

2016-17 Demographic Analysis, Enrollment Projections, and Facility Capacity Study

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2016-17 Demographic Analysis, Enrollment Projections, and Facility Capacity Report

The purpose of the 2016-17 Demographic Analysis, Enrollment Projections, and Facility Capacity Study is to provide detailed demographic information about the Bellevue Union School District (BUSD) community, and the effects of those demographics on BUSD enrollments and the impact on long range planning for facilities in order to assure the provision of appropriate and equitable facilities for all students of the District.

This presentation will focus on the most pertinent takeaways from the larger study document. Not every component of the full document will be presented in full.

The study is divided into eight major components:

- Introduction
- District and Community Demographics
- Student Generation Rates
- Land Use and Planning
- Spatial Analysis
- Enrollment Projections
- Facility Analysis
- Conclusion and Recommendations

Executive Summary

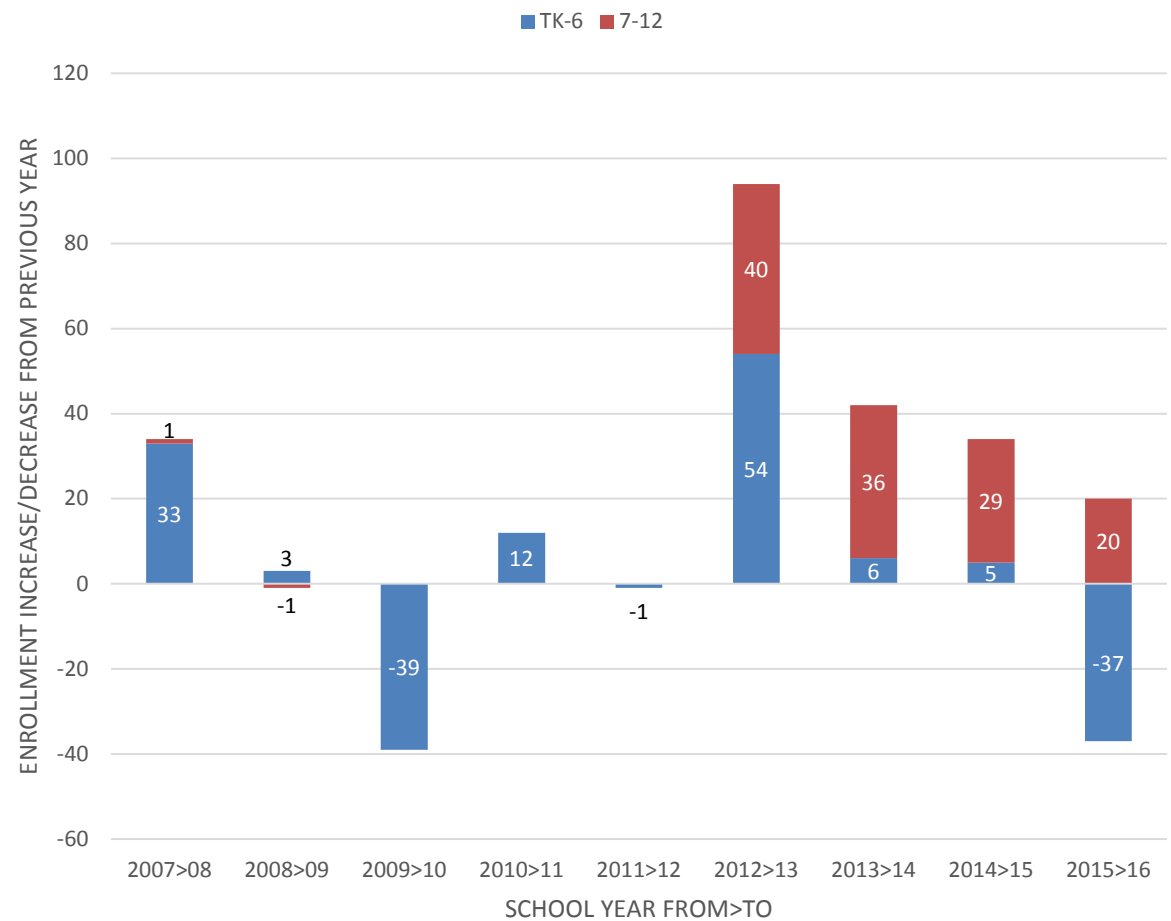
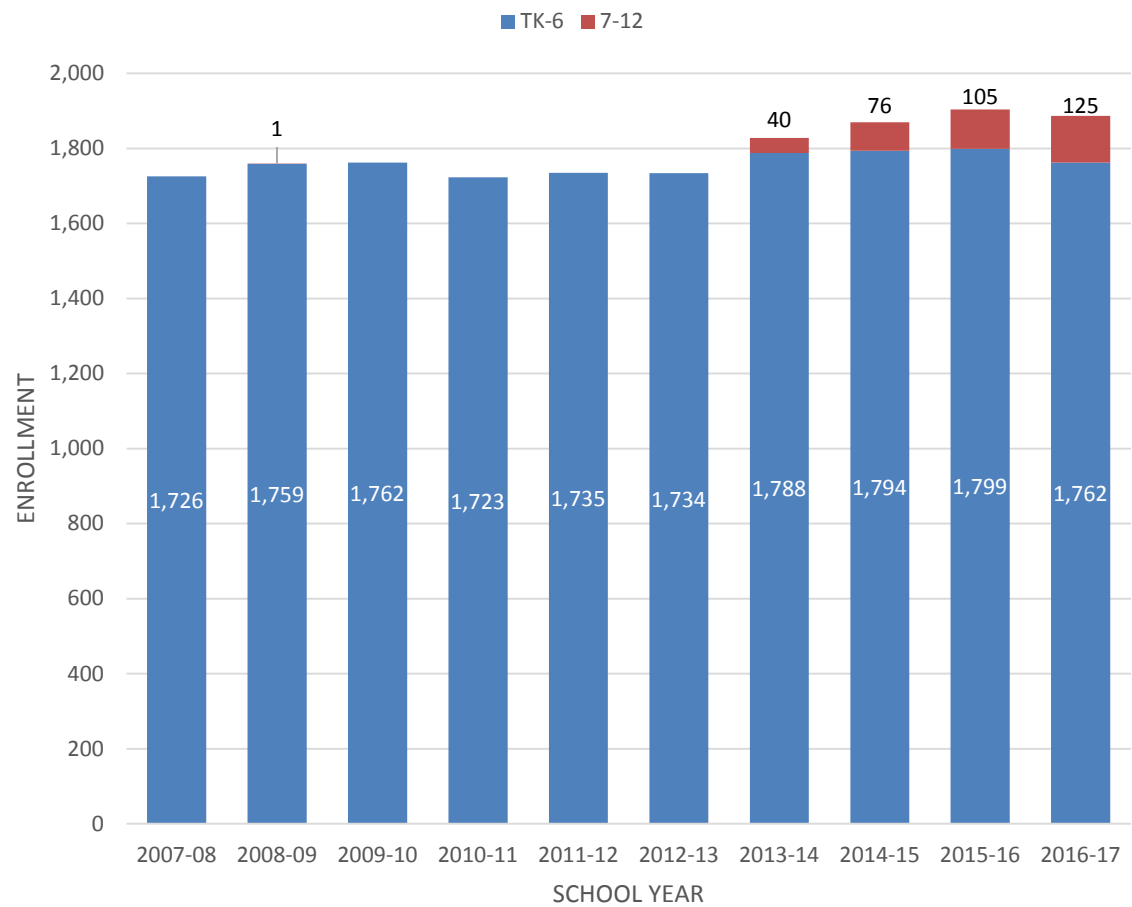
Executive Summary

- ❖ BUSD elementary enrollment is projected to decline over the next decade for three primary reasons:
 1. The number of births in the District declined over the last few years.
 - This will result in smaller kindergarten cohorts five years later, driving down total enrollment.
 2. BUSD typically has negative grade-to-grade migration.
 - The District's student population usually decreases as student cohorts move from one grade to the next.
 - Large incoming kindergarten cohorts in 2013 and 2014 helped offset the enrollment decline among already enrolled students, but the smaller kindergarten cohorts entering BUSD now will no longer provide this offset.
 3. A significant number of school-aged residents within the BUSD boundary are not enrolled in BUSD schools.
 - This is especially important with new residential construction, as the District generates fewer students from new housing than many school districts.
- Due to the reasons above, BUSD's Most Likely enrollment projection shows the District's elementary enrollment declining from 1,762 to 1,649 by 2026-27.
 - Enrollment of secondary students at Stony Point Academy is projected to increase as the school continues to add new grade levels.

District Enrollment Trends

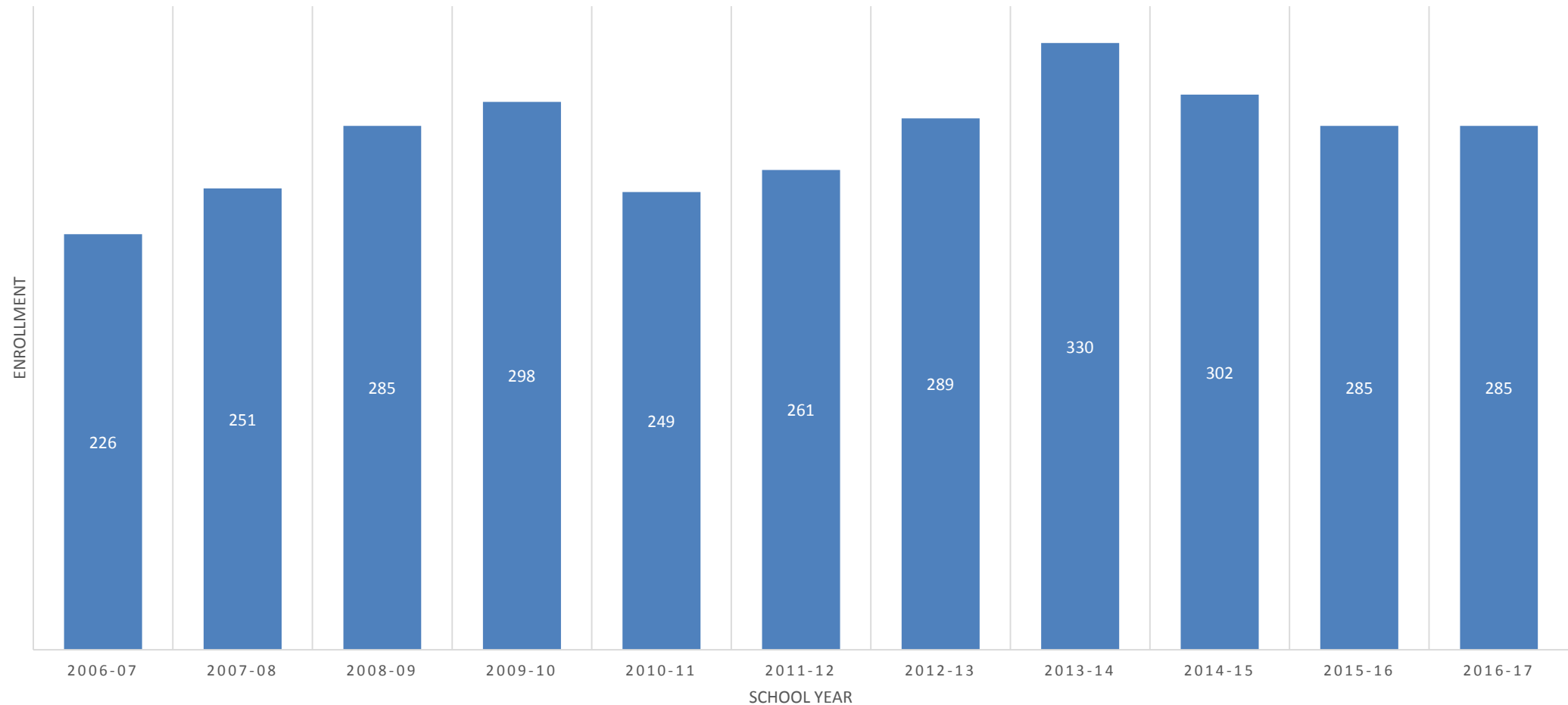


BUSD Enrollment Trends



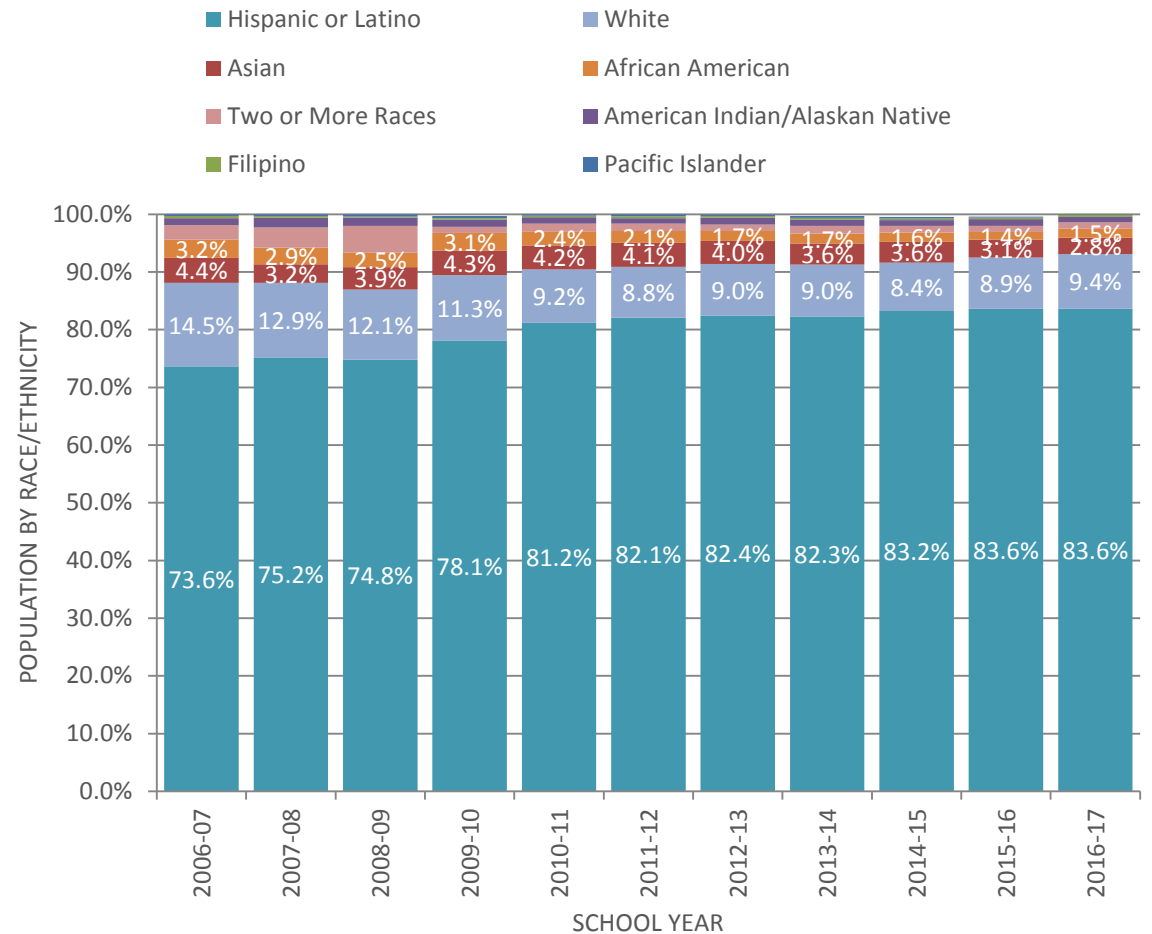
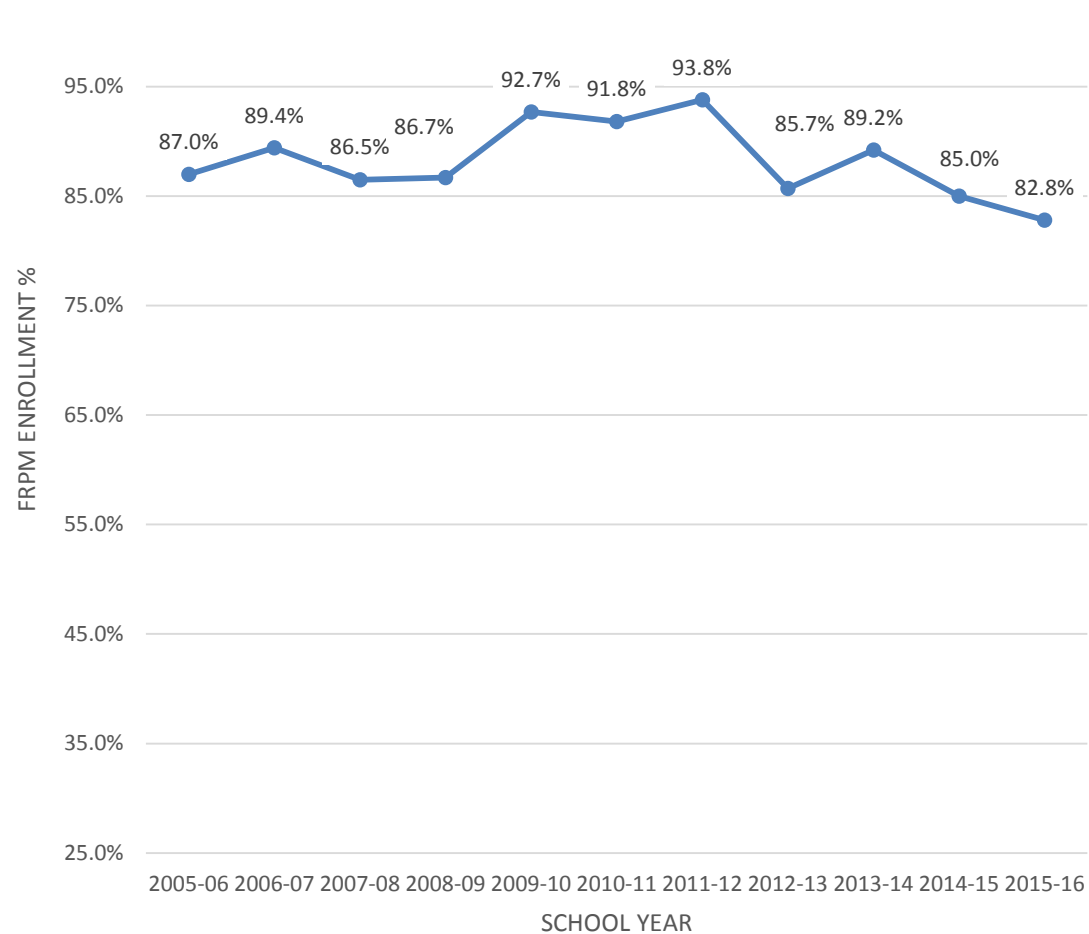


Kindergarten and TK Enrollment



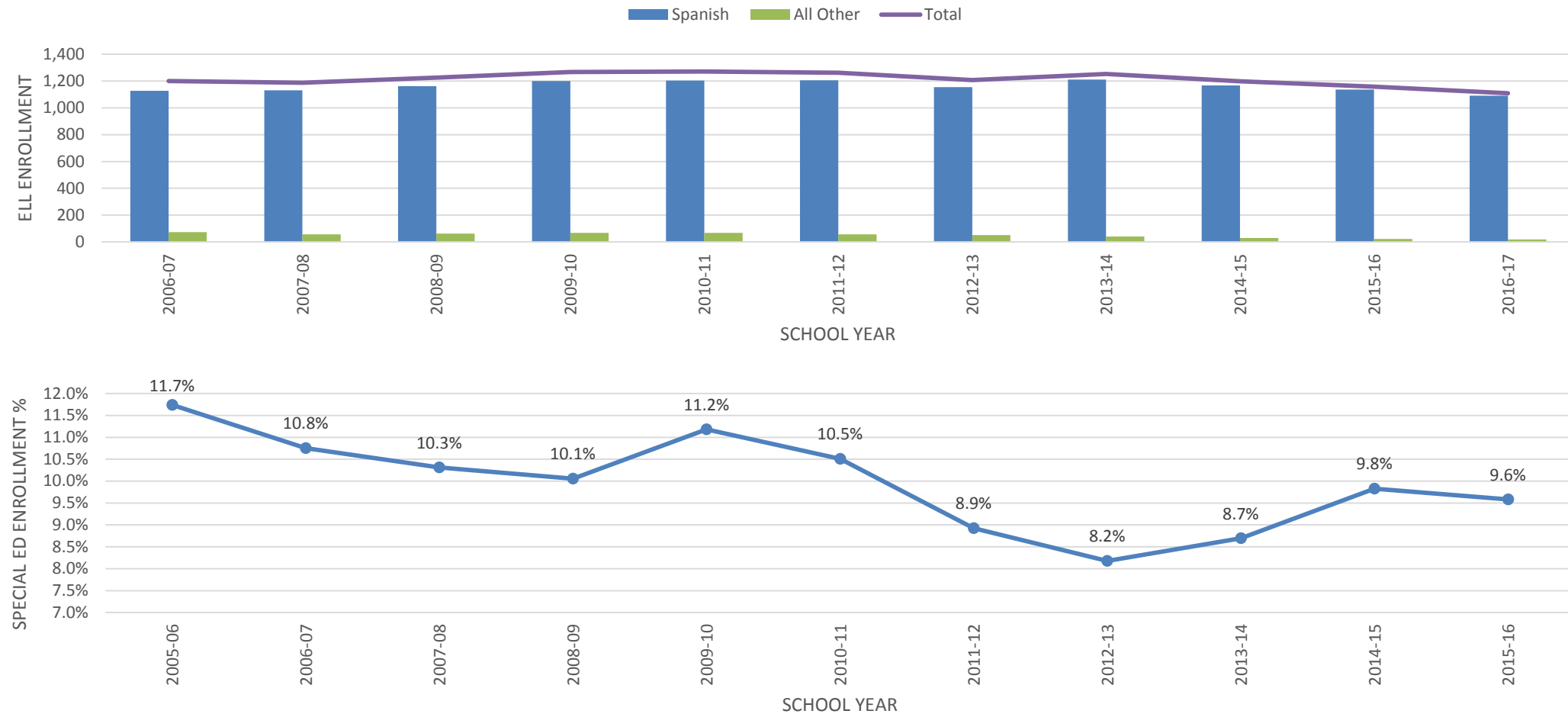


Socioeconomic Enrollment Trends

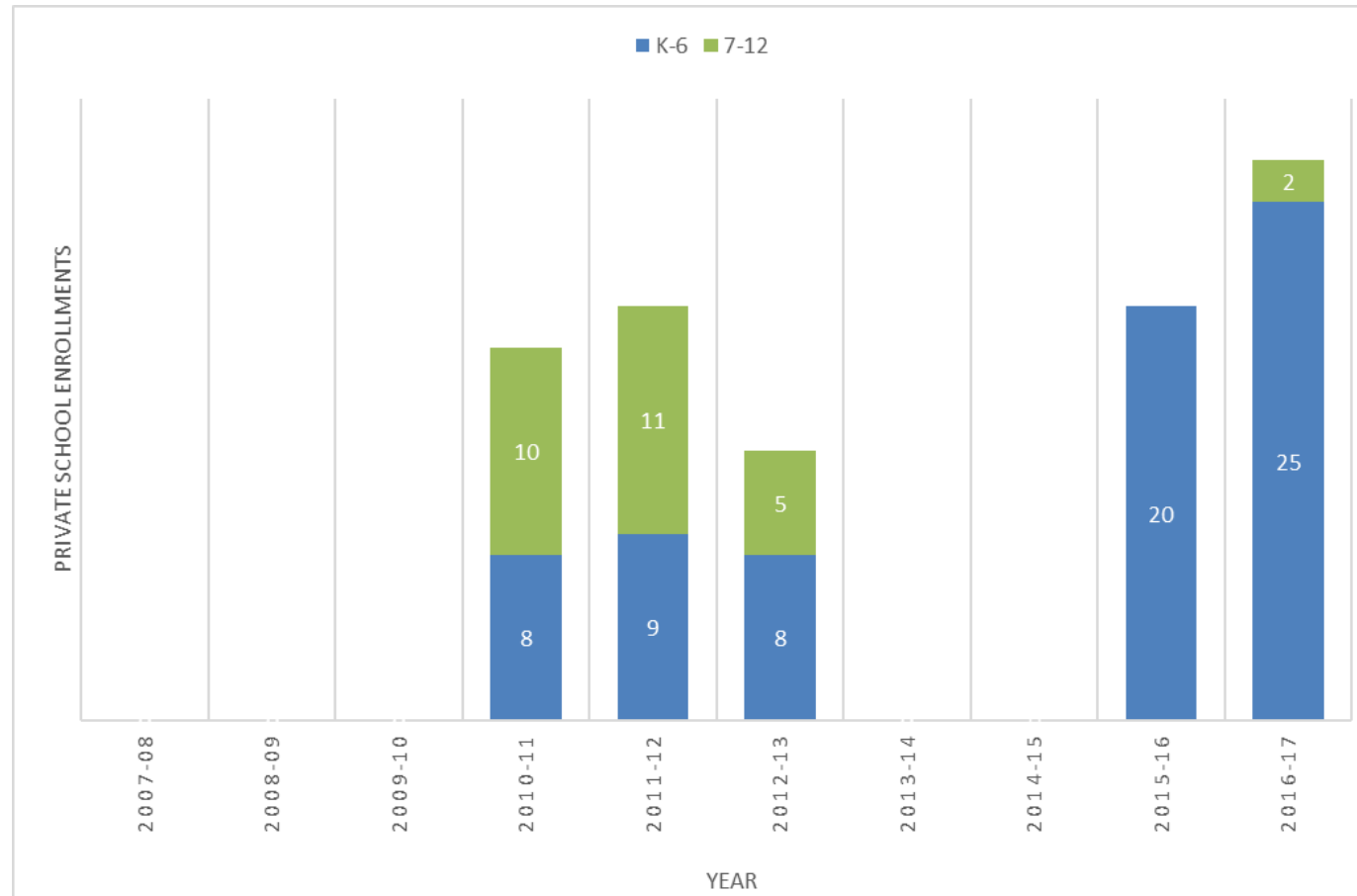




Special Program Enrollment Trends



Private School Enrollments



District Population Trends

BUSD Population Trends

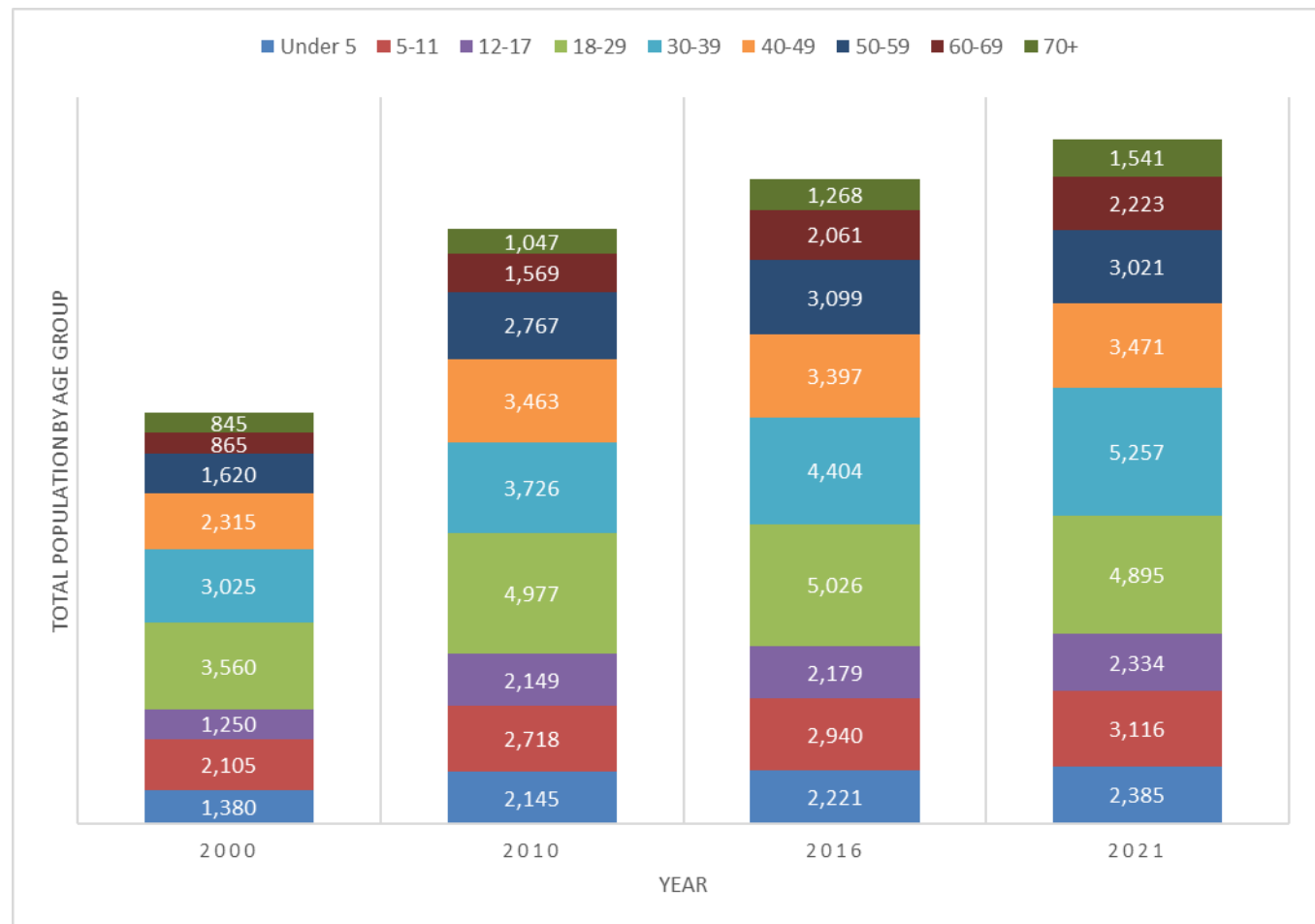
BUSD has a total population of approximately 26,595 per ESRI Business Analyst estimates, which compile and project Census populations for specialized geographic boundaries such as school districts.

This is an increase of 56.6% since 2000.

The relevant school-age population is projected to increase slightly in BUSD by 2021.

The BUSD community is predominantly Hispanic/Latino (48%) or White (40.2%).

Median household income is lower in BUSD compared to the State.



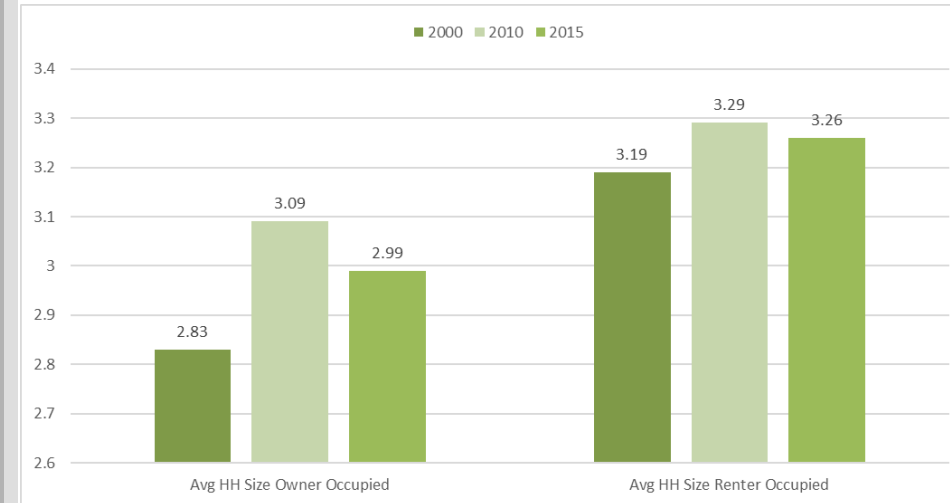
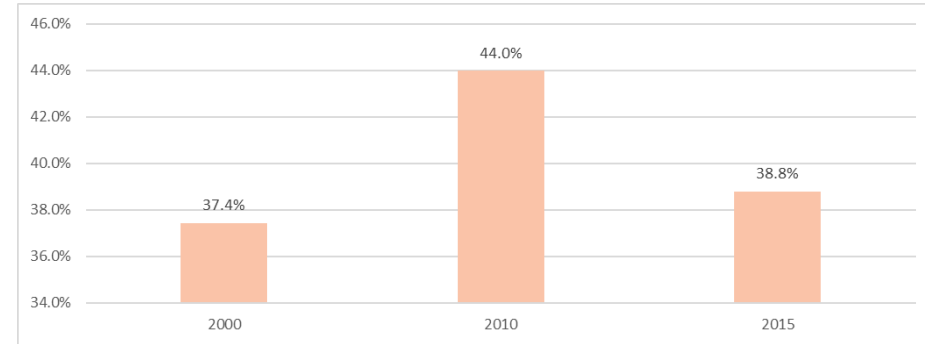
BUSD Housing Trends

The percentage of households with children under 18 in BUSD increased from 2000-2010 before declining again by 2016.

The number of persons per household followed a similar pattern, while also demonstrating a higher number of persons in renter-occupied households versus owner-occupied households.

Home-ownership in the District (the percent of non-vacant housing units occupied by the owner) decreased steadily between 2000 and 2016 from 57 to 47 percent.

The median single-family home sales price in Sonoma County is \$639,000, an increase of 100.3% since 2012.



Bay Area Housing Crisis

The Bay Area housing crisis has had a significant impact on Sonoma County, recently ranked as one of the top 10 communities in the United States with the most extreme housing shortages.

From 2000 to 2008 the County added 16,000 people and 18,000 housing units according to the State Department of Finance.

By contrast, from 2008 to 2016, the County added 27,000 people and only 6,300 housing units.

- It is estimated the rental vacancy rate in Santa Rosa is at an all-time low of just 1% and the number of homes listed for sale in the County this past year was at its lowest in at least seven years.

With supply falling so far short of demand, the cost of housing has increased significantly.

- In the last 5 years, the rent for an average two-bedroom apartment has increased by 49% to \$2,122 a month according to Real Answers, a Novato company that tracks data from large rental complexes.
- And according to a recent RealtyTrac study, it would take 82 percent of the average County resident's salary to make the monthly payment required for a median-priced home.

Student Generation Rates



Student Generation Rates

Student generation rates are one of the critical components of facility planning.

When analyzing the impacts of future residential development, student generation rates are used to project the number of students the District can expect from a planned development.

JSA calculates student generation rates by numerous variables and by area.

The student generation rates reflect how many students enrolled at BUSD are generated for each housing unit constructed.



Student Generation Rates: New Construction

JSA surveyed housing units constructed since 2002 within the District and compared those units to the District's current student list in order to calculate student generation rates.

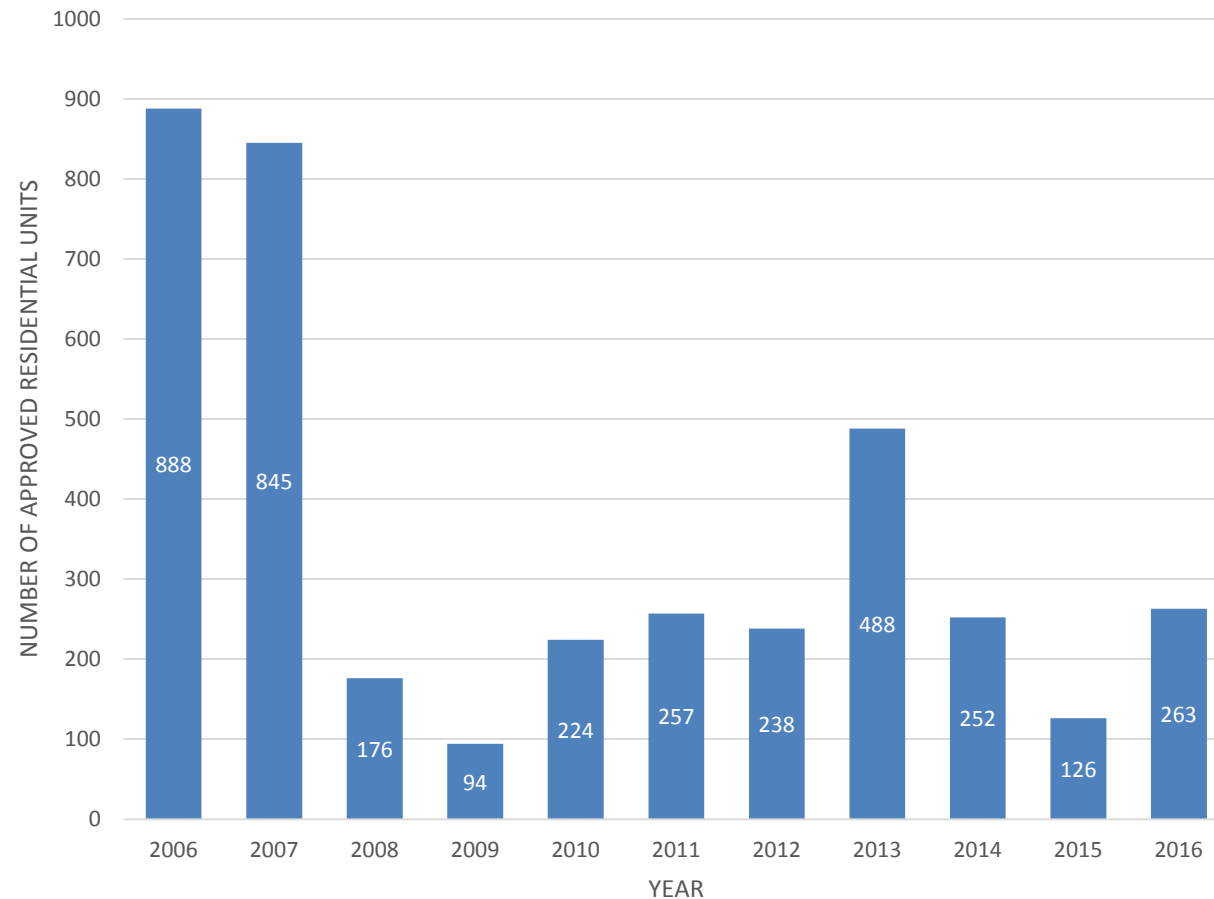
- Residential units of various types were surveyed:
 - 711 single-family detached units, which generated 61 students
 - 214 single-family attached units, which generated 11 students
 - 78 multi-family units, which generated 10 students

Housing Type	Units	TK-6 th Students	TK-6 th SGR	7 th -12 th Students	7 th -12 th SGR	TK-12 th SGR
Single-Family Detached	711	61	0.086	6	0.008	0.094
Single-Family Attached	214	11	0.051	1	0.005	0.056
Multi-Family	78	10	0.128	2	0.026	0.154
<i>Blended SGR</i>	<i>1,003</i>	<i>82</i>	<i>0.082</i>	<i>9</i>	<i>0.009</i>	<i>0.091</i>



Land Use & Planning/ Residential Development

Santa Rosa Residential Development History

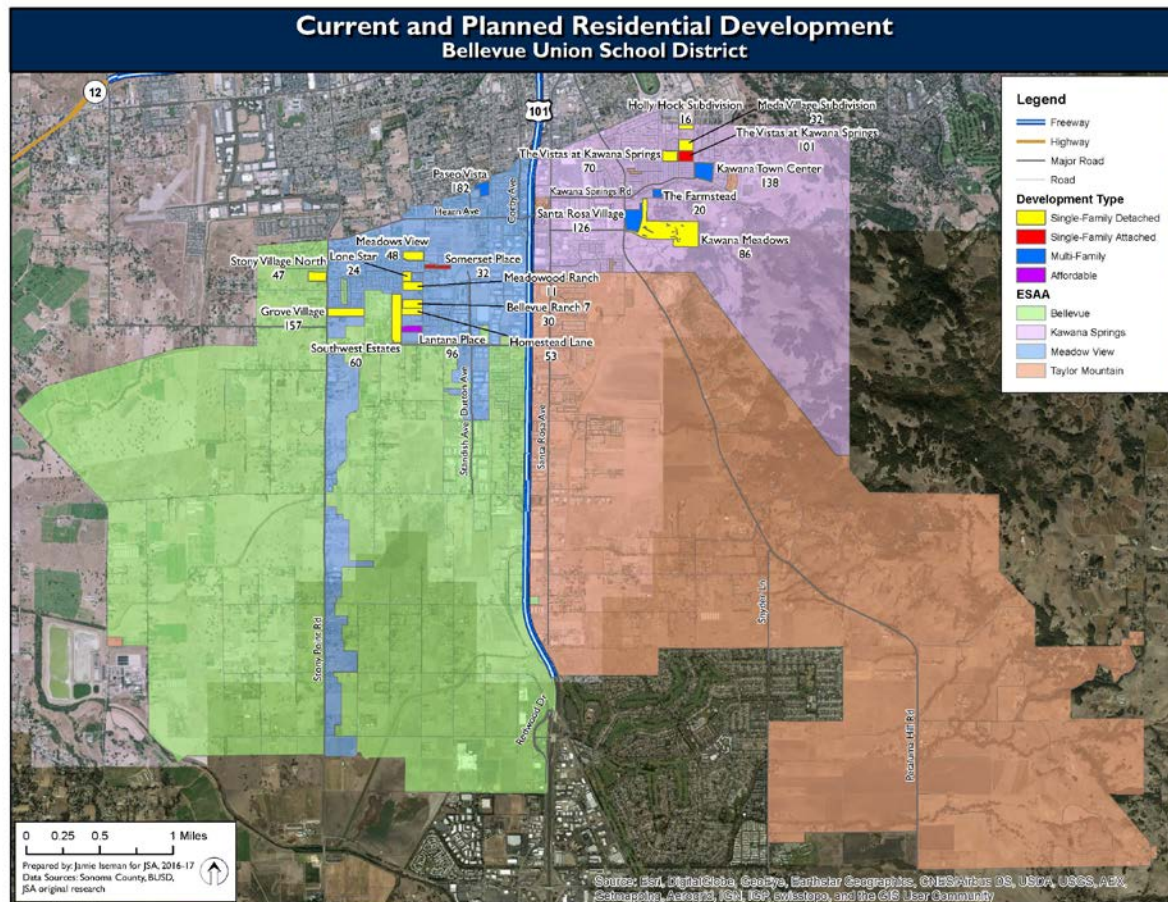


There was a high level of new development prior to last decade's Recession.

These figures include all types of housing within the City of Santa Rosa (Single-Family Detached, Multi-Family, etc.).

In recent years, the City approved around 220 to 270 new residential units annually, most years.

Residential Development



JSA worked closely with the City of Santa Rosa's Planning Dept. to determine the status of every residential project listed on page 40 of the study document.

Those that planning staff deem likely to being constructing new units within the next five years have been included in the enrollment projections.

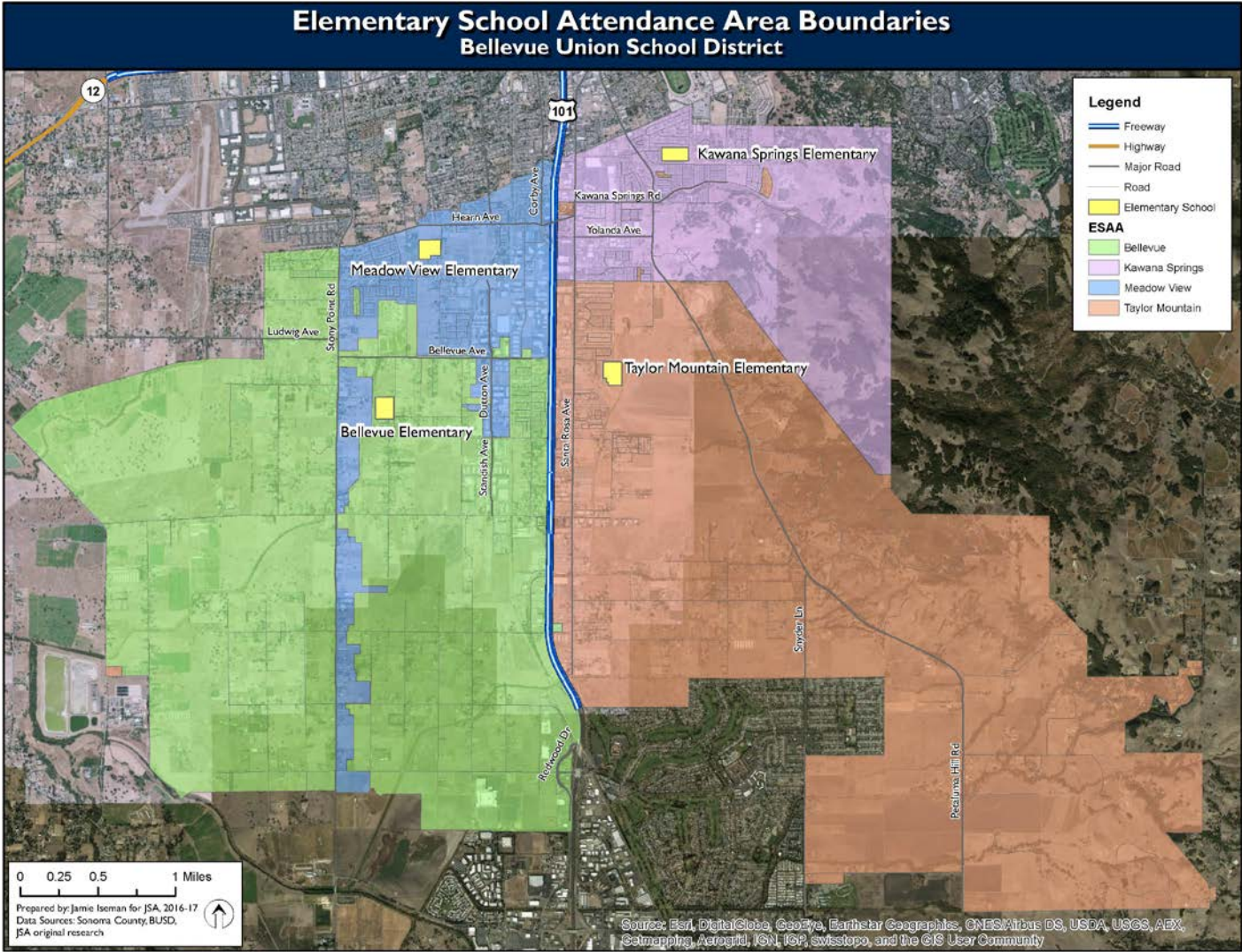
However, many projects, despite being proposed and/or approved, may never be constructed, for various economic and environmental constraints.

We continue to monitor and update this information regularly for the District.

Spatial Analysis

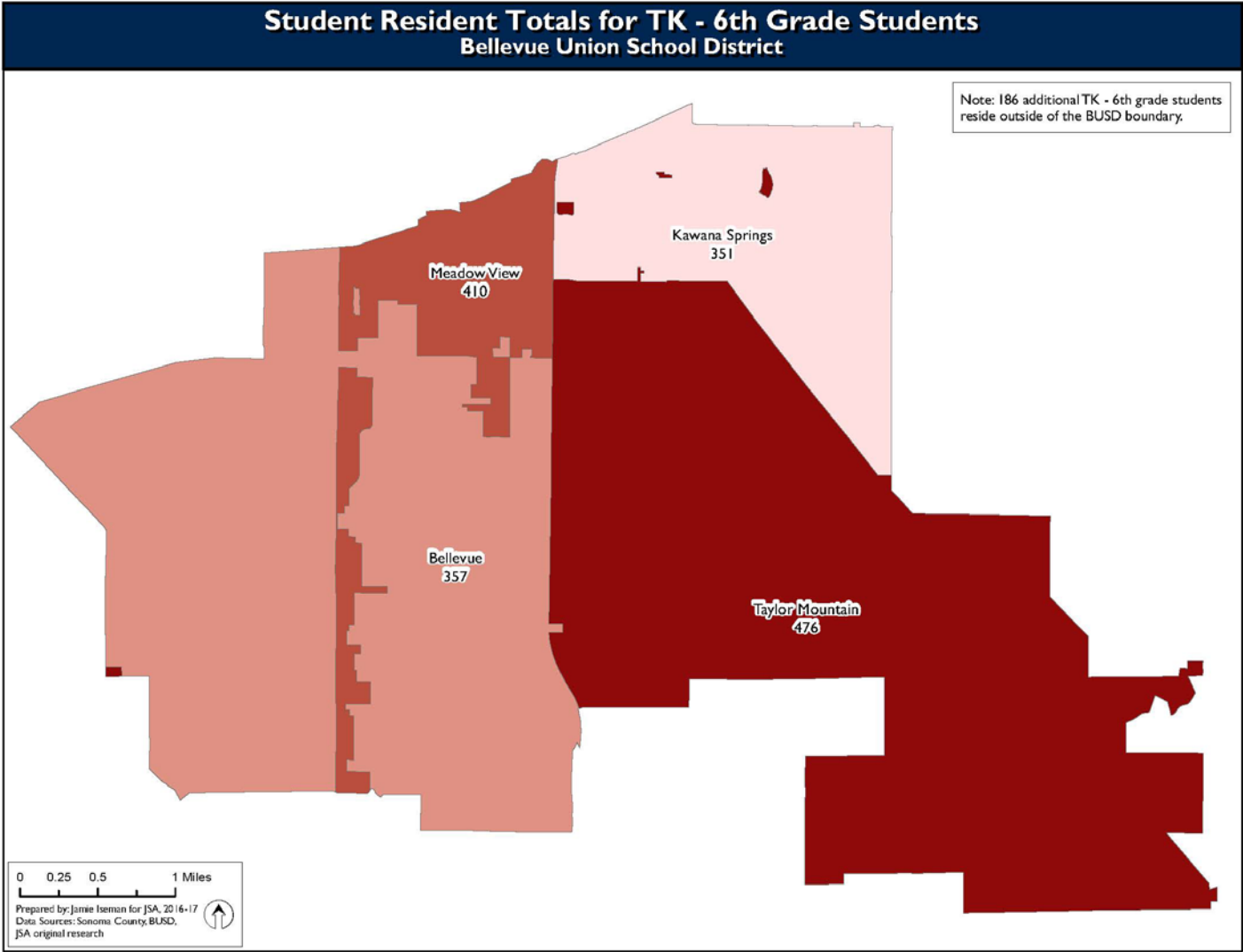


BUSD Elementary School Boundaries





BUSD Elementary Student Residents





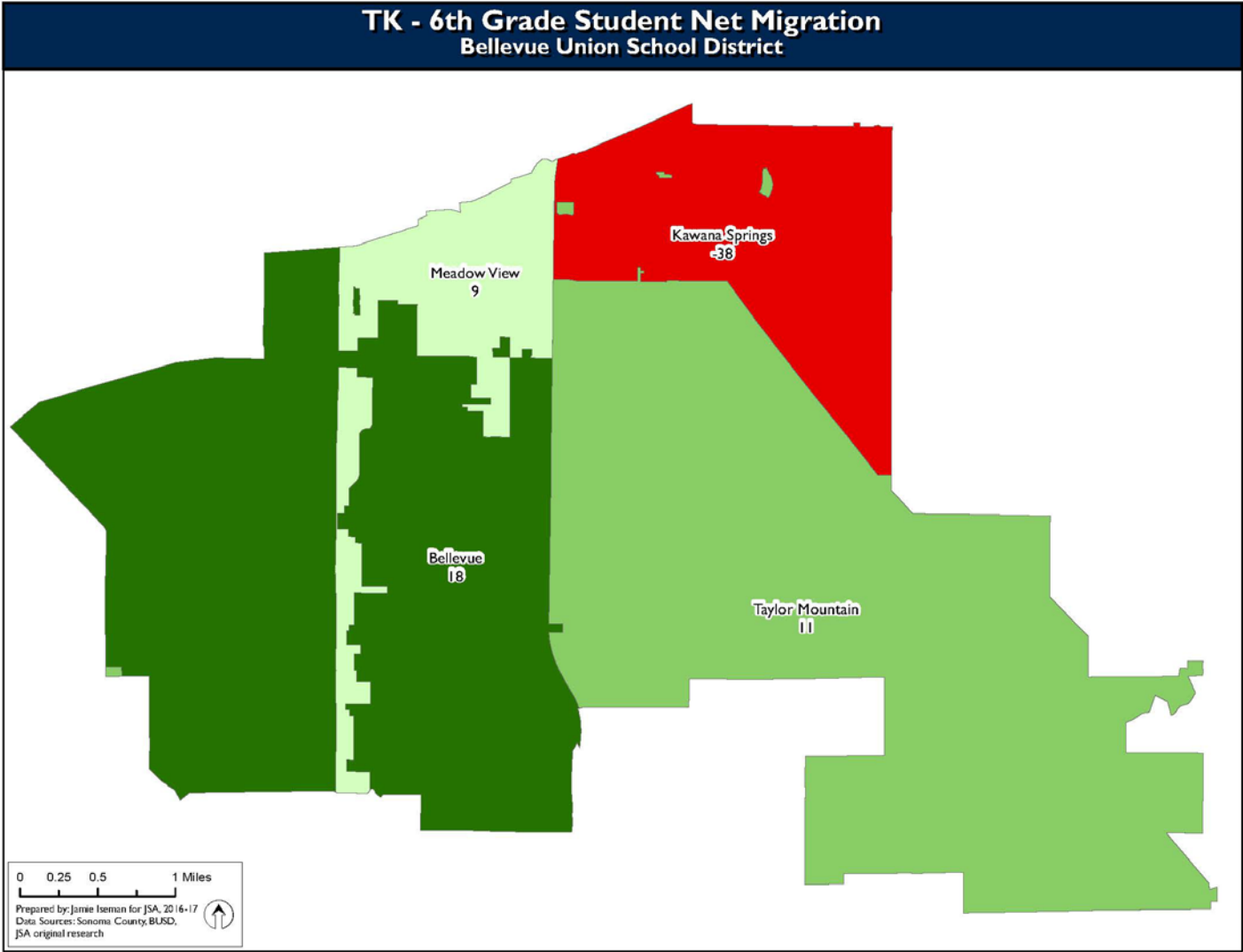
Attendance Matrices

School of Attendance	School/District of Residence						
	Bellevue Elementary	Kawana Springs Elementary	Meadow View Elementary	Taylor Mountain Elementary	Other Districts	Total Attending	
	Bellevue Elementary	303	8	45	19	38	413
	Kawana Springs Elementary	9	266	11	26	81	393
	Meadow View Elementary	26	21	350	22	37	456
	Taylor Mountain Elementary	19	55	4	409	25	512
	Stony Point Academy (K-6)	0	1	0	0	5	6
	Total Residing	357	351	410	476	186	1,780
Stony Point Academy (7-11)	38	7	44	15	27	131	

% In-Migration	26.6%	32.3%	23.2%	20.1%
% Out-Migration	15.1%	24.2%	14.6%	14.1%

Net Migration	18	-38	9	11
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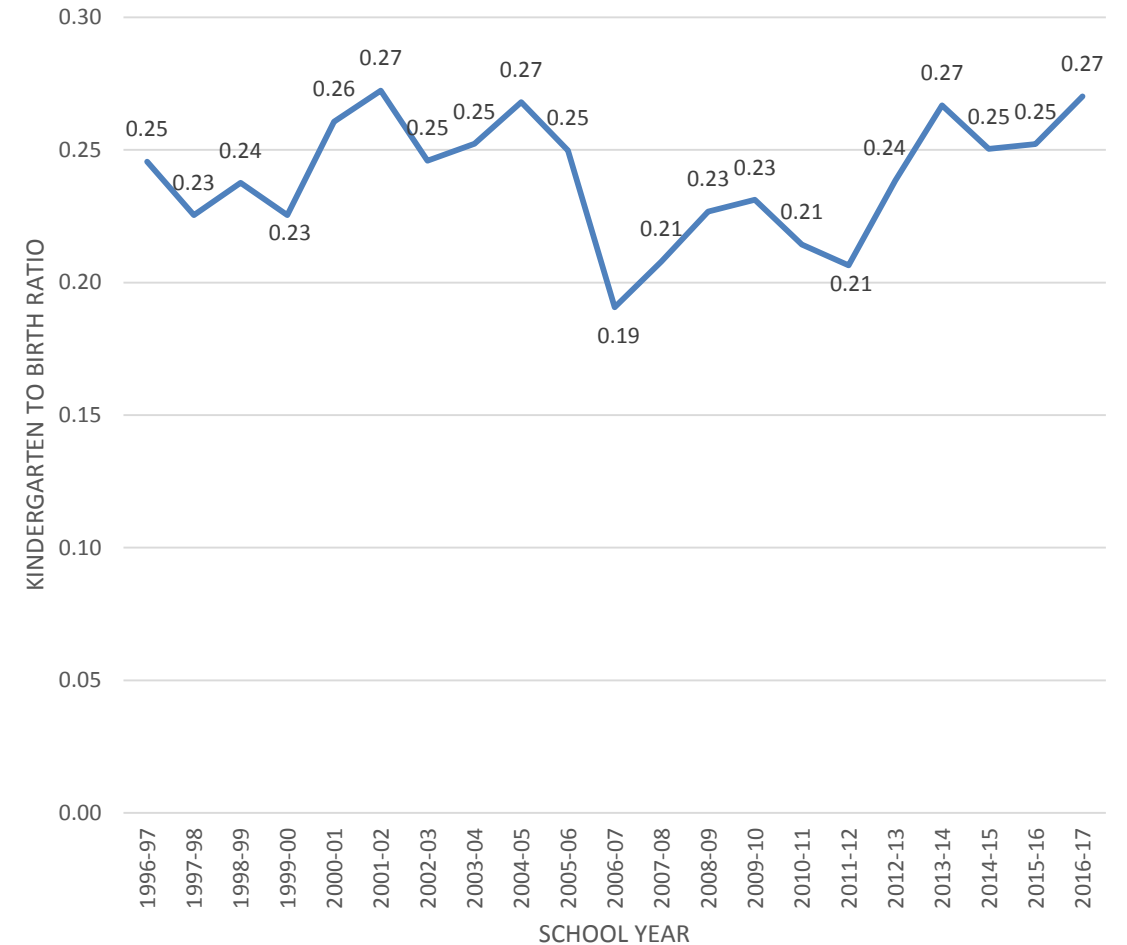
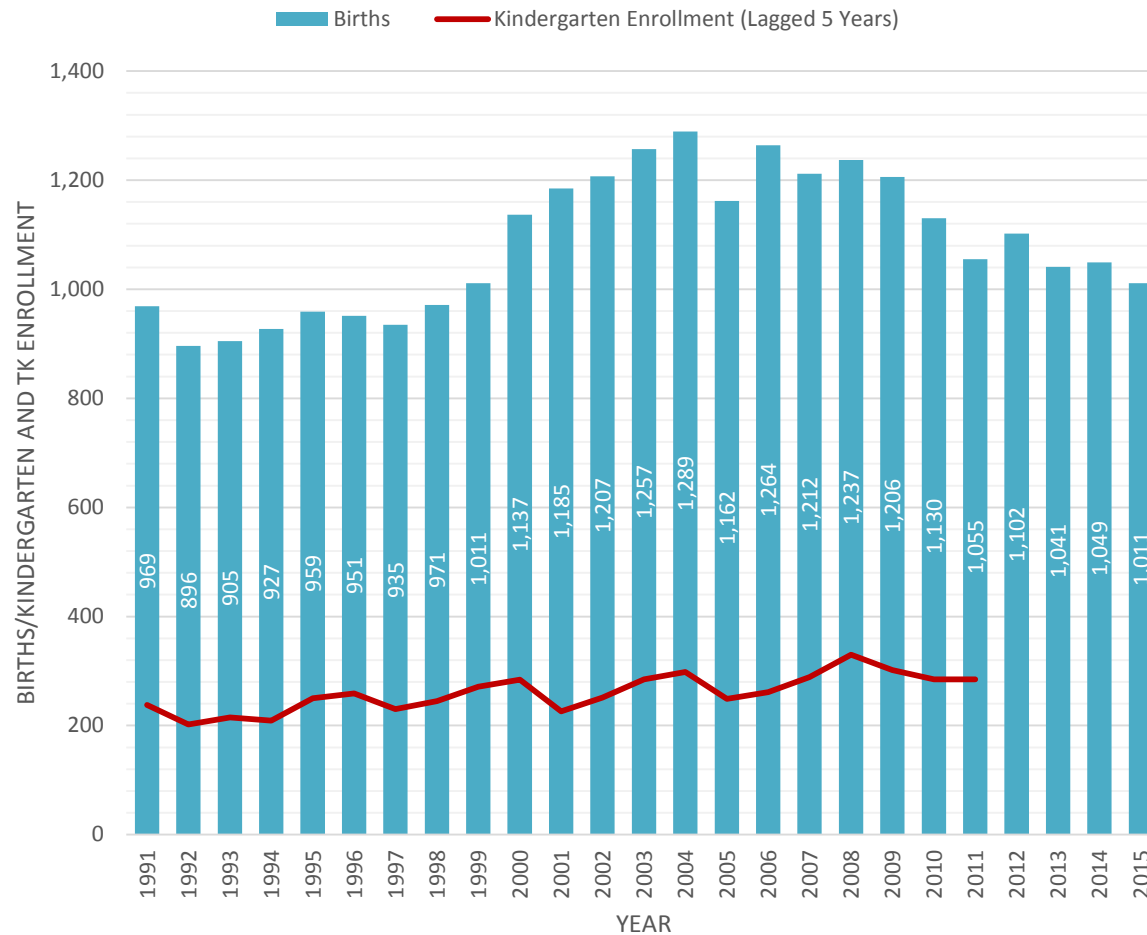
BUSD Elementary Net Migration



Enrollment Projections

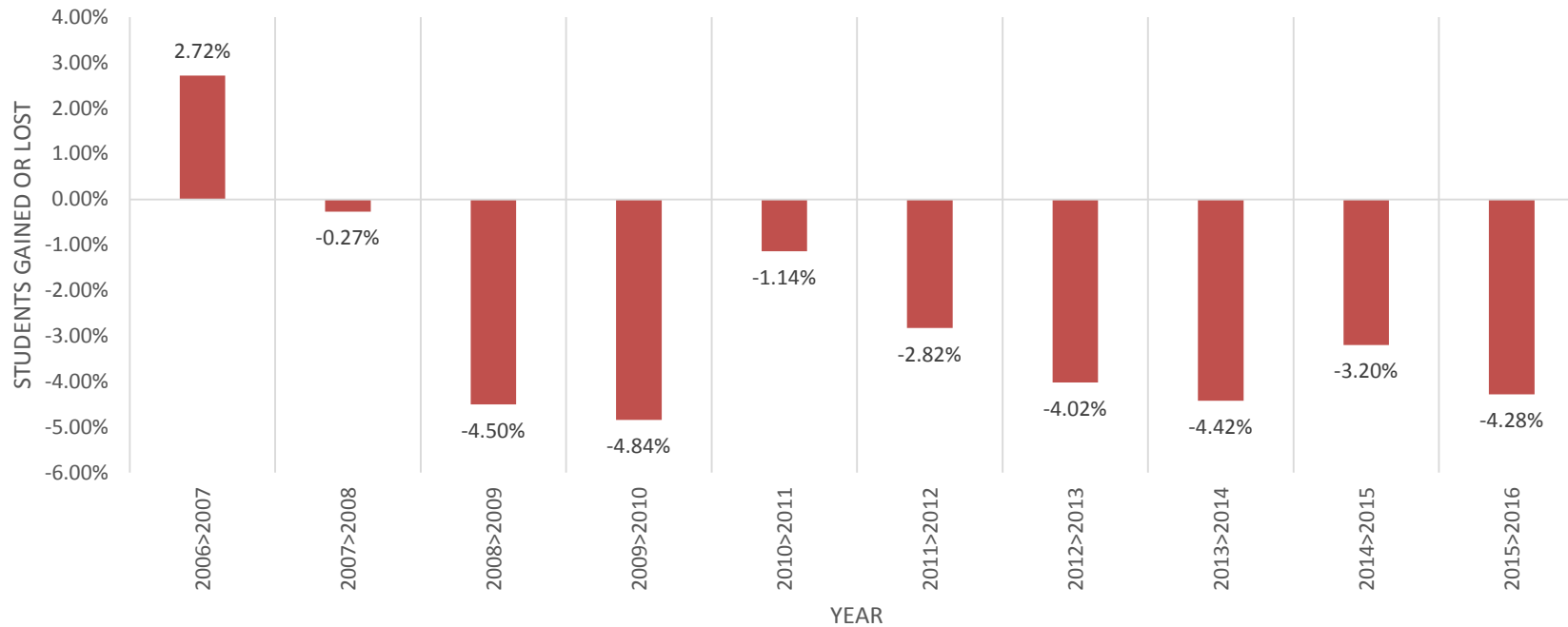


Enrollment Influencing Factor: Births



Enrollment Influencing Factor: Migration Rates

Change in BUSD enrollment from grades K-5 into 1-6 each year



Most Likely Enrollment Projections

Enrollment projections were prepared by calculating the birth-to-kindergarten ratios and grade-to-grade migration rates, then factoring in students generated from residential development.

Based on the Most Likely projection, TK-6th grade enrollments are projected to decrease from 1,762 in the current year to 1,649 by 2026-27.

Smaller kindergarten cohorts, negative grade-to-grade migration, and low rates of student generation from new development all contribute to this trend.

Most Likely BUSD Enrollment Projection

	Actual		Projected									
Grade	16-17		17-18	18-19	19-20	20-21	21-22	22-23	23-24	24-25	25-26	26-27
K	285		300	281	283	277	287	284	282	284	282	276
1	241		241	253	239	241	235	243	240	239	240	238
2	253		239	239	250	237	241	233	240	237	236	237
3	261		245	232	233	244	232	234	226	233	230	229
4	206		254	240	228	230	241	227	228	221	228	225
5	254		207	254	242	229	232	241	227	229	221	228
6	262		247	201	247	238	225	227	235	222	224	216
7	38		40	40	40	40	40	40	40	40	40	40
8	43		37	39	39	39	39	39	39	39	39	39
9	18		28	24	25	25	25	25	25	25	25	25
10	25		16	25	21	22	22	22	22	22	22	22
11	1		22	14	22	19	20	20	20	20	20	20
12	0		1	20	13	20	17	18	18	18	18	18
TK-6	1,762		1,732	1,700	1,722	1,696	1,693	1,687	1,678	1,663	1,660	1,649
7-12	125		144	161	160	165	163	164	164	164	164	164
Total	1,887		1,876	1,862	1,882	1,861	1,856	1,850	1,842	1,827	1,824	1,813

Low and High Enrollment Projections

Due to the inherent uncertainty of variables such as birth-to-kindergarten ratios and grade-to-grade migration, Low and High projections are also prepared in order to account for plausible ranges of future trends.

The Low projection assumes an annual growth rate of around -5.7% for grades K-5th into 1st-6th the following year, and a birth-to-kindergarten ratio of 0.255.

The High projection assumes an annual growth rate of around -3.2%, and a birth-to-kindergarten ratio of 0.285.

The Most Likely projection assumes an annual growth rate of around -4.3%, and a birth-to-kindergarten ratio of 0.27.

When enrollment for 2017-18 is taken this Fall, the District can see if it is tracking closer to the Most Likely, the Low, or the High projection.

Facility Analysis



Facility Capacity

Capacity is calculated based on the way the District is utilizing classrooms in the current year.

Loading factors are then applied based on the number of classrooms used for instruction of different grades or SDC populations.

School	2016-17 Enrollment	Projected 2021-22 Enrollment	Current Capacity
Bellevue Elementary	410	426	622
Kawana Springs Elementary	386	297	427
Meadow View Elementary	446	491	488
Taylor Mountain Elementary	513	475	525
Stony Point Academy*	132	167	
Elementary School Totals*	1,755	1,689	2,062

Recommendations

Recommendations

1. Monitor residential development throughout the District, as it will generate new students for the District to house.
 - Many development projects have been proposed for several years, and City planning staff are not confident they will construct new units within the next five years.
 - However, if economic or regulatory factors change in the next few years, there is a possibility that more development will occur.
2. While there is sufficient District-wide facility capacity to house current and projected students, Meadow View elementary school will face capacity issues during the projection period. The District should continue to analyze facility capacity and student projections to develop a plan for providing optimal and efficient use of elementary facility capacity for all current and future students.
3. The District may consider reviewing their inter-district policies to mitigate enrollment decline.
4. The District may consider installing special programs at its schools, as it recently did with dual-immersion, in order to attract more resident families to enroll with BUSD.
5. The District should consider, develop, and adopt educational specifications for all school sites.

Recommendations

6. The District should plan for replacing all 20+ year old portable buildings with permanent structures when fiscally possible.
7. Review and update this study annually to determine if projected development and enrollment trends are accurate. Should future trends deviate from those identified in the study, adjustments regarding future school facility needs and costs may be required.
8. Consider exploring joint use projects with community groups and organizations, city government agencies, and other resources in order to accommodate and improve these programs which meet the needs of a diverse student population.
9. Maintain relationships with all cities served by the District and Sonoma County in order to continue to plan for the most effective use of its facilities in addition to the potential for new facilities.
10. Ensure that the District is maximizing funding from federal, state, and local sources to assist in modernization or the construction of new facilities for housing current and future students.

Additional Research



Detailed Student Generation Rates

JSA conducted additional research into BUSD's single-family detached student generation by breaking the data down by year of home construction, and by size of the housing unit.

- Homes constructed since 2011 generate significantly fewer students than homes constructed from 2002 to 2010
- There is less variation in student generation based on the size of the home, but homes above 2,500 sf generated more students than smaller-sized homes.
- It is important to note, however, that the sample of homes in the size range was small.

Year Constructed	Units	TK-6 th Students	TK-6 th SGR
2002-2005	413	39	0.094
2006-2010	150	15	0.100
2011-2015	148	7	0.047
<i>Blended SGR</i>	<i>711</i>	<i>61</i>	<i>0.086</i>

Home Size	Units	TK-6 th Students	TK-6 th SGR
Less than 1,500 sf	306	26	0.085
1,500 to 1,999 sf	271	23	0.085
2,000 to 2,499 sf	112	9	0.080
2,500 or more sf	22	3	0.136
<i>Blended SGR</i>	<i>711</i>	<i>61</i>	<i>0.086</i>



Analysis of Population Under 18

JSA conducted additional research into BUSD's general population compared to its enrollment.

- The percentage of its relevant school-aged population enrolled by BUSD has decreased over time, and is 59.9% in the current year
- Within BUSD, 23.5 percent of youths Under 18 are White and yet only 9.4 percent of the District's students are White.
- Conversely, only 57 percent of youths Under 18 living in BUSD are Hispanic or Latino, though 83.6 percent of the District's students are Hispanic or Latino.
- This indicates the loss of students to other school districts is, to some degree, racially driven

	2000	2010	2016	2021
Population Age 5-11	2,105	2,718	2,940	3,116
BUSD Enrollment TK-6	1,702	1,723	1,762	1,693
% Enrolled	80.9%	63.4%	59.9%	54.3%
Estimated # of Students Leaving BUSD for Other Districts*	403	995	1,178	1,423

*Some of these students are likely to have enrolled in private schools or home school programs.



Detailed District Demographics Comparison

JSA utilized BUSD's records on inter-district transfer requests out of the District to analyze the other school districts that enroll the highest numbers of BUSD residents:

- Roseland Public Schools (RPS), Santa Rosa City Schools (SRCS), Cotati-Rohnert Park USD, and Bennett Valley ESD.

These neighboring districts generally have higher API scores (as of the most recent data released by the State).

While RPS is demographically similar to BUSD, the other three districts are partially or wholly composed of schools with lower percentages of Hispanic/Latino students and FRPM students.

This corroborates the idea that more affluent, non-Hispanic families residing in BUSD are seeking districts with a different demographic profile from BUSD.

- In the case of RPS, the combination of more highly rated schools, a strong secondary program, and geographic proximity combine to draw heavily on the BUSD elementary-aged population.

Detailed District Demographics Comparison				
District	School Requested	3-Year API	%Hispanic/Latino	% FRPM
Bellevue Union School District	Bellevue ES	746	91	89
	Kawana Springs ES	752	87	80
	Meadow View ES	768	83	82
	Taylor Mountain ES	759	79	85
District	School Requested	3-Year API	%Hispanic/Latino	% FRPM
Roseland Public Schools	Roseland ES	795	91	90
	Roseland Creek ES	N/A	90	86
	Sheppard ES	812	95	90
District	School Requested	3-Year API	%Hispanic/Latino	% FRPM
Santa Rosa City Elementary	Abraham Lincoln ES	735	92	90
	Albert F. Biella ES	773	76	70
	Brook Hill ES	750	86	86
	Helen Lehman ES	794	78	84
	Hidden Valley ES (incl. Satellite)	907	27	21
	James Monroe ES	N/A	93	88
	Luther Burbank ES	N/A	91	90
	Proctor Terrace ES	896	28	25
	Steele Lane ES	759	77	80
	Santa Rosa Accelerated Charter School	N/A	9	5
District	School Requested	3-Year API	%Hispanic/Latino	% FRPM
Cotati-Rohnert Park USD	Evergreen ES	803	31	37
	Marguerite Hahn ES	828	25	29
	Monte Vista ES	821	37	43
	Thomas Page Academy	761	61	72
	University ES @ La Fiesta	N/A	38	50
	Waldo Rohnert ES	759	82	76
District	School Requested	3-Year API	%Hispanic/Latino	% FRPM
Bennett Valley ESD	Strawberry ES	898	18	16
	Yulupa ES	890	24	21

Charter School Impact

Since students leaving BUSD to attend a charter school do not require any permission to leave, and therefore provide no data source to analyze, JSA has accessed publicly available reports prepared on behalf of Roseland Public Schools and Santa Rosa City Schools to estimate the impact of the charter program there to BUSD.

Roseland Public Schools enrolls 258 students in 2016-17 who reside in BUSD.

- 118 of these students are accounted for in BUSD's approved inter-district transfers out of the District.
- This leaves 140 students estimated to attend the Roseland Elementary Charter program.

Santa Rosa City Schools enrolled 178 students in 2015-16 who reside in BUSD.

- JSA does not have records for inter-district transfers out of BUSD for 2015-16, but the total number of transfers from BUSD to SRCS was very similar in 2014-15 and 2015-16.
- In 2014-15, there were 46 approved inter-district transfers to SRCS.
- Assuming general similarity between 2014-15 and 2015-16 enrollment patterns, this results in approximately 132 students estimated to attend the charter programs in SRCS.

Questions?

THANK YOU.