



**RECEIVE THE SCHOOLS ADEQUATE PUBLIC FACILITIES ORDINANCE (SAPFO)
2022 ANNUAL TECHNICAL ADVISORY COMMITTEE REPORT**

STAFF REPORT

TOWN OF CHAPEL HILL PLANNING DEPARTMENT
Colleen Willger, Planning Director
Judy Johnson, Assistant Planning Director
Corey Liles, Planning Manager

PROJECT LOCATION CHCCS District	MEETING DATE April 27, 2022	REQUESTED BY SAPFO Partners
---	---------------------------------------	---------------------------------------

STAFF'S RECOMMENDATION

That the Council receive this report and provide any comments to the Orange County Board of 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 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 2022)

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.

OVERVIEW AND FISCAL IMPACT

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.

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.

KEY DATA

Level of Service Standard (LOS)
(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	4,738	(155)
Middle	2,944	2,802	(115)
High	3,975	3,940	8
Total	12,583	11,480	(262)

SAPFO STATUS

Elementary School Level

- a. Does not exceed 105% LOS standard (currently 83.7%)
- b. Growth rate expected to decrease over next 10 years (average ~-0.88% growth per year)
- c. No new elementary school needed for next 10 years

Middle School Level

- a. Does not exceed 107% LOS standard (currently 95.2%)
- b. Growth rate expected to decrease over next 10 years (average -2.1% per year)
- c. No new middle school needed for next 10 years

High School Level

- a. Does not exceed 110% LOS standard (99.1%)
- b. Growth rate expected to decrease over next 10 years (average ~-2.15% per year)
- c. No new high school capacity needed for next 10 years

ATTACHMENTS

1. Orange County, NC Schools Adequate Public Facility Ordinance Annual Report 2022 (Draft)
2. SAPFO Memorandum of Understanding

TECHNICAL REPORT

Council Meeting – 04/27/2022



SAPFO ANNUAL REPORT 2022

The annual SAPFO report is written by Orange County staff. Town of Chapel Hill staff offers the following Technical Report to summarize key information.

BACKGROUND

The information in the annual report identifies the effect that changes in student enrollment 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 time.

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 document verifies that the student population generated by new residential units will not exceed the available student capacity for a given. In Chapel Hill, residential development approved by the Town Council or Planning Commission includes a stipulation requiring that the applicant present a CAPS document to the Town before construction.

KEY THEMES FROM THE 2022 REPORT

- *Impacts of COVID:* Both Orange County and Chapel Hill-Carrboro City Schools districts are still experiencing impacts from COVID, as many students have been withdrawn and enrolled in private schools with in-person learning or are being homeschooled. Orange County Staff continues to believe this impact is temporary, but the loss of students has impacted 10-year projections. Orange County Planning Staff developed four alternative projections to model future growth rates and service levels without impacts from COVID. All four projections predicted that no new capacity is needed in the 10-year projection period for both districts.
- *Pre-K Enrollment:* At this time, SAPFO has not been amended to include Pre-K enrollment; it has remained an ongoing topic of discussion. However, Pre-K membership numbers are monitored by the SAPFO Technical Advisory Committee (TAC) and are included in the annual report as of the 2019-20 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 may soon increase student numbers 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, which is more feasible than new school construction. These expansions will be added to

TECHNICAL REPORT

Council Meeting – 04/27/2022

the projection model in stages and may delay the need to construct new schools.

FISCAL IMPACT/RESOURCES

Current student growth projections do not show new school capacity needs in the next 10 years for Chapel Hill-Carrboro City Schools.