



Legislation Text

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TITLE:

Review of the 2016 Annual Report on the Schools Adequate Public Facilities Ordinance (SAPFO) from the Technical Advisory Committee

PURPOSE: The Orange County Board of County Commissioners has referred the 2016 report for review and comments. The Board of Commissioners is scheduled to certify the report in May. A resolution that provides an opportunity for the Board of Aldermen to specify comments has been prepared.

DEPARTMENT: Planning

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INFORMATION: The letter from Chair Earl McKee, of the Board of County Commissioners requesting Board of Aldermen review of the 2016 Draft Annual Report on the Schools Adequate Public Facilities Ordinance (SAPFO) Technical Advisory Committee was received on March 2nd. The transmittal included an executive summary of the report and copy of the BOCC's agenda abstract from March 1st (*Attachment B*). The full report is attached (*Attachment C*) and may also be found on Orange County's Planning Department website at the following link: <http://www.co.orange.nc.us/planning/Specialprojects.asp>. Annual reporting requirements of the SAPFO are spelled out in Section 1D of the Memorandum of Understanding (MOU). The SAPFOTAC, which includes Planning Directors and representatives of the County's two school systems, prepares the report each year. The report addresses five areas for each of the two school systems, Level of Service, Building Capacity and Membership, Membership Date, Capital Improvement Planning, Student Membership Projection methodology, and Student Membership Projections. Excerpts from the report related to the Chapel Hill Carrboro City Schools are included below.

Chapel Hill Carrboro City Schools (CHCCS) Summary Information

The CHCCS school district does not exceed the adopted levels of service established in the SAPFO. Projections do not show a need for additional capacity at the elementary, middle, or high school levels within the 10-year planning period. Information from the CHCCS school district, (*Attachment D*) outlines a proposal to renovate older schools using a phased approach. The proposal, which could potentially be funded at least in part from the school bond would address repair needs and increase capacity, delaying the need for the construction of new facilities beyond the 10-year planning period.

Enrollment. Within the district, the total number of students decreased by 86 as a result of 40 fewer elementary students, 17 fewer middle school students and 29 fewer high school students. The total school population in the 2015-16 school year is 12,046. Level of Service for the three school levels is summarized below:

Elementary

- A. Does not exceed 105 percent LOS standard (current LOS is 94.4 percent). Projections show the need for an additional Chapel Hill/Carrboro Elementary School is not anticipated in the 10 year projection period.

Middle School

- A. Does not currently exceed 107 percent LOS standard (current LOS is 96.6 percent). Projections show that need for an additional Chapel Hill/Carrboro Middle School is not anticipated in the 10-year projection period.

High School

- A. Does not currently exceed the 110 percent LOS standard (current LOS is 95.5 percent). The need for additional capacity at the high school level is not anticipated in the 10-year projection period.

Student Projection Analysis. Projected average annual growth rates have decreased slightly, but remain positive. Future growth rates show positive growth at the elementary and high school levels, but varying positive and negative growth at the middle school level in the 10-year projection period.

Other Considerations

Orange County contracted with Tischler-Bise to update the student generation rate analysis. Previous numbers were from the 2007 Impact Fee Study which included student generation rates from the entire housing stock. New student generation rates were approved on May 19, 2015. In previous years, Board members have requested information on various topics, and parenthetical text is offered below in response, where available. Of particular note is the question of how proposed, but not yet approved, projects are accounted for (staff anticipates creation in the upcoming year of a system to track progress on large rezonings or master planned projects- the current framework does not account for these until permits are issued). Board members also requested:

- an overall comparison of projected versus actual enrollment over the years (this compilation will be included in the staff presentation Tuesday evening);
- data from Chapel Hill versus Carrboro (information requested from CHCCS, to be shared as it is available);
- the role of charter schools (the SAPFOTAC report touches on this question);
- whether Mebane has been invited to participate in SAPFO (Orange County has communicated interest in Mebane's participation with City administration).

Information/comments from the Chapel Hill Carrboro City Schools on this year's report are provided as *Attachment D*. Included with that attachment is an overview of the school system's Older Facility Recommendations in relation to the 2016-2016 CIP. The Adequate Public School Facilities provisions, Land Use Ordinance subsections 15-88 through 15-88.7, and the associated memorandum of understanding is provided as information (*Attachment F*). The Orange County Board of County Commissioners has advanced a bond referendum on funding for schools and affordable housing. As summarized on the Orange County website at http://www.orangecountync.gov/news_detail_T4_R604.php, the Board of Commissioners voted to:

1) Introduce two bond orders which state the Board of County Commissioners proposal to issue General Obligation Bonds to pay capital costs for providing school facilities and for housing for persons with low and moderate income.

- The first bond order introduction authorizes the issuance of General Obligation Bonds in an amount not to exceed \$120 million to support school facilities.
- The second bond order introduction authorizes issuance of General Obligation Bonds in an amount not to exceed \$5 million for housing for persons with low and moderate income.

2) Adopt a resolution authorizing a public hearing on each bond order for April 19, 2016 at 7:00 p.m. at the County's Southern Human Services Center, 2501 Homestead Road, Chapel Hill, NC.

The Board also voted to add an additional public hearing on May 5, 2016 at 7:00 p.m. the County's Whitted meeting facility, 300 W. Tryon St. in Hillsborough.

A copy of the agenda materials is provided as *Attachment F*.

A summary chart showing the status of CAPS for approved residential developments is attached as *Attachment G*. Charts showing the relationship between capital improvements and projections and enrollment, as well as student membership since the inception of the SAPFO are included as *Attachment H*.

FISCAL & STAFF IMPACT: None noted with the review of this report.

RECOMMENDATION: Staff recommends that the Board of Aldermen review the draft report and specify comments in the attached resolution for transmittal to Orange County (*Attachment A*).