PlanIt

Webinar Series for Comprehensive Plan Updates

School Districts: More than just an affected jurisdiction

Presented by Tara Beard, AICP
March 9, 2017
Goals for this webinar

- City planning staff are more aware of the ways that their work and school district plans intersect.
- City planning staff are inspired to forge long-term connections with school district staff.
- Comprehensive plan updates include features that make it easier for school districts to review and comment.
Today’s discussion

- Forecasts and planning
  - School district planning 101
  - Metropolitan Council and local governments
- Schools and housing
- Jurisdictional mismatch
- Planning considerations
Forecasts and planning

School district planning 101
Why school districts forecast

• Anticipating future enrollment is how school districts:
  • manage school capacity needs, including school closures or new school construction
Real world example!
Why school districts forecast

• Anticipating future enrollment is how school districts:
  • manage school capacity needs, including school closures or new school construction
  • facilities planning to support district-wide needs
How school districts forecast

• Most school districts hire a consultant to project enrollment numbers
  • Forecasts generally look out 5-10 years
  • Projections tend to assume the continuation of historic patterns

• The consultant is expected to review comprehensive plans and other local policies
Real world example!
How school districts forecast

• Different types of housing “yield” different amounts of school aged children

- .25 to .33 students
- .1 to .2 students
Forecasts and planning

Regional and local forecasts
Why the Metropolitan Council forecasts

The Council forecasts population, household and job growth at the regional and local level to:

• update the 30-year regional development guide every ten years (*Thrive MSP 2040*) for

• provide local governments with forecasts that inform their 30-year comprehensive plans that are also updated every ten years
How the Metropolitan Council forecasts

Regional forecasts:
- use an economic competitiveness model that predicts migration flows
- predict a population gain of over 800,000 by 2040

Metropolitan Council’s Regional Forecast to 2040

<table>
<thead>
<tr>
<th></th>
<th>2010</th>
<th>2020</th>
<th>2030</th>
<th>2040</th>
</tr>
</thead>
<tbody>
<tr>
<td>Population</td>
<td>2,850,000</td>
<td>3,128,000</td>
<td>3,389,000</td>
<td>3,652,000</td>
</tr>
<tr>
<td>Households</td>
<td>1,118,000</td>
<td>1,257,000</td>
<td>1,378,000</td>
<td>1,492,000</td>
</tr>
<tr>
<td>Employment</td>
<td>1,544,000</td>
<td>1,791,000</td>
<td>1,913,000</td>
<td>2,033,000</td>
</tr>
</tbody>
</table>
How the Metropolitan Council forecasts

Local forecasts:
- use a land use model that considers changing demographics and their impact on housing preferences
- consider land availability, local real estate prices, and competition of surrounding areas
- are developed in partnership with local governments and planners
Forecasts – in summary

<table>
<thead>
<tr>
<th></th>
<th>Metropolitan Council</th>
<th>School Districts</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Strengths</strong></td>
<td>Holistic approach that considers competition outside of and within the region to predict household growth and change</td>
<td>Fairly reliable for short-term predictions over the next 5 years</td>
</tr>
<tr>
<td><strong>Issues</strong></td>
<td>Many moving parts in local allocation; many assumptions needed</td>
<td>Minimally considers socioeconomic change</td>
</tr>
<tr>
<td><strong>Uncertainties</strong></td>
<td>Long range time horizon causes great uncertainty</td>
<td>New housing focus limits certainty</td>
</tr>
</tbody>
</table>
Schools and housing

Deeply connected institutions
The relationship between housing and schools

- Schools impact the housing market
Real world example!
The relationship between housing and schools

- City policies may consider school district needs, rightly or wrongly
Real world example!
The relationship between housing and schools

- Subsidized affordable housing and student characteristics
Real world example!

New affordable housing

City 1
City 2

School District boundaries
The relationship between housing and schools

- School integration and fair housing
Jurisdictional mismatch

A big challenge
City and school district boundaries don’t line up!
School districts may contain portions of 8 or more cities!

Osseo School District:
- Brooklyn Center
- Brooklyn Park
- Corcoran
- Dayton
- Maple Grove
- Osseo
- Plymouth
- Rogers
Cities may contain portions of four or more school districts!

City of Brooklyn Center
- Anoka-Hennepin School District
- Brooklyn Center School District
- Osseo School District
- Robbinsdale School District
Addressing jurisdictional mismatch

Your community page in the local planning handbook includes a list of all affected school districts in your community.
Example: Golden Valley
Golden Valley, continued

<table>
<thead>
<tr>
<th></th>
<th>Hopkins School District</th>
<th>Robbinsdale School District</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Land Use (acres)</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Housing Type</td>
<td>Single-family*</td>
<td>Multi-family**</td>
</tr>
<tr>
<td></td>
<td>Manufactured</td>
<td>Undeveloped/agricultural</td>
</tr>
<tr>
<td></td>
<td></td>
<td>All other land uses</td>
</tr>
<tr>
<td>Total land</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Housing Type</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Single-family*</td>
<td>1,113</td>
<td>2,019</td>
</tr>
<tr>
<td>Multi-family**</td>
<td>154</td>
<td>68</td>
</tr>
<tr>
<td>Manufactured</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Undeveloped/agricultural</td>
<td>159</td>
<td>70</td>
</tr>
<tr>
<td>All other land uses</td>
<td>1,811</td>
<td>1,266</td>
</tr>
<tr>
<td>Total land</td>
<td>3,237</td>
<td>3,323</td>
</tr>
</tbody>
</table>

*Includes detached and attached
**Includes mixed-use residential
Planning considerations

What now?
Planning considerations

Reach out to your school districts:

• Who is a good point of contact?
• What are some important topics to discuss?
  - Future facility needs
  - Local planning and permitting processes
Real world example!
Planning considerations

Reach out to your school districts:

• Who is a good point of contact?

• What are some important topics to discuss?
  - Future facility needs
  - Local planning and permitting processes
  - Demographic changes and housing types
Planning considerations

Reach out to your school districts:

• Housing development information in real time
Real world example!
Planning considerations

Reach out to your school districts:

• Housing development information in real time
  - School district representation on the planning commission
  - Automatic emails with planning or council agendas
  - Regular meetings between staff
Planning considerations

Comprehensive plan update opportunities:

• Get input early
• Look for community engagement opportunities
• Get a unique perspective on housing needs
Real world example!
Planning considerations

Comprehensive Plan update opportunities:

• Additional topics that intersect
  - Transportation
  - Safety
  - Recreation
  - Environmental Services
  - Sustainability
Planning Considerations

Comprehensive Plan update opportunities:

• Future land use
  • Test future land use scenarios in the context of affected school districts
  • Provide future land use information by affected school districts in your draft plan
  • Provide local context about future residential land uses
Testing future land use impacts

Using GIS

- School district shapefiles on your community page
- School district shapefiles are also available at Minnesota Geospatial Commons: https://gisdata.mn.gov
- Shapefiles include district and attendance boundaries
## Testing future land use impacts

### Mapping Services: eligible communities:

<table>
<thead>
<tr>
<th>Community</th>
<th>Community</th>
<th>Community</th>
</tr>
</thead>
<tbody>
<tr>
<td>Bayport</td>
<td>Hilltop</td>
<td>New Trier</td>
</tr>
<tr>
<td>Bethel</td>
<td>Lake St. Croix Beach</td>
<td>Newport</td>
</tr>
<tr>
<td>Carver</td>
<td>Lakeland</td>
<td>Norwood Young America</td>
</tr>
<tr>
<td>Centerville</td>
<td>Landfall</td>
<td>Nowthen</td>
</tr>
<tr>
<td>Circle Pines</td>
<td>Lauderdale</td>
<td>Osseo</td>
</tr>
<tr>
<td>Cologne</td>
<td>Lexington</td>
<td>Randolph</td>
</tr>
<tr>
<td>Dayton</td>
<td>Loretto</td>
<td>St. Bonifacius</td>
</tr>
<tr>
<td>Elko New Market</td>
<td>Maple Plain</td>
<td>Vermillion</td>
</tr>
<tr>
<td>Hamburg</td>
<td>Mayer</td>
<td>Watertown</td>
</tr>
<tr>
<td>Hampton</td>
<td>New Germany</td>
<td>Willernie</td>
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Questions?

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Upcoming Events

**Workshop: Introduction to Comprehensive Plans and Equity**  
Presented by GARE  
Tuesday, March 21, 2017

**Workshop: Affordable Housing - Tools and Financing Mechanisms**  
Presented by Jonathan Stanley  
Thursday, April 13, 2017

**Webinar: Population Estimates**  
Presented by Matt Schroeder  
Thursday, April 20, 2017

*Look for the 2017 PlanIt Schedule of Events on the website*