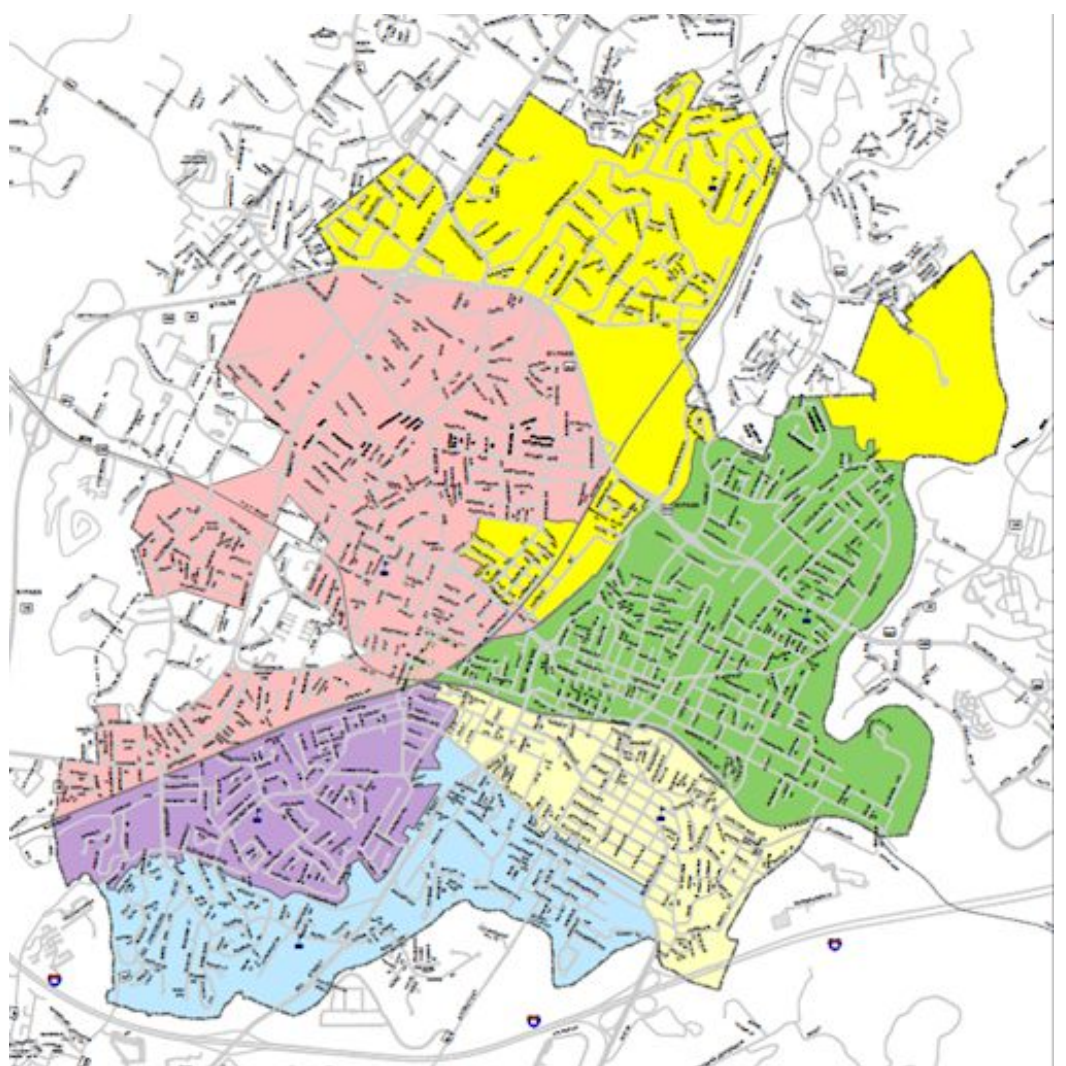


Elementary Rezoning Update

September 5, 2024



Six (6) Current Elementary School Zones





Why consider rezoning?

- 1. Affordable housing development/redevelopment in progress and pending**
 - a. South 1st Street - Phase 2 (current zone: Jackson-Via)
 - b. Kindlewood (current zone: Summit)
 - c. 6th Street (current zone: Summit)
 - d. Westhaven (current zone: Trailblazer)
- 2. UVA student housing policy changes**
 - a. Plan will require all second-year students to live in campus housing
 - b. Between 2012 to 2020 a City K-12 student population increase of ~9% was driven by single-family home stock becoming available as UVA students moved into the new high rise apartments on West Main St.
- 3. City upzoning**
 - a. Allows for up to three units of housing in lots previously zoned for single-family units in some areas

The near-term affordable housing developments are in the current Jackson-Via and Summit zones where there are not good or viable locations for modular units.



What has been done so far?

- 2017 Capacity Study by VMDO
- 2023 Monthly Meetings with City Neighborhood Development Services (NDS)
- 2023 to July 2024 Updated Housing Yield Rates by the UVA Weldon Cooper Center
- Meetings with CRHA and Piedmont Housing
- Organizational & System Changes with Pupil Transportation
- RFP for Rezoning Consultant Support



What are housing student yield rates?

Yield (generation) rates are used to forecast how many students are expected to be generated per 100 units of various housing types.

- 3 Housing Types:
 - Apartments
 - Single Family
 - Single Family Attached
- Charlottesville City yield rates have generally ranged between 14 to 30 students per 100 housing units depending on type and zone; however, **yield rates have been much higher in public housing and section 8 homes**

Key Considerations:

- **Maximize walkability**
- **Maximize bus route efficiency**
- **Adhere to recognized neighborhood boundaries (whenever possible)**
- **Maintain or improve diversity & demographic balance across schools**
- **Maximize zone sustainability (minimum 5 years before any future rezoning)**



How does this process work?

Key Components:

- **Staff Work Group for Rezoning**
 - Provides data & works with the consultant to support community outreach and meetings
 - Consists of:
 - COO
 - Transportation
 - Technology
 - Community Relations
 - Equity & Inclusion
- **Superintendent's Advisory Committee for Rezoning**
 - Reviews the overall process, initial rezoning options and the community engagement plan
 - Consists of:
 - Elementary PTA Leadership (6 - one per current zone)
 - Charlottesville Education Association (CEA) representatives (up to 3)
 - Board Members (2)
 - The Staff Work Group for Rezoning
- **Community Outreach & Feedback**
 - In-Person & Zoom Meetings
 - Rezoning webpage
 - Public Hearing(s)

Timeline

- October 2024 - Consultant finalizes initial set of rezoning scenarios from data & first Superintendent's Advisory Committee meeting
- November 2024 - Public presentations and survey
- January 2025 - Refined options for review/discussion
- February 2025 - Board action on final recommendation
- August 2026 - Likely implementation
 - coincides with return of 5th-graders to elementary schools

Near-Term Next Steps:

- **Finish contract negotiation with the consultant**
- **Finalize project process & timeline**
- **Complete consolidation and review of supporting data**