



# Receive the Schools Adequate Public Facilities Ordinance (SAPFO) 2018 Annual Technical Advisory Committee Report

## STAFF REPORT

TOWN OF CHAPEL HILL PLANNING AND DEVELOPMENT SERVICES  
 Ben Hitchings, Director  
 Judy Johnson, Operations Manager  
 Aaron Frank, Senior Planner

**BUSINESS MEETING DATE**  
 April 11, 2018

### STAFF'S RECOMMENDATION

That the Council receive this report and provide any comments to the Orange County Board of County Commissioners.

### PROCESS

In 2003, the School Adequate Public Facilities Ordinance Partners (Carrboro, Chapel Hill, Chapel Hill-Carrboro City Board of Education, and Board of County Commissioners) entered into the Schools Adequate Public Facilities Memorandum of Understanding (attached). The Memorandum calls for the Partners to offer comments to the Board of Commissioners on the annual Schools Adequate Public Facilities Ordinance Technical Advisory Committee report (attached) in the spring of each year. The Board of County Commissioners has scheduled certification of the 2018 annual report in May 2018.

### INFORMATION POINTS

Chapel Hill-Carrboro City School District

Level of Service	
Elementary	105%
Middle	107%
High	110%

Building Capacities

	Capacity	Membership	Increase from Prior Year
Elementary	5,664	5,522	(45)
Middle	2,944	2,833	4
High	3,875	3,927	165
Total	12,483	12,282	124

### FISCAL IMPACT

Current 10-year student growth projections show no future need for additional schools in the Chapel Hill-Carrboro City Schools District. The School Adequate Public Facilities Ordinance (SAPFO) is a dynamic, regulatory tool, which has two primary parts. The first is the Certificate of Adequate Public Schools (CAPS), which tests student generation rates from development projects against the available capacity within a school. The second part is tracking of historical enrollment and projection of future enrollment against existing capacity. The current SAPFO report does not show immediate capital needs and indicates a need to continue school district analysis to determine the best method to resolve new demands through redistricting, renovation, new school construction, or other methods.

### SAPFO STATUS

Elementary School Level

- Does not exceed 105% LOS standard (97.5%)
- Growth rate expected to decrease over next 10 years (average 0.36 percent per year)
- No new elementary needed for next 10 years

Middle School Level

- Does not exceed 107% LOS standard (96.2%)
- Growth rate expected to decrease over next 10 years (average 0.21 percent per year)
- No new middle needed for next 10 years

High School Level

- Does not exceed 110% LOS standard (101.3%)
- Growth rate expected to decrease over next 10 years (average 0.0 percent per year)
- No new capacity needed for next 10 years

### ATTACHMENT

- Draft SAPFO Presentation
- Orange County, NC Draft Schools Adequate Public Facility Ordinance Annual Report 2018
- SAPFO Memorandum of Understanding

## Staff Report

The annual SAPFO report is written by Orange County staff, and the report summary offered below is provided by Town of Chapel Hill staff.

### **Background**

The information in the annual report identifies the effect that changes in membership and capacity have on the Capital Investment Plan (CIP) and the future issuance of Certificates of Adequate Public Schools (CAPS). Available student capacity is calculated annually on November 15<sup>th</sup>.

*Certificates of Adequate Public Schools (CAPS):* Per the 2003 Memorandum, any development within Chapel Hill, Carrboro, or Orange County proposing to increase the overall number of residential units must secure a CAPS document from the local school board. This CAPS document verifies that the additional residential units will not exceed the available student capacity for a given year as certified in the annual report. In Chapel Hill, residential development approved by the Town Council or Planning Commission include a stipulation requiring a CAPS document be presented to the Town prior to beginning site construction.

### **Key Themes from the 2018 Report**

- *Building Capacity and Membership Data (Student Population):* The 12,282 student population of in the Chapel Hill-Carrboro City School system increased from the previous year by 124 students. The increase of 124 students from 2016-17 follows an increase of 112 students from 2015-16.

#### 2017 Student Enrollment Change by School Level

- *Addressing Future School Capacity Needs:* Both school districts continue planning efforts to renovate and expand existing facilities to address school capacity needs. Additional capacity resulting from school renovations and expansions will be added to the projection models in stages, once funding is approved, versus the addition of greater capacity when a new school is constructed and completed. The renovation and expansion to existing facilities may delay construction of new schools further into the future. [Excerpt from page iii, *Additional Information 2018 SAPFOTAC Report*]. The Chapel Hill High School expansion is accounted for in future school capacities.
- *Student Membership Projections:* Chapel Hill-Carrboro City Schools projected average annual growth rates for elementary, middle, and high school levels are expected to decrease over the next 10 years although remain positive. Enrollment is not projected to exceed the established Levels of Service at any of the school levels.

Membership projections are based upon recorded annual enrollments rather than development trends or growth forecasts primarily due to the unpredictability of when future development will occur. As previously noted, the CAPS process may be used as an informal method to measure growth in between the issuance of annual SAPFO reports. [Excerpt from page ii, 2018 SAPFOTAC Report; Excerpt from page 35, SAPFOTAC Executive Summary 2018 SAPFOTAC Report]

**Fiscal Impact/Resources:**

The current SAPFO report indicates a need to continue school district analysis to determine the best method to resolve new demands through redistricting, renovation, new school construction, etc. The SAPFO Technical Advisory Committee will continue monitoring legislation affecting elementary school classroom size.