

Gilbert Unified School District

Demographic and Enrollment Update

Governing Board Retreat

September 26, 2022



APPLIED ECONOMICS

Study Scope

Enrollment Trends

- Total and grade level characteristics
- Geographic distribution
- Alternative providers

Demographic Characteristics

- Population characteristics
- Household type and age structure
- Housing supply and occupancy rates

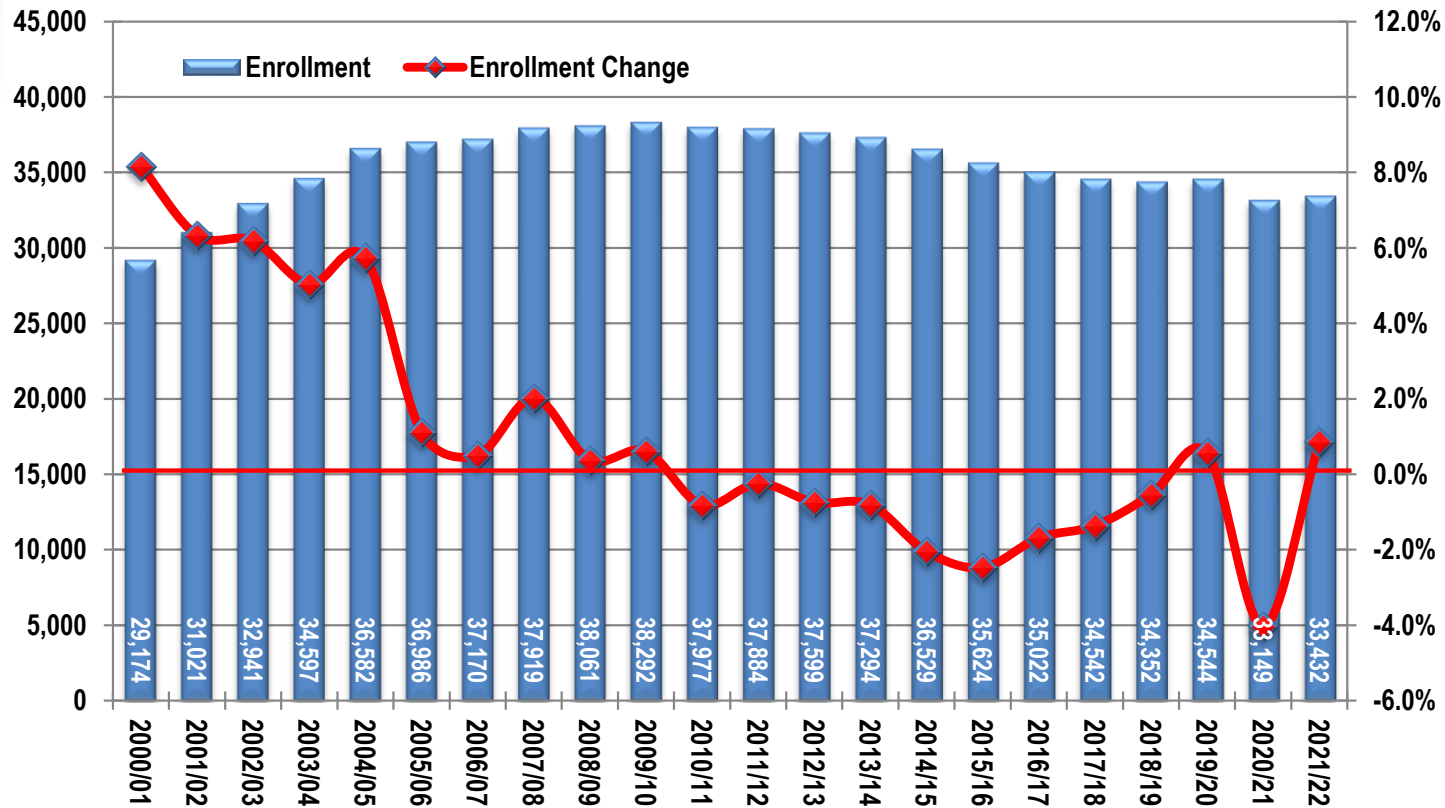
Residential Development Impacts

- Current development activity
- Housing market conditions
- Future development potential

Enrollment Projections

- District
- Sub-District

Fall Headcount Enrollment



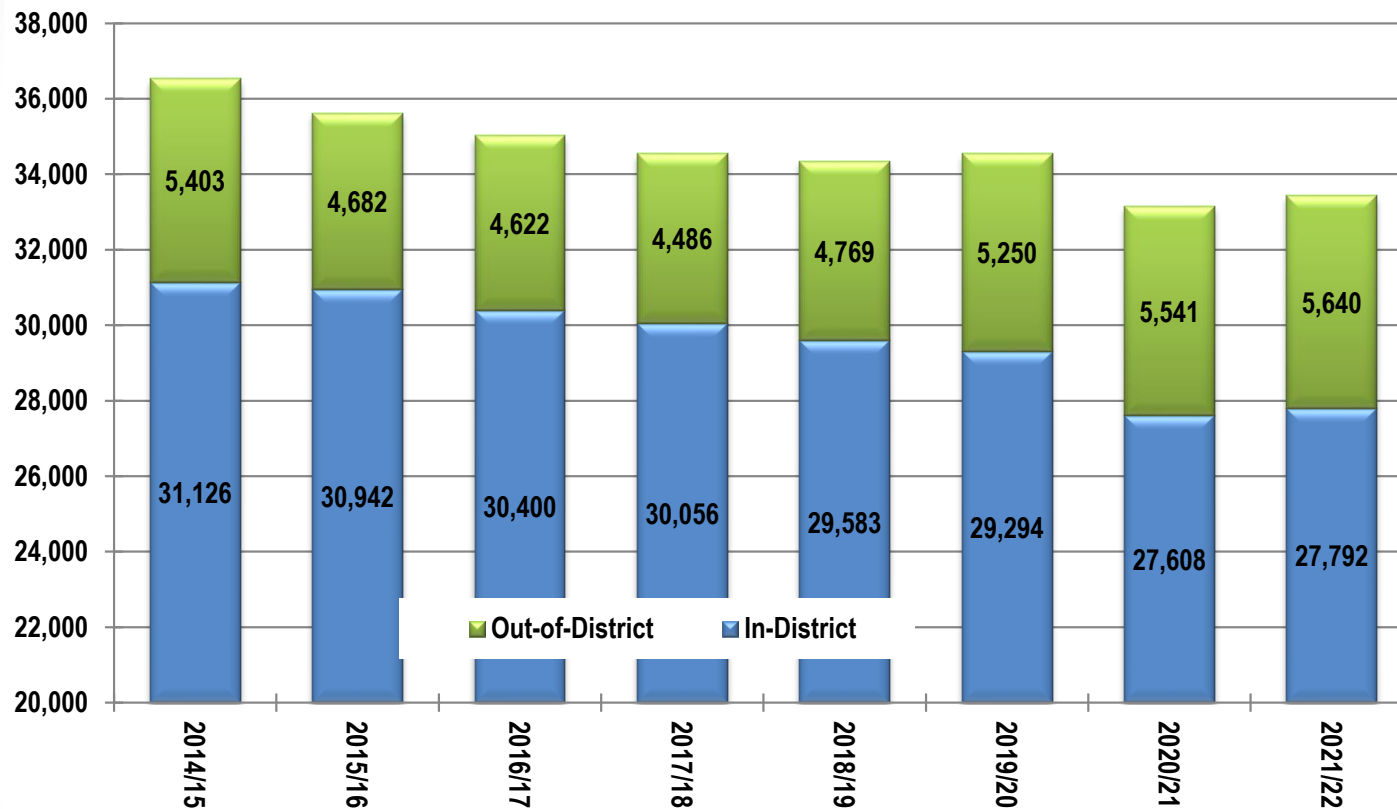
Source: Arizona Department of Education; Gilbert Unified School District.

Enrollment increased by 31% between 2000/01 and 2009/10 with much lower growth rates during the last five years of that period.

Since 2009/10 enrollment has declined by about 4,900 students (1.1% annually), with the post-COVID enrollment rebound in 2021/22 being less than expected.

Fall Headcount Enrollment

Source of Enrollment

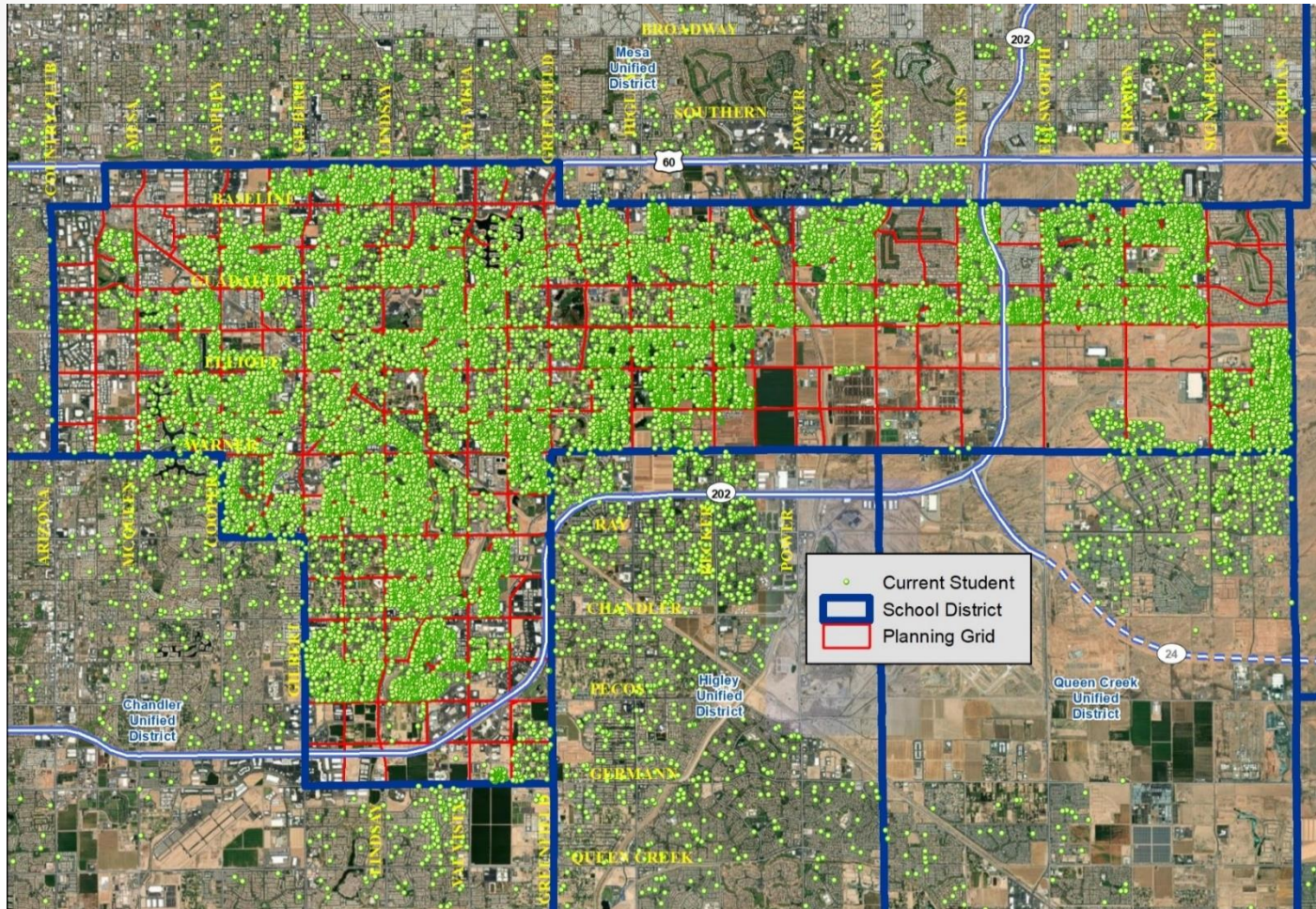


Sources: Gilbert Unified School District; Applied Economics.

In-District enrollment has declined steadily over the past several years, with a notable shock due to COVID in 2020/21, driven by the aging of the population and increases in charter enrollment.

Out-of-District enrollment is more variable, but is currently larger than it has been in several years, likely due to improved perception of District leadership.

Distribution of Students

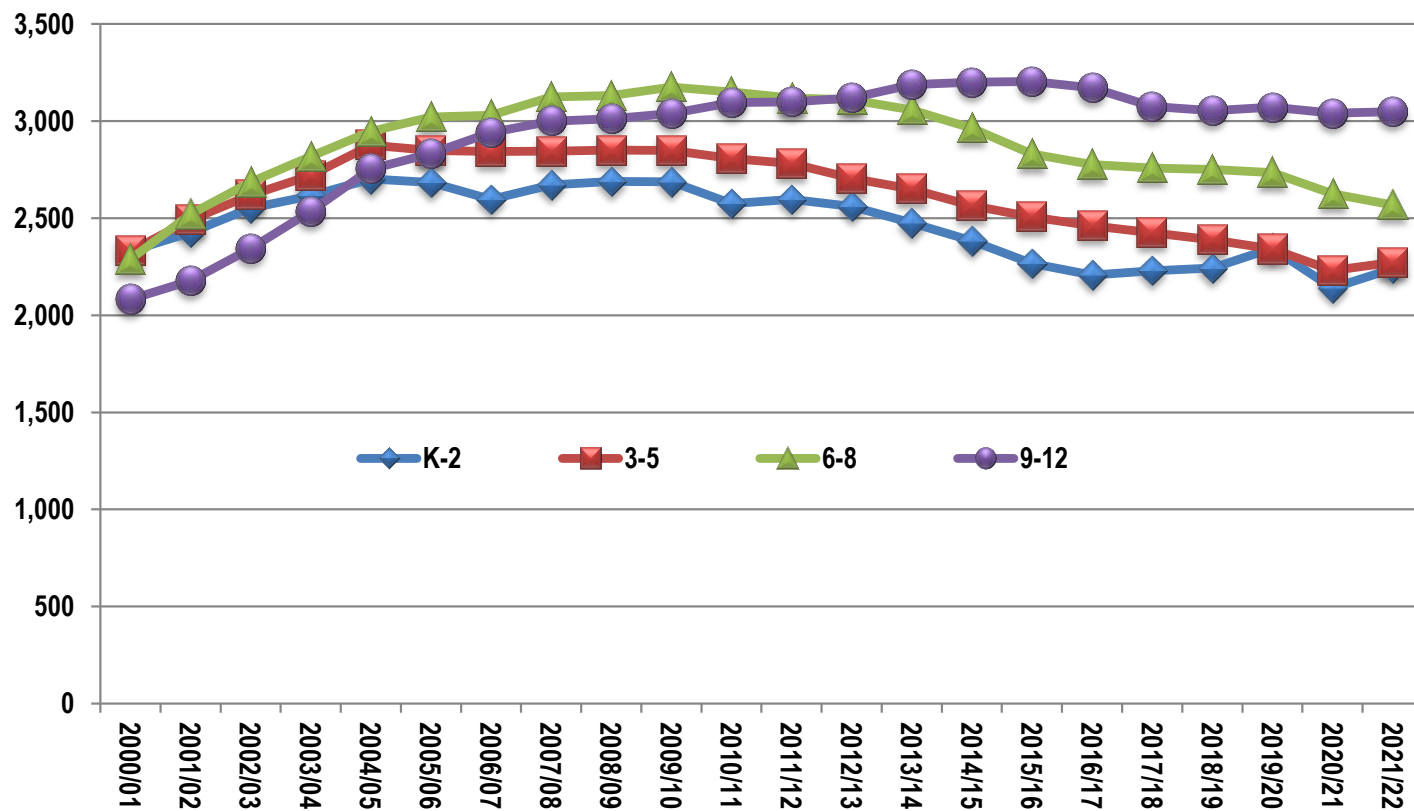


Students are spread throughout the District except for the southeast 202 corridor under the airport over-flight zone, and nearby areas still developing.

A significant number of students come from outside the District and from all directions.

Enrollment Grade Structure

Average Enrollment per Grade



Source: Arizona Department of Education; Gilbert Unified School District; Applied Economics.

K-8 enrollment declines continue to be fueled by low recession-era birth rates, competition from charter schools, and the overall aging of the population.

High school enrollment remains steady at nearly peak levels as the impact of charters has been more limited, and the move-up nature of the housing market supports an older buyer profile.

Charter School Enrollment

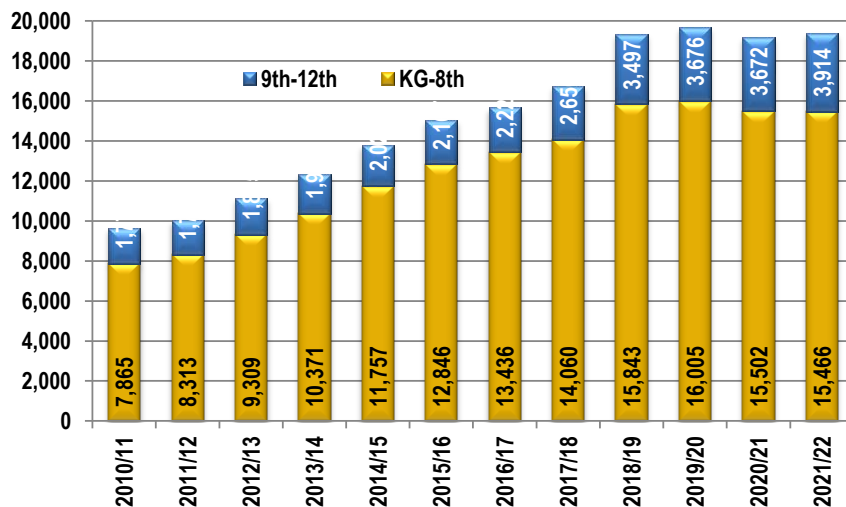
School Year	In-District Schools				Area Charter Schools*			
	Number of Schools	KG-8th	9th-12th	KG-12	Number of Schools	KG-8th	9th-12th	KG-12
2010/11	14	4,868	748	5,616	13	2,997	1,031	4,028
2011/12	14	5,201	738	5,939	13	3,112	981	4,093
2012/13	14	5,432	749	6,181	15	3,877	1,086	4,963
2013/14	13	5,414	618	6,032	18	4,957	1,337	6,294
2014/15	13	5,834	470	6,304	21	5,923	1,555	7,478
2015/16	13	6,066	544	6,610	23	6,780	1,623	8,403
2016/17	12	6,009	620	6,629	24	7,427	1,602	9,029
2017/18	12	5,680	658	6,338	25	8,380	1,992	10,372
2018/19	15	6,428	903	7,331	25	9,415	2,594	12,009
2019/20	15	6,537	950	7,487	26	9,468	2,726	12,194
2020/21	13	6,156	923	7,079	26	9,346	2,749	12,095
2021/22	13	6,169	1,008	7,177	26	9,297	2,906	12,203
Change	-1	1,301	260	1,561	13	6,300	1,875	8,175
% Change	-7.1%	26.7%	34.8%	27.8%	100.0%	210.2%	181.9%	203.0%

Charter school enrollment is still heavily weighted toward grades K-8, however all of the recent growth has been in grades 9-12.

Enrollment at charter schools in the District has increased much less than the surrounding area over the last 11 years, but neither have changed much since 2018/19.

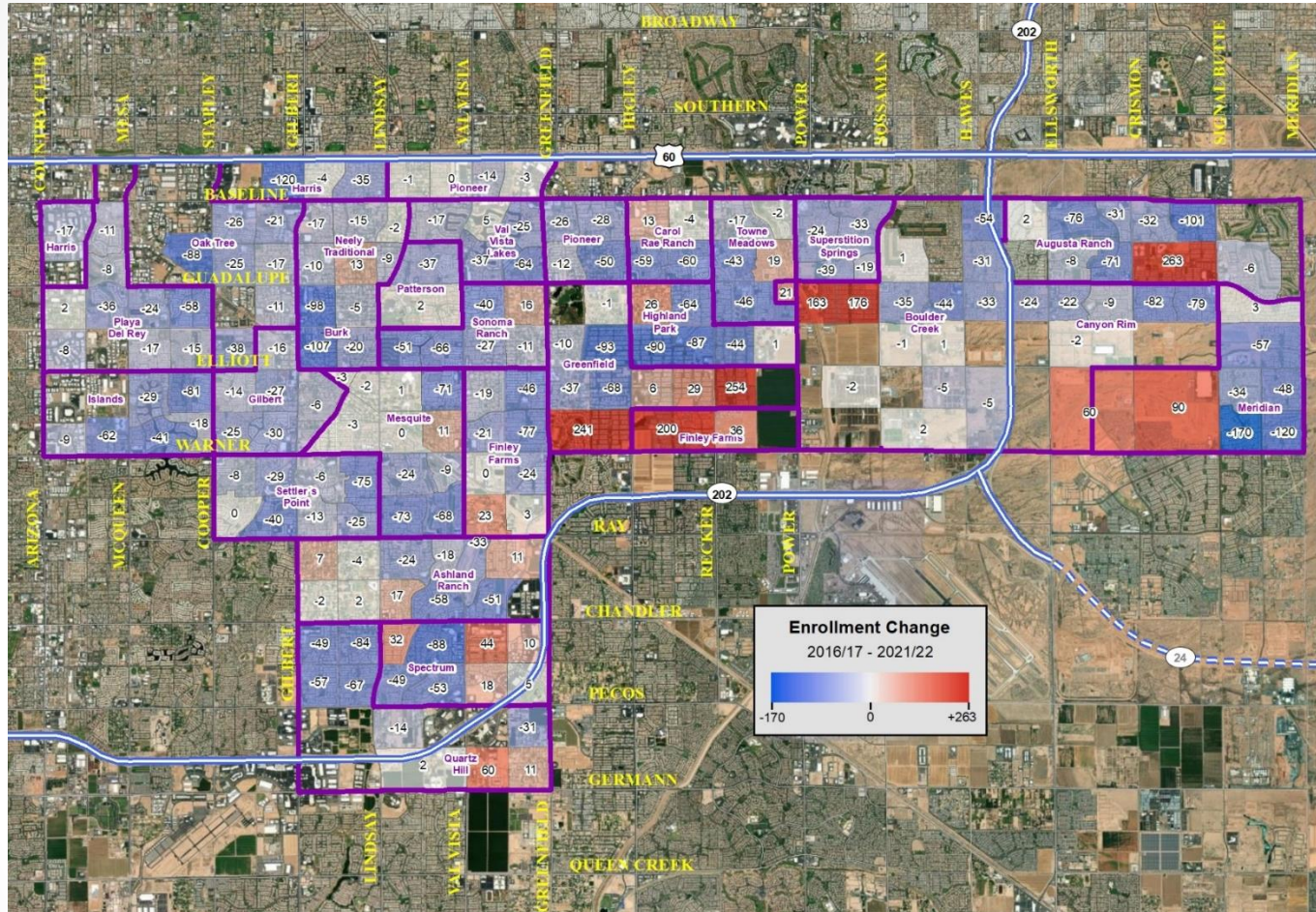
Source: Arizona Department of Education; Applied Economics 2022.

* Charter schools located within approximately one mile of the District's boundaries.



Source: Arizona Department of Education; Applied Economics, 2022.

Change in Enrollment - 2016/17 to 2021/22



K-12 enrollment has declined in the majority of the District over the past five years due to the aging of the population while new growth areas have offset much of that loss.

Demographic Trends

	2000	2010	2020	Annual Change **	
	Census	Census	Census*	2000-10	2010-20
Population	135,012	184,433	211,394	3.2%	1.4%
Age 0-4	26.9% 10.0%	23.2% 7.4%	19.9% 6.4%	0.1%	-0.1%
Age 5-13	16.9%	15.8%	13.5%	2.5%	-0.2%
Age 14-17	6.3%	7.1%	6.2%	4.5%	0.1%
Age 18-24	7.7%	8.6%	8.4%	4.3%	1.1%
Age 25-44	36.4%	29.0%	28.7%	0.9%	1.3%
Age 45-64	16.8%	23.5%	25.9%	6.7%	2.4%
Age 65 Up	6.1%	8.7%	11.0%	6.9%	3.8%
Housing Units	47,996	69,306	79,324	3.7%	1.4%
Occupied	92.8%	91.4%	93.2%	3.6%	1.5%
Owner	78.1%	67.2%	65.8%	2.2%	1.2%
Renter	14.7%	24.3%	27.4%	9.1%	2.6%
Vacant	7.2%	8.6%	6.8%	5.6%	-0.9%
Households	44,552	63,380	73,918	3.6%	1.5%
15 to 24	4.3%	3.8%	2.8%	2.3%	-1.3%
25 to 34	56.5% 25.7%	42.5% 17.7%	41.1% 16.9%	-0.2%	1.1%
35 to 44	30.8%	24.8%	23.2%	1.4%	0.9%
45 to 54	19.3%	23.8%	22.5%	5.7%	1.0%
55 to 64	9.6%	15.0%	16.9%	8.4%	2.8%
65 to 74	6.4%	8.7%	10.9%	6.8%	3.8%
Over 75	3.9%	6.2%	6.7%	8.5%	2.4%
Population Per	3.03	2.91	2.86	-0.4%	-0.2%

Population and housing continue to grow, but at a much slower rate than in the 2000's.

The pre-school and elementary age populations are declining while the high school age population is peaking.

Age distribution of householders shifting away from the prime child-bearing cohorts.

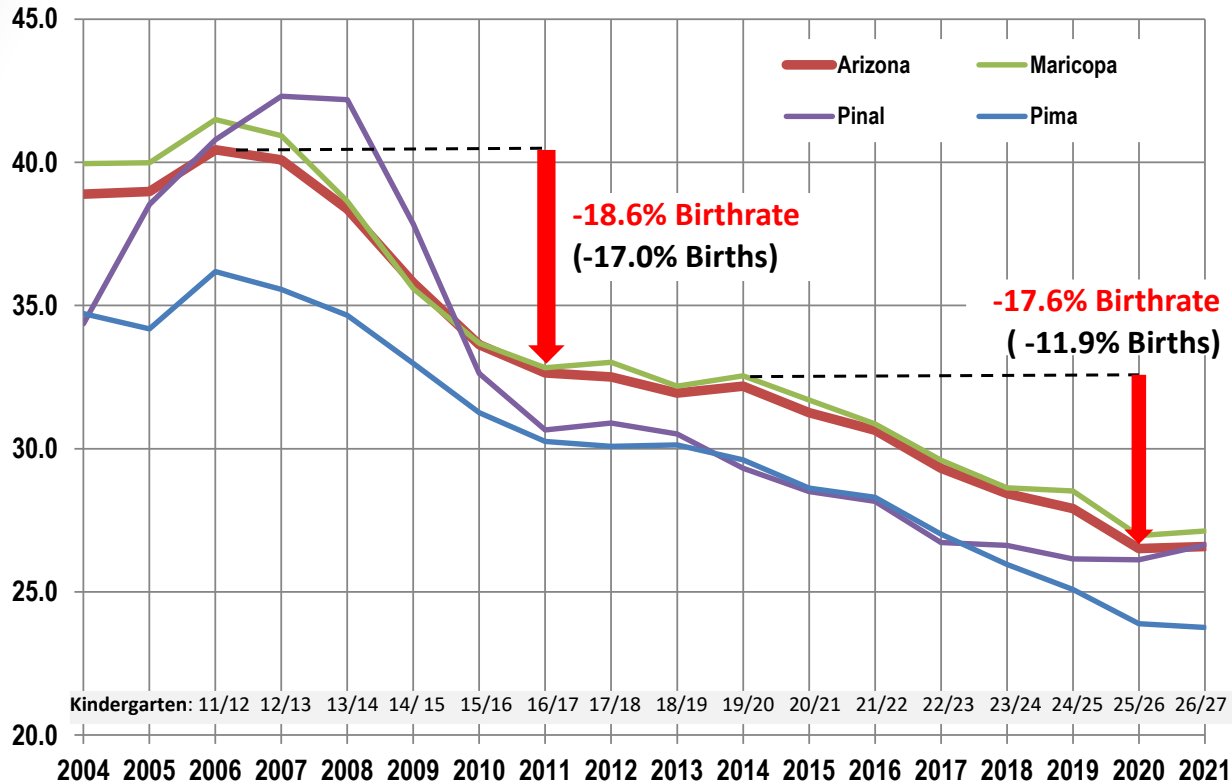
Sources: U.S. Bureau of the Census, 2000, 2010 and 2020; American Community Survey, 2020.

* Applies to total population, population by race and housing unit counts only.

** Annual compound rate of change.

Birth Rate Trends

Births per 1,000 people aged 15 to 45 years



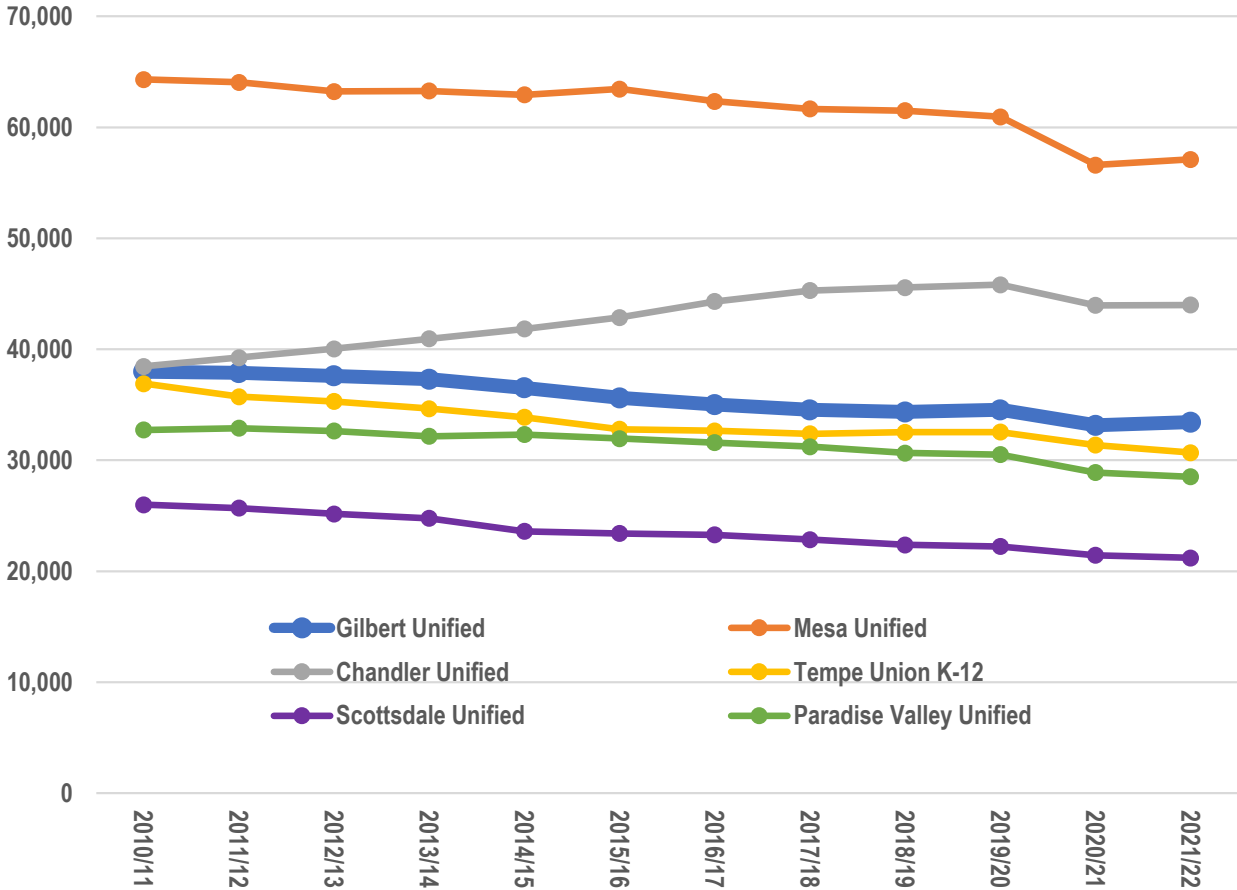
Sources: Arizona Department of Health Services; Applied Economics, 2022.

Birth rates in Arizona plummeted by nearly 19% during the recession, with a 17% decline in the total number of births in the State of Arizona from 102,700 to 85,100 births per year.

The rate stabilized after 2011 and then dropped another 16.5% through 2020, resulting in 11.9% fewer births (after adjusting for population growth), before stabilizing in 2021 with the total number of births increasing from 76,400 to 77,700 births.

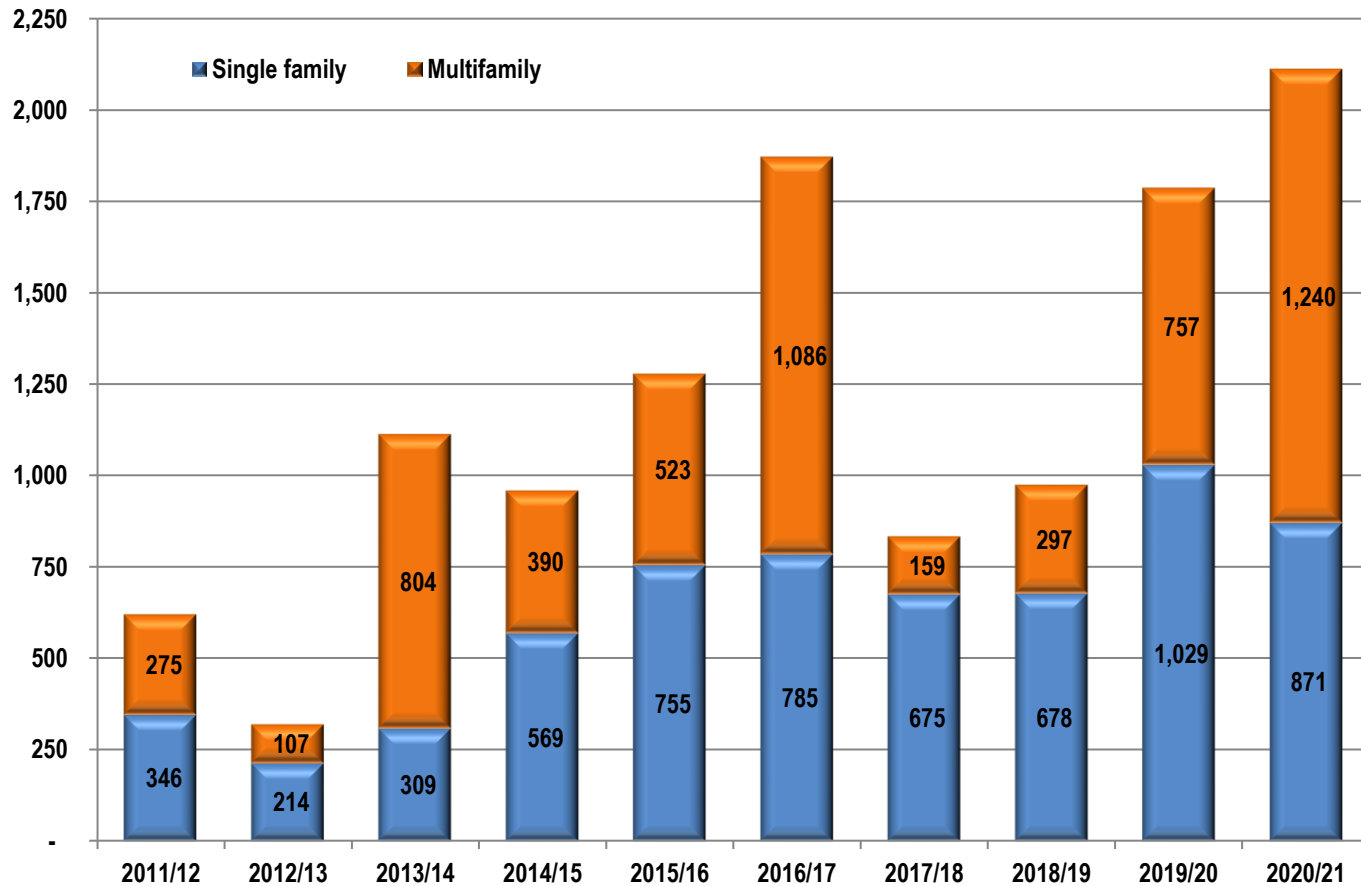
Regional Enrollment Trends

The slow decline in enrollment experienced by Gilbert Public Schools over the past 10 years is consistent with most other established areas in the East Valley, all impacted by lower birth rates and increasing charter enrollment.



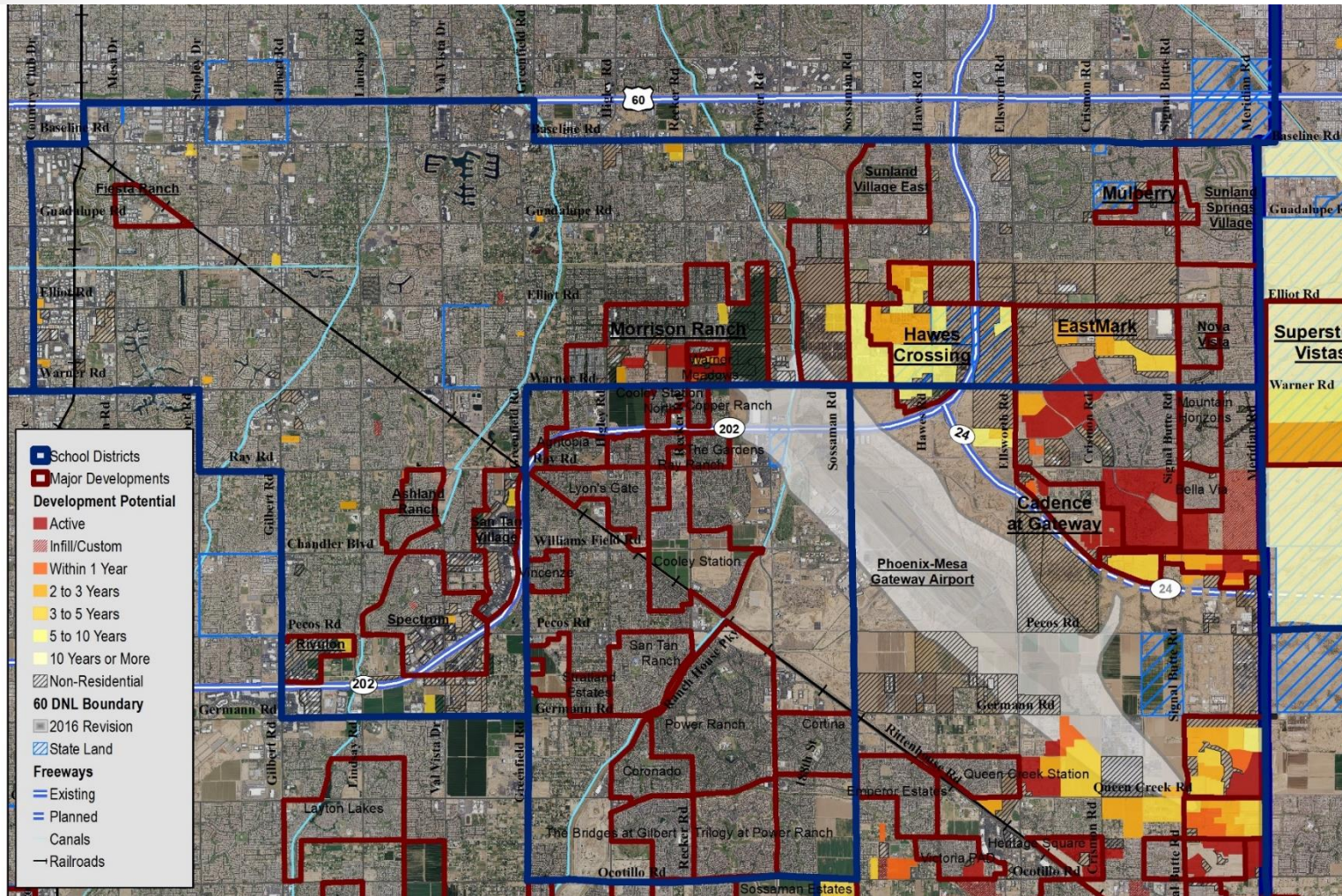
Residential Development

Permitted Housing Units by Type



Over 12,500 new housing units have been permitted in the last 10 years, about 45% of which were apartments, townhomes, or single family rentals.

Development Potential



There is potential for about 14,200 more housing units in the District, with about 60% multifamily.

The residential components of both Eastmark and Hawes Crossing will likely be fully developed during the next 10 years, with some local housing demand shifting east to Superstition Vistas.

Projections - Population & Housing

Year	Population	Housing Units				Occupancy Rate	Households		Pop/HH
		Total*	New	New SF	New MF		Total	Change	
2010/11	184,433	69,306	431	431	0	91.4%	63,380	246	2.910
2011/12	184,938	69,658	352	352	0	91.3%	63,621	241	2.907
2012/13	187,814	70,341	683	408	275	92.1%	64,751	1,130	2.901
2013/14	189,623	70,771	430	323	107	92.5%	65,497	746	2.895
2014/15	192,893	71,869	1,098	432	666	93.1%	66,946	1,449	2.881
2015/16	195,480	72,968	1,099	709	390	93.2%	68,022	1,076	2.874
2016/17	199,614	74,364	1,396	873	523	93.3%	69,549	1,527	2.866
2017/18	202,495	75,853	1,489	903	586	93.6%	70,995	1,346	2.852
2018/19	204,833	76,784	931	772	159	93.5%	71,896	902	2.849
2019/20	207,651	77,861	1,077	780	297	93.8%	73,007	1,111	2.844
2020/21	211,394	79,324	1,463	906	557	93.8%	74,443	1,436	2.840
2021/22	215,030	81,035	1,711	1,021	840	93.9%	76,114	1,671	2.825
2022/23	217,268	81,989	954	359	595	94.0%	77,070	955	2.819
2023/24	218,495	82,842	853	262	591	93.9%	77,788	719	2.809
2024/25	222,415	84,897	2,055	660	1,395	93.8%	79,633	1,845	2.793
2025/26	226,568	86,966	2,069	860	1,209	93.7%	81,487	1,854	2.780
2026/27	229,360	88,483	1,517	582	935	93.6%	82,820	1,333	2.769
2027/28	231,334	89,548	1,065	615	450	93.5%	83,727	907	2.763
2028/29	233,956	90,881	1,333	533	800	93.5%	84,974	1,246	2.753
2029/30	235,730	91,815	934	446	488	93.5%	85,847	873	2.746
2030/31	237,230	92,715	900	260	640	93.5%	86,689	842	2.737
2031/32	239,004	93,774	1,059	243	816	93.5%	87,679	990	2.726
2022/23 - 2031/32			12,739	4,820	7,919			11,564	

11,400 Total
7,100 SF

Projected addition of over 11,500 new households over the next 10 years.

Household size will likely continue to decline as the population ages and more multifamily housing is added.

Source: Applied Economics, 2022.

Bolding Indicates Actuals

Projections - School-age Population & Enrollment

Year	Households	School-Age Population *		K-12 Enrollment	Enrollment - Pop. Ratio	Out of District		In-district K-12 Enrollment	In-district Difference	Service Rate
		Total	Per HH			K-12	Share			
2014/15	66,946	41,604	0.621	36,529	0.878	5,403	14.8%	31,126	10,478	74.8%
2015/16	68,022	41,538	0.611	35,624	0.858	4,682	13.1%	30,942	10,596	74.5%
2016/17	69,649	41,792	0.600	35,022	0.838	4,622	13.2%	30,400	11,392	72.7%
2017/18	70,995	41,859	0.590	34,542	0.825	4,486	13.0%	30,056	11,803	71.8%
2018/19	71,896	42,866	0.579	34,352	0.801	4,769	13.9%	29,583	13,283	69.0%
2019/20	73,007	41,562	0.569	34,544	0.831	5,250	15.2%	29,294	12,268	70.5%
2020/21	74,443	41,643	0.559	33,149	0.796	5,541	16.7%	27,608	14,035	66.3%
2021/22	76,114	42,157	0.554	33,432	0.793	5,640	16.9%	27,792	14,365	65.9%
2022/23	77,070	42,131	0.547	33,304	0.790	5,696	17.1%	27,608	14,523	65.5%
2023/24	77,788	41,971	0.540	32,918	0.784	5,753	17.5%	27,165	14,806	64.7%
2024/25	79,633	42,408	0.533	32,755	0.772	5,811	17.7%	26,944	15,463	63.5%
2025/26	81,487	42,831	0.526	32,524	0.759	5,869	18.0%	26,655	16,176	62.2%
2026/27	82,820	42,965	0.519	32,211	0.750	5,928	18.4%	26,283	16,662	61.2%
2027/28	83,727	42,871	0.512	31,798	0.742	5,987	18.8%	25,811	17,060	60.2%
2028/29	84,974	42,944	0.505	31,552	0.735	6,047	19.2%	25,505	17,439	59.4%
2029/30	85,847	42,821	0.499	31,282	0.731	6,107	19.5%	25,175	17,647	58.8%
2030/31	86,689	42,679	0.492	30,712	0.720	6,168	20.1%	24,544	18,135	57.5%
2031/32	87,679	42,605	0.486	30,226	0.709	6,230	20.6%	23,996	18,609	56.3%

-3,800

Source: Applied Economics, 2022.

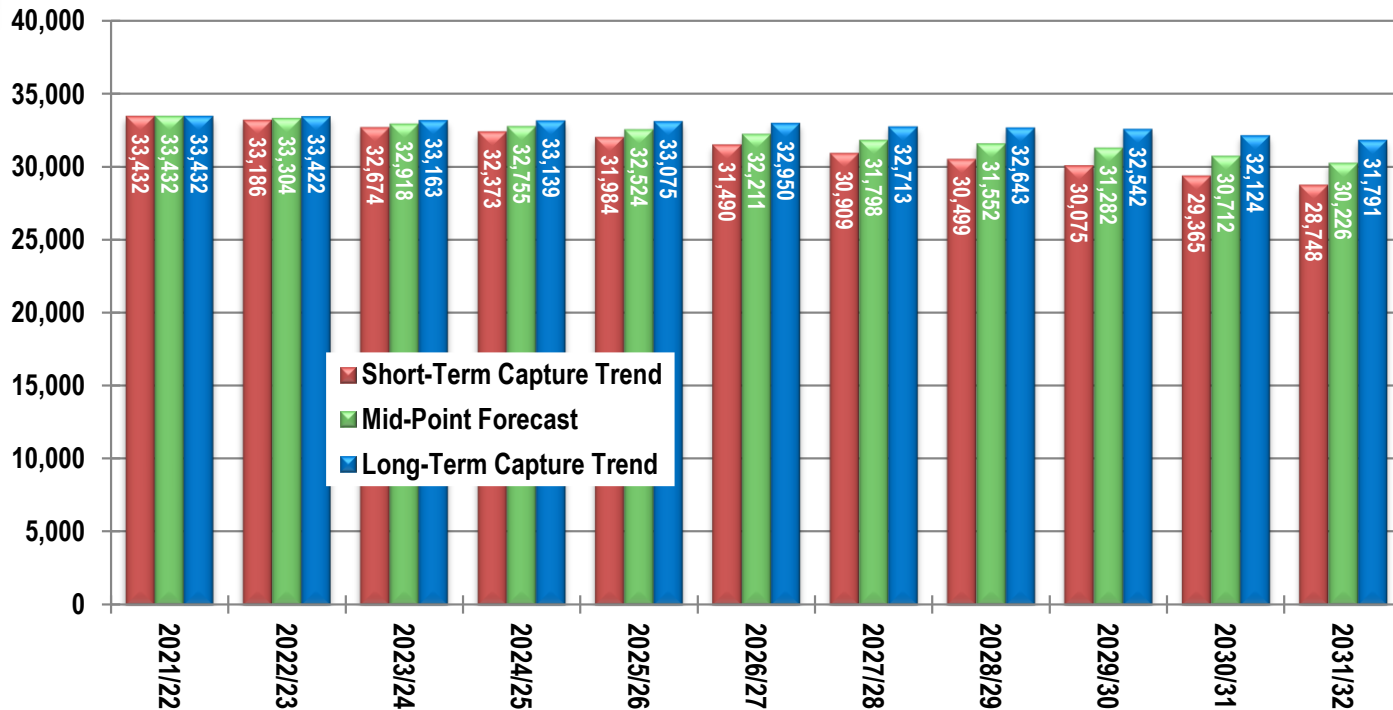
* Population age 5 through 17, corresponds with Kindergarten through 12th grade.

Bolding indicates historical data.

While the school-age population is expected to stabilize over the next 10 years due to new housing additions, enrollment will likely continue to decline slowly primarily driven by continuing declines in the service rate.

District Enrollment Projections

Alternative Scenarios



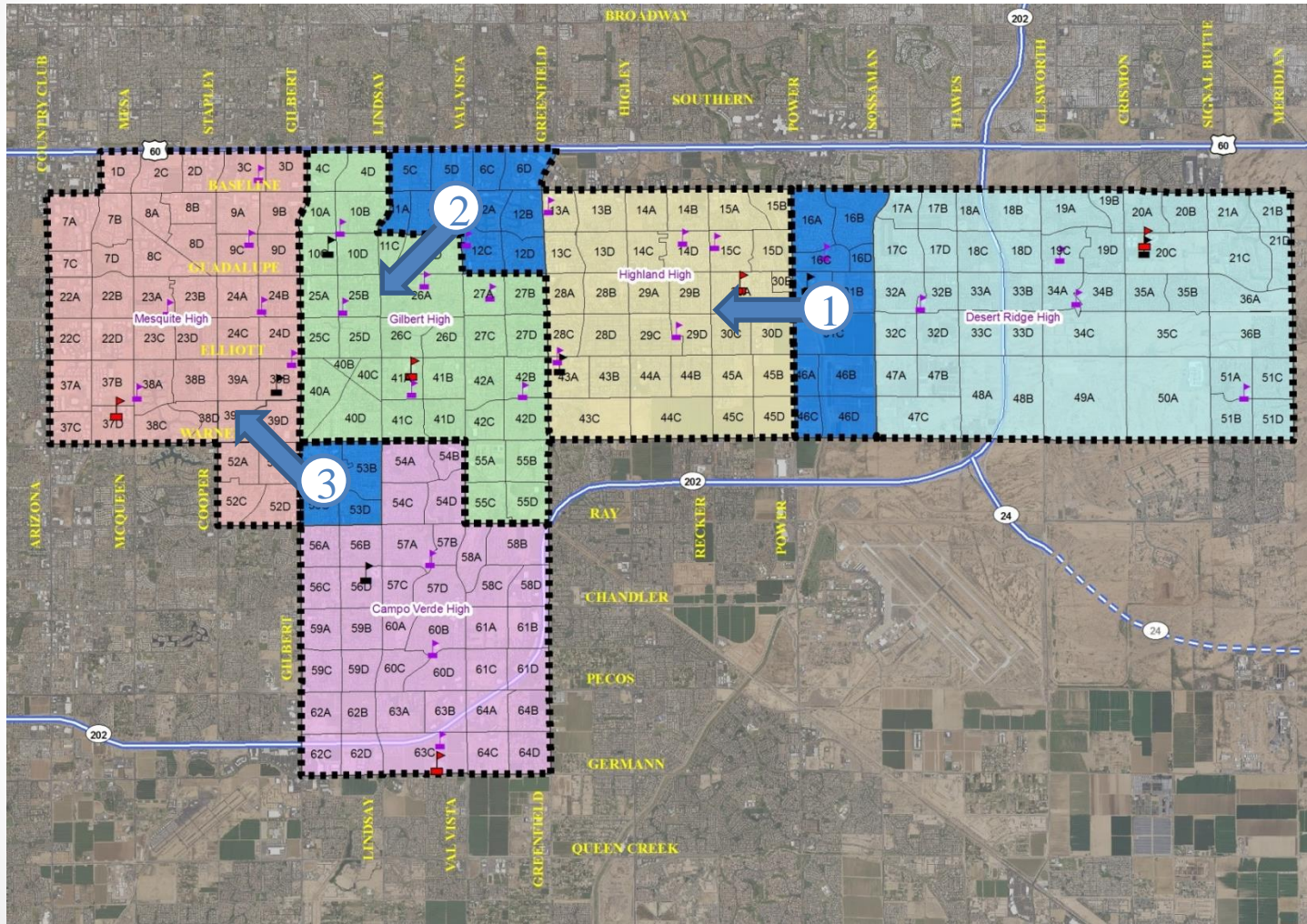
Sources: Applied Economics, 2022.

The long term trend in the enrollment-to-population ratio is much different than the short term trend, introducing greater uncertainty into the enrollment projections.

As a result, two sets of projections were created for this study, one based on a return to the long term trend and another based on the continuation of the short term trend, with the mid-point between the two being used in the balance of the report.

Boundary Planning Re-Cap

High School – Change First Implemented in 2019/20



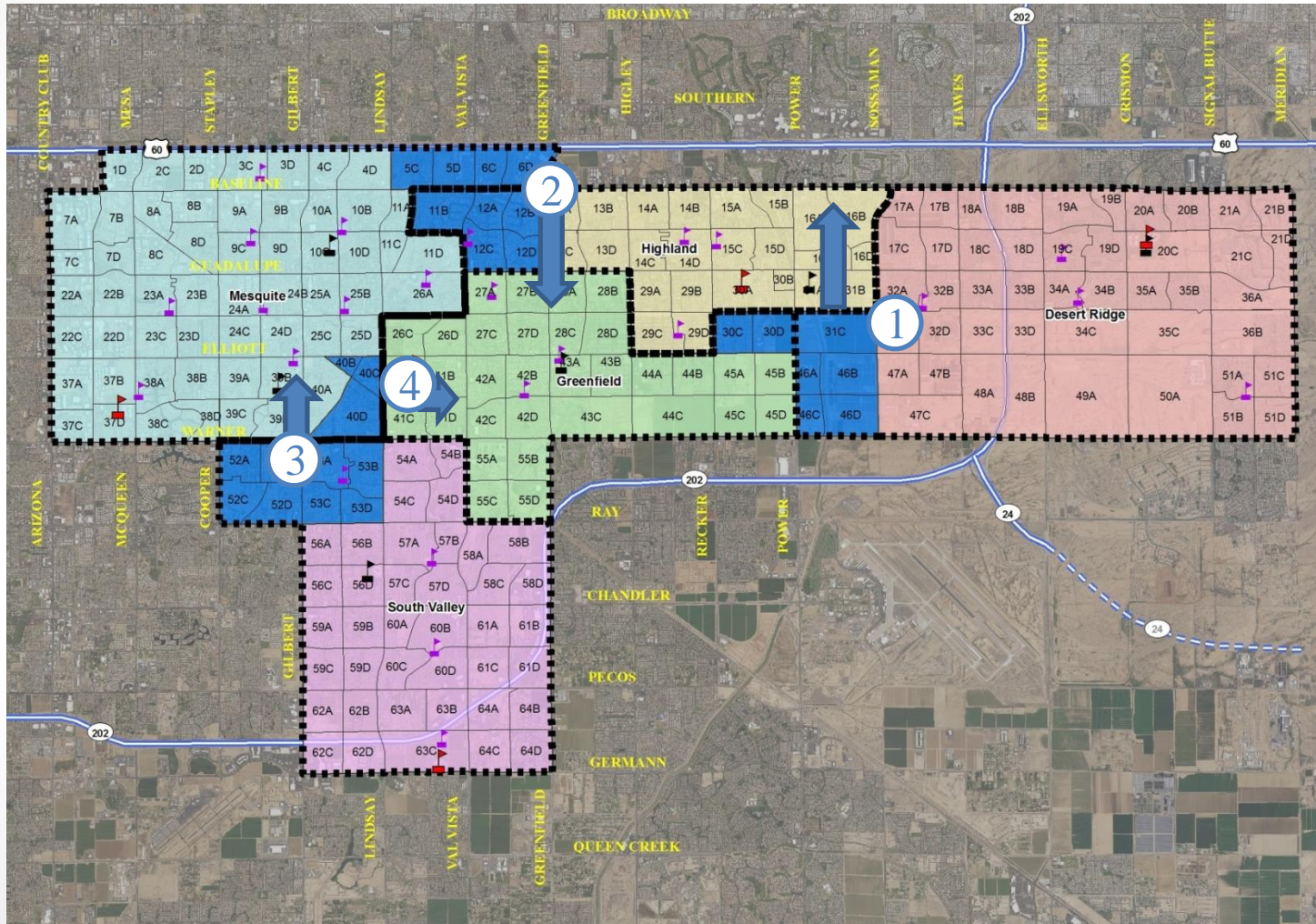
Boundary Planning Re-Cap

High Schools

	Capacity		Actual		Projected			Actual			Difference		
	Maximum*	Recommended	2014/15	2018/19	2019/20	2020/21	2021/22	2019/20	2020/21	2021/22	2019/20	2020/21	2021/22
CURRENT AREAS (2018/19)													
Campo Verde High	2,139	1,925	2,071	2,059	2,166	2,175	2,211						
Desert Ridge High	3,316	2,984	2,659	2,832	2,868	2,924	2,925						
Gilbert High	3,166	2,849	2,416	2,130	1,976	1,945	1,881						
Highland High	3,586	3,227	3,022	3,143	3,116	3,181	3,244						
Mesquite High	3,165	2,835	1,977	1,546	1,465	1,414	1,377						
GCA (9-12)	971	874	274	335	342	339	336						
Other			382	166	159	158	160						
Total	16,343	14,694	12,801	12,211	12,091	12,137	12,134						
WITH CHANGES													
Campo Verde High			1,763	1,786	1,885	1,879	1,910	2,119	1,770	1,978	234	-109	68
Desert Ridge High			2,267	2,379	2,417	2,454	2,454	2,617	2,194	2,451	200	-260	-3
Gilbert High			2,887	2,547	2,365	2,311	2,236	2,153	1,883	2,342	-212	-428	106
Highland High			2,943	3,179	3,177	3,286	3,361	3,340	2,987	3,226	163	-299	-135
Mesquite High			2,285	1,819	1,746	1,710	1,678	1,505	1,184	1,448	-241	-526	-230
GCA (9-12)			274	335	342	339	336	385	304	416	43	-35	80
Other			382	166	159	158	160	163	1,841	329	4	1,683	169
Total			12,801	12,211	12,091	12,137	12,134	12,282	12,163	12,190	191	26	56

Boundary Planning Re-Cap

Junior High Schools – Change First Implemented in 2019/20



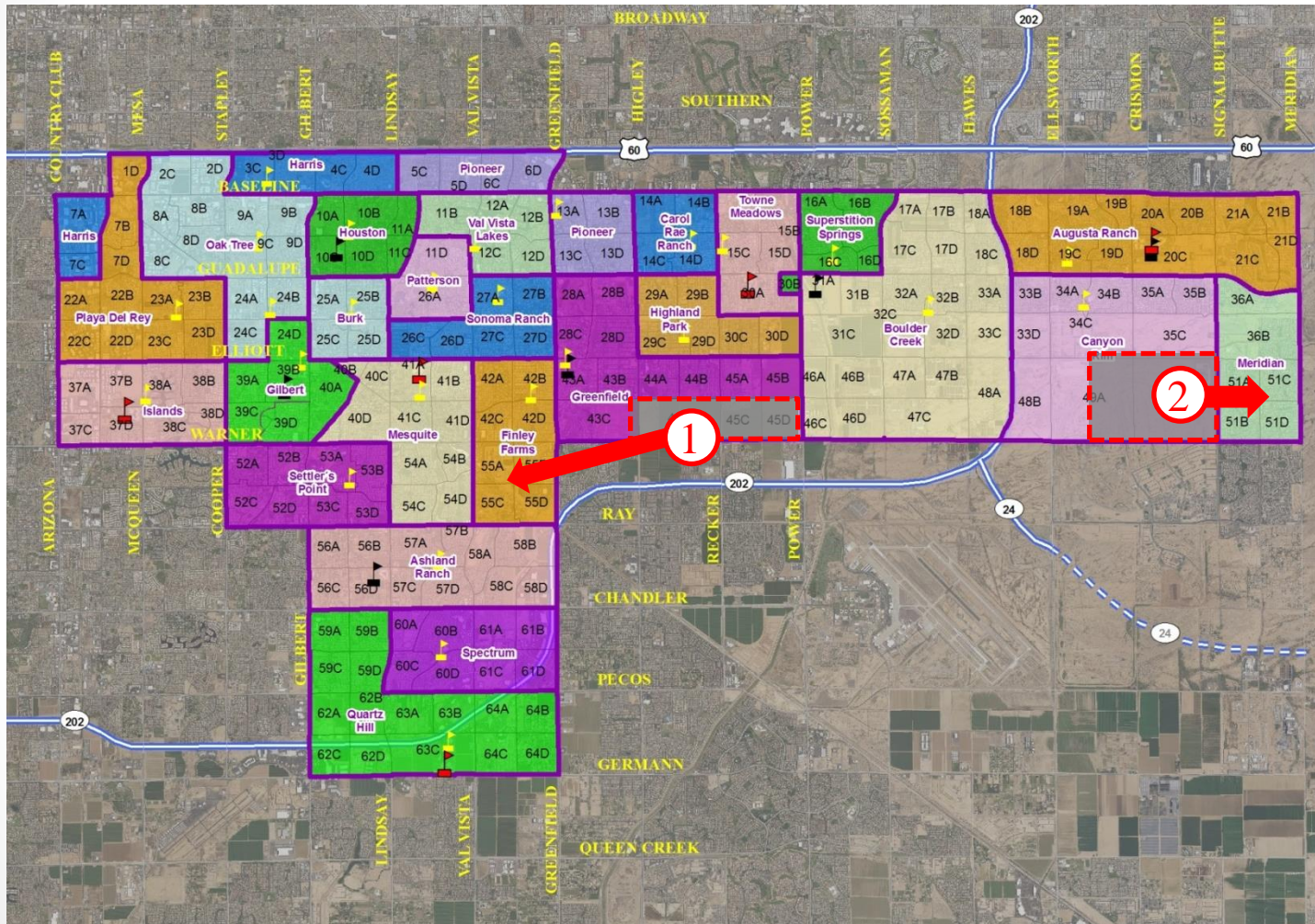
Boundary Planning Re-Cap

Junior High Schools

	Capacity		Actual		Projected in 2018			Actual			Difference		
	Maximum*	Recommended	2014/15	2018/19	2019/20	2020/21	2021/22	2019/20	2020/21	2021/22	2019/20	2020/21	2021/22
CURRENT (2018/19)													
Desert Ridge Junior High	1,483	1,261	1,374	1,182	1,244	1,239	1,224						
Gilbert Junior High		Re-used for GCA	535	0	0	0	0						
Greenfield Junior High	1,617	1,374	915	900	922	938	946						
Highland Junior High	1,569	1,334	1,265	1,269	1,300	1,273	1,226						
Mesquite Junior High	1,859	1,580	711	969	960	944	953						
South Valley Junior High	1,571	1,374	1,192	1,047	1,101	1,095	1,070						
GCA (7-8)	500	425	189	271	263	230	230						
Other			10	35	36	35	35						
Total	8,599	7,348	6,191	5,673	5,826	5,755	5,683						
WITH CHANGES													
Desert Ridge Junior High	1,483	1,261	1,363	1,175	1,238	1,236	1,215	1,100	860	1,039	-138	-376	-176
Greenfield Junior High		Re-used for GCA	1,120	1,090	1,110	1,089	1,097	1,056	920	1,144	-54	-169	47
Highland Junior High	1,617	1,374	1,183	1,194	1,221	1,223	1,203	1,279	1,004	1,040	58	-219	-163
Mesquite Junior High	1,569	1,334	1,362	1,091	1,115	1,094	1,053	924	691	895	-191	-403	-158
South Valley Junior High	1,859	1,580	964	817	842	847	850	1,026	754	881	184	-93	31
GCA (7-8)	1,571	1,374	189	271	263	230	230	295	191	243	32	-39	13
Other	500	425	10	35	36	35	35	51	1,059	99	15	1,024	64
Total	8,599	7,348	6,191	5,673	5,826	5,755	5,683	5,731	5,479	5,341	-95	-276	-342

Boundary Planning Re-Cap

Elementary Schools – Change First Implemented in 2019/20



Boundary Planning Re-Cap

Elementary Schools

	Capacity		Actual		Projected			Actual			Difference		
	Maximum*	Recommended	2014/15	2018/19	2019/20	2020/21	2021/22	2019/20	2020/21	2021/22	2019/20	2020/21	2021/22
CURRENT													
Greenfield	918	803	688	959	1,015	1,135	1,234						
Finley Farms	999	874	745	662	640	620	610						
Canyon Rim	1,026	898	888	779	834	935	1,038						
Meridian	1,053	921	966	730	692	664	629						
Total			3,287	3,130	3,181	3,354	3,512						
WITH PROPOSED CHANGES													
Greenfield			686	916	912	944	936	1,028	831	993	116	-113	57
Finley Farm			747	705	743	811	908	642	489	594	-101	-322	-314
Canyon Rim			885	777	779	797	830	746	585	740	-33	-212	-90
Meridian			969	732	747	802	838	683	575	671	-64	-227	-167
Total			3,287	3,130	3,181	3,354	3,512	3,099	2,480	2,998	-82	-874	-514
CHANGE													
Greenfield			-2	-43	-103	-190	-298						
Finley Farm			2	43	103	190	298						
Canyon Rim			-3	-2	-55	-138	-208						
Meridian			3	2	55	138	208						

Conclusions

Enrollment is likely to decline over the next 10 years even with over 12,700 new housing units being constructed.

Single family construction activity has increased recently, but will decline again as remaining projects build out whereas multifamily construction is likely to continue.

The aging of the existing population and outside competition for students will likely offset most of the increase in the school-age population from new housing.

While charter school enrollment in the area is not increasing at the present time, it is reasonable to expect that additional alternative providers and home schooling methods will continue to impact District enrollment.

The pattern of enrollment within the District continues to show an eastern shift with many western area schools seeing a decline in enrollment.