

V. OWNER'S DEMOGRAPHICS

Key Findings:

Weld Re-9 School district includes the communities of Ault, Pierce, Nunn and Carr along with a large, unincorporated portion of Weld County. The district had 8,303 people as of the 2020 census and has a history of growth. An attractive alternative to the more urbanized areas in Northern Colorado such as Ft. Collins, Loveland and Greeley, the communities in the district have attracted many families to the quieter, semi-rural lifestyle. Small subdivisions with new housing have attracted families to Pierce and Nunn and the large Conestoga subdivision in Ault. Domestic water challenges are the only impediment to future growth in the district as the city governments have struggled with raw water availability and sewer capacity. The following list identifies key findings:

- Weld RE-9 and its five communities and rural area represent a very desirable residential setting for families in Northern Colorado.
- The district has grown in total population, but the Census failed to include the Conestoga subdivision in estimates. The subdivision has increased birth rates, in-coming school grade sizes and overall population.
- The district's three largest communities all have water supply issues that hinder future residential land development. Further, the City of Thornton has purchased much of the vacant land in the area and its associated surface water rights thus limiting future development potential.
- The district does, however, have a great deal of potential to increase elementary school enrollment by 100 students due to remaining, approved housing in Conestoga and increased grade cohorts in the preschool age range who will move into elementary school. Rising interest rates for new housing may curtail the potential for this growth.
- High school enrollment will increase by 50 students as larger grades move up from middle school.

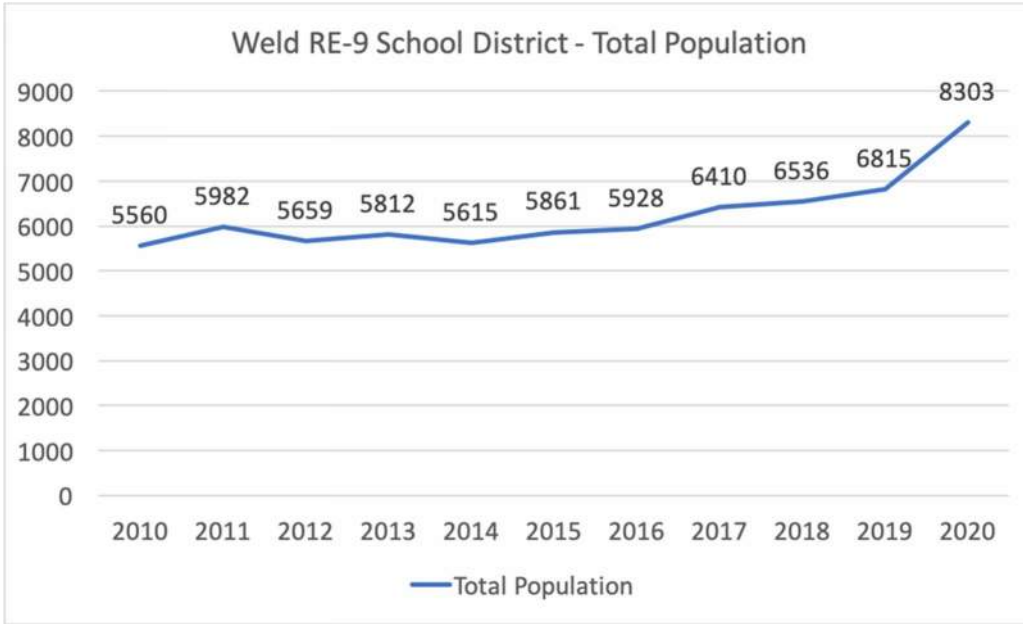
Summary Weld RE-9 Demographic Facts:

The district has a higher-than-average median income as compared to the state and a relatively young median age at 41.1. The district is predominantly white and consists mostly of detached homes although Baesler Homes has constructed a significant number of Townhomes in Conestoga.

- Median Income - \$68,883
- Median Age – 41.1
- Race – The 2020 Census cited 72% of district population as White, 18% as Hispanic and 10% as Other Races
- Housing - Owner Occupancy - 84%
- Housing – Vacancy – 6%
- Housing Composition – Predominantly single family with 283 mobile homes. Conestoga has changed the mix with townhomes.

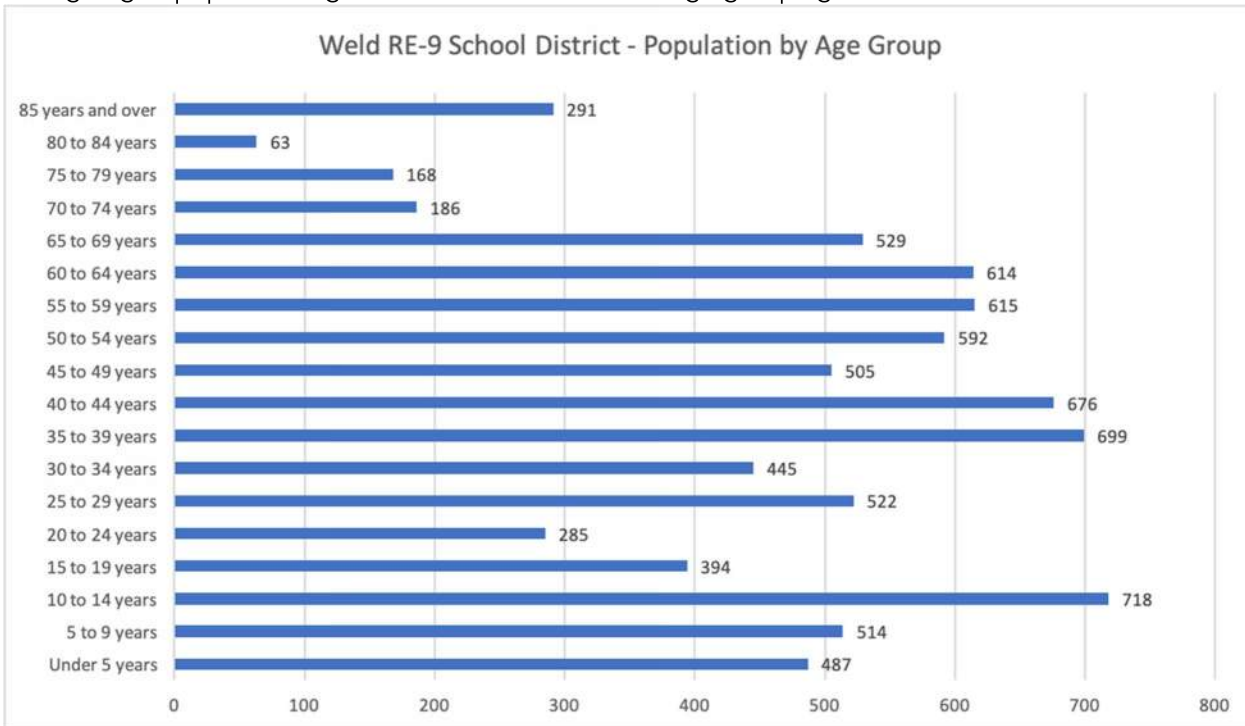
Weld RE-9 Population Growth 2010-2020

The district has grown steadily since 2014 and had reached a population of 8,303 as of the 2020 Census. The Census used estimates after 2010 and did not indicate all growth that was occurring in the district. Conestoga was not reflected until the 2020 update when a population increase was shown.



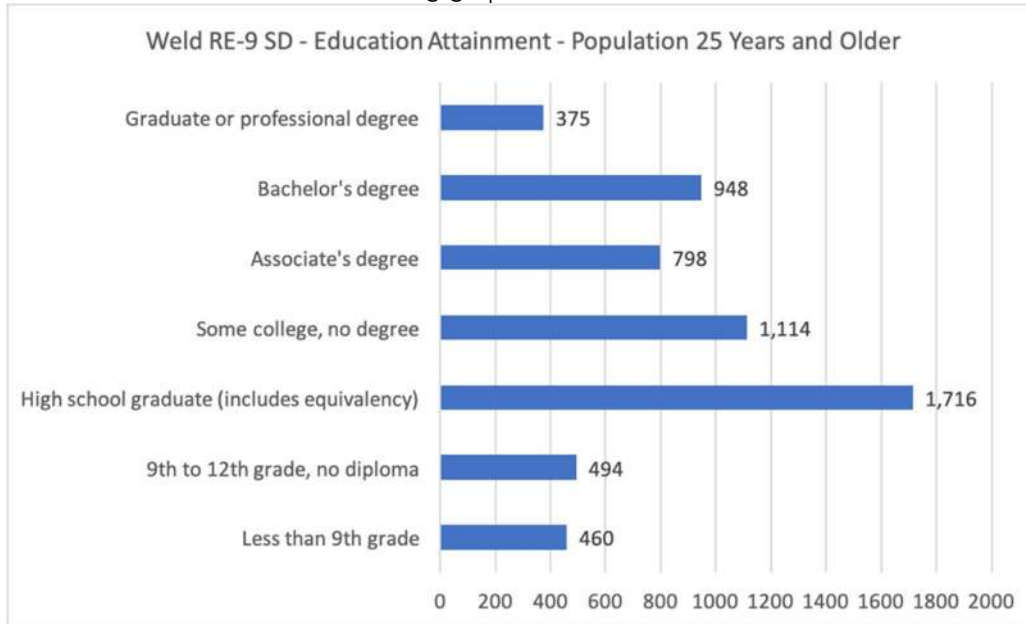
Population by Age:

Adults aged 35 - 44 and children aged 10 - 14 were the largest demographic age categories in the district. College-aged population aged 20 - 24 was the smallest age grouping.



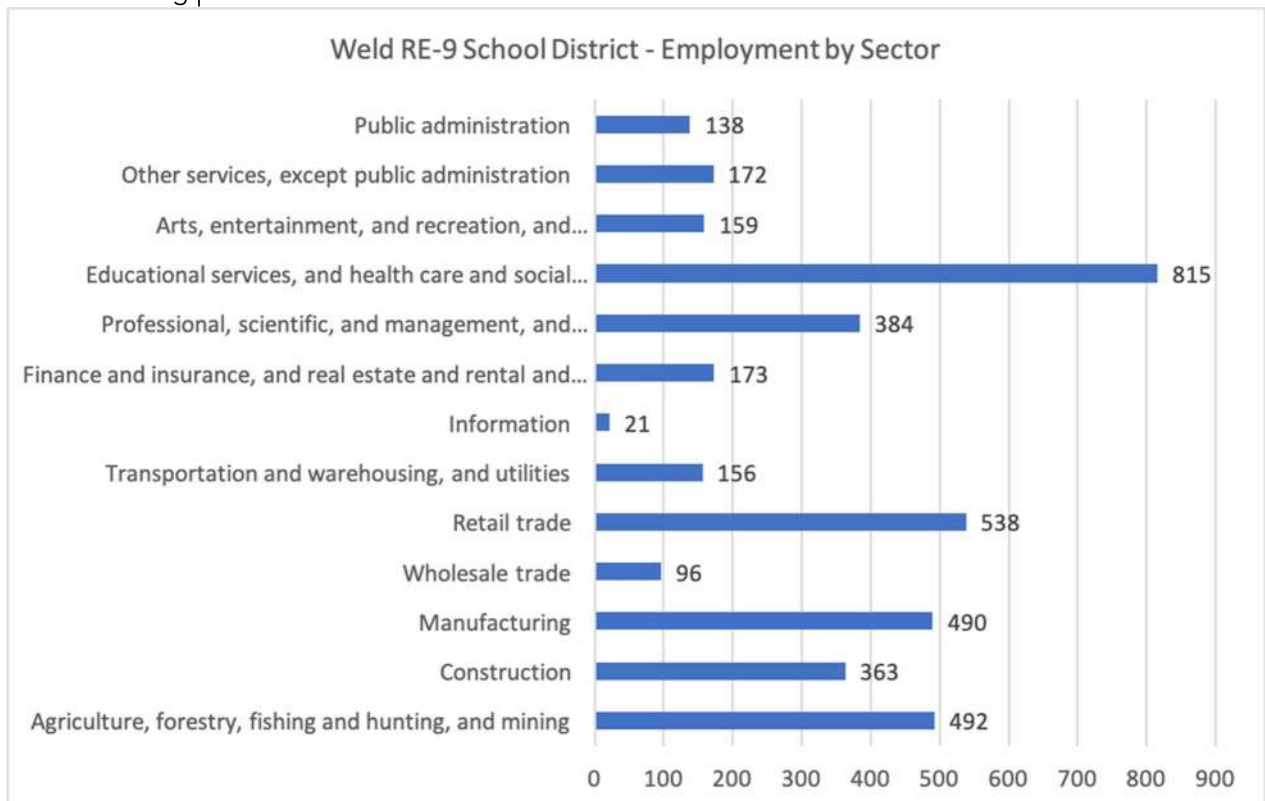
Education Attainment:

The district had a typical percentage of its population with high school diplomas and various counts of college attainment as shown in the following graph.



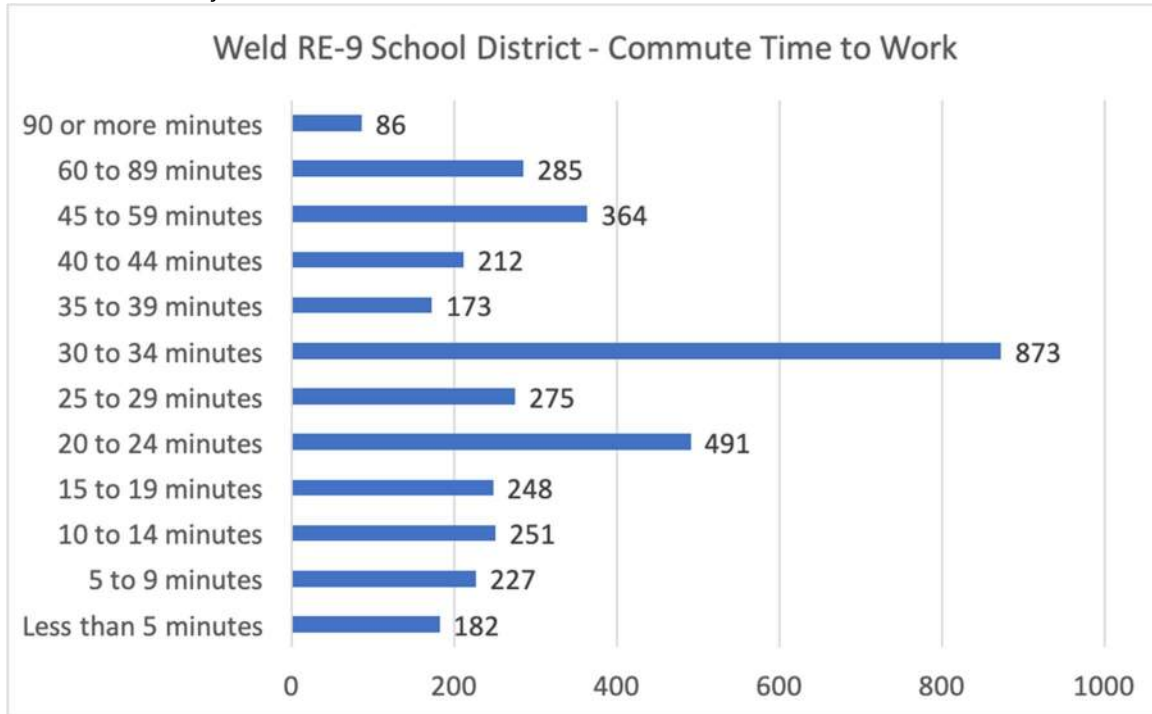
Employment by Sector:

The majority of residents were employed in the education, health care and social services professions. School district employees were a high percentage of the population. Retail, manufacturing and agriculture were the second leading professions.



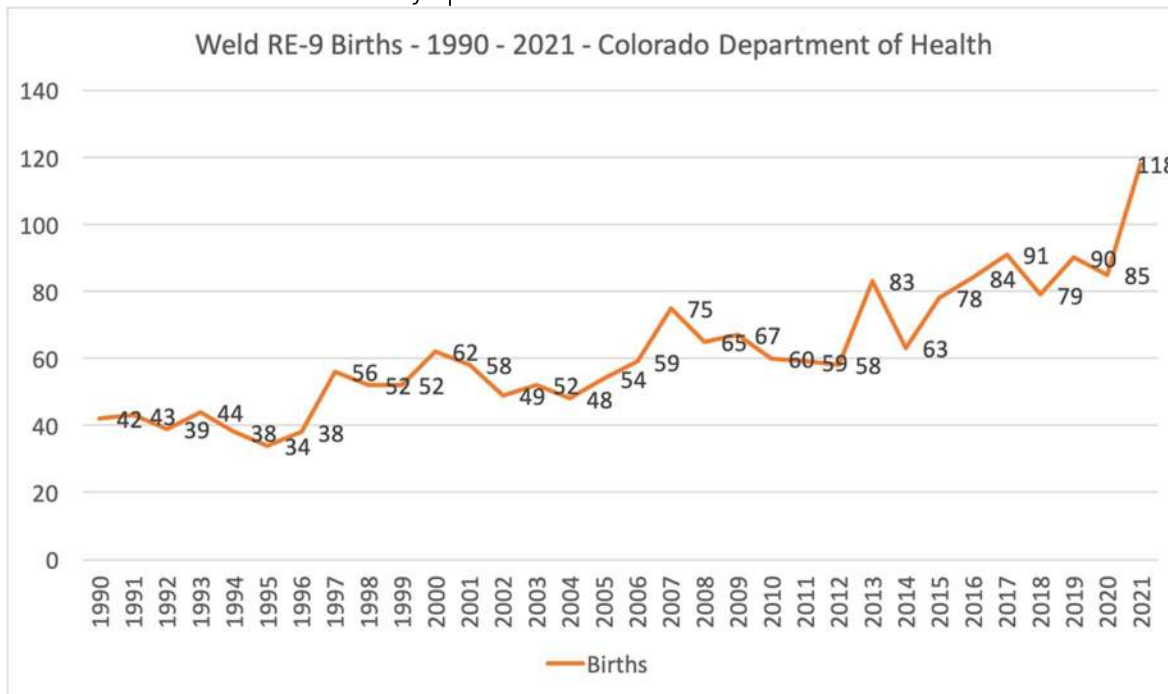
Average Commute to Work:

Most residents commuted 30 - 34 minutes to work indicating high percentages of workers in Ft. Collins, Loveland, Greeley and the north I-25 corridor.



Weld RE-9 School District Births:

The district is in the midst of a baby boom with births doubling (over the ten year period) in 2021 to 118 babies born inside of the district boundary up from 58 in 2012.



School District Historical Growth:

The district has grown by 160 students since 2016. The largest increase in enrollment occurred in 2021 when the majority of the homes in Conestoga were constructed.

Historical Enrollment by Grade													Totals by School Type							
Year	K	1	2	3	4	5	6	7	8	9	10	11	12	(K-5)	(6-8)	(9-12)	(K-12)	ps	Tot w PS	Net Growth
2016	60	63	78	62	69	60	60	73	80	83	68	48	49	392	213	248	853	0	853	
2017	66	70	69	81	61	81	71	66	78	84	74	69	42	428	215	269	912	0	912	59
2018	61	71	66	79	80	65	80	72	67	74	73	72	75	422	219	294	935	0	935	23
2019	67	60	70	65	78	79	80	87	72	68	76	76	65	419	239	285	943	0	943	8
2020	43	71	65	77	69	77	74	76	82	76	62	66	63	402	232	267	901	0	901	-42
2021	90	54	79	68	80	79	83	90	85	84	84	65	72	450	258	305	1013	0	1013	112

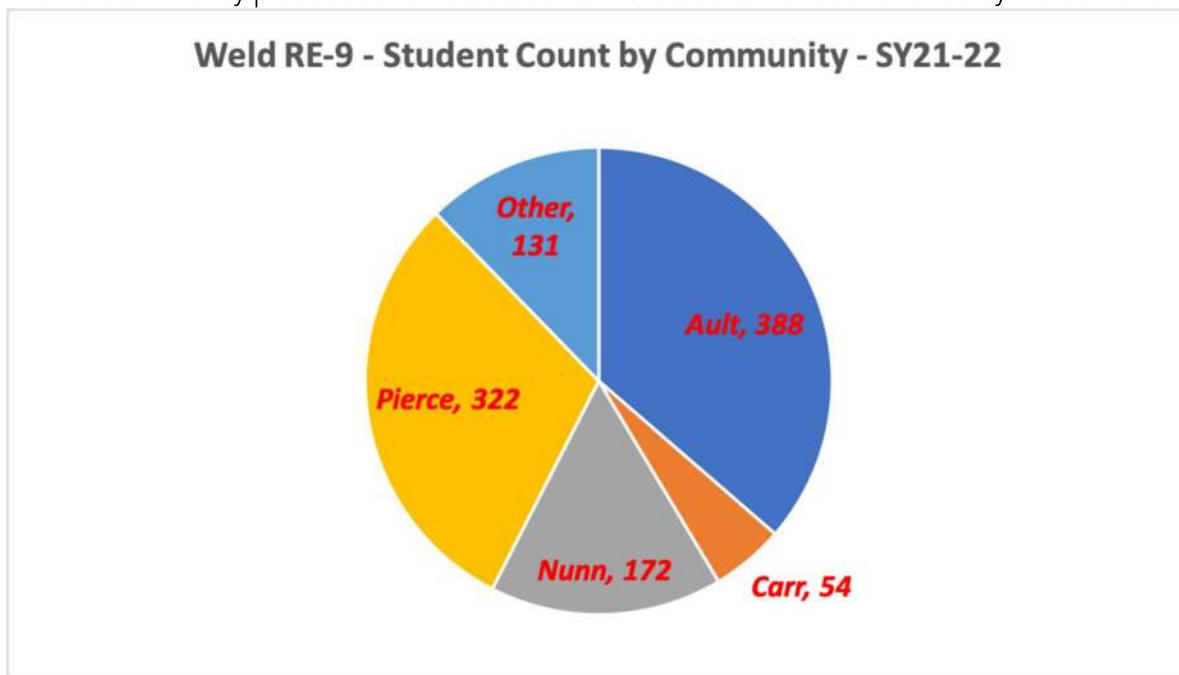
Change:	K to K	K to 1	1 to 2	2 to 3	3 to 4	4 to 5	5 to 6	6 to 7	7 to 8	8 to 9	9 to 10	10 to 11	11 to 12	(K-5)	(6-8)	(9-12)	(K-12)
16-17	6	10	6	3	-1	12	11	6	5	4	-9	1	-6	36	22	-10	48
17-18	-5	5	-4	10	-1	4	-1	1	1	-4	-11	-2	6	9	1	-11	-1
18-19	6	-1	-1	-1	-1	-1	15	7	0	1	2	3	-7	1	22	-1	22
19-20	-24	4	5	7	4	-1	-5	-4	-5	4	-6	-10	-13	-5	-14	-25	-44
20-21	47	11	8	3	3	10	6	16	9	2	8	3	6	82	31	19	132

Average Annual

Change:	K to K	K to 1	1 to 2	2 to 3	3 to 4	4 to 5	5 to 6	6 to 7	7 to 8	8 to 9	9 to 10	10 to 11	11 to 12	(K-5)	(6-8)	(9-12)	(K-12)
Last 10	6	6	3	4	1	5	5	5	2	1	-3	-1	-3	25	12	-6	31
Last 5	6	6	3	4	1	5	5	5	2	1	-3	-1	-3	25	12	-6	31
5 Year Trimmed	2	6	3	4	0	4	5	5	2	2	-4	1	-2	21	12	-4	29

Student Count by community:

The Ault community produced the most students in the district with 388 followed by Pierce with 322.



Import / Export of Students from / to other School Districts:

The district imports 72 students and exports 271 - a net change of 199 with the majority of those students attending the neighboring school districts of Eaton and Poudre.

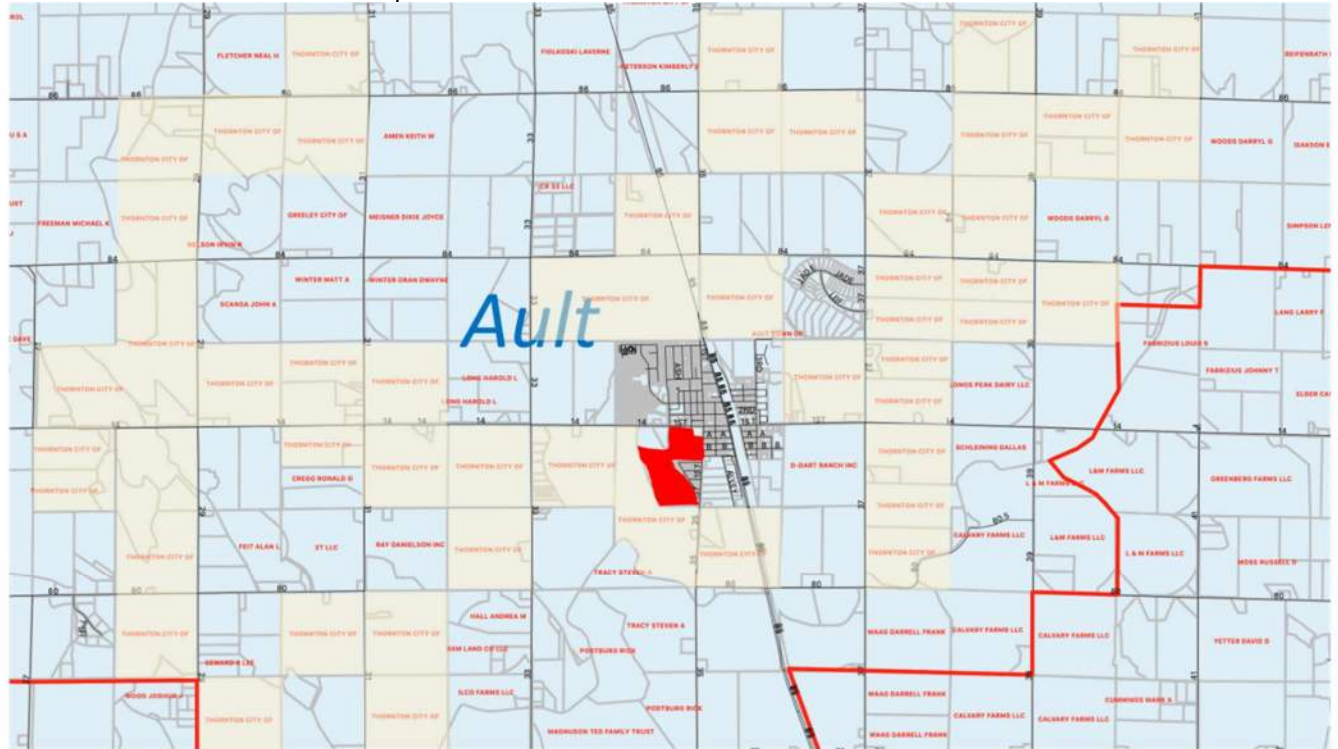
Imported Students	
Poudre R-1	16
Eaton RE-2	22
Windsor RE-4	15
Greeley 6	18
Briggsdale RE-10	1
Total	72
Exported Students	
Mapleton 1	4
Adams-Arapahoe 28J	2
Byers 32J	8
District 49	14
Durango 9-R	2
Poudre R-1	57
Julesburg Re-1	1
Weld County RE-1	2
Eaton RE-2	86
Windsor RE-4	21
Greeley 6	28
Platte Valley RE-7	11
Briggsdale RE-10	7
Pawnee RE-12	1
Charter School Institute	17
Education reEnvisioned BOCES	10
Total	271

Land Development Activity in Ault:

Conestoga is nearing buildout and had occupied 223 of 273 single family homes and 91 of 139 townhomes as of April. The development will be complete by the end of 2022 or Spring of 2023 at the latest. A final count of 412 rooftops will be achieved. Conestoga has produced most of the growth in the school district during the past five years and much of its "baby boom" is expected to grow elementary and eventually middle school enrollment. Ault also is home to Freedom Acres (PDO) – 9 lots that are proposed as live-work units. Ault is currently engaged in a master plan update and is addressing raw water and wastewater (208 Utility Plan) in its current efforts. Very little can happen in Ault with future development until water and sewer capacity issues are addressed.

Additional development (as much as 1500 units) is possible in the City of Ault in the 2027 – 2031 timeframe if raw water and wastewater issues are resolved. The City of Thornton may begin to release land proximate to Ault if Thornton's land / surface water stewardship strategy develops in a manner that would partially benefit Ault. Very little is known regarding this future. Thornton has acquired many large farms surrounding Ault and Pierce with the goal of using the associated ditch rights to consolidate surface water for eventual transfer to a pipeline to serve Thornton.

Greater Ault Area Land Ownership:



The City of Thornton has purchased the majority of the vacant land in the Ault area along with associated surface ditch water rights. This will affect future development potential.

Land Development Activity in Pierce & Nunn:

- Pierce
Development in Pierce is significantly limited by water availability issues. There are no active proposals.
- Nunn
Development in Nunn is significantly limited by water availability issues. Small annual share releases have resulted in three small projects activating: Antelope Run, Eagle Subdivision and Blue Spruce could produce approximately 34 homes over the five-year period between 2023 and 2027 if water issues are addressed.

Greater Pierce Area Land Ownership:



The City of Thornton has purchased the much of the vacant land south of Pierce along with associated surface ditch water rights. This will affect future development potential. 17

Overall Enrollment Result of Development:

Limited school population growth is expected, predominantly from the remaining approved units in Conestoga scheduled for late 2022 completion and preschool students arriving in elementary grades. A handful of new homes from small developments in water-limited communities could also grow enrollment with limited effect on school enrollments.

Summary Enrollment Forecasts:

Very Low Scenario - Reflects a significant worsening of the economy and no progress on water and wastewater challenges in local communities. This result could also be the outcome of a prolonged increase in residential mortgage interest rates.

Enrollment Forecast – Very Low Scenario

Very Low Scenario	(K-5)	(6-8)	(9-12)	(K-12)	ps	Tot w PS	Net Growth
2022	476	264	314	1054	0	1054	41
2023	492	268	340	1100	0	1100	46
2024	516	263	344	1123	0	1123	23
2025	521	272	353	1146	0	1146	23
2026	543	254	364	1162	0	1162	16
2027	519	290	357	1166	0	1166	5
2028	495	307	367	1169	0	1169	3
2029	471	341	355	1167	0	1167	-2

Low Scenario - Reflects a relatively stable or nominally impacted economy and limited progress on water issues. This scenario was considered the mostly likely outcome prior to the current interest rate increases which have stalled housing growth all over the state.

Enrollment Forecast – Low Scenario

Most Likely

Low Scenario	(K-5)	(6-8)	(9-12)	(K-12)	ps	Tot w PS	Net Growth
2022	478	264	314	1056	0	1056	43
2023	498	268	340	1106	0	1106	50
2024	528	263	344	1135	0	1135	29
2025	541	272	353	1166	0	1166	31
2026	573	254	364	1192	0	1192	26
2027	561	290	357	1208	0	1208	17
2028	549	309	367	1225	0	1225	17
2029	537	347	355	1239	0	1239	14

Medium Scenario - Reflects an economic recovery and progress on water issues. This scenario is considered optimistic.

Enrollment Forecast - Medium Scenario

Medium Scenario	(K-5)	(6-8)	(9-12)	(K-12)	ps	Tot w PS	Net Growth
2022	482	264	314	1060	0	1060	47
2023	509	268	340	1117	0	1117	57
2024	547	263	344	1154	0	1154	37
2025	570	272	353	1195	0	1195	41
2026	615	254	364	1233	0	1233	38
2027	617	290	357	1264	0	1264	31
2028	617	313	367	1298	0	1298	33
2029	617	358	355	1330	0	1330	32

High Scenario - Reflects an economic recovery, release of Thornton land to the development community and significant progress on water issues. This scenario is considered very optimistic.

Enrollment Forecast – High Scenario

High Scenario	(K-5)	(6-8)	(9-12)	(K-12)	ps	Tot w PS	Net Growth
2022	482	264	314	1060	0	1060	47
2023	511	268	340	1119	0	1119	59
2024	554	263	344	1161	0	1161	42
2025	584	272	353	1209	0	1209	48
2026	638	254	364	1257	0	1257	47
2027	652	290	357	1299	0	1299	43
2028	666	313	367	1347	0	1347	47
2029	680	360	355	1395	0	1395	48

Detailed Enrollment Forecasts:

The following tables show detailed enrollment forecast for the four scenarios by grade.

Enrollment Forecast – Very Low Scenario

Recessionary

Total District Projections

Projected Enrollment by Grade													Totals by School Type						
Year	K	1	2	3	4	5	6	7	8	9	10	11	12	(K-5)	(6-8)	(9-12)	(K-12)	ps	Tot w PS
2021	90	54	79	68	80	79	83	90	85	84	84	65	72	450	258	305	1013	0	1013

Projections based upon very low scenario													(K-5)	(6-8)	(9-12)	(K-12)	ps	Tot w PS	Net Growth	
2022	86	96	57	83	68	84	84	88	92	87	80	85	63	476	264	314	1054	0	1054	41
2023	82	92	100	62	84	73	90	89	90	94	83	80	82	492	268	340	1100	0	1100	46
2024	78	88	96	104	62	88	78	94	91	92	90	84	78	516	263	344	1123	0	1123	23
2025	74	84	92	100	104	66	93	83	96	93	88	91	81	521	272	353	1146	0	1146	23
2026	70	80	88	96	100	109	72	98	85	99	89	88	88	543	254	364	1162	0	1162	16
2027	66	76	84	92	96	105	114	76	100	87	94	90	86	519	290	357	1166	0	1166	5
2028	62	72	80	88	92	101	110	119	78	102	83	95	87	495	307	367	1169	0	1169	3
2029	58	68	76	84	88	97	106	115	121	81	98	83	93	471	341	355	1167	0	1167	-2

Enrollment Forecast – Low Scenario

Most Likely

Projections based upon low scenario													(K-5)	(6-8)	(9-12)	(K-12)	ps	Tot w PS	Net Growth	
2022	88	96	57	83	68	84	84	88	92	87	80	85	63	478	264	314	1056	0	1056	43
2023	86	94	100	62	84	73	90	89	90	94	83	80	82	498	268	340	1106	0	1106	50
2024	84	92	98	104	62	88	78	94	91	92	90	84	78	528	263	344	1135	0	1135	29
2025	82	90	96	102	104	66	93	83	96	93	88	91	81	541	272	353	1166	0	1166	31
2026	80	88	94	100	102	109	72	98	85	99	89	88	88	573	254	364	1192	0	1192	26
2027	78	86	92	98	100	107	114	76	100	87	94	90	86	561	290	357	1208	0	1208	17
2028	76	84	90	96	98	105	112	119	78	102	83	95	87	549	309	367	1225	0	1225	17
2029	74	82	88	94	96	103	110	117	121	81	98	83	93	537	347	355	1239	0	1239	14

Enrollment Forecast - Medium Scenario

Optimistic

Projections based upon medium scenario													(K-5)	(6-8)	(9-12)	(K-12)	ps	Tot w PS	Net Growth	
2022	92	96	57	83	68	84	84	88	92	87	80	85	63	482	264	314	1060	0	1060	47
2023	92	99	100	62	84	73	90	89	90	94	83	80	82	509	268	340	1117	0	1117	57
2024	92	99	102	104	62	88	78	94	91	92	90	84	78	547	263	344	1154	0	1154	37
2025	92	99	102	106	104	66	93	83	96	93	88	91	81	570	272	353	1195	0	1195	41
2026	92	99	102	106	107	109	72	98	85	99	89	88	88	615	254	364	1233	0	1233	38
2027	92	99	102	106	107	111	114	76	100	87	94	90	86	617	290	357	1264	0	1264	31
2028	92	99	102	106	107	111	116	119	78	102	83	95	87	617	313	367	1298	0	1298	33
2029	92	99	102	106	107	111	116	121	121	81	98	83	93	617	358	355	1330	0	1330	32

Enrollment Forecast – High Scenario

Very Optimistic

Projections based upon high scenario														(K-5)	(6-8)	(9-12)	(K-12)	ps	Tot w PS	Net Growth
2022	92	96	57	83	68	84	84	88	92	87	80	85	63	482	264	314	1060	0	1060	47
2023	95	99	100	62	84	73	90	89	90	94	83	80	82	511	268	340	1119	0	1119	59
2024	97	101	102	104	62	88	78	94	91	92	90	84	78	554	263	344	1161	0	1161	42
2025	99	103	104	106	104	66	93	83	96	93	88	91	81	584	272	353	1209	0	1209	48
2026	102	106	107	109	107	109	72	98	85	99	89	88	88	638	254	364	1257	0	1257	47
2027	104	108	109	111	109	111	114	76	100	87	94	90	86	652	290	357	1299	0	1299	43
2028	106	110	111	113	111	113	116	119	78	102	83	95	87	666	313	367	1347	0	1347	47
2029	109	113	114	116	114	116	119	121	121	81	98	83	93	680	360	355	1395	0	1395	48

Summary:

The low enrollment scenario seems most likely given recent changes in interest rates and the recent water / wastewater challenges experienced by local municipalities. This low scenario has the potential to increase elementary school enrollment by 100 students due to remaining, approved housing in Conestoga and increased grade cohorts in the preschool age range who will move into elementary school. According to the low scenario, High school enrollment will also increase by 50 students as larger grades move up from middle school. If high interest rates continue to affect the Colorado housing market, the very low scenario may be more realistic.