



Menlo Park City School District Enrollment Projection Study Report

Board of Education Study Session

December 5, 2012

Workshop Outline

- ▶ Background and Introduction
- ▶ Historical Enrollment Data and Growth
- ▶ Factors Affecting Enrollment
- ▶ Review of Enrollment Projection Consultant Study
- ▶ Additional Information and Analysis
- ▶ Discussion and Next Steps



Menlo Park City School District Background Information

School	2007 Master Plan			2009 Master Plan Revisions		Enrollment
	Targeted Peak Enrollment	Number of Standard Classrooms	Student Capacity	Number of Standard Classrooms	Student Capacity	2012-13
Encinal	680-700	32 + SDC	704	34 + SDC	763	755
Laurel	380-395	20	400	23	484	489
Oak Knoll	680-700	34	720	34 +SDC	763	742
Hillview	920-960	TBD	960	48	987	812
TOTALS	2660 - 2755	-	2784	-	2997	2798

▶ **Based on EPC demographic projections – 2005/2006 and 2009 update**

- ▶ Projections indicated kindergarten cohorts in the 290s
- ▶ MPCSD planned for grade level cohort of 300 students

▶ **Factors changed since 2007 Master Plan**

Impact on Basic Aid Schools

- ▶ Magnification of the API Effect
- ▶ Increased Attractiveness (Modernization and New Construction of Facilities, Spanish Immersion, New Technology, Arts, Heritage Oaks Pre-School, etc.)
- ▶ Transitional Kindergarten
- ▶ New Planned Housing

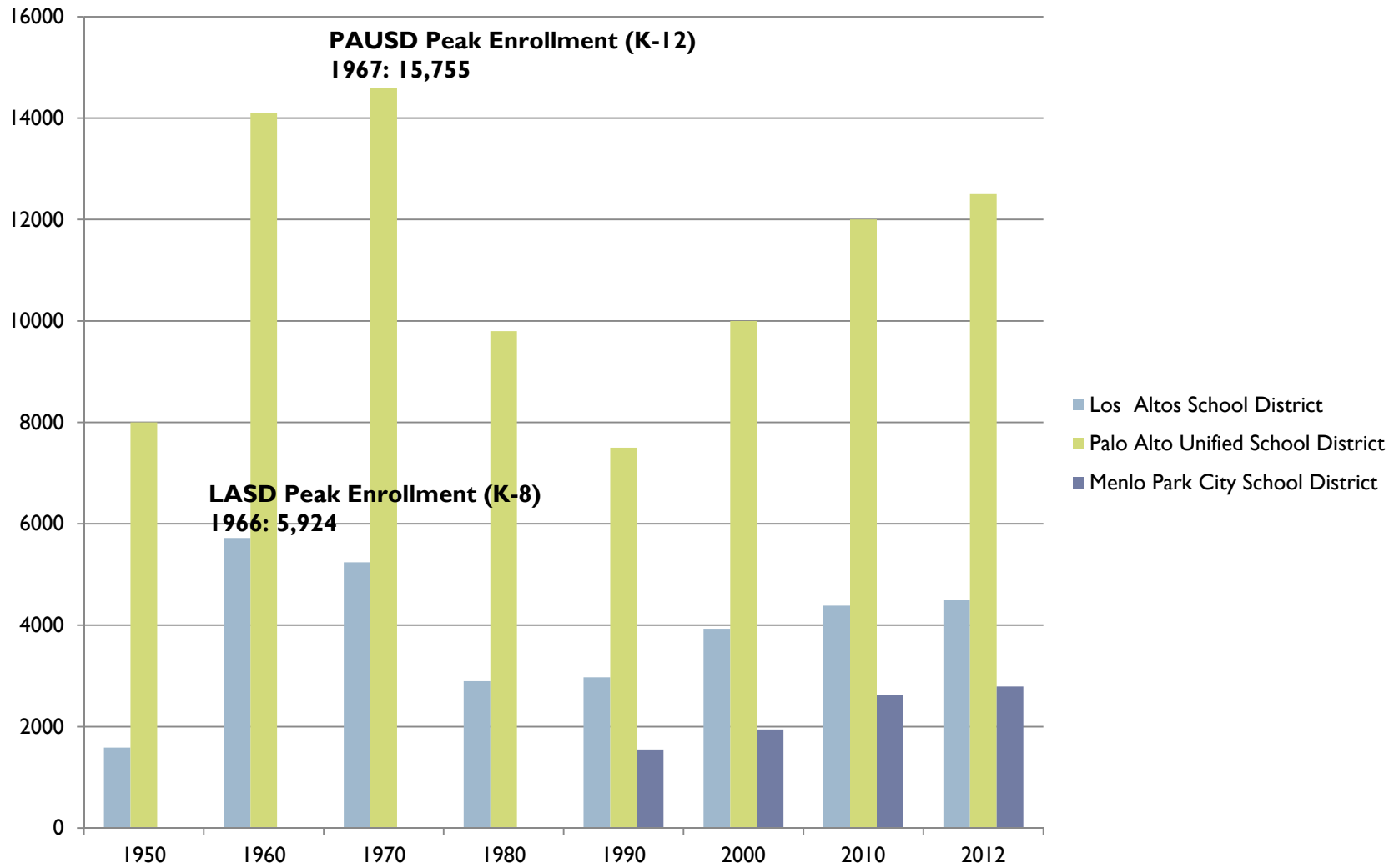
- ▶ Significant Economic Recession –

Enrollment Basics

- ▶ Enrollment is cyclical
- ▶ Public school enrollment is driven by 4 main factors:
 - ▶ Birth rates
 - ▶ New housing
 - ▶ Housing turnover
 - ▶ Percentage of resident children enrolled in public schools



Historical Enrollment Comparisons



Source: CDE, Los Altos ESD, and PAUSD

Historical Enrollment Comparisons*

School District Enrollment Comparisons (1996-2011)

School District	School Year 96-97	School Year 11-12	Percentage Increase	Notes
Belmont Redwood Shores	2321	3380	46%	New housing with large jump in 2009
Las Lomas	967	1363	41%	Steady Growth
Palo Alto	9117	12205	34%	Steady Growth
Menlo Park	1971	2719	38%	Steady Growth
San Carlos	2537	3297	30%	Steady Growth
Los Altos	3491	4486	29%	Steady Growth
Cupertino	14865	18650	25%	Steady Growth
Los Gatos	2605	3106	19%	Low of 2581 in 2004
Hillsborough	1312	1525	16%	Steady Growth
Portola Valley	650	709	9%	Very small district
San Mateo Foster City	10691	11204	5%	Enrollment down to 9935 in 2005
Redwood City	9096	9273	2%	Erratic enrollment, growth in last 3 years
Saratoga	2158	2109	-2%	Enrollment from peak in 2004
Woodside	458	446	-3%	Very small district
Ravenswood	5027	4296	-15%	Steady decline from peak of 5393 in 99-00

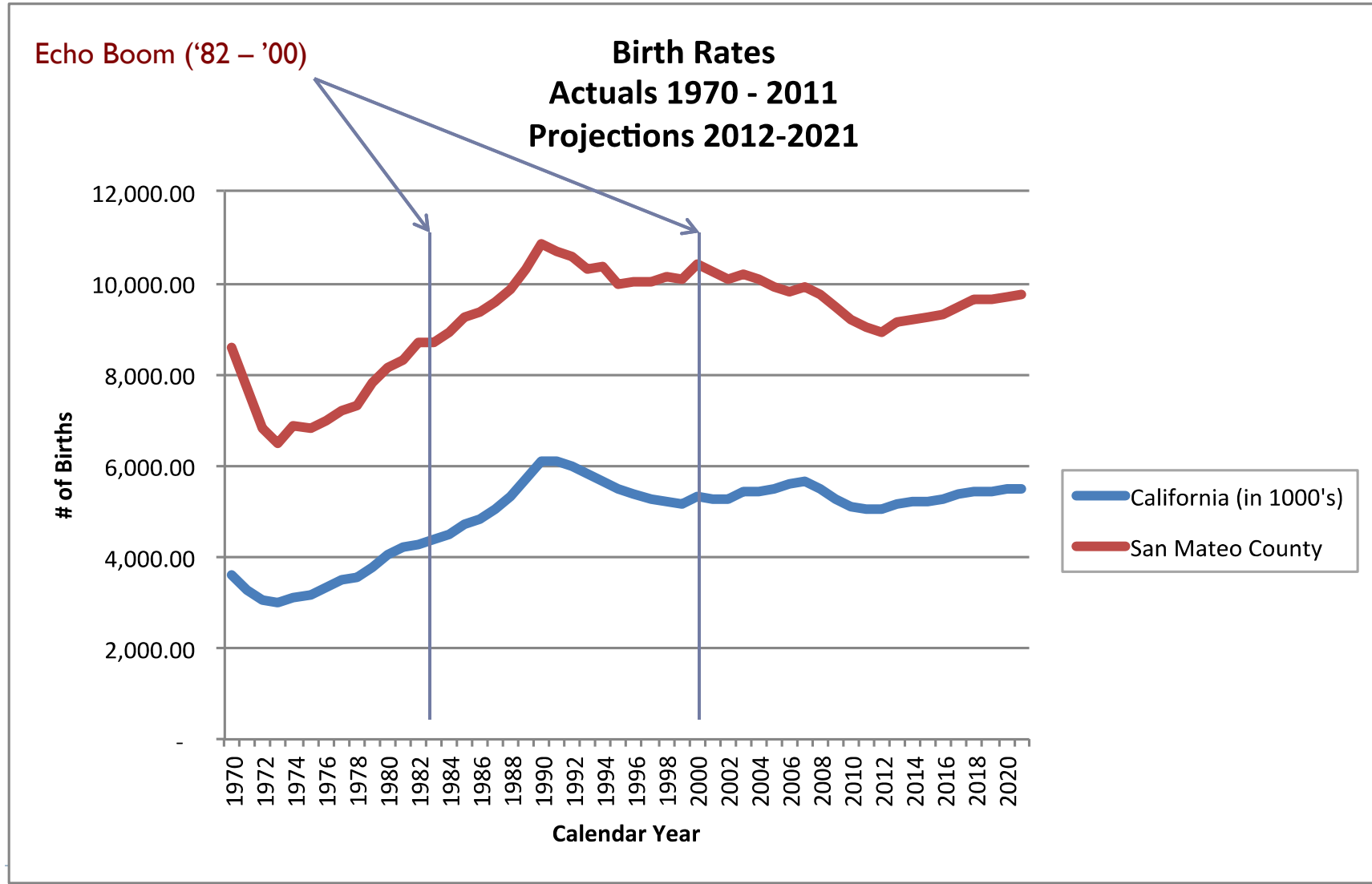
Source: CDE. * Pal Alto is a K-12 District and all other District on the list are K-8

Factors Affecting Enrollment: Birthrates

- 2 significant baby booms in District's history:
 - Post WWII baby boom (1946–1964)
 - Echo Boom (1982-2000)
- Dips in birthrates are often associated with economic downturns
- 2012 projected to be birthrate low-point in San Mateo County and California
 - ▶ ***Birthrates are expected to rise again as the state/local economy continues to improve***



Factors Affecting Enrollment: Birthrates



Source: State of California, Department of Finance (www.dof.ca.gov)

Existing New and Annexed Housing

- Willows Annexation (~1200 housing units): 1984
 - annexed at a low point in the enrollment cycle
 - Three new housing developments have come on-line during the past 15 years:
 - Vintage Oaks (154 housing units): 1997-99
 - Linfield Oaks 1 (34 units; adjacent to Burgess): 1999
 - Linfield Oaks 2 (85 units): 2008-11
- ▶ ***Enrollment from this annexed and new housing contributed over 500 students to the District in 2011***
-



Existing New and Annexed Housing

	Year Annexed or Built	# of housing units	Students as of 10/4/01	Students as of 9/25/06	Students as of 10/5/11	10-year growth
Willows	1984	1200	214	287	412	198
Vintage Oaks	1997-99	154	54	89	55	1
Linfield Oaks 1	1999	34	6	10	18	12
Linfield Oaks 2	2007-11	85	0	0	17	17
			276	386	502	228

Planned New Housing

- Affordable housing lawsuit and El Camino Plan teeing up unprecedented level of new housing development in the MPCSD
 - Students generated will be dependent on type of development:
 - Enrollment Consultant Projection (EPC)
 - .13 for mixed used apartments (e.g. Arrillaga plan includes studio, 1-bedroom and 2-bedroom apartments),
 - .28 for townhomes, .33 for single-family
 - Continued “urbanization” of MP may result in higher SGRs over time for housing types that have not historically generated many students
- ▶ ***New housing will need to be monitored annually to adjust projections as plans develop***

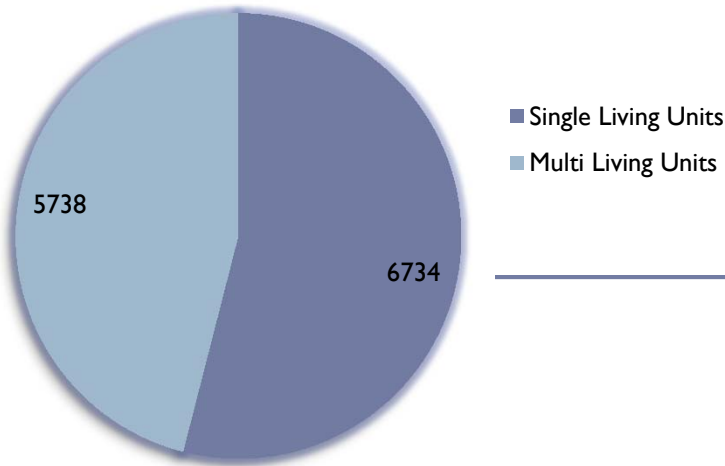
Factors Affecting Student Generation Rates (SGR)

- Menlo Park has a slightly higher percentage of SFDs owned by older residents than County average
- Planned housing may provide an attractive down-sizing option for empty nesters, but could increase Single Family Dwelling (SFD) turnover
- “API Effect” (*See Appendix*)
 - API Scores are readily accessible to families deciding where to settle
 - Families tend to move to districts w/ high APIs
- Menlo Park is well-located for the vibrant Silicon Valley job market
- ▶ ***Resales are likely to continue to generate students at a similar or increasing rate for the MPCSD***

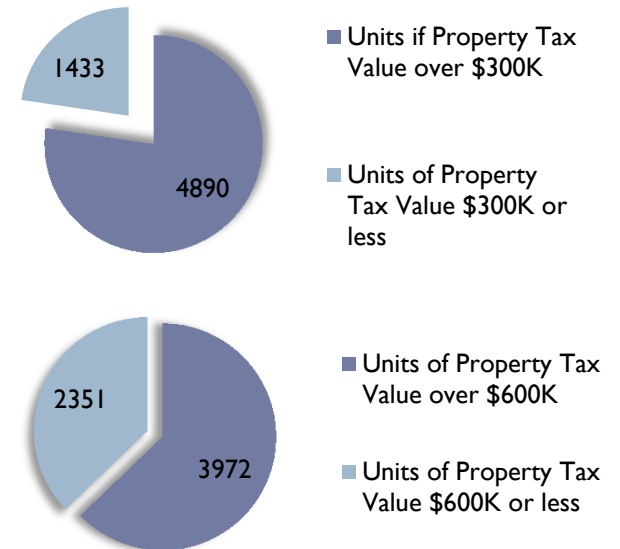


Potential Housing Turnover

Total Units in School District Boundary

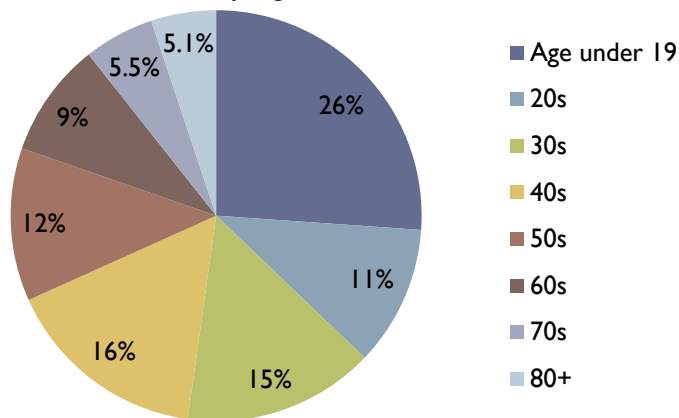


Single Dwelling Unit *



* Menlo Park and Atherton Only

Menlo Park City Age Distribution



Total Living Units Breakdown

Unit Type	Location	Quantity
Single Detached	Atherton	1386
Single Detached	Menlo Park	4977
Single Detached	San Mateo County	411
2 -3 Attached	Menlo Park	682
4 - 8 Attached	Menlo Park	1725
9+ Attached	Menlo Park	3331
Total Units		12512

Source: MPCSD, Menlo Park City draft Housing Element Plan, and County Parcel Records

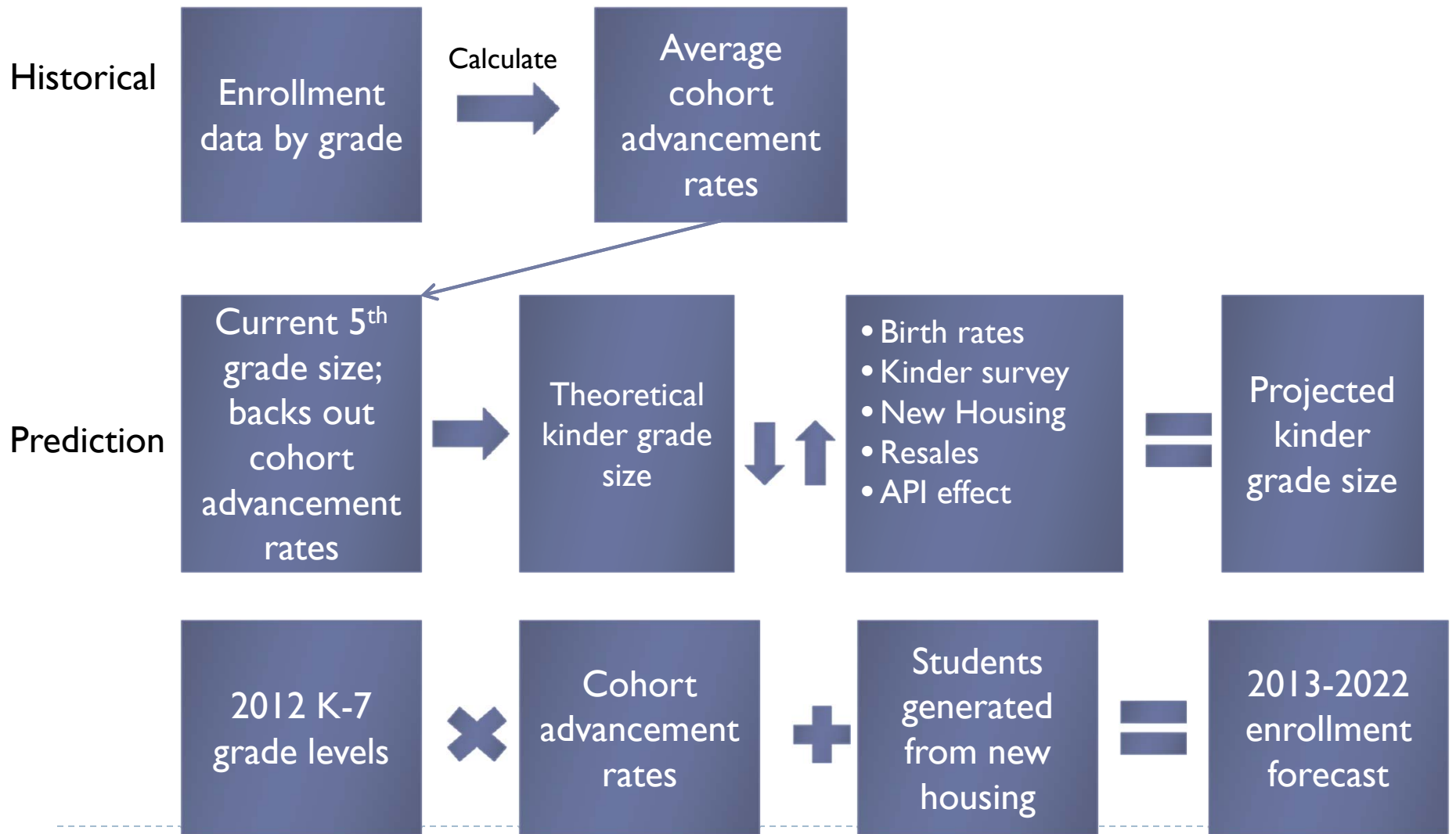
Enrollment Projection Consultants

Methodology (I)

- ▶ Maps district enrollment to addresses by attendance boundary and housing type
 - ▶ Allows us to see enrollment trends by school
- ▶ Develops predictive model based on historical enrollment and cohort advancement rates, making adjustments based on macro and local factors affecting enrollment
 - ▶ Grades 1-5 and 6-8 projections are solid.
 - ▶ Kinder and Elementary to Middle School Transition are more variable
- ▶ Predictions generally hold if future is on similar trajectory to recent past
- ▶ Similar methodology used by other school districts (locally and nationally)



Demographer Methodology (II)

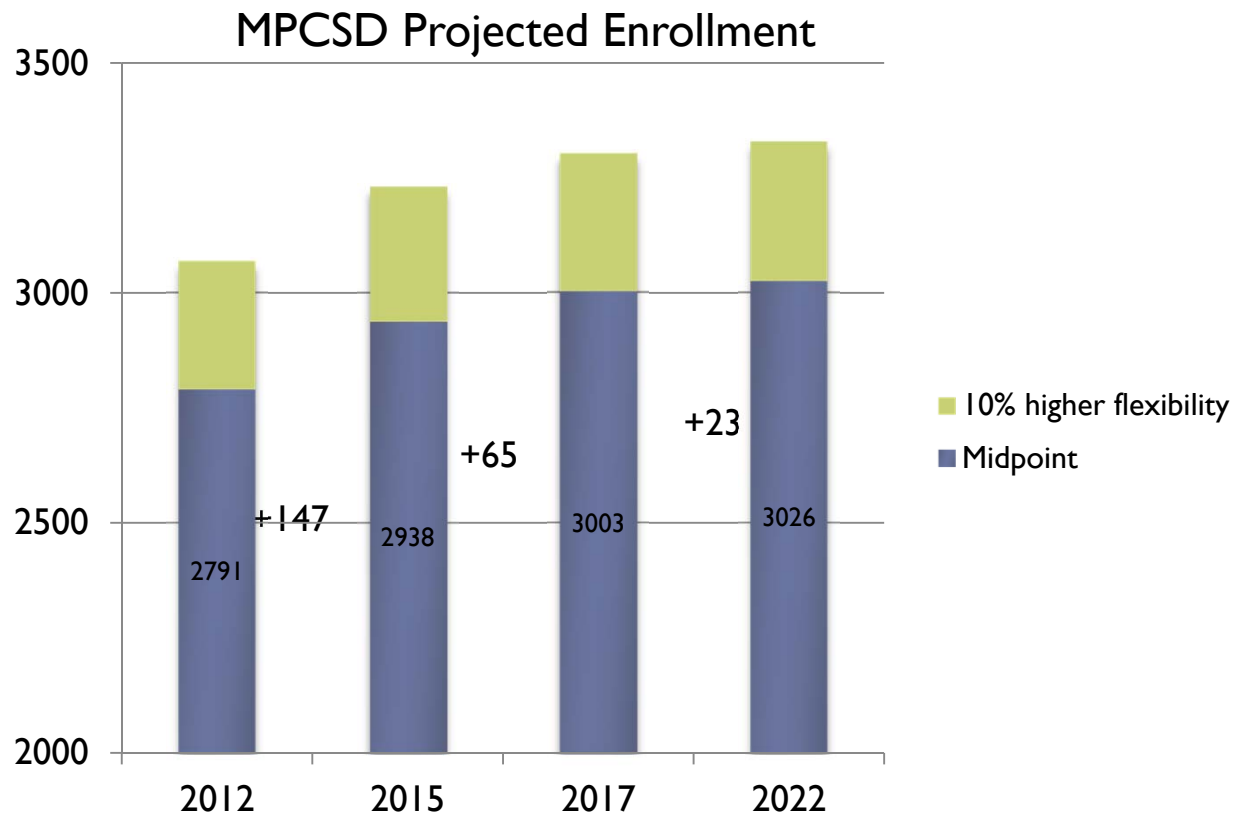


Key EPC Findings – Total Enrollment

- ▶ 1-3 year enrollment grows by 148 students
 - ▶ Smaller 6-8 classes (< 290) replaced by larger younger classes (> 320)
 - ▶ TK adds 1 month of students/year starting 2012-13
 - ▶ 3 months of TK student by 2014-15
- ▶ 3-5 year enrollment less certain, grows by 45 students
 - ▶ “Bubble” classes (current 2nd and 3rd grades, 340+) at Hillview
 - ▶ Kindergarten projection is uncertain
 - ▶ Lower 2010-12 birth rates and kinder surveys indicate decline in 2015-17 enrollments
 - ▶ Could be offset by API effect attracting more families into resales and attached housing
- ▶ 5-10 year forecast highly uncertain, but net positive
 - ▶ Unexpected developments could cause swings either way
- ▶ Overall, EPC forecasts are conservative to avoid overbuilding



Total enrollment projected to increase by 230+ students in next 10 years, with most growth occurring in next 3 years



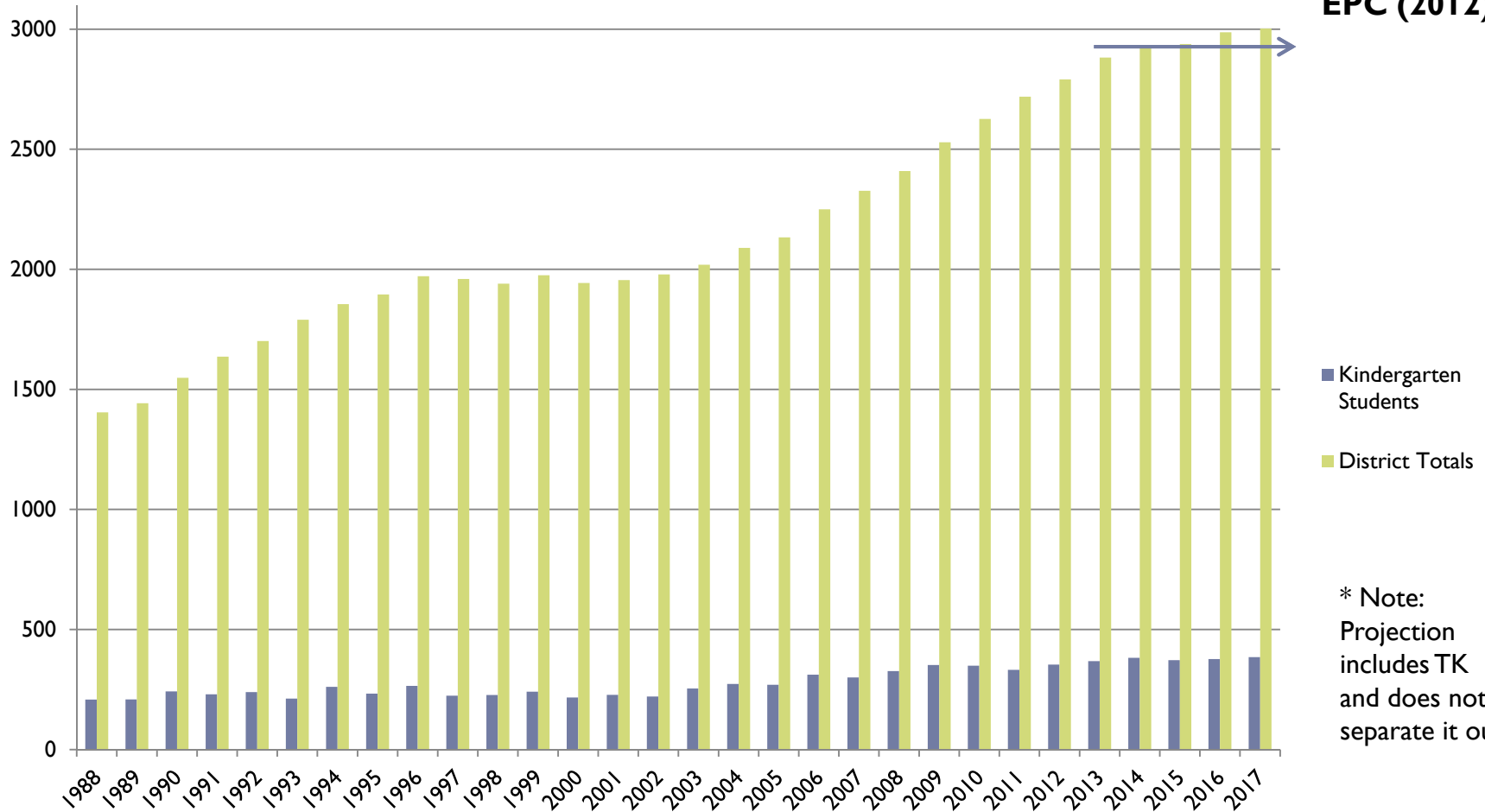
Note: Includes projections of students generated from new housing

▶ Source: Projected Enrollments 2012-2022 in the MPCSD, Enrollment Projection Consultants, November 1, 2012

Historical Enrollment Data and Growth

MPCSD Total Enrollment from 1988 to 2017

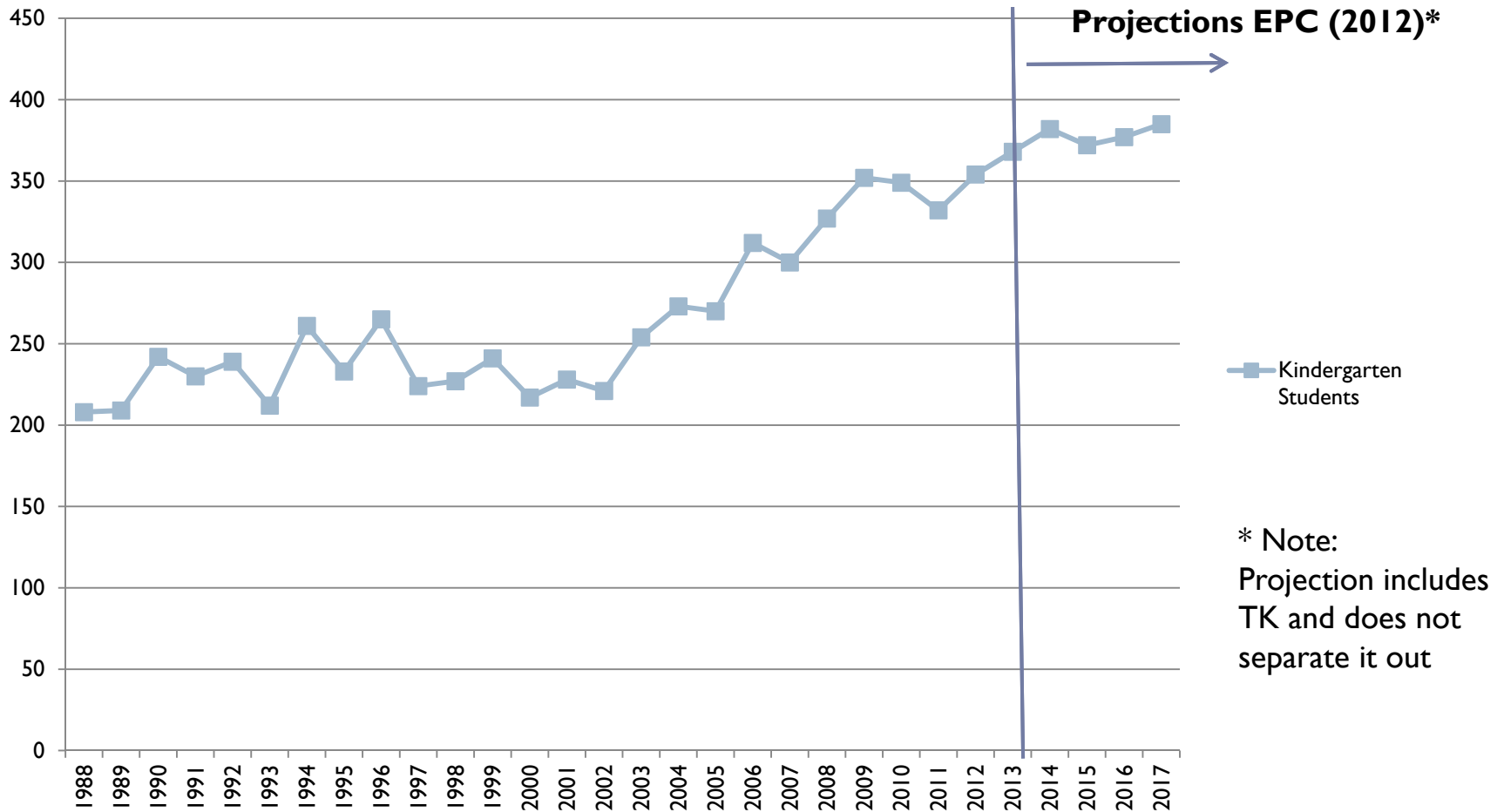
Projections
EPC (2012)*



* Note:
Projection includes TK and does not separate it out

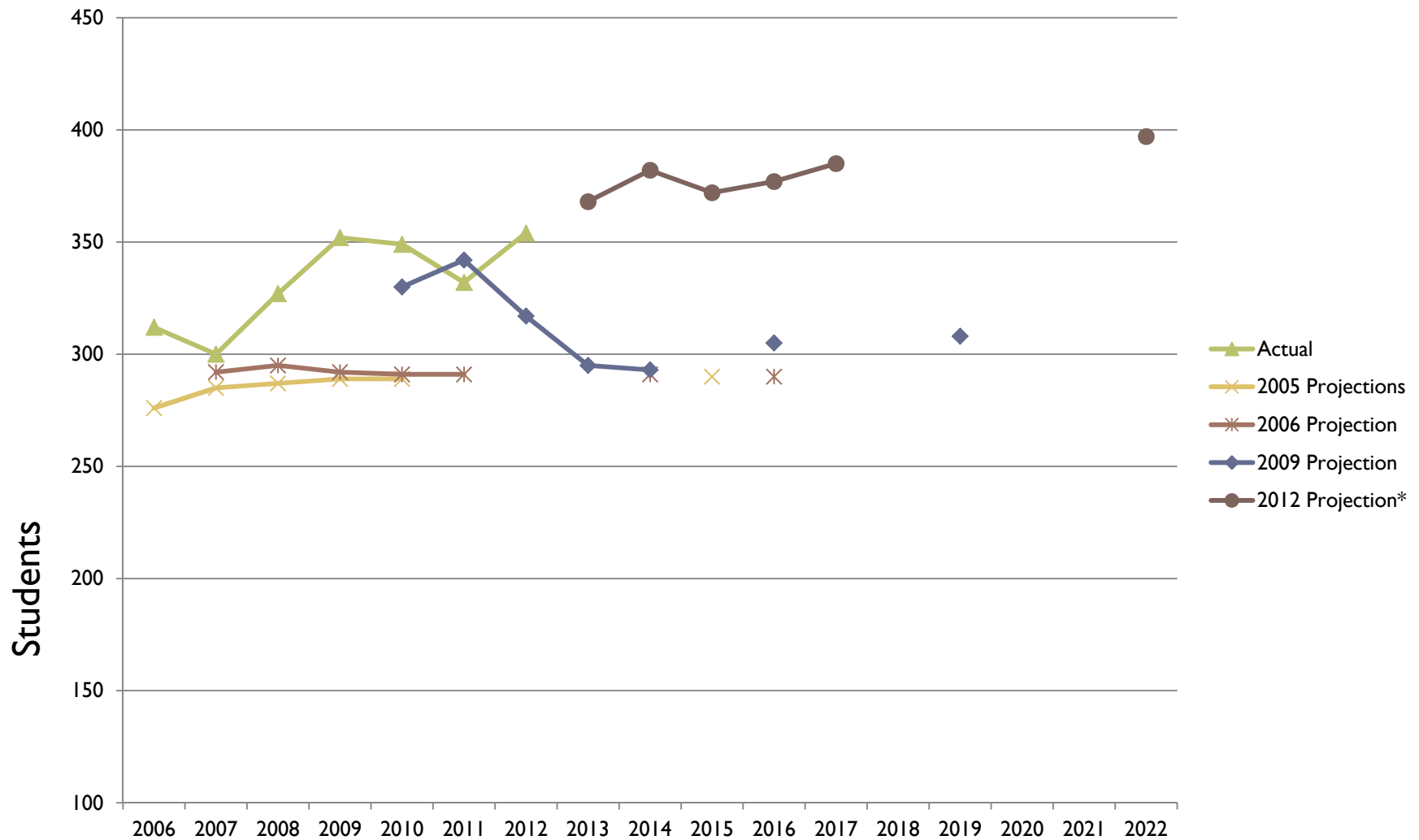
Historical Enrollment Data and Growth

Kindergarten Enrollment from 1988 to 2017



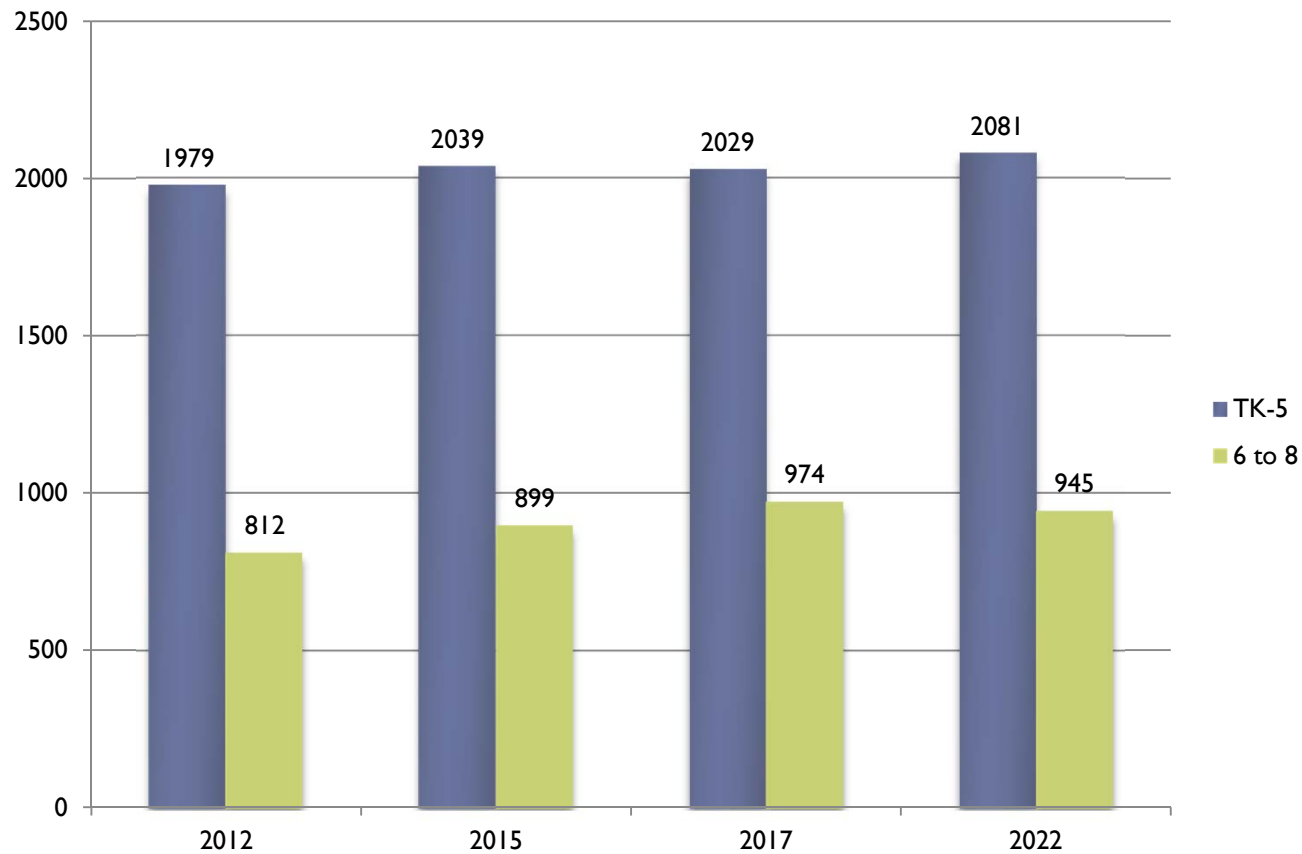
Source: CDE and EPC

Actual vs. Projected Kindergarten Enrollment



Source: EPC Projections 2006, 2009, and 2012. * 2012 Projections include TK students

Key EPC Findings – MPCSD Elementary vs. Middle School Projected Enrollment



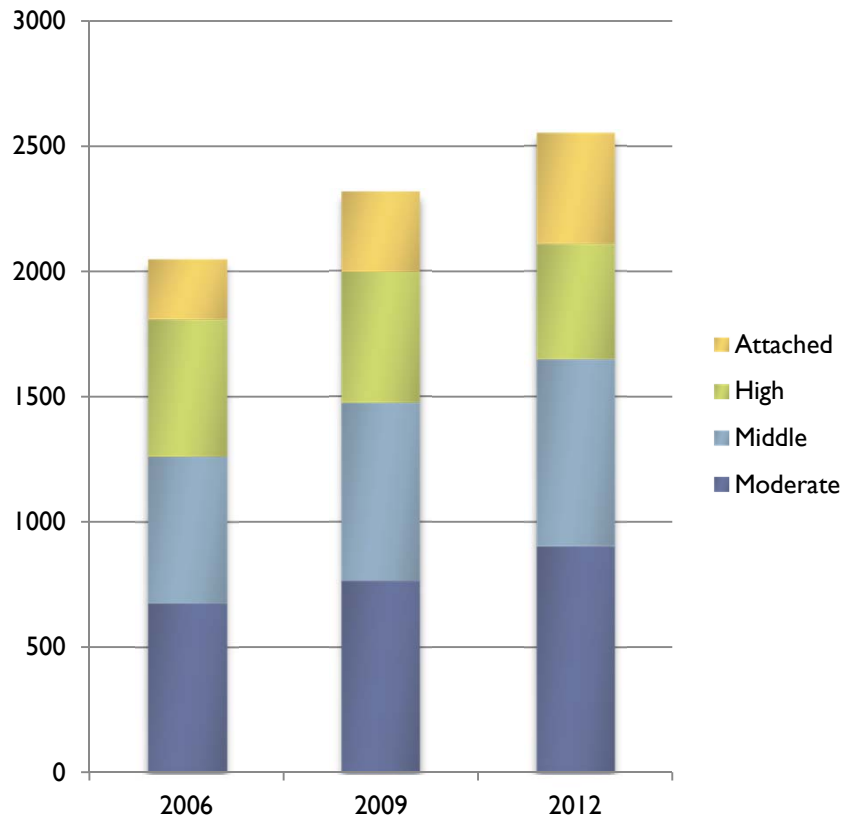
Key EPC Findings – Current Attendance Areas

- ▶ Encinal boundary area represents majority of elementary growth, increasing by over 75 students by 2014
- ▶ Oak Knoll and Laurel currently take Encinal overflow students
- ▶ Oak Knoll boundary area enrollment appears to be more steady
- ▶ Laurel boundary area enrollment handles boundary residents students
- ▶ Hillview Middle School can accommodate all students with its newly expanded facility



Drivers of Growth - Housing Type

Resident Student Enrollment and SGR By Housing Type



	2006	2009	2012
Moderate	.26	.29	.33
Middle	.33	.39	.41
High	.30	.28	.25
Attached	*	*	*

Source: EPC Report 2012
 * Data not available

While Moderate and Middle Value SFDs generate the most students, recent growth comes more from Attached and Moderate Housing



Drivers of Growth: Housing Type and Grade Level

- ▶ Moderate and Attached housing are generating more K-2 students, indicating younger families moving into affordable housing
 - ▶ K-2 students have increased by 15% in Moderate, 44% in Attached since 2009
- ▶ K-2 resident student enrollment in Middle Value homes peaked in 2009, reflecting families with older school-aged children
- ▶ Student enrollment in High Value homes peaked in 2006, reflecting an even older school age



Drivers of Growth – Local Birth Rates

Table 5: Comparison of Births in Zip Codes 94025 and 94027 to Resident Kindergarten Populations
(PowerPoint version)

Birth Year and School Enrollment Date	Total Births in Combined Zip Codes	Dist.-Enrolled Resident Kindergarten Population	Ratio of Res. Kindergarten Population to Births
2004 Births and late Sept. 2009 Kindergarten Students	706	325	46%
2005 Births and early Oct. 2010 Kindergarten Students	702	317	45%
2006 Births and early Oct. 2011 Kindergarten Students	712	300	42%
2007 Births and mid Sept. 2012 Kindergarten Stu. (incl. TK)	672	325	48%
Average Relevant to Kindergarten in last Four School Years			45%
	note that each birth total below is less than any above	If Kindergarten Enrollment continued to cover 12-month periods, then the Potential Dist.-Enrolled Resident Kindergarten Total could have been guided by the Following Correlations	
		Latest	Four-Year Avg.
2008 Births & Theoretical Oct. 2013 K. if no date shift or T.K.	661	320	300
2009 Births & Theoretical Oct. 2014 K. if no date shift or T.K.	661	320	300
2010 Births & Theoretical Oct. 2015 K. if no date shift or T.K.	601	291	273
2011 Births & Theoretical Oct. 2016 K. if no date shift or T.K.	630	305	286

Drivers of Growth – Kindergarten Survey

- ▶ MPCSD surveyed kindergarten families in 2009 and 2012, asking about the age of siblings
- ▶ Results show a gradual aging of the average family with district-enrolled children in the past three years
 - ▶ 45% of enrolled children now have only older siblings vs. 38% in 2009
 - ▶ 45% of enrolled children now have younger siblings, vs. 49% in 2009
- ▶ School-based results shows Oak Knoll have fewer younger siblings in 2012, indicating a slightly older student population, and a more sustained younger population at Encinal
 - ▶ Oak Knoll's % of families with younger siblings dropped from 56% in 2009 to 44% in 2012
 - ▶ Encinal % of families with younger siblings grew from 46% in 2009 vs. 52% in 2012
 - ▶ Laurel % of families with younger siblings is dropped from 45% in 2009 to 46% in 2012, but this may not reflect the resident population given grandfathering of families formerly in the Laurel attendance boundary



Drivers of Growth – Public School Attendance

- ▶ Approx. 45% of local births enroll in the MPCSD public schools in kindergarten
 - ▶ For grades 1-5 and 7-8, 3-year cohort advancement rates range from .95 to 1.04
 - ▶ 6th grade advancement is more variable, ranging from .95 for Moderate value homes to .88 for Middle and .86 for High value homes
 - ▶ Middle to High value homeowners more likely to have the means to send resident students to private school
 - ▶ If future planned housing growth is in the Moderate to Attached levels, expect a higher percentage of students to stay enrolled at 6th grade
-



Drivers of Growth - Resales

- ▶ EPCs analysis shows over the past three years there has been an increase in the number of resales, yet a slight decrease in the number of students generated from those sales

Table 4B: Comparison of Enrollment Impacts of SFD Home Resales in Different Periods
(PowerPoint Extract)

Relative Housing Value of Existing SFD Homes in the MPCSD Region	Resale Period	Resales	Data Subject	Grade Group				K-8 SGR
				K-2	3-5	6-8	K-8	
All	12/1/09 to 7/31/12 (32 mos.)	737	Students on 9/24/09	86	63	40	189	0.26
			Students on 9/17/12	122	83	42	247	0.34
			3-Yr. Change (Same Group)	36			58	0.08
	12/1/06 to 7/31/09 (32 mos.)	711	Students on 9/25/06	59	39	33	131	0.18
			Students on 9/24/09	107	73	29	209	0.29
			3-Yr. Change (Same Group)	48			78	0.11

- Resale analysis by housing type shows Moderate generating more students, Middle remaining constant and High Value declining.

Planned New Housing

Appendix A (MP Housing Plan)	Description	Units in MPCSD Boundary
Table 1	Units on Sites to be Rezoned	114
Table 2	El Camino Real/Downtown Specific Plan	680
Table 3	Infill Around Downtown	134
Table 4	Built and Approved Units since 1999	228
Table 5	2 nd Units Since 1999	5
Table 6	Existing Zoning as of 2012	111
Total Dwelling Units Zoned		1,272

- Except for 228 units in Table 4 all others are potential new housing
- Will require significant development to reach total new units
- Type of new units will be a major determining factor for student generation

Local Factors Affecting Enrollment: Planned New Housing

Project/Location	Status	# of housing units	Description	Potential student enrollment*
1460 El Camino Real Project	Construction	16	Townhomes/mix use development	4
389 El Camino Real Project	Construction	26	9 single family (3/4 bedroom) 17 Townhomes (2/3 bedrooms)	7-8
300-550 El Camino Real Project	Planning	120	Mix use with studio, 1 and 2 bedroom units	15-16

* Use SGR of 0.13 for mix use 0.26 for town homes and 0.33 single family (EPC Report)

Projected New Housing by Category (EPC)

Table 7: Projected "New" Housing Units by Category (excludes housing restricted to seniors)
(PowerPoint version)

Housing Category	Planning Jurisdiction	Projected "Additional" Units in 12 Months to October 1 of										Total
		2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	
SFD Homes	Menlo Park	0	2	6	6	8	26	26	27	27	27	155
	San Mateo Co. (uninc.)	1	2	1	2	2	1	3	1	2	2	17
	Atherton	5	4	5	5	4	6	4	5	5	5	48
	SFD Total	6	8	12	13	14	33	33	33	34	34	220
AT Units	Menlo Park	0	42	48	50	50	50	50	50	50	50	440
Total	(All)	6	50	60	63	64	83	83	83	84	84	660

- EPC uses a mix of SGR for the projected 660 units
- Based on that SGR mix a projected 120 students would be added in 10 year period
- If all zoned 1039 units are built in Menlo Park, an additional 100 students are projected

Strengths and Weaknesses of Demographer's Model

▶ Strengths

- ▶ Maps enrollment to attendance areas
- ▶ Provides relatively accurate 1-3 year aggregate enrollment forecasts based on recent historical trend analysis
- ▶ Provides relative accurate short-term enrollment forecasts for grades 1-5 and 6-8
- ▶ Identifies macro economic and local factors that affect our district's enrollment

▶ Weaknesses

- ▶ Lower confidence in kindergarten projections
- ▶ No TK / K breakout
- ▶ Unable to predict new enrollment trends
- ▶ Less accurate mid- to long-term forecasts, which are needed for facilities and program planning



Simplified Approach to Projecting Student Enrollment in 2022

Housing Type / Description	Units	SGR	Projected Students
Atherton Single Family Dwellings	1386	0.25	347
Menlo Park/County Single Family Dwellings	5388	0.40	2155
Attached Housing Current	-	-	444
Attached Housing (10% Growth)	-	-	45
New Housing (EPC Projection)	660	-	120
Tinsley and Transfer Students	-	-	225
TOTAL Students			3336

- ▶ EPC projects enrollment of 3026 by 2022
- ▶ 10% above EPC projection enrollment will be 3329
- ▶ Simplified approach projects enrollment of 3336 by 2022
- ▶ Recommendation: plan for 3200 students in 2017 with capacity to increase to 3350 by 2022

▶ Source: MPCSD

A rough calculation estimates Menlo Park peak for **current** attendance area to be approx 3300

Public School Enrollment for Neighboring Districts	Peak	Low	Current	2012 % of Peak
	<u>1966</u>	<u>1980</u>	<u>2012</u>	
Los Altos	5294	2897	4497	85%
	<u>1968</u>	<u>1989</u>	<u>2012</u>	
Palo Alto	15000	7500	12395	83%
	<u>mid-60s</u>	<u>early 80s</u>	<u>2012</u>	
Menlo Park pre-annex	2400	1100		
Menlo Park post-annex	3284		2791	85%

Source: www.laef.org, Palo Alto Weekly, www.mpcsd.org

Next Steps

▶ Discussion Items

- ▶ Identify additional data and analysis work (relevant)
- ▶ Identify acceptable enrollment lower and upper bounds for 5-10 year time frame
- ▶ Identify options to handle short, medium, and long-term enrollment projections
- ▶ Identify the “appropriate” flexibility and guiding principals to handle fluctuations in enrollment
- ▶ Discuss process and timetable to identify direction on how to handle the 5-10 year enrollment challenge



Process and Timeline

Meetings/Objective	Forum	Date
Board direction on 5-10 year school capacity and schedule future meetings	School Board Meeting	December 11, 2012
Establishing Guiding Principles	Board Meeting (Special)	January 1-15
Community and Staff meetings to discuss enrollment challenge and brainstorm options	Community and Staff Meetings	January 16 – Feb 15
Staff presents 4-6 options to Board	Board Meeting	January 15 – Feb 30
Interim TK/Kindergarten Planning	Board Meeting	March 4-8
Board reduces options to 2 or 3 for further analysis	Board Meeting	March 4- 8
Staff brings further analysis for Board consideration and direction	Board Meeting	March 15-20



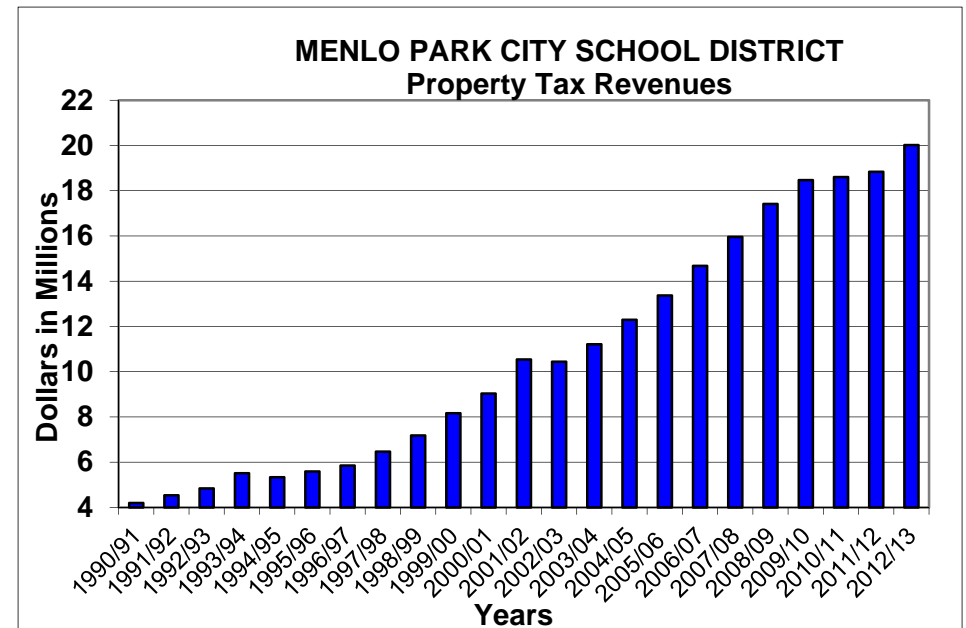
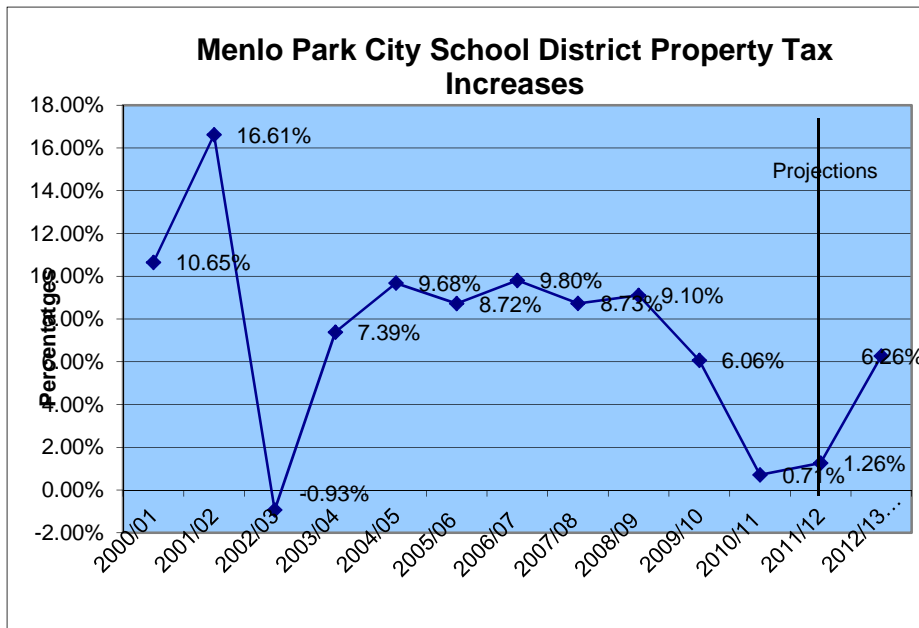
Enrollment Projection Study Session Appendix

- ▶ Macro Factors Effecting Enrollment
- ▶ API Effect Data
- ▶ EPC Table 1 Actual and Projected Totals
- ▶ EPC Table 2
- ▶ EPC Table 3



Macro Factors Affecting Enrollment: Economy and Population Growth

- ▶ Silicon Valley is rebounding from the great recession:
 - Job growth at 3.3% between 6/10 and 6/11 (compared to 1.1% nationally)
 - VC investment grew for the 2nd straight year in 2011
 - Bay Area home sales and prices are up
 - Property tax revenue continues to increase in Menlo Park



Source: MPCSD - CBO

Macro Factors Affecting Enrollment: Economy and Population Growth

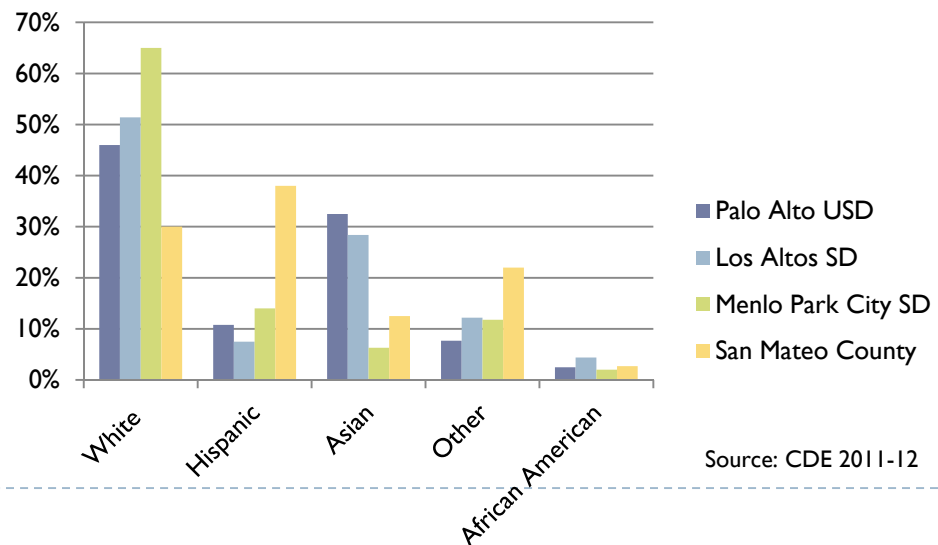
- 2011 population growth rate increased for the first time in 3 years
 - Immigration into the Valley more than offsets domestic migration out of Santa Clara and San Mateo Counties
 - The region's language diversity has stronger growth rates for Chinese, Other Asian & Pacific Islander, and Korean than is the case in the rest of the U.S.

City Ethnicity Information

Ethnicity Category	City of Menlo Park
White	74%
Asian	13%
African American	6%
Other	13%
Hispanic	18%
Non-Hispanic	81%
2010 US Census	

Source: Draft Menlo Park Housing Element Plan

District Ethnicity Information



Source: CDE 2011-12

API Factor Effecting School Enrollment

District	2008 API	2009 API	2010 API	2011 API	API Gain Since 2008	Enrollment 2008	Enrollment 2011	% Gain Since 2008
Moreland ESD	824	830	870	874	50	4003	4402	10%
Fremont USD	849	859	867	876	27	21933	22725	4%
Evergreen ESD	847	855	874	882	35	13380	13351	0%
Millbrae ESD	836	859	880	885	49	2135	2322	9%
Burlingame ESD	886	890	891	899	13	2529	2901	15%
San Carlos ESD	882	896	899	903	21	2945	3297	12%
Belmont Redwood S. ESD	883	896	904	910	27	2749	3380	23%
Union ESD	865	889	905	916	51	4576	5029	10%
Pal Alto USD	915	919	925	926	11	7688	8431	10%
Los Gatos ESD	907	923	921	930	23	2858	3106	10%
Menlo Park ESD	914	931	933	934	20	2409	2719	13%
Portola Valley	949	946	949	941	-8	737	709	-4%
Cupertino Union ESD	938	946	951	955	17	17581	18650	6%
Las Lomas ESD	956	966	963	965	9	1191	1362	14%
Woodside ESD	951	932	937	968	17	458	446	-3%
Hillsborough ESD	965	961	967	969	4	1473	1525	4%
Los Altos ESD	956	959	965	969	13	4248	4486	6%
Saratoga ESD	952	966	965	969	17	2261	2109	-7%

Source: CDE

Table 1A: Actual and Projected Students by Grade and Grade Level, 2012 to 2022

Date	Actual and Projected Total Enrollment by Grade (including SDC)									Actual and Projected Total Enrollment by Grade Group		
	TK+K	1	2	3	4	5	6	7	8	TK-5	6-8	Total
9/17/12	354	328	340	349	320	288	288	290	234	1,979	812	2,791
10/1/13	368	336	327	336	351	323	266	284	291	2,041	841	2,882
10/1/14	382	332	337	325	338	356	304	263	286	2,070	853	2,923
10/1/15	372	328	332	336	328	343	334	301	264	2,039	899	2,938
10/1/16	377	319	329	330	338	332	328	331	303	2,025	962	2,987
10/1/17	385	324	319	326	333	342	316	325	333	2,029	974	3,003
10/1/22	397	338	332	340	337	337	316	309	320	2,081	945	3,026

Total Grade-Level Enrollment Change in One Year, to October 2013	62	29	91
Total Grade-Level Enrollment Change in Two Years, to October 2014	91	41	132
Total Grade-Level Enrollment Change in Three Years, to October 2015	60	87	147
Total Grade-Level Enrollment Change in Four Years, to October 2016	46	150	196
Total Grade-Level Enrollment Change in Five Years, to October 2017	50	162	212
Total Grade-Level Enrollment Change in Ten Years, to October 2022	102	133	235

Projected Students from New Housing:

10/1/17	6	5	5	5	5	5	5	4	4	31	13	44
10/1/22	16	13	13	13	14	13	13	13	12	82	38	120

Table 2: Actual Resident Students and Enrollments and Projected Resident Students in Current Attendance Areas (PowerPoint version)

Current Attendance Area or Region	Resident-to-Enrollment section			Projected Resident Students section					
	Actual September 17, 2012, MPCSD Students			Projected Resident Students in the Relevant Grades on October 1 of			Projected Resident Student Population Change to October 1 of		
	Resident Students	Attending Adjust	Attending Students	2013	2014	2017	2013	2014	2017
Oak Knoll (TK-5)	644	92	736	656	662	616	12	18	-28
Laurel (TK-3)	433	55	488	437	431	419	4	-2	-14
Encinal (TK-3)	398	-13	385	401	417	422	3	19	24
Encinal (4-5)	352	18	370	395	409	418	43	57	66
Encinal subtotal	750	5	755	796	826	840	46	76	90
Elementary Total	1,827	152	1,979	1,889	1,919	1,875	62	92	48
Ravenswood CSD in TK-5 (Tinsley)	136			136	133	137	0	-3	1
All Other K-5 IDA	16			16	18	18	0	2	2
IDA Total in TK-5	152			152	151	155	0	-1	3
Hillview (6-8)	749	63	812	783	792	907	34	43	158
Ravenswood CSD in 6-8 (Tinsley)	51			48	54	58	-3	3	7
All Other 6-8 IDA	12			10	7	9	-2	-5	-3
IDA Total in 6-8	63			58	61	67	-5	-2	4

2012-13 Tinsley Students: Laurel 36, Encinal 36, Oak Knoll 59 and Hillview 52

Table 3: Recent Resident Student Populations and Student Generation Rates (SGRs)
by Category of Existing Housing as of September 2003

Housing Category	Subject	Late Sept. or Early Oct. of	Resident Students in Tracts Completed by Sept. 2003				Percentage K-8 Change Since 2009	SGR
			K-2	3-5	6-8	K-8		
SFD: Relatively Moderate Value	Resident Students	2003	207	180	193	580	18%	0.26
		2006	291	200	185	676		
		2009	307	275	184	766		
		2012	353	288	263	904		
3-Year Change in Grade Group			46			138		
3-Year Change from Prior Grade Group				-19	-12			
SFD: Relatively Middle Value	Resident Students	2003	196	159	175	530	5%	0.33
		2006	233	197	156	586		
		2009	282	235	192	709		
		2012	247	290	209	746		
3-Year Change in Grade Group			-35			37		
3-Year Change from Prior Grade Group				8	-26			

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Table 3: Recent Resident Student Populations and Student Generation Rates (SGRs)
by Category of Existing Housing as of September 2003

Housing Category	Subject	Late Sept. or Early Oct. of	Resident Students in Tracts Completed by Sept. 2003				Percentage K-8 Change Since 2009	SGR
			K-2	3-5	6-8	K-8		
SFD: Relatively High Value	Resident Students	2003	165	169	144	478		
		2006	177	188	183	548		0.30
		2009	158	201	163	522		0.28
		2012	136	165	159	460		0.25
3-Year Change in Grade Group			-22			-62	-12%	
3-Year Change from Prior Grade Group				7	-42			
Attached (all value levels, but most of the students are in relatively less expensive units)	Resident Students	2003	56	72	64	192		
		2006	97	70	73	240		
		2009	133	108	80	321		
		2012	192	140	112	444		N/A
3-Year Change in Grade Group			59			123	38%	
3-Year Change from Prior Grade Group				7	4			

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