



DEPARTMENT OF
**PLANNING &
ZONING**



Student Generation Rates 2025 Update

Joint City Council/School Board
Subcommittee Meeting

October 27, 2025





Agenda and Summary

- Background
 - ACPS and City Coordination
 - Student Enrollment Projections Process
 - Student Generation Rates Process
- 2022-2024 Share of ACPS K-12 Students by Housing Type and Age
 - Discussion of Findings
- 2025 Updated Student Generation Rates
 - Discussion of Findings
- Next Steps
- Questions?



Background – ACPS and City Coordination

- **Early Fall** (Sept/Oct) – VDOE provides ACPS with official student enrollment numbers
- **Fall/Winter** (Nov/Dec) – ACPS publishes enrollment projections as part of CIP process
- **Spring** (April/May) – City updates student generation rates and shares with the City/Schools Subcommittee

Data informs:

- **Small Area Planning (City Led)**
 - City applies high level student generation rates to planned development
 - City consults with ACPS regarding potential increased enrollment and existing capacity
 - If additional capacity is needed, ID site and/or development threshold and potential for co-location
- **Development Review (City Led)**
 - City uses generation rates to determine student generation for specified project
 - City provides ACPS with quarterly development updates
- **Joint City-ACPS Facilities Master Planning Tools**
- **Joint ACPS-City Long Range Educational Facilities Plan**



Background - Student Enrollment Projections

- ACPS leads this annual effort and the City assists with development data/consultation, providing quarterly development pipeline updates
- 10 Year Projections are based on two main factors
 - Kindergarten capture
 - Cohort survival rate
- ACPS closely monitors impacts of major policy changes and pipeline development

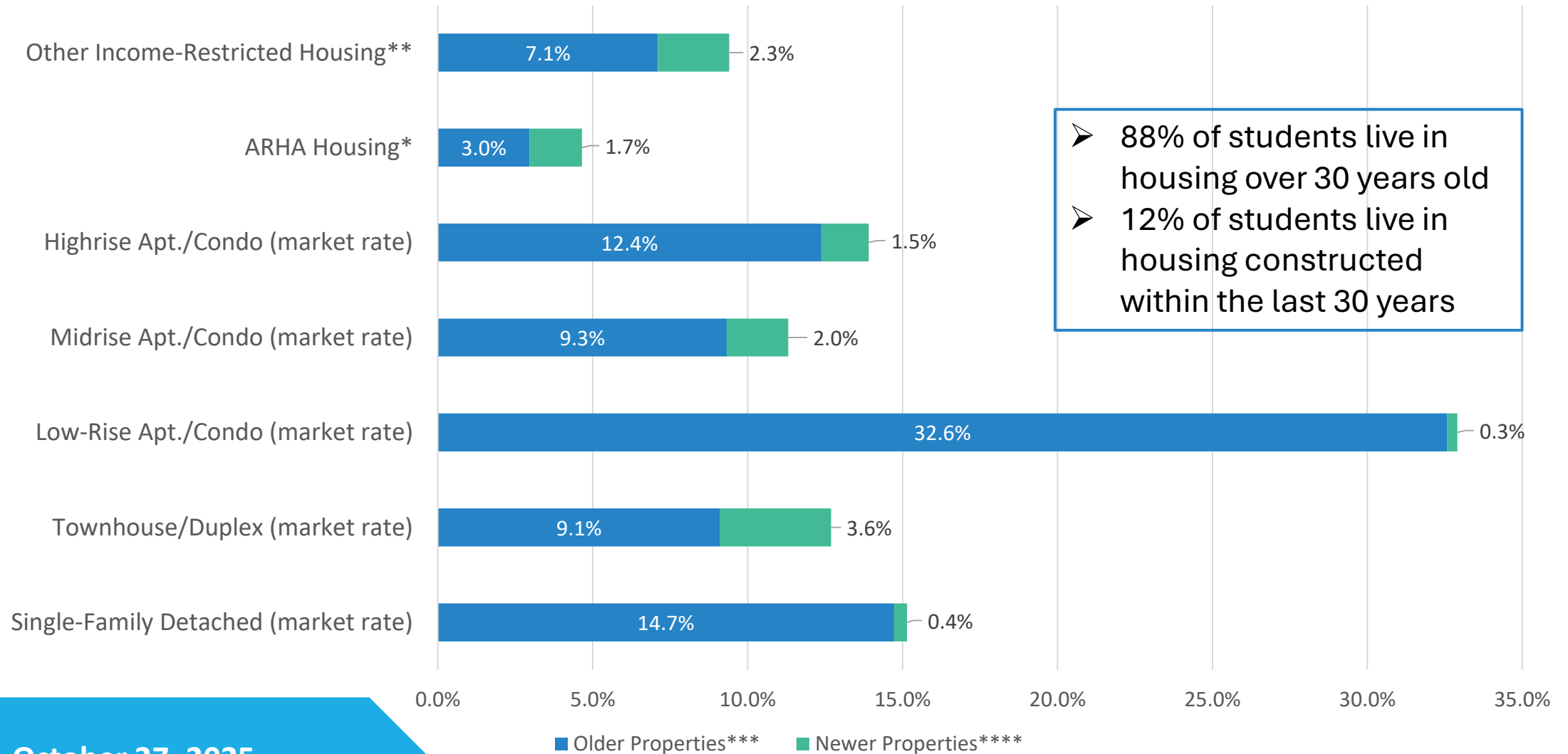


Background - Student Generation Rates

- Joint analysis with ACPS and City
- Used to assess potential school facility impacts from new development
- Last completed in July 2023, goal is to conduct every year
- ACPS provides anonymous enrollment data by City address
- City analyzes number of students by building type and age to develop a per unit type student generation rate
- K-12 students (does not distinguish grade levels)
- Average of last three school years



2025 Rates: Share of ACPS K-12 Students by Housing Type and Age (average of 2022-2024)



October 27, 2025



2025 Rates Comparison to 2023 Rates Newer Properties (<30 years old)

Type of Housing Unit	2023 Newer Properties	2025 Newer Properties
Single-Family Detached (market rate)	0.19	0.18
Townhouse/Duplex (market rate)	0.11	0.12
Low-Rise Apt./Condo (market rate, 1-3 stories)	0.06	0.07
Midrise Apt./Condo (market rate, 4-6 stories)	0.04	0.04
Highrise Apt./Condo (market rate, 7+ stories)	0.01	0.03
ARHA Housing	0.9	0.76
Other Income-Restricted Housing	0.73	0.60

- 2025 rates remained generally consistent with 2023 rates
- Small decrease in the rates for ARHA Housing and Other Income-Restricted Housing



2025 Rates Comparison to 2023 Rates Older Properties (>30 years old)

Type of Housing Unit	2023 Older Properties	2025 Older Properties
Single-Family Detached (market rate)	0.28	0.27
Townhouse/Duplex (market rate)	0.17	0.15
Low-Rise Apt./Condo (market rate, 1-3 stories)	0.32	0.34
Midrise Apt./Condo (market rate, 4-6 stories)	0.18	0.18
Highrise Apt./Condo (market rate, 7+ stories)	0.14	0.15
ARHA Housing	0.65	0.92
Other Income-Restricted Housing	0.33	0.54

- 2025 rates generally consistent with 2023 rates
- In 2025 rates, older properties with ARHA Housing and Other Income-Restricted Housing are generating slightly more students than in the 2023 rates



2025 Summary Table ACPS K-12 Student Generation by Housing Type and Age (average of last three school 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 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.

** "Other Income-Restricted Housing" is defined as properties in which most of the units are income-restricted. These properties exclude senior housing properties.

***"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.



Next Steps - Student Generation Rates

- Immediate Next Steps
 - Post updated Student Generation Rates to City website
 - Apply new rates to the development review process
- Update rates annually in the Spring after enrollment projections are complete



Questions?