

ORANGE COUNTY PLANNING & INSPECTIONS DEPARTMENT

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To: Orange County Board of Commissioners
Chapel Hill Town Council
Carrboro Board of Aldermen
Hillsborough Town Board
Chapel Hill-Carrboro City Schools Board
Orange County Schools Board

Through: County and Town Managers and School Superintendents

From: Schools Adequate Public Facilities Ordinance Technical Advisory Committee
(SAPFOTAC)

cc: County and Town Clerks

Date: May 22, 2009

Subject: Recommended Update to Student Generation Rates Used in Schools
Adequate Public Facilities Ordinance (SAPFO) Processes

The purpose of this correspondence is to inform all governing boards of proposed Student Generation Rate updates. This also provides governing boards with an opportunity to comment on the proposed updates.

Background

When the Orange County Board of Commissioners adopted updated educational facilities impact fee levels in December 2008, the BOCC directed staff to begin the process outlined in the SAPFO Memorandum of Understanding (MOU) to update student generation rates used in SAPFO processes.

The update process contained in the SAPFO MOU is as follows:

1. The BOCC may change the projected student membership growth rate, the methodology used to determine this rate, or the student generation rate if the BOCC concludes that such a change is necessary to predict growth more accurately.
2. Before making any such change, the BOCC shall receive and consider the recommendation of a staff committee consisting of the planning directors of the Town(s) and the County and a representative of the School Districts appointed by the Superintendent. (Note: this is the SAPFOTAC)
3. The committee shall provide, in a timely manner, a copy of its recommendation to the governing boards at the time it provides such recommendation to the BOCC and the BOCC shall provide an opportunity for the governing boards to comment on the recommendation.
4. If a change is made, the BOCC shall inform the governing boards prior to February 1st in any year in which such change is intended to become effective what change was made and why it was necessary. (Note: The February 1, 2009 deadline has passed so this change would not go into effect until November 2010)

The student generation rates currently in use and the rates calculated in the impact fee study update are shown in the tables below. Although SAPFO was adopted in 2003, the decision was made to use rates from a 2001 impact fee study completed by Tischler & Associates since they were readily available and reasonably current.

Current Student Generation Rates (2001)								
Chapel Hill-Carrboro Schools					Orange County Schools			
	Elem.	Middle	High	All Grades	Elem.	Middle	High	All Grades
Single-Family	0.168	0.095	0.123	0.386	0.150	0.075	0.084	0.309
Other	0.094	0.042	0.043	0.179	0.084	0.033	0.030	0.147
All Housing Types	0.134	0.070	0.086	0.290	0.140	0.068	0.076	0.284

The analysis for the 2007 TischlerBise report found the student generation rates in the following table. Some data was aggregated slightly differently for the school districts since the housing types found in each district vary (i.e., Single Family Attached / Multifamily was combined for Orange County Schools (OCS) since there is minimal single family attached housing in the OCS district).

Updated Student Generation Rates (2007)								
Chapel Hill-Carrboro Schools					Orange County Schools			
	Elem.	Middle	High	All Grades	Elem.	Middle	High	All Grades
Single-Family Detached	0.263	0.143	0.197	0.603	0.168	0.090	0.126	0.384
Single-Family Attached	0.158	0.077	0.115	0.350	-	-	-	-
Multifamily	0.038	0.015	0.017	0.070	-	-	-	-
Single-Family Attached / Multifamily	-	-	-	-	0.066	0.022	0.034	0.122
Manufactured Homes	0.141	0.066	0.061	0.268	0.096	0.041	0.049	0.186
All Housing Types	0.149	0.078	0.105	0.332	0.145	0.074	0.102	0.321

SAPFOTAC Recommendation

The SAPFOTAC met on February 6, 2009 to discuss the 2009 SAPFOTAC Report. At that meeting, the committee considered the updated student generation rates calculated by TischlerBise for the recent impact fee update. The SAPFOTAC deems it important to use the most current, up-to-date data available within the SAPFO and Certificate of Adequate Public Schools (CAPS) system and recommends the BOCC adopt the updated TischlerBise student generation rates for SAPFO processes.

Adoption Process

As per the SAPFO MOU, the SAPFOTAC has sent this memo to all governing boards. Comments from governing boards regarding the proposed update to the student generation rates should be submitted no later than **September 15, 2009** to:

Craig N. Benedict, AICP
 Orange County Planning Director
 P.O. Box 8181
 Hillsborough, NC 27278

The Board of County Commissioners is scheduled to consider the updated student generation rates at its October 6, 2009 regular meeting. If a change to the rates is made, the BOCC shall inform the governing boards of the change in accordance with the SAPFO MOU. The change will be incorporated into the 2010 SAPFOTAC Report and becomes effective with the November 15, 2010 CAPS system update.

Attachment: Appendix C, 2007 TischlerBise report

APPENDIX C: HOUSING UNIT TYPES

For the purposes of school impact fee analysis and calculations, the following housing type categories were used. A brief description of each housing category is provided.

Single Family Detached: a detached building located on a single lot containing one dwelling unit. In situations where an accessory dwelling unit (i.e., a “mother-in-law suite” or “granny flat”) is located on the same lot, the principal dwelling is categorized as a Single Family Detached dwelling.

Examples of single family detached dwellings are site-built houses and modular houses.

Single Family Attached: a group of dwelling units which share a common floor-to-ceiling wall or share the wall of an attached garage or porch with an adjacent dwelling and in which all units have a ground-floor living space. Units are individually owned or intended to be individually owned after initial sales are complete.

Examples of single family attached dwellings are duplexes, triplexes, townhouses, row houses, and condominiums in which all units have a ground-floor living space.

Multifamily: a group of dwelling units which share a common floor-to-ceiling wall with an adjacent dwelling. All units may not have a ground-floor living space. Units may be individually owned (as is the case with condominiums) or may be owned by one entity and rented/leased to tenants. Also included in this category are dwelling units located above ground-floor non-residential (i.e., retail or office) uses. In situations where an accessory dwelling unit (i.e., a mother-in-law suite, granny flat, or efficiency apartment) is located on the same lot as a principal dwelling, the accessory dwelling unit is categorized as a multifamily dwelling provided the accessory dwelling unit is categorized as such by the local zoning code (i.e., less than 750-800 square feet, depending on the specifics of the local code).

Examples of multifamily dwellings include apartments, condominiums in a multi-story building in which all units do not have a ground-floor living space, mother-in-law suites and granny flats located on a lot containing a separate principal dwelling, and dwellings located above non-residential uses.

Manufactured home: a dwelling built in a factory in accordance with the federal Manufactured Home Construction and Safety Standards, commonly referred to as the 'HUD' Code.

Examples of manufactured homes are single-wide, double-wide, and triple-wide “mobile” homes.