

**Appendix K: Estimated Number of Students  
Generated Based on the Potential Future  
Housing Capacity of the Proposed Mission  
Valley Community Plan Update**

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September 7, 2018

Ms. Elena Pascual  
Environmental Planner  
City of San Diego, Planning Department  
Submitted via email to: [EPascual@sandiego.gov](mailto:EPascual@sandiego.gov)

Subject: ESTIMATED NUMBER OF STUDENTS GENERATED BASED ON THE POTENTIAL FUTURE HOUSING CAPACITY OF THE PROPOSED MISSION VALLEY COMMUNITY PLAN UPDATE

Dear Ms. Pascual:

We are in receipt of your August 30, 2018 request for potential student generation information for the proposed Mission Valley Community Plan Update. In this letter we address your questions and provide requested information.

#### **Existing Housing Units and Proposed Future Additional Housing Units**

From information provided in your request, the number of existing housing units in the base year (2012) and the number of future additional housing units in the future buildout year (2050) have been determined. They are noted in Table 1.

<b>TABLE 1. Number of Existing Housing Units and Proposed Future Additional Housing Units</b>			
<b>Housing Type</b>	<b>Number of Existing Units (2012)</b>	<b>Number of Future Units (2050)</b>	<b>Change</b>
Single Family	1	0	-1
Multi Family	11,243	39,157	27,914
<b>Total</b>	<b>11,244</b>	<b>39,157</b>	<b>27,913</b>

#### **Estimated Student Generation**

Student generation rates vary based on the type of project, number of units, bedroom mix, affordable or senior housing components, proximity to schools and other amenities, neighborhood, and other factors. There are not district standard or school-specific rates.

Typically, to provide student generation rates for a new residential development, we research similar nearby developments and their student generation rates, as a guide for how many students the new development may generate. This request, however, is not for a specific project, but rather for a potential increase in total housing units in a specific Community Plan Area at a future point in time. Many factors are not yet determined, such as the specific type of housing and bedroom mix that may be constructed.

Therefore, our best strategy to estimate the number of students potentially generated by future buildout of the Mission Valley Community Plan Area is to reference the number of existing housing units in the CPA and the number of students who reside in the CPA (based on San Diego Unified School District data) to determine current student generation rates. Since the base year is 2012, we use 2012-13 school year student numbers.

<b>TABLE 2. Student Generation Rates from Existing Housing Units</b>			
<b>Housing Type</b>	<b>Number of Existing Units (2012)</b>	<b>2012-13 students (K-5, 6-8, 9-12, and K-12)</b>	<b>Student Generation Rate</b>
Single Family	1	None	None
Multi Family	11,243	K-5: 362 6-8: 103 9-12: 133 K-12: 598	K-5: 0.032 6-8: 0.009 9-12: 0.012 K-12: 0.053

Based on the information in Tables 1 and 2, potential student generation from future buildout of additional housing units as called for in the Mission Valley Community Plan update is shown in Table 3. The current rate is the low range and the high range is double the low range.

<b>TABLE 3. Potential Student Generation Rates from Future Additional Housing Units</b>			
<b>Housing Type</b>	<b>Number of Additional Housing Units</b>	<b>Estimated Student Generation Rates</b>	<b>Number of Potential Students</b>
Single Family	None	Not applicable	Not applicable
Multi Family	27,914	K-5: 0.032-0.064 6-8: 0.009-0.018 9-12: 0.012-0.024 K-12: 0.053-0.106	K-5: 893-1,786 6-8: 251-502 9-12: 335-670 K-12: 1,479-2,958

A key assumption is future additional housing units will generate students at a rate similar to current housing units. If future additional housing units are significantly more attractive to families than the current housing is, the number of students could be higher than estimated.

The potential increase in students from the future additional housing units suggested in the Community Plan update is likely to impact district facilities to the point of reaching capacity. Measures such as reduction of non-resident students would need to be undertaken to ensure space is available for future resident growth. Attendance boundary changes may also be needed. In addition, San Diego Unified is planning a new elementary school within the Civita development, which will increase capacity.

Please keep us apprised of revisions to development plans as new information may result in changes to the information stated in this letter. Thank you.

Sincerely,



Sarah Hudson  
Demographer