



Montgomery Planning | Functional Planning and Policy Division

Schools Technical Advisory Team

Meeting #3

December 3, 2019



Welcome!

Meeting Agenda

I. Welcome | *5 minutes*

- a. Overview of Agenda
- b. Introductions
- c. Review Discussion Ground Rules
- d. Housekeeping

II. Circle Back on Previous Meetings | *30 minutes*

III. Alternative Student Generation Rates | *60 minutes*

- a. Summary of Alternative SGRs from Last Meeting
- b. Census-Based Rates
- c. Location-Based Rates
- d. Dwelling-Based Rates
- e. Attribute Aggregations

IV. Prep for STAT Meeting #4 | *25 minutes*

- a. Annual School Test Procedures

Introductions

Please share...

- Your name
- Your organization/employer, if applicable

STAT Participant Ground Rules

1. Lean in. Lean out.
2. Listen to understand. Suspend your beliefs to hear someone else's experience.
3. Speak for yourself, not a group, and use "I" statements.
4. Disagree with people without being disagreeable.
 - It's okay to disagree. We are not aiming to agree. You do not have to persuade each other.
5. We have a lot to cover every meeting, therefore:
 - Try not to repeat things that others have said, simply indicate your agreement with another person's comments.
 - Stay on topic and be concise while still being a thoughtful, provocative and active participant.
- 6. You must have a microphone to talk.**

STAT Observer Ground Rules

1. To stay on track with such a large group we ask that you do not participate directly in the STAT conversation, but rather observe and take notes.
2. Preferably, please submit comments or questions on the comment cards.
 - We will respond to you sometime after tonight's meeting.
 - If applicable, we will share your comments with the STAT membership at the next meeting or share our responses to your questions.
3. Otherwise, feel free to catch us after the meeting to share your comments or ask your questions.

Housekeeping Items

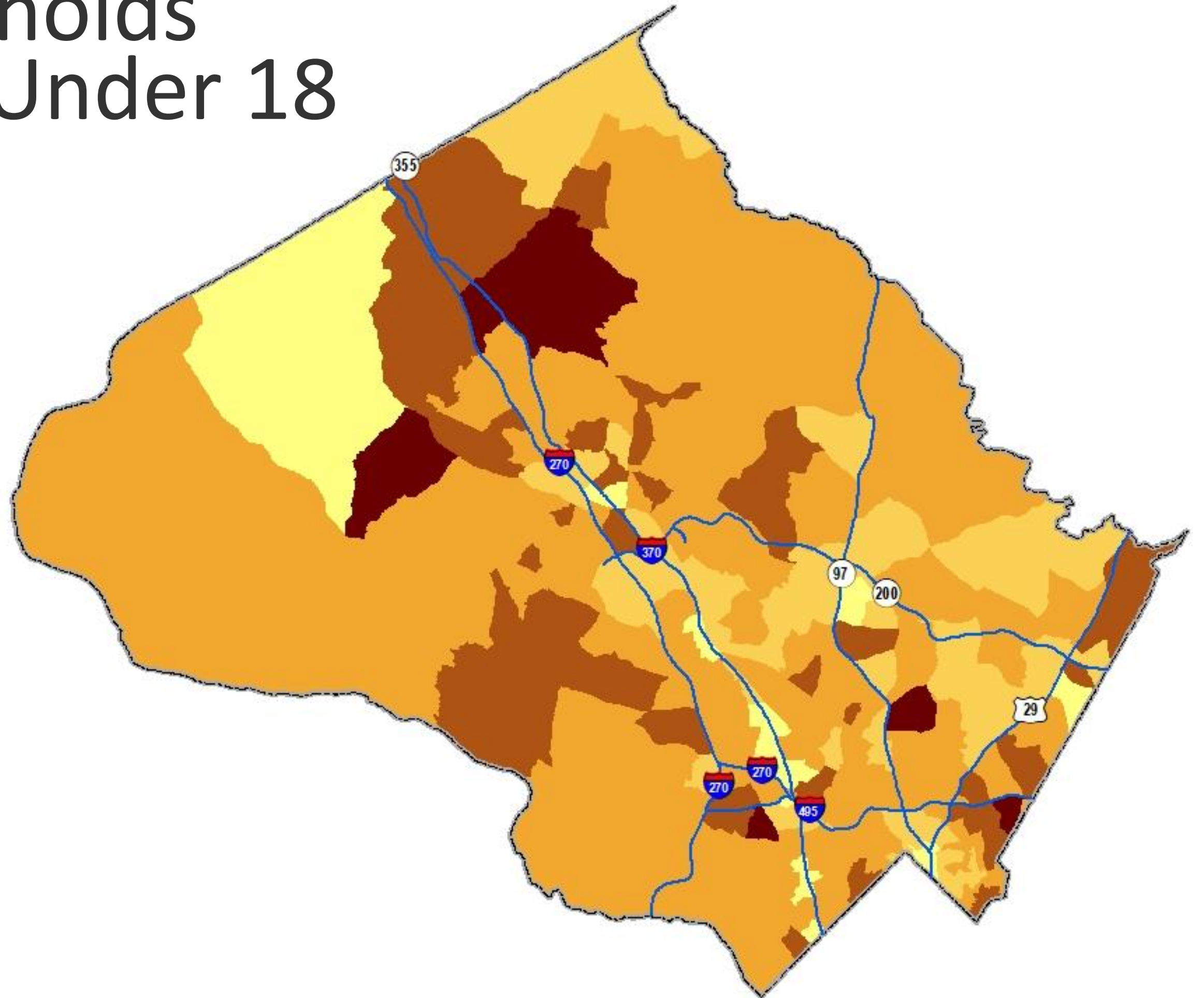
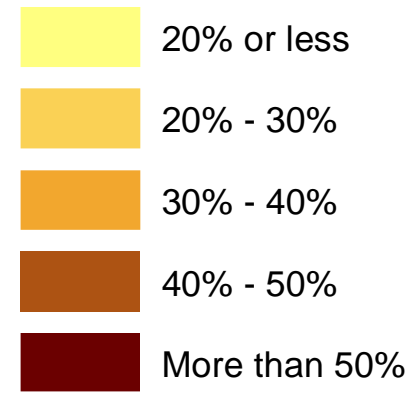
- Meeting recordings have been uploaded to the STAT webpage.
- SSP discussion questionnaires – please encourage people to provide comments.
- Setting up briefings, discussions, workshops
 - Capitol View Park HOA
 - Montgomery County Chamber of Commerce
 - Bethesda Downtown Plan Implementation Advisory Committee
 - Montgomery County Civic Federation

Circle Back: Utilization Overlays

Maps with Utilization Overlays

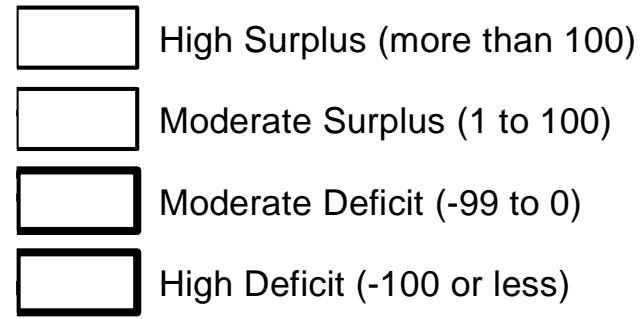
- How can these be most useful?
 - Visually – which is easiest to understand/interpret or conveys the information best?
 - What should the overlay include?
 - Which data?
 - Preliminary 2019 utilization
 - Preliminary 2019 seat deficit/surplus
 - Projected 2025 utilization
 - Projected 2025 seat deficit/surplus
 - What geographies?
 - Elementary school, individual or cluster
 - Middle school, individual or cluster
 - High school
 - Full cluster

Percent of Households w/Own Children Under 18

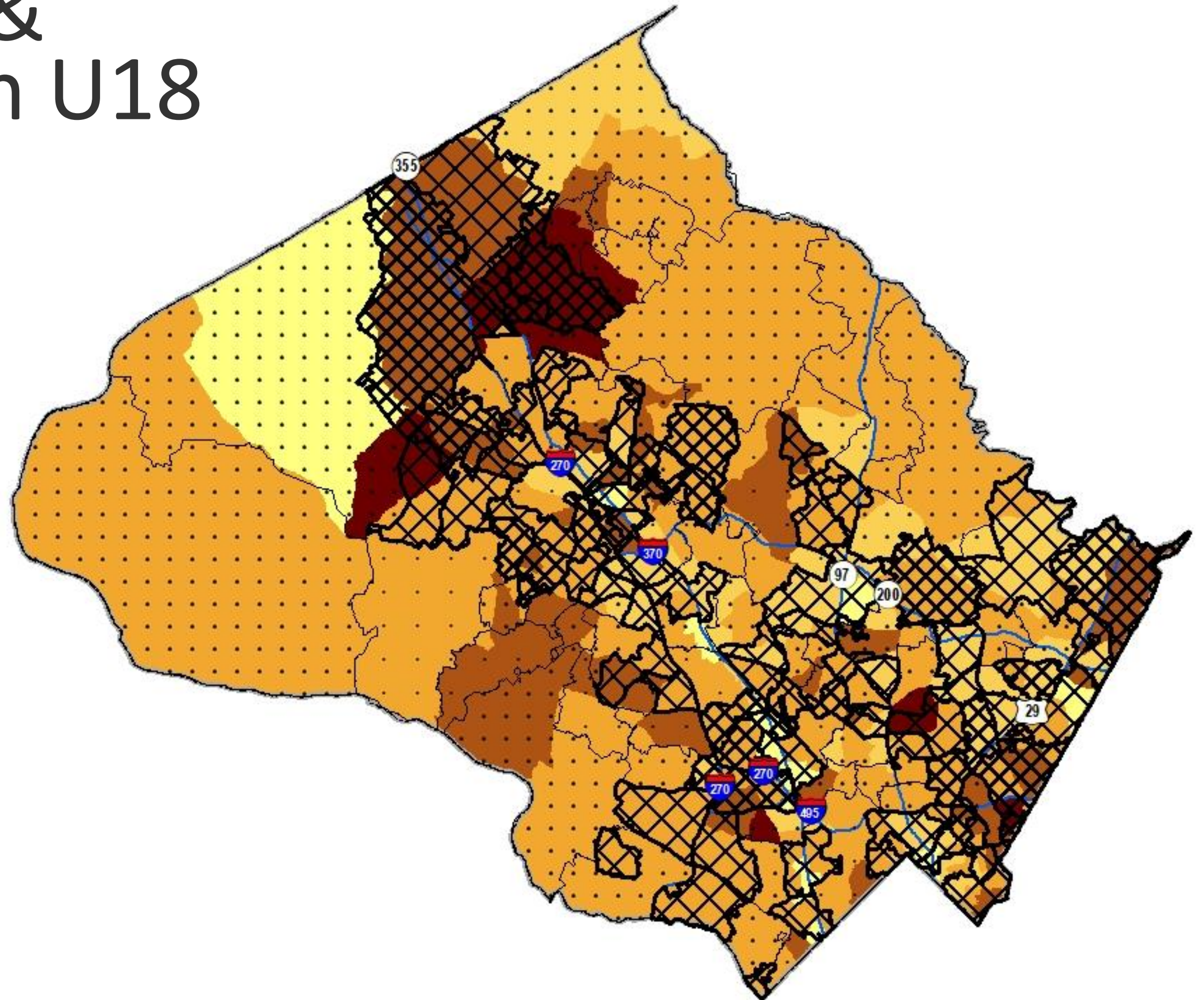
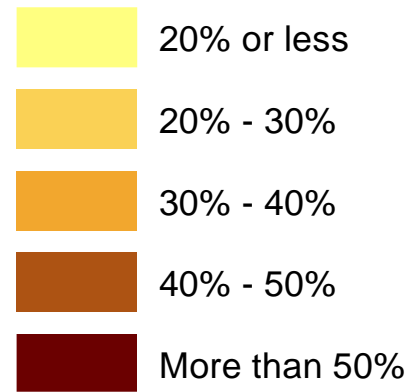


ES Seat Capacity & % HHs w/Children U18

ES Seat Capacity, 2018

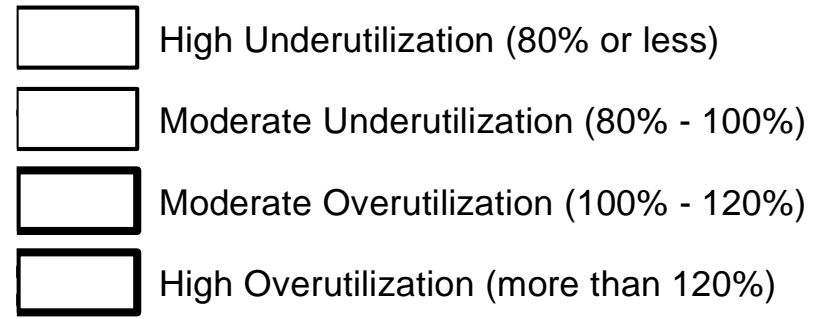


% Households w/Own Children Under 18

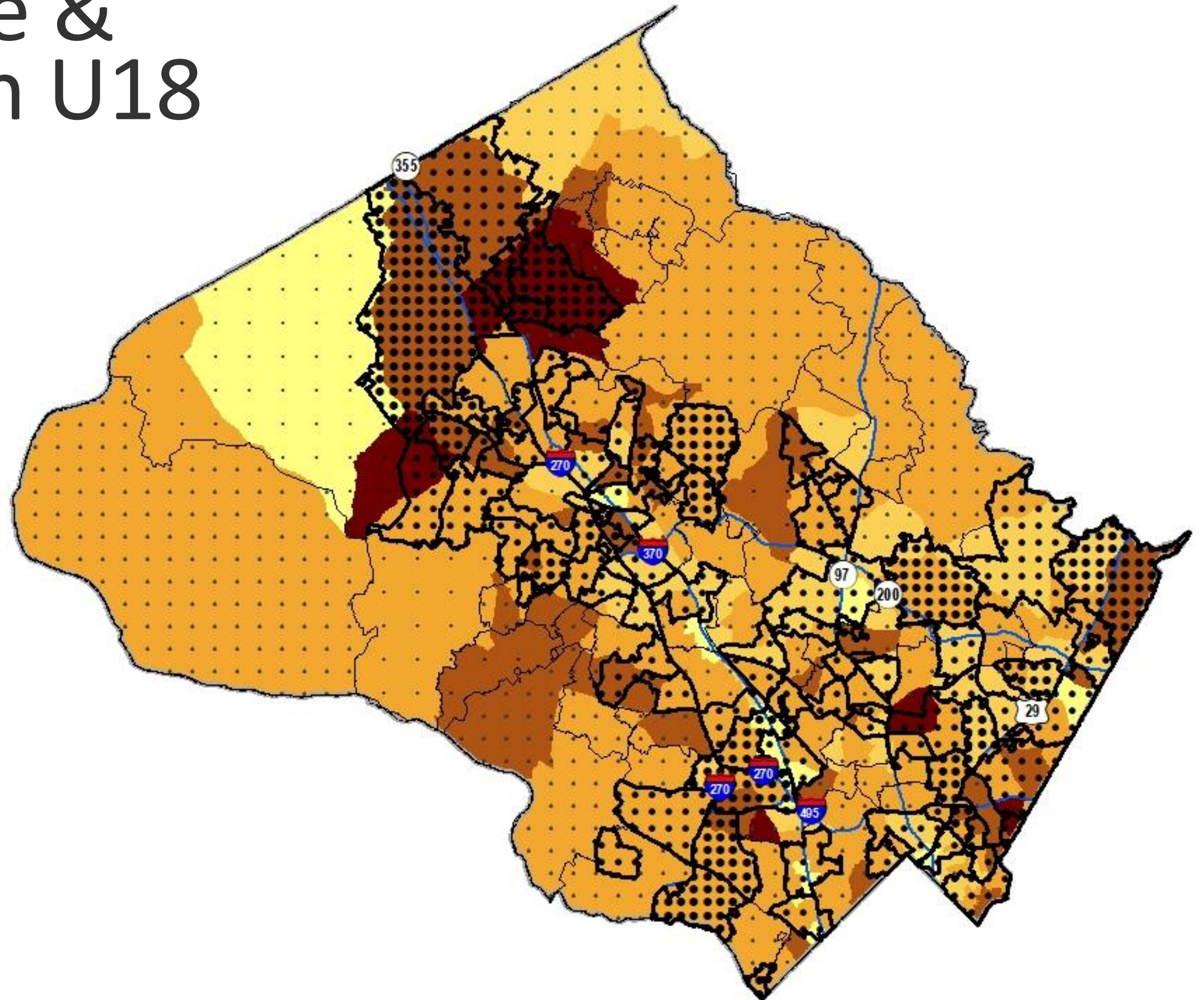
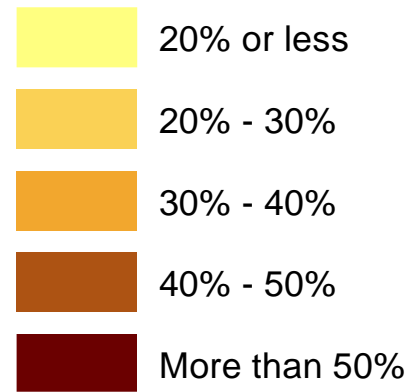


ES Utilization Rate & % HHs w/Children U18

ES Utilization Rate, 2018



% Households w/Own Children Under 18



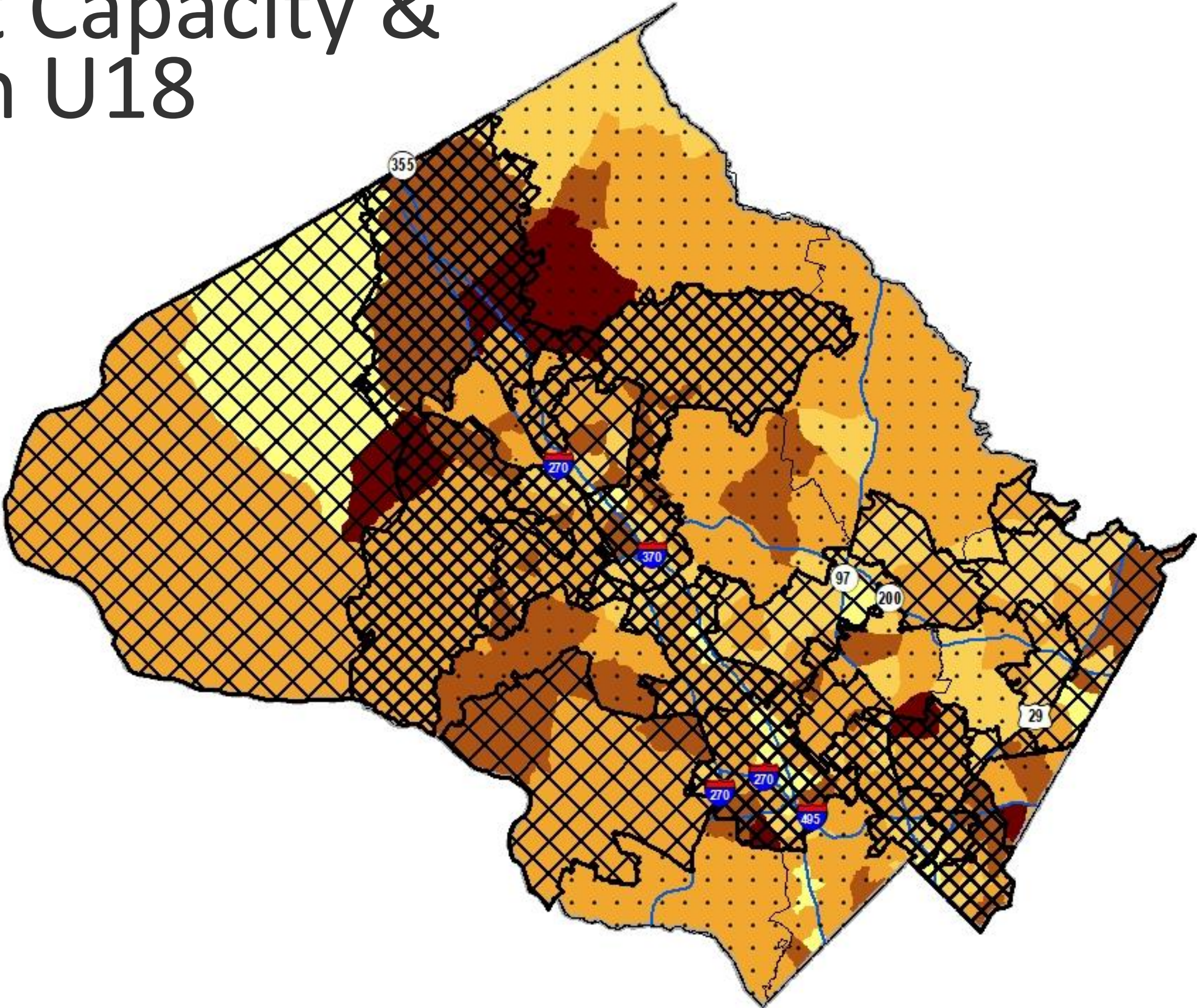
Projected HS Seat Capacity & % HHs w/Children U18

Projected HS Seat Capacity, 2024

- High Surplus (more than 250)
- Moderate Surplus (1 to 250)
- Moderate Deficit (-249 to 0)
- High Deficit (-250 or less)

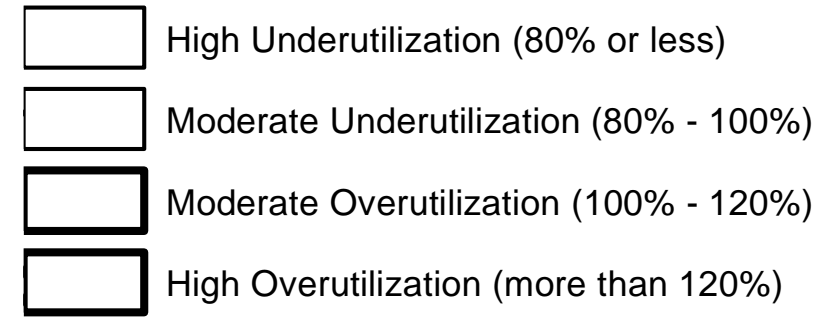
% Households w/Own Children Under 18

- 20% or less
- 20% - 30%
- 30% - 40%
- 40% - 50%
- More than 50%

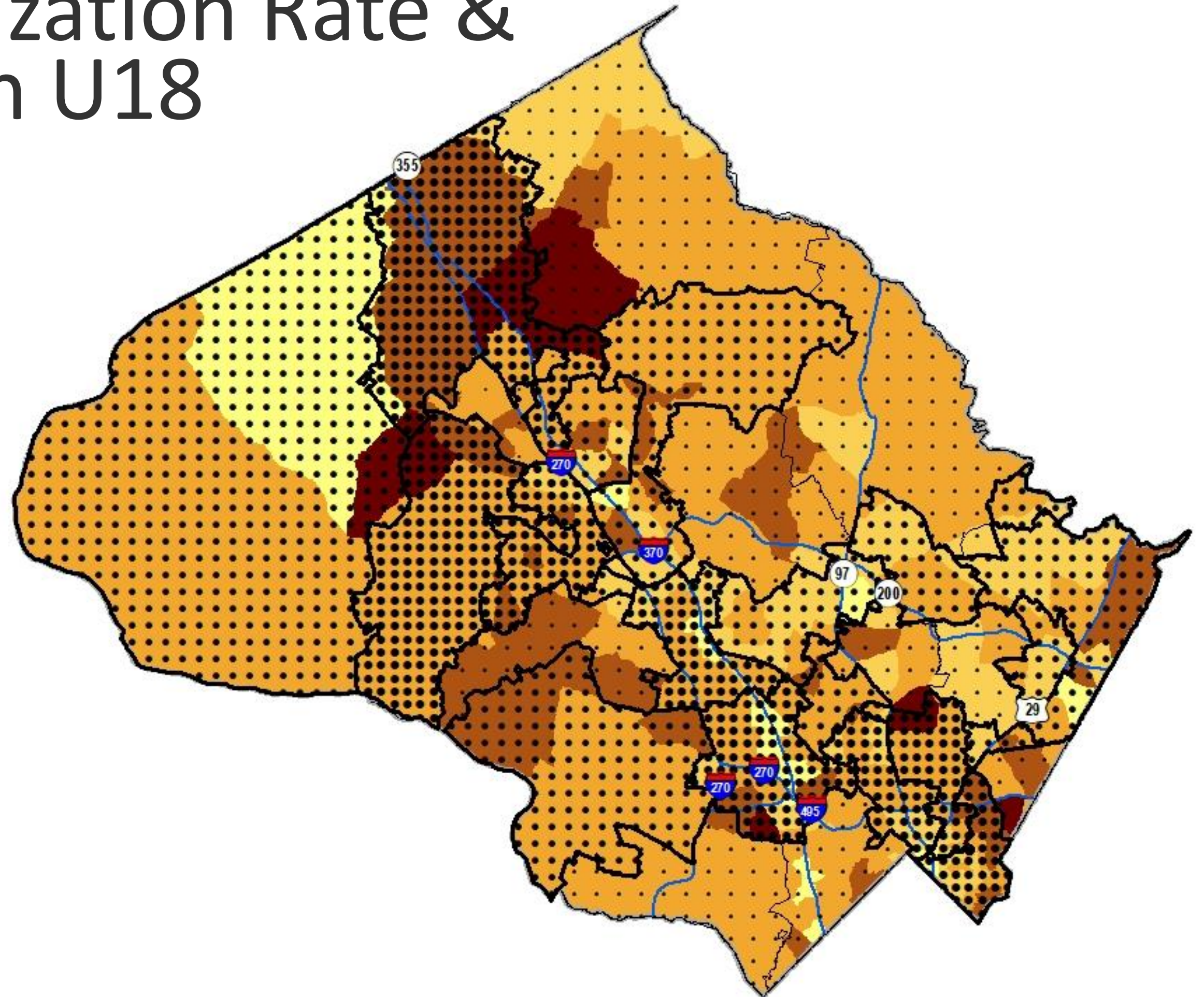
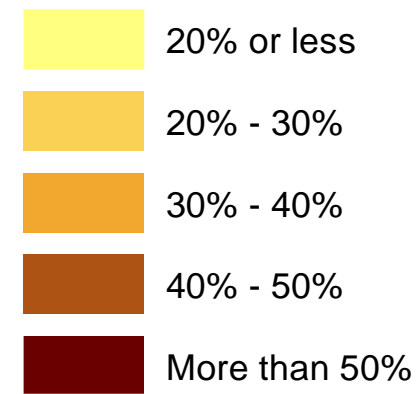


Projected HS Utilization Rate & % HHs w/Children U18

Projected HS Utilization Rate, 2024

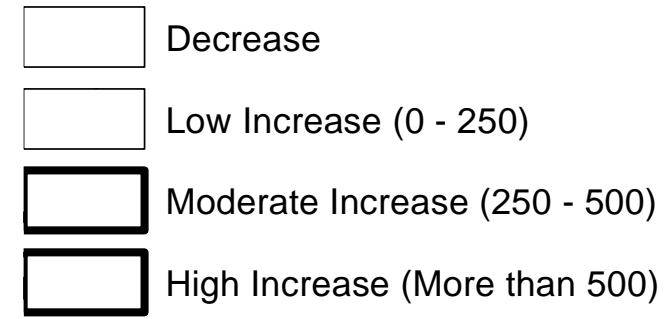


% Households w/Own Children Under 18

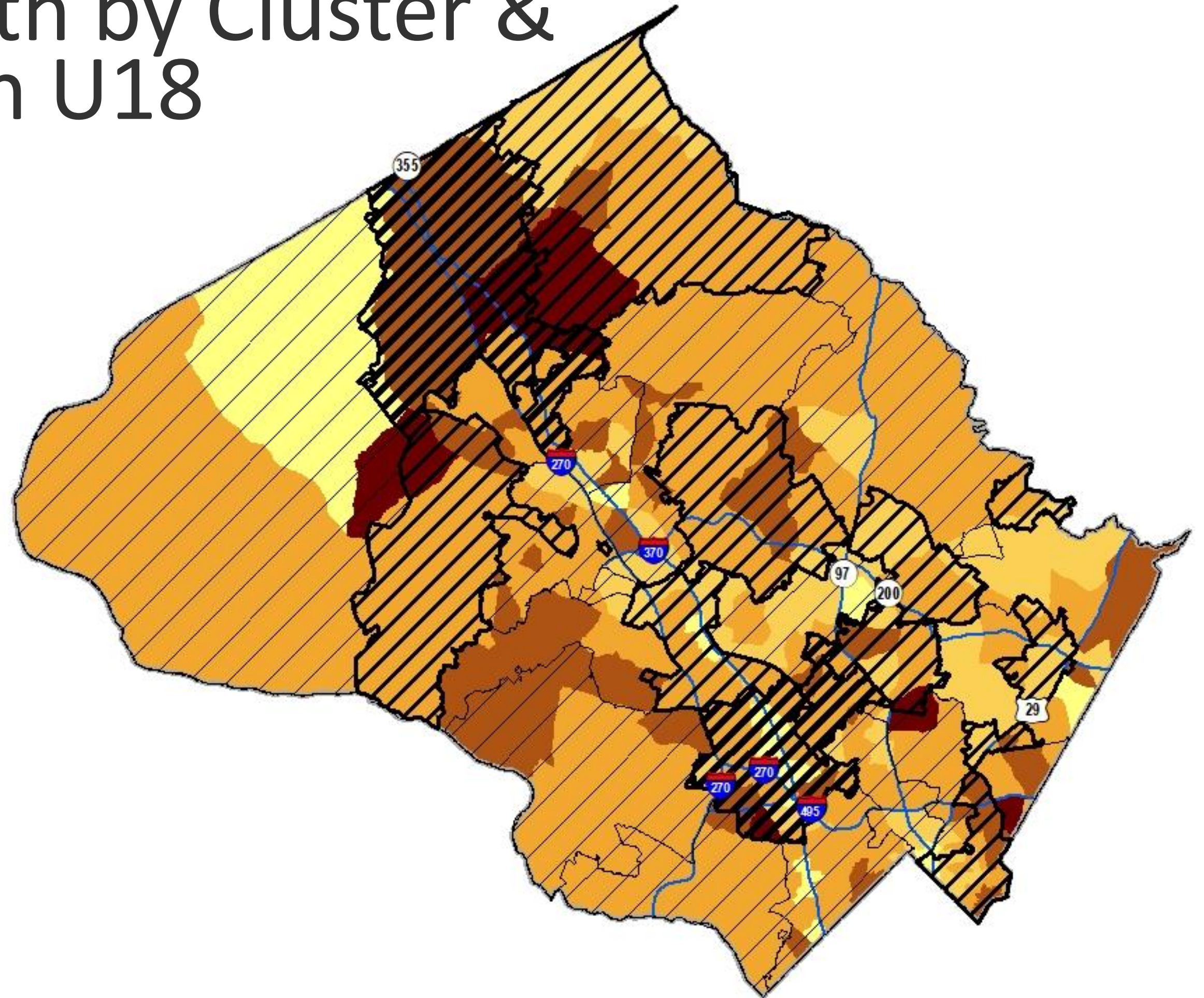
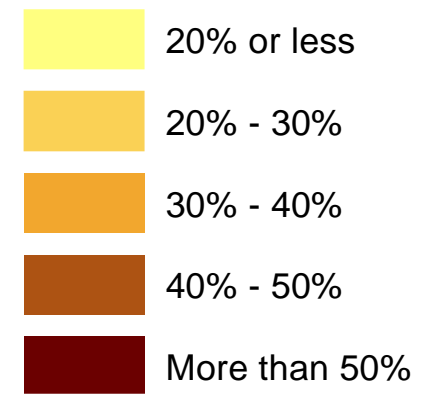


Enrollment Growth by Cluster & % HHs w/Children U18

Enrollment Growth by Cluster, 2015-2018



% Households w/Own Children Under 18

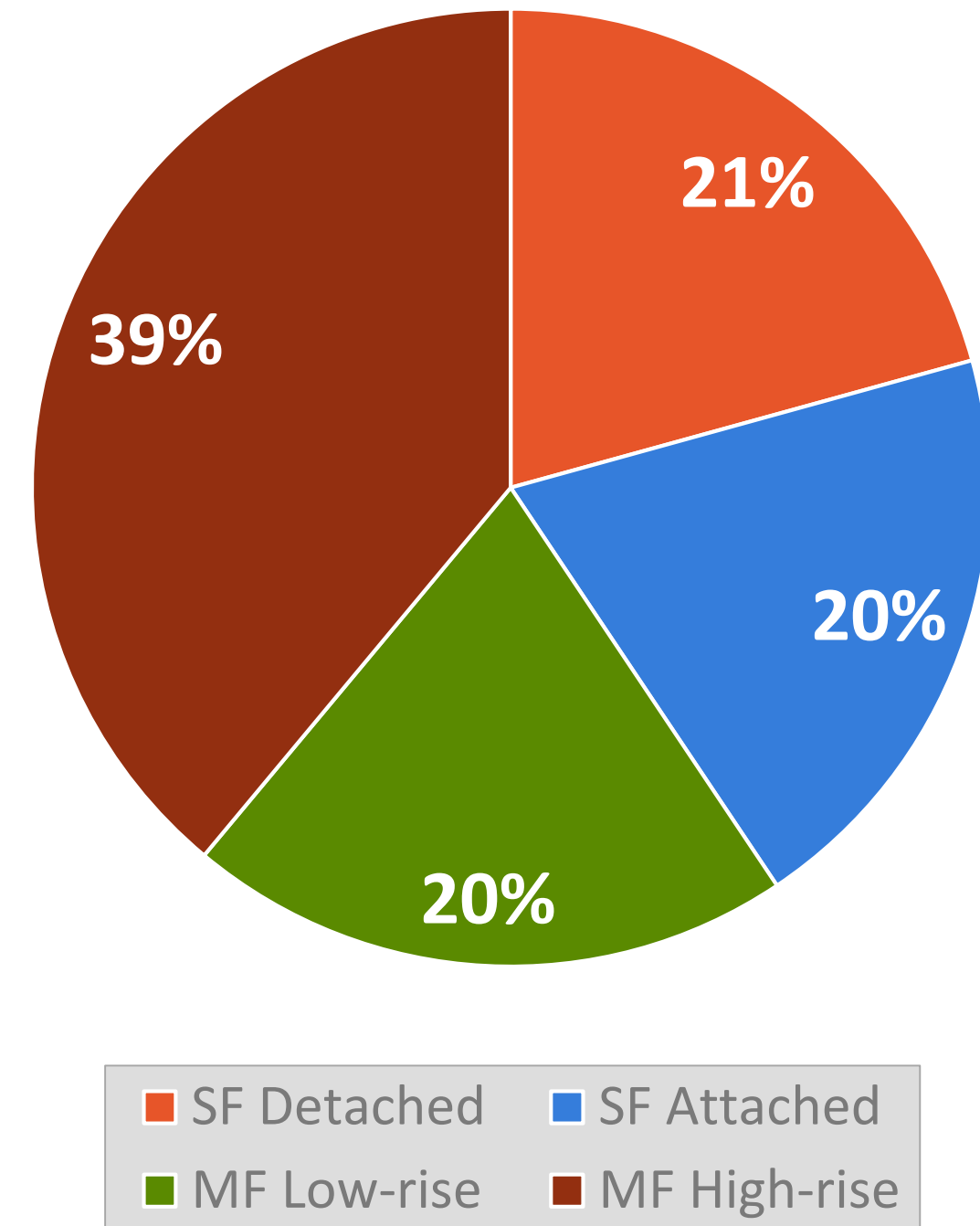


Circle Back: New Development vs. Neighborhood Turnover

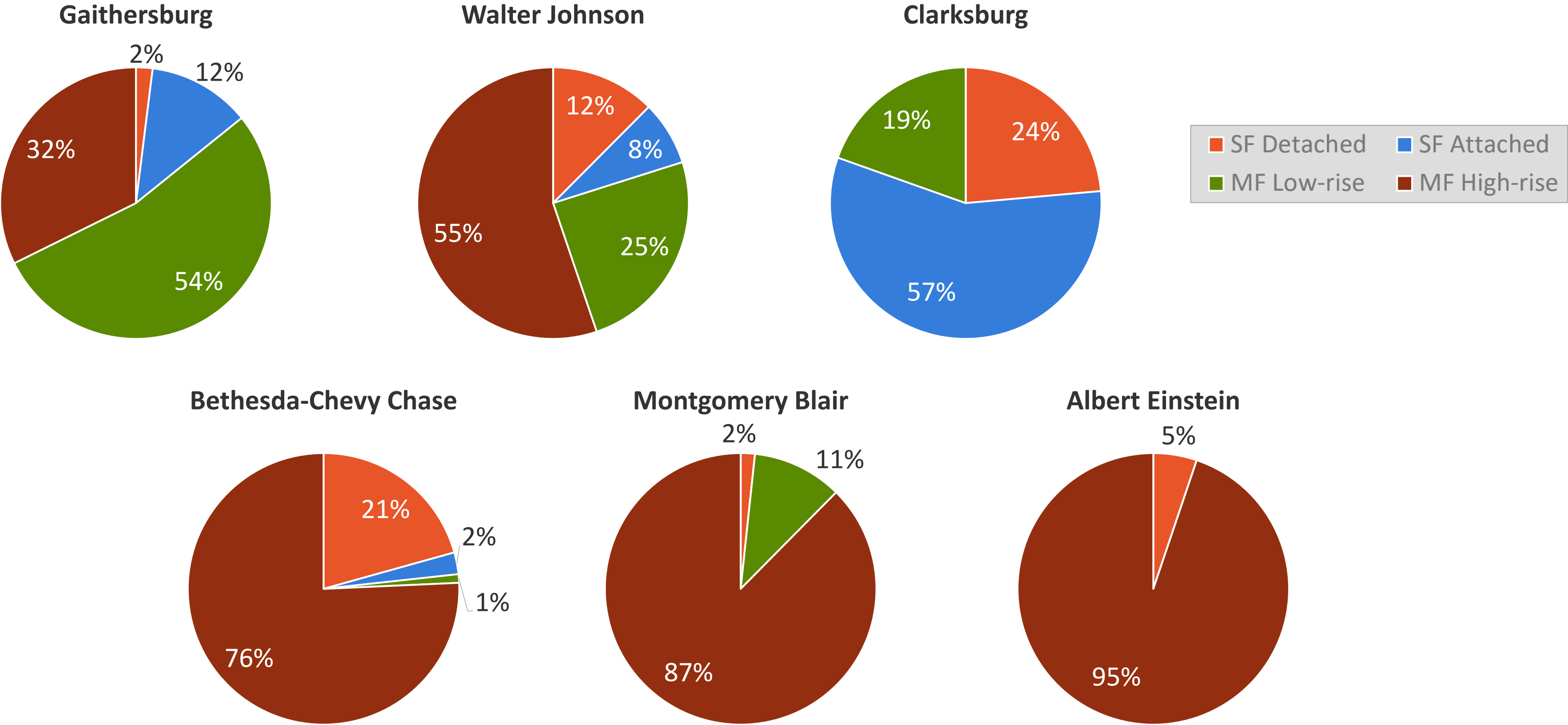
New Development vs. Neighborhood Turnover

- Study looking at new units built in 2011 through 2015.
- Over 17,100 dwelling units built countywide over those five years.

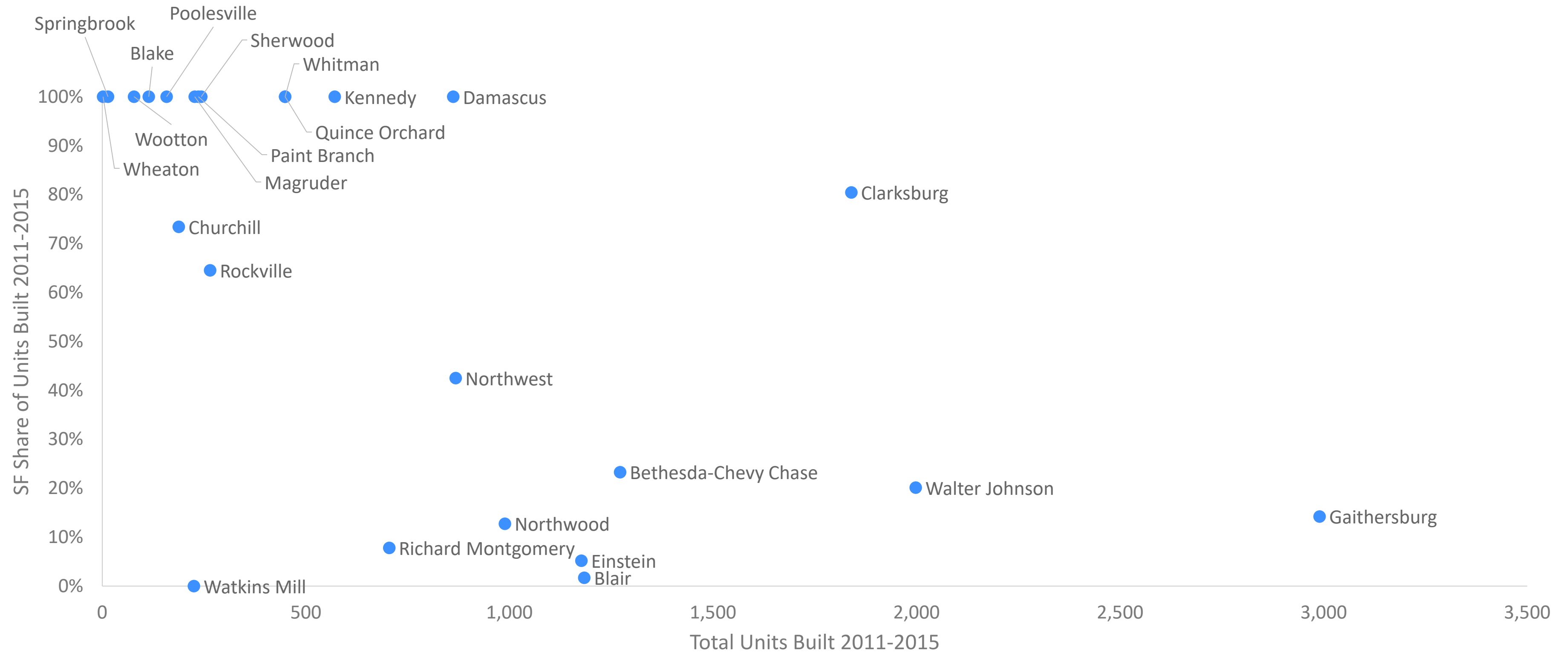
Distribution of Countywide Housing Units
Built 2011-2015



Unit Mix for Highest Housing Growth Clusters



Total Units Built by % Single Family



New Development vs. Neighborhood Turnover

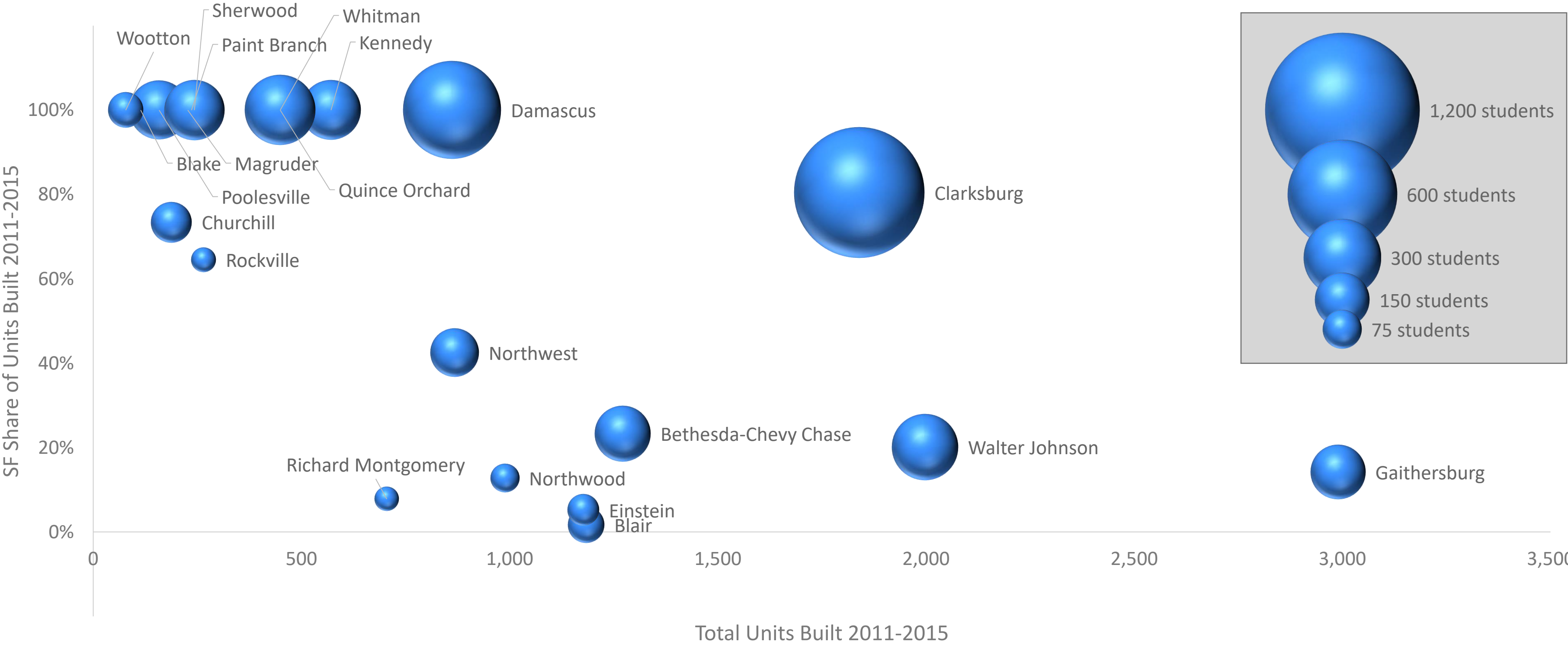
- From 2010 to 2015, countywide enrollment grew by 12,383 students.
- The 17,100+ new dwelling units built between 2011 and 2015 included 3,423 students in 2015, or **27.6%** of the enrollment growth.
- From 2015 to 2018, countywide enrollment grew by an additional 6,233 students.
- The 17,100+ new dwelling units built between 2011 and 2015 included 1,322 more students in 2018, or **21.2%** of the additional enrollment growth.

New Development vs. Neighborhood Turnover

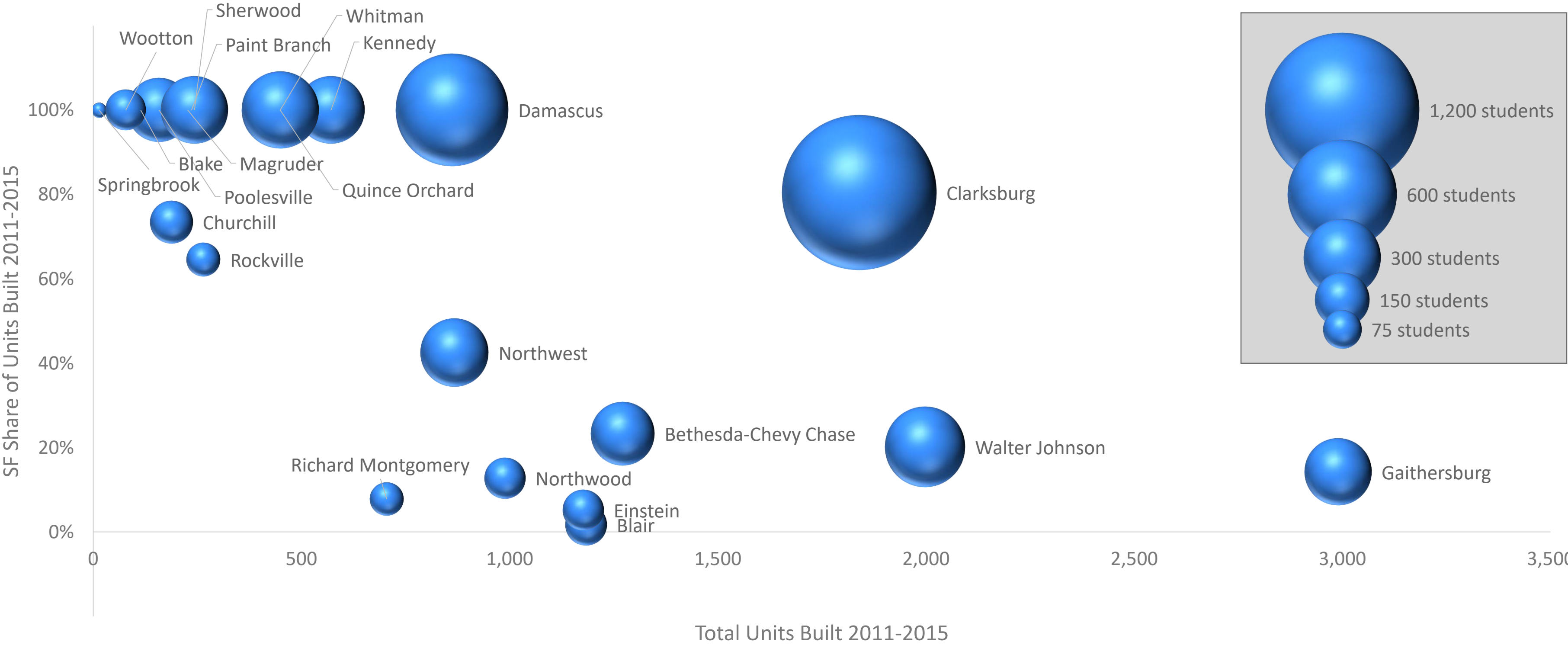
Unit Type	% of 2010 to 2015 Enrollment Growth Attributed to Units Built Between 2011 and 2015	2015 SGR for Units Built Between 2011 and 2015	2015 SGR for All Units	2015 SGR Comparison
Single Family Detached	15.2%	0.530	0.463	14%
Single Family Attached	8.2%	0.299	0.484	-38%
Multifamily Low-rise	2.6%	0.091	0.385	-76%
Multifamily High-rise	1.7%	0.031	0.139	-78%
ALL UNITS	27.6%	0.200	0.412	-51%

Unit Type	% of 2015 to 2018 Enrollment Growth Attributed to Units Built Between 2011 and 2015	2018 SGR for Units Built Between 2011 and 2015	2018 SGR for All Units	2018 SGR Comparison
Single Family Detached	8.5%	0.679 (+28%)	0.462	47%
Single Family Attached	7.0%	0.428 (+43%)	0.490	-13%
Multifamily Low-rise	2.4%	0.134 (+47%)	0.393	-66%
Multifamily High-rise	3.3%	0.062 (+100%)	0.110	-44%
ALL UNITS	21.2%	0.277 (+39%)	0.408	-32%

2015 Students Residing in Units Built 2011-2015

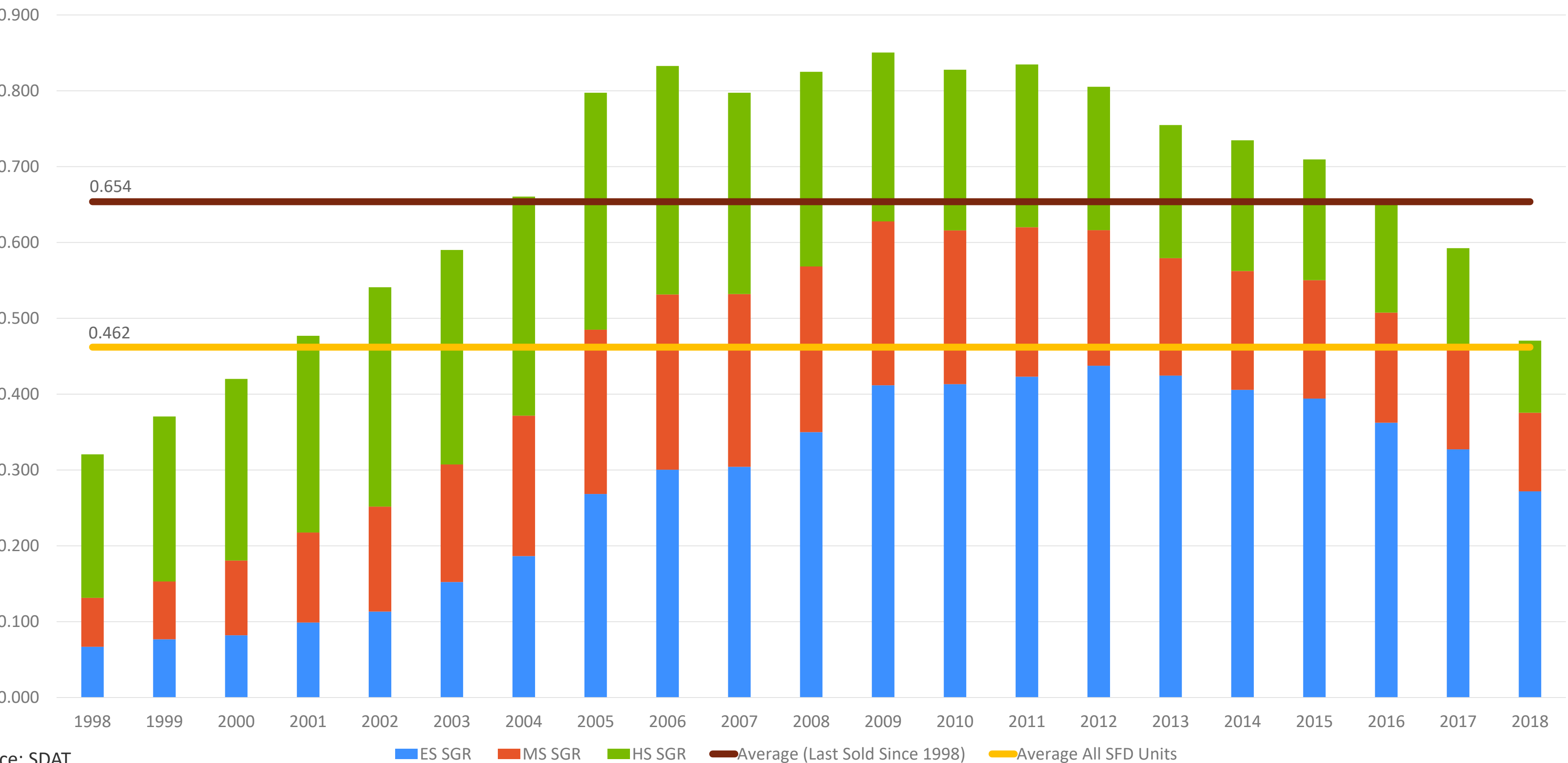


2018 Students Residing in Units Built 2011-2015



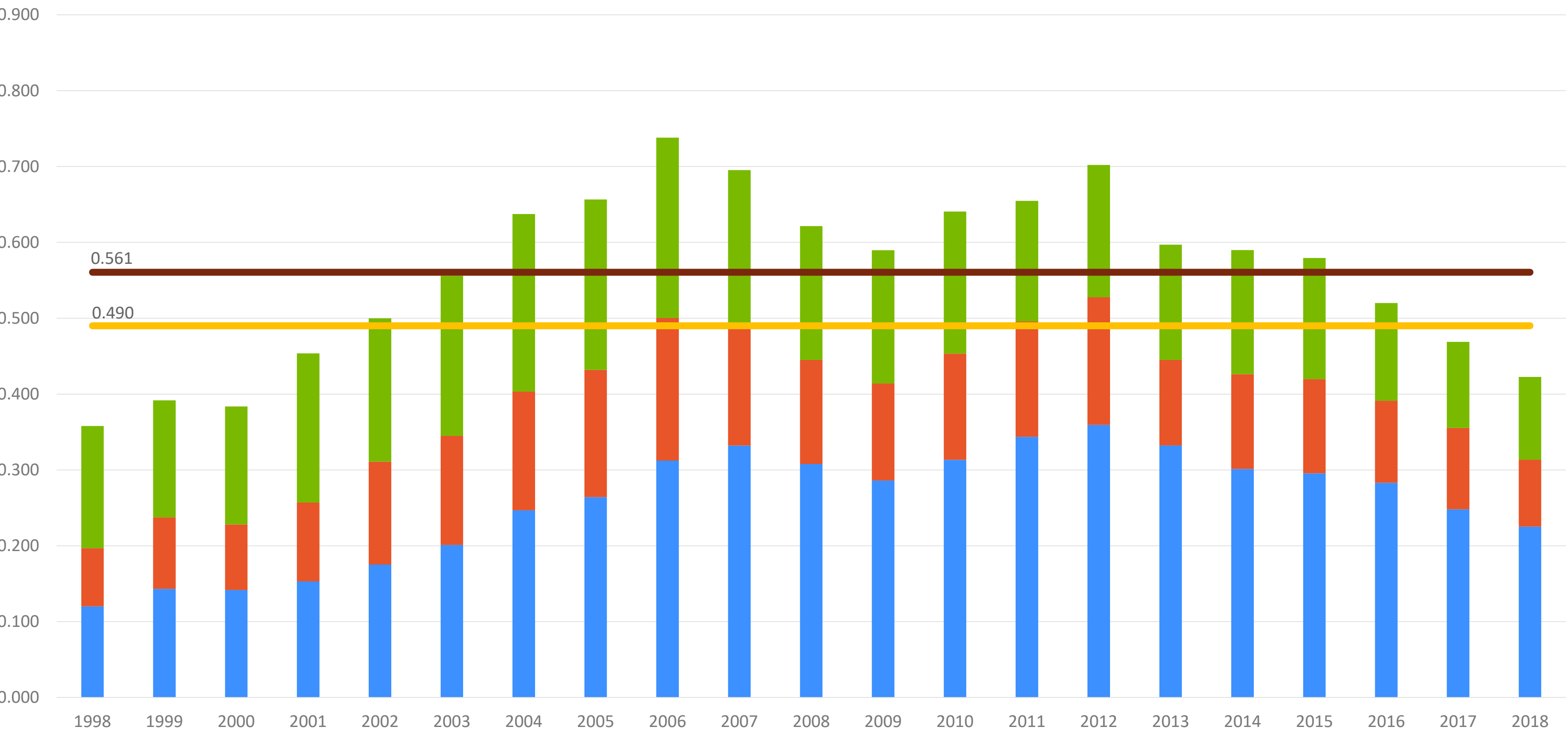
Circle Back: Year Last Sold

Student Generation Rate by: Year Last Sold (Single Family Detached only)

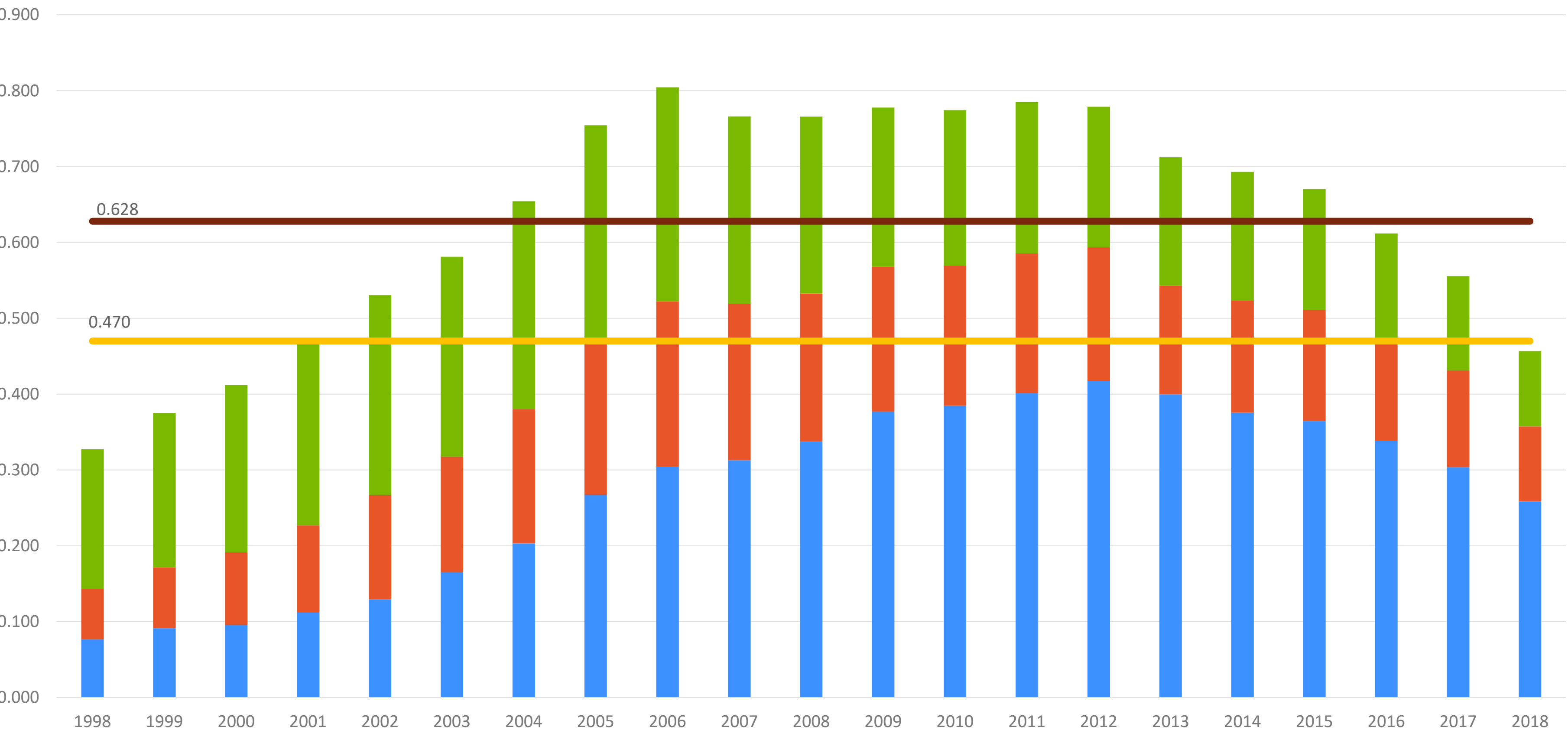


Source: SDAT

Student Generation Rate by: Year Last Sold (Single Family Attached only)

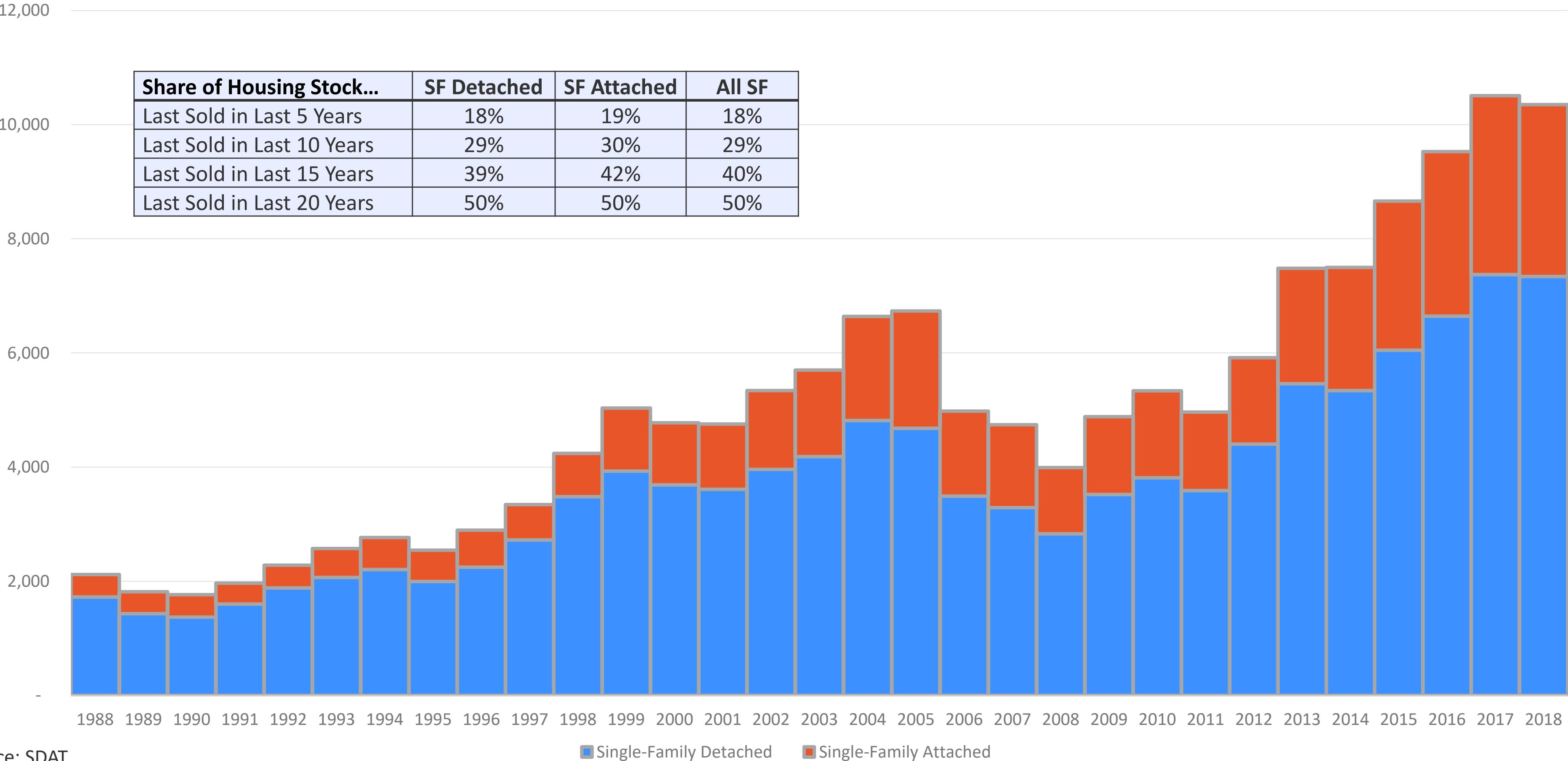


Student Generation Rate by: Year Last Sold (All Single Family)



Source: SDAT

Histogram: Year Last Sold (All Single Family)



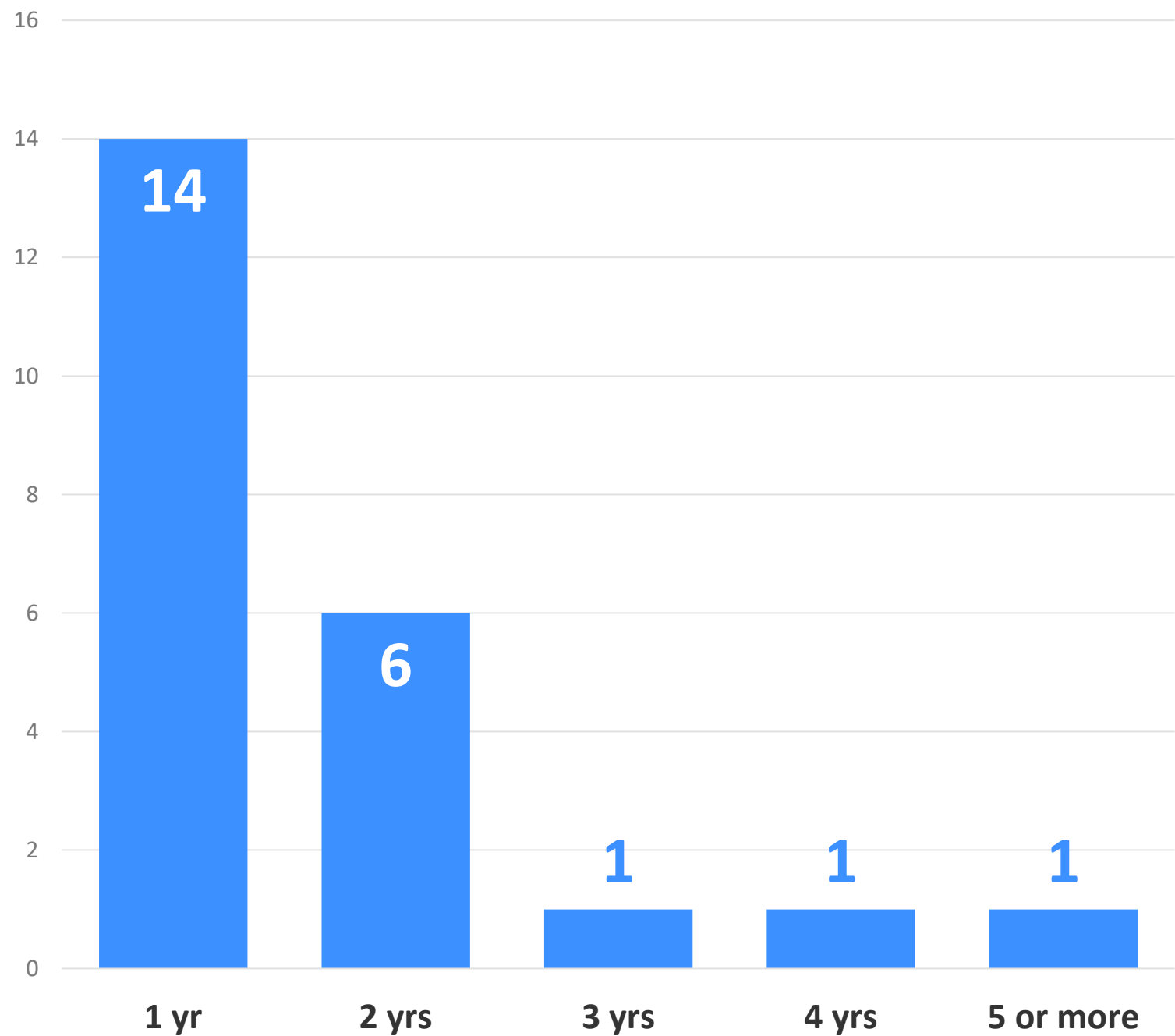
Source: SDAT

Circle Back: Moratorium Tracking

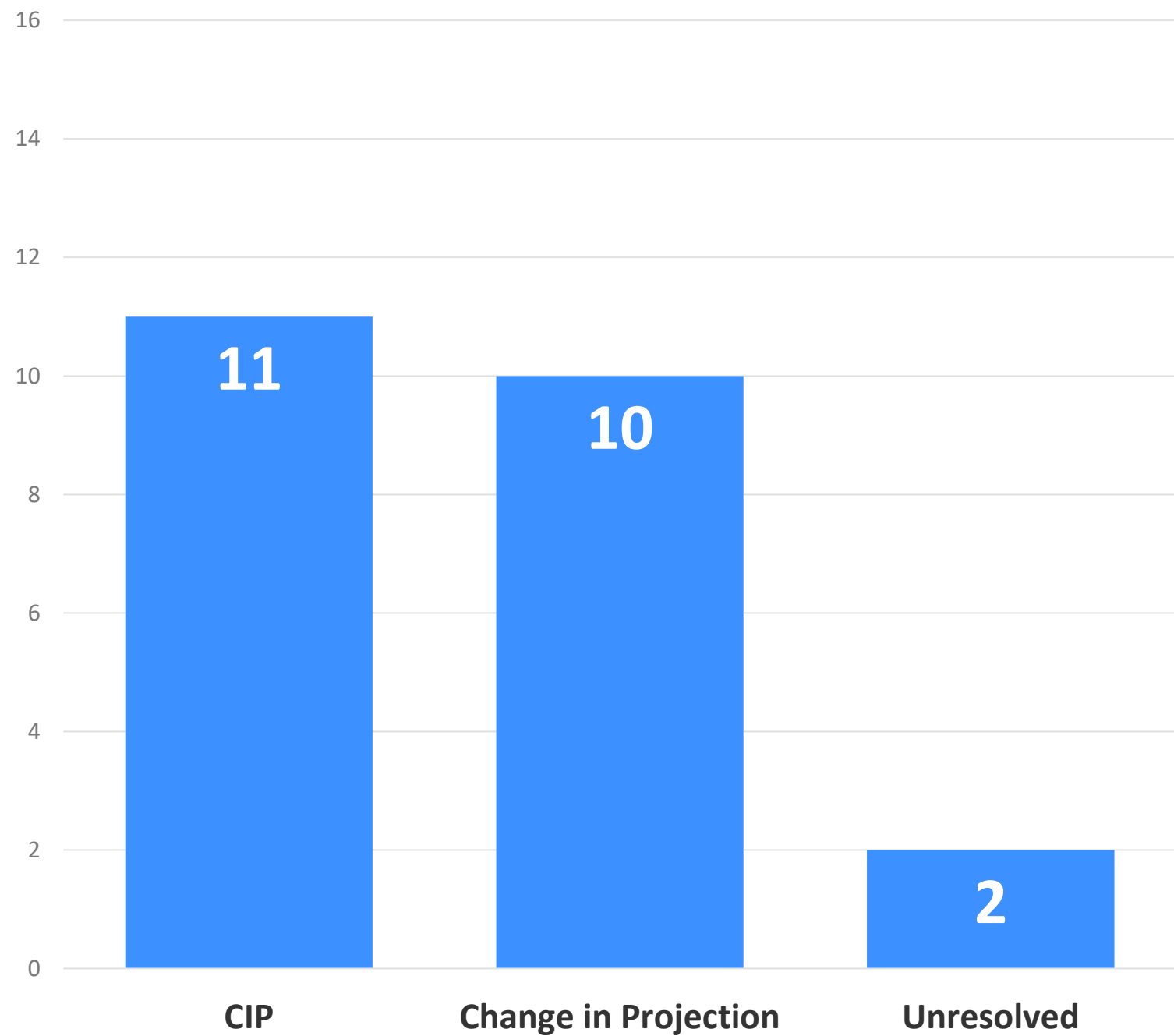
Moratorium Tracker

based on Individual ES, MS and HS Cluster Tests since FY 2017

Count of Schools by
Length of Time in Moratorium



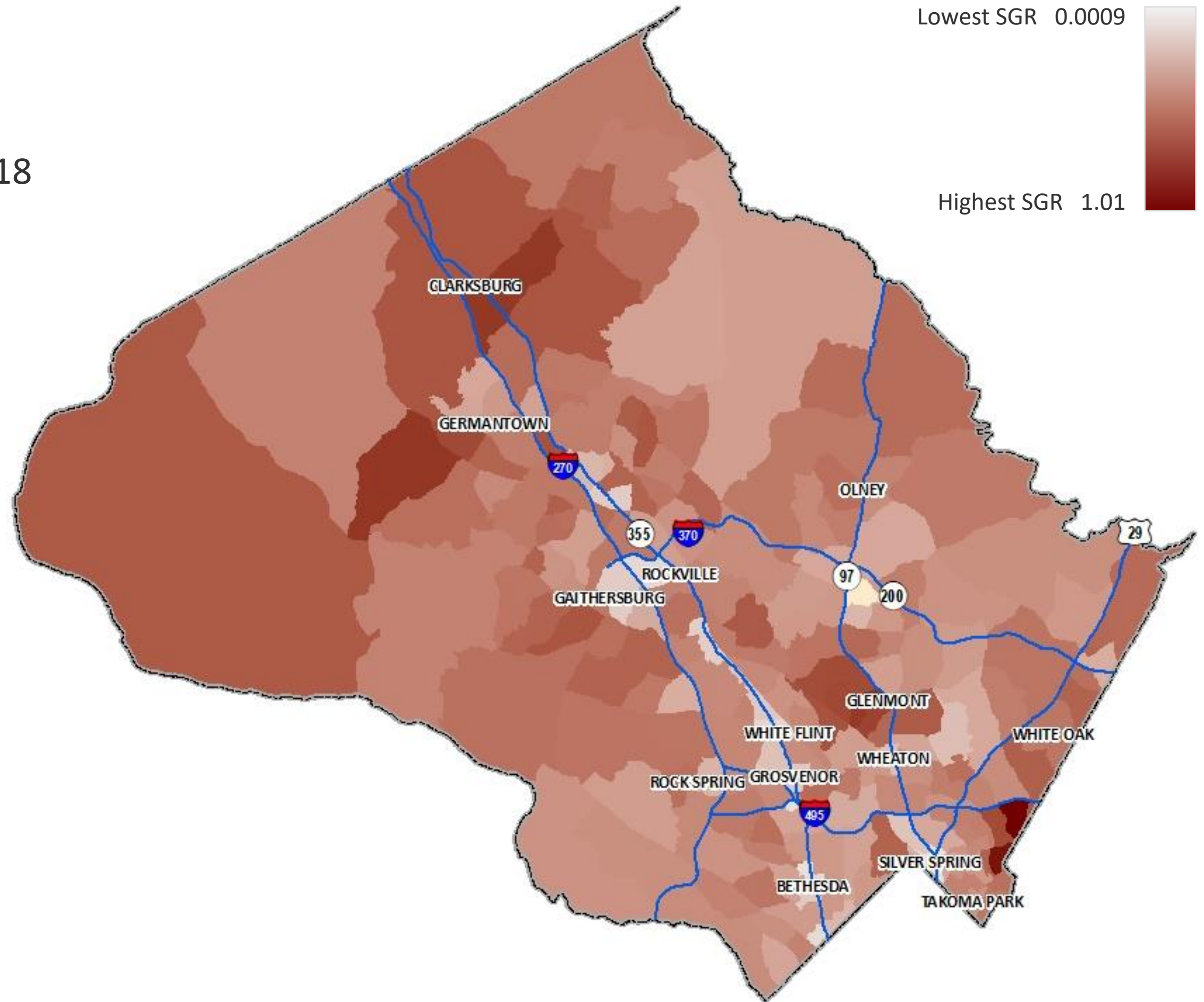
Count of Schools by
Method of Relief from Moratorium



Alternative SGRs: Summary from Last Meeting

K-12 All Units SGR

- High positive correlation to:
 - % of Households with Children Under 18
 - % of Households that are Families
 - Average Family Size
- Positive correlation to:
 - % People of Color
 - % Hispanic
 - % Foreign Born
 - # and % of units SFD
 - # and % of units SFA
- Negative correlation to:
 - Population Density
 - Median Age
 - Median Family Income
 - % White non-Hispanic
- High negative correlation to:
 - # and % of units Multifamily High-rise



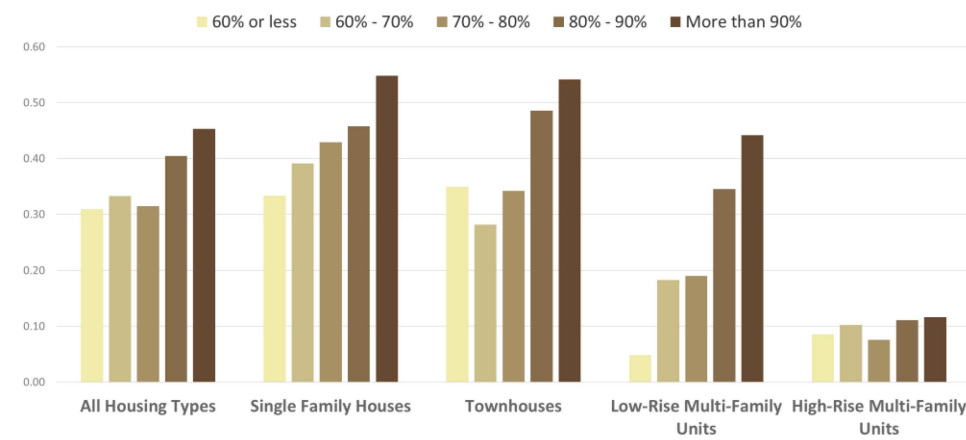
Student Generation Rate by Census Tract, K-12

SGR with Strong Visual Relationships

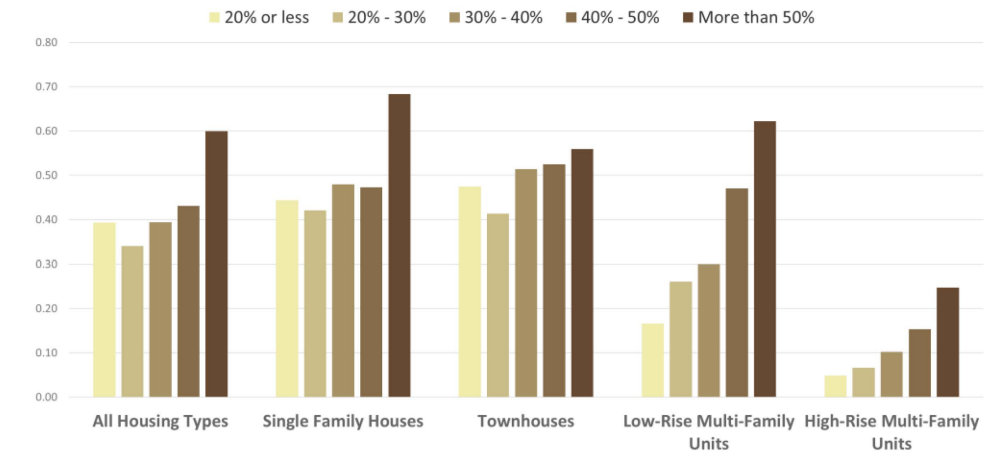
Student Generation Rate for Census Tracts by:
**% of Households w/Children Under 18
& Housing Type**



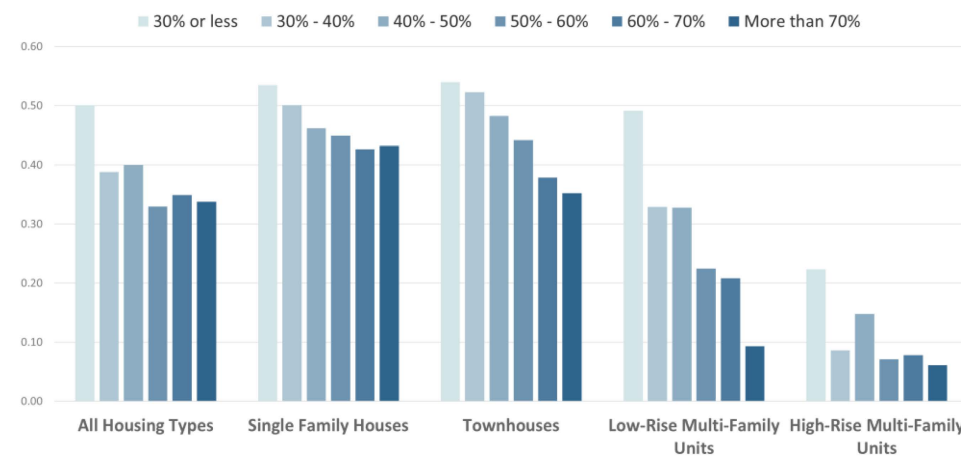
Student Generation Rate for Census Tracts by:
**% of K to 12 Students Enrolled in Public Schools
& Housing Type**



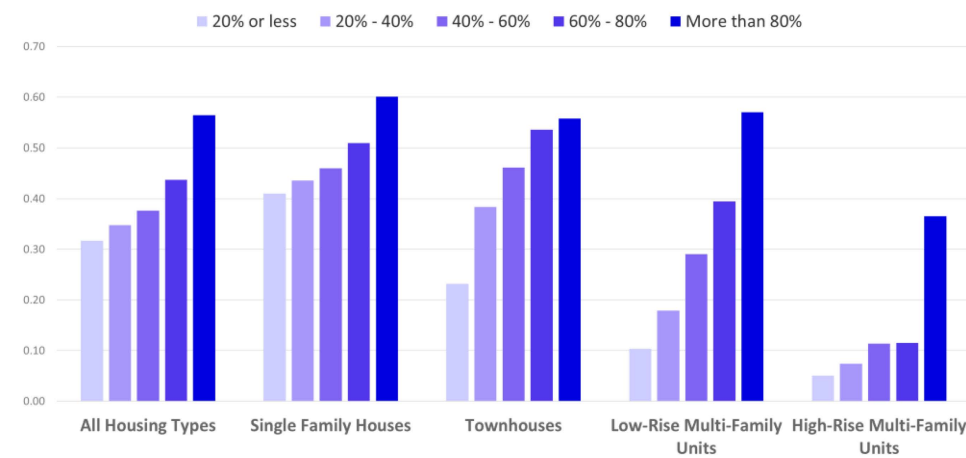
Student Generation Rate for Census Tracts by:
% Foreign-Born Population and Housing Type



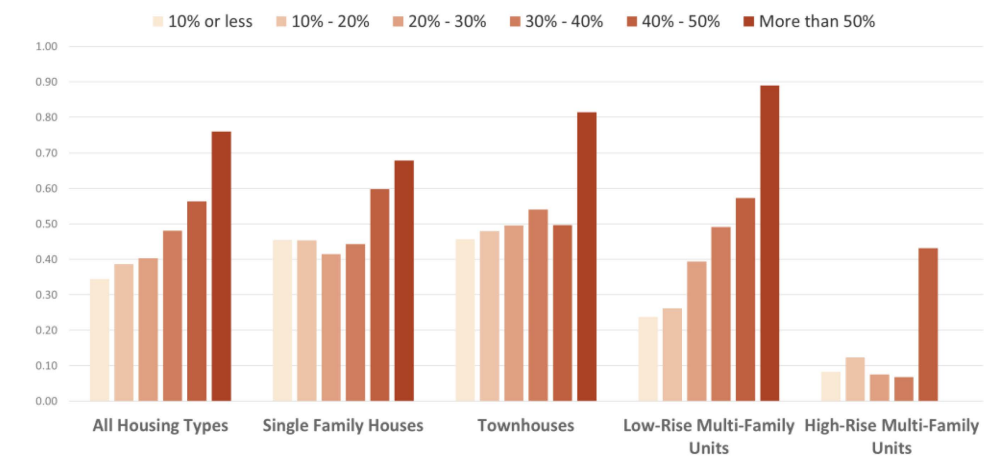
Student Generation Rate for Census Tracts by:
% White Population (Non-Hispanic) and Housing Type



Student Generation Rate of Census Tracts by:
% People of Color and Housing Type

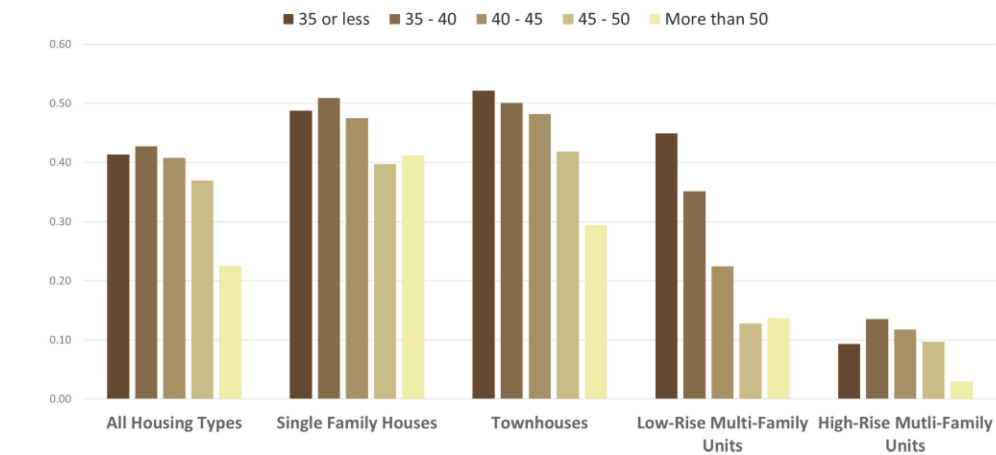


Student Generation Rate for Census Tracts by:
% Hispanic Population and Housing Type



SGR with Strong Visual Relationships

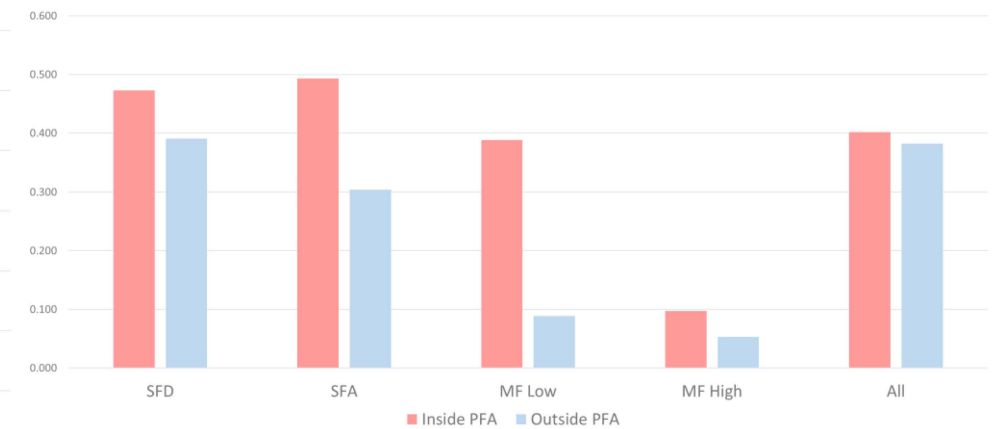
Student Generation Rate for Census Tracts by: Median Age and Housing Type



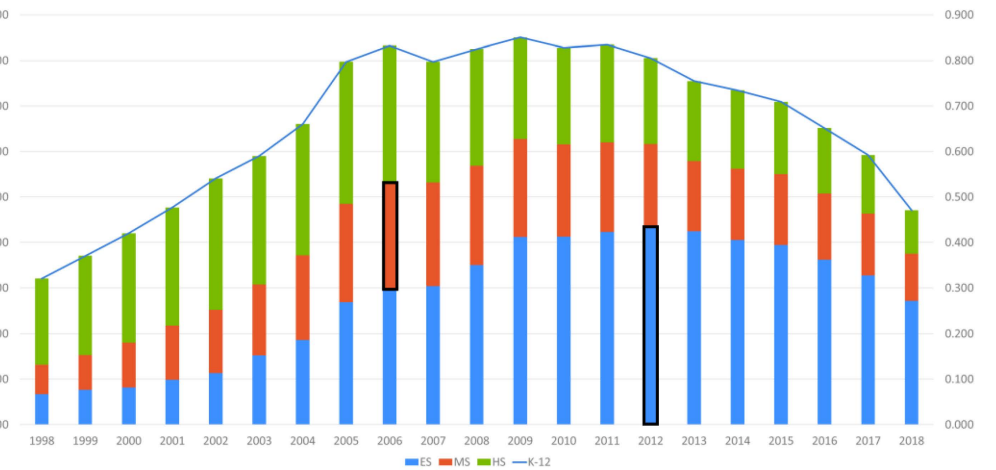
Student Generation Rate by: Inside/Outside Equity Emphasis Areas



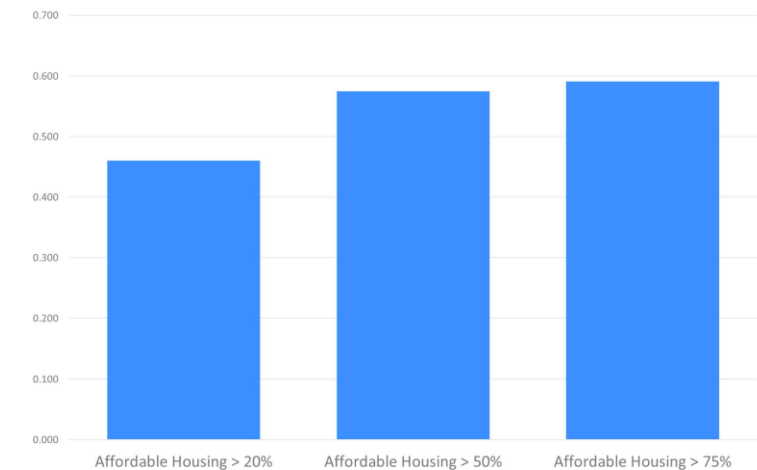
Student Generation Rate by: Inside/Outside Priority Funding Areas



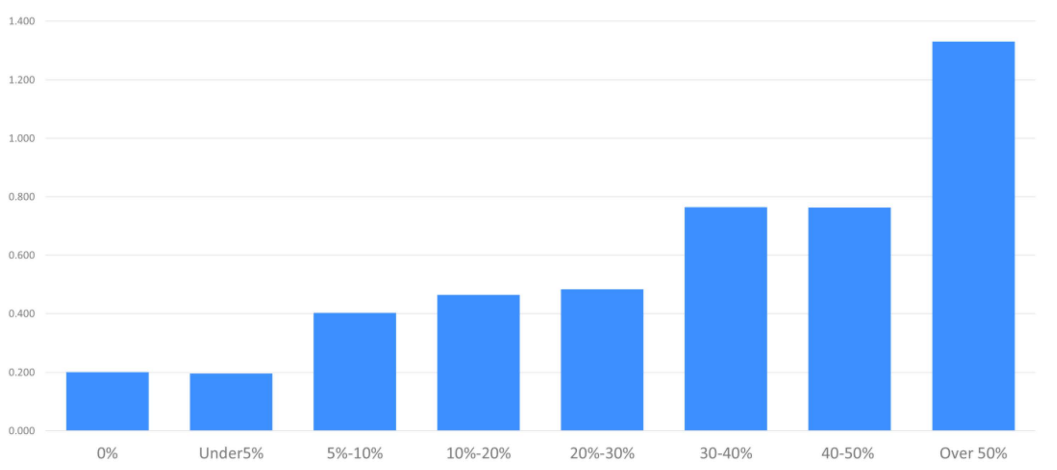
Student Generation Rate by: Year Last Sold (Single Family Detached only)



Student Generation Rate by: Share of Affordable Housing

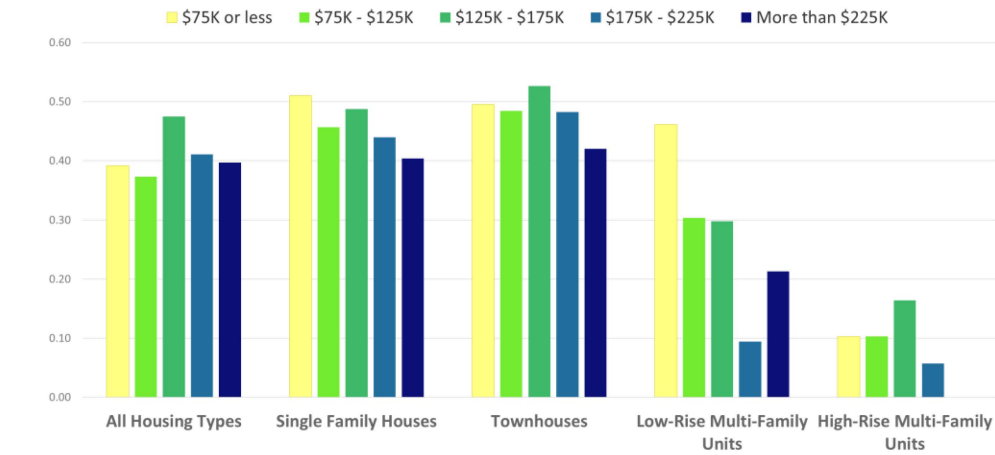


Student Generation Rate by: Share of 3-Bedroom Units (Multifamily buildings only)

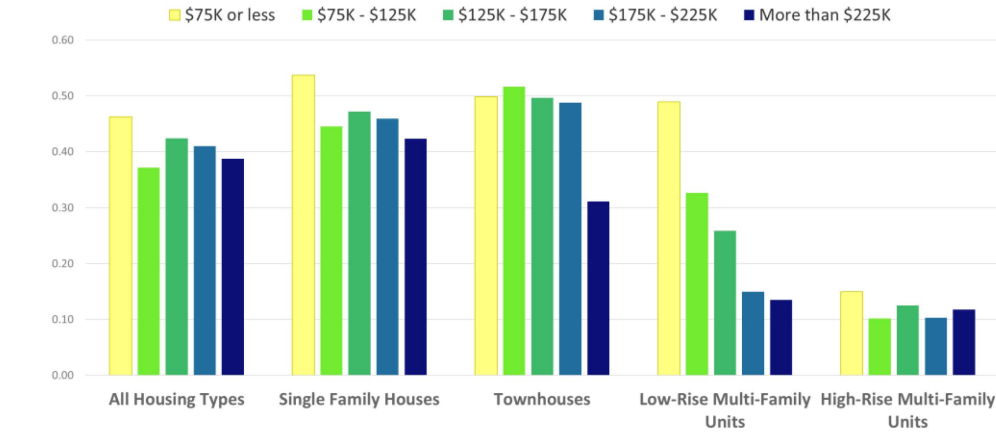


SGRs with Mixed Visual Relationships

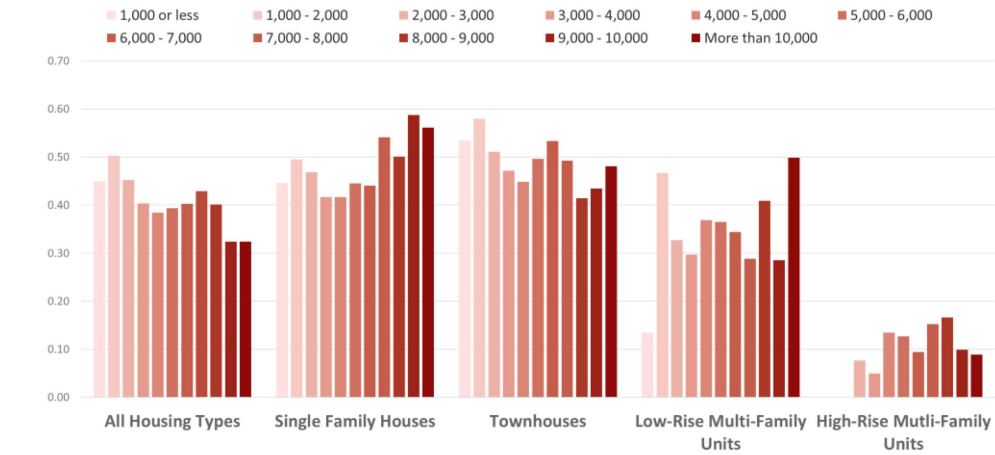
Student Generation Rate for Census Tracts by:
Median Household Income and Housing Type



Student Generation Rate for Census Tracts by:
Median Family Income (of Families w/Children U18) & Housing Type



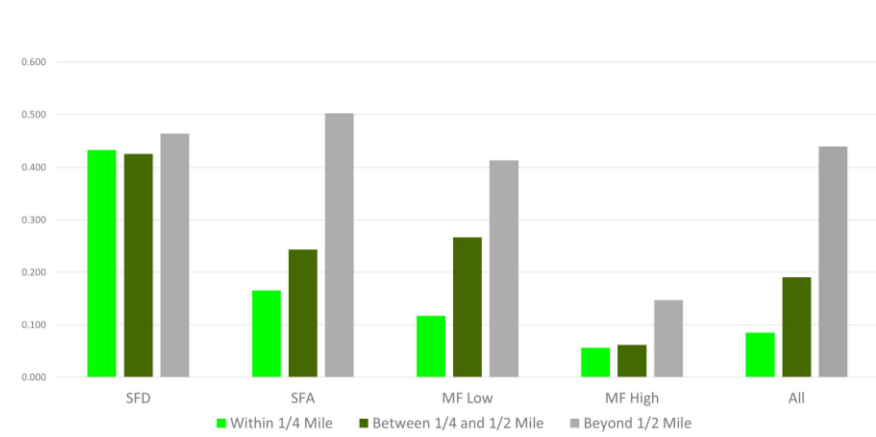
Student Generation Rate for Census Tracts by:
Population Density and Housing Type



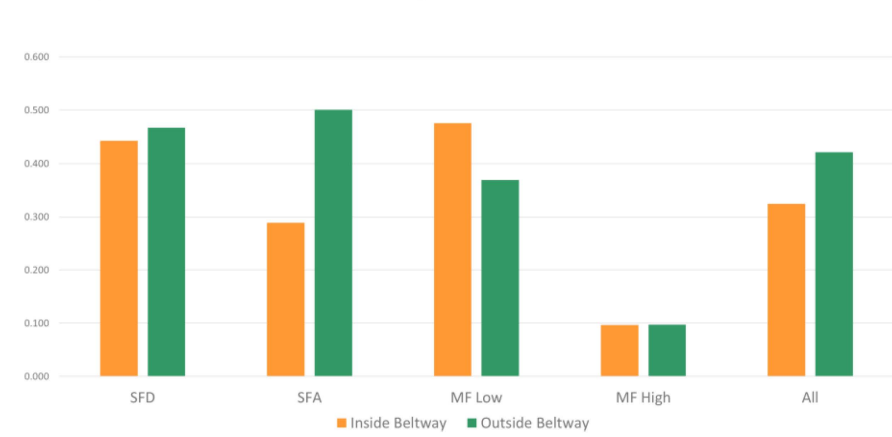
Student Generation Rate by:
Transportation Policy Area Categories



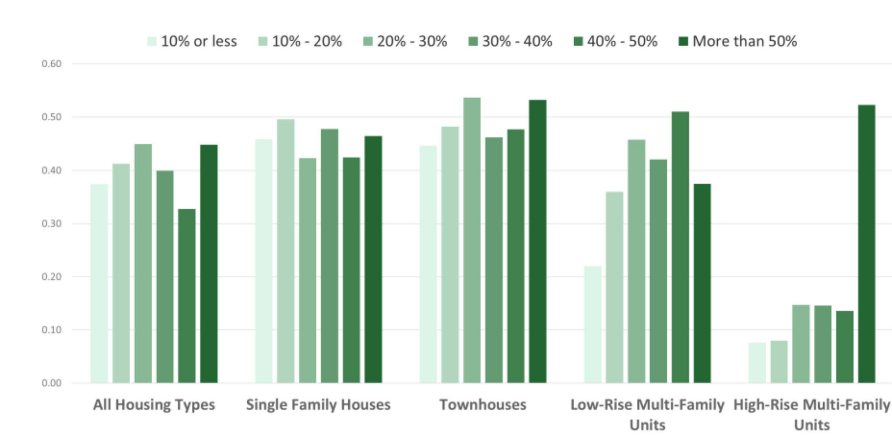
Student Generation Rate by:
Distance to Metro Stations



Student Generation Rate by:
Inside/Outside the Beltway

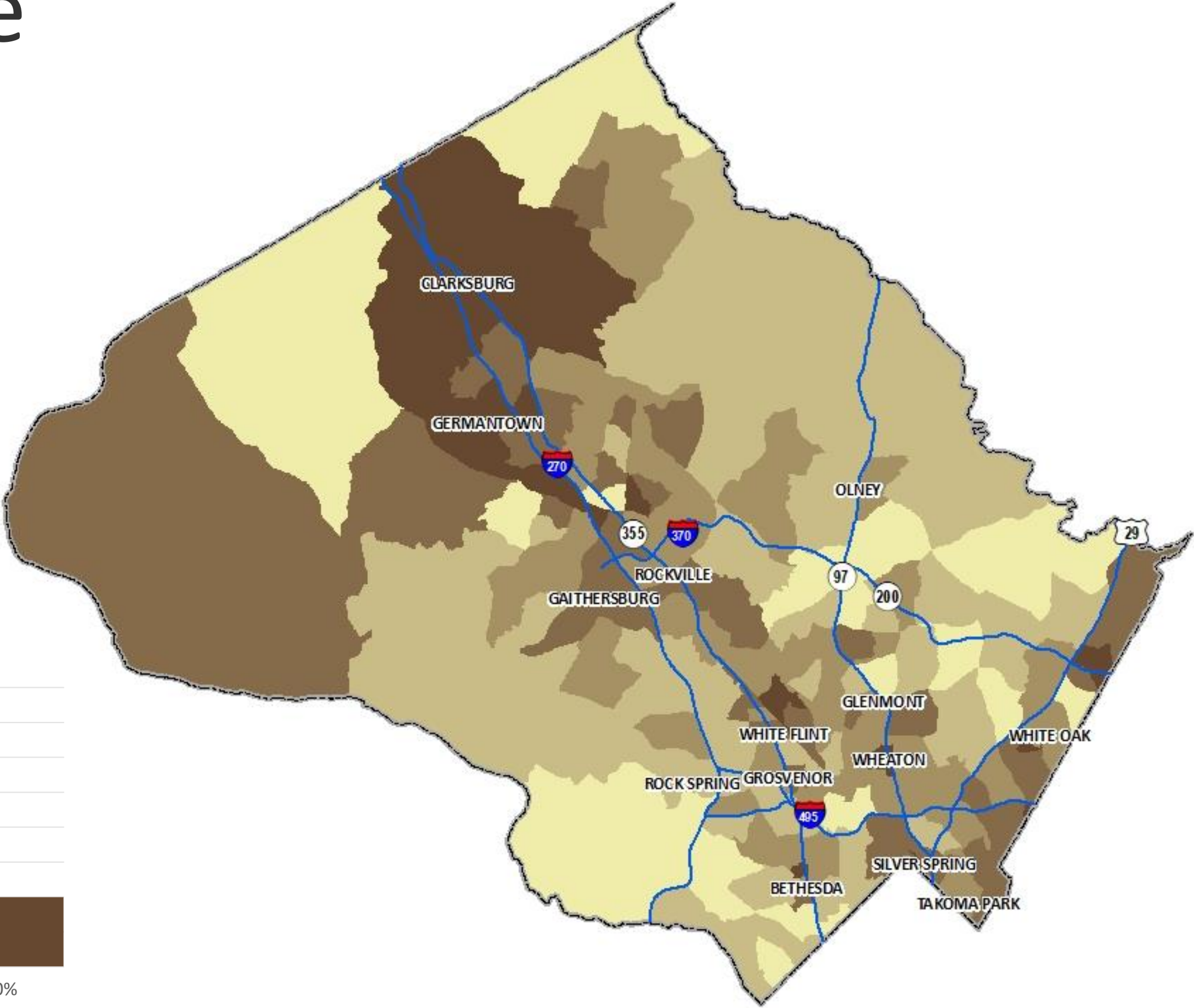
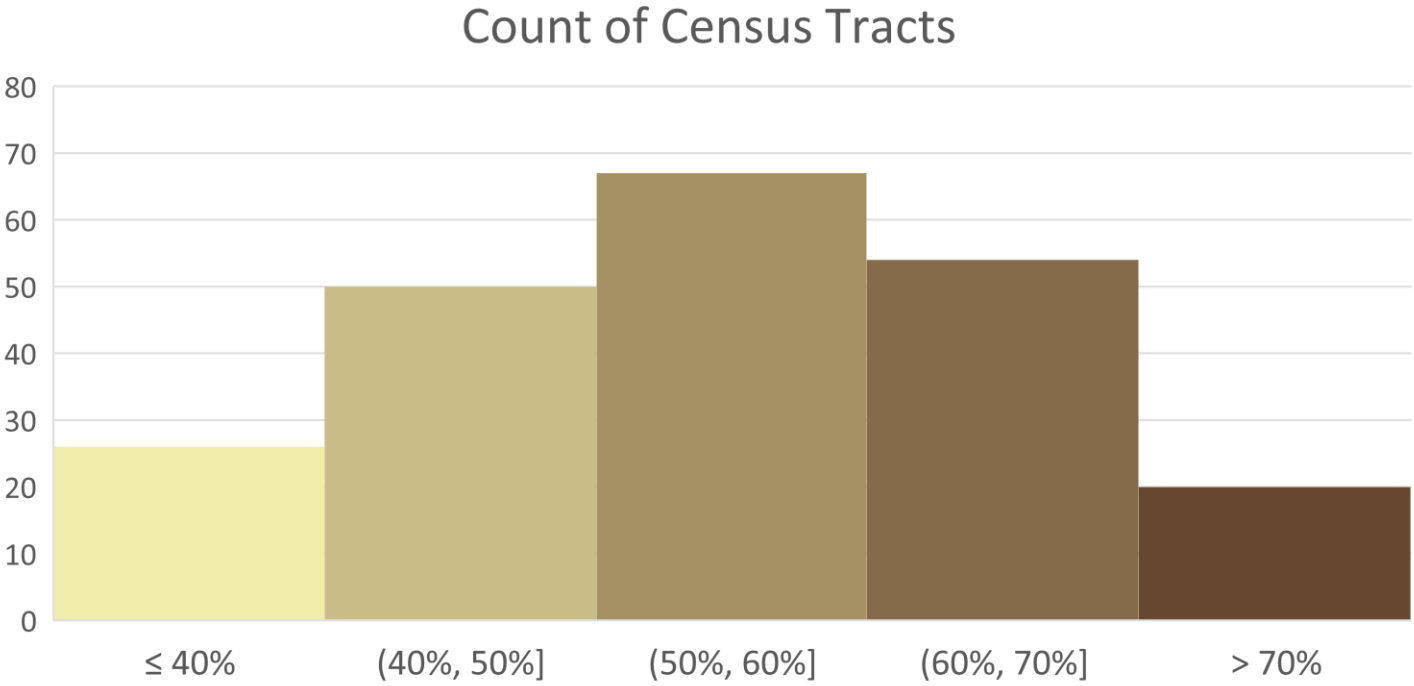
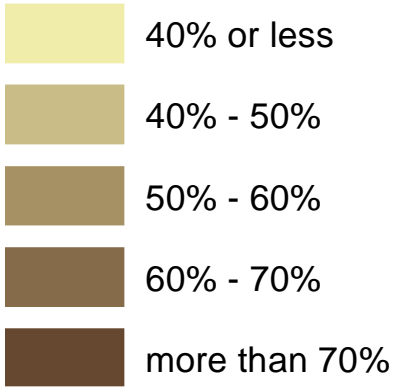


Student Generation Rate for Census Tracts by:
% Black Population (Non-Hispanic) and Housing Type



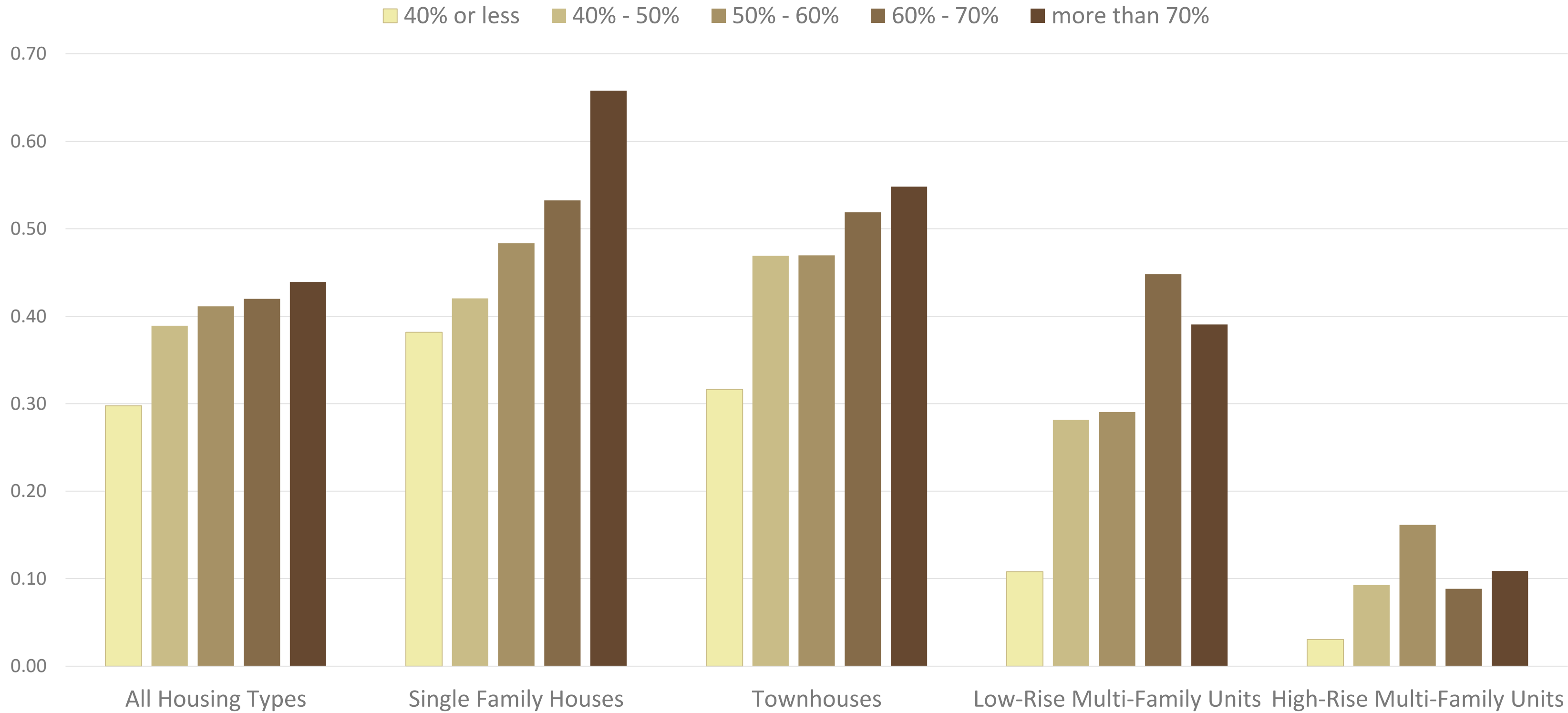
Alternative SGRs: Census-Based Rates

Householder Age % 25 to 54 Years Old

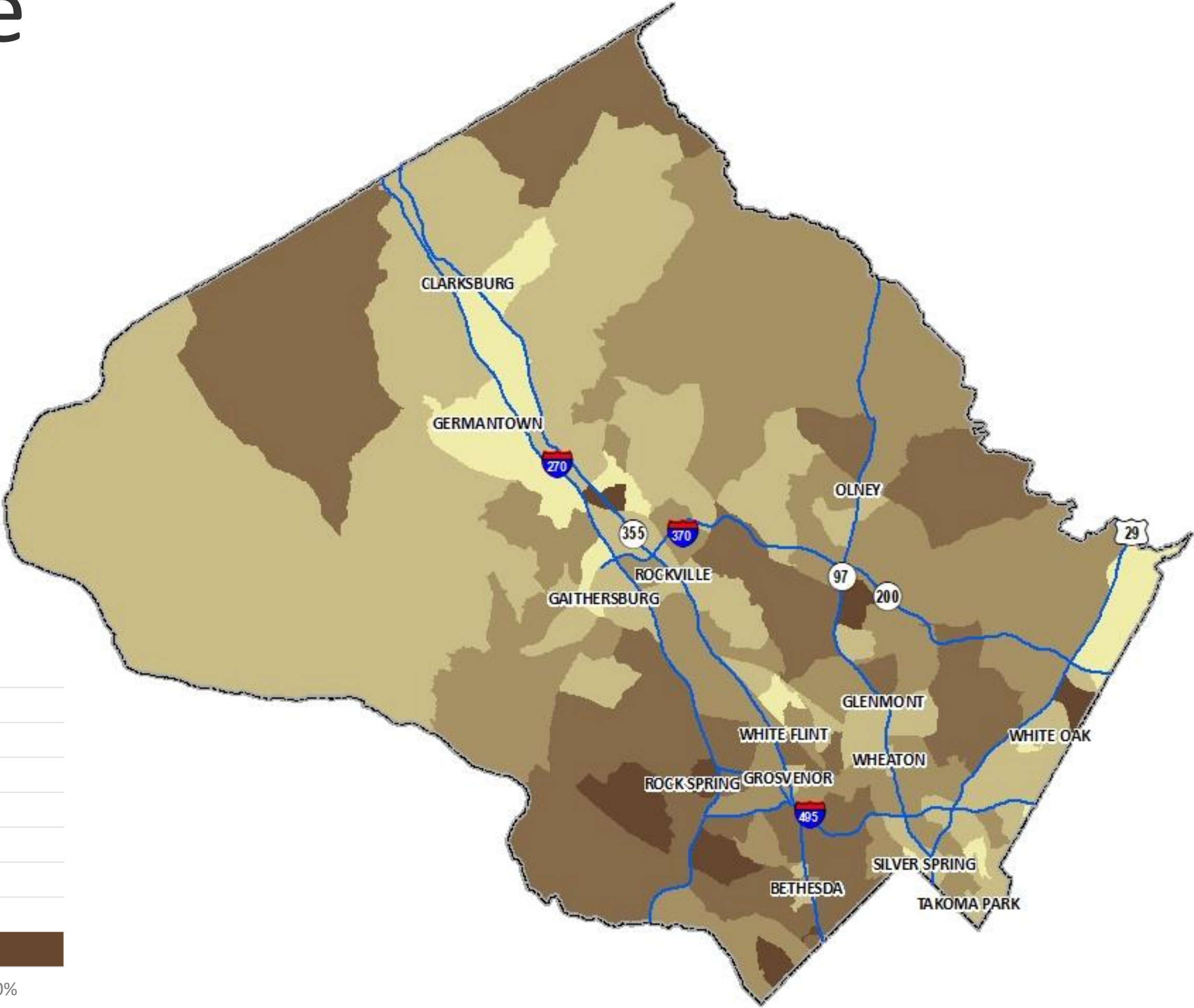
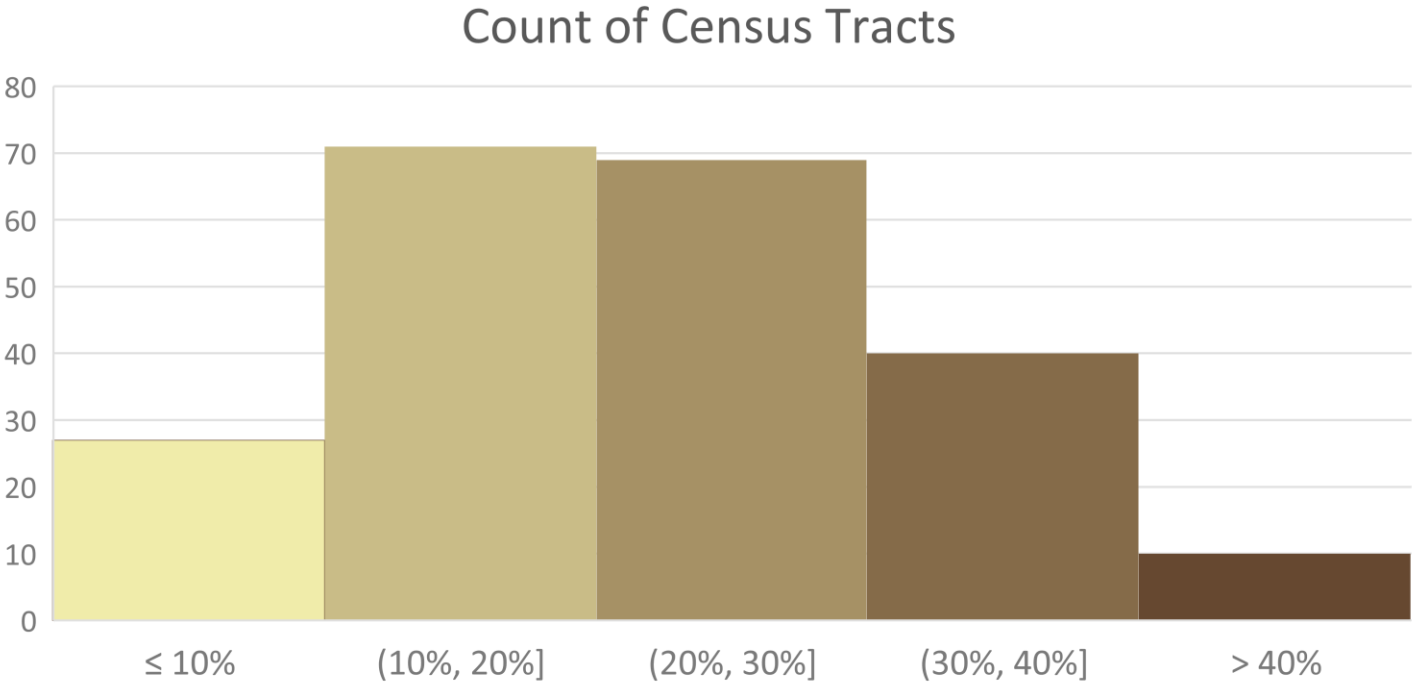
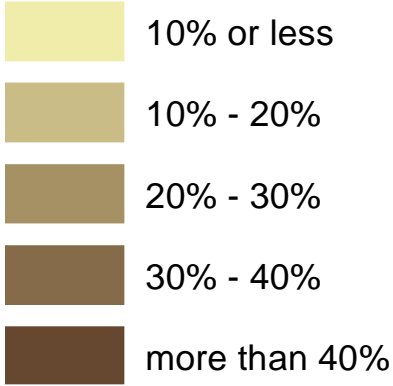


Householder Age

% 25 to 54 Years Old

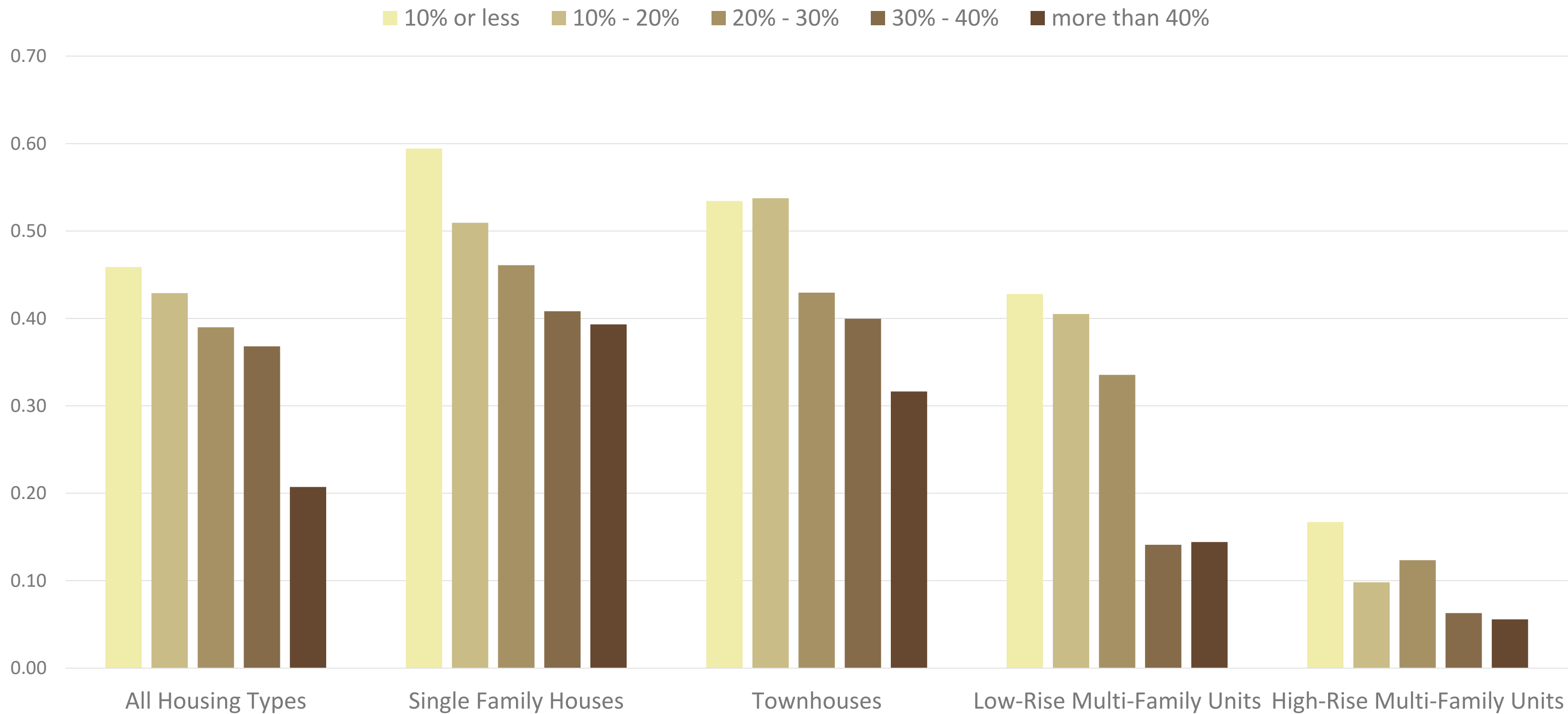


Householder Age % 65 Years Old and Up



Householder Age

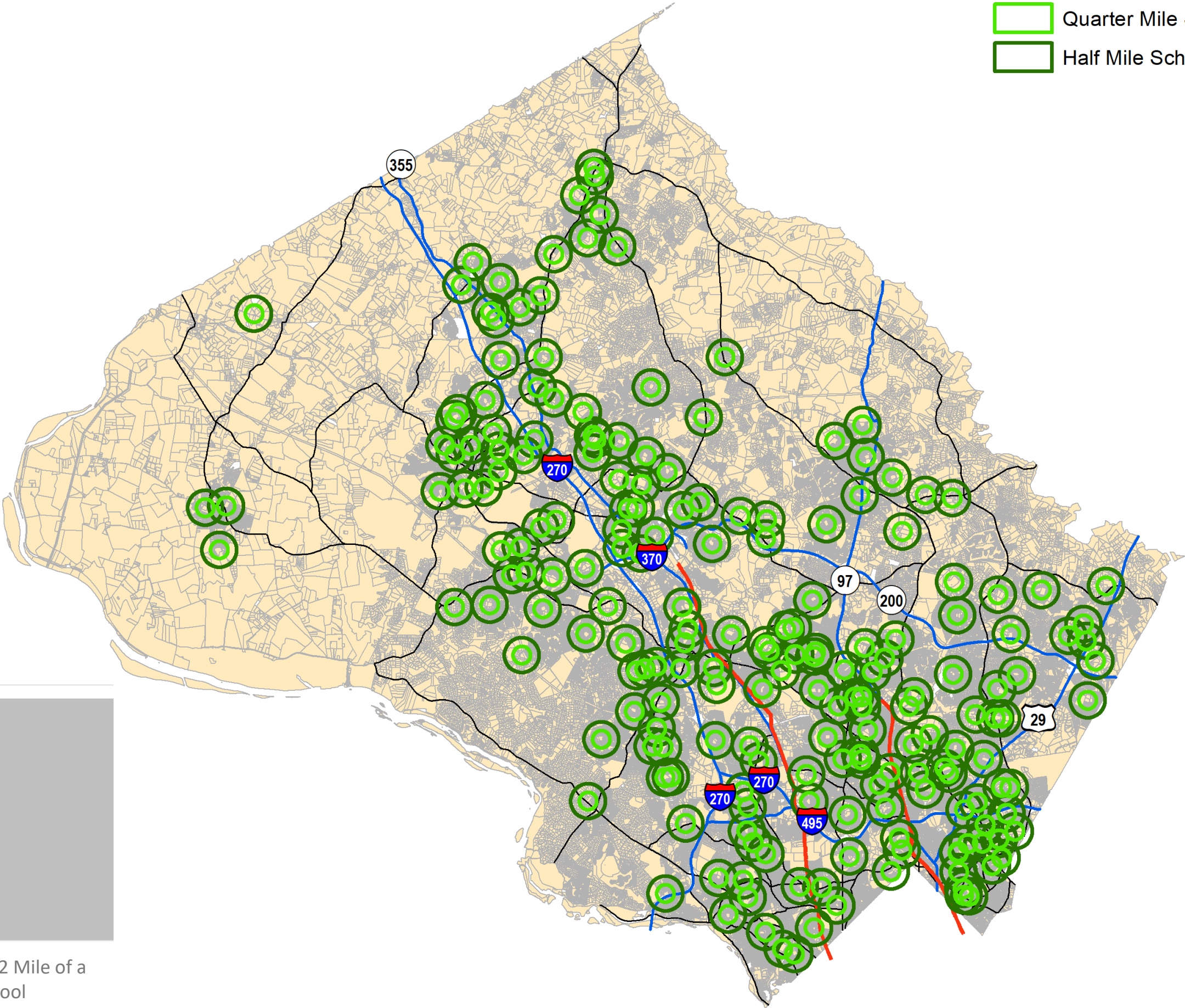
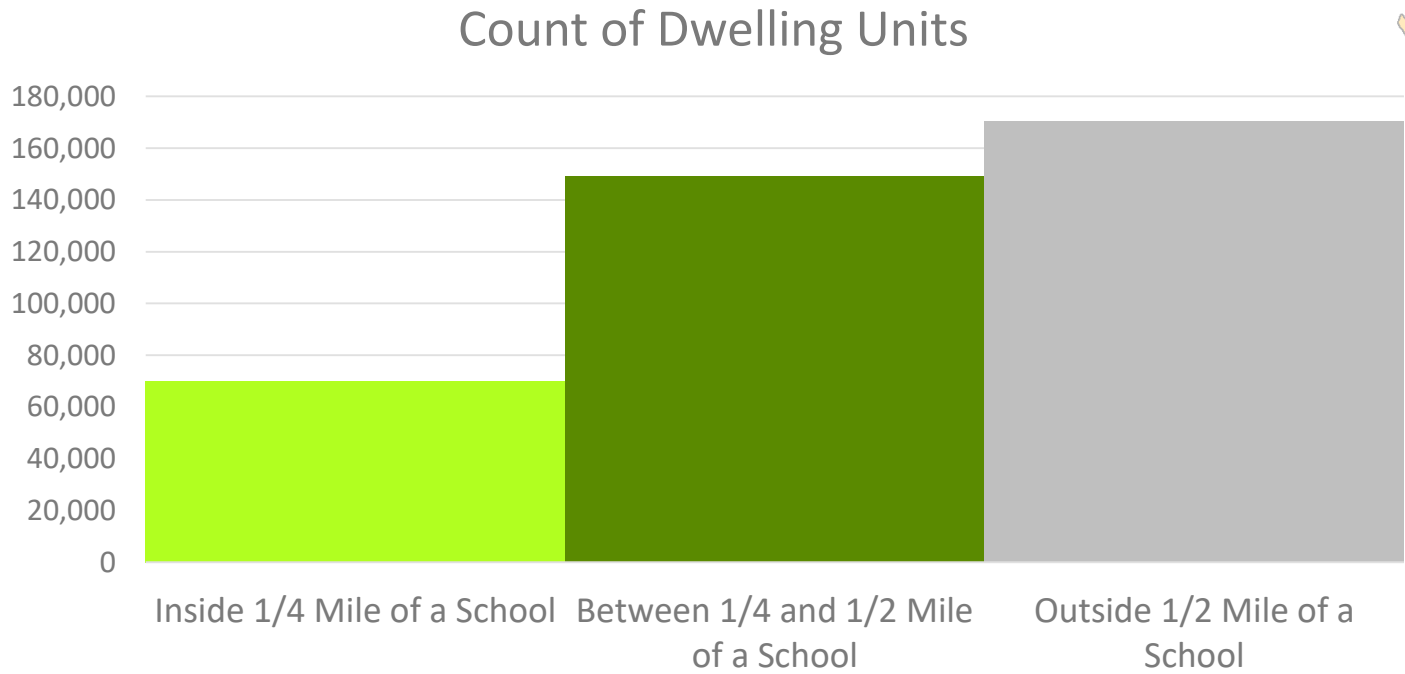
% 65 Years Old and Up



Alternative SGRs: Location-Based Rates

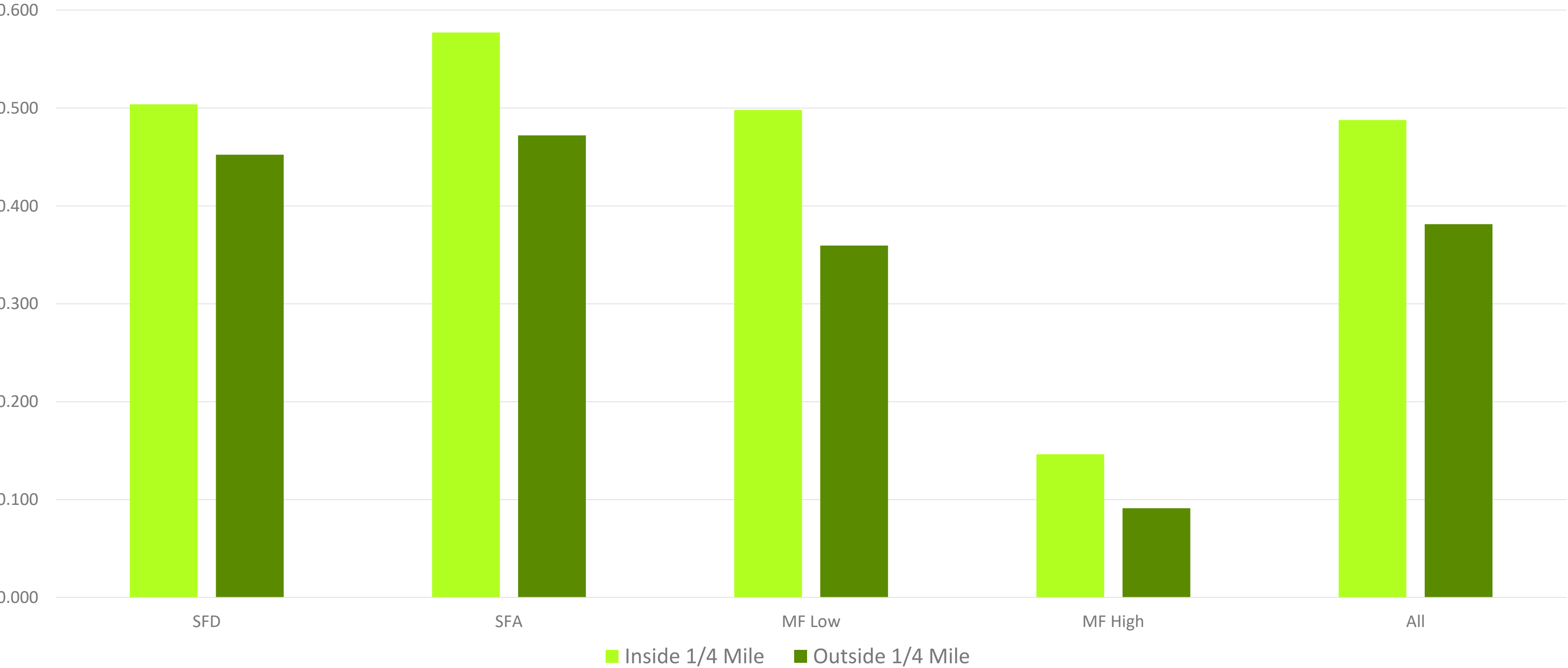
Distance to Nearest School: ¼ Mile and ½ Mile

- Quarter Mile School Buffer
- Half Mile School Buffer



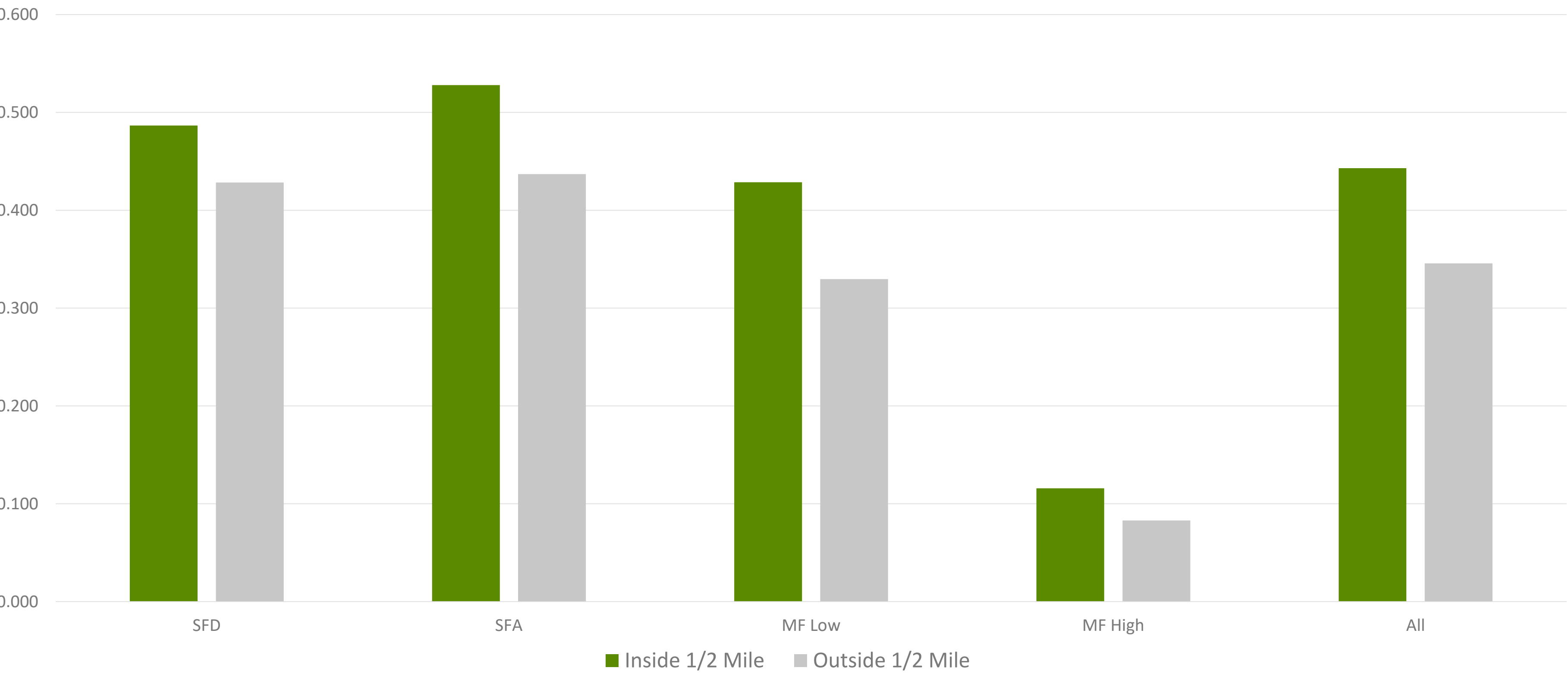
SGR by Distance to Nearest School

Inside and Outside ¼ Mile

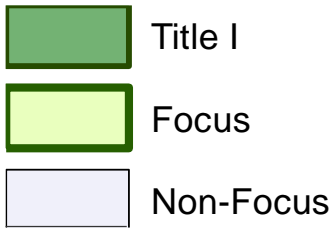


SGR by Distance to Nearest School

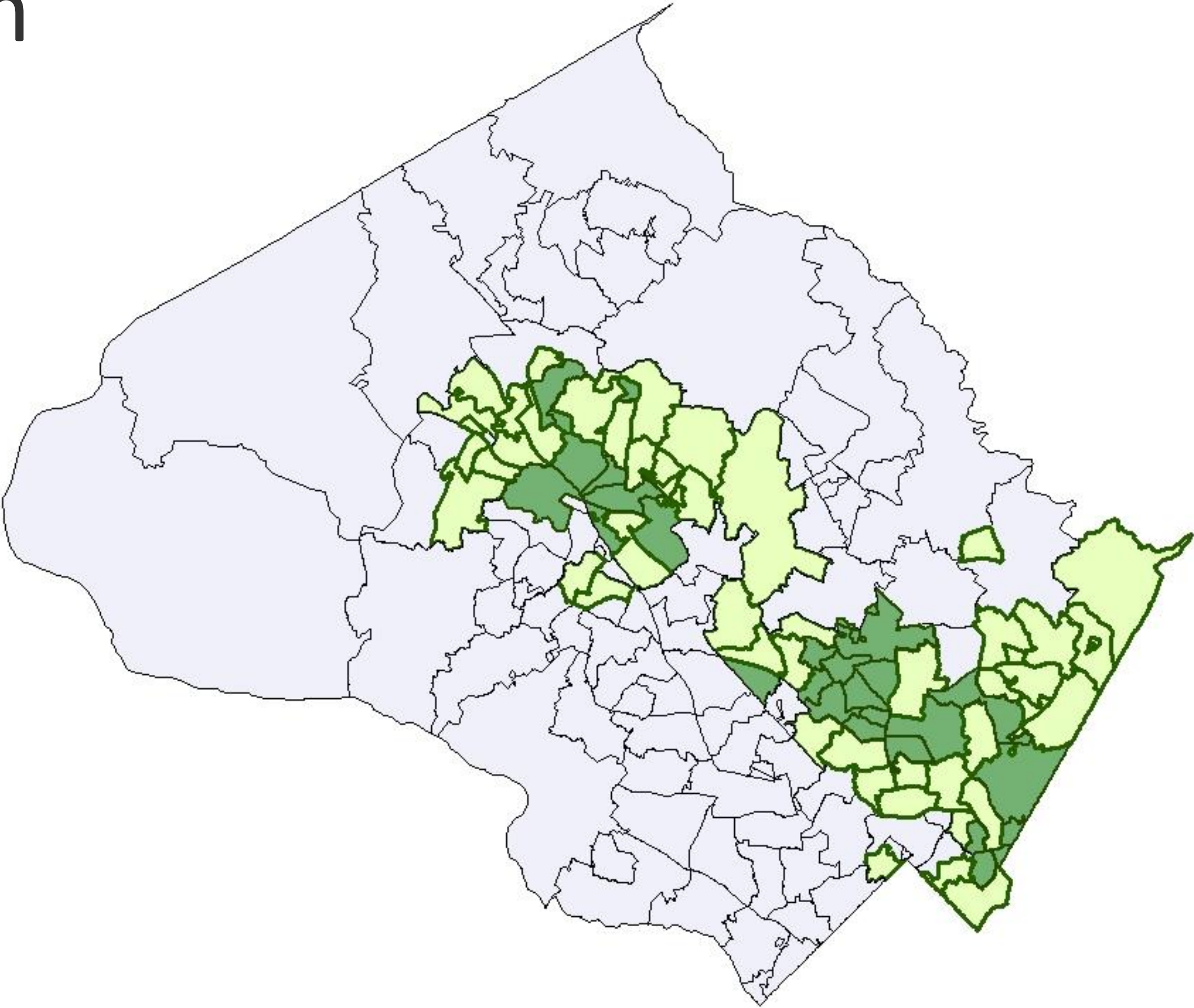
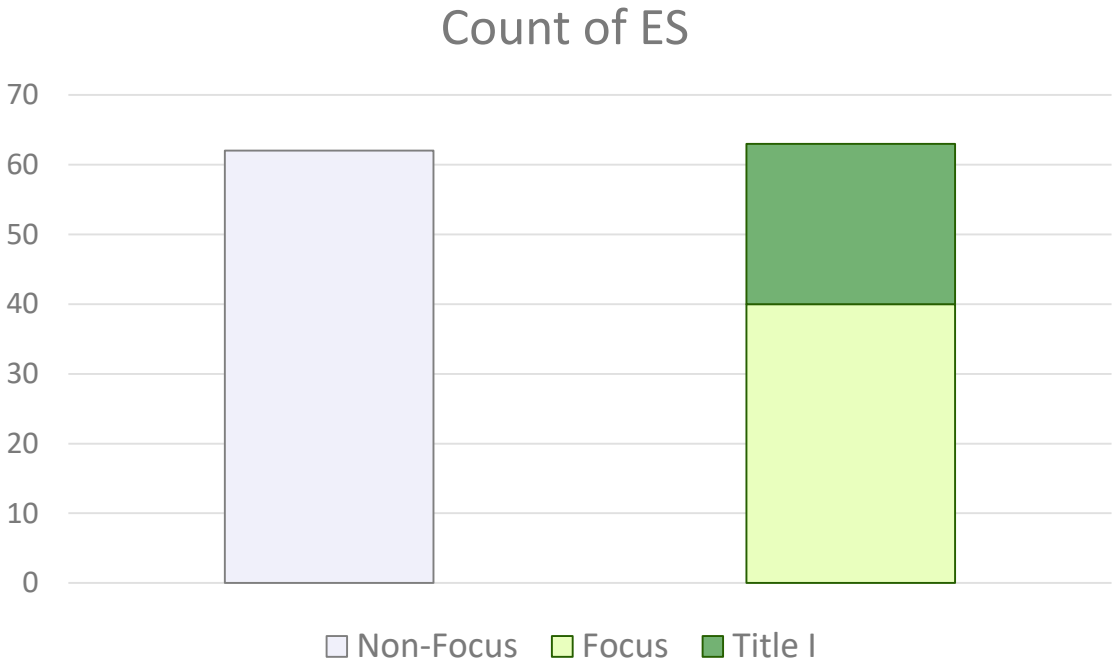
Inside and Outside 1/2 Mile



CSR Classification by ES Service Area

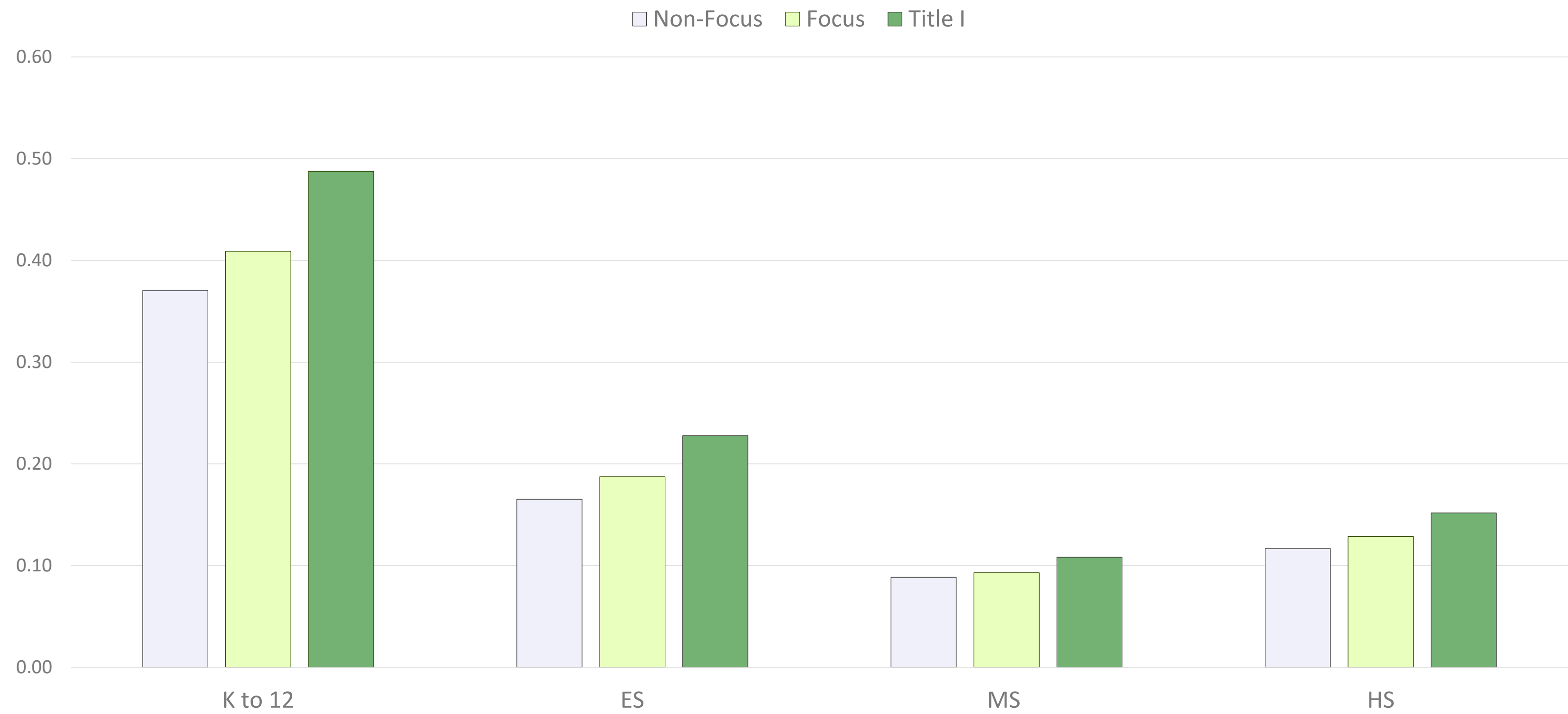


Title I and Focus schools are elementary schools most heavily impacted by poverty and language deficiency that receive staffing to reduce class sizes in the primary grades.



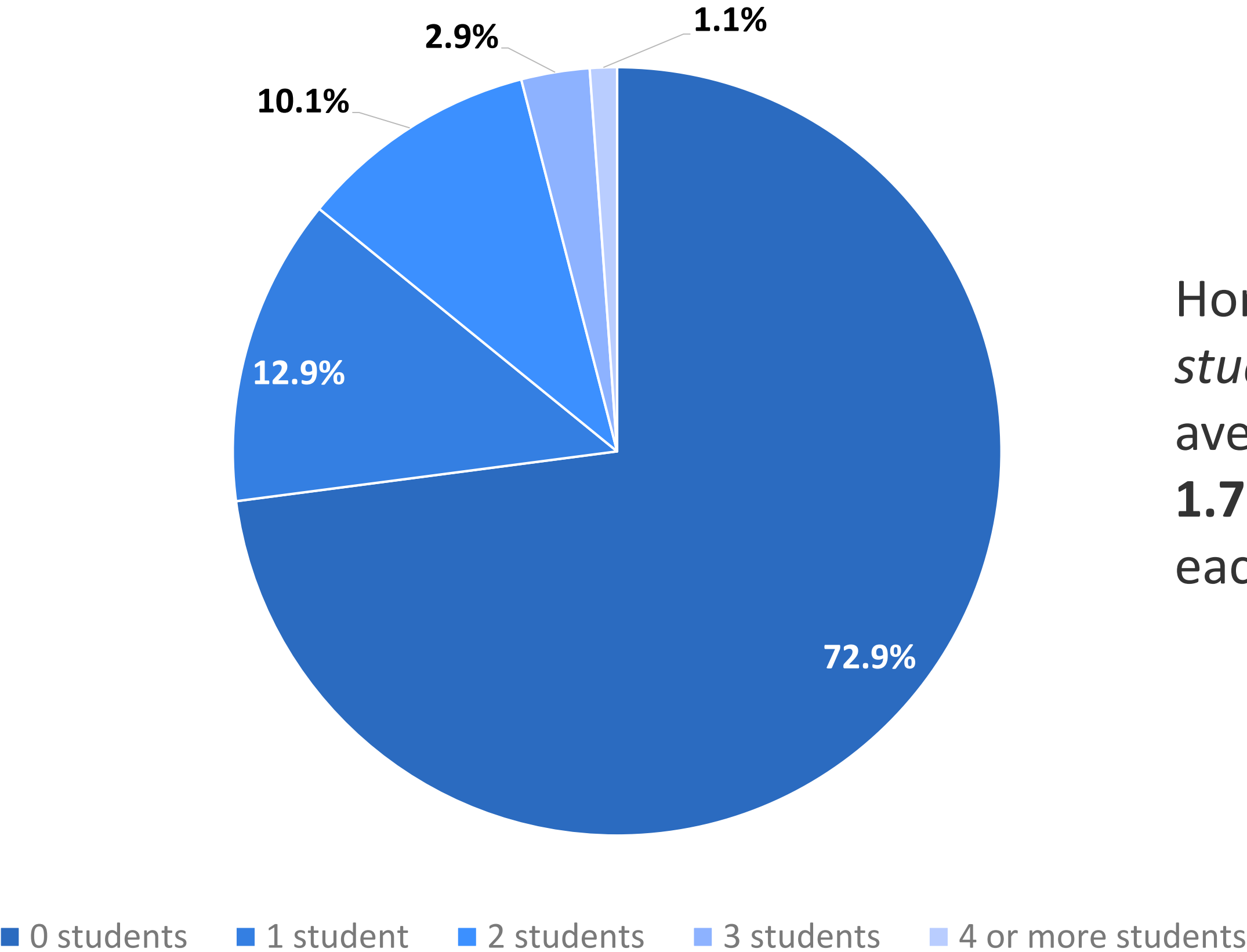
SGR by CSR Classification

of ES Service Area



Alternative SGRs: Dwelling-Based Rates

SFD Homes by Number of Students

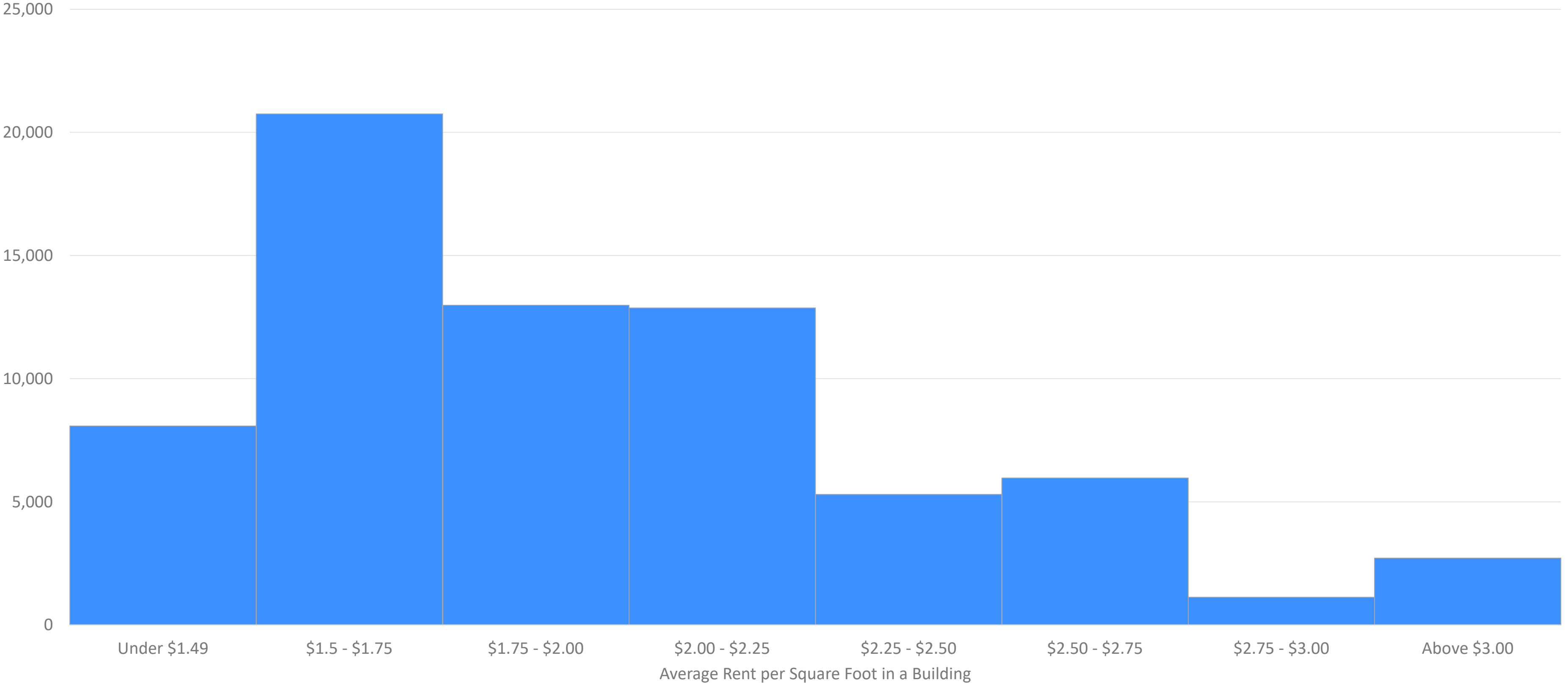


Homes *with students* on average have **1.7 students** each

Average Rent per Square Foot

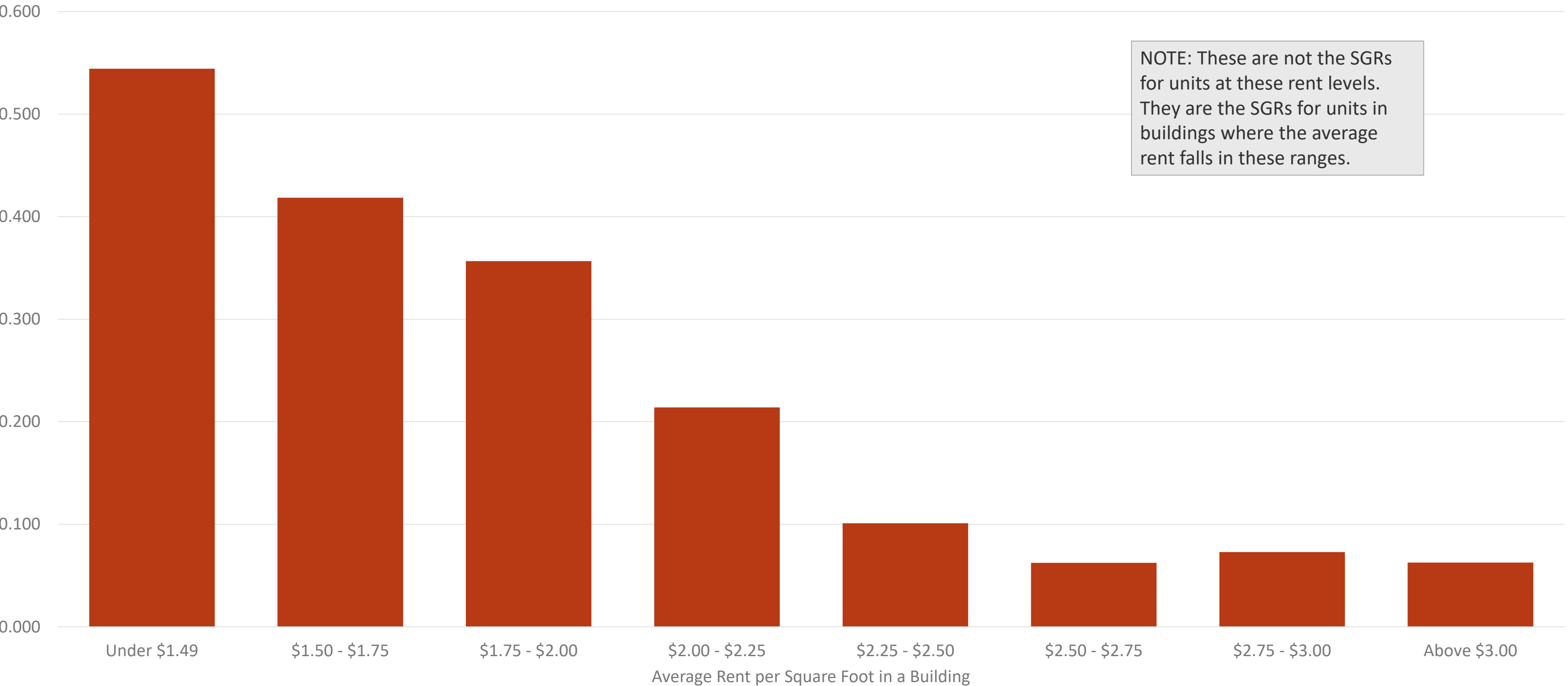
Multifamily dwelling units

Count of Multifamily Units



SGR by Average Rent per Square Foot

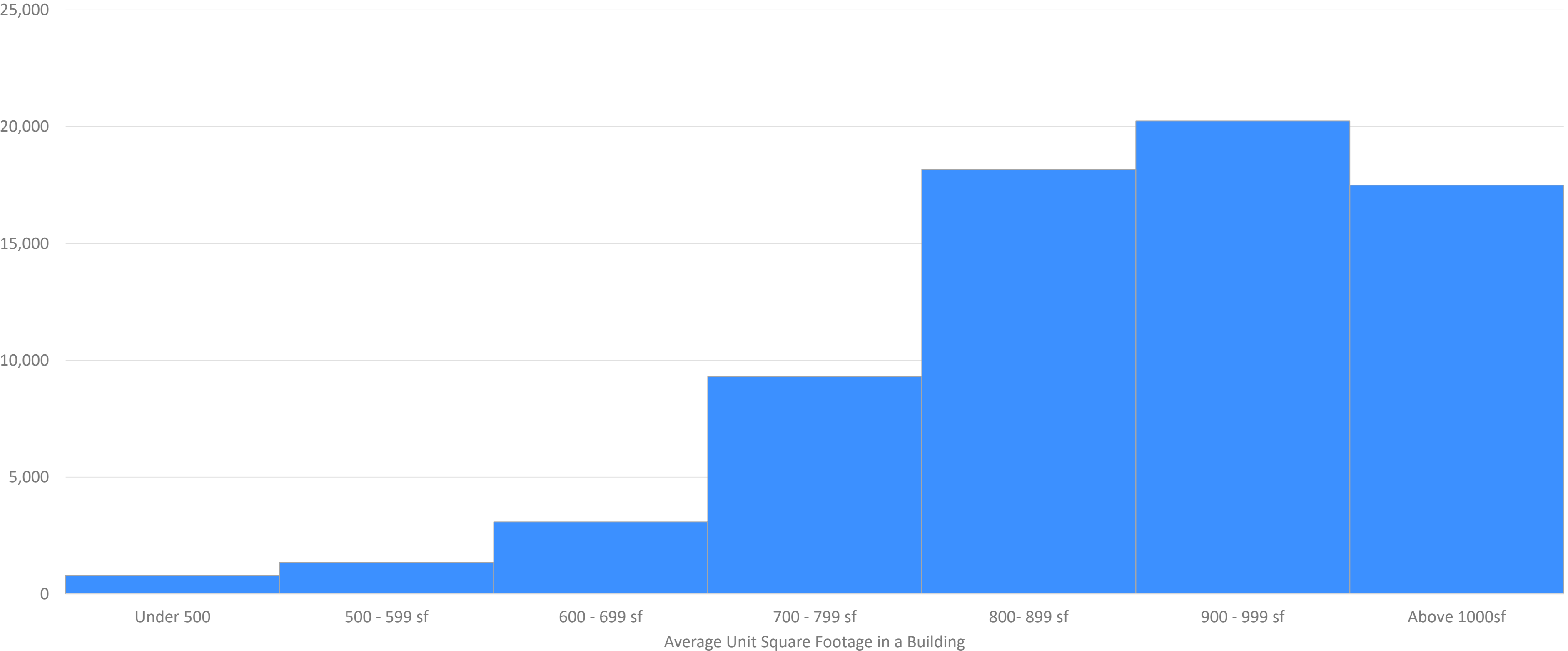
Multifamily dwelling units



Average Unit Square Footage

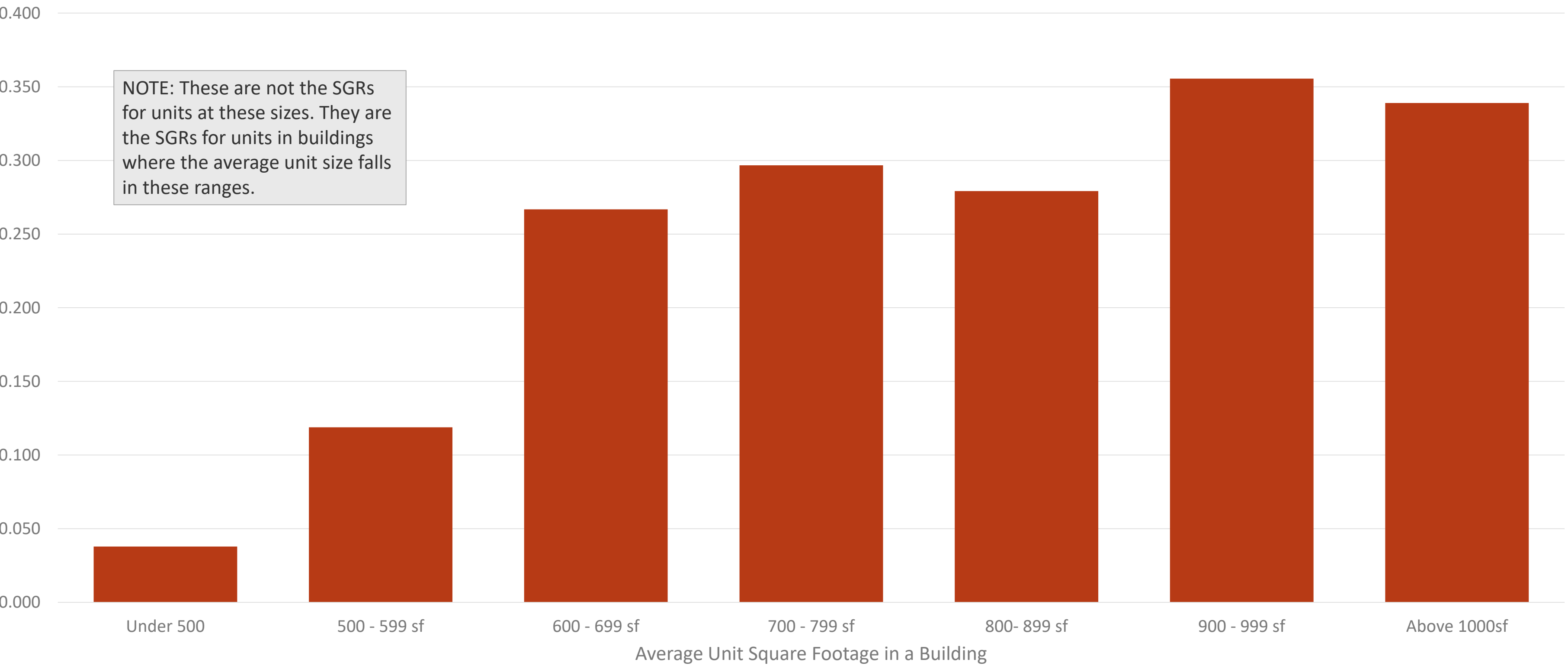
Multifamily dwelling units

Count of Multifamily Units



SGR by Average Unit Square Footage

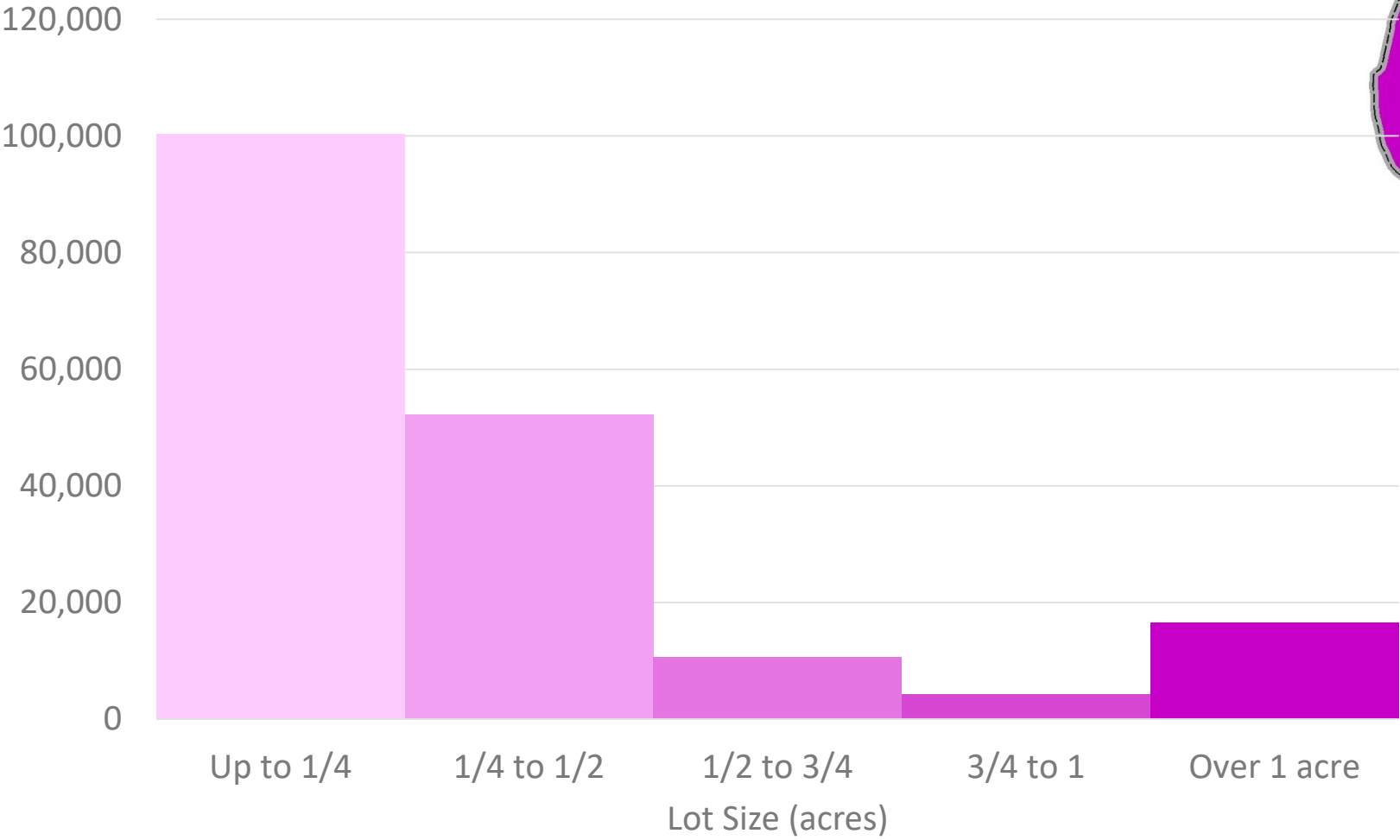
Multifamily dwelling units



Lot Size

Single family detached units

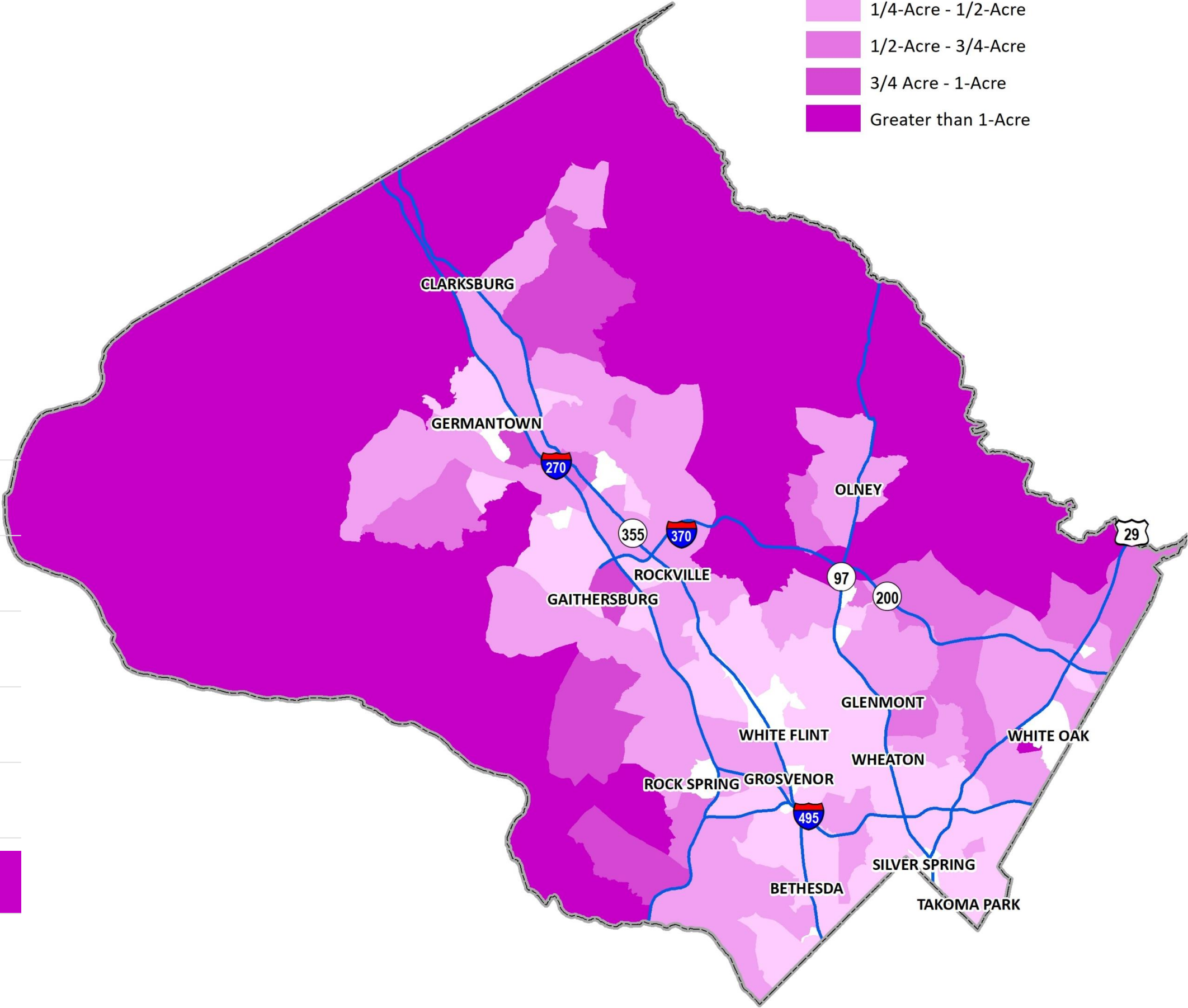
Count of SF Detached Units



Legend

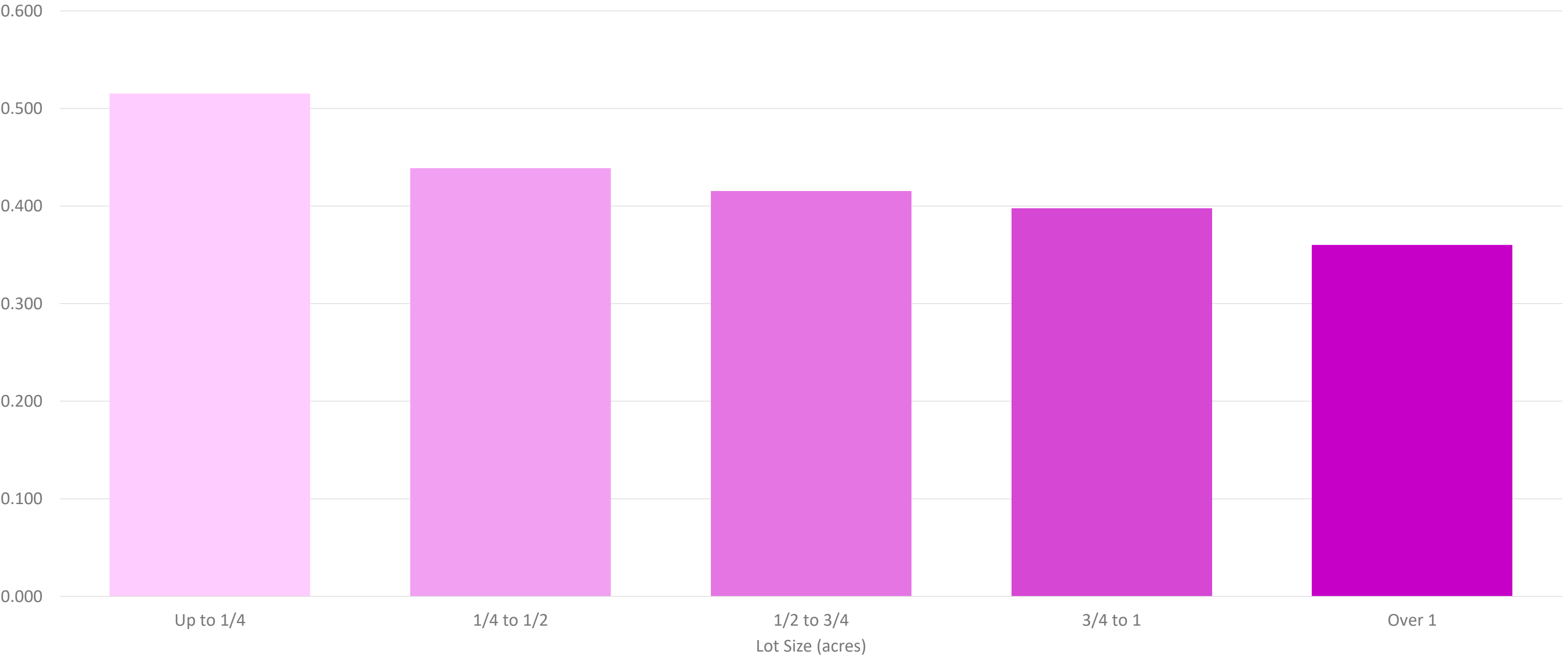
Average Lot Size by Census Tract

- 1/4-Acre and Under
- 1/4-Acre - 1/2-Acre
- 1/2-Acre - 3/4-Acre
- 3/4 Acre - 1-Acre
- Greater than 1-Acre

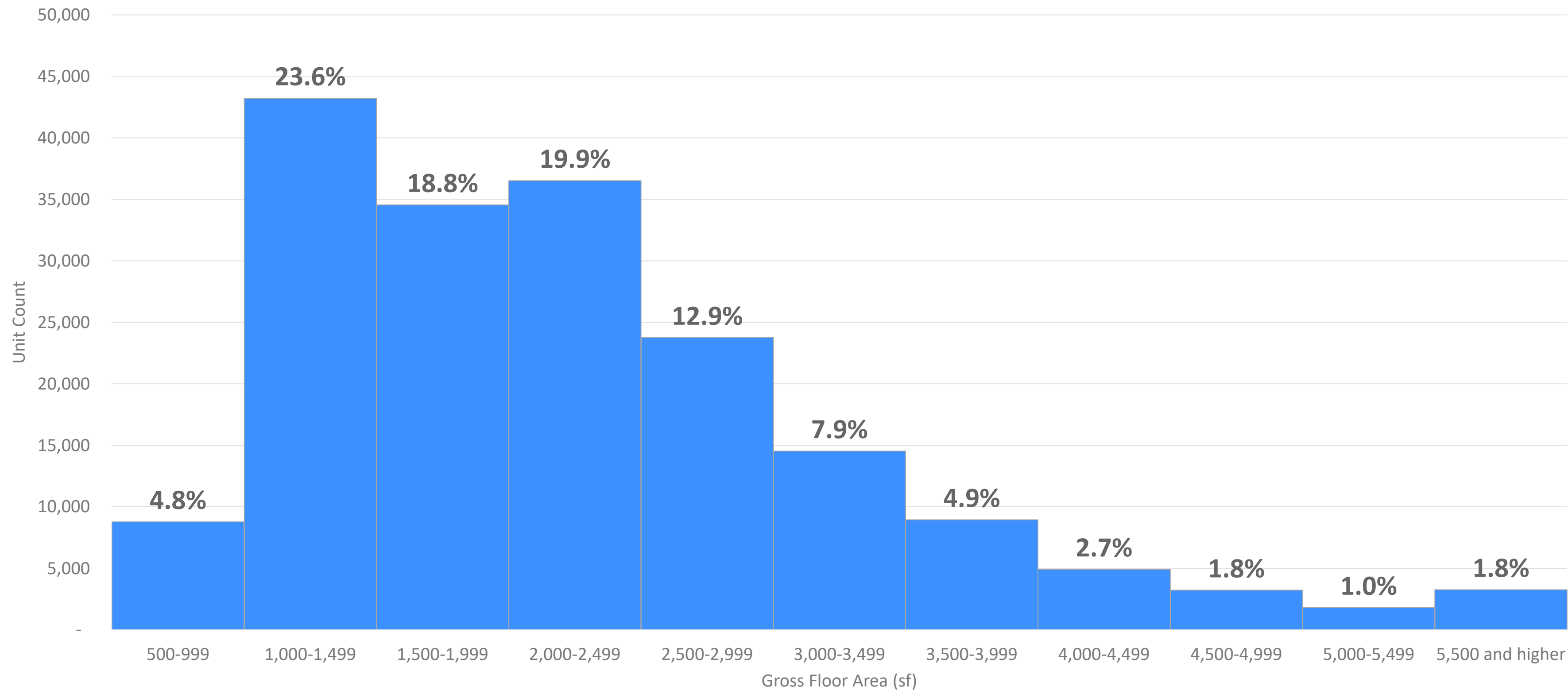


SGR by Lot Size

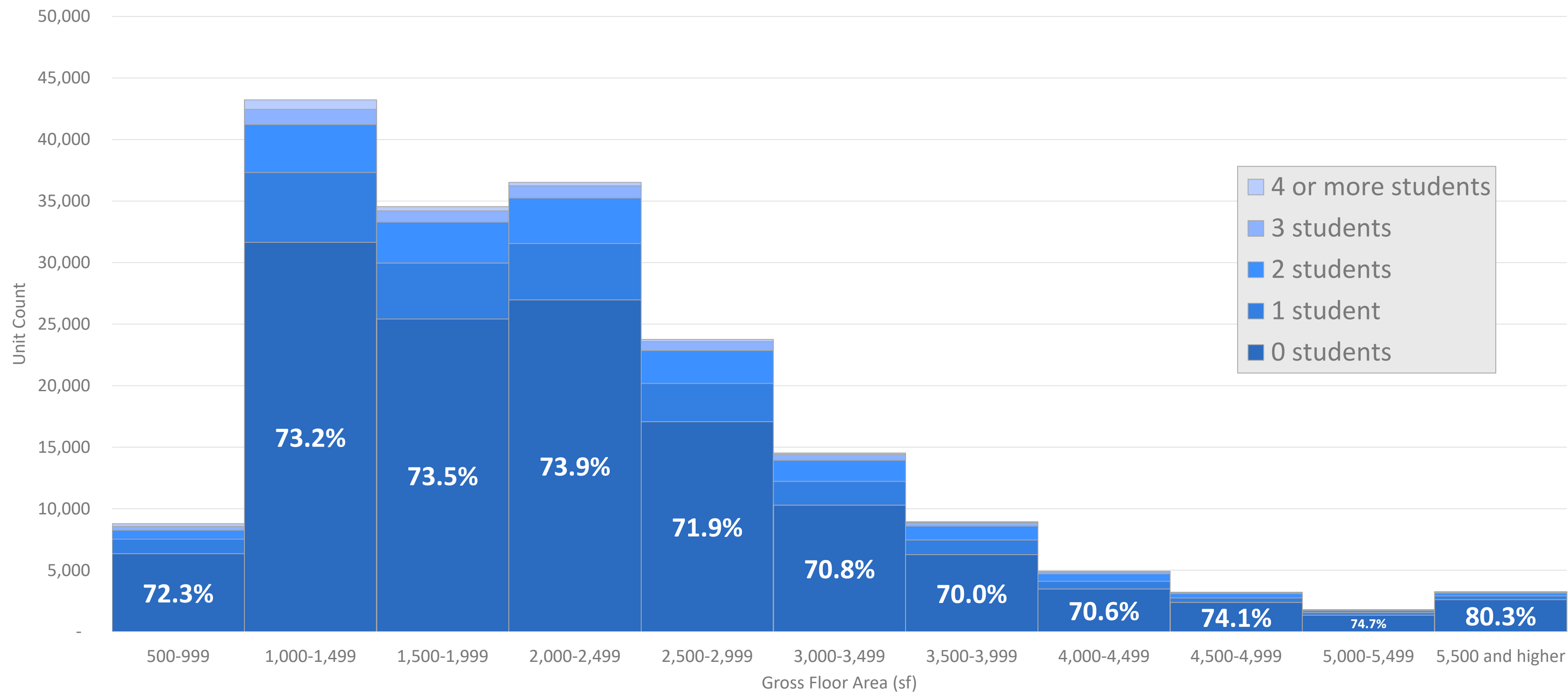
Single family detached units



SFD Unit Count by GFA and Share



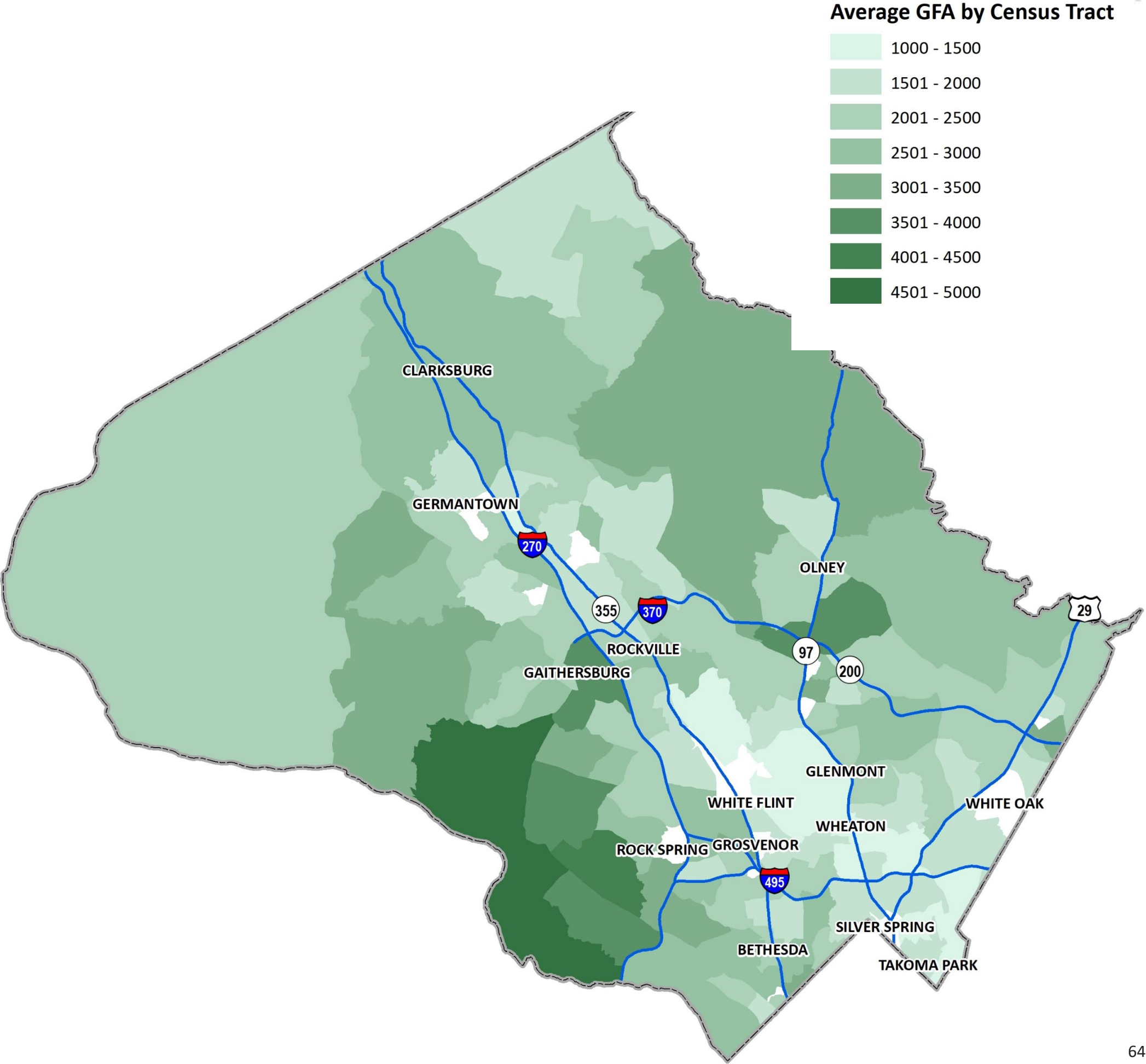
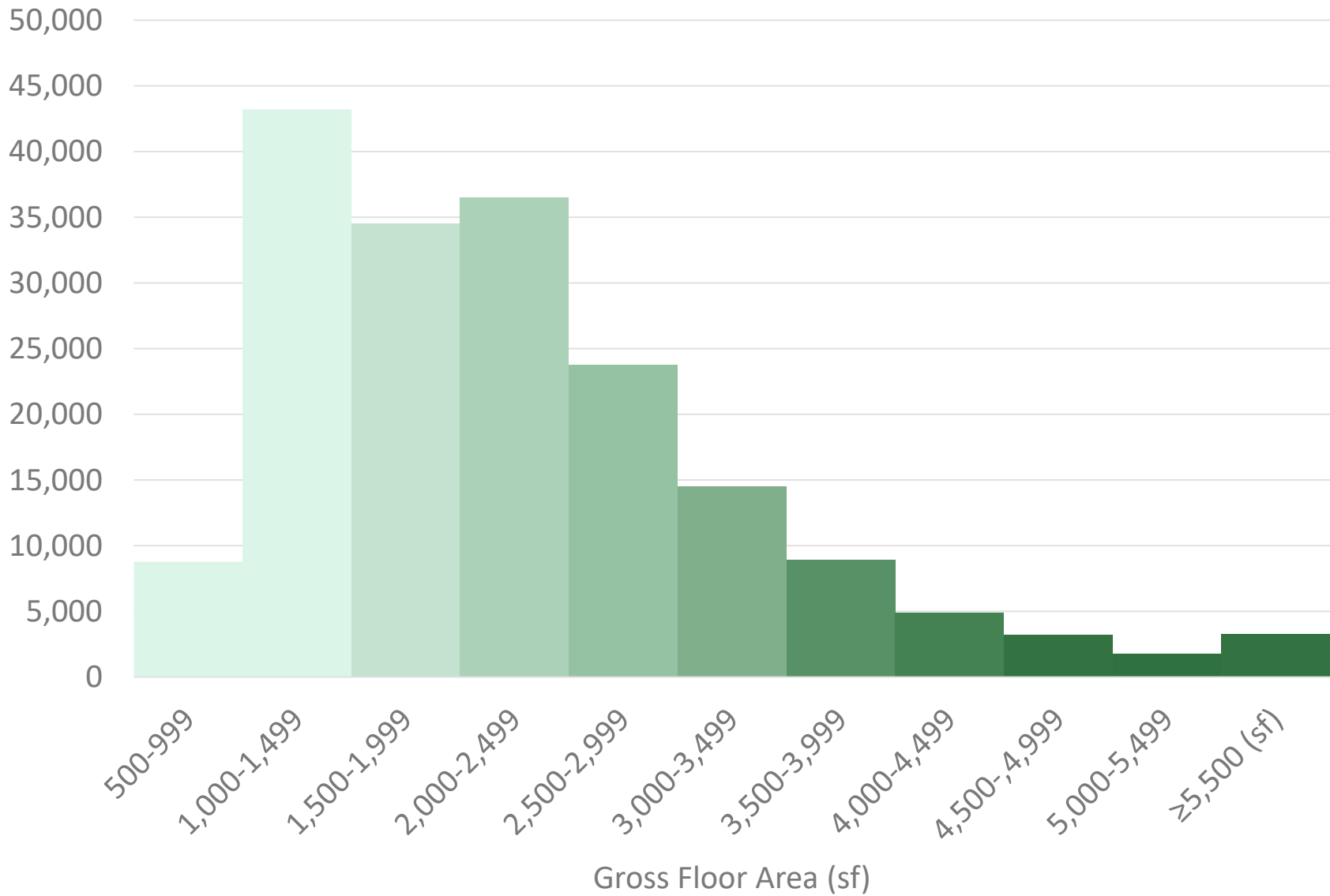
SFD Unit Count by GFA and Number of Students



Gross Floor Area

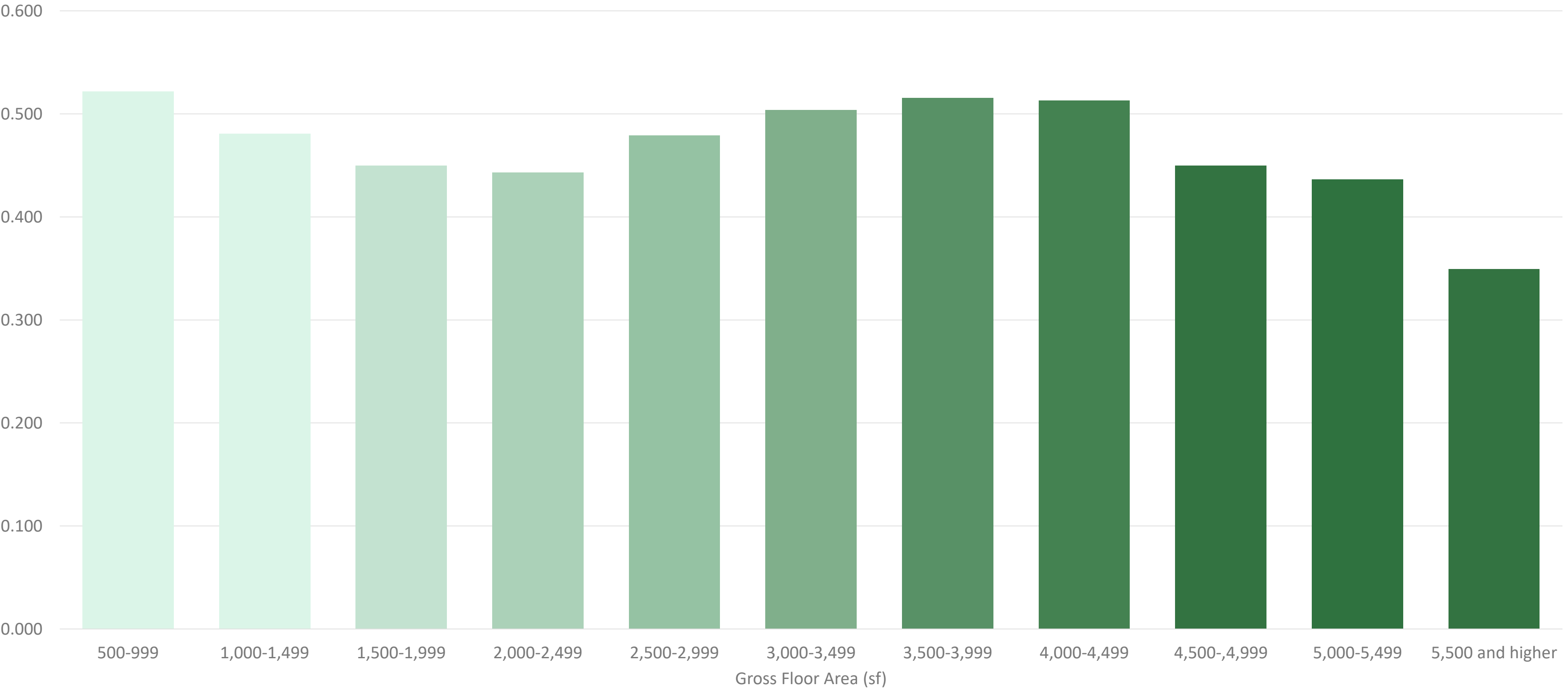
Single family detached units

Count of SF Detached Units



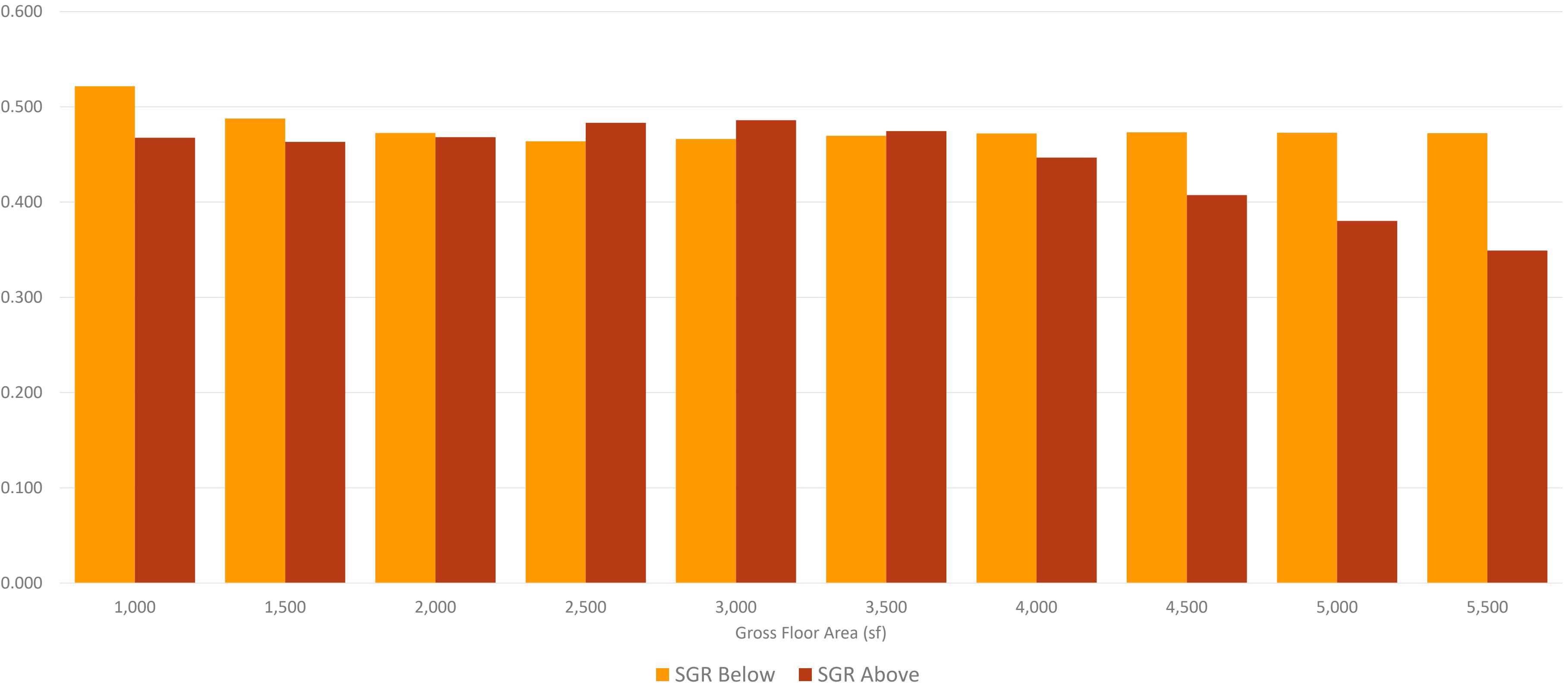
SGR by Gross Floor Area

Single family detached units

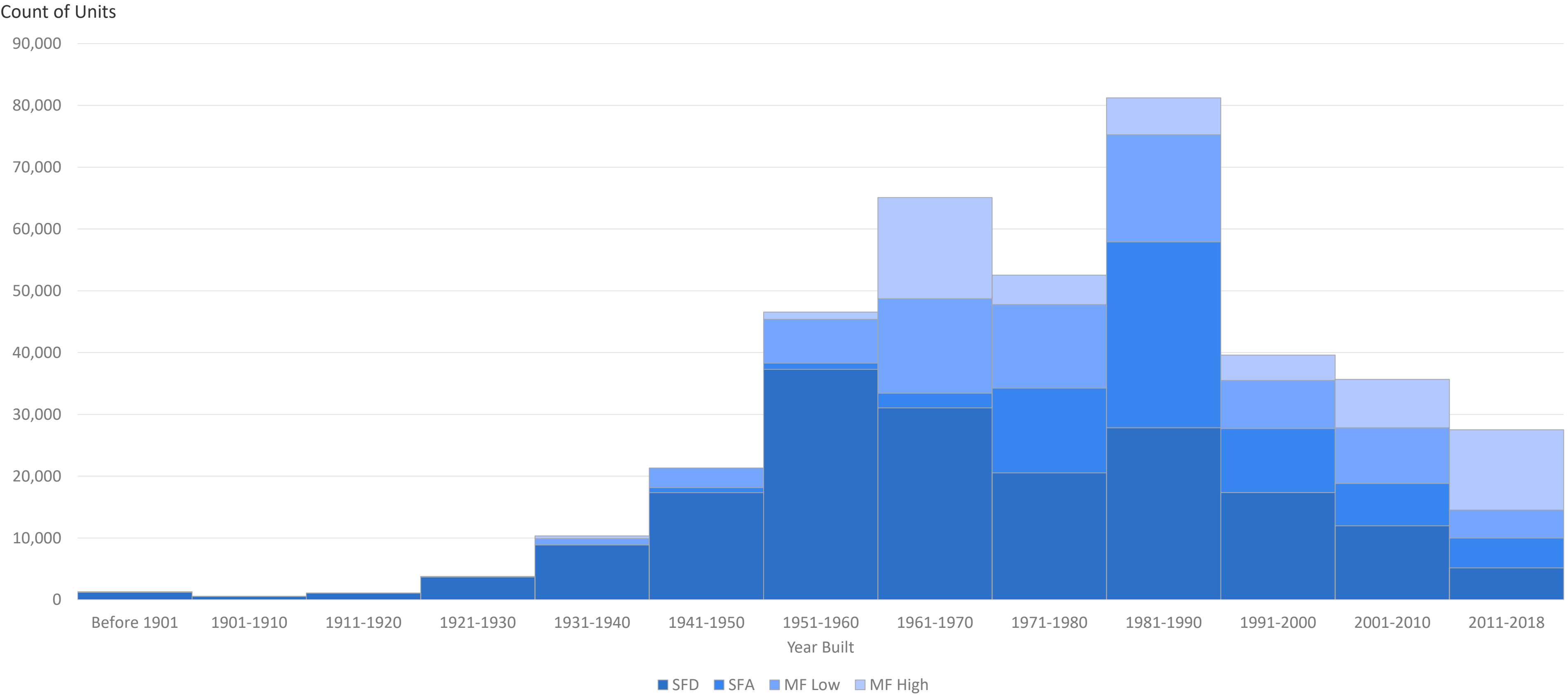


SGR by Gross Floor Area

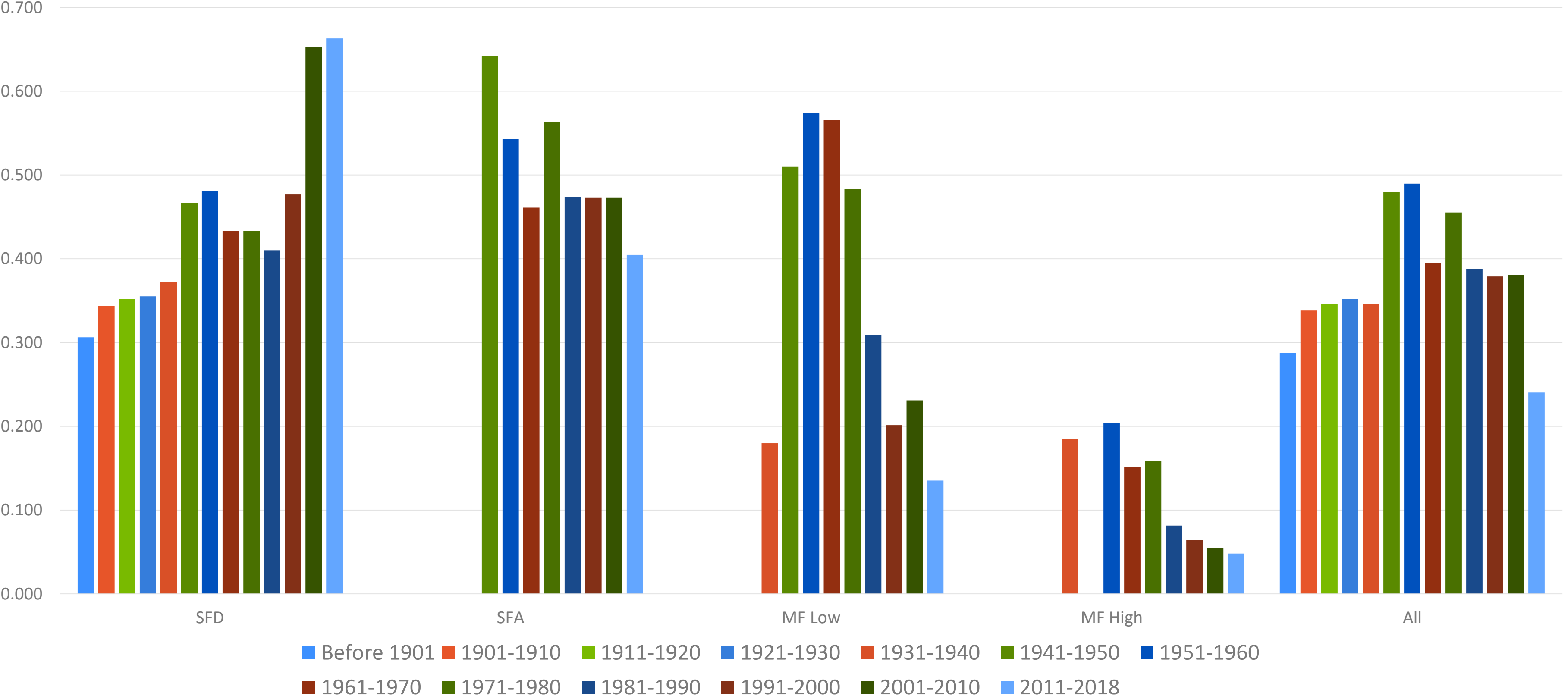
SFD units with GFAs below and above indicated GFA



Year Built



SGR by Year Built and Dwelling Type



Preview of STAT Meeting #4

STAT Meeting #4

- Scheduled for Tuesday, January 7 at 7:00 pm
- Topics:
 - Circle back on items from previous meetings
 - Update on review of growth management in other jurisdictions
 - SGR Aggregation Results
 - Policy discussions:
 - Annual School Test methodology
 - School queue, pipeline and the MCPS enrollment projection process
 - Moratorium policy, its exceptions and potential alternatives

Questions for Future STAT Meetings

- How should we define adequacy? Is capacity utilization the only measure of adequacy? Should a school with sufficient capacity, but in need of a roof replacement, a new HVAC system, asbestos abatement or new security enhancement be considered adequate?
- How can the SSP better support the need for infrastructure?
- Does the moratorium policy bring needed attention to capacity needs? Could the SSP be used to better prioritize infrastructure investments?