



# MF STUDENT GENERATION ASSUMPTIONS FOR FORECASTS

## Summary

This document details analysis assumptions regarding student generation factors for new multi-family (MF) housing in the enrollment forecasts recently prepared (February 2020) by FLO Analytics (FLO) for the Lake Washington School District (District).

## Data Sources

- MF development information provided by the District; the municipalities of Kirkland, Redmond, and Sammamish; and King County
- Computed student generation data compiled and provided by the District, tracking students generated by new, occupied MF housing, by city/county
  - Differentiates between apartments, condos, and townhomes
  - Last five years
- Students per housing unit in each Census block group (141 block groups in District) calculated by FLO using student data provided by District, and housing unit estimates obtained from Esri US Demographics
  - Based on total housing units (i.e., MF and SF), as not available for MF specifically
- Average household size for each Census block group (Esri US Demographics)

## Approach Used to Assign Student Generation Factor by Development

1. Identify region and type of MF development (apartment, condo, or townhome)
2. Review available information on unit count breakdown by bedroom, as well as other relevant detail (e.g., affordable housing)
3. Review last five years District-computed student generation data for city/county and MF type to identify appropriate starting factor
4. For apartments and condos, adjust factor down if development located in a Census block group with an average household size less than 2.00 and existing students/housing unit of less than 0.18
  - a. These criteria indicate lower bedroom counts are likely
  - b. In most cases, the existing students/housing unit was adopted as the revised factor
  - c. No adjustment made for townhomes, as those are generally 2+ bedrooms

## Final Average Rates Used by City/County and MF Type

- King County (unincorporated)
  - Apartment: 0.18 students/unit
- Kirkland
  - Apartment: 0.14 students/unit
  - Condo: 0.13 students/unit
  - Townhome: 0.32 students/unit
- Redmond
  - Apartment: 0.08 students/unit
  - Condo: 0.09 students/unit

- Townhome: 0.32 students/unit
- Sammamish
  - Apartment: 0.15 students/unit
  - Townhome: 0.32 students/unit

**Notes**

- For condos, the 0.36 students/unit figure cited during FLO's 1/16/20 committee presentation was in fact the starting factor for condos, but was adjusted down for many condo developments, as they are located in Census block groups with low average household sizes (less than 2.00) and existing students/housing unit (less than 0.18)
- Very few developments had available data on expected unit breakdown by bedroom count