




2020-2024 Subdivision Staging Policy/County Growth Policy: Work Session #3 – Schools Element

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Description

Work session #3 will continue the Planning Board's discussion on the schools element of the draft 2020 update to the Subdivision Staging Policy (County Growth Policy). Topics for discussion will include recommendations and comments received pertaining to school impact area designations, residential development moratoria, moratoria exceptions, student generation rates, development application review and Utilization Premium Payments. If time permits, the work session may include initial discussions on the impact tax and recordation tax recommendations in the [draft policy document](#).

In preparation for work session #3, Montgomery Planning has included information below on two School Impact Area designation options and a new potential recommendation for Planning Board consideration. These are based on Planning Board discussions during work session #1.

School Impact Area Options

The Attachment includes data pertaining to two School Impact Area options for the Board's consideration:

- **SIA Option A.** This is based on the School Impact Area designations recommended in the public hearing draft.
- **SIA Option B.** This option uses the designations in the public hearing draft, but also designates all Metro station policy areas (Red Policy Areas) as Infill Impact Areas.

For each option, Montgomery Planning staff has provided tables showing:

- the applicable student generation rates by dwelling type and School Impact Area
- the corresponding impact tax rates
- the corresponding Utilization Premium Payments

Potential Moratorium Exception

Staff offers the following potential moratorium exception language for the Board's consideration based on a suggestion from work session #1 to allow borrowing from nearby or adjacent schools:

S4.1.3 Nearby Capacity

When a moratorium is imposed in a Greenfield Impact Area, the Planning Board may nevertheless approve a subdivision in the subjected area if a school located within ten network miles of the subdivision (at the same level as any school causing the moratorium) has a projected

utilization rate in the current Annual School Test of no more than 110% (and less than a 55-seat deficit if at the elementary school level; less than a 90-seat deficit if at the middle school level).

ATTACHMENT

SIA Option A (based on recommendations in the public hearing draft)

Table A1. Student Generation Rates Under SIA Option A

		Student Generation Rates			
		ES	MS	HS	K-12
Countywide	Single-Family Detached	0.198	0.111	0.155	0.464
	Single-Family Attached	0.222	0.115	0.151	0.487
	Multifamily (Since 1990)	0.066	0.030	0.036	0.133
Infill Impact Areas	Single-Family Detached	0.171	0.082	0.113	0.366
	Single-Family Attached	0.179	0.092	0.119	0.391
	Multifamily (Since 1990)	0.049	0.020	0.024	0.093
Turnover Impact Areas	Single-Family Detached	0.194	0.109	0.155	0.458
	Single-Family Attached	0.225	0.118	0.157	0.499
	Multifamily (Since 1990)	0.090	0.046	0.055	0.192
Greenfield Impact Areas	Single-Family Detached	0.336	0.181	0.206	0.724
	Single-Family Attached	0.318	0.141	0.158	0.618
	Multifamily (Since 1990)	0.253	0.131	0.149	0.532

Table A2. Impact Tax Rates Under SIA Option A

		Calculation Factor	Single-family Detached	Single-family Attached	Multifamily Low-Rise	Multifamily High-Rise
Current Countywide Rates		120%	\$26,207	\$27,598	\$21,961	\$6,113
Infill Impact Areas	Standard	100%	\$17,186	\$18,303	\$4,325	
	Activity Center	60%	\$10,312	\$10,982	\$2,595	
Turnover Impact Areas	Standard	100%	\$21,627	\$23,503	\$8,936	
	Activity Center	60%	\$12,976	\$14,102	\$5,362	
	AR Zone	120%	\$25,952	\$28,204	\$10,723	
	AR Zone (single unit)	60%	\$12,976	N/A	N/A	
Greenfield Impact Areas	Standard	100%	\$33,809	\$28,691	\$24,898	
	Activity Center	100%	\$33,809	\$28,691	\$24,898	
	AR Zone	120%	\$40,571	\$34,429	\$29,878	
	AR Zone (single unit)	60%	\$20,285	N/A	N/A	

Table A3. Utilization Premium Payments Under SIA Option A

		Payment Factor	Single-family Detached	Single-family Attached	Multifamily
Infill Impact Areas	Elementary School	25%	\$4,297	\$4,576	\$1,081
	Middle School	15%	\$2,578	\$2,745	\$649
	High School	20%	\$3,437	\$3,661	\$865
	Total*	60%	\$10,312	\$10,982	\$2,595
Turnover Impact Areas	Elementary School	25%	\$5,407	\$5,876	\$2,234
	Middle School	15%	\$3,244	\$3,525	\$1,340
	High School	20%	\$4,325	\$4,701	\$1,787
	Total*	60%	\$12,976	\$14,102	\$5,361

* If all three levels exceed the adequacy standard.

SIA Option B (based on designating Red Policy Areas as Infill Impact Areas)

Table B1. Student Generation Rates Under SIA Option B

		Student Generation Rates			
		ES	MS	HS	K-12
Countywide	Single-Family Detached	0.198	0.111	0.155	0.464
	Single-Family Attached	0.222	0.115	0.151	0.487
	Multifamily (Since 1990)	0.066	0.030	0.036	0.133
Infill Impact Areas	Single-Family Detached	0.189	0.100	0.156	0.446
	Single-Family Attached	0.214	0.113	0.143	0.470
	Multifamily (Since 1990)	0.053	0.021	0.026	0.100
Turnover Impact Areas	Single-Family Detached	0.193	0.109	0.153	0.455
	Single-Family Attached	0.218	0.114	0.154	0.486
	Multifamily (Since 1990)	0.093	0.050	0.059	0.202
Greenfield Impact Areas	Single-Family Detached	0.336	0.181	0.206	0.724
	Single-Family Attached	0.318	0.141	0.158	0.618
	Multifamily (Since 1990)	0.253	0.131	0.149	0.532

Table B2. Impact Tax Rates Under SIA Option B

		Calculation Factor	Single-family Detached	Single-family Attached	Multifamily Low-Rise	Multifamily High-Rise
Current Countywide Rates		120%	\$26,207	\$27,598	\$21,961	\$6,113
Infill Impact Areas	Standard	100%	\$21,057	\$22,054	\$4,652	
	Activity Center	60%	\$12,634	\$13,232	\$2,791	
Turnover Impact Areas	Standard	100%	\$21,477	\$22,857	\$9,458	
	Activity Center	60%	\$12,886	\$13,714	\$5,675	
	AR Zone	120%	\$25,772	\$27,428	\$11,350	
	AR Zone (single unit)	60%	\$12,886	N/A	N/A	
Greenfield Impact Areas	Standard	100%	\$33,809	\$28,691	\$24,898	
	Activity Center	100%	\$33,809	\$28,691	\$24,898	
	AR Zone	120%	\$40,571	\$34,429	\$29,878	
	AR Zone (single unit)	60%	\$20,285	N/A	N/A	

Table B3. Utilization Premium Payments Under SIA Option B

		Payment Factor	Single-family Detached	Single-family Attached	Multifamily
Infill Impact Areas	Elementary School	25%	\$5,264	\$5,514	\$1,163
	Middle School	15%	\$3,159	\$3,308	\$698
	High School	20%	\$4,211	\$4,411	\$930
	Total*	60%	\$12,634	\$13,233	\$2,791
Turnover Impact Areas	Elementary School	25%	\$5,369	\$5,714	\$2,365
	Middle School	15%	\$3,222	\$3,429	\$1,419
	High School	20%	\$4,295	\$4,571	\$1,892
	Total*	60%	\$12,886	\$13,714	\$5,676

* If all three levels exceed the adequacy standard.