

Amendment 83 to Council Bill No. 28 -2023

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Amendment No. 83

(This Amendment amends HoCo by Design Chapter 8: Public School Facilities to remove the third paragraph in the narrative section titled "Sources of Student Growth".)

1 In the *HoCo By Design* General Plan, attached to this Act as Exhibit A, amend the following
2 pages as indicated in this Amendment:

3 • Chapter 8: Public School Facilities: 11.

4 Correct all page numbers, numbering, and formatting within this Act to accommodate this
5 amendment.

6

Enrollment Trends

Sources of Student Growth

To project future enrollment, the HCPSS Office of School Planning estimates enrollment growth based on the following factors: 1) the number of births in Howard County; 2) the five-year history of cohort survival (the ratio of students moving from one grade to the next in the same school); 3) first-time sales of newly-constructed homes; 4) resales of existing homes; 5) apartment turnover; and 6) out-of-district enrollment at regional programs. Each data point is analyzed for each school attendance area based on specific methodologies for each factor.

DPZ provides new housing unit projections to the Office of School Planning each December for use in their enrollment projections and Feasibility Study. The housing unit projections are one of the six components outlined above used by the Office of School Planning for their student enrollment projection estimates. The housing unit projections include all recently approved plans not yet constructed, plans currently under review, and future development potential based on zoning capacity for each parcel. The housing unit projections provide a detailed account of when and how much housing may be built in a particular school district up to 20 years in advance. The immediate year projections, based on subdivision and site plans, are more precise indicators of near-term housing unit growth, whereas the out years provide an indication of new unit potential based on zoning capacity. The targeted activity center locations in HoCo By Design will strengthen the outer year projections by providing HCPSS a clear indication of where to expect future growth once zoning consistent with HoCo By Design is in place. Continued coordination between the County and HCPSS is essential to ensure that school capacity projects are planned in activity center areas identified for transformation on the Future Land Use Map (FLUM).

~~It is important to note that while new development may impact a crowded school, a significant impact to enrollment each year also comes from turnover of existing housing. This is housing that adds new students to the system upon resale of owner-occupied homes or apartment turnover. For example, an older home occupied by "empty nesters" may not have had school children living there for many years. Upon resale, however, a younger family with school children may move in.~~



Additionally, as mentioned above, the County provides HCPSS data on new development in the pipeline annually. On average, it takes three years for a project to reach occupancy stage and generate students. Therefore, HCPSS knows the impacts on a particular school or region at least three years in advance or more, if the schools are closed and the project is postponed due to APFO. While APFO can manage enrollment growth from new development by delaying the construction of new units, it does not control student generation from housing turnover that occurs naturally over time.

Tables 8-2 and 8-3 show projected enrollment growth due to new construction, apartment turnover, and resales by school level for the last two years. When comparing these three factors, new construction was projected to account for 17.0% of new student growth in 2021 and 17.5% in 2022. There is also turnover in apartment units, often with younger families moving into larger townhomes or single-family homes as the children age. New students from resales and apartment turnover were projected to account for 83.0% and 82.5% of student growth in 2021 and 2022, respectively, when compared against growth from new home construction. Historical student yield rates from these three housing factors are used to project the future enrollment impact of these factors for each school.

Other factors that impact changes in enrollments include birth rates, cohort survival, and enrollment at regional programs. The HCPSS enrollment projection model includes these additional factors when determining future enrollment estimates.

Table 8-2: HCPSS Student Growth: New Construction vs. Resales of Existing Units & Apartment Turnover (2021)

Level	Apartment Turnover	Resales	New Construction	Total
Elementary	617	689	188	
Middle	(30)	175	81	
High	(10)	97	46	
Total	577	961	315	1,853
Percent	31.1%	51.9%	17.0%	

Source: Howard County Public School System, Office of School Planning

Table 8-3: HCPSS Student Growth: New Construction vs. Resales of Existing Units & Apartment Turnover (2022)

Level	Apartment Turnover	Resales	New Construction	Total
Elementary	587	759	212	
Middle	(70)	193	83	
High	40	144	56	
Total	557	1,096	351	2,004
Percent	27.8%	54.7%	17.5%	

Source: Howard County Public School System, Office of School Planning