Montgomery County Student Generation Rates for Housing Types
December 6, 2013

NORTH

Housing Type	Factors (number of students generated per unit)			
	Elementary	Middle	High	Total K-12
Single Family	0.416	0.175	0.213	0.804
Townhouse	0.242	0.091	0.122	0.455
Multi-Family Low to Mid-rise (4 or fewer floo	0.160	0.057	0.081	0.298
Multi-Family High-rise (5 or more floors)	0.077	0.030	0.038	0.145

SOUTHWEST

Housing Type	Factors (number of students generated per unit)			
	Elementary	Middle	High	Total K-12
Single Family	0.323	0.132	0.153	0.608
Townhouse	0.166	0.072	0.099	0.337
Multi-Family Low to Mid-rise (4 or fewer floo	0.075	0.031	0.047	0.153
Multi-Family High-rise (5 or more floors)	0.042	0.017	0.023	0.082

EAST

Housing Type	Factors (number of students generated per unit)			
	Elementary	Middle	High	Total K-12
Single Family	0.233	0.124	0.196	0.553
Townhouse	0.178	0.062	0.101	0.341
Multi-Family Low to Mid-rise (4 or fewer floo	0.175	0.068	0.090	0.333
Multi-Family High-rise (5 or more floors)	0.074	0.032	0.043	0.149

COUNTYWIDE HOUSING STUDENT YIELD FACTORS

Housing Type	Factors (number of students generated per unit)			
	Elementary	Middle	High	Total K-12
Single Family	0.357	0.153	0.190	0.700
Townhouse	0.214	0.082	0.113	0.409
Multi-Family Low to Mid-rise (4 or fewer floo	0.146	0.055	0.077	0.278
Multi-Family High-rise (5 or more floors)	0.060	0.025	0.033	0.118

Based on 2013 analysis of students residing in single family and townhouse new within the last 10 years, and in multi-family units of any age.

NORTH includes general "upcounty" areas including: Clarksburg, Damascus, Gaithersburg, Magruder, Northwest, Poolesville, Quince Orchard, Seneca Valley, Sherwood, and Watkins Mill clusters.

SOUTHWEST includes: Bethesda-Chevy Chase, Churchill, Walter Johnson, Richard Montgomery, Rockville, Whitman, and Wootton clusters.

EAST includes: Downcounty Consortium (Blair, Einstein, Kennedy, Northwood, and Wheaton, and Northeast Consortium (Blake, Paint Branch and Springbrook), clusters.