

School adequacy test:

- The definition of capacity is MCPS program capacity in a high school cluster and at each level: elementary, middle, and high. The practice of ‘borrowing’ excess capacity from adjacent clusters at the high school level is eliminated. (Borrowing at the middle and elementary school levels was eliminated in the 2003-2005 Growth Policy.)
- A cluster goes into a residential moratorium if its enrollment 5 years from now would exceed 120% of cluster-wide program capacity at any level. Under current conditions, residential development in the Clarksburg, B-CC and Seneca Valley clusters are in moratorium.
- A residential subdivision is required to make a School Facilities Payment if its enrollment 5 years from now would exceed 105% of cluster-wide program capacity at any level but would be less than 120%. Under current conditions, residential development in 9 clusters will require a School Facilities Payment to proceed: Walter Johnson, Richard Montgomery, Northwest, Northwood, Paint Branch, Quince Orchard, Rockville, Wheaton and Whitman. (Parts of some clusters are located in Rockville or Gaithersburg, where different school adequacy requirements apply.)
- The School Facilities Payment is equal to \$19,514/ES student, \$25,411/MS student, and \$28,501 per HS student. The costs per unit type are below:

Cost per unit by housing type	Elementary	Middle	High
Single-family detached	\$6,245	\$3,659	\$3,734
Single-family attached	\$4,118	\$3,100	\$3,050
Multi-family garden apt.	\$2,986	\$1,423	\$2,081
High-rise; low-rise w/structured parking	\$820	\$991	\$941

- The concept of ceilings is introduced in the school adequacy test. If a subdivision would cause a cluster to exceed the 120% threshold at any level, only the number of dwelling units that would reach the threshold would be allowed. Similarly, if a subdivision would cause a cluster to exceed the 105% threshold at any level, then the number of dwelling units which would exceed the threshold would make a School Facilities Payment to proceed to approval.
- Subdivisions of 3 units or fewer are exempt from the test, as is senior housing. The School Facilities Payment is waived in an enterprise zone (Wheaton CBD and Long Branch) or an area that was formerly an enterprise zone (Silver Spring CBD).