

# City of Alexandria, Virginia

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## MEMORANDUM

**DATE:** MAY 24, 2021

**TO:** JOINT CITY-SCHOOLS SUBCOMMITTEE

**FROM:** KARL MORITZ, DIRECTOR, DEPARTMENT OF PLANNING & ZONING  
ERIKA GULICK, DIRECTOR, CAPITAL PROGRAMS, PLANNING &  
DESIGN, ACPS

**SUBJECT:** UPDATED STUDENT GENERATION RATES

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### Summary

ACPS and City staff regularly update our analysis of the number of students “generated” by different housing types in the City. Among other insights, the analysis sheds light on how many students can be expected to be living in new development projects in the City. The latest review does not show significant shifts from previous findings. Of our total housing stock approximately 70% is over 30 years old and that stock contributes 88% of ACPS Students. In newer market rate development, single family detached homes generate the most students (0.21) on a per-unit basis. Newer multifamily development has not yet attracted many families with ACPS students: only 3 percent of ACPS students live in apartment or condo buildings built in the last 30 years.

### Background and Analysis

As documented in the Long-Range Educational Facilities Plan (LREFP), student generation rates represent the ratio of enrolled Alexandria City Public Schools (ACPS) students who live in Alexandria to the number of residential housing units in Alexandria. ACPS and the City of Alexandria (City) Department of Planning and Zoning (P&Z) annually collaborate on the calculation of student generation rates using historical enrollment and residential property data to estimate the number of students that are expected to join the school system from new residential development.

Different categories of residential properties have measurably different student generation rates. Given the differences, student generation rates are calculated for each residential property category as shown in Table 1. Student generation rates also vary depending on the age of the building stock. Given the differences, student generation rates for new development are based on

properties that were built within the previous 30 years from the beginning of the school year. ACPS also uses student generation rates based on homes that are 30 years or older to anticipate the number of students they can expect to come from older building stock.

The annually updated student generation rate is a three-year average by housing type and age; accordingly, the 2019 student generation rates provided in Table 1 are based on student enrollment as of September 30<sup>th</sup> in the 2017-2018, 2018-2019, and 2019-2020 school years. A determination will be made later in 2021 regarding how to handle 2020-2021 enrollment due to unprecedented impacts of the COVID-19 pandemic with regard to student generation rates. Later this year, staff will also be conducting additional analysis on student generation rates in income-restricted housing.

**Table 1: ACPS K-12 Student Generation by Housing Type and Age**

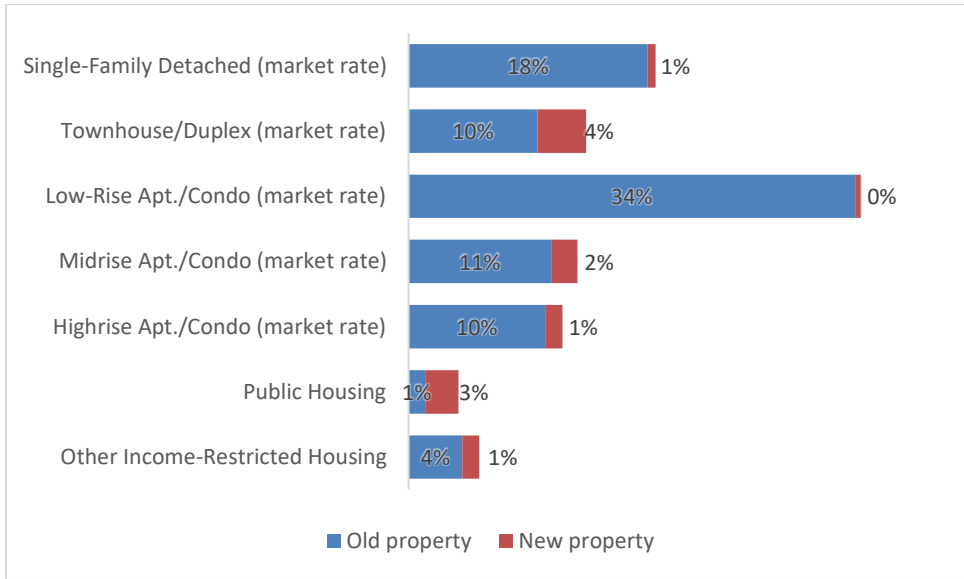
<b>Type of Unit</b>	<b>Old properties (More than 30 years old) Per housing unit</b>	<b>New properties (Built within previous 30 years) Per housing unit</b>
<b>Single-Family Detached (market rate)</b>	0.3	0.21
<b>Townhouse/Duplex (market rate)</b>	0.2	0.13
<b>Low-Rise Apt./Condo (market rate)</b>	0.3	0.04
<b>Midrise Apt./Condo (market rate)</b>	0.2	0.04
<b>Highrise Apt./Condo (market rate)</b>	0.1	0.04
<b>Public Housing*</b>	0.2	0.65
<b>Other Income-Restricted Housing*</b>	0.7	0.83

\*For the purposes of this analysis, *Public Housing* units are defined as Resolution 830 units, and *Other Income-Restricted Housing* is defined as properties in which the majority of units are income-restricted. These properties exclude senior housing properties.

Note: Three-year averages of annual student generation rates based on student enrollment in the 2017-2018, 2018-2019, and 2019-2020 school years

Figure 1 on the next page displays the share of students over a three-year timeframe, by residential property type and age. Over these three school years, 88 percent of students lived in homes that were over 30 years old.

*Figure 1: Share of ACPS K-12 Students by Housing Type and Age*



1. Based on pooled student enrollment in the 2017-2018, 2018-2019, and 2019-2020 school years.
2. “Old property” refers to residential properties that were over 30 years old at the beginning of the school year.
3. “New property” refers to residential properties constructed within 30 years of the beginning of the school year.