



Montgomery Planning | Countywide Planning and Policy

12/06/2023

Schools Technical Advisory Team

Meeting #2



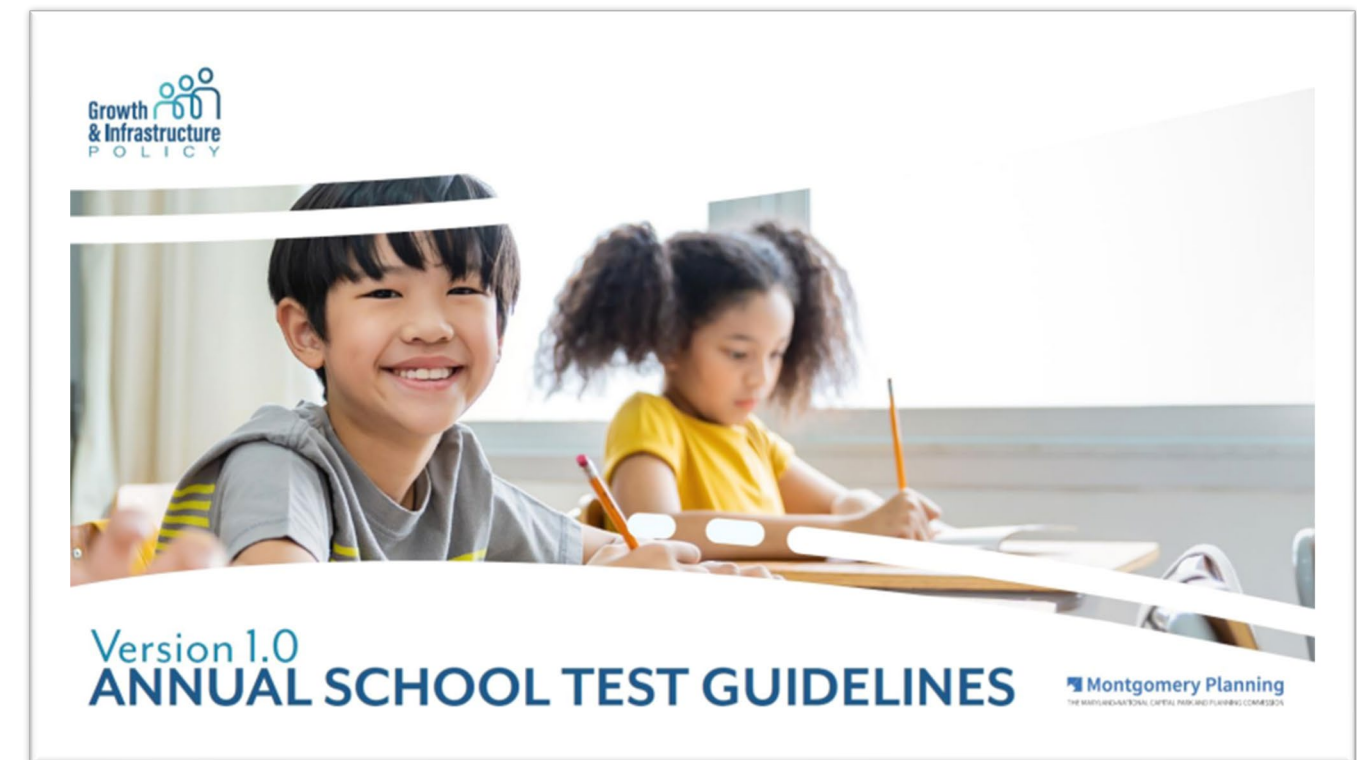
Agenda

- Follow up from previous meeting | 5 minutes
- Briefing on current policy | 30 minutes
 - Annual School Test
 - Development Review
- Review trends | 50 minutes
 - MCPS enrollment and utilization trends
 - Latest county growth trends
- Discuss | 30 minutes
 - Current policy and adequacy standard/measures
- Preview of next meeting's topic | 5 minutes

2020-2024 Annual School Test and Development Review

Implementation Guidelines

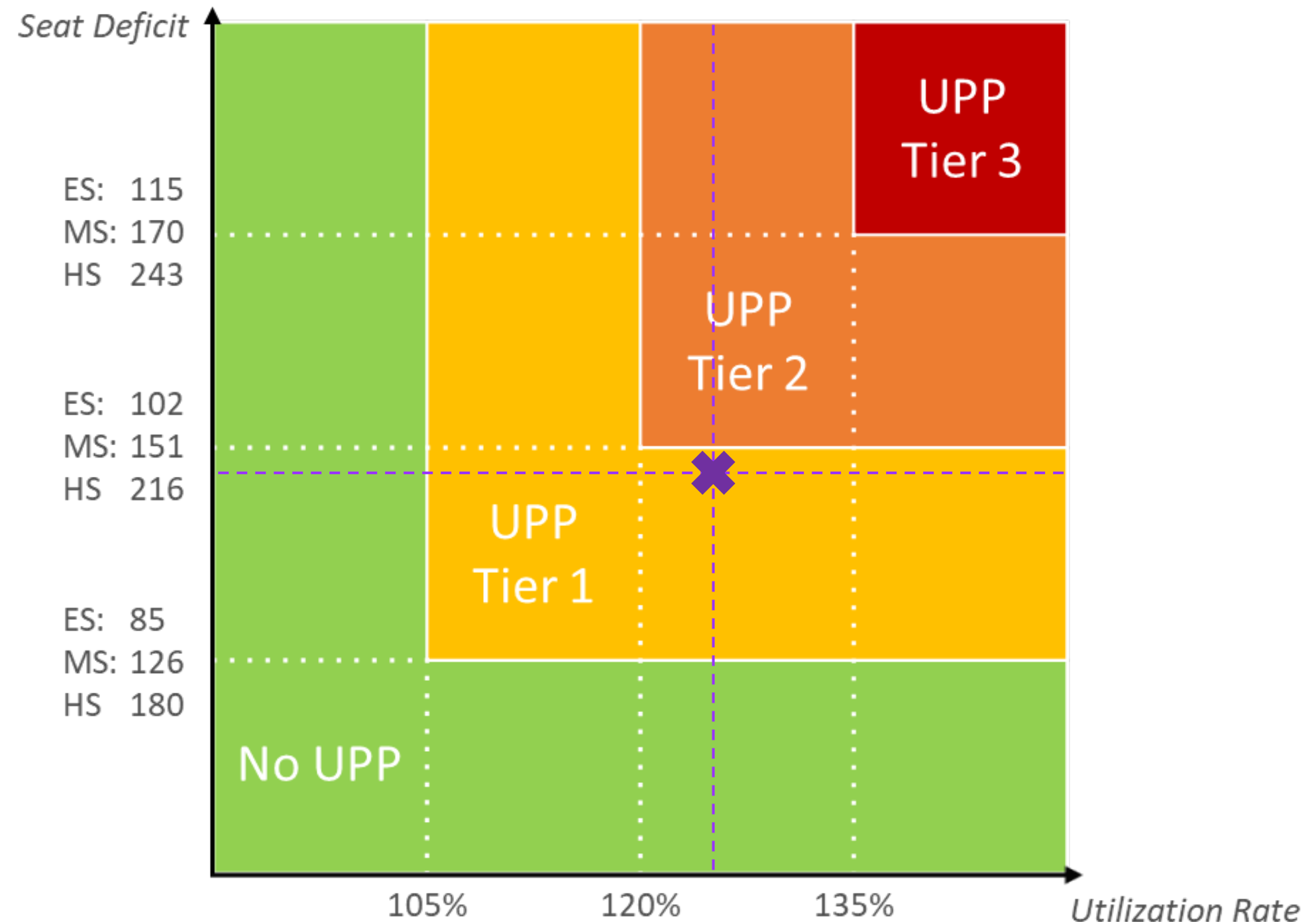
- The Council-adopted GIP establishes the broad rules for determining adequacy for schools.
 - ❑ [Resolution 19-655 \(2020-2024 Growth and Infrastructure Policy\)](#)
- The GIP is then implemented through schools-specific guidelines approved by the Planning Board:
 - ❑ [Annual School Test Guidelines](#)



Annual School Test Adequacy Standards

- Utilization Rate
= $Enrollment / Capacity$
- Seat Deficit
= $Capacity - Enrollment$
- ❖ [Ex.] If the 4-yr projections of an ES indicate:
 - Utilization Rate 125 %
 - Seat Deficit -100

» The ES service area will be placed in **Tier 1 UPP**, with a 2 seat adequacy ceiling.



Annual School Test

Data Source and Evaluation Year

- Data Source:
 - Educational Facilities Master Plan and Capital Improvements Program,**
MCPS Division of Capital Planning and Real Estate

Schools			Actual	Projections							
			22-23	23-24	24-25	25-26	26-27	27-28	28-29	2032	2037
Gaithersburg HS	Program Capacity		2474	2474	2474	2474	2474	2474	2474	2474	2474
	Enrollment		2436	2512	2648	2737	2714	2755	2795	2800	2800
	Available Space		38	(38)	(174)	(263)	(240)	(281)	(321)	(326)	(326)
	Comments		See Text								
Crown HS	Program Capacity						2219	2219	2219	2219	
	Enrollment						0	0	0	0	
	Available Space						2219	2219	2219	2219	
	Comments						Opens				

Previous School Year

Current School Year

1-Year Projection

*4-Year Projection
(AST Evaluation Year)*

Annual School Test Results Summary Table

Growth and Infrastructure Policy FY 2024 School Test

Reflects Approved FY 2024 Capital Budget and Amendments to the FY 2023-2028 Capital Improvements Program

School Test Summary

Effective: July 1, 2023

UPP Tier	High Schools	Middle Schools	Elementary Schools
TIER 1 UPP Utilization: ≥105% Seat Deficit: ≥ 85 for ES ≥ 126 for MS ≥ 180 for HS Payment Level: 40% total	13⅓% of Impact Tax James Hubert Blake HS Paint Branch HS	10% of Impact Tax (none)	16⅔% of Impact Tax Arcola ES
TIER 2 UPP Utilization: ≥ 120% Seat Deficit: ≥ 102 for ES ≥ 151 for MS ≥ 216 for HS Payment Level: 80% total	26⅔% of Impact Tax Clarksburg HS	20% of Impact Tax (none)	33⅓% of Impact Tax Ashburton ES Oakland Terrace ES
TIER 3 UPP Utilization: ≥135% Seat Deficit: ≥ 115 for ES ≥ 170 for MS ≥ 243 for HS Payment Level: 120% total	40% of Impact Tax (none)	30% of Impact Tax (none)	50% of Impact Tax Mill Creek Towne ES

(click table for link to Annual School Test webpage)

Annual School Test

Individual School Service Area Details

Growth and Infrastructure Policy FY 2024 School Test

Reflects Approved FY 2024 Capital Budget and Amendments to the FY 2023-2028 Capital Improvements Program

High School Test

Tier 1 UPP: $\geq 105\%$ utilization and ≥ 180 seat deficit
 Tier 2 UPP: $\geq 120\%$ utilization and ≥ 216 seat deficit
 Tier 3 UPP: $\geq 135\%$ utilization and ≥ 243 seat deficit

Effective: July 1, 2023

High School	Projected 2027-2028				UPP Status	UPP Adequacy Ceilings		
	Capacity	Enrollment	Utilization	Deficit/Surplus		Tier 1	Tier 2	Tier 3
Bethesda-Chevy Chase ¹	2,475	2,420	97.8%	55		235	550	922
Montgomery Blair ¹	2,867	2,804	97.8%	63		243	637	1,067
James Hubert Blake	1,743	1,935	111.0%	-192	Tier 1 UPP		157	419
Winston Churchill	1,991	2,129	106.9%	-138		42	261	559
Clarksburg	2,034	2,612	128.4%	-578	Tier 2 UPP			134
Crown ²	2,219	2,120	95.5%	99		N/A	N/A	N/A

¹ Projected enrollment reflects the estimated impact of CIP P651908, which will reassign students between the Downcounty Consortium, Bethesda-Chevy Chase HS, Walter Johnson HS, Walt Whitman HS, and Charles Woodward HS in 2026.

² Projected enrollment reflects the estimated impact of CIP P651909, which will reassign students between Gaithersburg HS, Richard Montgomery HS, Northwest HS, Quince Orchard HS, Wootton HS, and Crown HS in 2027.

Development Review

School Adequacy Analysis

- ❖ [Ex.] A development project proposing 330 MFH units in downtown Bethesda applies for preliminary plan approval during FY2024.

➤ FY2024 Annual School Test Results:

School	Program Capacity, 2027	Enrollment, 2027	% Utilization, 2027	Surplus/Deficit, 2027	Adequacy Status	Tier 1 Adequacy Ceiling	Tier 2 Adequacy Ceiling	Tier 3 Adequacy Ceiling
Somerset ES	540	369	68.3%	+171	No UPP	256	279	360
Westland MS	1,073	862	80.3%	+211	No UPP	337	426	587
Bethesda-Chevy Chase HS ¹	2,475	2,420	97.8%	+55	No UPP	235	550	922

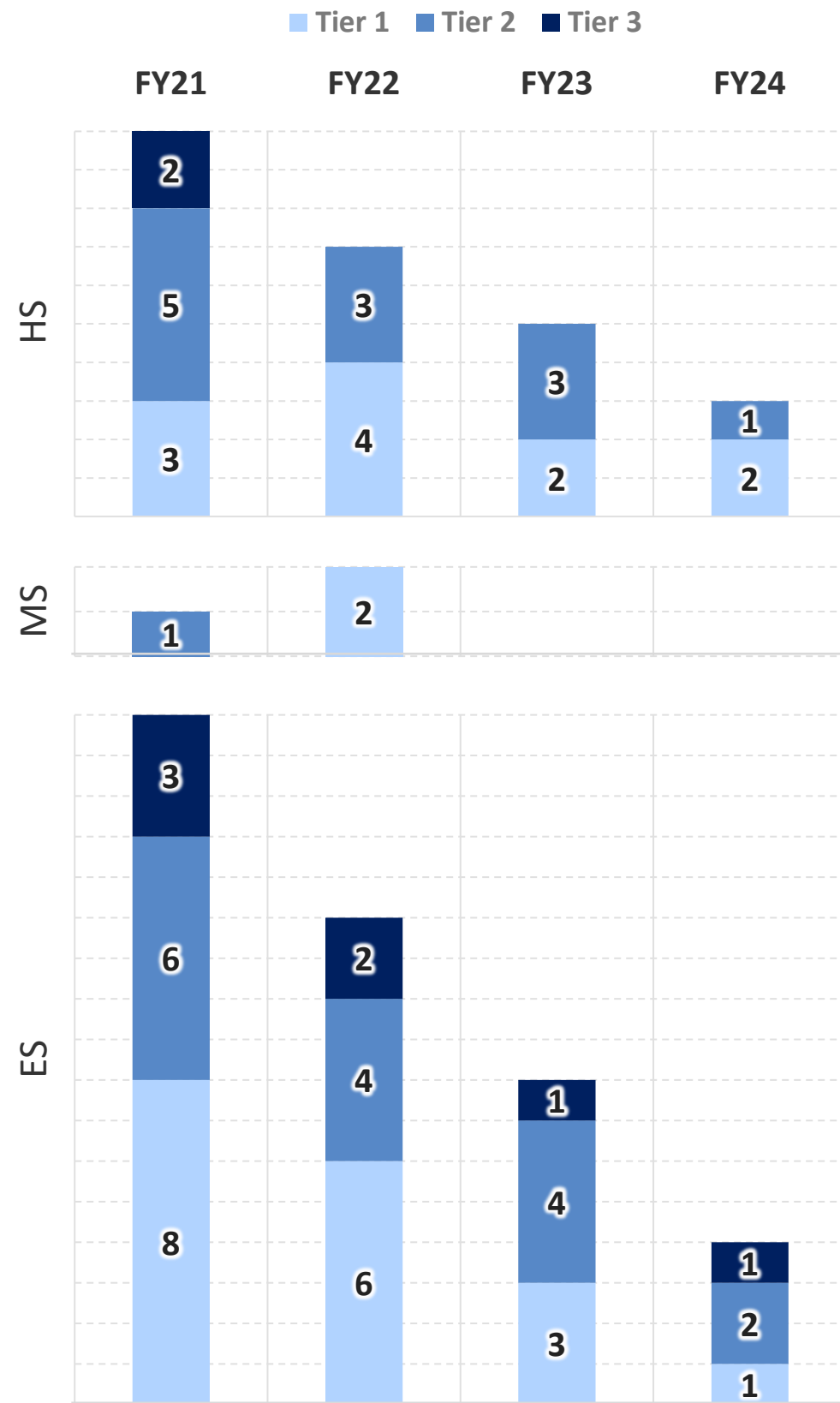
¹ Projected enrollment reflects the estimated impact of CIP P651908, which will reassign students between the Downcounty Consortium, Bethesda-Chevy Chase HS, Walter Johnson HS, Walt Whitman HS, and Woodward HS in 2026.

➤ Enrollment Impact Estimate:

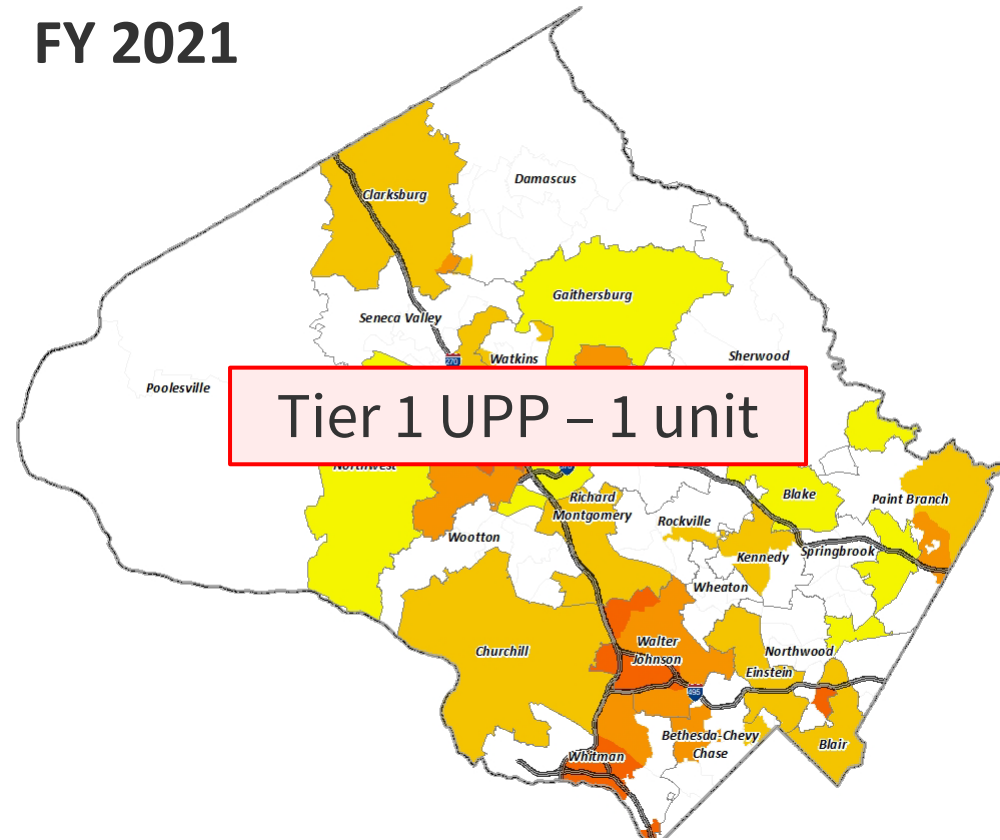
Type of Unit	Net # of Units	ES Infill SGR	ES Students Generated	MS Infill SGR	MS Students Generated	HS Infill SGR	HS Students Generated
SFD	0	0.202	0.000	0.096	0.000	0.141	0.000
SFA	0	0.161	0.000	0.087	0.000	0.126	0.000
MFL	0	0.065	0.000	0.030	0.000	0.040	0.000
MFH	330	0.039	12.870	0.016	5.280	0.018	5.940
TOTALS	330		12		5		5

UPP Trend (FY2021-FY2024)

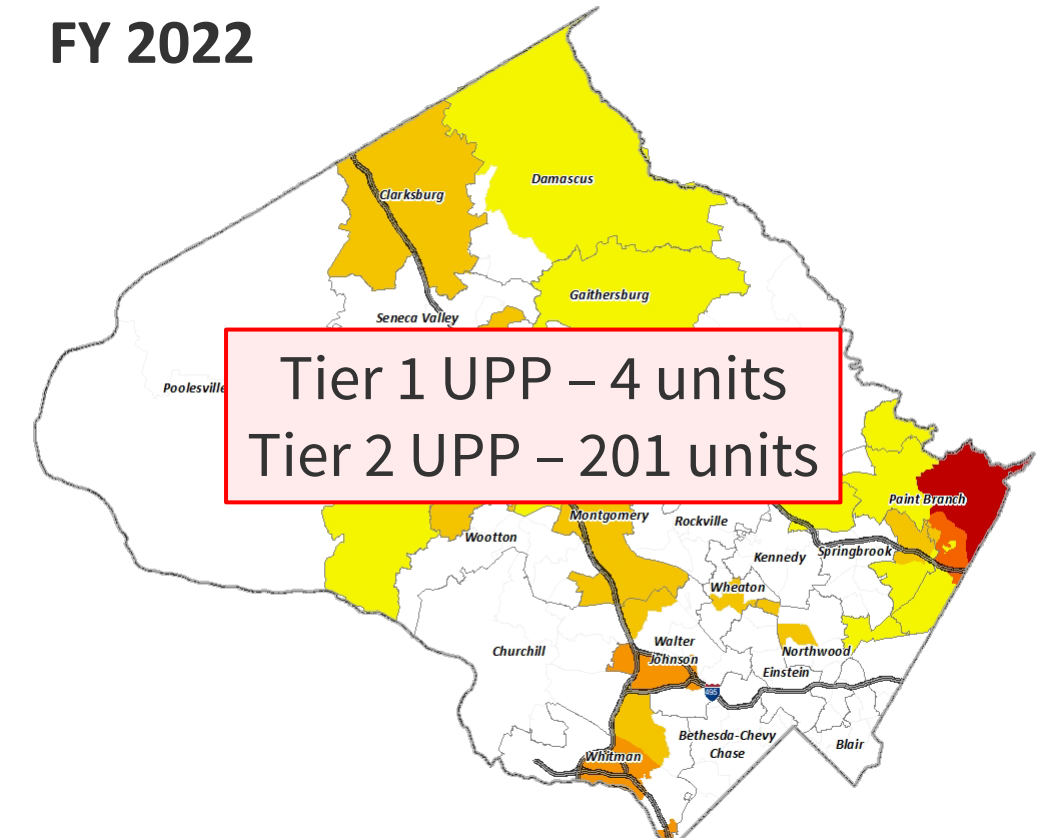
Number of School Service Areas in Each UPP Tier by Fiscal Year



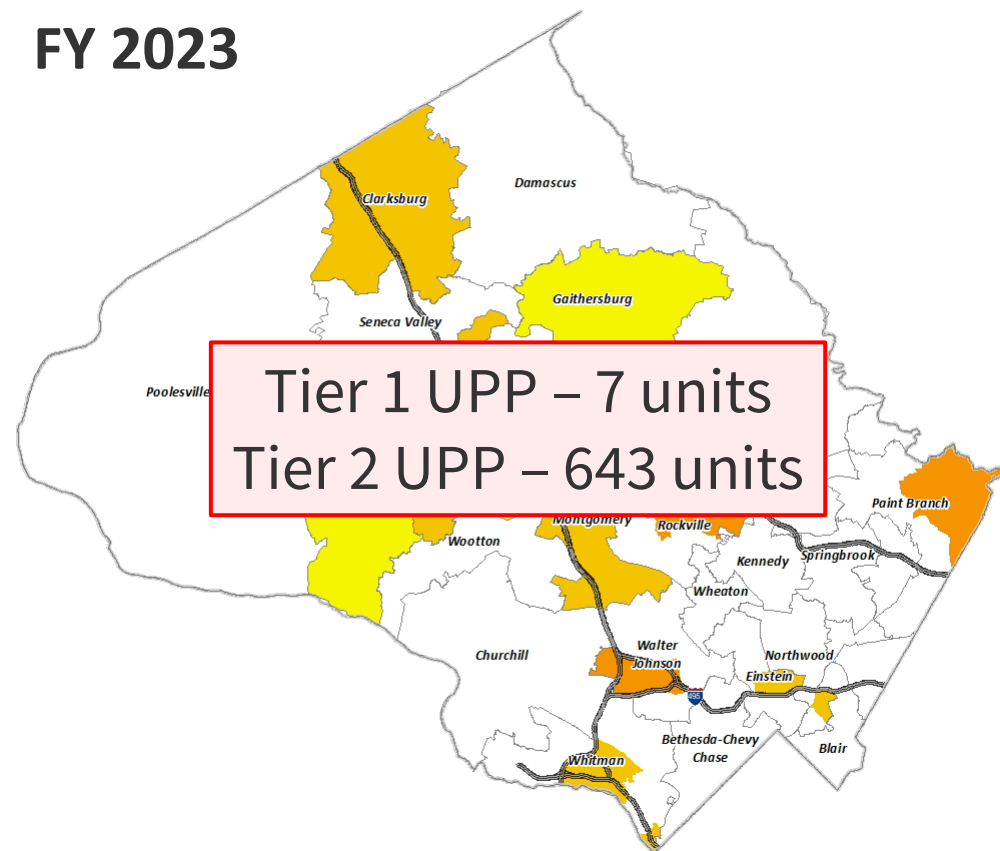
FY 2021



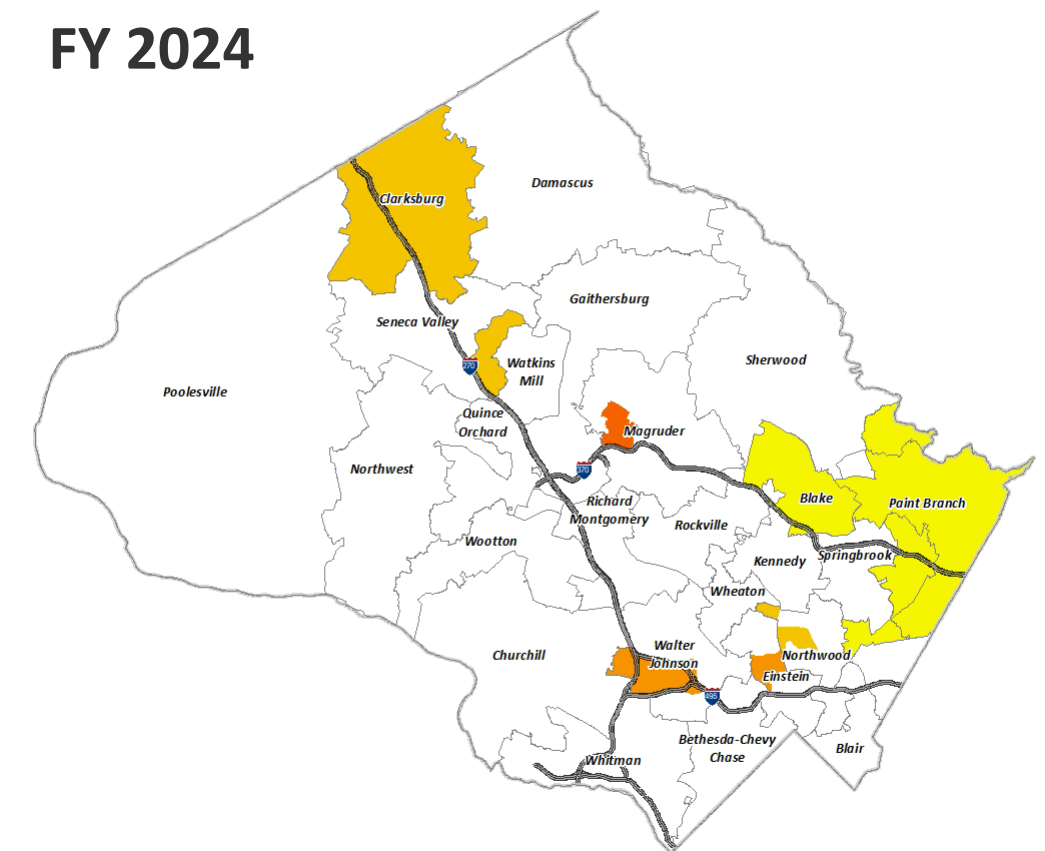
FY 2022



FY 2023



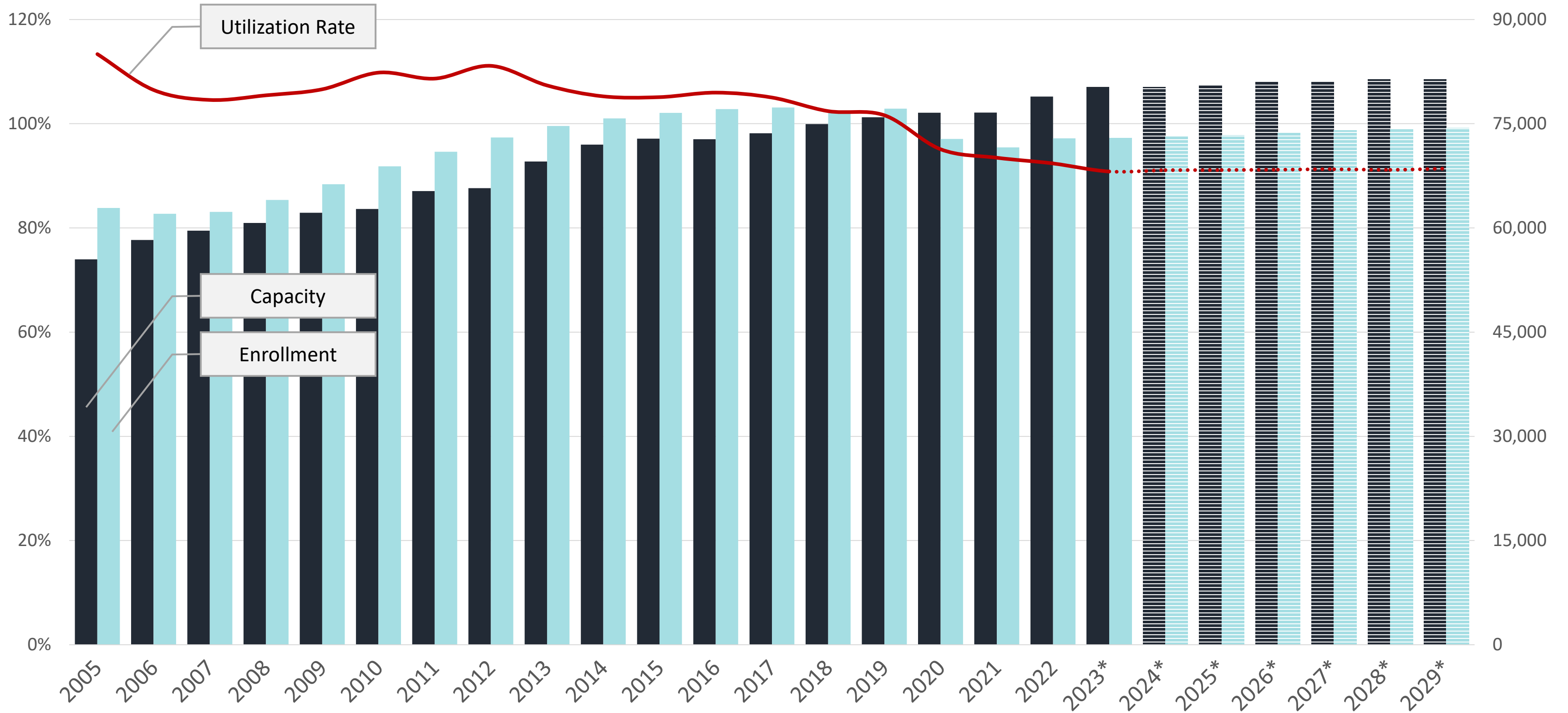
FY 2024



MCPS

Enrollment & Utilization Trends

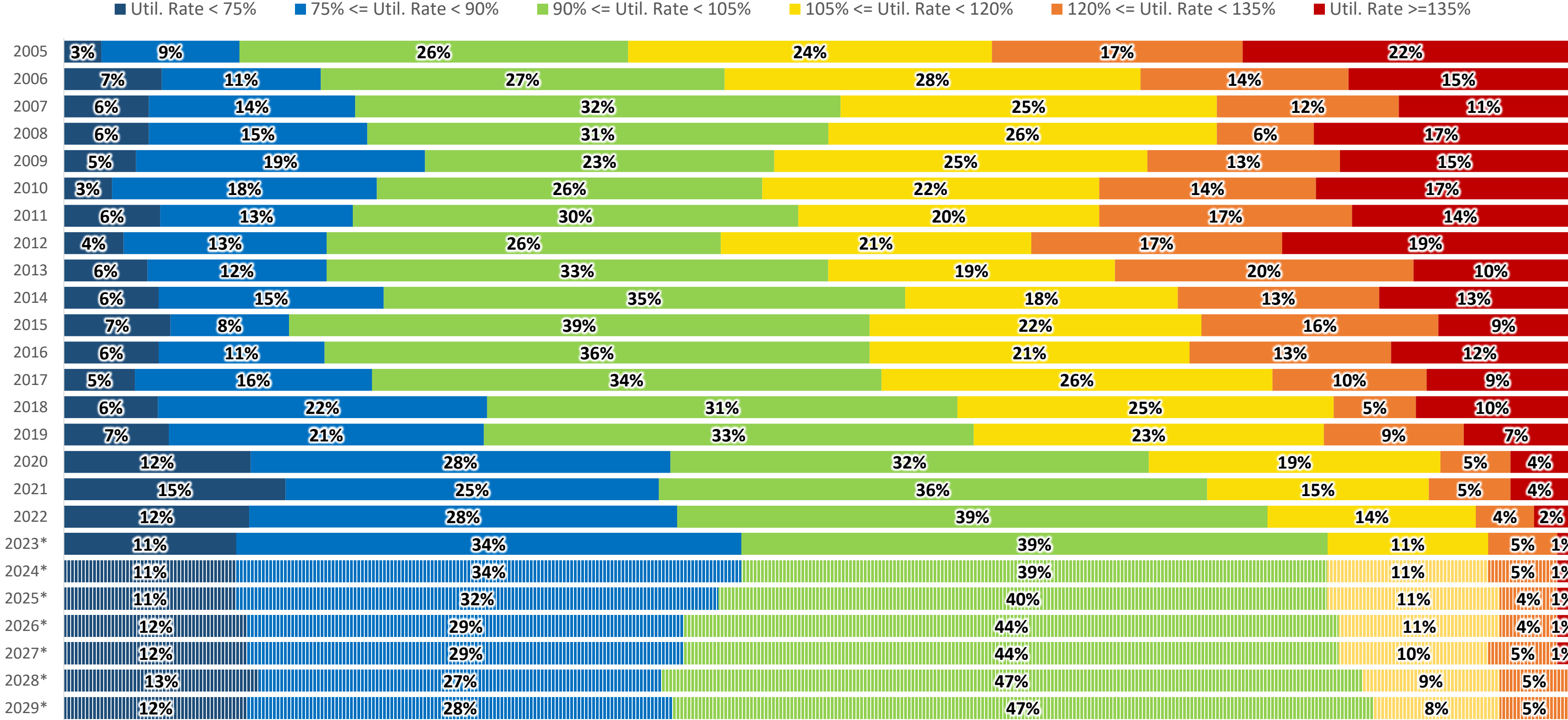
Elementary Schools – Countywide Enrollment/Utilization Trend



*Based on MCPS' FY2025 CIP preliminary enrollment and projections.



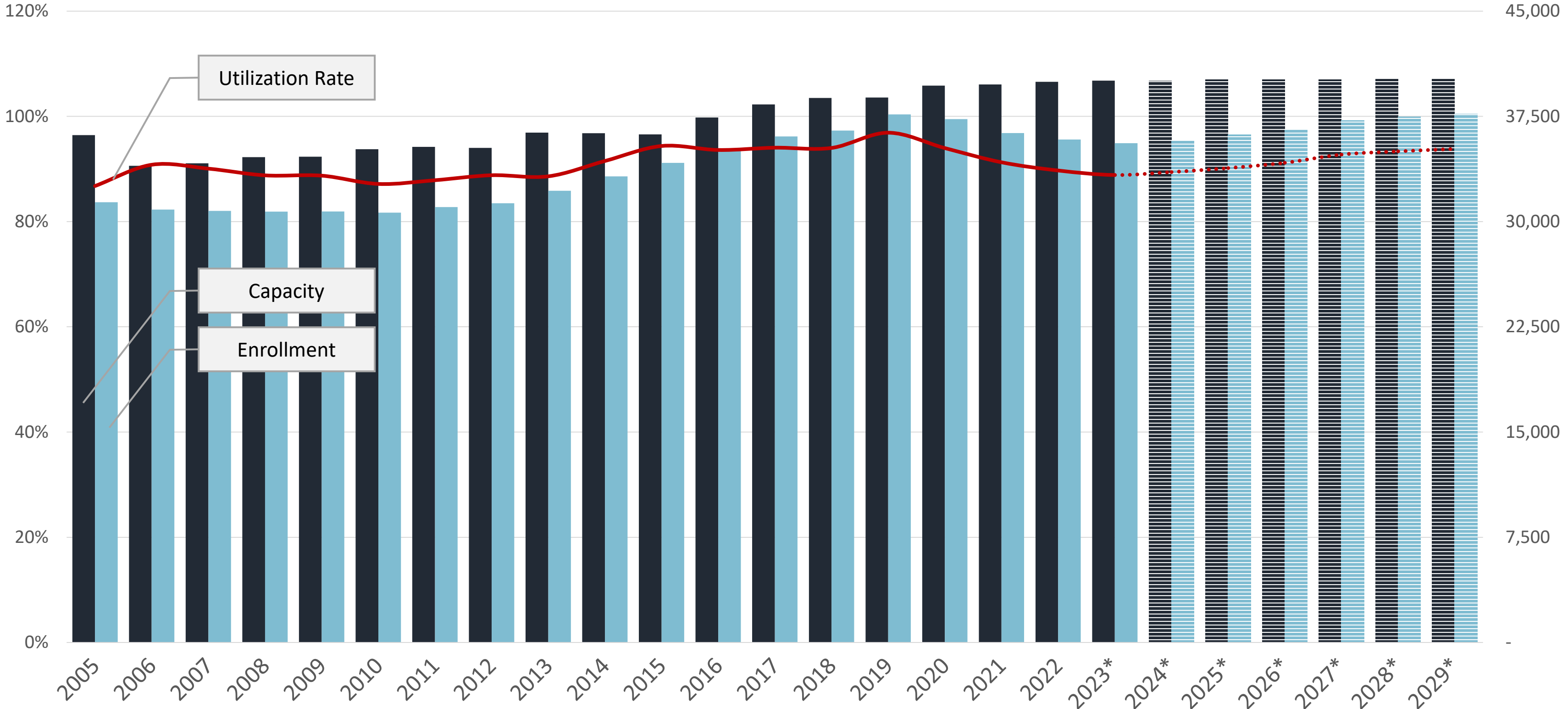
Elementary Schools – Individual School Utilization Level Trend



*Based on MCPS' FY2025 CIP preliminary enrollment and projections.



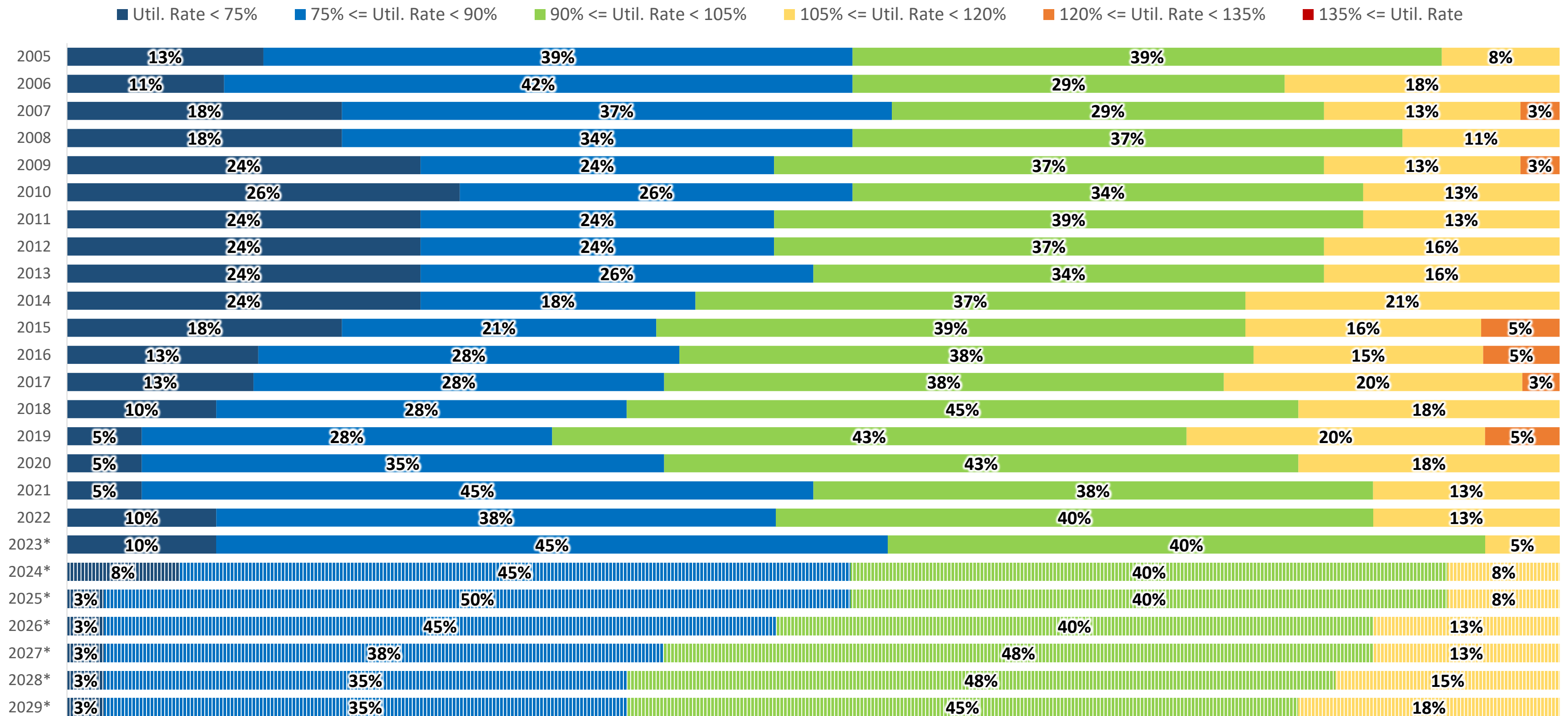
Middle Schools – Countywide Enrollment/Utilization Trend



*Based on MCPS' FY2025 CIP preliminary enrollment and projections.



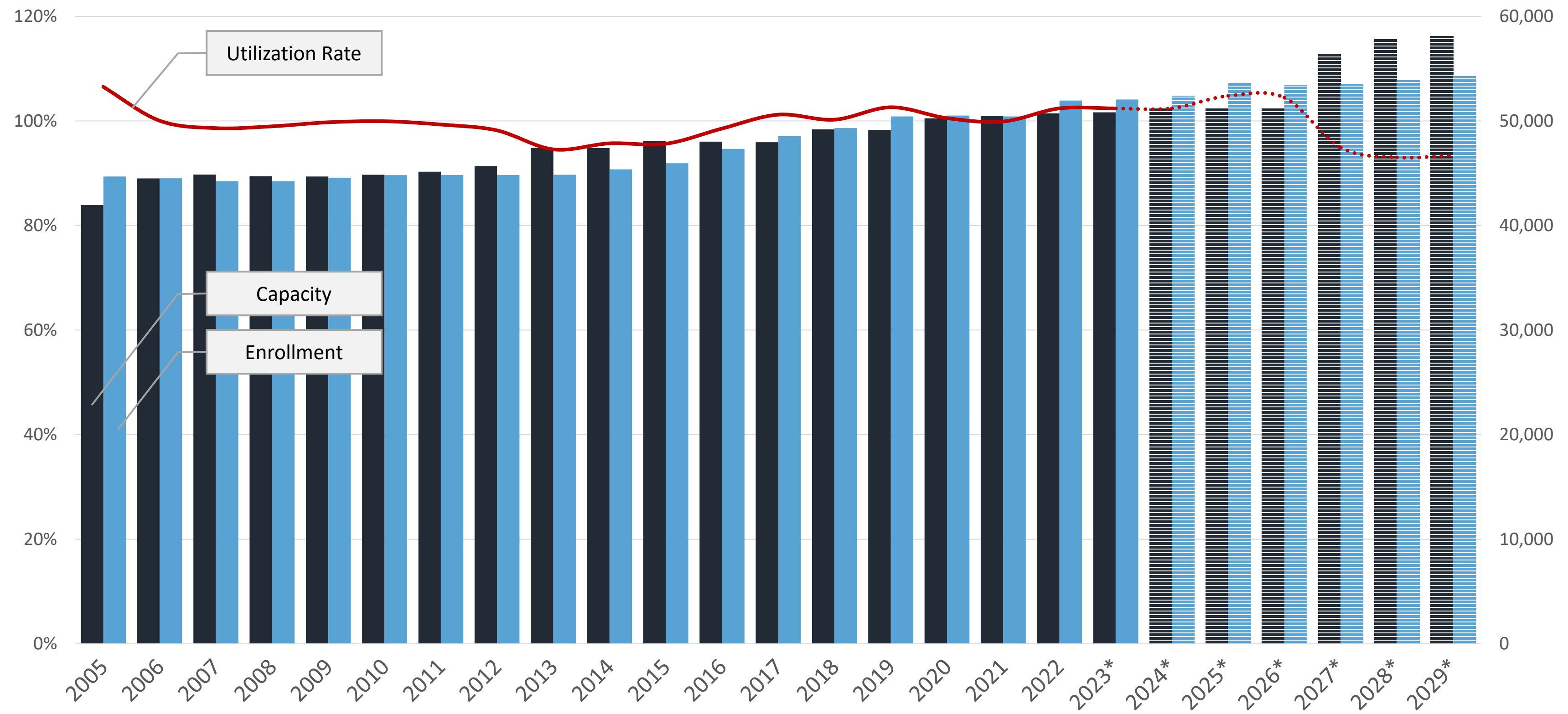
Middle Schools – Individual School Utilization Level Trend



*Based on MCPS' FY2025 CIP preliminary enrollment and projections.



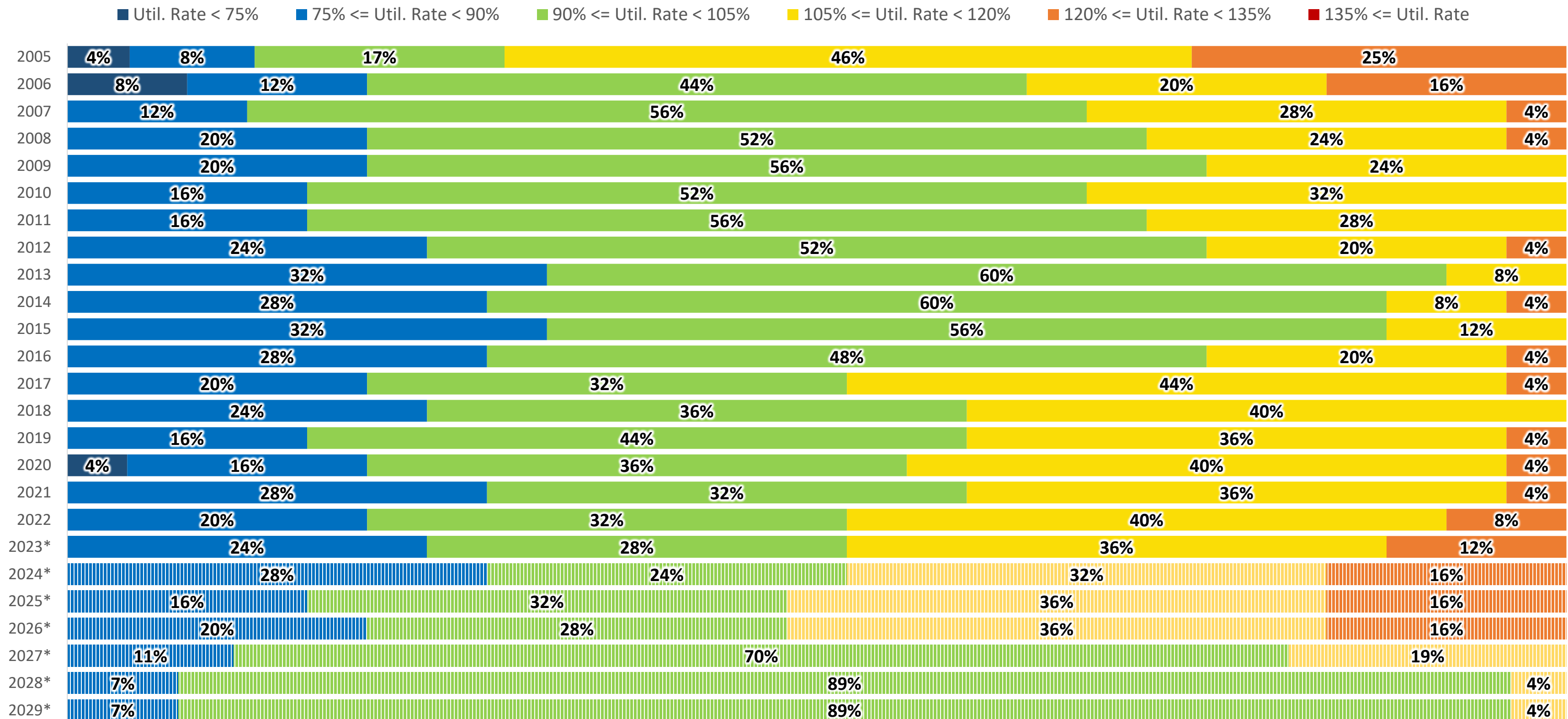
High Schools – Countywide Enrollment/Utilization Trend



*Based on MCPS' FY2025 CIP preliminary enrollment and projections.



High Schools – Individual School Utilization Level Trend



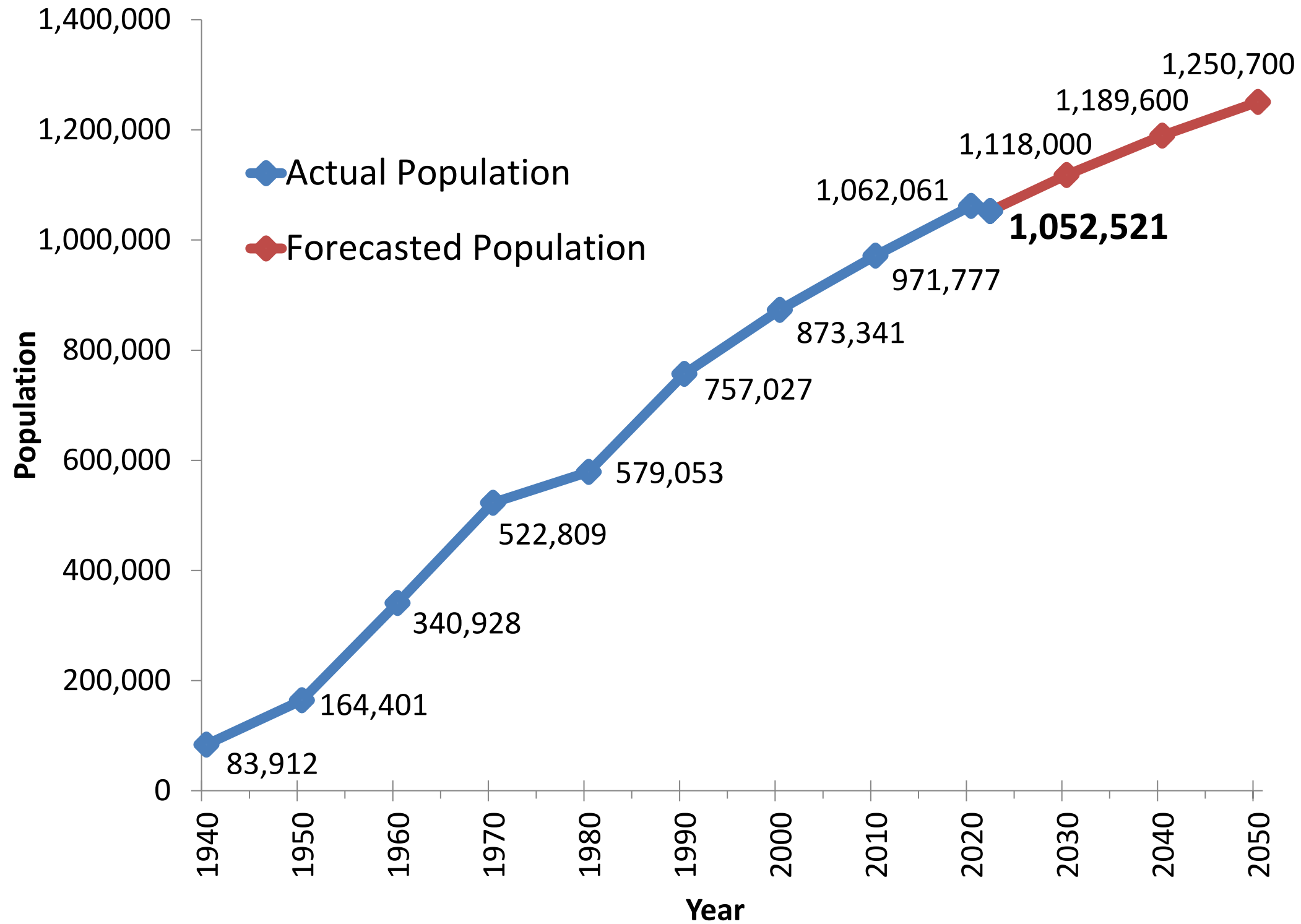
*Based on MCPS' FY2025 CIP preliminary enrollment and projections.



County Growth Trends

Slower growth in a maturing Montgomery County

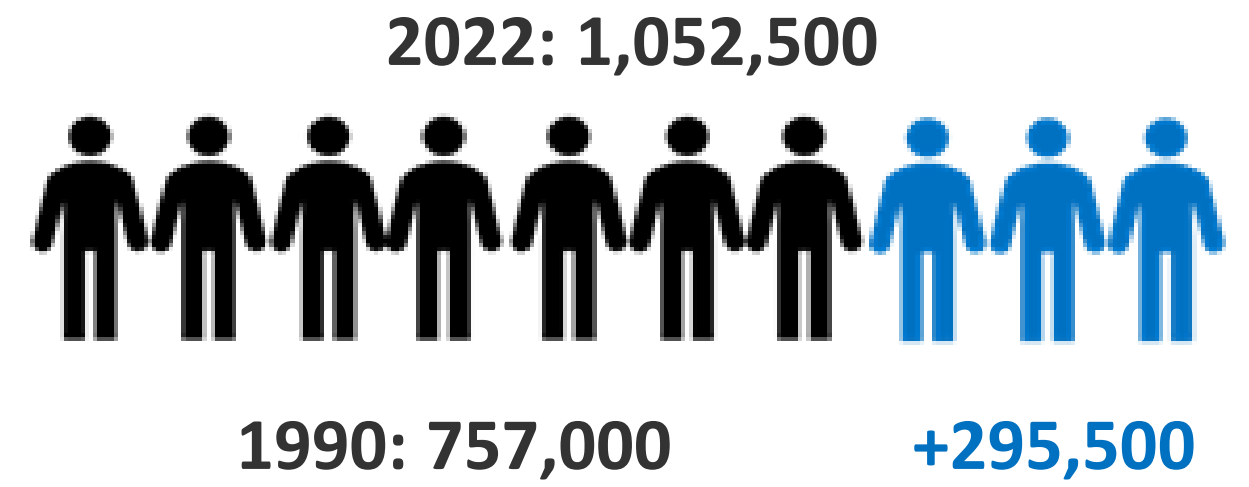
Total Population, 1940-2050



Most populous county in Maryland with over 1 million people since 2012



39% population increase since 1990



Forecasting a 19% gain of 198,200 people between 2022 and 2050

Sources: 1940-2020 Decennial Censuses and 2022 Population Estimates, U.S. Census Bureau; Metropolitan Washington Council of Governments, Cooperative Forecast Round 10.0.

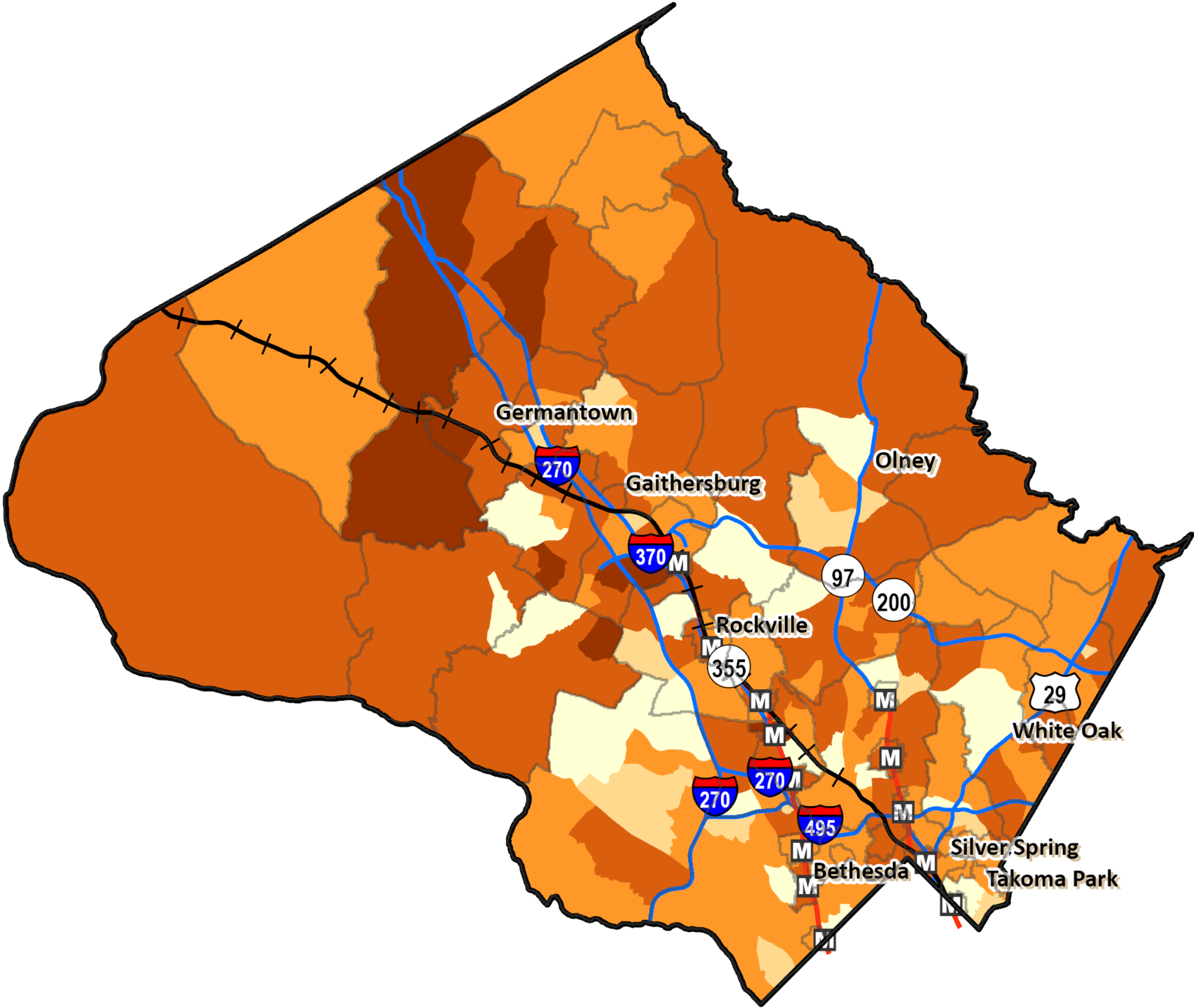
Population Change 1990-2021 by Census Tract

Population Change - 1990-2021

- Decrease
- No significant change
- 225 - 999
- 1,000 - 3,999
- 4,000 or more

Roads and Transitways

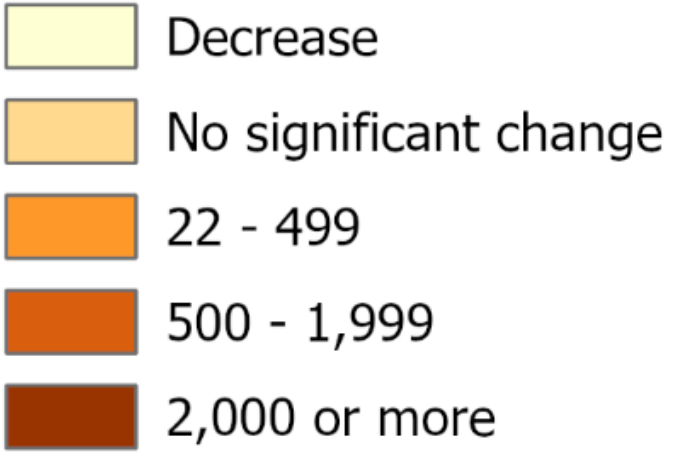
- Major Highways and Roads
- MARC Line
- Metro Line
- M Metro Stations



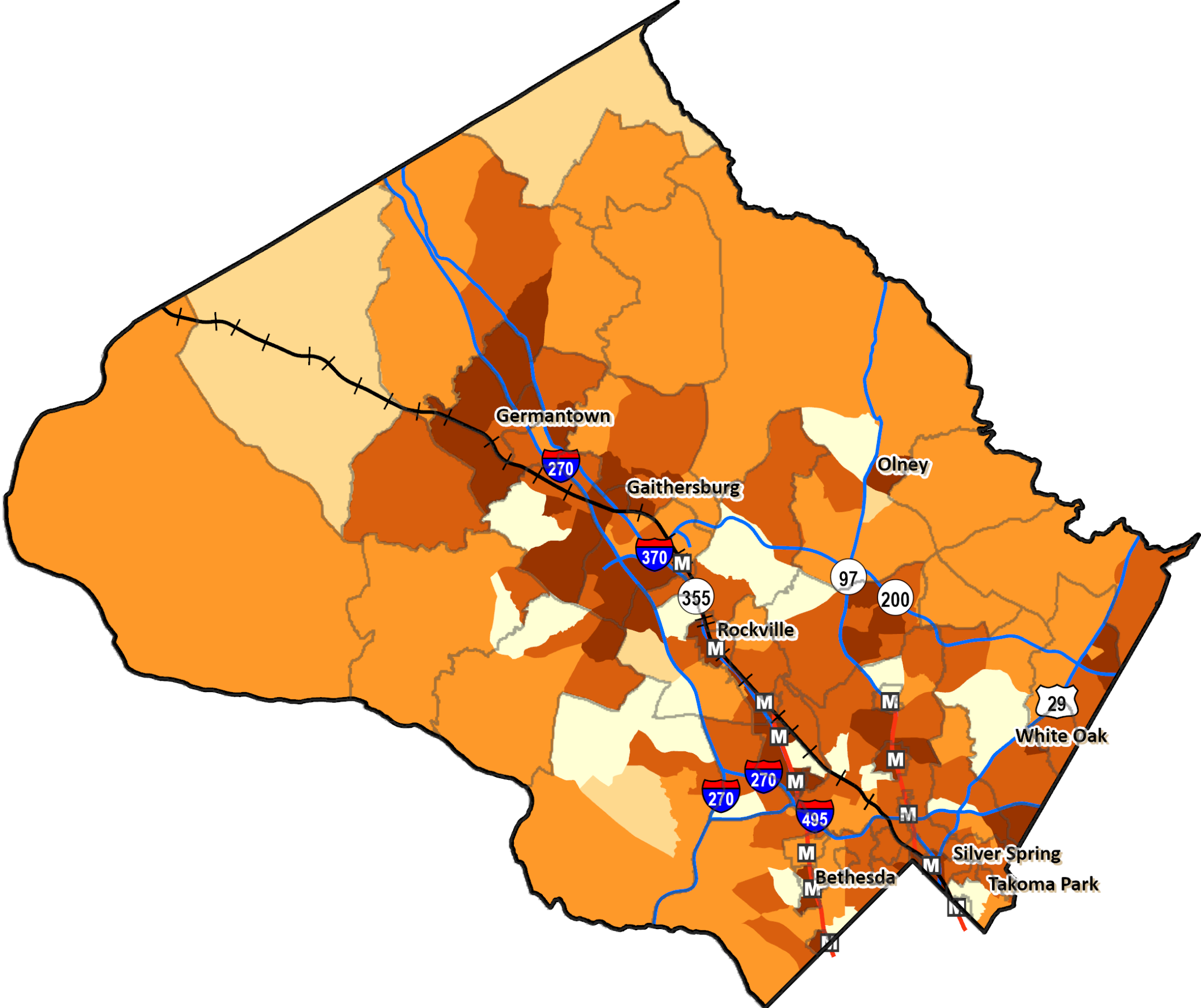
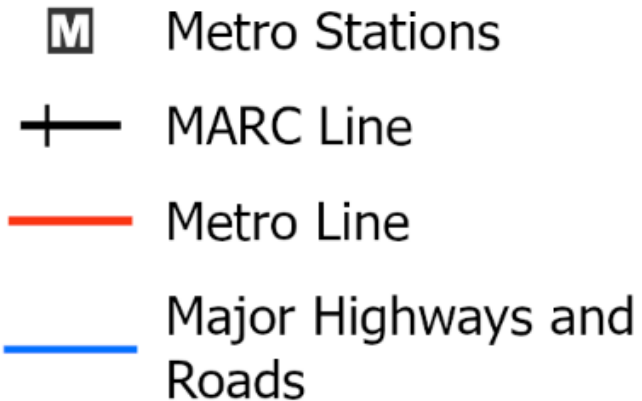
Source: 2021 American Community Survey, 5-year estimates, U.S. Census Bureau.

Population Density Change 1990-2021 by Census Tract

Population Density Change



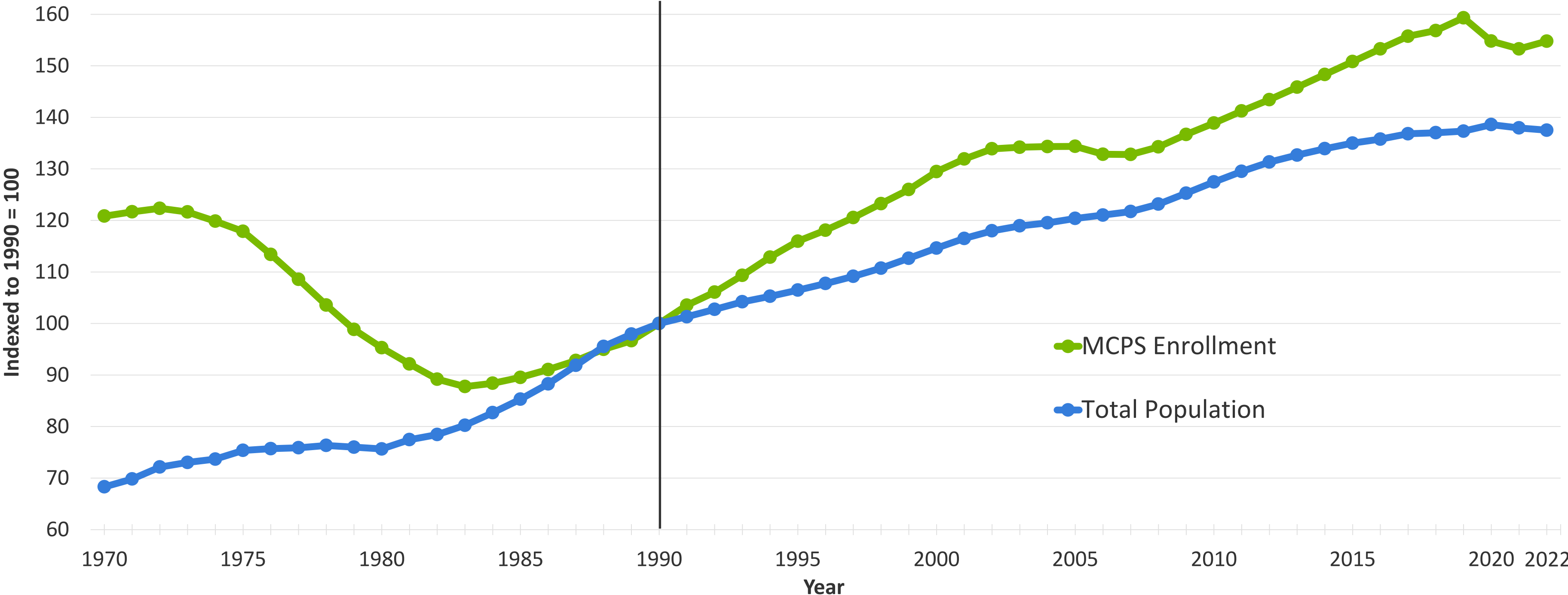
Roads and Transitways



Source: 2021 American Community Survey, 5-year estimates, U.S. Census Bureau.

Growth: School Enrollment vs. Population

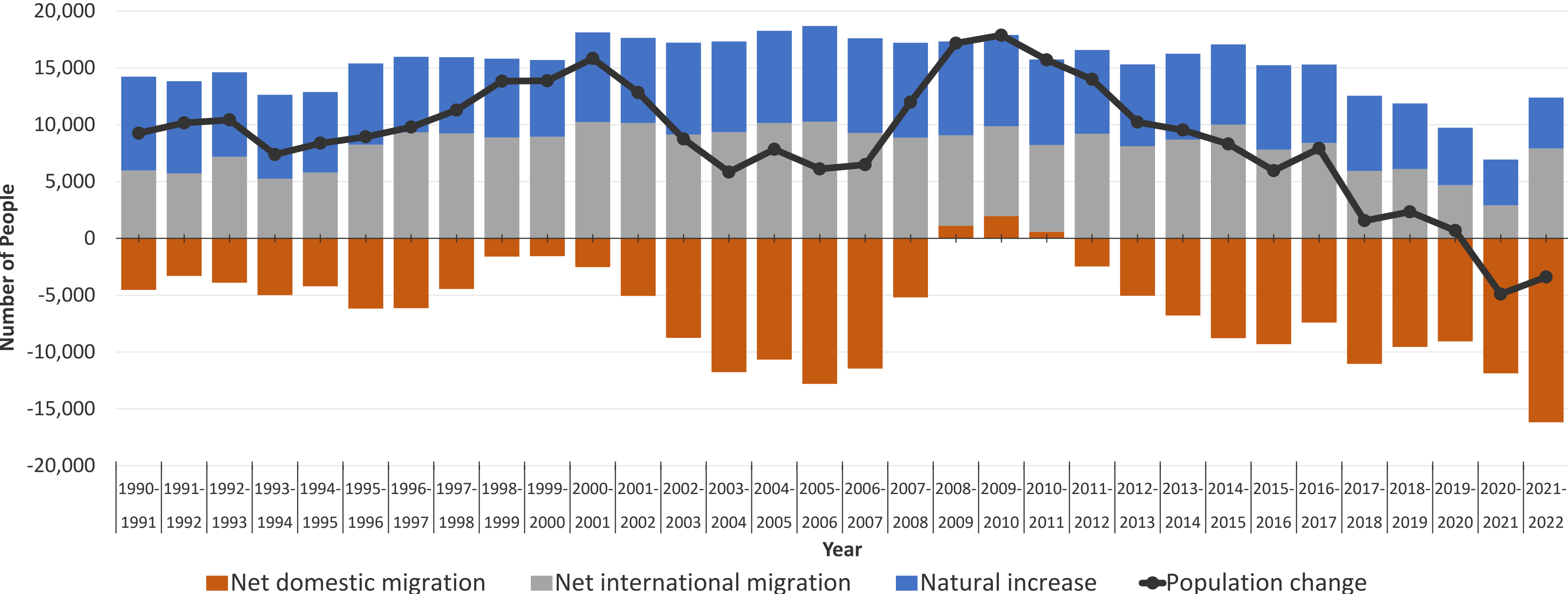
MCPS Enrollment and County Population, 1970-2022, Indexed to 1990



Sources: Montgomery County Public Schools Enrollment Data; 1970-2022 Population Estimates, U.S. Census Bureau.

Sources of Population Growth

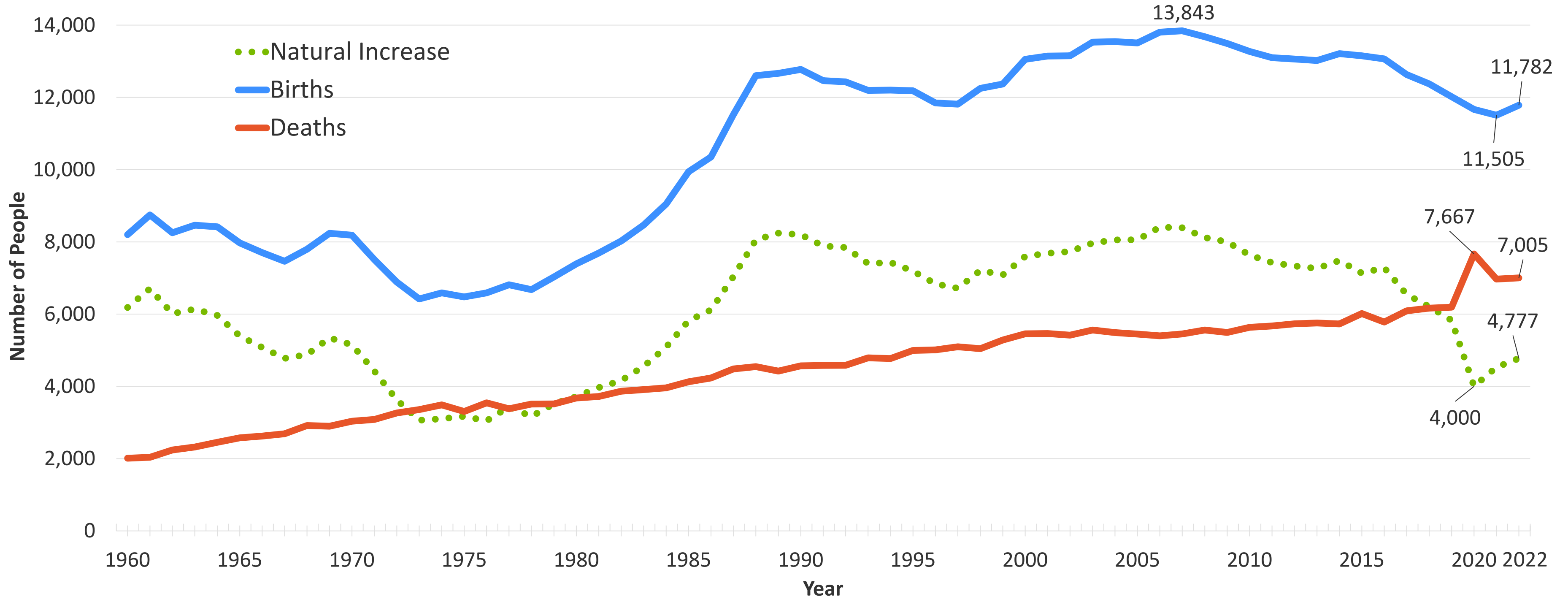
Components of Annual Population Growth, Montgomery County, 1990-2022



Sources: 1990-2022 Population Estimates, U.S. Census Bureau.

Number of births at lowest point since 1987

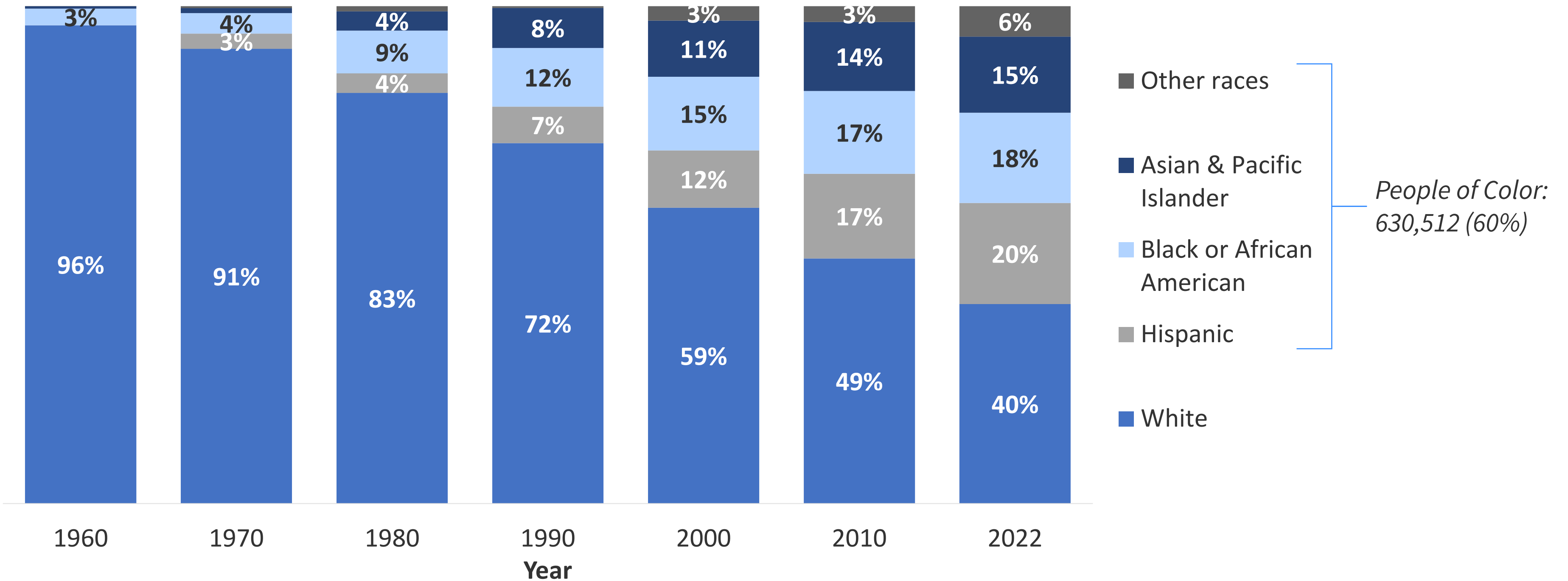
Natural Increase: Births and Deaths, Montgomery County, 1960-2022



Sources: 1960-2021 Maryland Vital Statistics Annual Reports, Maryland Department of Health, Vital Statistics Administration; CDC WONDER online database, National Center for Health Statistics (2022).

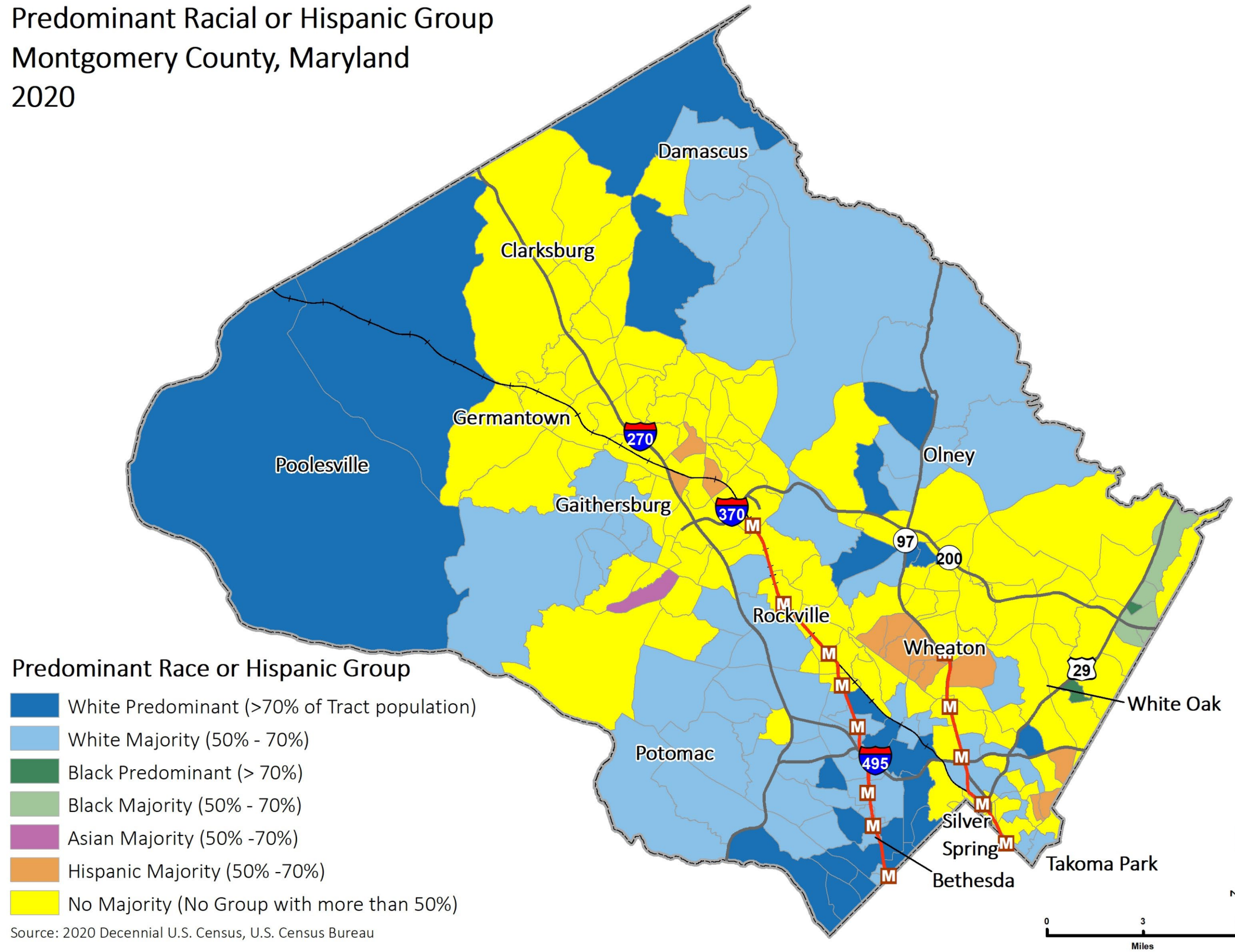
Increasing racial and ethnic diversity

Percent of Total Population by Race and Ethnicity, Montgomery County, 1960-2022



Note: Numbers may not add up to 100% due to rounding. "White", "Black or African American", "Asian & Pacific Islander", and "Other races" refer to the non-Hispanic population of these racial groups.
 Sources: 1960-2010 Decennial Censuses and 2022 American Community Survey, 1-year estimates, U.S. Census Bureau.

Predominant Racial or Hispanic Group
Montgomery County, Maryland
2020

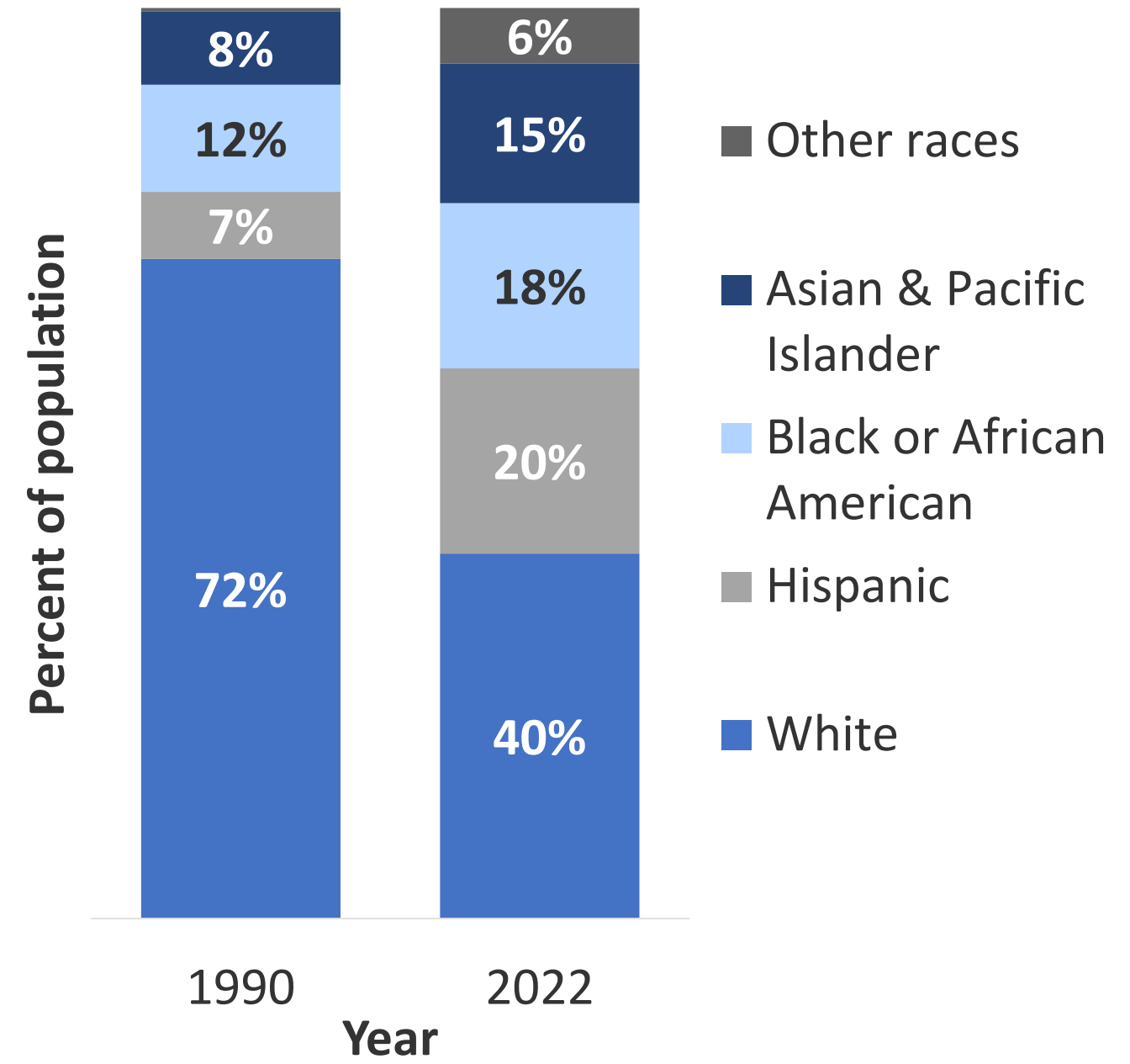


- Predominant Race or Hispanic Group**
- White Predominant (>70% of Tract population)
 - White Majority (50% - 70%)
 - Black Predominant (> 70%)
 - Black Majority (50% - 70%)
 - Asian Majority (50% -70%)
 - Hispanic Majority (50% -70%)
 - No Majority (No Group with more than 50%)

Source: 2020 Decennial U.S. Census, U.S. Census Bureau

Increasing racial & ethnic diversity

People of Color: 630,512 (60%)

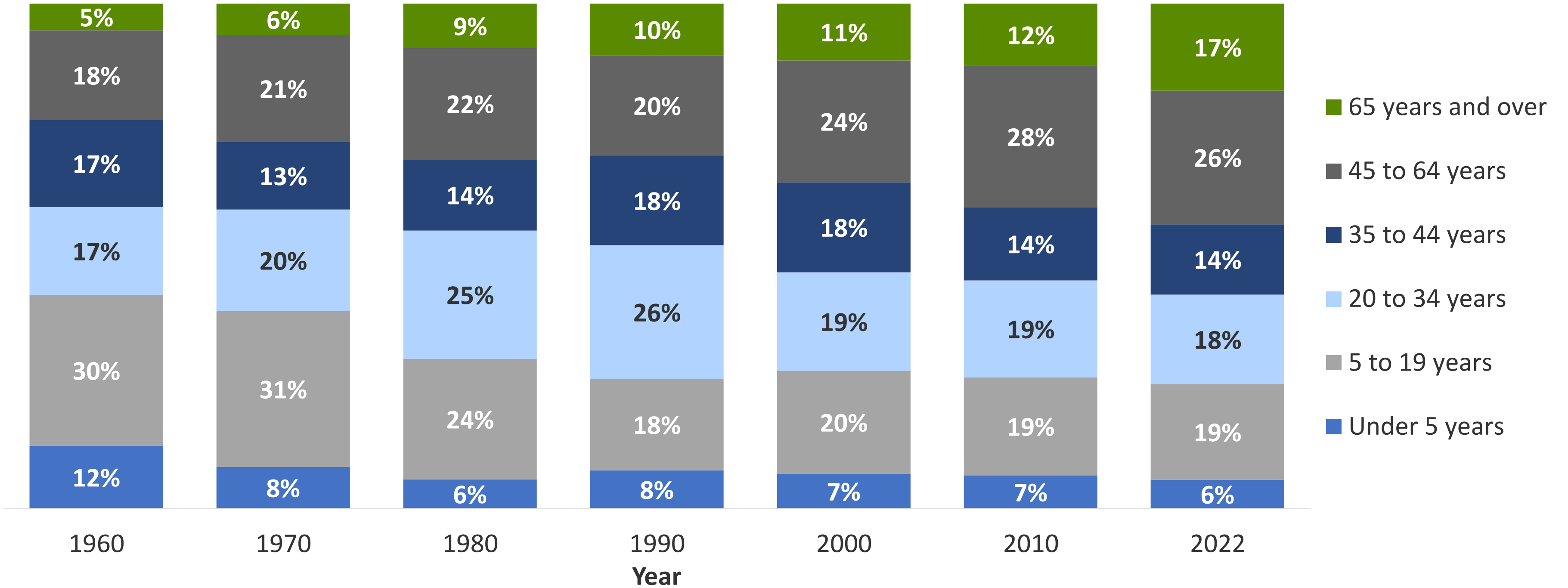


Note: Numbers may not add up to 100% due to rounding. "White", "Black or African American", "Asian & Pacific Islander", and "Other races" refer to the non-Hispanic population of these racial groups.

Sources: 1990 Decennial Census and 2022 American Community Survey, 1-year estimates, U.S. Census Bureau.

Increasingly aging population

Percent of Total Population by Age, Montgomery County, 1960-2022

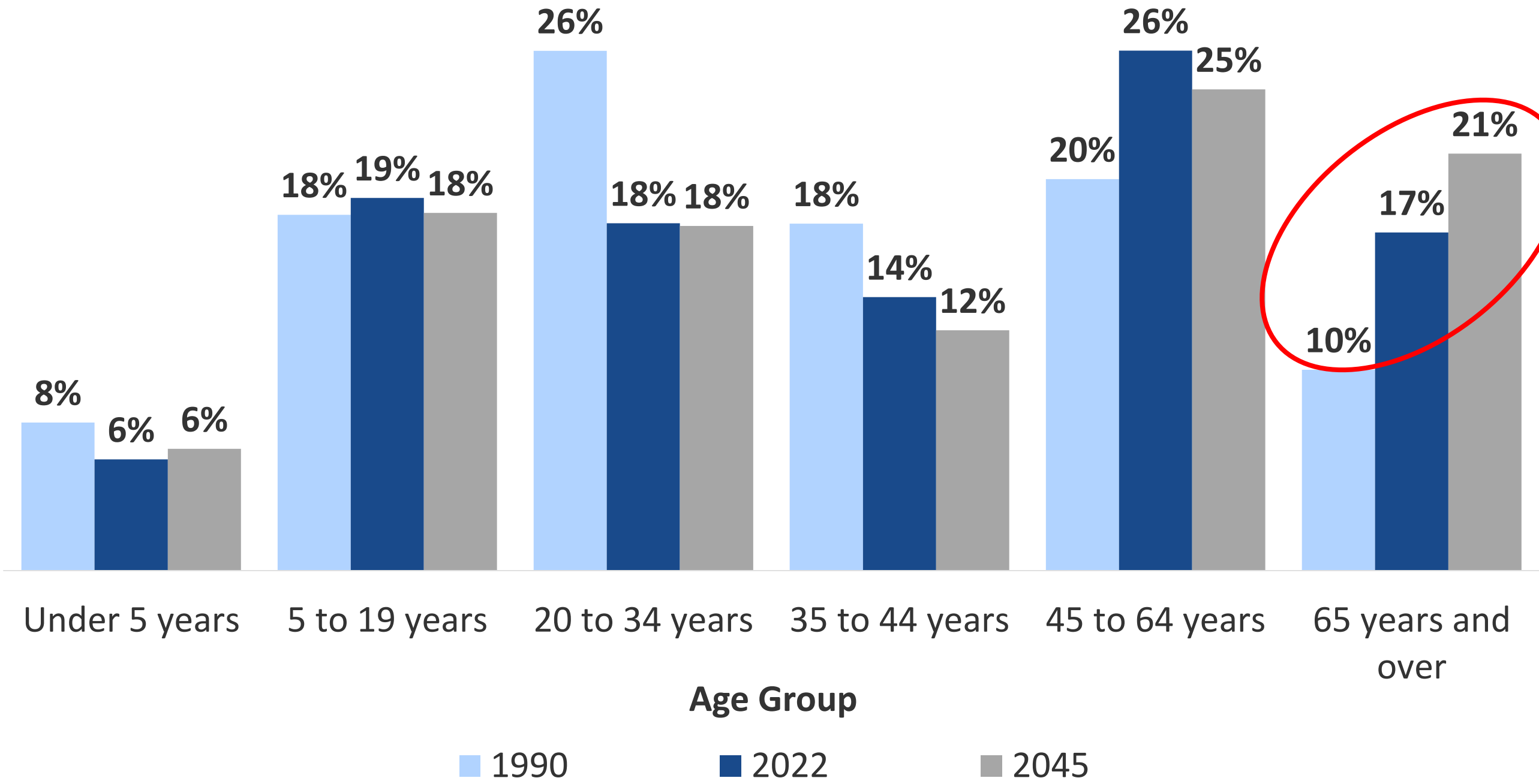


Note: Numbers may not add up to 100% due to rounding.

Sources: 1960-2010 Decennial Censuses and 2022 American Community Survey, 1-year estimates, U.S. Census Bureau.

Older projected population

Population by Age, Montgomery County, 1990-2045



Aging baby boom generation:

- 1990: ages 26 to 44
- 2022: ages 58 to 76
- Age 65+ population: Forecasted to increase from 17% in 2022 to 21% in 2045

18% of residents are young adults ages 20 to 34 in 2022

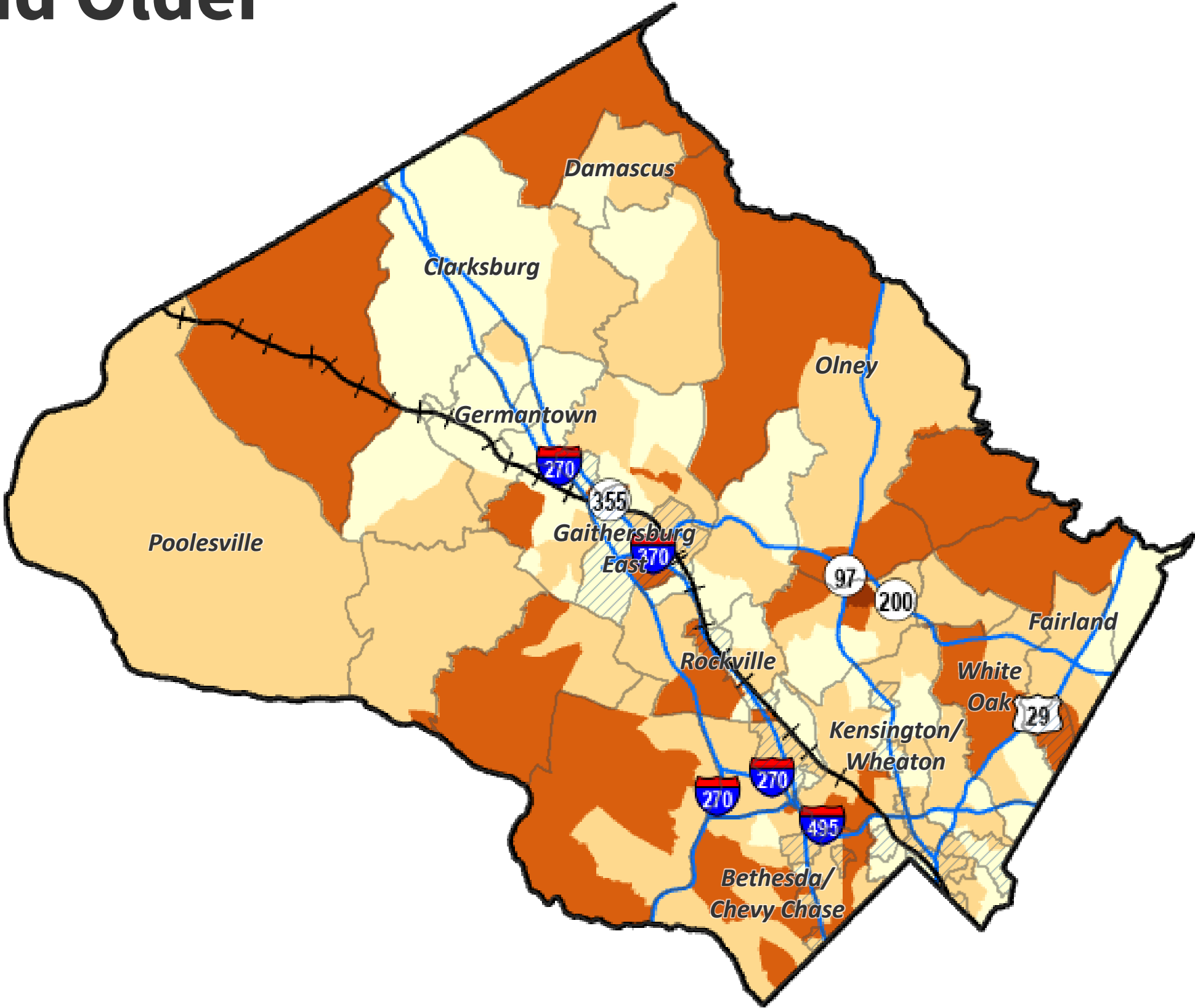
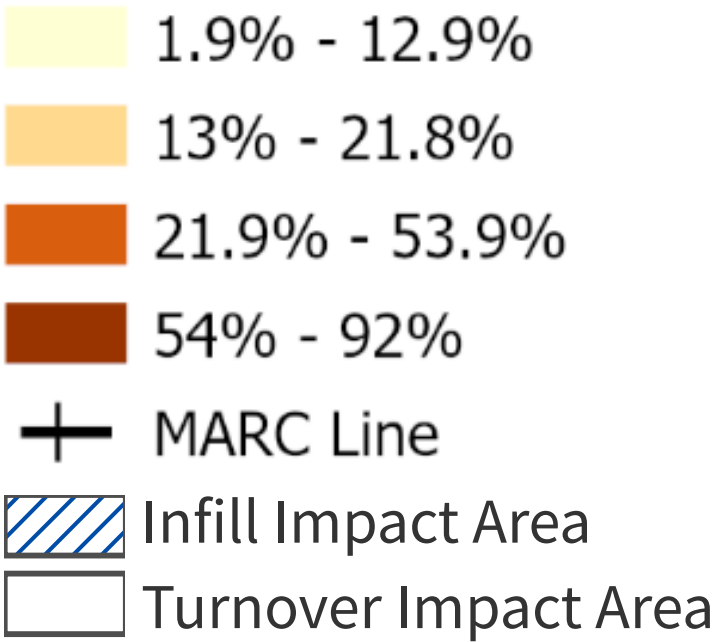
23% of residents are children under 18 in 2022

Note: Numbers may not add up to 100% due to rounding.

Sources: 1990 Decennial Census and 2022 American Community Survey, 1-year estimates, U.S. Census Bureau; Projections to 2045, Maryland Department of Planning.

Percent of People Ages 65 and Older 2021 by Census Tract

Percent of People Aged 65+



Source: 2021 American Community Survey, 5-year estimates, U.S. Census Bureau.

Youthful people of color and aging white baby boomers

Race & Hispanic Origin by Age, Montgomery County, 2022



Median Age: Montgomery 40.3, Non-Hispanic White 47.9, Hispanic 32.5, Black 37.7, Asian 44.3

*Note: Numbers may not add up to 100% due to rounding.
Source: 2022 American Community Survey, 1-year estimates, U.S. Census Bureau.*

Aging Homeowners

Increase in age 55+ homeowners

- 34% in 1990
- 55% in 2022

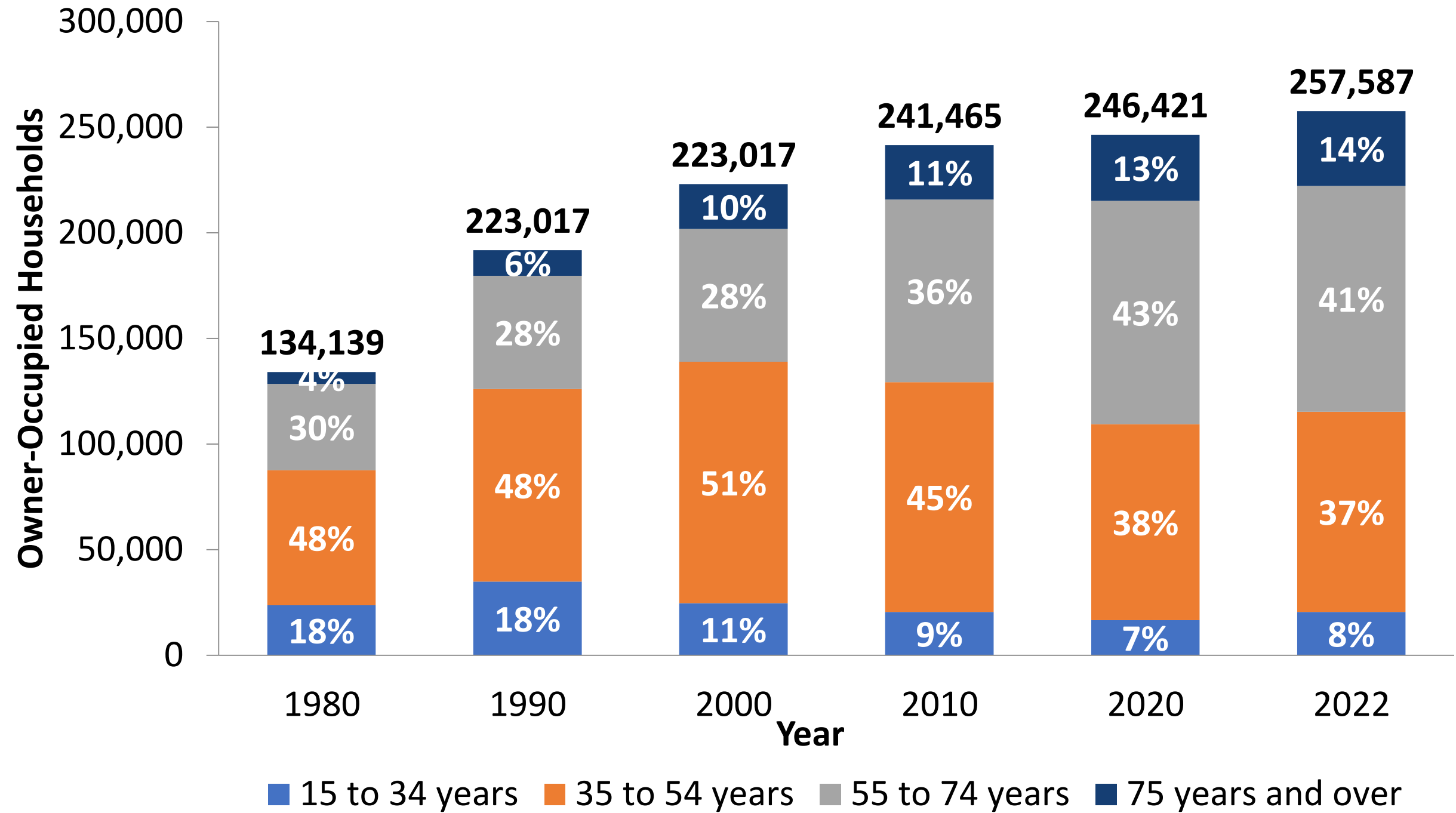
Decrease in the number of younger homeowners

- 18% in 1990
- 8% in 2022

Demand Shifts

- Population Changes
- Millennial tastes & preferences
- Affordability
- Product Diversity

Owner-Occupied Households by Householder Age, Montgomery County, 1990-2022

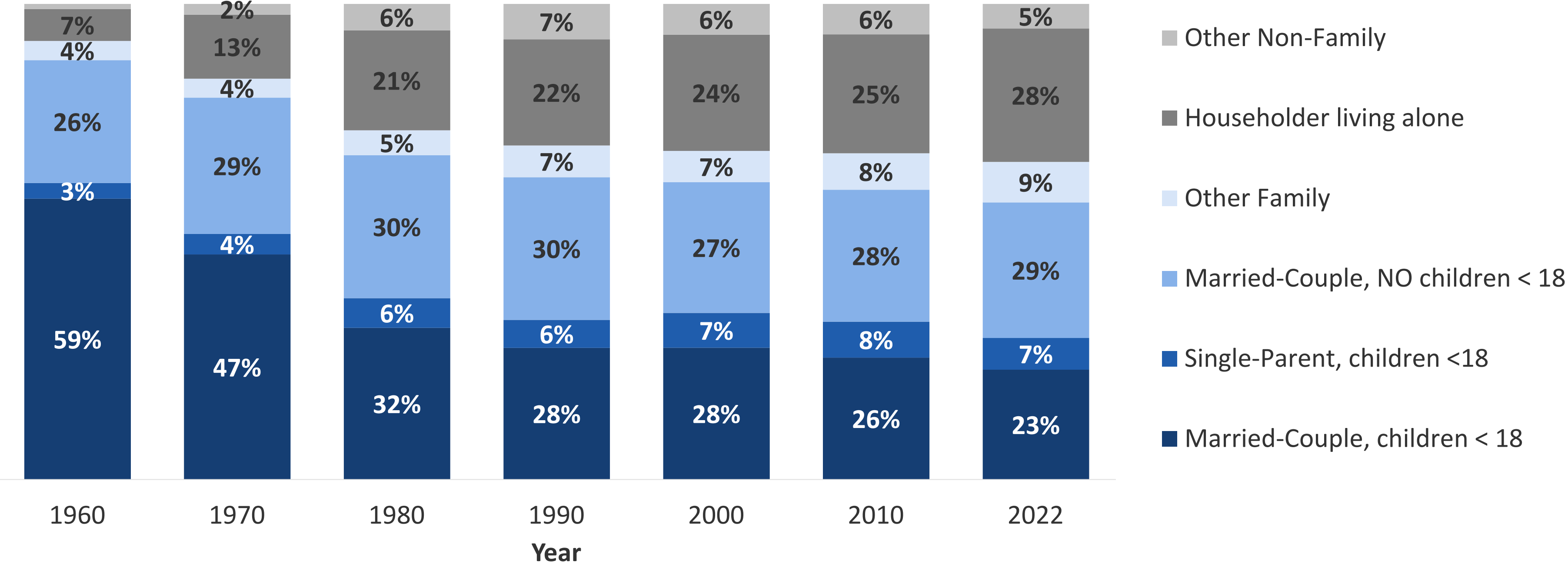


Note: Numbers may not add up to 100% due to rounding.

Sources: 1980-2010 Decennial Censuses and 2022 American Community Survey, 1-year estimates, U.S. Census Bureau.

Wider Variety of Household Types Since 1960, but Distribution Relatively Stable Since 1990

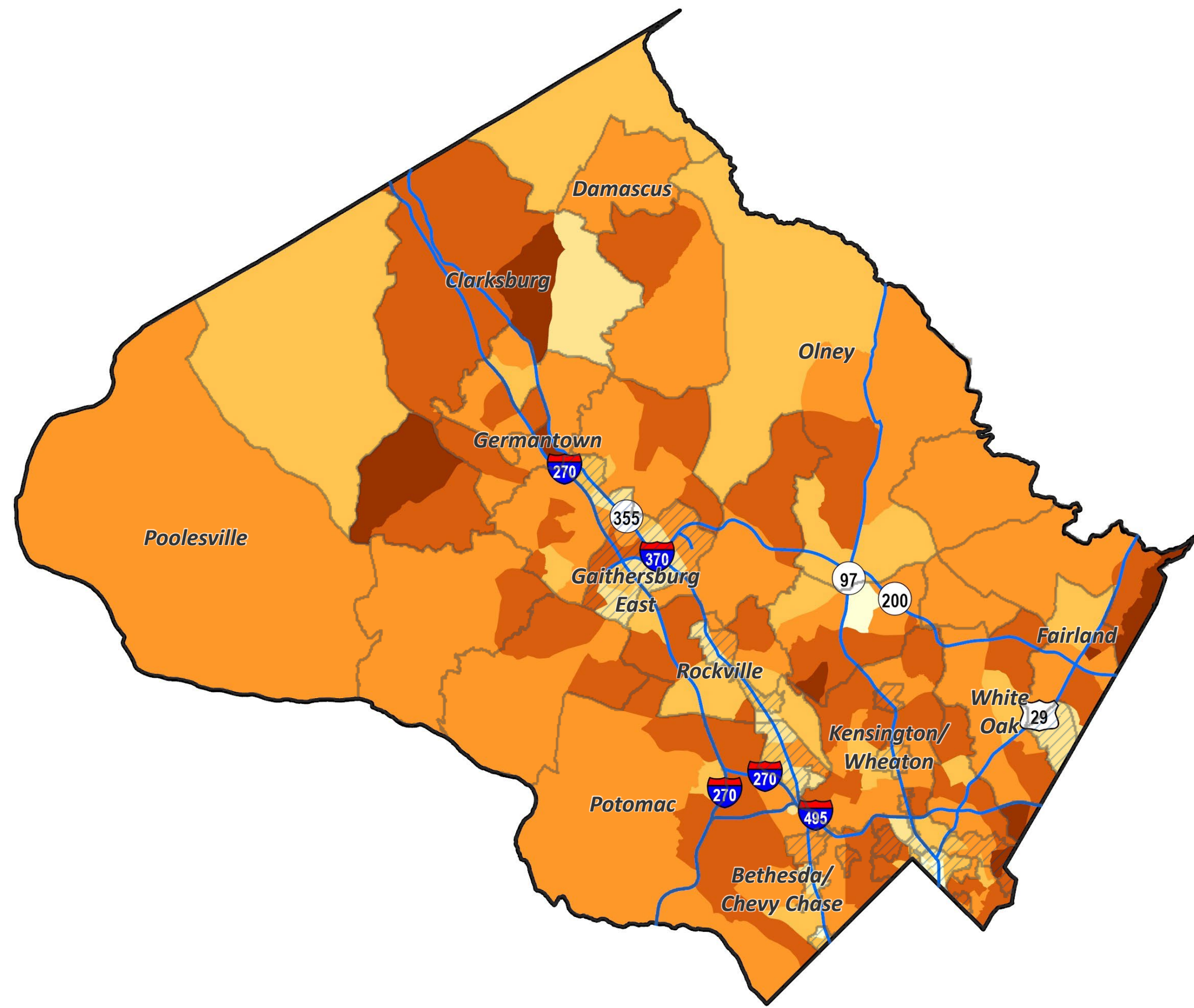
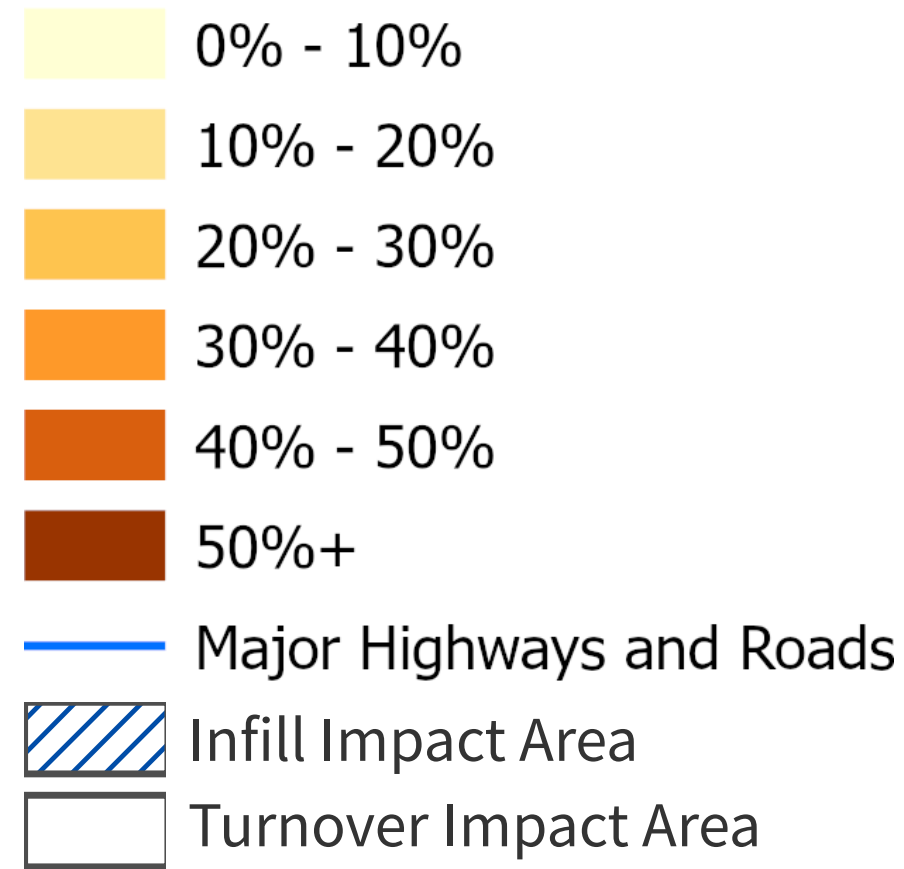
Percent of Households by Type, Montgomery County, 1960-2022



Note: Numbers may not add up to 100% due to rounding.
 Sources: 1960-2010 Decennial Censuses and 2022 American Community Survey, 1-year estimates, U.S. Census Bureau.

Percent of Households with Children Under 18 2021 by Census Tract

Percent of Households with Children Under 18

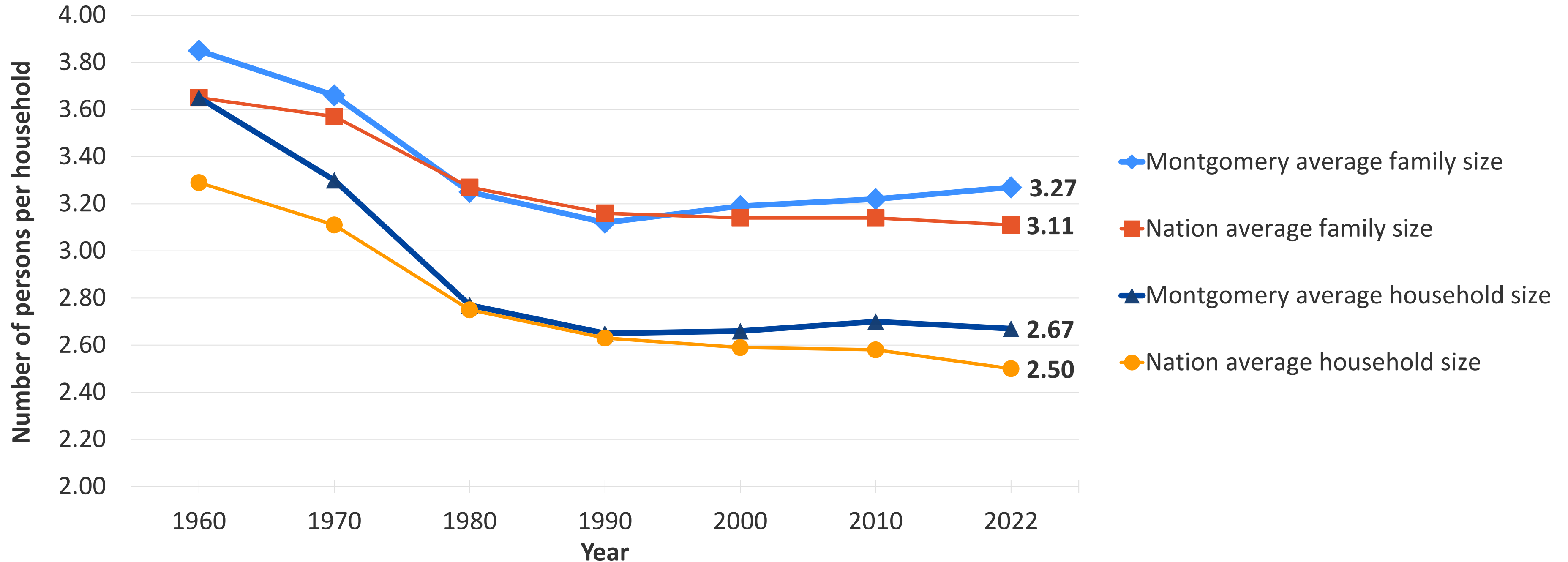


* Not all households contain families since a household may comprise a group of unrelated people or one person living alone.

Source: 2021 American Community Survey, 5-year estimates, U.S. Census Bureau.

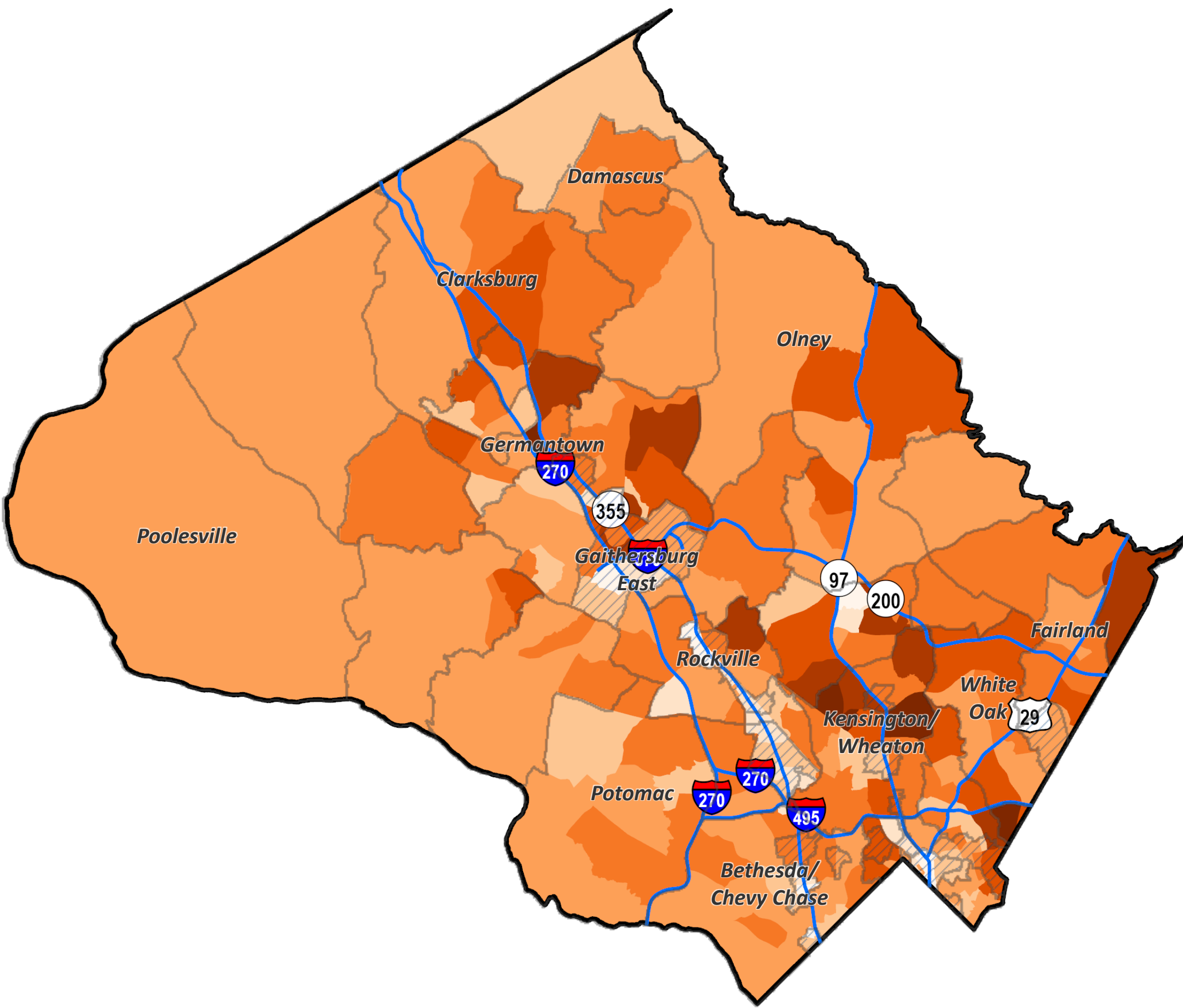
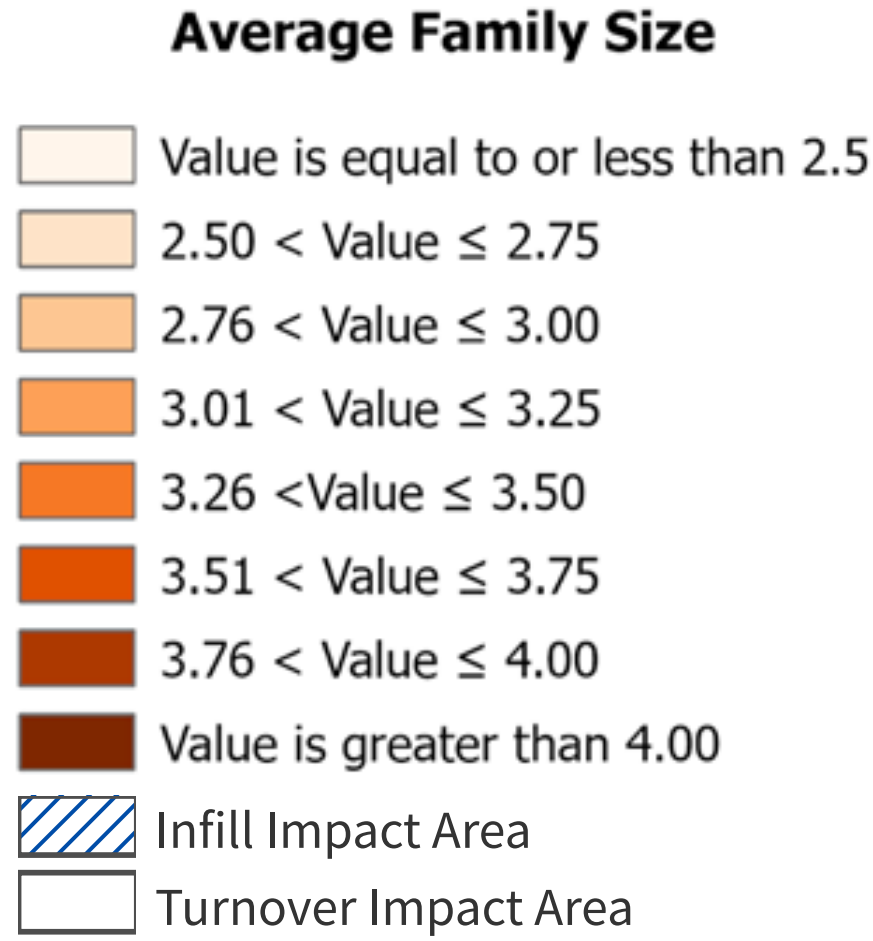
Small growth in average household and family size since 1990

Average Household and Family Size,
Montgomery County and United States, 1960-2022



Sources: 1960-2010 Decennial Censuses and 2022 American Community Survey, 1-year estimates, U.S. Census Bureau.

Average Family Size 2021 by Census Tract

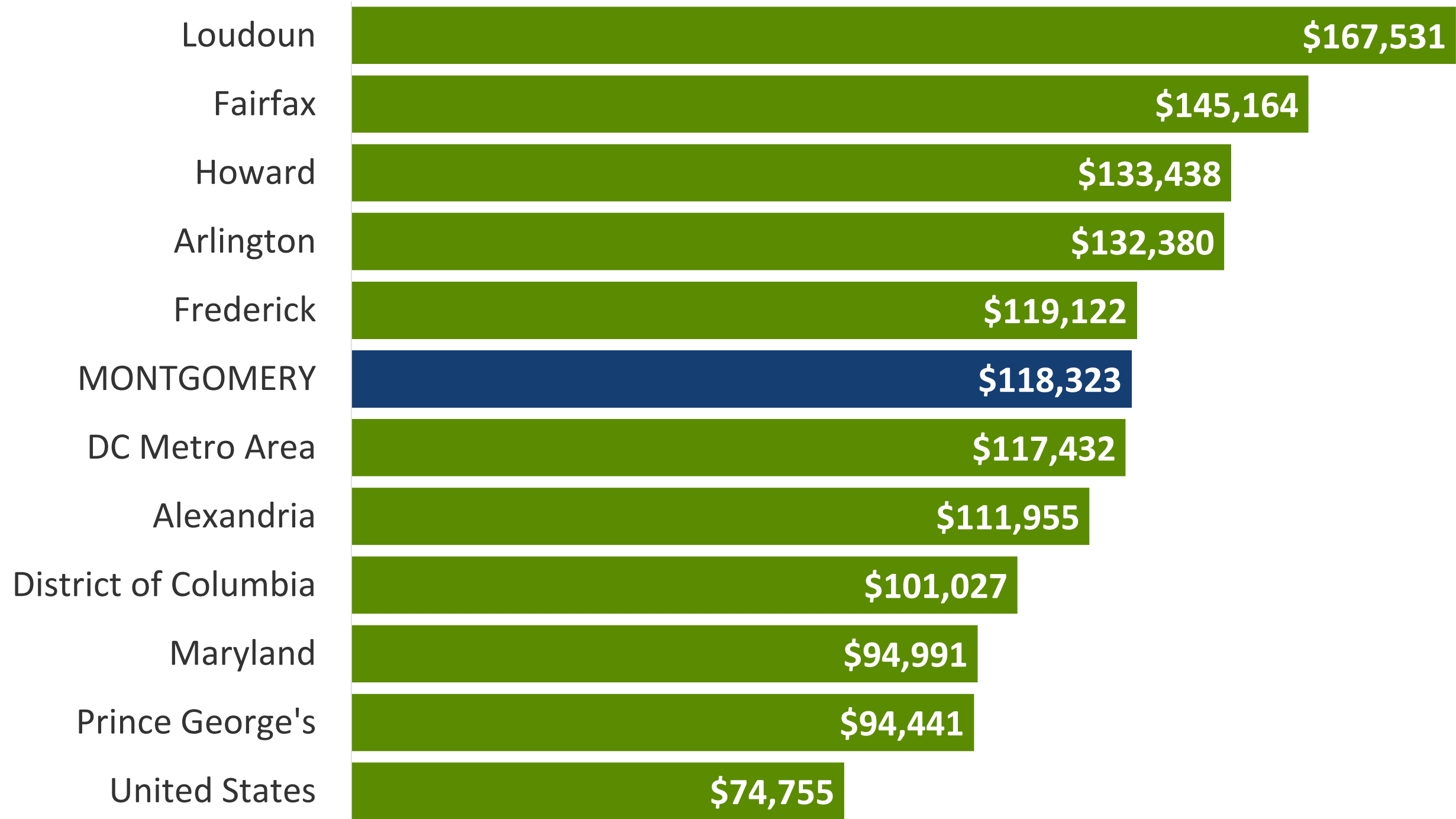


* A family includes a householder and one or more p who are related to the householder by birth, marriag adoption living in the same household.

Source: 2021 American Community Survey, 5-year estimates, U.S. Census Bureau.

Consistently high-ranking median income in region

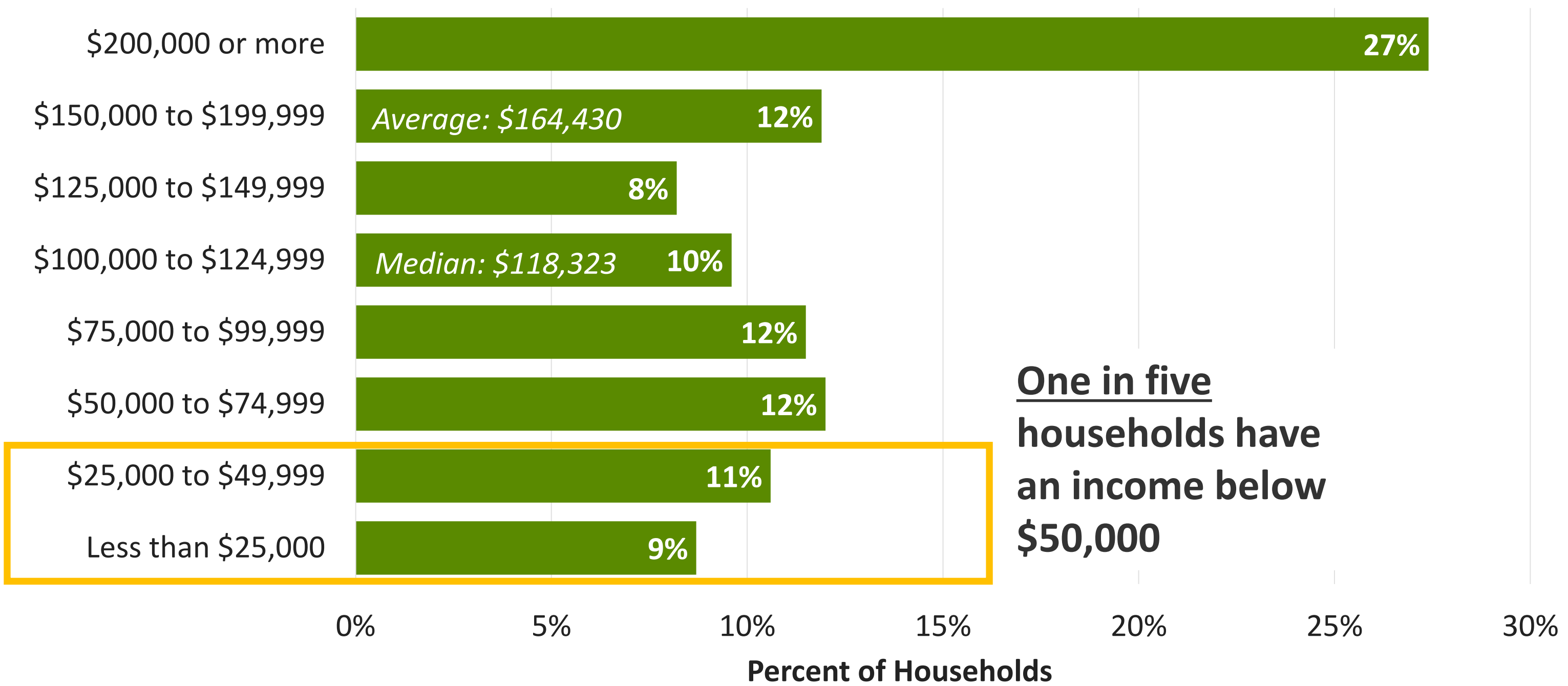
2022 Median Household Income



Source: 2022 American Community Survey, 1-year estimates, U.S. Census Bureau.

Many households are very wealthy, but many others are low-income

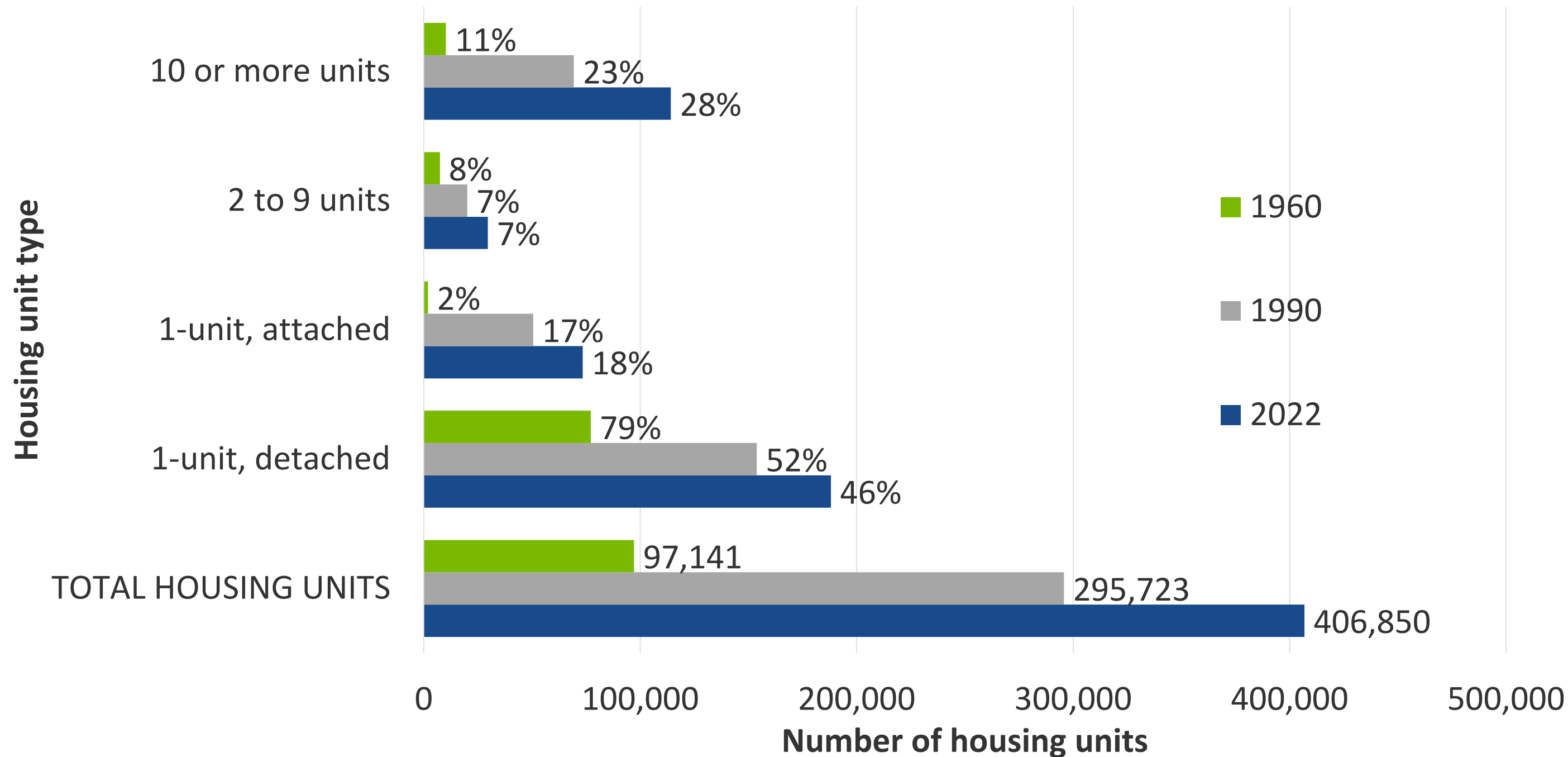
2022 Household Income Distribution



Note: Numbers may not add up to 100% due to rounding.
Source: 2022 American Community Survey, 1-year estimates, U.S. Census Bureau.

Multifamily housing growth outpacing all other housing types

Housing Units by Type, Montgomery County, 1960-2022



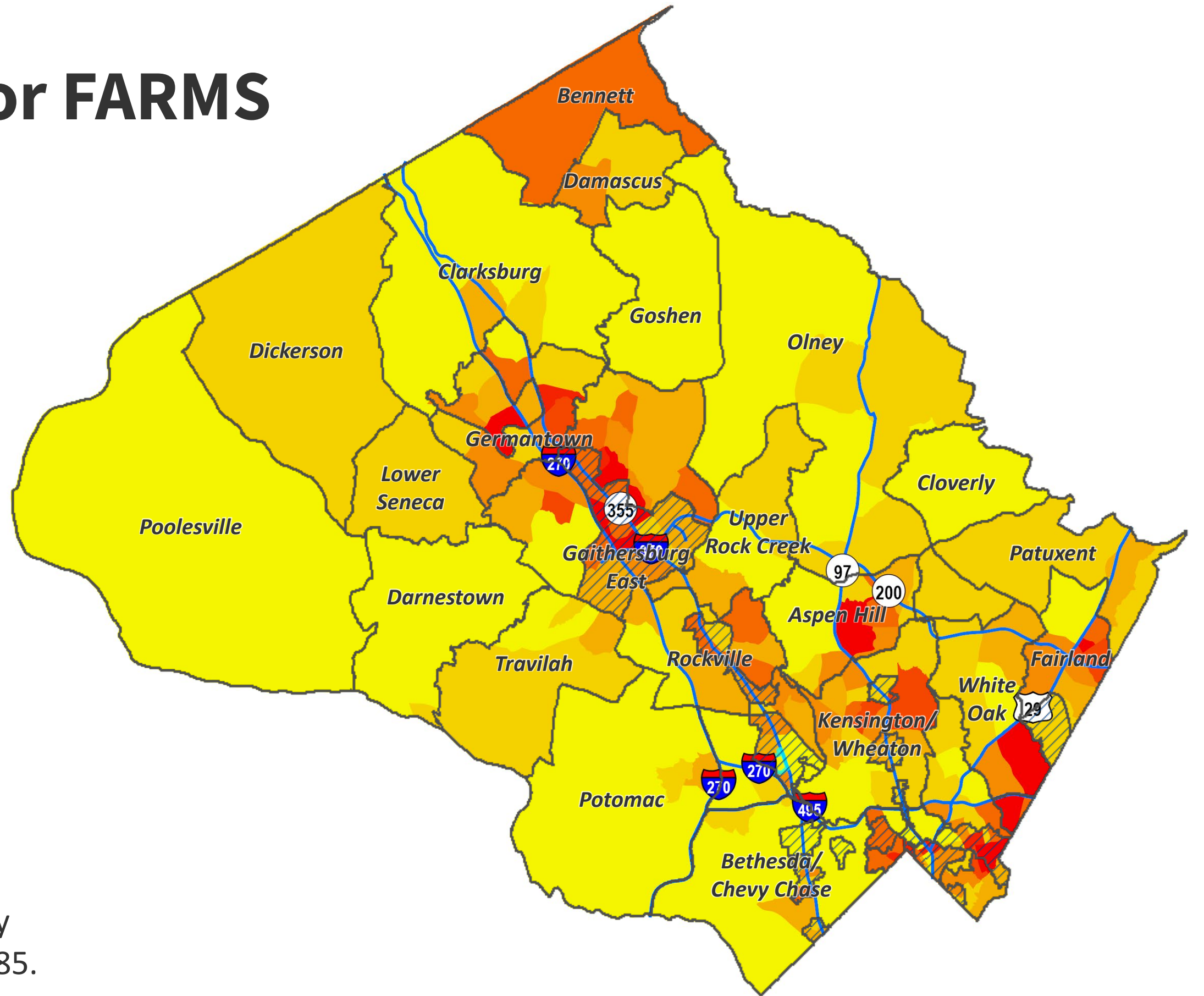
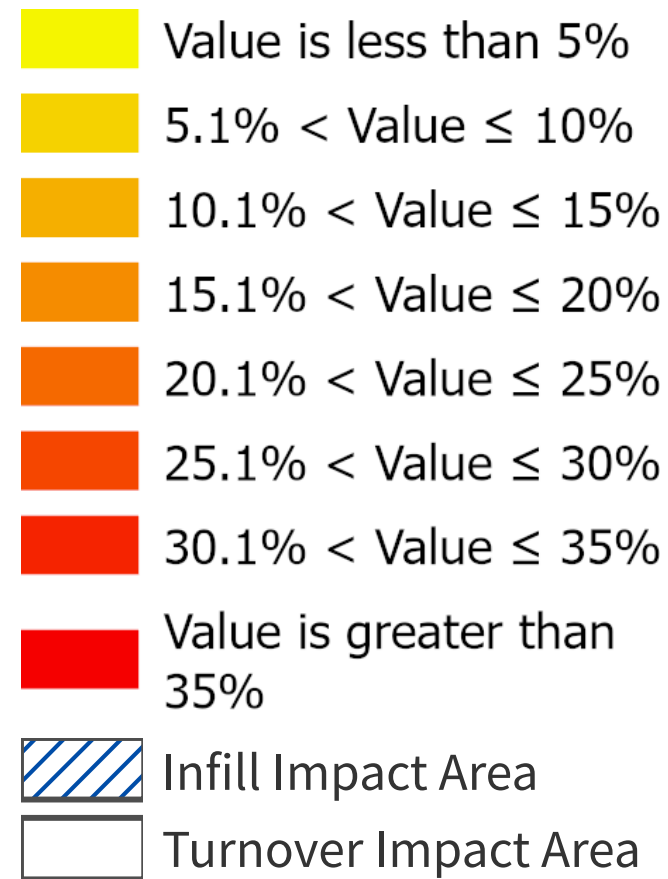
From 1990 to 2022:

- **38% increase** in the number of housing units from 295,723 to 406,850
- **61% increase** in the number of multi-family units
- **28% increase** in the number of single-family units

Note: For each housing unit type, the size of the bar indicates the number of units in each category, and the percentage is the share out of the total number of housing units for each year. Numbers may not add up to 100% due to rounding.

Sources: 1960 and 1990 Decennial Censuses and 2022 American Community Survey, 1-year estimates, U.S. Census Bureau.

Percent of Families with Income Qualifying for FARMS 2021 by Census Tract

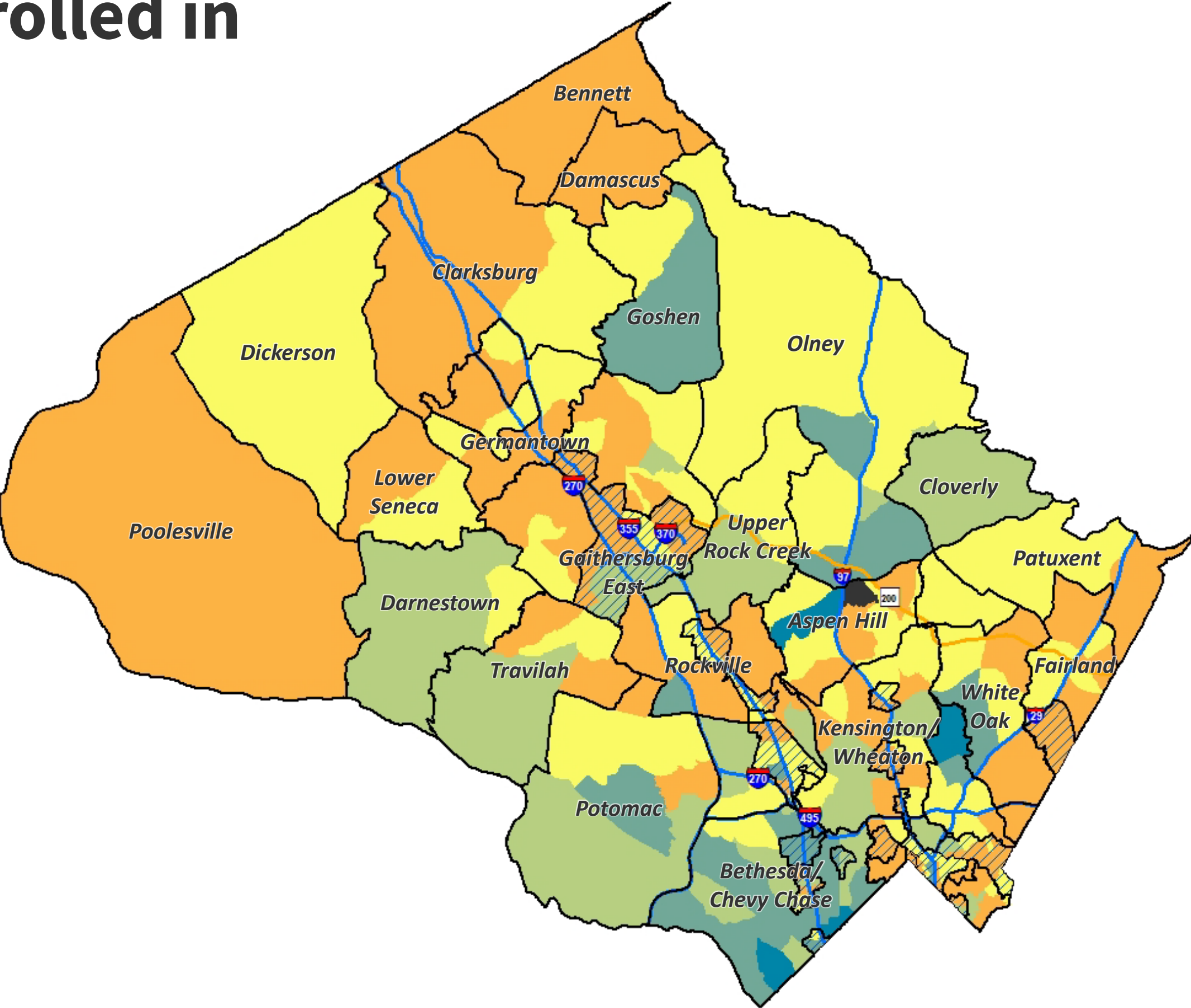
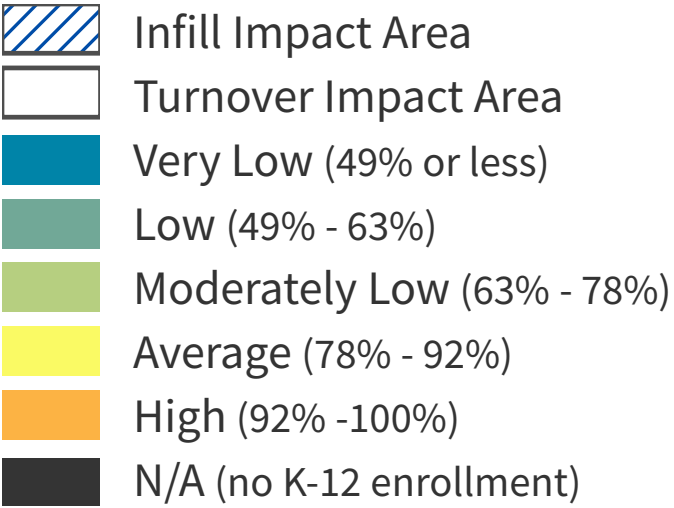


* The FARMS income eligibility criteria is determined by multiplying the Federal income poverty guideline by 1.85.

Source: 2021 American Community Survey, 5-year estimates, U.S. Census Bureau.

Percent K-12 Students Enrolled in Public Schools

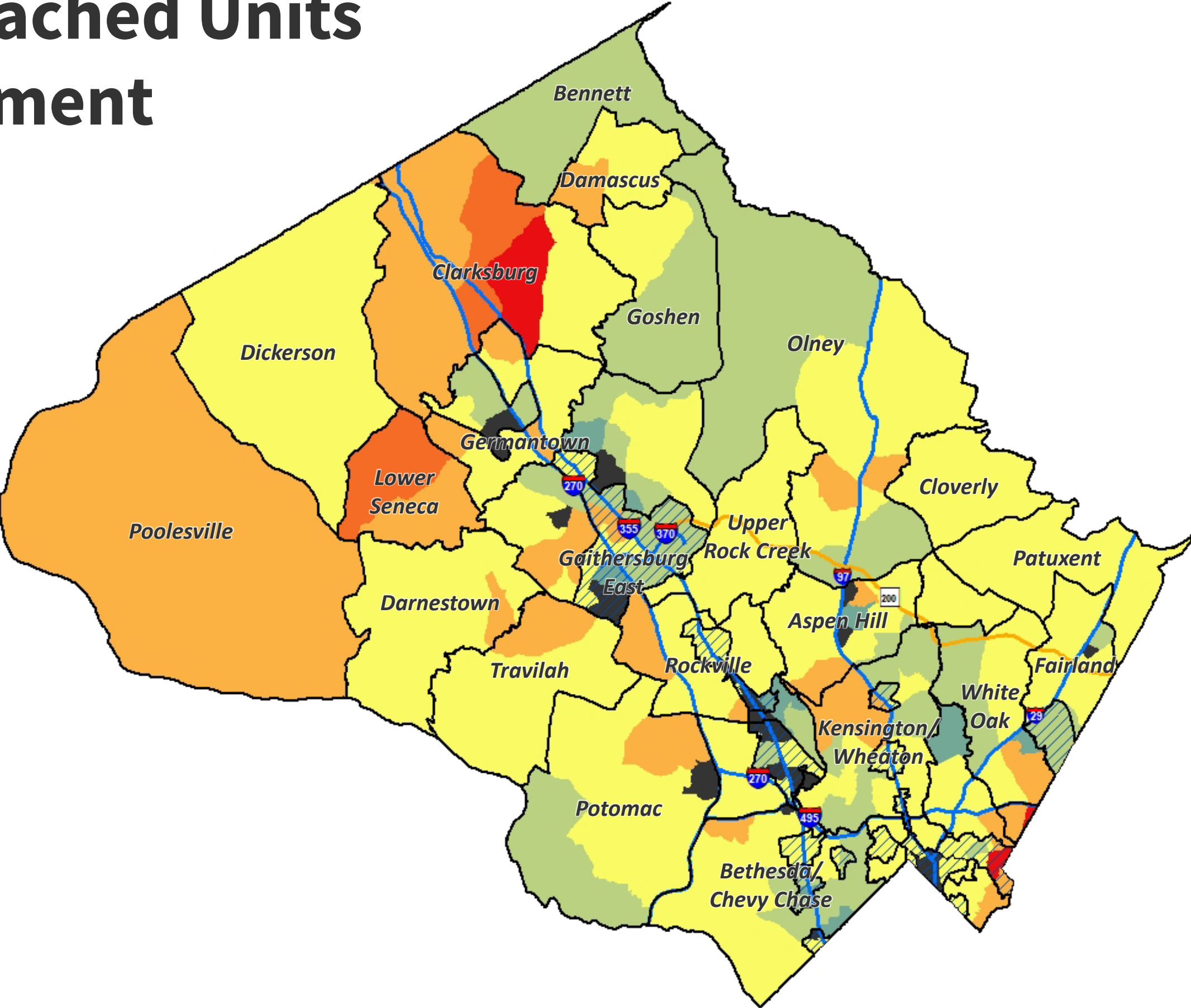
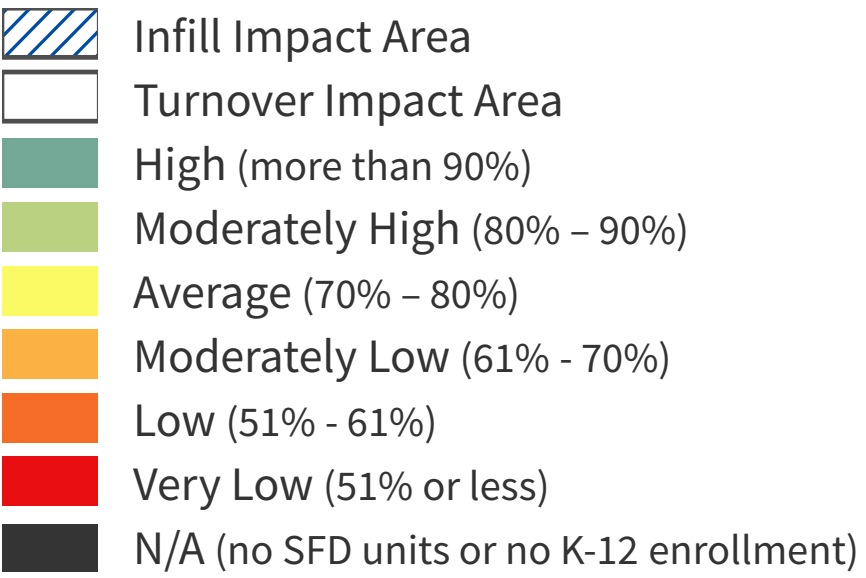
- Maryland : 85%
- Montgomery County : 84%



Source: 2021 American Community Survey, 5-year estimates, U.S. Census Bureau.

Percent Single Family Detached Units With No MCPS K-12 Enrollment









- Countywide : 74%

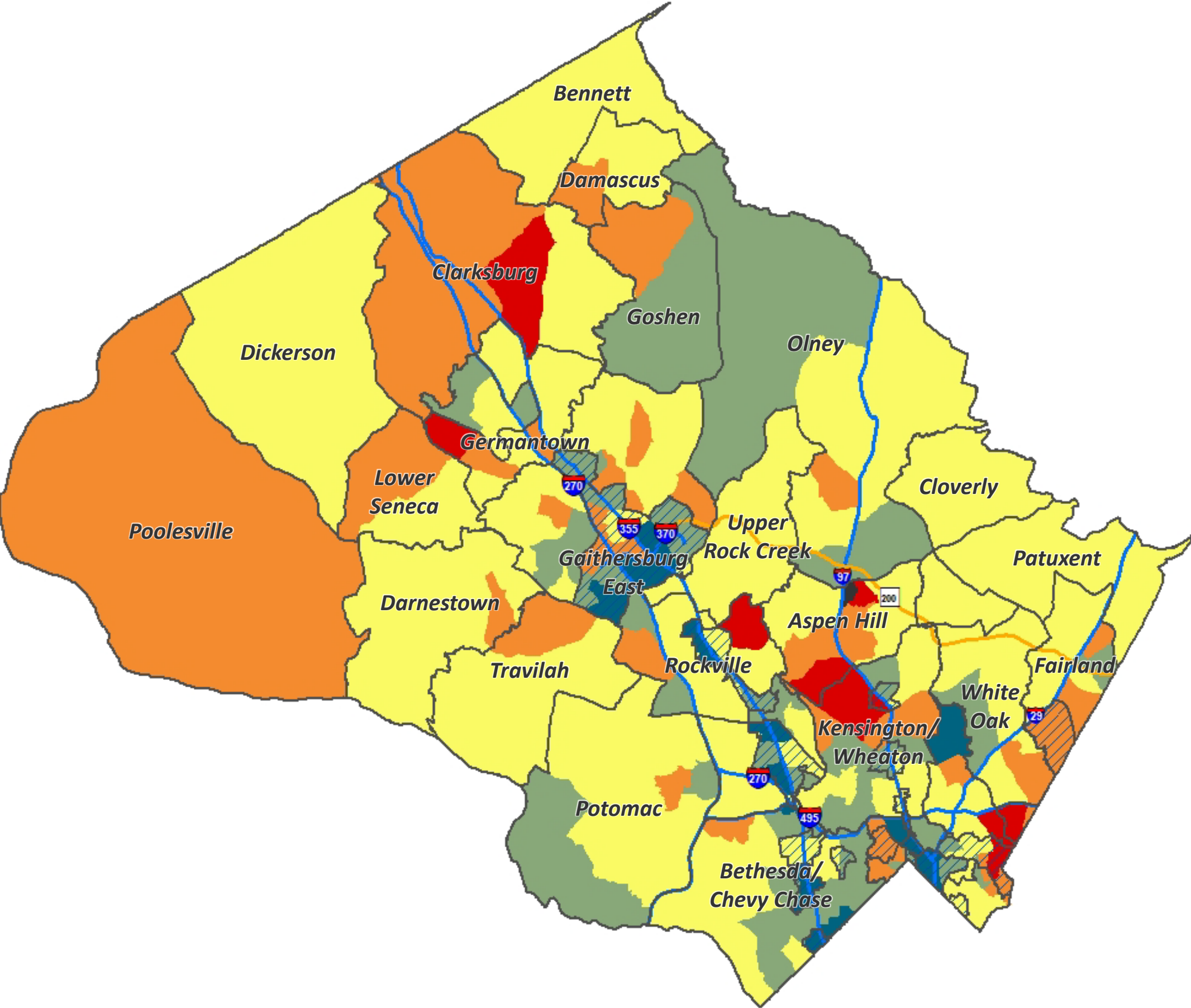


Source: MCPS 2022 official student enrollment & Montgomery Planning FY2024 Student Generation Rate housing data

Student Generation Rate of All Housing Units by Census Tract

- Countywide SGR : 0.398

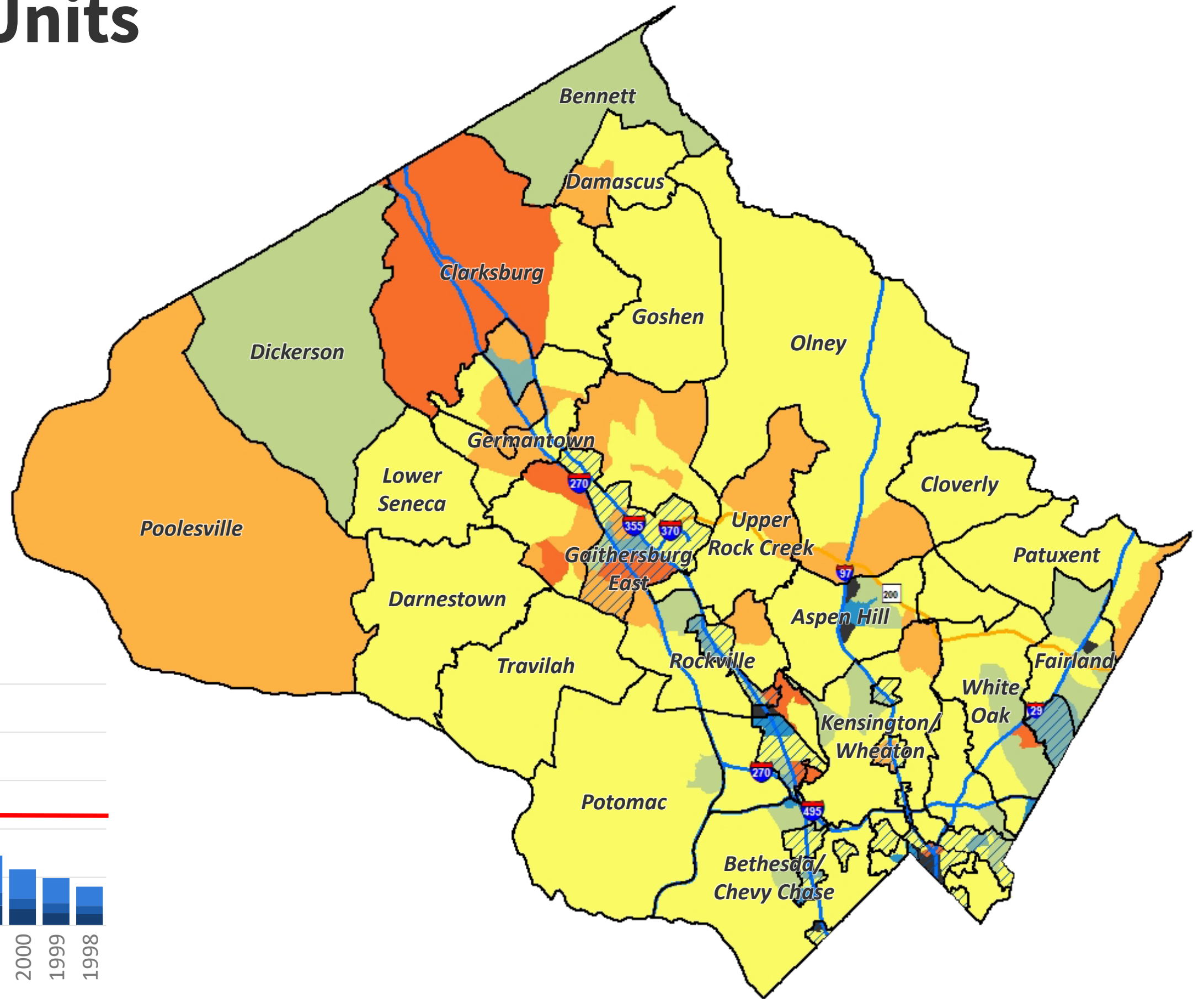
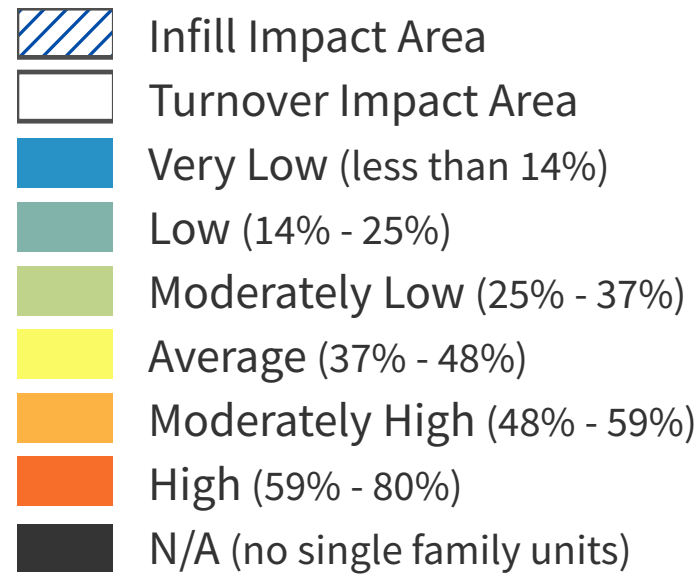
-  Infill Impact Area
-  Turnover Impact Area
-  Low (0.045 - 0.162)
-  Moderately Low (0.162 - 0.329)
-  Average (0.329 - 0.497)
-  Moderately High (0.497 - 0.665)
-  High (0.665 - 1.083)
-  N/A



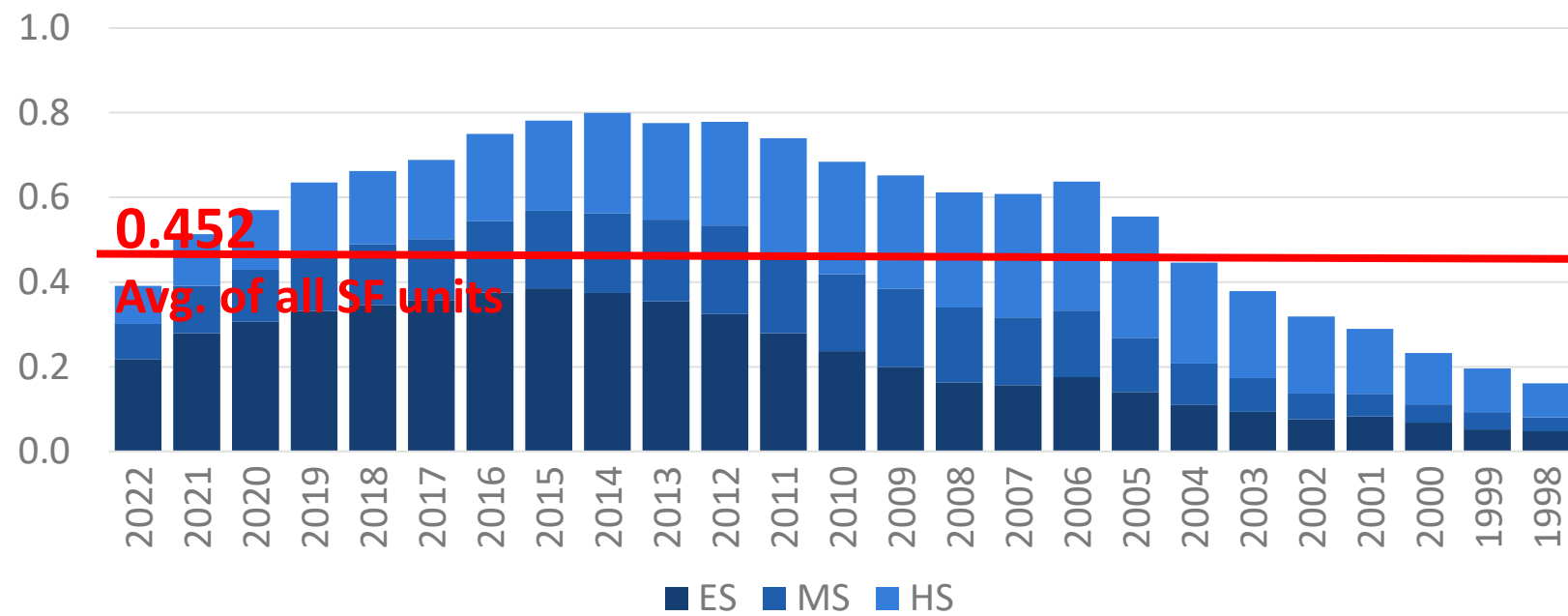
Source: MCPS 2022 official student enrollment & Montgomery Planning FY2024 Student Generation Rate housing data

Percent of Single Family Units Sold in Last 18 years

• Countywide : 43%



SGR of Single Family Units by Year Last Sold

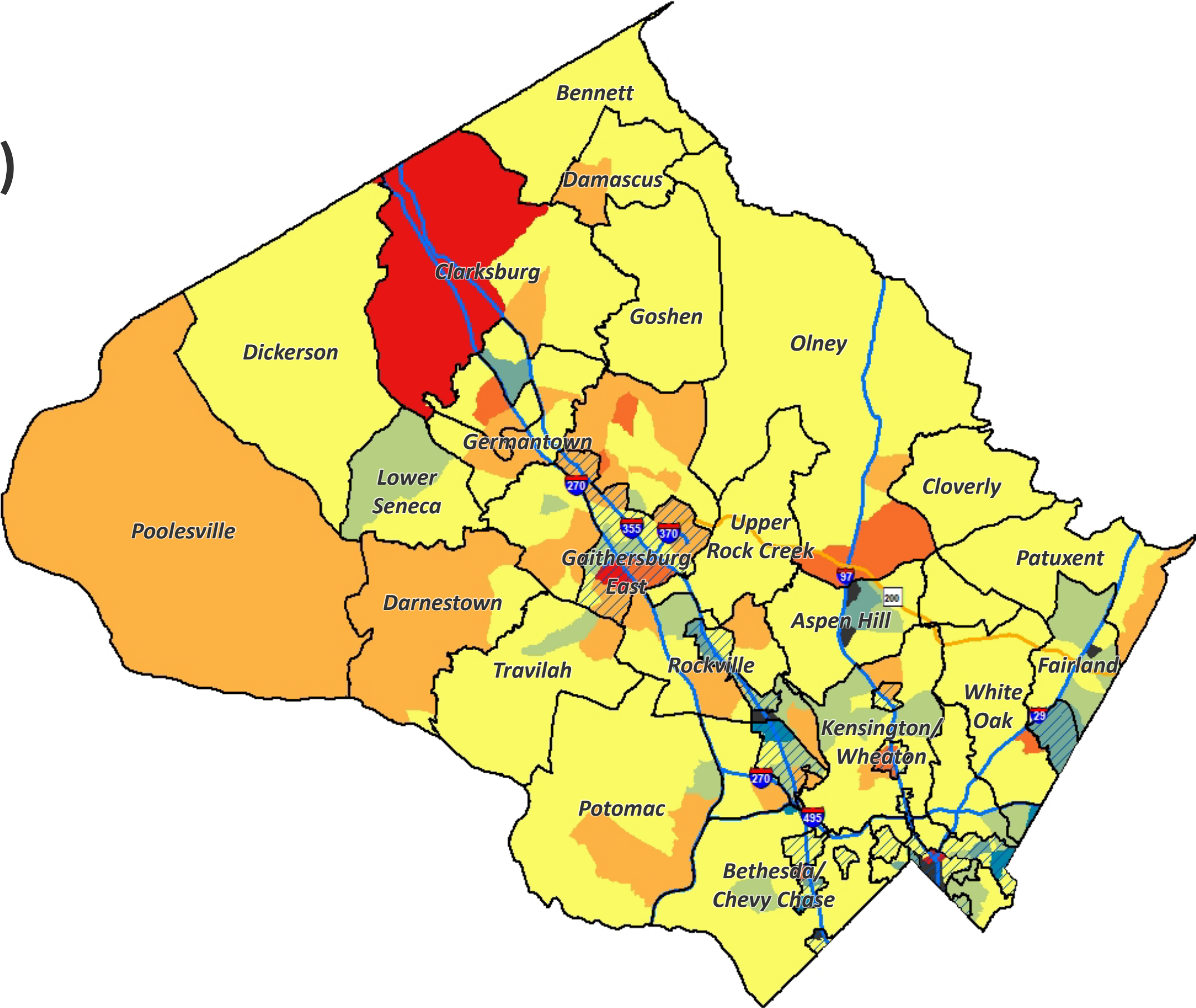
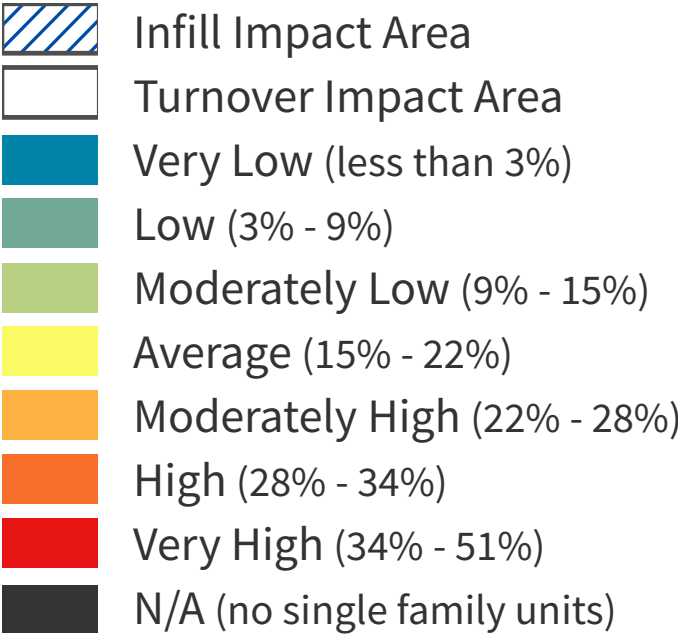


Source: SDAT

New Housing Sales

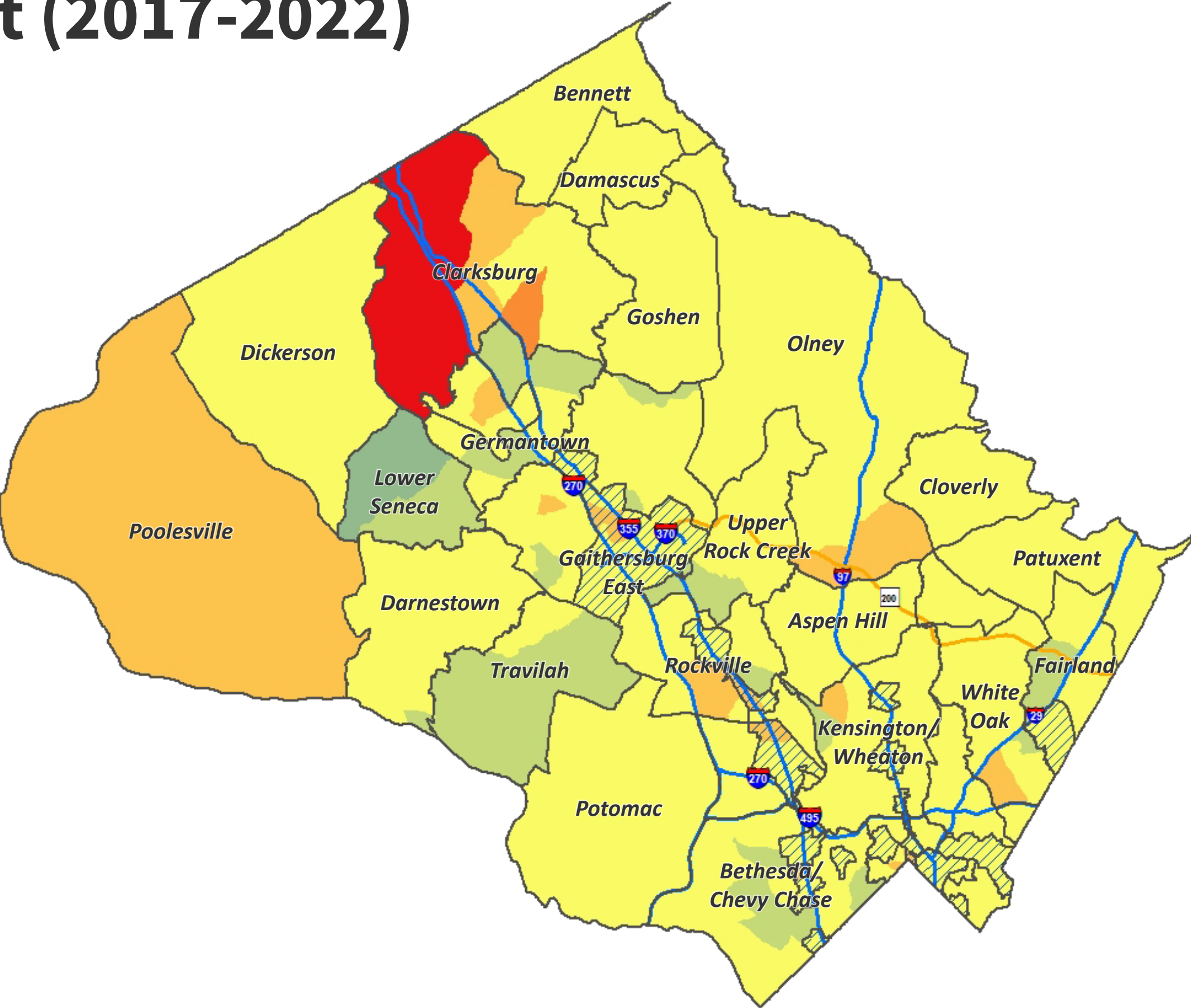
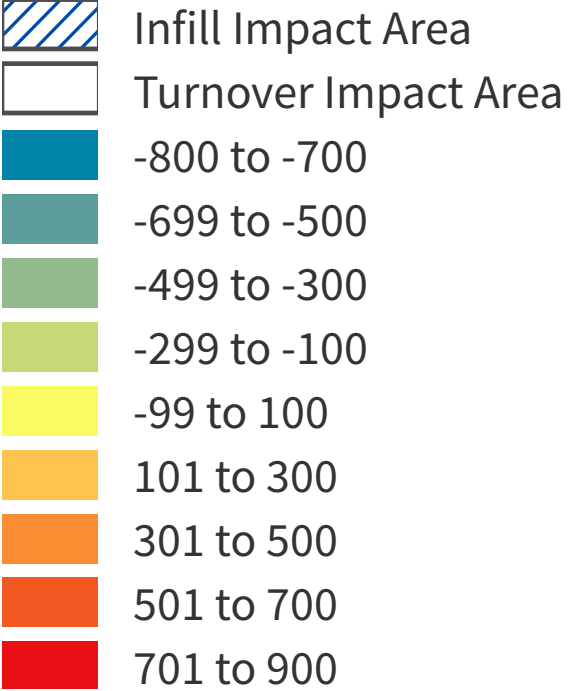
Percent of Single Family Units Sold in Last 5 years (since 2018)

- Countywide : 19%



Source: SDAT

Change in K-12 Enrollment (2017-2022)



Source: MCPS 2017, 2022 official student enrollment

Discussion

Discussion

- How well is the current policy (Annual School Test, development review, and UPP) working for its intended purpose?
- Are there other measures of school infrastructure adequacy that the GIP should consider evaluating for development review purposes?
- Are there growth trends that stand out or seem significant enough to warrant change in the schools element of the GIP?

Preview of Next Meeting's Topics

Next Meeting's Topics

1. Follow up from the previous meeting
2. Review:
 - A. Impact Tax
3. Discuss:
 - A. Schools CIP funding and economic development implications
 - B. GIP implications

Questions?