



**RECEIVE THE SCHOOLS ADEQUATE PUBLIC FACILITIES ORDINANCE (SAPFO)
2023 ANNUAL TECHNICAL ADVISORY COMMITTEE REPORT**

STAFF REPORT

TOWN OF CHAPEL HILL PLANNING DEPARTMENT

Britany Waddell, Director

Judy Johnson, Assistant Director

Corey Liles, Planning Manager

Anya Grahn-Federmack, Principal Planner

PROJECT LOCATION Chapel Hill-Carrboro City Schools District	REQUESTED BY SAPFO Partners	MEETING DATE April 19, 2023
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STAFF 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. The Memorandum calls for the following process:

- 1 BOCC transmits Draft Report to Partners
- 2 Council and Partners provide comments
- 3 BOCC certification of Annual SAPFO Report (anticipated May 2023)

The School Adequate Public Facilities Ordinance (SAPFO) is a dynamic regulatory tool with two primary parts. The Certificate of Adequate Public Schools (CAPS) tests student generation rates from development projects against the available capacity within a school. Secondly, historical enrollment is tracked, and future enrollment is projected 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.

KEY DATA

Level of Service Standard (Membership as percentage of Capacity):

Chapel Hill-Carrboro City School District	
Elementary	105%
Middle	107%
High	110%

Building Capacities:

	Capacity	Membership	Increase from Prior Year
Elementary	5,664	4,657	(81)
Middle	2,944	2,798	(4)
High	3,975	3,950	10
Total	12,633	11,405	(75)

SAPFO STATUS

Elementary School Level

- a. Does not exceed 105% LOS standard (currently 82.2%)
- b. Growth rate expected to increase, but remain negative over next 10 years (average ~-0.47% growth per year compared to -1.37% over the past 10 years)
- c. No new elementary school needed for next 10 years

Middle School Level

- a. Does not exceed 107% LOS standard (currently 95%)
- b. Growth rate expected to decrease over next 10 years (average -1.77% per year compared to an average of 0.21% over the past 10 years)
- c. No new middle school needed for next 10 years

High School Level

- a. Does not exceed 110% LOS standard (99.4%)
- b. Growth rate expected to decrease over next 10 years (average ~-2.09% per year compared to 0.61% over the past 10 years)
- c. No new high school capacity needed for next 10 years

FISCAL IMPACT

Current student growth projections show no need over the next 10 years for additional schools or capacity in the Chapel Hill-Carrboro City Schools District.

ATTACHMENTS

1. Technical Report
2. Orange County, NC Schools Adequate Public Facility Executive Summary & [Ordinance Annual Report 2023 \(Draft\)](#)¹
3. SAPFO Memorandum of Understanding

¹ <https://www.orangecountync.gov/DocumentCenter/View/23331/Draft-2023-SAPFOTAC-Annual-Report-and-Projection-Worksheets?bidId=>



TECHNICAL REPORT

BACKGROUND

The annual SAPFO report is written by Orange County staff. Town of Chapel Hill staff offers the following summary of key information. 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 15th, based on actual student membership at that point in time.

Certificates of Adequate Public Schools (CAPS): Per the 2003 Memorandum of Understanding, 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 document verifies that the new 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 includes a stipulation requiring that a CAPS document be presented to the Town prior to beginning site construction.

KEY THEMES FROM THE 2023 REPORT

- *Pre-K Enrollment:* While there has been ongoing discussion of including Pre-K enrollment in SAPFO, staff's focus has remained on Covid-19 for the past year. However, Pre-K membership numbers are monitored by the SAPFOTAC and are included in the annual report as of the last school year.
- *Charter Schools:* Charter and private schools are not included in the annual report, but SAPFOTAC monitors their effect on student enrollment. If a charter or private school were to close, the projections would likely accelerate the need for additional capacity, but likely within an appropriate time to include updates to the Capital Investment Plan.
- *Future Residential Growth:* Planned residential development in the near future may increase student membership and accelerate school construction and expansion needs into the 10- year projection period. However, proposed growth is not included in the SAPFO projection system until students begin enrollment. Once students begin enrolling, the 10-year projections can be updated to display future capacity needs in time to efficiently plan for future school capacity/construction requests.
- *School Renovation and Expansion:* Both school districts continue planning efforts to renovate and expand existing facilities to address school capacity needs in a more feasible way than the construction of a new school. These expansions will be added to the projection model in stages, and may delay construction of new schools further into the future.

OTHER CONSIDERATIONS

- The SAPFO partners (Carrboro, Chapel Hill, Chapel Hill-Carrboro City Board of Education, and Board of County Commissioners) have been meeting regularly this past year to discuss potential future changes to the Memorandum of Understanding (MOU) that outlines the SAPFO process. Any changes are expected to be brought to the Town Council for consideration in Fall 2023.