School Pupil Generation Factors
Yield Per Unit[5]

In November of 2018, the Anne Arundel County Economic Development Corporation contracted with MGT Consulting Group ("MGT") to conduct a student yield study and make recommendations regarding future school sites. As a part of their study, they evaluated Anne Arundel County Public Schools' student generation factors. Using housing unit and historical enrollment data, MGT and Anne Arundel County Public Schools created new student generation factors. By taking the total enrollment by grade level and dividing it by the current housing levels, a student generation factor (SGF) also was calculated for each grade level. This factor indicates the number of students within each grade level that will be generated by each new housing unit.

Next, these SGF's were compared with SGF's used by several comparable school districts to ensure reliability.

Lastly, student generation factors were calculated by high school feeder area. This considers geographic variations across the county.

The following table presents the SGF's used for the current projections for each high school feeder zone, distributed by grade level.

***Student generation rates for multi-family developments only apply to units with 2 or more bedrooms. One-bedroom units are not included in student impact calculations.

Student Generation Factors (SGF's) by Feeder Zone and Grade Level

FEEDER	AVERAGE SINGLE FAMILY YIELD			AVERAGE TOWNHOME YIELD			AVERAGE MULTI-FAMILY YIELD		
	ES YIELD	MS YIELD	HS YIELD	ES YIELD	MS YIELD	HS YIELD	ES YIELD	MS YIELD	HS YIELD
ANNAPOLIS	0.084	0.039	0.053	0.096	0.05	0.051	0.062	0.028	0.031
ARUNDEL	0.25	0.11	0.154	0.24	0.11	0.117	0.08	0.026	0.042
BROADNECK	0.182	0.102	0.143	0.21	0.096	0.116	0.06	*	*
CHESAPEAKE	0.175	0.083	0.112	0.203	0.103	0.128	*	*	*
GLEN BURNIE	0.171	0.076	0.098	0.152	0.06	0.075	0.137	0.052	0.06
MEADE	0.162	0.072	0.102	0.182	0.067	0.082	0.139	0.049	0.064
NORTH COUNTY	0.18	0.082	0.112	0.233	0.119	0.142	0.206	0.074	0.093
NORTHEAST	0.179	0.081	0.118	0.19	0.082	0.107	*	*	*
OLD MILL	0.156	0.075	0.100	0.196	0.098	0.132	0.159	0.079	0.084
SEVERNA PARK	0.248	0.132	0.166	0.212	*	*	*	*	*
SOUTH RIVER	0.187	0.104	0.114	0.203	0.103	0.106	*	*	*
SOUTHERN	0.118	0.06	0.081	*	*	*	*	*	*
DISTRICT AVERAGE	0.169	0.083	0.109	0.189	0.085	0.1	0.113	0.047	0.054

* INSUFFICIENT DATA. USE DISTRICT AVERAGE.

[5] MGT Consulting Group – Anne Arundel Economic Development Commission – Student Yield Study for Anne Arundel County Public Schools – Final Report, November 22, 2019.