Enrollment Subcommittee

ACPS & City of Alexandria
Subcommittee Overview

The purpose of the LREFP

*Long Range Educational Facilities Plan to improve facilities planning, accommodate the growing student population, and enhance educational programs and services.*

- Enrollment up 2,600 since 2007

<table>
<thead>
<tr>
<th>Fiscal Year</th>
<th>Short Term Enrollment Estimates</th>
<th>Available Class Rooms</th>
</tr>
</thead>
<tbody>
<tr>
<td>FY14</td>
<td>13,692</td>
<td>4</td>
</tr>
<tr>
<td>FY15</td>
<td>14,272</td>
<td>-7</td>
</tr>
<tr>
<td>FY16</td>
<td>14,802</td>
<td>-23</td>
</tr>
<tr>
<td>FY17</td>
<td>15,211</td>
<td>-39.5</td>
</tr>
<tr>
<td>FY18</td>
<td>15,767</td>
<td>-88</td>
</tr>
<tr>
<td>FY19</td>
<td>16,270</td>
<td>-110</td>
</tr>
</tbody>
</table>
Subcommittee Overview

Joint City Council/ACPS Subcommittee
(4 members)

LREFP Work Group
Explores the major issues that will impact public school facilities over the long term and guides staff in the development of a draft Long-Range Educational Facilities Plan for consideration by the School Board and City Council.

Sub Committees
- Enrollment Forecasts / Demographics
  Establishing sustainable short and long-term enrollment forecast program
- Facility Capacity Needs Analysis
  Understanding current conditions and needs of the existing facilities
- Educational Specifications / School of the Future
  Planning for our future and matching of facilities to our students and our vision.

Joint Long-Range Educational Facilities Plan
To improve facilities planning, accommodate the growing student population, and enhance educational programs and services.
Subcommittee Overview

- Roll of the Forecasting Subcommittee:
  - Review the details of the forecasting elements
  - Collaborate on the development of a short term and long term enrollment forecast
  - Report results to the LREFP workgroup
**Subcommittee Overview**

- **Subcommittee accomplishment to date** (research elements):
  
  **Births**
  - Historic birthrates
  - Birthrate trends

  **Capture Rates**
  - Historic kindergarten capture
  - Participation rates

  **Cohort Survival**
  - Historic survival rates

  **Student Generation**
  - Generation by housing type
  - Generation by subsidy program
Subcommittee Overview

- Subcommittee items for discussion tonight (research elements):

<table>
<thead>
<tr>
<th>Births</th>
<th>Capture Rates</th>
</tr>
</thead>
</table>

| Cohort Survival          | Student Generation            |
|                         | ✓ Generation by market affordability |
| ✓ Historic survival rates by individual student | ✓ Future housing mix |
|                         | ✓ Home sales                   |
Subcommittee Overview

Next 2–3 Subcommittee Meetings:

October
- Consolidate research elements to create short and long term assumptions
- Review multiple forecast scenarios
- Review current year enrollment numbers

November/December
- Revise forecast scenarios
- Produce recommended short term forecast
- Produce preliminary long term forecast

January
- Produce recommended forecast
- Develop process for regular updates
3 different plans with closely related, but slightly different inputs
Subcommittee Overview

- Foundation of the Short and Mid Term Enrollment Forecasts:
  - Changes in births
  - Changes in the kindergarten capture rate
  - Changes in cohort survival
  - Changes in the participation rate
  - Changes to housing stock
Subcommittee Overview

- Foundation of the Long Term Enrollment Forecast
  - Long range forecast of population and housing
  - Changes in the housing type mix
  - Changes in housing affordability
  - Changes in student generation rates
  - Socio-economic changes
Todays Discussion Items

Market Affordability of Housing Stock
Pat Mann

New Student Generation by Home Sales
Ryan Price

Cohort Survival by Student
Laurel Hammig
Affordability and Student Generation

Findings:

- Subsidized and income-limited family housing has the highest generation rate of all housing.
- For market-rate units, ownership units with lowest prices and rental units with the lowest rents have the highest student generation within each class of housing.
Subsidized and Income-Limited Housing

Student Generation Per Dwelling Unit by Affordability Group and Housing Type
ACPS 2012-2013 School Year

- Public Housing
- Other Income-Limited Housing
- All Other Housing

Housing Type

[Bar graph showing student generation per dwelling unit by housing type and affordability group]
One way that we analyze student enrollment trends is by looking at what types of Alexandria housing generate the most students and how this is changing over time. We call this the student generation rate.

The data show that the housing unit types that generate the most students are single family detached houses, townhouses, and garden apartments. All three of these housing types showed an increase in the student generation rate in the three years between the 2008 and 2012 school years.

Student generation from mid and high rise apartments declined over the three year period. Public housing also has a high student generation rate, but public housing is a tiny fraction of the City’s housing stock.

The housing units in the sample are virtually all existing units, and virtually all of the growth in student enrollment is from existing housing units. Alexandria had little residential development during the 2008-2011 period.
Rental Units

ACPS Student Generation by Average Rent
Office of Housing 2013 Apartment Survey

ACPS Students per Dwelling Unit

Average Rent

$0  $500  $1,000  $1,500  $2,000  $2,500  $3,000
Rental Units

ACPS Student Generation by Average Number of Bedrooms
Office of Housing 2013 Apartment Survey

ACPS Students per Dwelling Unit vs. Average Number of Bedrooms
Ownership Units

Dwelling Units by Assessed Value by Ownership Unit Type
2013 Assessed Value

- Condominium
- Duplex
- Townhouse
- Detached

Maximum Assessed Value for Range

Dwelling Units
Ownership Units

Fig 2. Total ACPS Enrollment by Assessed Value by Ownership Unit Type
2012-13 Academic Year, 2013 Assessed Value

- Condominium
- Duplex
- Townhouse
- Detached

Maximum Assessed Value for Range

ACPS Students
Condominiums
Total ACPS Enrollment by Assessed Value for Condominium Units
2012-13 Academic Year, 2013 Assessed Value

ACPS Students
0 200 400 600 800 1000 1200

Top of Condominium Assessed Value Range

- Pre-K
- Grades K-5
- Grades 6-8
- Grades 9-12
Single-Family Detached Units

ACPS Student Generation by Assessed Value for Single-Family Detached Units
2012-13 Academic Year, 2013 Assessed Value

Maximum Assessed Value for Range

ACPS Students per Dwelling Unit

- Grades 9-12
- Grades 6-8
- Grades K-5
- Pre-Kindergarten
Single-Family Detached Units
Total ACPS Enrollment by Assessed Value for Single-Family Detached Units
2012-13 Academic Year, 2013 Assessed Value

- Grades 9-12
- Grades 6-8
- Grades K-5
- Pre-Kindergarten

ACPS Students

Maximum Assessed Value for Range

24
Townhouses

ACPS Student Generation by Assessed Value for Townhouse Units
2012-13 Academic Year, 2013 Assessed Value

ACPS Students per Dwelling Unit

Maximum Assessed Value for Range

- Grades 9-12
- Grades 6-8
- Grades K-5
- Pre-Kindergarten
Townhouses

Total ACPS Enrollment by Assessed Value for Townhouse Units
2012-13 Academic Year; 2013 Assessed Value

- Grades 9-12
- Grades 6-8
- Grades K-5
- Pre-Kindergarten

ACPS Students

Maximum Assessed Value for Range

- $5000,000
- $750,000
- $1,000,000
- $1,500,000
- $2,000,000
- $2,500,000
- $3,000,000
- $3,500,000
- $4,000,000
- $4,500,000
- $5,000,000
- $5,500,000
- $6,000,000

26
Duplex Units

ACPS Student Generation by Assessed Value for Duplex Units
2012-13 Academic Year, 2013 Assessed Value

[Chart showing ACPS students per dwelling unit by assessed value range, with categories for Grades 9-12, Grades 6-8, Grades K-5, and Pre-Kindergarten.]
Duplex Units

Total ACPS Enrollment by Assessed Value for Duplex Units
2012-13 Academic Year, 2013 Assessed Value

- Grades 9-12
- Grades 6-8
- Grades K-5
- Pre-Kindergarten

ACPS Students vs. Maximum Assessed Value for Range
Long-Term Forecasting

- Trend to reduced gross birth rates per 1000 population as population ages
- Trend to reduced birth rates among immigrant populations
- Trend to families choosing more urban lifestyles
- Trend to new development in Alexandria in building types less desired by families
- Pressure on prices and rents in Alexandria as region grows outward
Long-term Forecasting
Alexandria K-12 School Enrollment and Population Since 1960
With Round 8.2 Forecast Population and Hypothetical Generation Rate Scenarios
Long-Term Forecasting

APCS Students Per 1,000 People Since 1960 with Round 8.2
Forecast Population and New Development and
Hypothetical Generation Rate Scenarios

Students per 1,000 People

Calendar Year


0 20 40 60 80 100 120 140 160 180