



DEPARTMENT OF
**PLANNING &
ZONING**

City of Alexandria, Virginia



MEMORANDUM

TO: JOINT CITY-SCHOOLS SUBCOMMITTEE

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

SUBJECT: STUDENT GENERATION RATES – MAY 2026 UPDATE

Summary

Staff from Alexandria City Public Schools (ACPS) and the City of Alexandria (City) annually 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.

The Spring 2026 analysis shows that rates have remained largely the same in every building category, including the affordable housing building types. Consistent with historic trends, disproportionately more ACPS students reside in older housing stock than newer. Approximately 70% of the City’s housing stock is over 30 years old, and 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 (0.17 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

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 student generation rate is a three-year average by housing type and age. Accordingly, the most recent update is based on anonymized student enrollment provided by ACPS as of September 30 in the

2023, 2024, and 2025 school calendar years. Different categories of residential properties have historically had 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. Student generation rates for “Newer Properties” are based on homes built within the last 30 years while rates for “Older Properties” are based on those older than 30 years.

Table 1: May 2026 ACPS K-12 Student Generation by Housing Type and Age (average of 2023-2025 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	0.17
Townhouse/Duplex (market rate)	0.15	0.12
Low-Rise Apt./Condo (market rate, 1-3 stories)	0.33	0.07
Midrise Apt./Condo (market rate, 4-6 stories)	0.19	0.04
Highrise Apt./Condo (market rate, 7+ stories)	0.15	0.03
ARHA Housing*	0.85	0.74
Other Income-Restricted Housing**	0.55	0.62

*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.

The findings of the 2026 analysis, when compared to 2025, show that rates have remained largely the same in every building category, including the affordable housing building types, as illustrated in Table 2: Comparison of 2026 and 2025 Rates.

Table 2: Comparison of 2026 and 2025 Rates

Type of Housing Unit	Average <u>Older</u> properties (> 30 years old) Per housing unit		Average <u>Newer</u> properties (< 30 years old) Per housing unit	
	<u>2025</u>	<u>2026</u>	<u>2025</u>	<u>2026</u>
Single-Family Detached (market rate)	0.27	0.27	0.18	0.17
Townhouse/Duplex (market rate)	0.15	0.15	0.12	0.12
Low-Rise Apt./Condo (market rate)	0.34	0.33	0.07	0.07
Midrise Apt./Condo (market rate)	0.18	0.19	0.04	0.04
Highrise Apt./Condo (market rate)	0.15	0.15	0.03	0.03
ARHA Housing	0.92	0.85	0.76	0.74
Other Income-Restricted Housing	0.54	0.55	0.60	0.62

Bold text indicates a change in rate from 2025 to 2026

For additional data related to the City’s housing inventory and student generation, see Attachment 1.

Planned Methodology Update for the 2027 Analysis

Due to the increasingly similar funding structure for ARHA projects and other income-restricted housing projects, and the resulting household makeup, the practice of separating these projects in terms of student generation rates is becoming less relevant. The operation of the projects and the household size and range of AMI levels is relatively similar. In future student generation analyses, staff will combine the two housing unit types to produce one rate. In addition to grouping similar project types, a larger sample size will mean the rates will not be impacted disproportionately by minimal changes in the housing stock.

In addition, preparation of the student generation rates in 2027 will include analysis of the year-built factors, and whether 30-year-old housing stock remains a relevant factor or if any adjustments are warranted.

Attachment 1:

Figure 1: City housing inventory by type and age

Figure 2: Share of students by residential property type and age.

Figure 3: Student Generation rate trends in Alexandria and region

Figure 1: City Housing Inventory by Type and Age (average of 2023-2025 years)

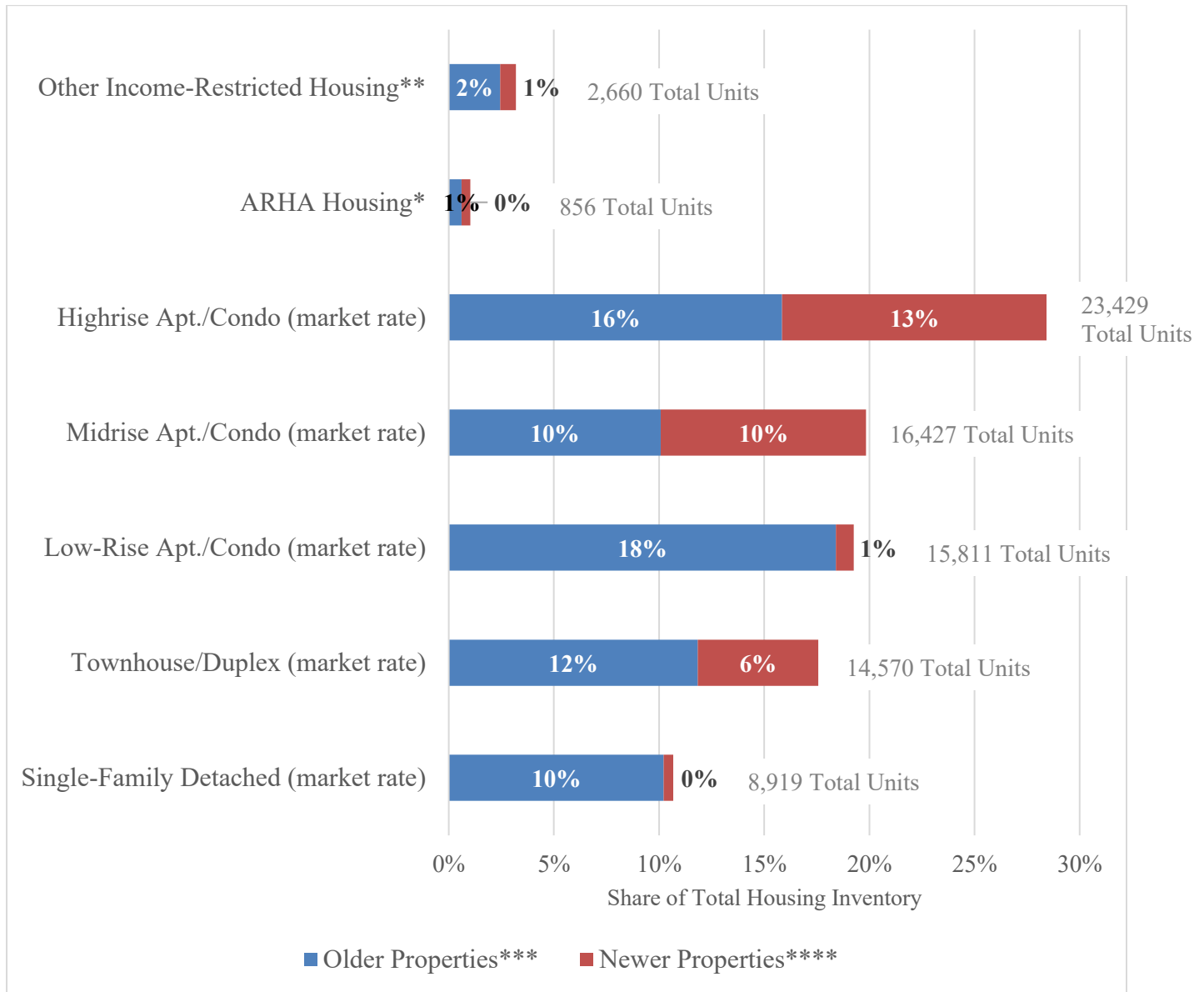
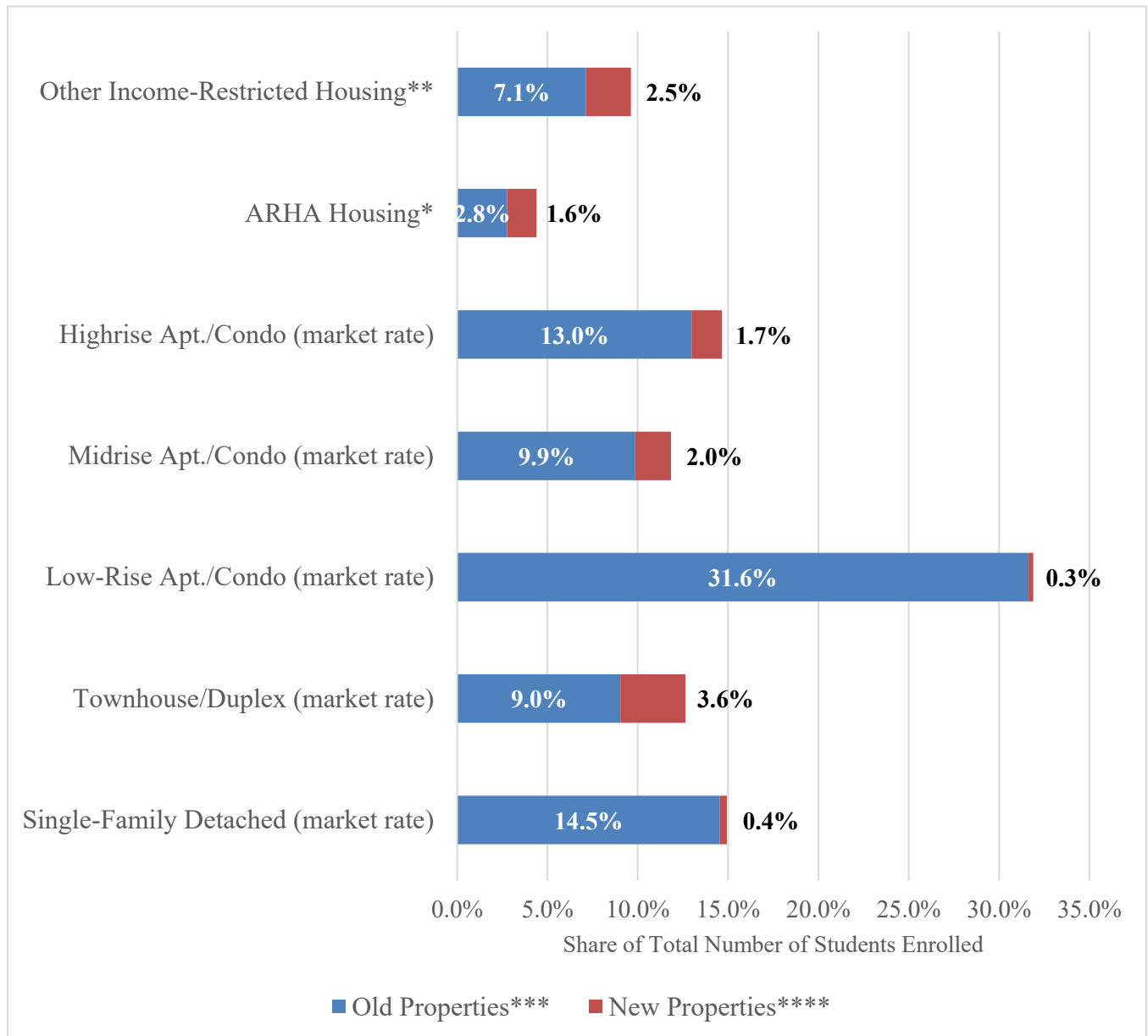


Figure 2: Share of ACPS K-12 Students by Housing Type and Age (average of 2023-2025 school calendar years)



***“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.

Figure 3: Share of ACPS K-12 Students by Housing Age by Year (2025 school calendar year enrollment)

