Attachment A

Growth & Infrastructure POLICY

Version 2.0
ANNUAL SCHOOL TEST GUIDELINES

Montgomery Planning
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

Contents

About the AST and the AST Guidelines

➢ Annual School Test

Under the Growth and Infrastructure Policy, the Planning Board reviews and certifies the results of an Annual School Test each year, no later than July 1, to establish the adequacy status of the County's public schools. The findings from the test are then used to evaluate residential applications for school adequacy during the development review process.

The 2024-2028 Growth and Infrastructure Policy can be found at:
https://www.montgomerycountymd.gov/COUNCIL/Resources/Files/2024/2024-10-30GIPResolution.pdf

➢ Annual School Test Guidelines

The Annual School Test Guidelines explain the procedures, methodologies, and standards used for the Annual School Test and school adequacy analysis during the development review process.

- **Version 2.0** reflects the 2024-2028 Growth and Infrastructure Policy

Annual School Test Procedures

Data Sources

- The data used to conduct the Annual School Test is provided by MCPS's Division of Capital Planning and Real Estate. They are updated every spring in the ***'Educational Facilities Master Plan and Capital Improvements Program'***, which is often referred to as the Master Plan CIP.
- Montgomery Planning does not produce its own school enrollment or capacity projections.

➢ Projected Enrollment and Space Availability Tables

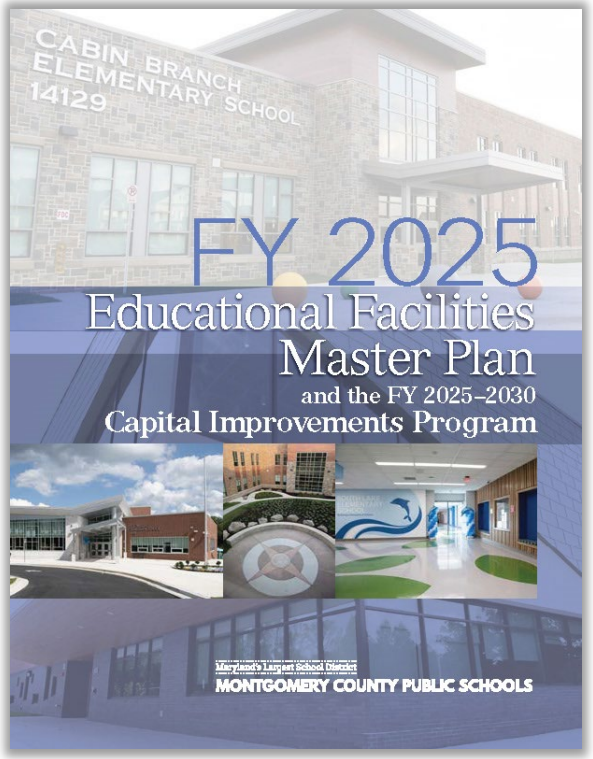
- Typically found in Chapter 4 of the Master Plan CIP.
- Provides the enrollment and capacity projections used for the Annual School Test.

➢ Cluster Planning Issues

- Typically found in Chapter 4 of the Master Plan CIP.
- Provides supplemental information about school capital projects and plans that can be reflected in the Annual School Test.

➢ Project Description Forms

- Typically found in Chapter 6 of the Master Plan CIP.
- Is the official, county-authorized budget form that provides a description and justification for capital projects.



Evaluation Year

- The Annual School Test evaluates the adequacy of schools based on their projected enrollment and capacity four **years into the future.**
  - This considers the time it generally takes for a residential project to proceed from development approval through construction and be ready for occupancy.
  - As the Annual School Test is certified by the Planning Board in July, after completion of the Master Plan CIP official enrollment school year, the first set of projections in the Master Plan CIP table are considered the current year data, and the count for subsequent year projections start from the third column, as illustrated in the image on the right.

➢ Projections

Example Projected Enrollment and Space Availability Table

(p.4-46 of the FY2025 Educational Facilities Master Plan and the FY2025-2030 Capital Improvements Program)

Official Enrollment, Last School Year
Current Year Data
1-Year Projection
2-Year Projection
3-Year Projection
4-Year Projection
5-Year Projection

Schools			Actual	Projections							
			23-24	24-25	25-26	26-27	27-28	28-29	29-30	2033	2038
Col. Zadok Magruder HS		Program Capacity	1885	1885	1885	1885	1885	1885	1885	1885	1885
		Enrollment	1620	1691	1766	1753	1763	1774	1786	1880	1880
		Available Space	*265*	*194*	*119*	*132*	*122*	*111*	*99*	*5*	*5*
		Comments									

Data Modifications

- The Annual School Test modifies MCPS's projections in three instances:
  - **Paired Schools**
  - CIP Decisions Involving Student Reassignment Plans
  - Placeholders

Paired Schools

- Paired elementary schools (where students attend grades K-2 at one location and grades 3-5 at another) that share a homogenous service area are treated as one individual school by the Annual School Test. They are evaluated based on the collective enrollment and capacity projection of the pair.
- The following 6 paired schools are recognized as one school:
  - Bel Pre / Strathmore ES
  - Montgomery Knolls / Pine Crest ES
  - New Hampshire Estates / Oak View ES
  - Roscoe R. Nix / Cresthaven ES
  - Rosemary Hills / Chevy Chase ES*
  - Rosemary Hills / North Chevy Chase ES*

* The projections for Rosemary Hills ES is counted in full for both Rosemary Hills/Chevy Chase ES and Rosemary Hills/North Chevy Chase ES. This is because MCPS does not produce separate projections for each service area of Rosemary Hills. The table below shows an example of how the Rosemary Hills/Chevy Chase ES and Rosemary Hills/North Chevy Chase ES projections are modified in the FY 2025 Annual School Test.

Schools	FY2025 AST (2028-2029 Projections)				Notes
	MCPS Master Plan		Annual School Test		
	Capacity	Enrollment	Capacity	Enrollment	
Rosemary Hills/Chevy Chase ES	-	-	1133	1044	
Rosemary Hills ES	*650*	*552*	-	-	*Grades K-2 (paired with CC & NCC ES)*
Chevy Chase ES	*483*	*492*	-	-	*Grades 3-5 (paired with Rosemary Hills ES)*
Rosemary Hills/North Chevy Chase ES	-	-	1024	803	
Rosemary Hills ES	*650*	*552*	-	-	*Grades K-2 (paired with CC & NCC ES)*
North Chevy Chase ES	*374*	*251*	-	-	*Grades 3-5 (paired with Rosemary Hills ES)*

Data Modifications

- The Annual School Test modifies MCPS's projections in three instances:
  - Paired Schools
  - **CIP Decisions Involving Student Reassignment Plans**
  - Placeholders

➢ CIP Decisions Involving Student Reassignment Plans

- When a CIP decision by MCPS involves reassigning students to another school, it is not typically reflected in the enrollment projection of each affected school until there is a boundary approved by the Board of Education. In these circumstances, Montgomery Planning Staff modifies the enrollment projections used in the Annual School Test to assume balanced utilization rates across all schools identified as part of the reassignment plan or boundary change.
- Montgomery Planning refers to various sources of information from MCPS to determine which schools to include in the projection modification process, including but not limited to:
  ① Official Board of Education resolutions regarding a boundary study scope
  ② Cluster Planning Issues or Schools Information (Chapter 4 of the Master Plan CIP)
  ③ Project Description Form (Chapter 6 of the Master Plan CIP)
- The Annual School Test modifications are conducted solely for the purpose of evaluating future adequacy of schools. They have no implications on Board of Education decisions.
- Montgomery Planning reverts to using MCPS's projections in the Annual School Test once there is a boundary approved by the Board of Education, and the student reassignment plan is reflected in the official projections.

Data Modifications

- The Annual School Test modifies MCPS's projections in three instances:
  - Paired Schools
  - **CIP Decisions Involving Student Reassignment Plans**
  - Placeholders

➢ CIP Decisions Involving Student Reassignment Plans

- *How are Enrollment Projections Modified?*
  - Using Numbers Specified in Project Description Forms

    If a Project Description Form provides detailed information about the number of seats that are intended to relieve a certain school, Montgomery Planning uses that information to modify enrollment projections.

  - Balancing Utilization Rates

    The steps below outline how enrollment projections of schools included in a student reassignment plan are modified.

    1. The enrollment and capacity projections of all involved schools are summed.
    2. The collective utilization rate is calculated by dividing the Sum of Enrollment Projections by the Sum of Capacity Projections.
    3. The collective utilization rate is multiplied by the School Capacity Projection of each school, then rounded to the nearest whole number.

$$\textit{Modified Enrollment Projection} = \frac{\textit{Sum of Enrollment Projections}}{\textit{Sum of Capacity Projections}} \text{ x } \textit{School Capacity Projection}$$

    4. If the rounding leads to a discrepancy between the sum of the modified enrollment and original total, then the rounding is adjusted at the school that will have the least impact on the change in value.

    (see next page for an example)

Data Modifications

- The Annual School Test modifies MCPS's projections in three instances:
  - Paired Schools
  - **CIP Decisions Involving Student Reassignment Plans**
  - Placeholders

➢ CIP Decisions Involving Student Reassignment Plans

❖ Projection Modification Example: Charles W. Woodward HS Boundary Study

On March 28,2023, the Board of Education approved the scope of the boundary study to establish the service area for Charles W. Woodward High School to include Bethesda-Chevy Chase, Montgomery Blair, Albert Einstein, Walter Johnson, John F. Kennedy, Northwood, Wheaton, and Walt Whitman high schools.

The enrollment projections in MCPS's Master Plan CIP for each school, however, do not reflect the impending boundary change yet. This is most pronounced in Woodward's projection, which indicates a capacity for 2249, but enrollment of 0 students. Therefore, Montgomery Planning used modified enrollment projections for the FY 2025 Annual School Test as described in the previous page.

The table below shows MCPS's Master Plan CIP projections, the projection modification process, and the modified Annual School Test projections for each school.

Schools	FY 2025 AST (2028-2029 Projections)							
	MCPS Master Plan CIP		Projection Modification Process				Annual School Test	
	Capacity	Enrollment	Calculation	Value w/ Decimals	Rounded Whole Number	Difference to Next Whole Number	Capacity	Enrollment
Bethesda-Chevy Chase HS	2475	2321	*= 94.6% x 2475*	2341.22	2341	+ 0.78	2475	2341
Montgomery Blair HS	2889	3450	*= 94.6% x 2889*	2732.85	2733	+ 1.15	2889	2733
Albert Einstein HS	1602	2028	*= 94.6% x 1602*	1515.41	1515	+ 0.59	1602	1515
Walter Johnson HS	2299	2969	*= 94.6% x 2299*	2174.74	2175	+ 1.26	2299	2175
John F. Kennedy HS	2159	2044	*= 94.6% x 2159*	2042.30	2042	+ 0.70	2159	2042
Northwood HS	2260	1751	*= 94.6% x 2260*	2137.84	2138	+ 1.16	2260	2138
Wheaton HS	2237	2711	*= 94.6% x 2237*	2116.09	2116	+ 0.91	2237	2116
Walt Whitman HS	2218	2012	*= 94.6% x 2218*	2098.11	2098	+ 0.89	2218	2098
Charles W. Woodward HS	2249	0	*= 94.6% x 2249*	2127.44	2127	**+ 0.56**	2249	**2128**
Sum	20388	19286		19286.00	**19285**		20388	19286

Data Modifications

- The Annual School Test modifies MCPS's projections in three instances:
  - Paired Schools
  - CIP Decisions Involving Student Reassignment Plans
  - **Placeholders**

Placeholders

- Placeholders
  - A placeholder is an interim capacity solution implemented by the County Council. It refers to funds placed in the budget for a school that does not have an approved project scheduled in the CIP.
  - If the Council provides placeholder funding for an overutilized school, it is considered a valid capacity solution for the purpose of the Annual School Test. Planning staff calculates the relief to be provided by the funds and modifies the capacity projection of the school accordingly.
  - The metrics used to calculate the placeholder impact is consistent with MCPS school capacity calculation guidelines. The placeholder PDF identifies the number of classrooms funded by the solution and the modified capacity projection for the school is calculated assuming the following number of seats per classroom:
    - Elementary School: 23 seats per classroom
    - Middle School: 21.25 seats per classroom
    - High School: 22.5 seats per classroom

Adequacy Metrics

- The County Code and Growth and Infrastructure Policy define school adequacy as capacity utilization. The Annual School Test uses the following two metrics to evaluate capacity utilization:
  - **Utilization Rate**
  - **Seat Deficit**

➢ Utilization Rate

A utilization rate is calculated by dividing the projected enrollment of a school by the projected capacity.

$$Utilization\ Rate\ (\%) = \frac{Enrollment}{Capacity}$$

➢ Seat Deficit

A seat deficit (or surplus) is calculated by subtracting the projected enrollment of a school from the projected capacity.

$$Seat\ Deficit = Capacity - Enrollment$$

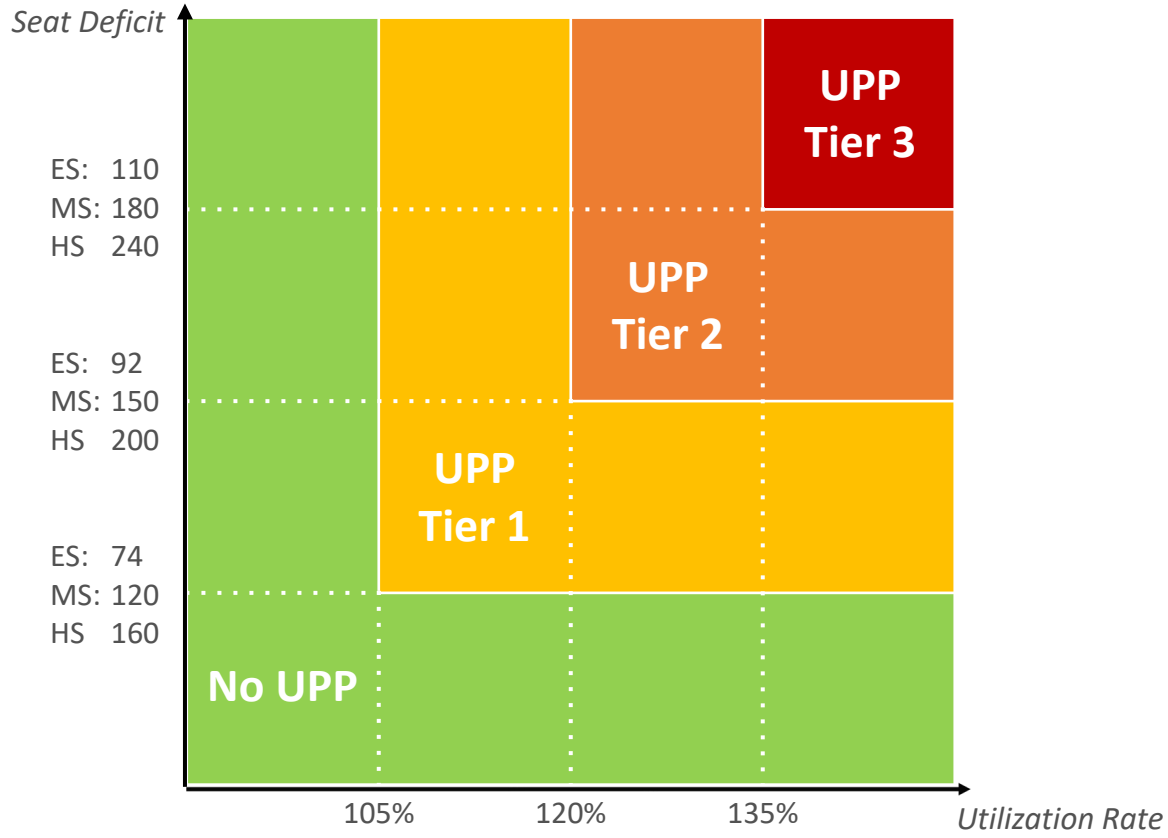
Adequacy Status and Standards

- The adequacy standards of the Annual School Test:
  - are based on a combination of utilization rate and seat deficit metrics outlined in the Growth and Infrastructure Policy.
  - determine the adequacy level of a school.
- The adequacy level, expressed as a **Utilization Premium Payment Tier**, dictates the status of each school for the purpose of development review.

➢ Utilization Premium Payment Tiers

The graph below illustrates the thresholds for each Utilization Premium Payment (UPP) Tier. A school reaches a certain UPP Tier if the 4-year modified projections indicate that both the *utilization rate* and *seat deficit* will exceed their respective thresholds.

- *Utilization rate* thresholds are shown on the horizontal (x) axis.
- *Seat deficit* thresholds vary by school level, as shown on the vertical (y) axis.



Utilization Premium Payment (UPP)

- Utilization Premium Payments are fees assessed on residential development when a school serving the project is determined to be inadequate.
- A UPP surcharge factor is assessed as a condition of approval and applied to the undiscounted and unexempt school impact tax rate applicable to a residential unit.

➢ Base UPP Surcharge Factors by Tier and School Level

School Level	Surcharge Factor			
	No UPP	Tier 1	Tier 2	Tier 3
Elementary School	-	16⅔%	33⅓%	50%
Middle School	-	10%	20%	30%
High School	-	13⅓%	26⅔%	40%
Total	**-**	**40%**	**80%**	**120%**

- **School impact taxes** are assessed on new residential development as their pro rata share of the cost to build public school capacity. School impact tax rates vary by school impact area and housing unit type.
- Impact tax rates are updated every two years. The rates can be found at: https://www.montgomerycountymd.gov/DPS/fees/Taxes.html

❖ Example UPP Rate Calculation:

If a single family detached unit in a Turnover Impact Area that was assessed a Tier 2 UPP at the high school level proceeds to building permit stage in FY2025 (when impact tax and UPP payments are typically due) it will be subject to $26,084 in school impact tax, and an additional $6,956 ($26,084 x 26-2/3%) in UPP.

Adequacy Ceilings

- The Annual School Test also reports the **adequacy ceiling** of each school relative to subsequent UPP tiers.

➢ Definition:

- An adequacy ceiling is a school's UPP tier threshold to subsequent levels. It identifies the number of additional students that would trigger the school to be placed in a higher UPP tier.

➢ Application:

- During the development review process, each project is evaluated for its estimated enrollment impact, which is compared to the adequacy ceiling of each elementary, middle, and high school serving the project. If the enrollment impact at any school level exceeds the respective adequacy ceiling, the UPP factor is adjusted to a rate that reflects the number of students beyond the ceiling proportionally.
- The UPP Tier placement and adequacy ceilings set by the Annual School Test remain constant throughout the entire fiscal year. Even if a project gets approved with an enrollment impact estimate that exceeds an adequacy ceiling of a school, subsequent applications in the same school service area will be tested against the original adequacy ceiling identified by the Annual School Test. The order in which projects reach construction stage and then generate students do not necessarily follow the order in which they were approved, so projects will not be subject to tighter adequacy ceilings or higher UPP surcharge factors based on other projects that may have been approved earlier. Instead, the Annual School Test uses MCPS's latest enrollment projections, which reflect the actual enrollment in each school and are updated annually.

Development Review

School Adequacy Analysis

School Adequacy Analysis

- For a school adequacy analysis, the following information is reviewed to estimate the enrollment impact of a development application and determine the appropriate UPP surcharge factor:

  - **Enrollment Impact Estimate**
    - Net Residential Units Proposed
    - School Impact Area Classification
  - UPP Surcharge Factor Assessment
    - Annual School Test Results
      - UPP status and adequacy ceilings of elementary school, middle school, and high school
  - UPP Rate Calculation

❖ Example Development Application

Net Residential Units Proposed

- ❑ Single Family Detached: 40 units
- ❑ Single Family Attached: 35 units
- ❑ Multifamily Low-rise: 0 units
- ❑ Multifamily High-rise: 200 units

School Impact Area Classification

- ❑ Turnover Impact Area

Annual School Test Results (Updated FY 2025)

School	Status	Tier 1 Ceiling	Tier 2 Ceiling	Tier 3 Ceiling
Farmland ES	No UPP	6	77	186
Tilden MS	No UPP	278	411	601
Walter Johnson HS	No UPP	284	584	929

➢ Enrollment Impact Estimate:

1) The number of proposed units are multiplied by the student generation rate for the applicable School Impact Area, unit type, and school level.
2) The unrounded products for each housing type are summed by school level.
3) The total for each school level is rounded down to a whole number.

Unit Type	# of Units	Turnover Impact Area SGR			Estimated # of Students		
		ES	MS	HS	ES	MS	HS
SFD	40	0.184	0.101	0.153	7.360	4.040	6.120
SFA	35	0.217	0.118	0.167	7.595	4.130	5.845
MFL	0	0.121	0.065	0.083	0.000	0.000	0.000
MFH	200	0.049	0.025	0.032	9.800	5.000	6.400
TOTAL	**275**				**24**	**13**	**18**

School Adequacy Analysis

- For a school adequacy analysis, the following information is reviewed to estimate the enrollment impact of a development application and determine the appropriate UPP surcharge factor:
  - ➢ Enrollment Impact Estimate
    - Net Residential Units Proposed
    - School Impact Area Classification
  - ➢ **UPP Surcharge Factor Assessment**
    - Annual School Test Results
      - UPP status and adequacy ceilings of elementary school, middle school, and high school
  - ➢ UPP Rate Calculation

❖ Example Development Application

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Farmland ES	No UPP	6	77	186
Tilden MS	No UPP	278	411	601
Walter Johnson HS	No UPP	284	584	929

➢ UPP Surcharge Factor Assessment:

1) If the enrollment impact estimate does not exceed the adequacy ceiling, the base UPP surcharge factor identified in the certified Annual School Test results is assessed.
2) If the enrollment impact exceeds an adequacy ceiling, the estimated impact beyond the ceiling is allocated to the subsequent tier level, and the UPP surcharge factor is adjusted to reflect the enrollment impact allocated to each tier level proportionally.
   - The ES enrollment impact exceeds the Updated FY 2025 adequacy ceiling for Farmland ES, triggering a Tier 1 UPP. The ES surcharge factor assessed will therefore be adjusted to reflect the 6 out of 24 (0.25) estimated at No UPP, and 18 out of 24 (0.75) estimated at Tier 1.

	Total Enrollment Impact	No UPP Allocation	Tier 1 Allocation	Tier 2 Allocation	Tier 3 Allocation	No UPP Assessment Ratio	Tier 1 Assessment Ratio	Tier 2 Assessment Ratio	Tier 3 Assessment Ratio
ES	24	6/24	18/24	0	0	**0.250**	**0.750**	0.000	0.000
MS	13	13/13	0	0	0	**1.000**	0.000	0.000	0.000
HS	18	18/18	0	0	0	**1.000**	0.000	0.000	0.000

School Adequacy Analysis

- For a school adequacy analysis, the following information is reviewed to estimate the enrollment impact of a development application and determine the appropriate UPP surcharge factor:
  - ➢ Enrollment Impact Estimate
    - Net Residential Units Proposed
    - School Impact Area Classification
  - ➢ UPP Surcharge Factor Assessment
    - Annual School Test Results
      - UPP status and adequacy ceilings of elementary school, middle school, and high school
  - ➢ **UPP Rate Calculation**

❖ Example Development Application

Net Residential Units Proposed

- ❑ Single Family Detached: 40 units
- ❑ Single Family Attached: 35 units
- ❑ Multifamily Low-rise: 0 units
- ❑ Multifamily High-rise: 200 units

School Impact Area Classification

- ❑ Turnover Impact Area

Annual School Test Results (Updated FY 2025)

School	Status	Tier 1 Ceiling	Tier 2 Ceiling	Tier 3 Ceiling
Farmland ES	No UPP	6	77	186
Tilden MS	No UPP	278	411	601
Walter Johnson HS	No UPP	284	584	929

➢ UPP Rate Calculation:

	No UPP Assessment Ratio	Tier 1 Assessment Ratio	Tier 2 Assessment Ratio	Tier 3 Assessment Ratio	No UPP Surcharge Factor	Tier 1 Surcharge Factor	Tier 2 Surcharge Factor	Tier 3 Surcharge Factor
ES	0.250	0.750	0.000	0.000	-	16⅔%	33⅓%	50%
MS	1.000	0.000	0.000	0.000	-	10%	20%	30%
HS	1.000	0.000	0.000	0.000	-	13⅓%	26⅔%	40%

The enrollment impact estimate of the example triggered a Tier 1 UPP surcharge factor at a 0.75 ratio for the ES.

- This means each unit will be assessed a Utilization Premium Payment calculated at $0.75 \times 16\,{}^{2}/_{3}\,\%$ of the impact tax rate at the time of building permit.
- For example, if the project pulls a building permit for one single family detached unit in FY2025, the required UPP amount will be:

  $26,084 x 0.75 x 16 2/3% = $3,261

Plan Amendments

- When a previously approved plan files for an amendment, the net change in units will be evaluated as a new proposal separate from the school adequacy analysis and conditions assessed as part of the previous approval.
  - Newly proposed units will be subject to any UPP requirements assessed on the amendment.
  - The school adequacy analysis results of the previous approval remain in effect for any units considered to be part of the previous approval.

❖ Example Application Amendment

The following amendment proposes to remove 10 single-family detached units and add 5 single-family attached units and 30 multifamily low-rise units from a previous development approval.

Net Change in Units

- ❑ Single Family Detached: - 10 units
- ❑ Single Family Attached: + 5 units
- ❑ Multifamily Low-rise: + 30 units
- ❑ Multifamily High-rise: 0 units

School Impact Area Classification

- ❑ Turnover Impact Area

Annual School Test Results (Updated FY 2025)

School	Status	Tier 1 Ceiling	Tier 2 Ceiling	Tier 3 Ceiling
Cabin Branch ES	No UPP	68	137	244
Rocky Hill MS	No UPP	38	121	273
Clarksburg HS	No UPP	246	490	793

Enrollment Impact Estimate of Amendment:

Unit Type	# of Units	Turnover Impact Area SGR			Estimated # of Students		
		ES	MS	HS	ES	MS	HS
SFD	-10	0.184	0.101	0.153	-1.840	-1.010	-1.530
SFA	5	0.217	0.118	0.167	1.085	0.590	0.835
MFL	30	0.121	0.065	0.083	3.630	1.950	2.490
MFH	0	0.049	0.025	0.032	0.000	0.000	0.000
TOTAL	**25**				**2**	**1**	**1**

The enrollment impact estimate for the net proposed change in unit types and count of the example amendment above is two additional elementary school students, one additional middle school student and one additional high school student. This is well within the adequacy ceiling of all school levels.

- The 5 single family attached units and 30 multifamily low-rise units proposed in the amendment will not have any UPP requirements.
- All units that were included in the school adequacy analysis of the original application will be subject to any UPP requirements that were assessed as a condition of the previous approval.

Student Generation Rates

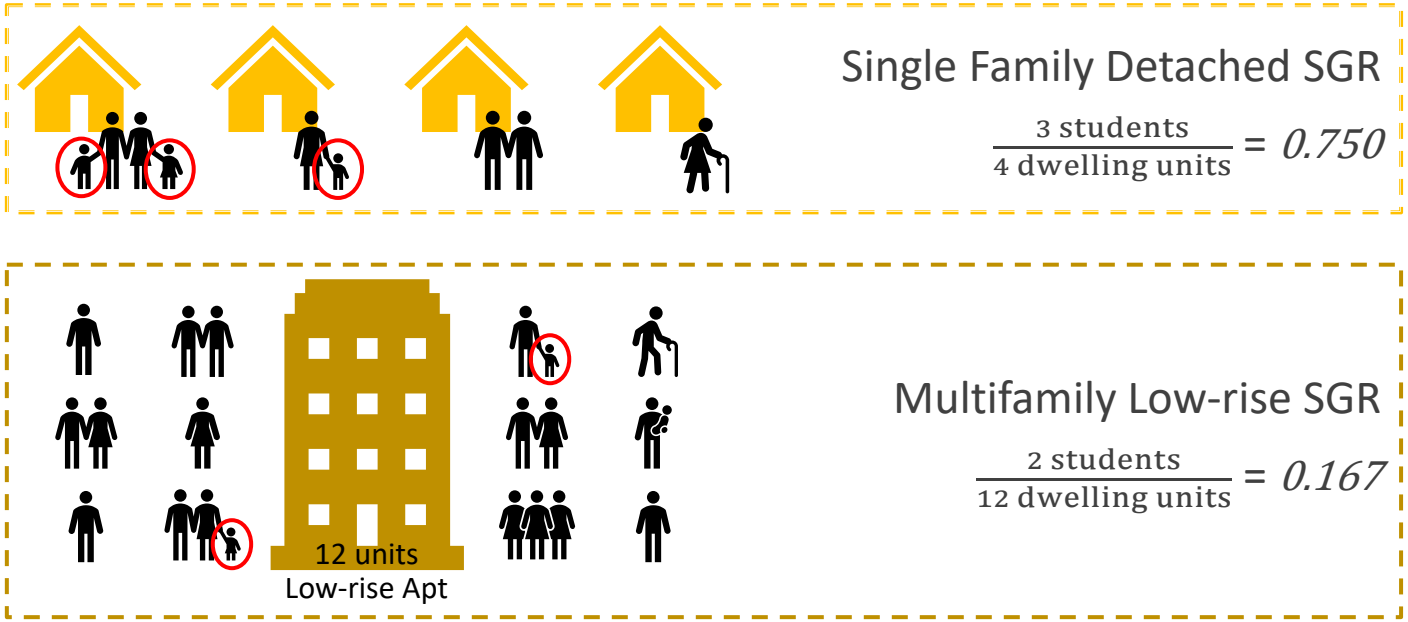
Definition

- A student generation rate identifies the average number of students living in a housing unit.

➢ *Student Generation Rate (SGR)*

$$SGR = \frac{number\ of\ students}{number\ of\ residential\ dwelling\ units}$$

❖ Example: The student generation rates of the residential units below are…



Data Sources

- Since 2014, Montgomery County student generation rates have been calculated using the entire population of the following datasets rather than from a sample estimate:
  - **MCPS Student Enrollment Data**
  - **Montgomery Planning SGR Housing Data**

➢ MCPS Student Enrollment Data

- Provided by the MCPS Division of Capital Planning and Real Estate.
- Includes the address, school, and grade level of each student enrolled in MCPS. (Other personal information of students are redacted.)

➢ Montgomery Planning SGR Housing Data

- Includes information about the housing unit type, number of units, year built, etc.
- Base data is derived from the Maryland State Department of Assessments and Taxation (SDAT)'s Real Property database, with corrections made to property records found with inaccurate or insufficient data, to the extent possible.

Methodology

- **Geocoding**
- **GIS Data Join**

Geocoding

The student data provided by MCPS is mapped according to their addresses, a process commonly referred to as geocoding.

- A very small percentage of student data is unable to be geocoded due to invalid or out-of-county addresses.

GIS Data Join

The geocoded student data is then joined to the SGR housing database.

- Student data that are matched to non-residential addresses or senior housing units are excluded from the student generation rate analysis.

Calculation & Application

- The official student generation rates are calculated for each School Impact Area by housing unit type.
- The official student generation rates are calculated mainly for the following applications:
  - School impact tax rate calculations
  - Enrollment impact estimate during development review

➢ SGR Housing Unit Types

- Single Family Structures
  All non-age-restricted single family units are considered regardless of the year the structure was built.
  - **Single Family Detached (SFD)**
  - **Single Family Attached (SFA)**
- Multifamily Structures
  Only non-age-restricted multifamily units built since 1990 are considered for the student generation rate calculations.
  - **Multifamily Low-rise (MFL or MFLR):** units in structures up to 4-stories high, including stacked flats and similar unit types that deviate from the traditional single-family or multi-family classification
  - **Multifamily High-rise (MFH or MFHR):** units in structures 5-stories or higher

* Senior housing units are not included in student generation rate calculations.

➢ Official Student Generation Rates

The official student generation rates are updated biennially, on July 1st of every odd numbered calendar year. Current rates can be found at:

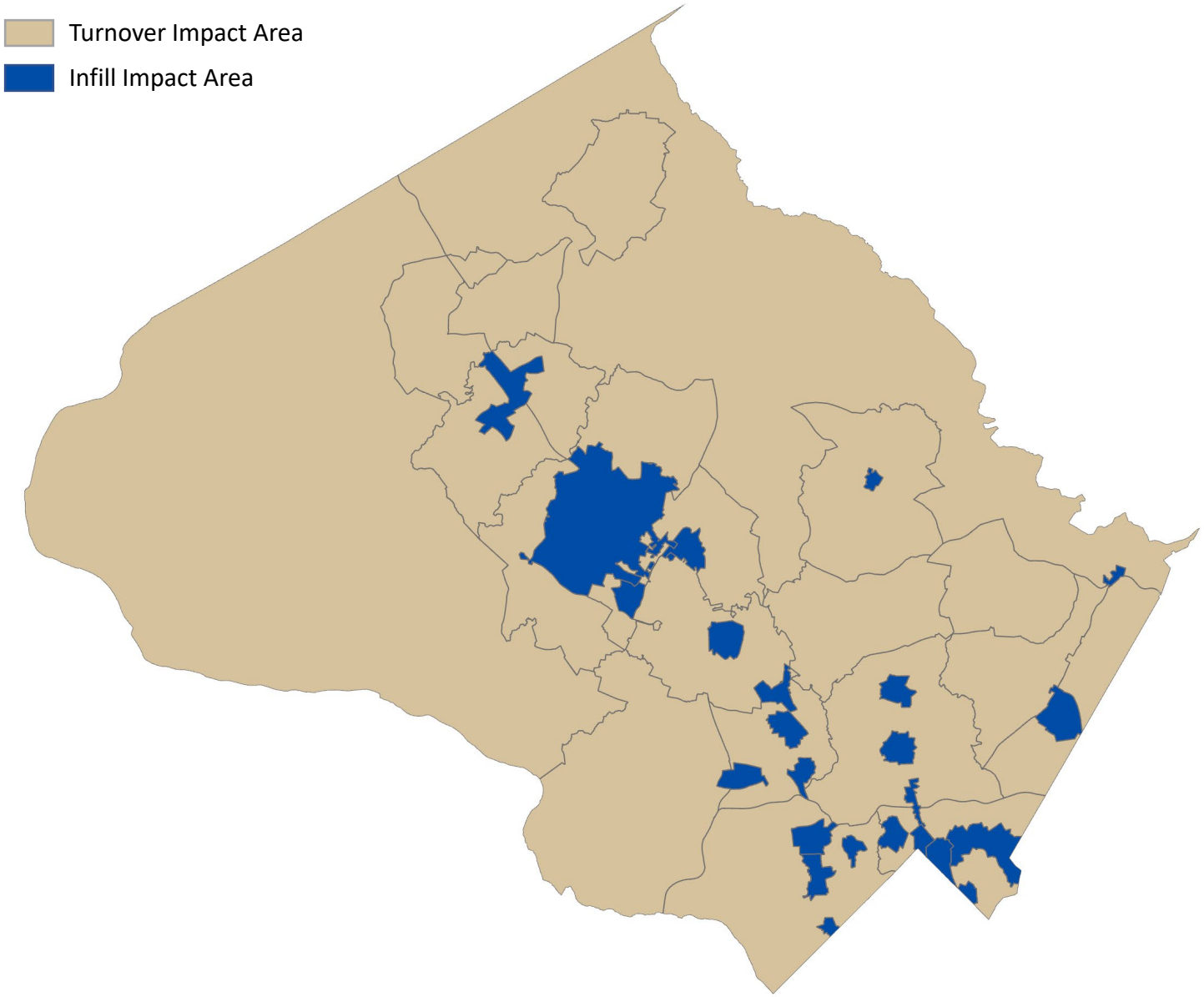
https://montgomeryplanning.org/planning/countywide/growth-and-infrastructure-policy/schools/student-generation-rates/

Geographic Units

School Impact Areas

- The Growth and Infrastructure Policy classifies each policy area of the county into one of the following School Impact Area types based on their housing growth context (the amount and type of new housing).
  - **Turnover Impact Area**
    Low housing growth areas where enrollment trends are largely dependent on the turnover of existing single-family units.
  - **Infill Impact Area**
    High housing growth areas where growth is occurring mostly in the form of multifamily units
  - **Greenfield Impact Area**
    High housing growth areas where growth is occurring mostly in the form of single-family units *(no policy area classified in 2024-2028 GIP)*
- The latest housing growth contexts are analyzed during every quadrennial update to the GIP, and School Impact Area classifications are revised accordingly.

➢ 2024-2028 GIP School Impact Area Classifications



MCPS
School Service Areas

- The Annual School Test evaluates each Montgomery County Public School (MCPS) facility that has a school service area.
- School service areas are established by MCPS, and subject to change under the discretion of the Board of Education.
- MCPS's school assignment tool can be used to find a list of schools that serve each residential location:
  https://gis.mcpsmd.org/SchoolAssignmentTool2/AddressInput.xhtml