Housing Affordability as a Factor in Student Generation

From previous analysis of student generation from the city's public housing, it is clear that units that are subsidized for low-income families generate substantially more students per household than other units in the city. An important reason that these units generate more students per unit than market-rate housing is that much public housing is focused on the needs of families with children.

In this set of tables, student generation is further divided into public housing, other housing that is income-limited to low or moderate-income households and/or has rental subsidies to assist low- and moderate-income households by setting rent as a percentage of income, and all other housing.

Student generation in these three categories is further broken down by type of housing unit, ownership category of the housing type, and grade level. Ownership categories are defined not by whether the individual household rents or owns, but by whether the development has rental or condominium ownership. Individual condominiums, townhouses, duplexes or single-family homes that are rented are considered ownership housing in these tables.

Findings:

- Income-limited and subsidized housing generates nearly as many students per unit as public housing, and generates substantially more students per unit than the average of all other types of housing in the city.
- Although public and other income-limited and subsidized housing generates more students per unit than market-rate housing, many more students live in market-rate housing than in public or income-limited and subsidized housing.

For investigation for the August meeting:

- Refine the public housing and subsidized rental categories where possible to add public housing units and subsidized units within market-rate buildings. Up to a few hundred affordable housing units are in this category.
- Separate housing projects that accept Section 8 rental subsidy vouchers from other housing and identify the student generation of these projects. Out of 29,398 housing units reported in the city's annual apartment survey for 2013, a total of 6,521 housing units are in projects that accept Section 8 vouchers in the city. ARHA administers 1,906 Section 8 tenant-based subsidies for use in the city.
- Separate housing projects that have a small number of income-limited or subsidized units from other housing, and identify the student generation of these units.
- Separate market-rate housing into at least three affordability groups by rent (for rental properties) and value (for ownership properties), and identify the student generation by affordability group.

PRELIMINARY

ACPS Student Generation by Affordability Group and School Level

2012-13 School Year

7/19/2013
Revised following meeting

Unit Type	Public Housing Students	Public Housing Units	Public Housing Students per Unit	Other Subsidized and Income-Restricted Housing Students	Other Subsidized and Income-Restricted Housing Units	Other Subsidized and Income-Restricted Housing Students per Unit	All Other Housing Students	All Other Housing Units	All Other Housing Students per Unit
By Unit Type									
Single-Family Detached					2		2,529	9,023	0.28
Townhouse/Duplex	496	462	1.07	494	471	1.05	2,046	13,743	0.15
Garden Apartment	264	350	0.75	440	771	0.57	3,460	10,612	0.33
Garden Condo					12		479	6,043	0.08
Midrise Apartment				367	715	0.51	712	8,930	0.08
Midrise Condo							348	4,623	0.08
Highrise Apartment				157	207	0.76	874	9,909	0.09
Highrise Condo							482	6,543	0.07
Other							52	233	0.22
Total	760	812	**0.94**	1,458	2,178	**0.67**	10,982	69,659	**0.16**
By Grade Level									
Grade K-5									
Single-Family Detached					2		1,433	9,023	0.16
Townhouse/Duplex	256	462	0.55	251	471	0.53	1,175	13,743	0.09
Garden Apartment	136	350	0.39	244	771	0.32	1,929	10,612	0.18
Garden Condo					12		292	6,043	0.05
Midrise Apartment				188	715	0.26	382	8,930	0.04
Midrise Condo					0		176	4,623	0.04
Highrise Apartment				82	207	0.40	479	9,909	0.05
Highrise Condo					0		231	6,543	0.04
Other					0		33	233	0.14
Total Grade K-5	392	812	**0.48**	765	2,178	**0.35**	6,130	69,659	**0.09**
Grade 6-8									
Single-Family Detached				0	2		481	9,023	0.05
Townhouse/Duplex	90	462	0.19	90	471	0.19	350	13,743	0.03
Garden Apartment	59	350	0.17	85	771	0.11	634	10,612	0.06
Garden Condo				0	12		85	6,043	0.01
Midrise Apartment				67	715	0.09	127	8,930	0.01
Midrise Condo				0			74	4,623	0.02
Highrise Apartment				28	207	0.14	164	9,909	0.02
Highrise Condo				0			106	6,543	0.02
Other				0			10	233	0.04
Total Grade 6-8	149	812	**0.18**	270	2,178	**0.12**	2,031	69,659	**0.03**
Grade 9-12									
Single-Family Detached				0	2		582	9,023	0.06
Townhouse/Duplex	138	462	0.30	142	471	0.30	498	13,743	0.04
Garden Apartment	61	350	0.17	98	771	0.13	809	10,612	0.08
Garden Condo				0	12		89	6,043	0.01
Midrise Apartment				103	715	0.14	178	8,930	0.02
Midrise Condo				0			89	4,623	0.02
Highrise Apartment				43	207	0.21	194	9,909	0.02
Highrise Condo				0			134	6,543	0.02
Other				0			9	233	0.04
Total Grade 9-12	199	812	**0.25**	386	2,178	**0.18**	2,582	69,659	**0.04**
Pre-K									
Single-Family Detached				0	2		33	9,023	0.00
Townhouse/Duplex	12	462	0.03	11	471	0.02	23	13,743	0.00
Garden Apartment	8	350	0.02	13	771	0.02	88	10,612	0.01
Garden Condo				0	12		13	6,043	0.00
Midrise Apartment				9	715	0.01	25	8,930	0.00
Midrise Condo				0			9	4,623	0.00
Highrise Apartment				4	207	0.02	37	9,909	0.00
Highrise Condo				0			11	6,543	0.00
Other				0			0	233	
Total Grade Pre-K	20	812	**0.02**	37	2,178	**0.02**	239	69,659	**0.00**

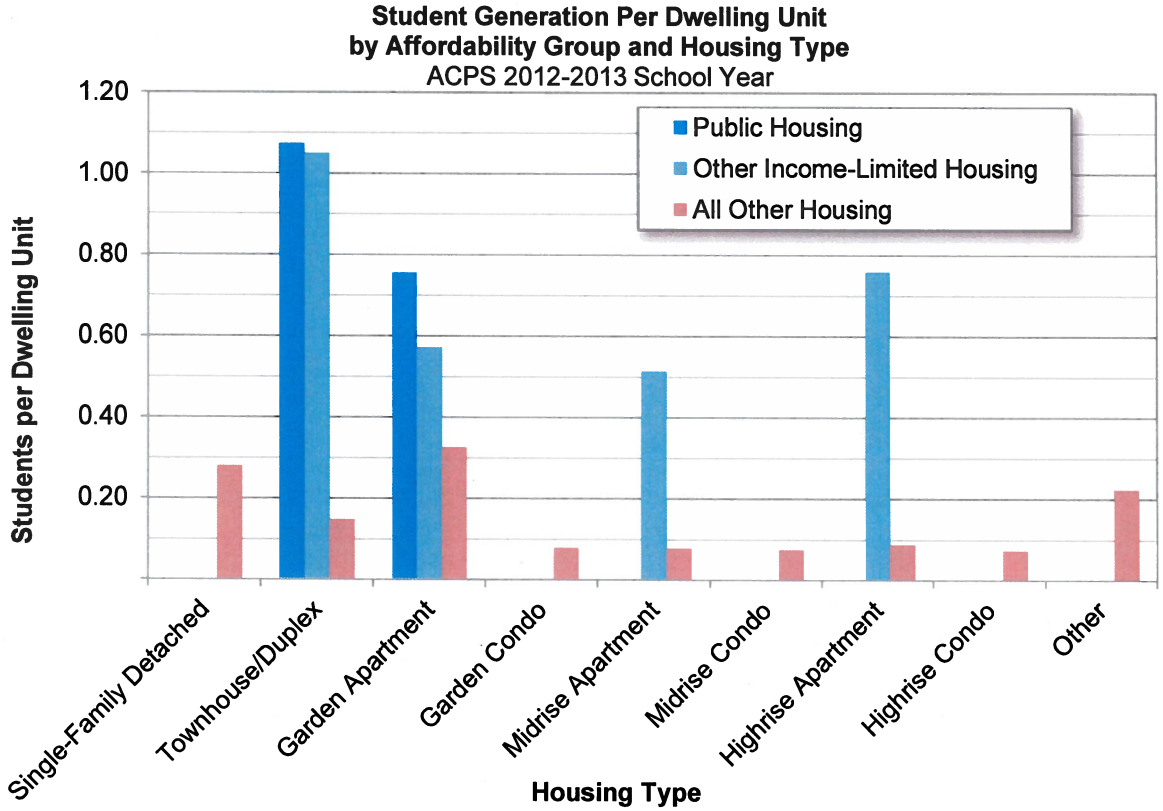
Notes:
Unit counts do not include age-restricted senior housing.
Only students matched to residential addresses in Alexandria are included in student counts.
Garden apartment is less than four stories based on GIS building file data.
Midrise is 4 to 7 stories.
Other housing includes sheltered housing, dormitories, accessory dwelling units
Other Subsidized and Income-Restricted projects and unit counts from Office of Housing

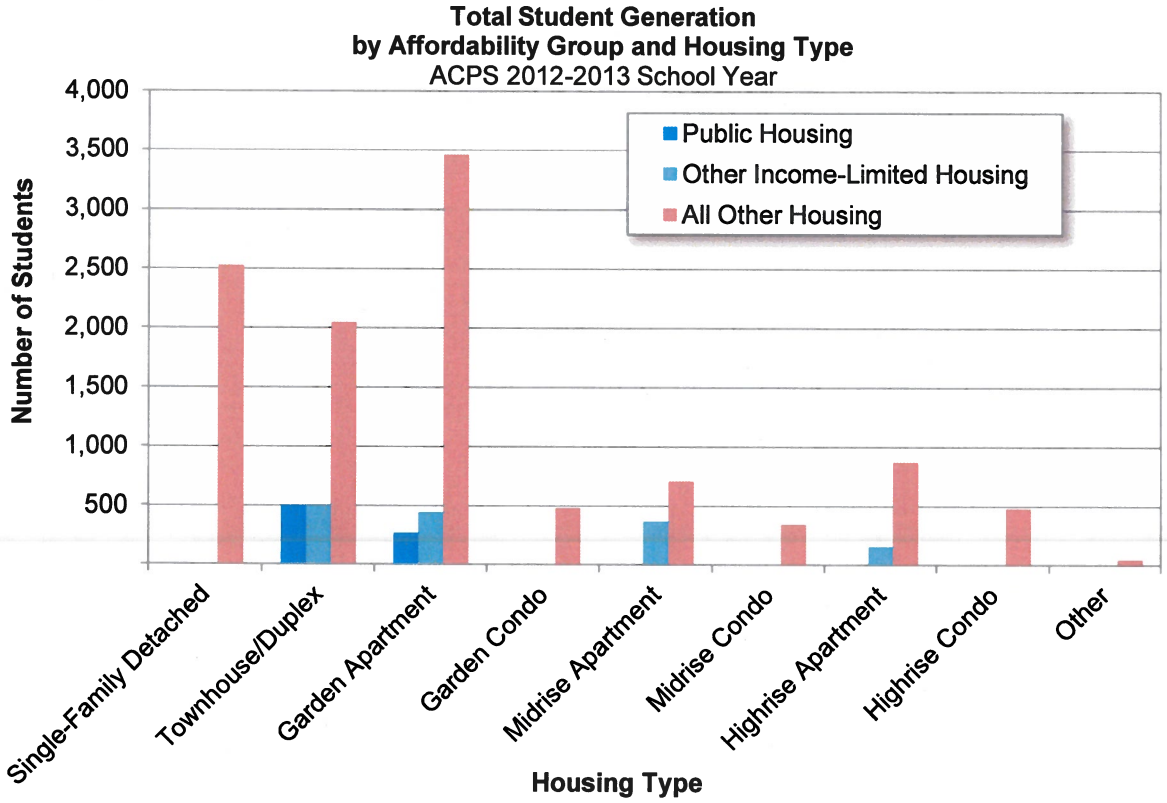
City of Alexandria Department of Planning and Zoning

PRELIMINARY

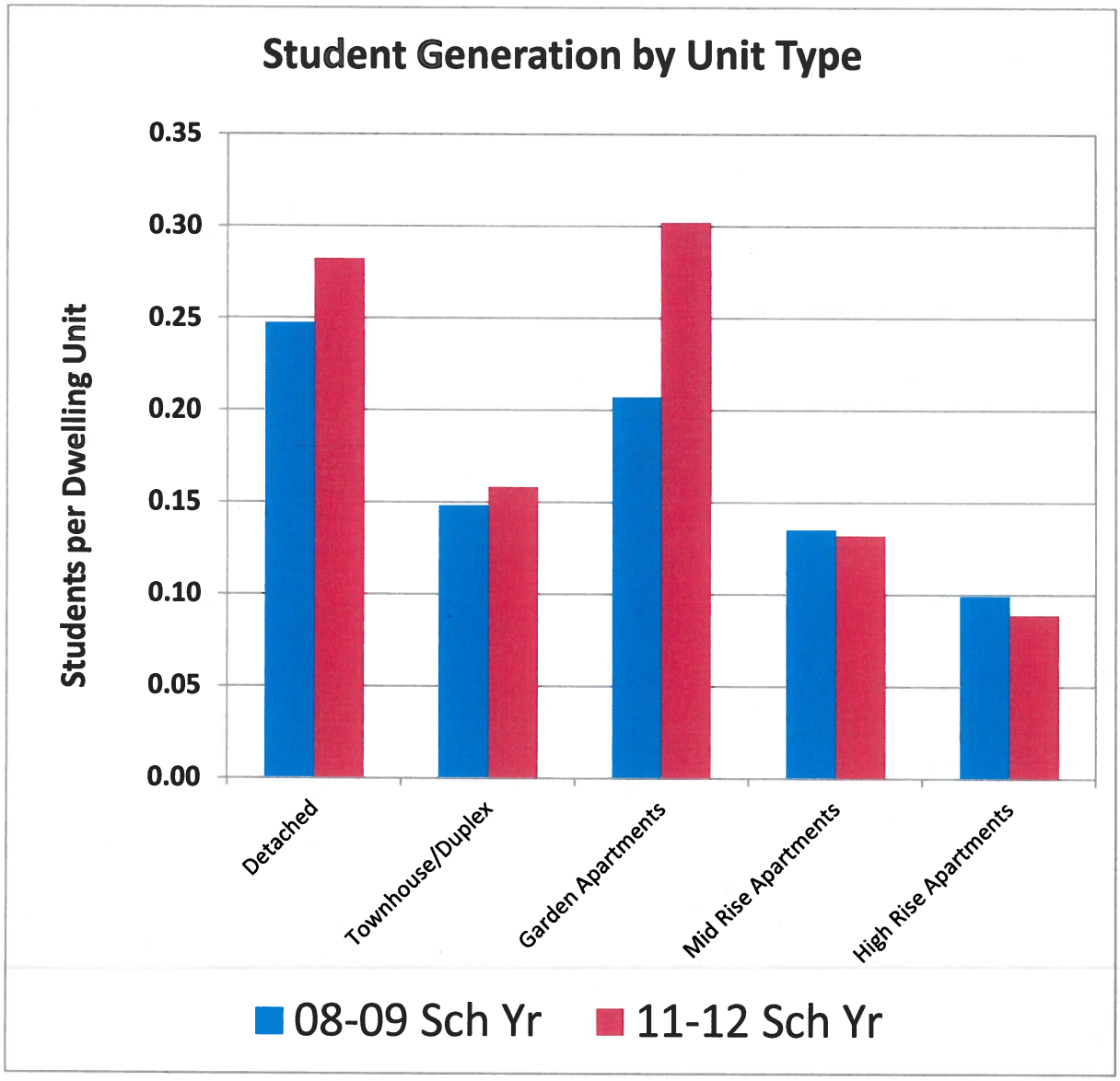
7/19/2013

ACPS Student Generation by Affordability Group
2012-13 School Year





City of Alexandria Department of Planning and Zoning

Student Generation Data for Prior Years

Housing Type	08-09 Sch Yr	11-12 Sch Yr
Detached	0.247	0.282
Townhouse/Duplex	0.148	0.158
Garden Apartments	0.207	0.302
Mid Rise Apartments	0.135	0.132
High Rise Apartments	0.099	0.089
Public housing	0.791	0.809