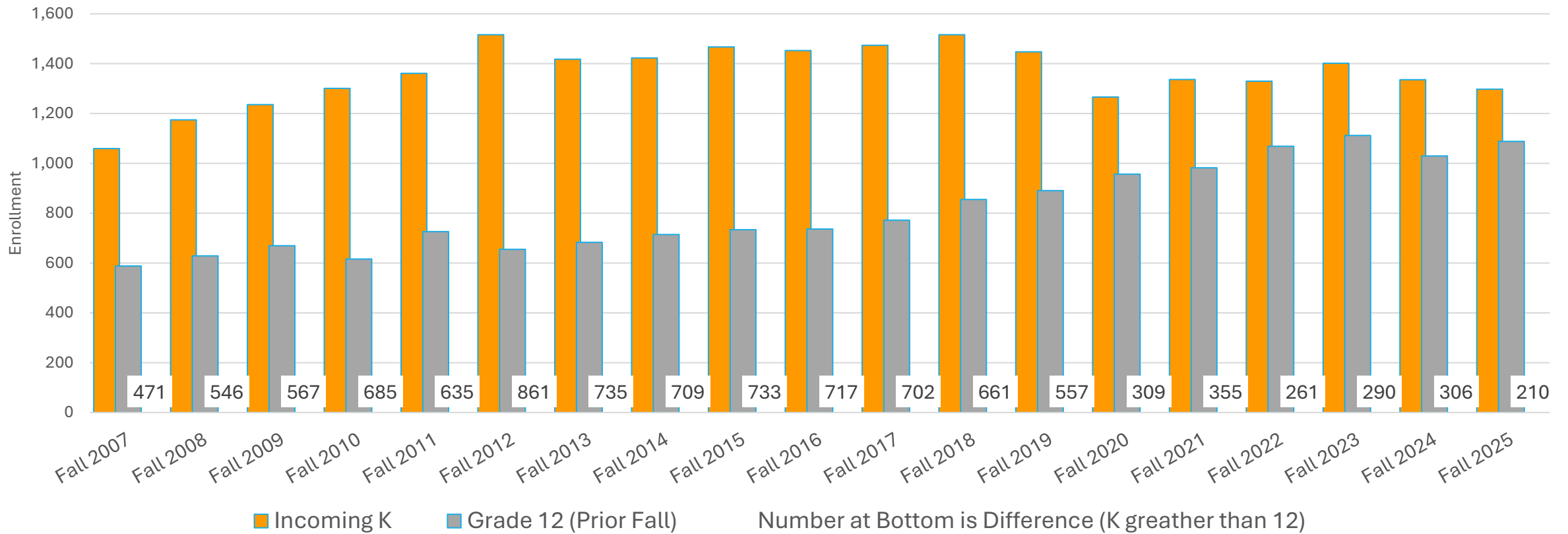
- Peak number of births occurred in 2016
- Births have trended down since then





# Changes in Relative Cohort Sizes

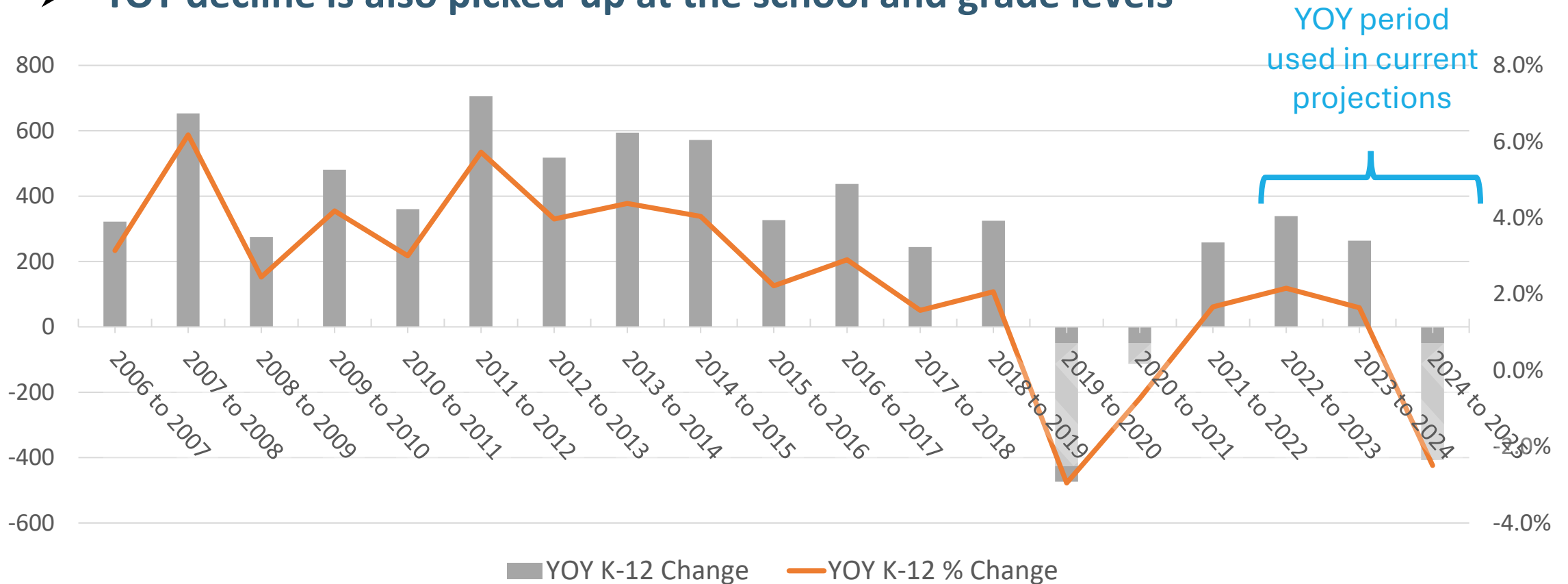
➤ The difference between incoming Kindergarten cohorts and outgoing Grade 12 cohorts is narrowing





# Trends Used in Projections

- Current projections include year-over-year (YOY) period of enrollment decline
- YOY decline is also picked-up at the school and grade levels



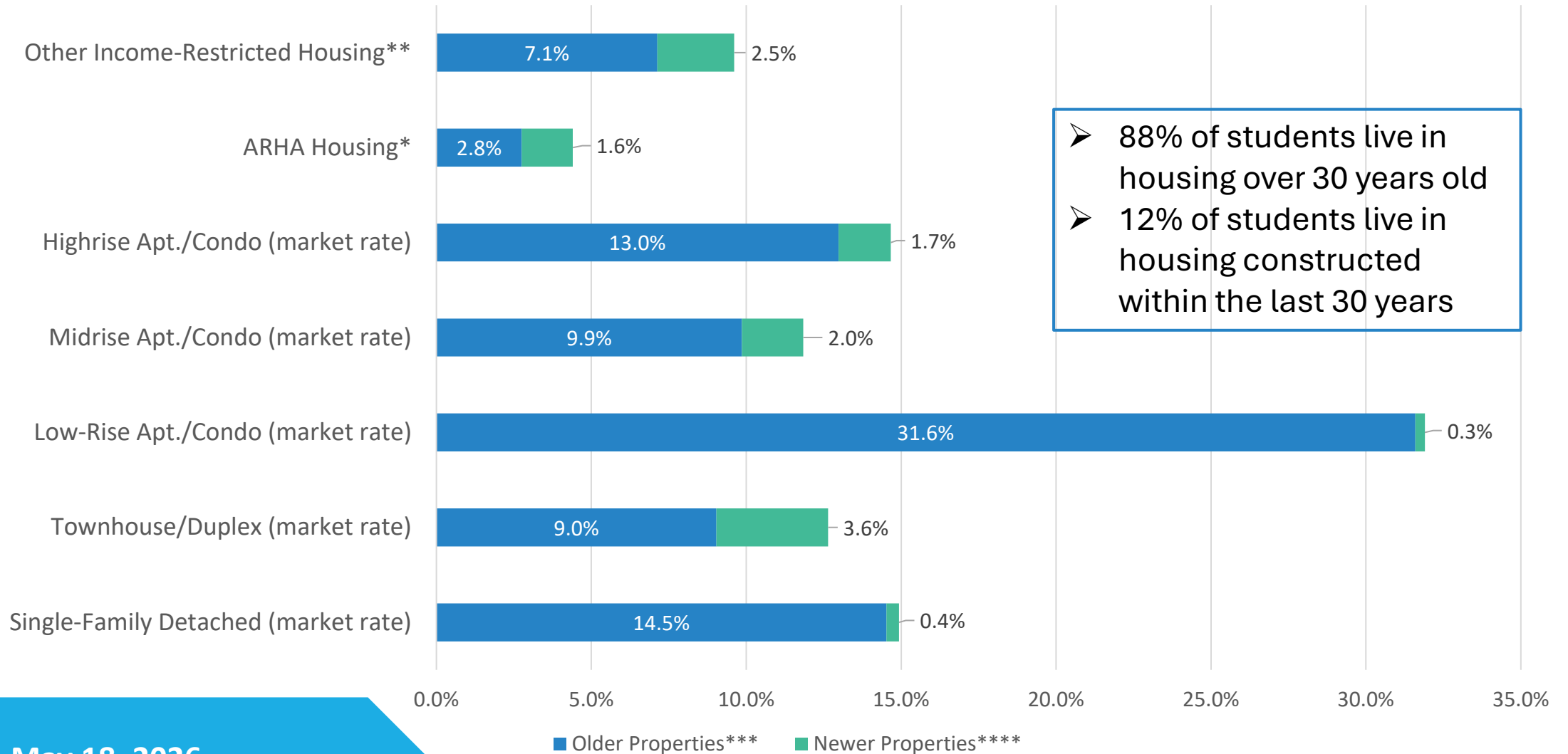


# 2026 Student Generation Rates





# Share of ACPS K-12 Students by Housing Type and Age (average of 2023-2025)





# 2026 Summary Table

## ACPS K-12 Student Generation by Housing Type and Age (average of last three school years)

Type of Housing Unit	Older properties*** (> 30 years old) Per housing unit	Newer properties**** (< 30 years old) Per housing unit
Single-Family Detached (market rate)	0.27	0.17
Townhouse/Duplex (market rate)	0.15	0.12
Low-Rise Apt./Condo (market rate, 1-3 stories)	0.33	0.07
Midrise Apt./Condo (market rate, 4-6 stories)	0.19	0.04
Highrise Apt./Condo (market rate, 7+ stories)	0.15	0.03
ARHA Housing*	0.85	0.74
Other Income-Restricted Housing**	0.55	0.62

\*ARHA units include public housing, LIHTC supported units, HAP contracts, and other models of affordable housing, all included in City Council’s Resolution 2876 affirming the City’s commitment for no net loss of public housing units, adopted in 2019. These properties exclude senior housing properties.

\*\* “Other Income-Restricted Housing” is defined as properties in which most of the units are income-restricted. These properties exclude senior housing properties.

\*\*\*“Older properties” refers to residential properties that were over 30 years old prior to the beginning of the current school year.

\*\*\*\*“Newer properties” refers to residential units constructed within the last 30 years before the start of the current school year.



# 2026 Rates Comparison to 2025 Rates in Newer Properties (<30 years old)

Type of Housing Unit	2025 Newer Properties	2026 Newer Properties
Single-Family Detached (market rate)	0.18	<b>0.17</b>
Townhouse/Duplex (market rate)	0.12	0.12
Low-Rise Apt./Condo (market rate, 1-3 stories)	0.07	0.07
Midrise Apt./Condo (market rate, 4-6 stories)	0.04	0.04
Highrise Apt./Condo (market rate, 7+ stories)	0.03	0.03
ARHA Housing	0.76	<b>0.74</b>
Other Income-Restricted Housing	0.60	<b>0.62</b>

➤ 2026 rates remained generally consistent with 2025 rates



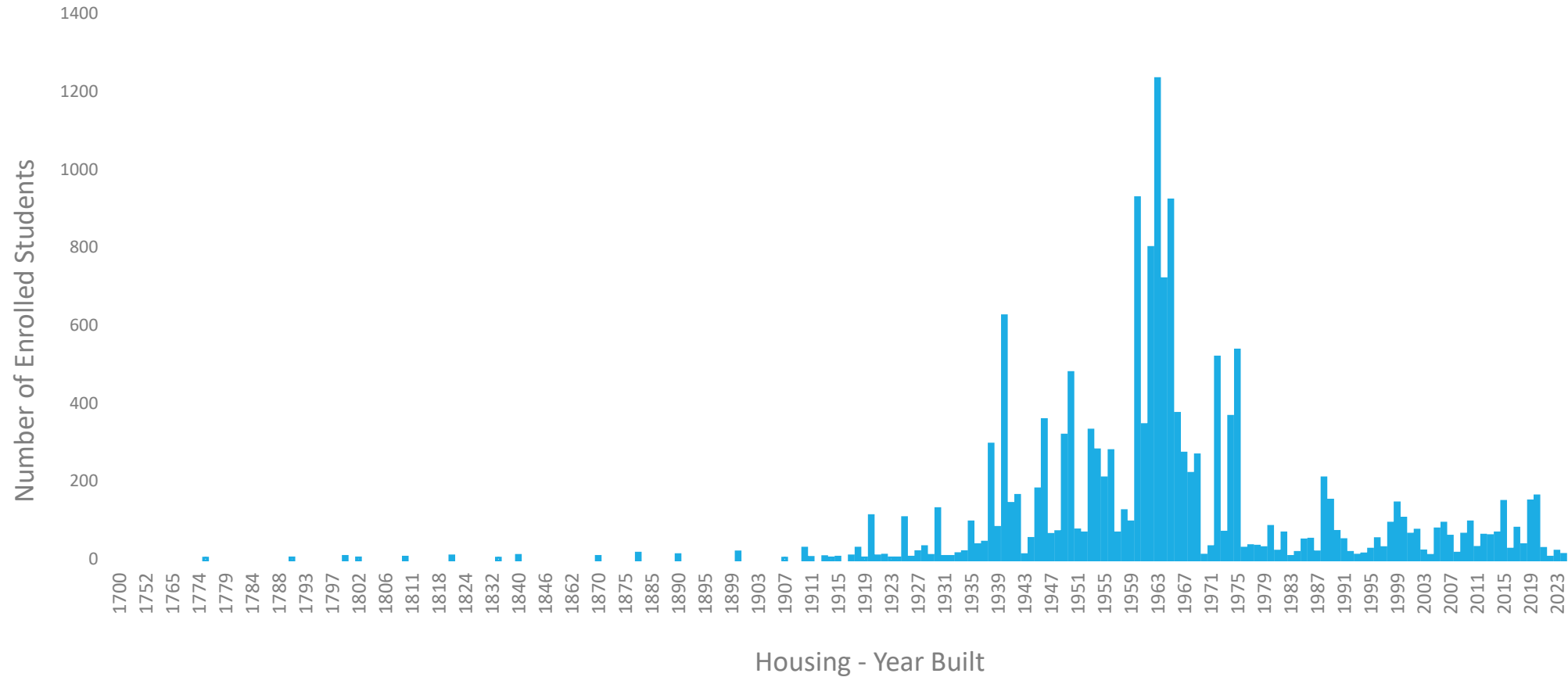
# 2026 Rates Comparison to 2025 Rates in Older Properties (>30 years old)

Type of Housing Unit	2025 Older Properties	2026 Older Properties
Single-Family Detached (market rate)	0.27	0.27
Townhouse/Duplex (market rate)	0.15	0.15
Low-Rise Apt./Condo (market rate, 1-3 stories)	0.34	<b>0.33</b>
Midrise Apt./Condo (market rate, 4-6 stories)	0.18	<b>0.19</b>
Highrise Apt./Condo (market rate, 7+ stories)	0.15	0.15
ARHA Housing	0.92	<b>0.85</b>
Other Income-Restricted Housing	0.54	<b>0.55</b>

➤ 2026 rates generally consistent with 2025 rates



# Share of ACPS K-12 Students by Housing Age by Year (2025 school calendar year enrollment)





# Next Steps

- Enrollment Projections will be updated in fall 2026 and will be recalibrated to include new enrollment trends from fall 2025 to fall 2026
- Updated Student Generation Rates will be applied in the development review process
- Rates will be updated annually (next update Spring 2027)



# Questions?