Figure 6: Student Generation Rates

K–12 Students per Housing Unit Built 2015–2024

Housing Type	Housing Units	Students				SGRs			
		K–5	6–8	9–12	K–12	K–5	6–8	9–12	K–12
Single-family [a]	1,375	215	106	149	470	0.156	0.077	0.108	0.342
Middle Housing [b]	610	33	19	28	80	0.054	0.031	0.046	0.131
Multifamily [c]	3,918	141	64	73	278	0.036	0.016	0.019	0.071
Market-rate	3,780	80	33	36	149	0.021	0.009	0.010	0.039
Income-restricted	138	61	31	37	129	0.442	0.225	0.268	0.935

Recent land use changes may lead to an increase in middle housing types (e.g., townhomes and accessory dwelling units). FLO estimated SGRs for this type of housing unit along with SF and MF units. On average, SF units yield 0.34 K-12 students (about 1 student for every 3 units), middle housing units yield 0.13 K-12 students (a little more than 1 student for every 10 units), and MF units yield 0.07 K-12 students (about 7 students for every 100 units).

Notes

Indentation signifies the nesting of variables (e.g., single-family detached units are a subset of all single-family housing).

Units built in 2025 are excluded, because they may not have been completed and occupied by October 2025.

(a) The single-family category includes the following single-family detached forms: SFR, SFR (attached), SFR with AADU, and DADU.

(b) The middle housing category includes the following housing types: AADU, COTTAGE (ITK), DUPLEX, DUPLEX (ITK), FIVEPLEX, FOURPLEX, GARDEN COURT (ITK), MIDDLE HOUSING, SFR or AADU, SHARED COURT (ITK), SIXPLEX, SMALL LOT (ITK), SMALL LOT (ITK) W/ AADU, TOWNHOUSE, TOWNHOUSE (ITK), TOWNHOUSE W/AADU (ITK), TRIPLEX, TRIPLEX (ITK).

(c) The multifamily category includes all structures with five or more housing units and structures with 3–4 housing units that are stacked.

Mobile home parks are excluded from analysis.

Sources

Bellingham School District 2025–26 headcount enrollment, Whatcom County parcels and 2015–2024 housing inventory.