

City of Alexandria, Virginia

MEMORANDUM

DATE: OCTOBER 27, 2025

TO: JOINT CITY-SCHOOLS SUBCOMMITTEE

FROM: PAUL STODDARD, DIRECTOR, DEPARTMENT OF PLANNING & ZONING
SOPHIE HUEMER, DIRECTOR, CAPITAL PROGRAMS, PLANNING &
DESIGN, ALEXANDRIA CITY PUBLIC SCHOOLS

SUBJECT: STUDENT GENERATION RATES – OCTOBER 2025 UPDATE

Summary

Staff from Alexandria City Public Schools (ACPS) and the City of Alexandria (City) regularly update our analysis of the number of students “generated” by different housing types and building age in the City of Alexandria. The analysis helps estimate how many students could be expected to reside in new development projects approved by the City. The latest update includes mostly minor changes from the last analysis completed in June of 2023.

Generally, the City’s older building stock houses a vast majority’s of ACPS students. Even though only 70% of the City’s housing stock is over 30 years old, approximately 88% of the City’s students live in older housing units. In newer market rate development, single unit detached homes have the highest student generation rate (0.18 students per-unit), while newer market-rate multifamily development has the lowest student generation rate (ranging from 0.03 to 0.07 students per-unit).

Background and Analysis

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

The updated student generation rate is a three-year average by housing type and age; accordingly, the student generation rates are based on student enrollment as of September 30 in the 2022, 2023, and

2024 school calendar years. 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 newer development are based on properties that were built within the last 30 years and those that are older than 30 years.

The 2025 analysis, compared to 2023, shows that rates have remained largely the same in most building categories. Affordable housing building types reflect modest rate changes. For *newer* properties, Alexandria Redevelopment and Housing Authority (ARHA) housing student generation rates decreased in students per housing unit from 0.90 to 0.76, and other income-restricted housing rate decreased in students per housing unit from 0.73 to 0.60. For *older* properties, student generation rates increased in ARHA units from 0.65 to 0.92 (students per housing unit), and other income-restricted housing rate increased in units from 0.33 to 0.54 (students per housing unit). For additional details regarding changes from the last analysis, see Table 2: Comparison of 2025 and 2023 Rates.

Table 1: September 2025 ACPS K-12 Student Generation by Housing Type and Age (average of 2022-2024 school calendar 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	0.18
Townhouse/Duplex (market rate)	0.15	0.12
Low-Rise Apt./Condo (market rate, 1-3 stories)	0.34	0.07
Midrise Apt./Condo (market rate, 4-6 stories)	0.18	0.04
Highrise Apt./Condo (market rate, 7+ stories)	0.15	0.03
ARHA Housing*	0.92	0.76
Other Income-Restricted Housing**	0.54	0.60

*ARHA Housing 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.

**The *Other Income-Restricted Housing* category includes properties in which most of the units are income-restricted. These properties exclude senior housing properties.

Figure 1 displays the City’s housing inventory by type and age. **Figure 2** displays the share of students over that same 3-year timeframe, by residential property type and age.

Figure 1: City's Housing Inventory by Type and Age (average of 2022-2024 years)

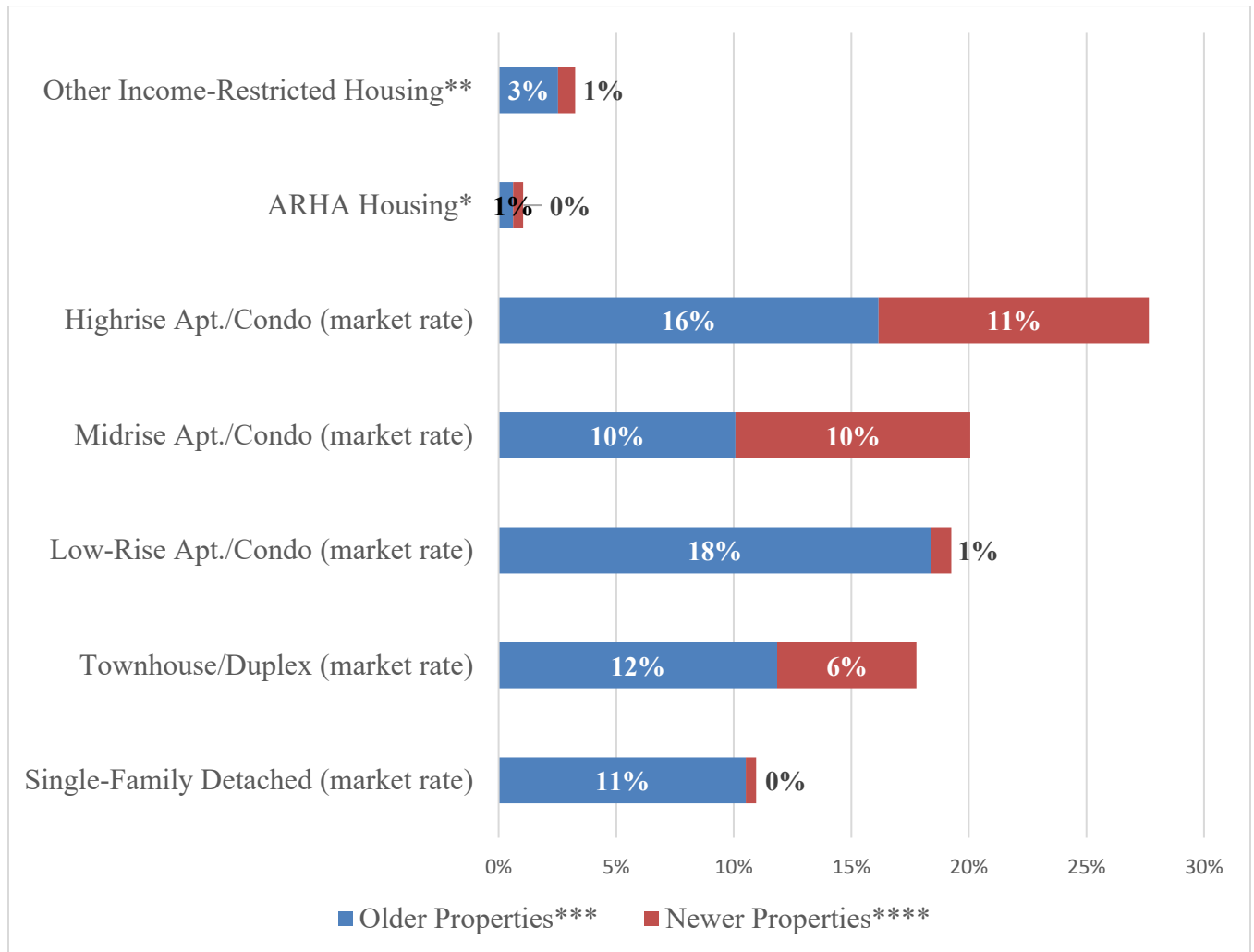
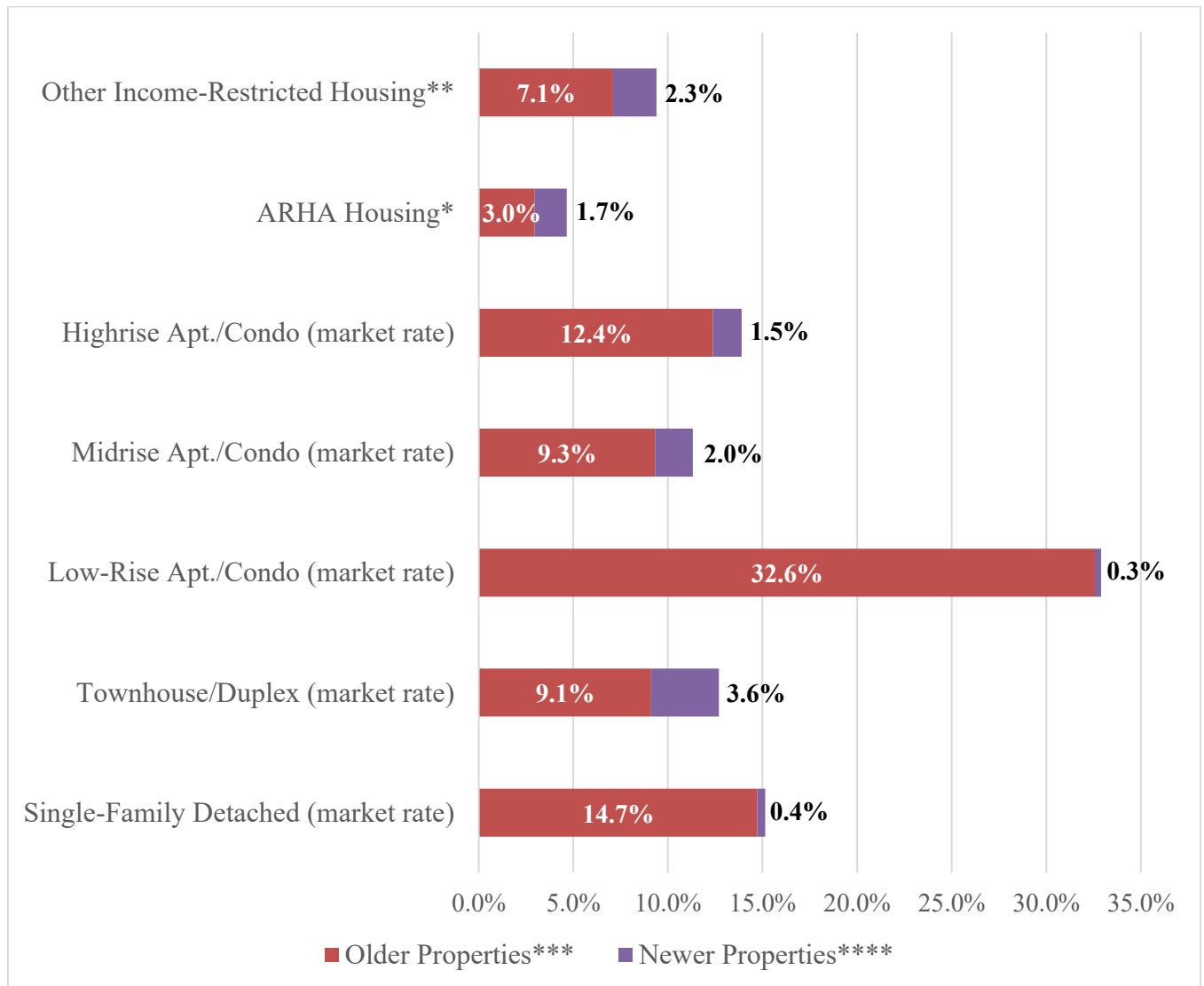


Figure 2: Share of ACPS K-12 Students by Housing Type and Age (average of 2022-2024 school calendar years)



***“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.

Table 2: Comparison of 2025 and 2023 Rates

Type of Housing Unit	2025 Average Older properties (> 30 years old) Per housing unit	2023 Average Older properties (> 30 years old) Per housing unit	2025 Average Newer properties (< 30 years old) Per housing unit	2023 Average Newer properties (< 30 years old) Per housing unit
Single-Family Detached (market rate)	0.27	0.28	0.18	0.19
Townhouse/Duplex (market rate)	0.15	0.17	0.12	0.11
Low-Rise Apt./Condo (market rate)	0.34	0.32	0.07	0.06
Midrise Apt./Condo (market rate)	0.18	0.18	0.04	0.04
Highrise Apt./Condo (market rate)	0.15	0.14	0.03	0.01
ARHA Housing	0.92	0.65	0.76	0.9
Other Income- Restricted Housing	0.54	0.33	0.60	0.73