Deer Valley Unified School District Demographic & Enrollment Analysis 2024/25 Update

Final Report

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Executive Summary

The purpose of this Demographic and Enrollment Analysis for the Deer Valley Unified School District (District) is to identify current and historic demographic, development, and enrollment trends and to anticipate future trends to create District-level and sub-district enrollment projections by grade through 2034/35. The Demographic and Enrollment Analysis for the 2024/25 school year incorporates updated information on enrollment, housing, and occupancy rates, household and population characteristics, and residential development.
Some of the main findings and conclusions from this report include:

- Since 2022/23, the initial return of students in 2021/22 has not continued, and instead, over the last three years, the school district has lost roughly 2.6 percent of enrollment. Total Kindergarten through 8th grade (K-8) enrollment for this school year was 31,470 students. This represents a small decrease (313 students) compared to last year. Total enrollment remains well below pre-pandemic levels, down roughly 2,279 students (6.8 percent) compared to the 2019/20 total enrollment. The District has experienced growth in the 9-12 cohort (3.8 percent), alongside decreases in the 3-5 (5.6 percent) and 6-8 (2.3 percent) groups.

- Overall, the District is aging. In the District, both the 0-5 and 5-13 age groups have experienced yearly population declines of 0.4 percent and 0.2 percent, respectively. Meanwhile, the 14-17 cohort has seen nominal growth at 0.1 percent annually. Over the past four years, the strongest growth has been in the 75+ age group, with an annual growth rate of 1.7 percent. In 2024, just over 27 percent of the District's population was aged 54 and older, up from nearly 12 percent in 2000 and 20 percent in 2010. The population in the 25 to 44 age group grew by just 0.2 percent per year between 2020 and 2024. In 2024, the 45 to 64 and 65 and above cohorts now comprise 44 percent of the populace.

- There are 32 charter schools currently operating either in the District or within one mile of the District's boundaries that serve roughly 12,00 K-12 students. Despite some annual fluctuations, both up and down, both in-District and out-of-District K-12 charter enrollment has decreased since 2022/23. In addition, five private schools operate in the District and another two operate within one mile of the District's boundaries, enrolling more than 2,800 K-8 students.

- The residential market in the District is in a transitional period. The opening of the Taiwan Semiconductor (TSMC) plant is driving new development demand for both commercial and residential growth. There was a surge in single family construction in the past year, with significant amounts of high-density housing and high production rates in conventional subdivisions. By the middle of the projection period, new single family housing construction is expected to accelerate substantially and enter a lengthy period of high-volume production. Multifamily development has more modest land requirements and is already growing strongly. Additional multifamily development is expected to keep pace with or surpass recent activity levels.

- By 2034/35, the District's population will increase by more than 334,000 people. In the past year, nearly 2,500 new housing units were added to the inventory, and this pace is projected to remain at or above that level until 2034/35. However, the area's population per household is expected to decrease slowly to

2.56 persons per household as existing homeowners continue to age, dampening overall population growth during the projection period.

- At roughly 61.0 percent, the District's service rate has declined sharply since 2019/20, when it was 67.5 percent. Despite the recent decrease, the District's current service rate is about average for a developed area in metropolitan Phoenix. This year's projection update report has used the mid-service rate scenario. Under this scenario, the District would add about 1,550 students, with enrollment of about 30,200 in-district students by the end of the projection period. By 2034/35, total enrollment is projected to rise to 33,324 students (up over 1,900 students or 6.2 percent), and the distribution of enrollment by grade cohort is expected to remain shifted toward the oldest cohort.
- Elementary (K-6 and K-8) attendance area enrollment is forecast to remain relatively stable during the first five-year period due in part to a six percent increase in out-of-District enrollment (100 students), helping to offset losses in the region. The largest enrollment increases are expected in the Sonoran Foothills (+400 students), Union Park (+300 students), and Desert Mountain (+100 students) attendance areas. Two additional attendance areas are expected to increase by 100 or more students each over the next five years. Fourteen elementary attendance areas are projected to experience enrollment declines in the first half of the projection period, with the largest decline expected in the Westwing (-150 students) attendance area. Another four attendance areas are projected to lose 100 or more students by 2029/30.

- Among middle school attendance areas, the Deer Valley attendance area is expected to gain 200 students during the first five-year period, resulting in a net enrollment gain of 10 percent by 2029/30. However, this gain is entirely offset by losses in all other middle school attendance areas during the second half of the projection period, leading to only a 3 percent increase in total middle school enrollment by 2034/35. In the high school attendance areas, significant growth is expected in the Barry Goldwater attendance area, with nearly 1,100 additional students by 2034/35. This growth is partially offset by losses in the Mountain Ridge (-500 students) and Boulder Creek (-200 students) attendance areas during the same period. Nevertheless, consistent growth in out-of-District enrollment over the next ten years is projected to help the District achieve a 4 percent overall increase in high school enrollment by 2034/35.

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1.0 Introduction

This demographic update report for the Deer Valley Unified School District (District) for the 2024/25 school year incorporates information on enrollment, demographic trends and residential development into 10-year District-level and small-area enrollment projections by grade. The District-level projections use long-term demographic and housing trends for the District and projected trends for the region to create a macroeconomic, top-down analysis of population and enrollment. The District is divided into 282 small area planning geographies, referred to as "grids," in order to examine trends within the District. As shown in **Map 1**, these geographic areas provide sufficient detail to support facility and attendance area planning activities.

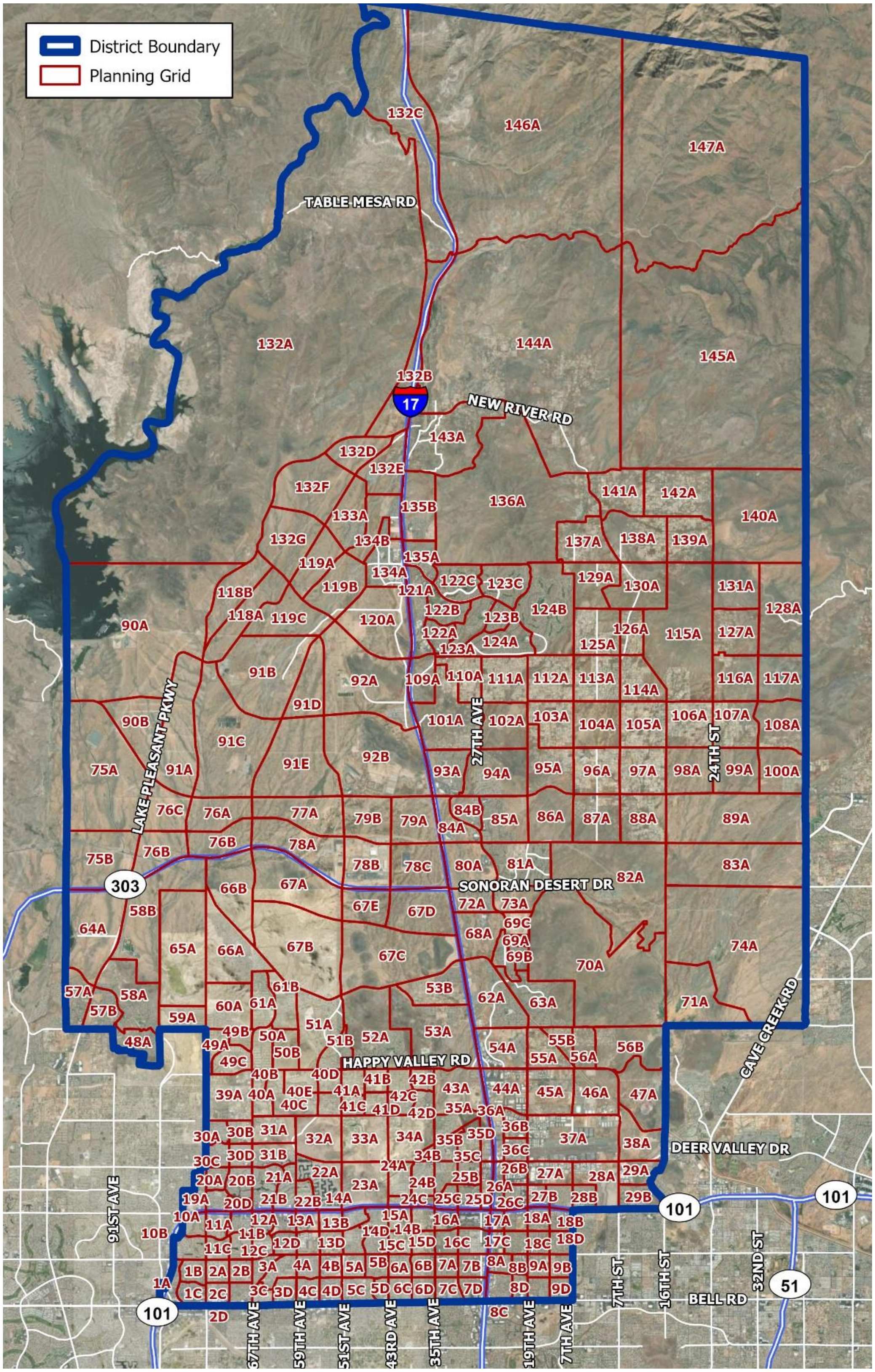
The balance of this report is divided into four sections. Section 2.0 reviews existing demographic and development conditions and provides enrollment information for the District. This chapter details demographic trends, including birth rate and student mobility trends, in the District in order to help understand current changes in enrollment. Finally, charter and private school enrollment data is presented for providers operating within and nearby District boundaries to help explain recent enrollment changes compared to school-age population changes. In addition to looking at trends in total enrollment, it is useful to analyze the student population by grade cohort.

Section 3.0, Residential Development, presents information on current construction activity, vacancy rates and the potential future supply of new housing by unit type. It estimates the timing of construction based on current activity, ownership, and zoning status for vacant land available for residential development, as well as area growth forecasts. The housing potential is segmented by the type of housing product and the timing of specific housing projects within the district, leading to future enrollment distribution.

Section 4.0 combines the demographic and residential development trends derived from the information presented in sections 2.0 and 3.0 to project District-level enrollment by grade for the 10-year period. These projections are developed in a top-down fashion, using long-term trends in enrollment, housing starts and completions, and student generation. Finally, Section 5.0 presents sub-District enrollment projections and the corresponding impact on the student population in current attendance areas. The information in this section is helpful because it identifies the geographical areas of growth using visual representations of the ten-year enrollment projections for the grid planning areas within the District.

The information and observations contained in this report are based on our present knowledge of the land use and development patterns of the area under analysis, the current physical and socioeconomic conditions of the affected areas, and regional forecasts. Estimates and projections made in this report are based on hypothetical assumptions. However, even if the assumptions outlined in this report occur, there will usually be differences between the estimates and projections and the actual results because events and circumstances frequently do not occur precisely as expected. Applied Economics is not obligated to update this report for events occurring after its release date.

MAP 1
DISTRICT PLANNING GEOGRAPHIES



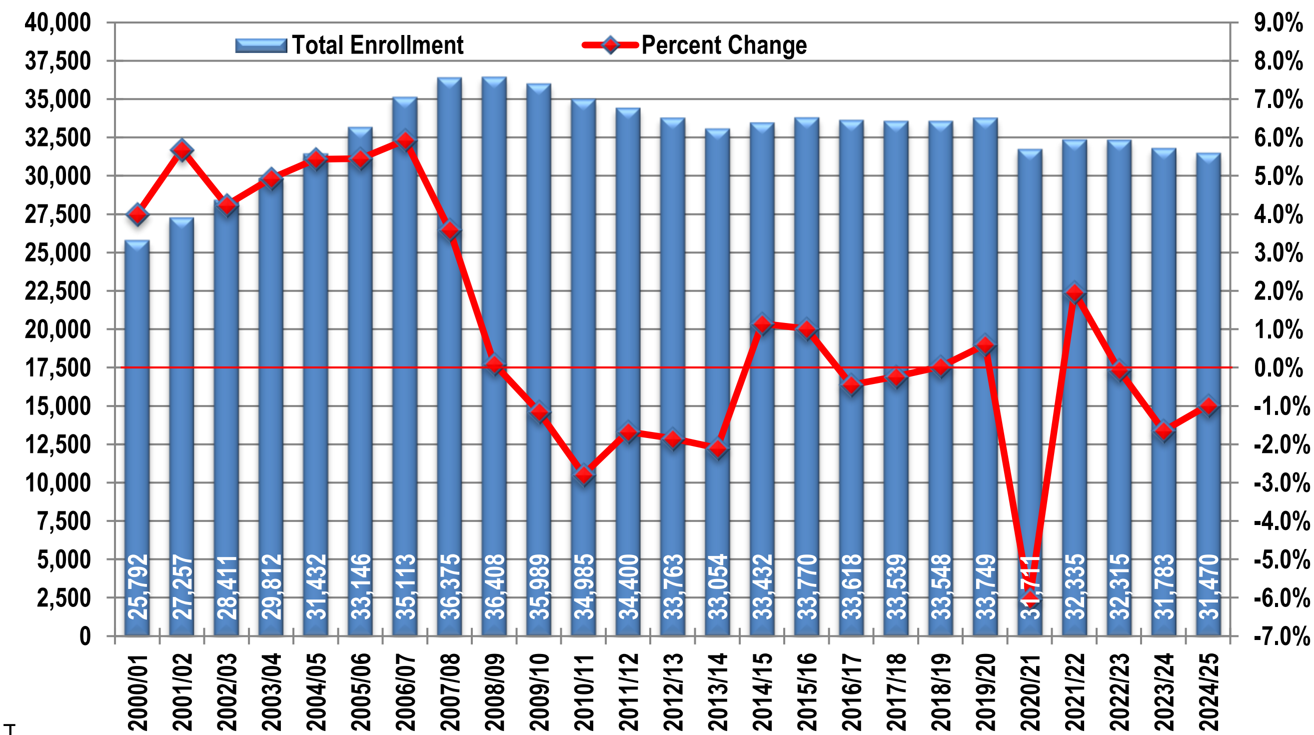
2.0 Enrollment and Demographic Trends

2.1 Enrollment

The Total enrollment in the district from Kindergarten through 12th grade (K-12) was 31,470 students in the fall of the 2024/25 school year; this represents a small decrease (313 students) compared to last year. However, total enrollment remains well below pre-pandemic levels, as it is down roughly 2,279 students (6.8 percent) compared to the 2019/20 total enrollment.

As illustrated in Figure 1, District enrollment grew by 4 to 6 percent per year between 2000/01 and 2006/07, adding more than 9,300 students due to a wave of new housing construction. This "bubble" in the housing market ultimately collapsed, causing widespread employment losses and dwindling occupancy rates during the ensuing recession. Enrollment declined by an average of 1.6 percent per year between 2008/09 and 2013/14, ultimately reaching a low of about 33,000 students. The large drop in the 2010/11 school year includes the loss of about 400 kindergarten students **due to** the elimination of the District's free all-day program; the reinstatement of free all-day kindergarten helped fuel the enrollment increases in 2014/15 and 2015/16. Between 2016/17 and 2019/20, enrollment was fairly stable, averaging roughly 33,600 students during that period. Since 2022/23, the initial return of students in 2021/22 has not continued, and instead, over the last three years, the school district has lost roughly 2.6 percent of enrollment.

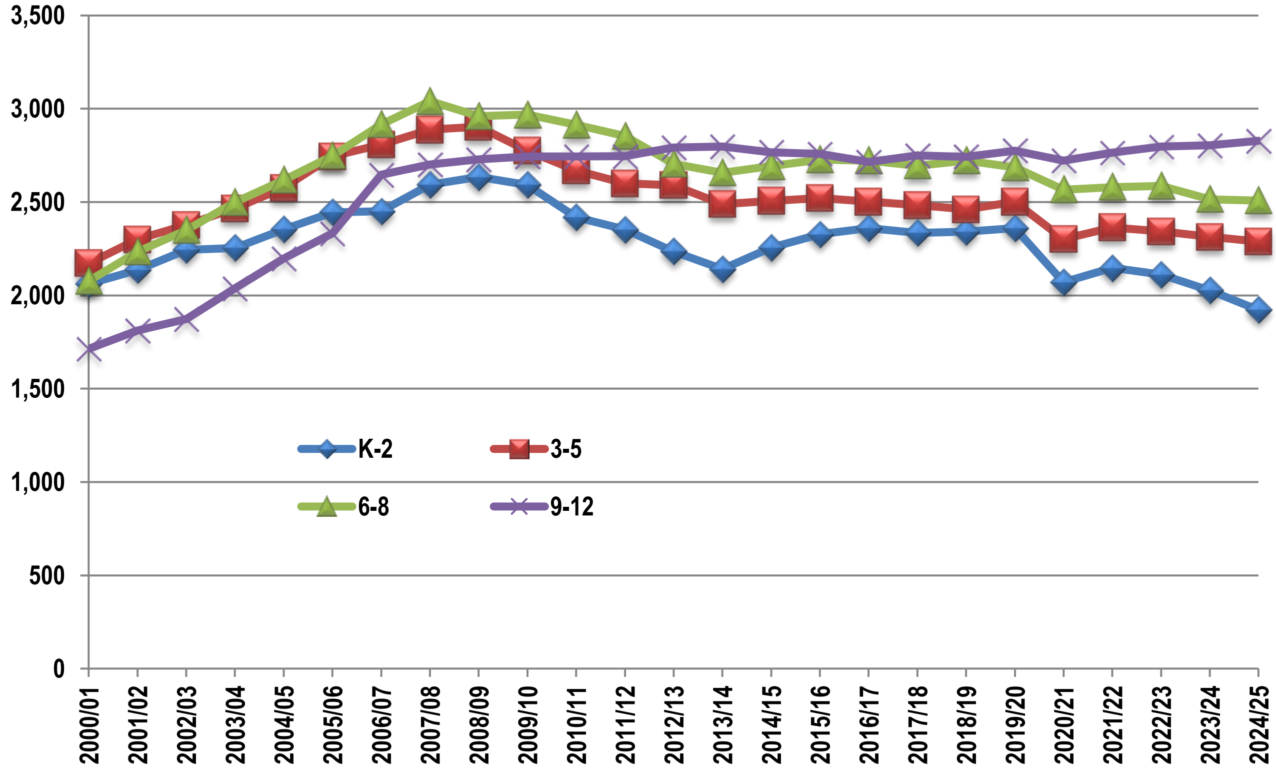
FIGURE 1
TOTAL ENROLLMENT BY YEAR AND ANNUAL GROWTH RATE



Sources: Deer Valley Unified School District; Applied Economics, 2024.

In addition to looking at trends in total enrollment, it is useful to analyze the student population by grade cohort. For this purpose, the grades are divided into four cohorts; to equalize the differences in the number of grades per cohort, Figure 2 shows the average enrollment per grade in each cohort.

FIGURE 2
AVERAGE ENROLLMENT PER GRADE BY COHORT



Source: Deer Valley Unified School District; Applied Economics, 2024.

Between 2000/01 and 2007/08, every grade experienced a high level of growth. However, faster growth in 9-12 and slower growth in Kindergarten to 2nd grade (K-2) cohort reflects a shift in the housing market as rising values limited the supply of entry-level options for younger families. Following the housing market's collapse, Kindergarten through 8th grade (K-8) enrollment entered a period of decline that persisted through the 2013/14 school year. The most significant losses were in the K-2 cohort, while losses in the 6th to 8th grade (6-8) cohort were less severe. Although growth in the 9th to 12th grade (9-12) cohort was hindered, it continued to increase slightly through the 2013/14 school year. These trends are evidence of the disproportionate impact of the Great Recession on younger families, which resulted in widespread enrollment decline in the younger grades.

In 2014/15 and 2015/16, average enrollment in each of the K-8 cohorts increased, while enrollment in the 9-12 cohort decreased each year; however, by 2016/17, average enrollment was declining in all but the K-2 cohort. Although many factors impact enrollment, a major source of the 9-12 decline during this period was simply due to the ripple effect of smaller class sizes in the younger cohorts progressing forward. In 2017/18, average enrollment declined in all but the 9-12 cohort, and in 2018/19, enrollment gains in the 6-8 cohort were offset by losses in the 3rd to 5th (3-5) cohort.

In 2019/20, only the 6-8 cohort experienced a decline in average enrollment, likely due to the losses sustained in the 3-5 cohort the year before. In 2021/22, average enrollment declined in all four cohorts due to the negative effects of the COVID-19 pandemic, although the losses were much stronger in the K-2 and 3-5 cohorts. Since the 2020/21 school year, the District has experienced growth in the 9-12 cohort (3.8 percent), alongside decreases in the 3-5 (5.6 percent) and 6-8 (2.3 percent) groups. The most significant changes have occurred in the K-2 group, which has seen a sharp decline of 7.2 percent, with the rate of decrease accelerating. Two key factors contributing to this trend are worth noting: the state and District have been experiencing declining birth rates for the past two decades.

The region has recently been building many homes, which can offset the impact of declining birth rates; the drop may also be partly attributed to Arizona's recent legislative change, which made Empowerment Scholarship Accounts (ESAs) available to anyone. Since this legislative change, the number of ESAs issued in Deer Valley has surged from 387 in 2021/22 to over 3,830 as of the second quarter of 2024. As ESAs are particularly popular for younger children, who may more easily transition to private schools, it is possible that the usual increase in younger children associated with new housing developments is being at least partially offset by families opting to switch to private education. However, since many early participants have been families previously enrolled in a private school, the long-term effects are still uncertain.

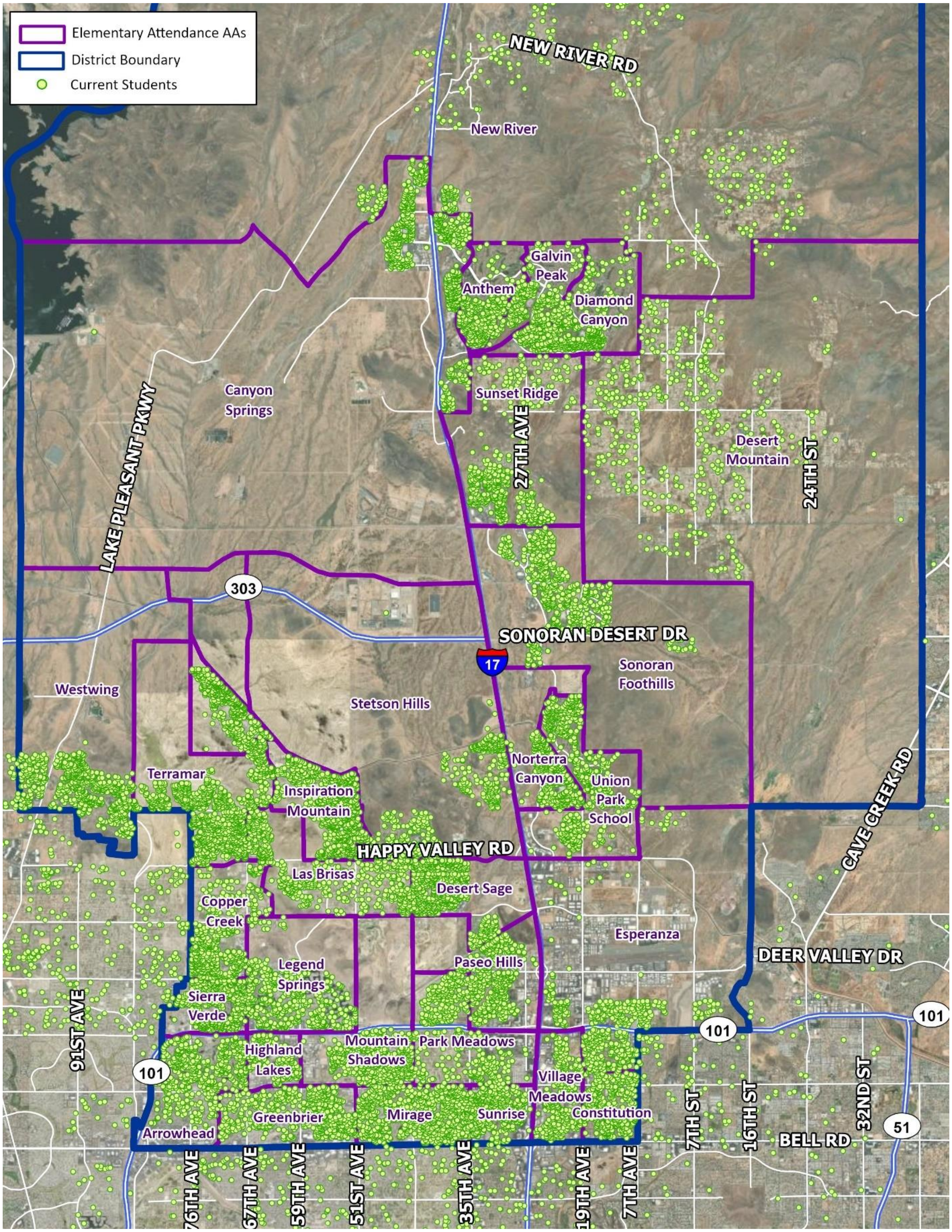
In general, changes in average enrollment by grade cohort are not caused by any single factor but by varying degrees of multiple factors. While the size of an incoming Kindergarten class certainly plays a major role in shaping enrollment in each successive grade level, many factors include increased charter school competition, special program additions or closures within the District or in neighboring Districts, and the economic climate.

In addition to looking at enrollment by grade, it is also useful to analyze the geographic distribution of students. **Map 2** shows the current point location of students attending District schools, including those living outside District boundaries. About 2,700 of the District's 31,470 K-12 students (8.6 percent) reside outside District boundaries, up from about 1,800 students (5.3 percent) in 2015/16. The majority of the in-District students reside in the southwestern portion of the District, which is a well-established, primarily residential area. Large student concentrations also exist in new subdivisions east of I-17 and north of Jomax Road.

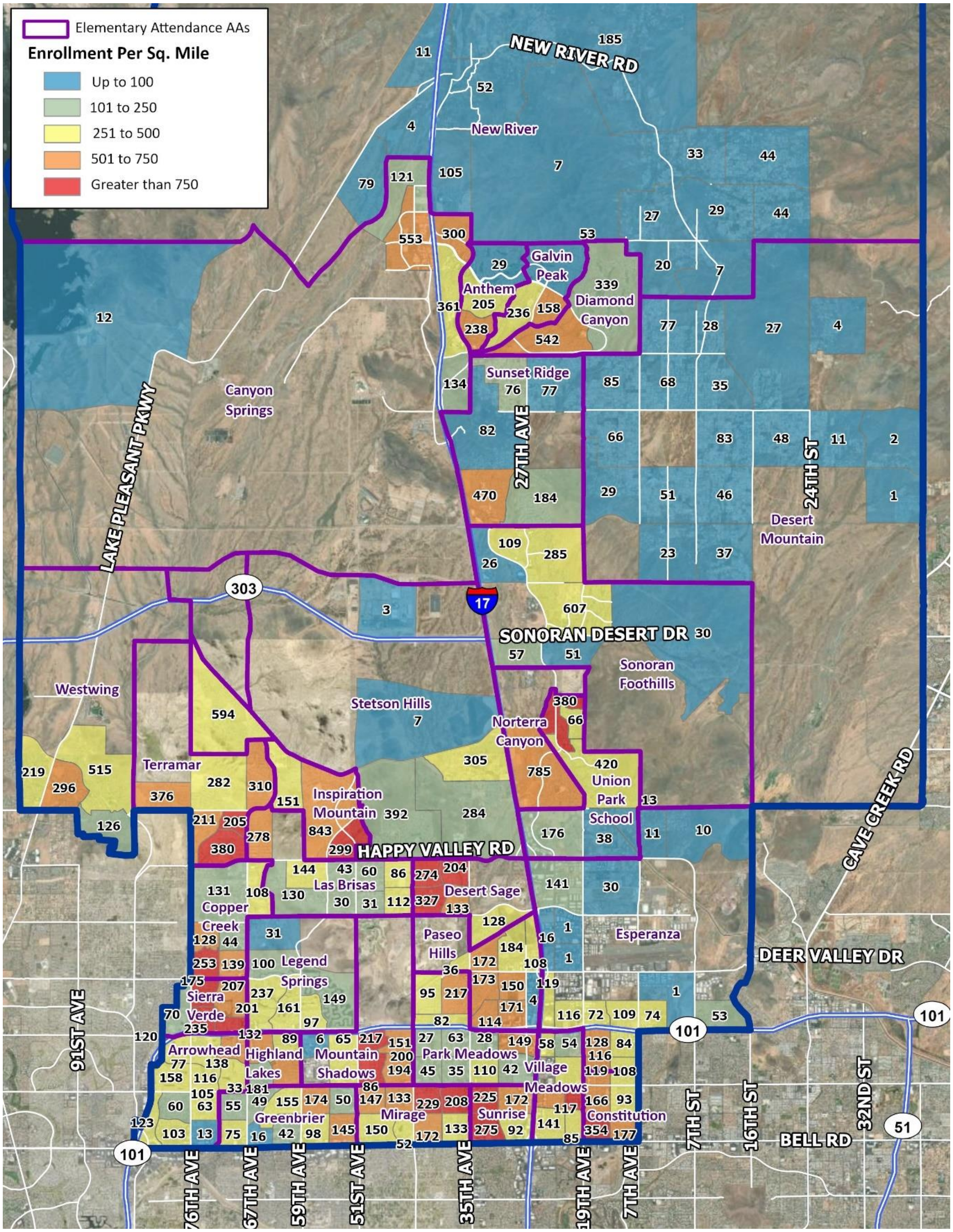
Map 3 displays the number of District students residing in each planning area (grid). Higher-density areas are scattered throughout the southern portion of the District and in the north, near 1-17 in Anthem. Due to the significant amount of state and federal land within the District, there are large areas with little to no population.

Map 4 displays changes in enrollment since 2019/20. Enrollment declines were widespread during this period, but the strongest losses were concentrated in the Anthem area and in a few pockets west of I-17, adjacent to Happy Valley Road. Growth during this period was significant in the central portion of the District, particularly in areas east of I-17.

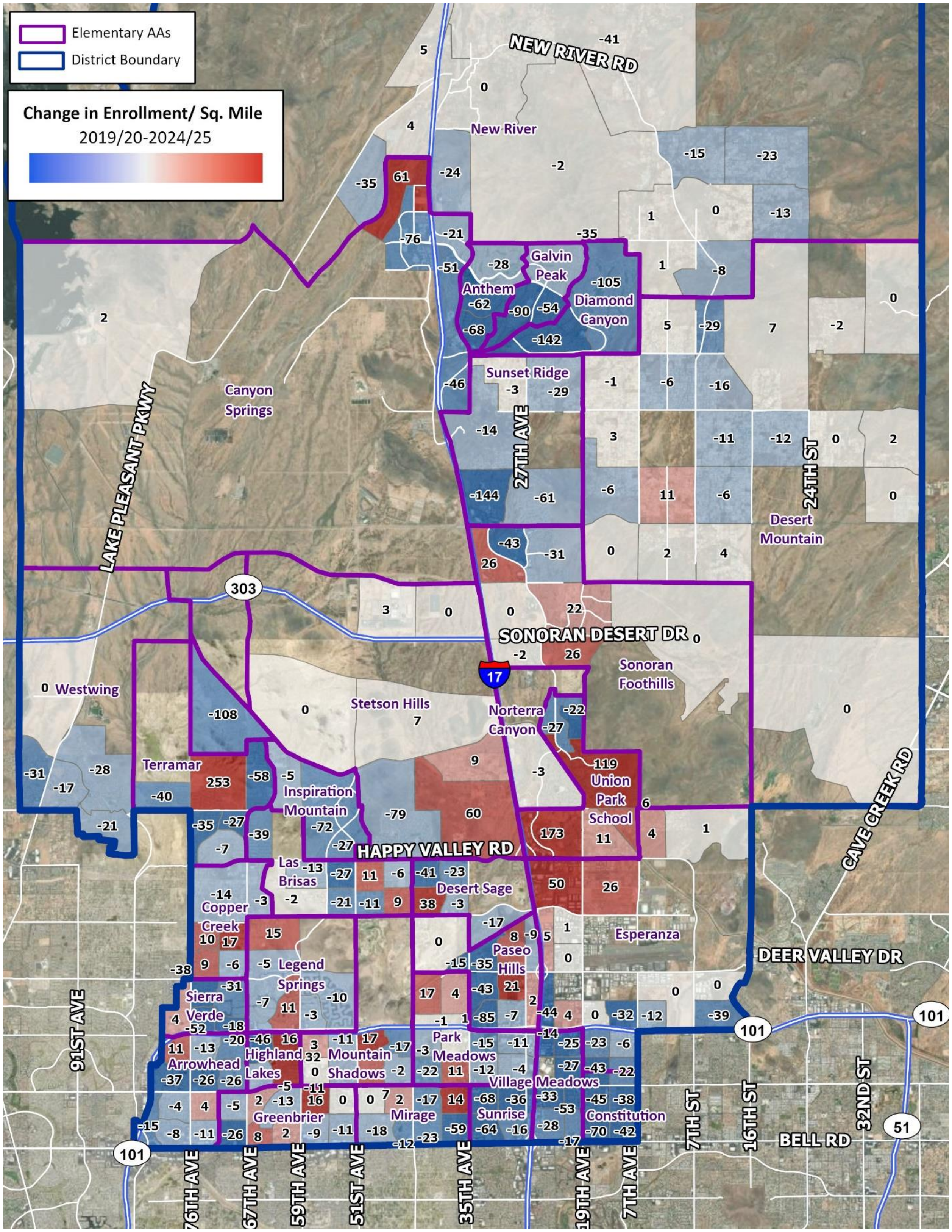
MAP 2
GEOGRAPHIC DISTRIBUTION OF STUDENTS: 2024/25



MAP 3
ENROLLMENT DENSITY WITH COUNT BY PLANNING GRID: 2024/25



MAP 4
CHANGE IN ENROLLMENT: 2019/20 - 2024/25



2.2 Mobility

Turnover and enrollment retention characteristics are important to understanding the long-term trends in student behavior that will drive future enrollment totals. **Table 1** summarizes the key measurements of student movement (including the loss of students from the District one year to the next), the share that new students comprise of total enrollment each year, and the share of students that are retained from the prior year for the past ten years.

The averages for the period 2014/15 through 2019/20, detailed in Table 1, show that the share of students leaving the District after each year ranges from a high of 16 percent for Kindergarteners (excluding the 98 percent of 12th graders who leave), to a low of 10 percent for 7th graders. The averages from 2024/25 were nearly identical compared to the previous period. There were some minor differences, but the overall trend of student loss peaking the year after kindergarten and decreasing to a stable rate of around 12 percent, with the exception of the transition between middle school and high school, continued.

Averaged over the first period, the share of the next year's enrollment coming from new students ranges from a high of 21 percent in 1st grade (excluding the 77 percent of Kindergarteners that are new) to a low of six percent in 12th grade. The share of new students declines steadily after 1st grade as older families stabilize, although there is an increase in both 7th and 9th grade due to students returning to District middle and high schools from alternative providers; the lower shares in 10th through 12th grade reflect the reluctance of parents and students to move once in high school. For the most recent period (2019/20-2024/25), 9th graders had the largest share of new students (22 percent), a distinction normally occurring in 1st grade (17 percent).

On average, the percentage of students retained from the year before ranges from 83 percent in 1st to 91 percent in 12th grade. The rates tend to increase with the grade level, except for 9th grade, where some students attending District schools seek alternative providers for the same reasons that attract new students in the same class. In the following period from 2019/20-2024/25, the same trends continued, with retention being at its low of 84 percent in 1st grade and a high of 90 percent in the 12th grade.

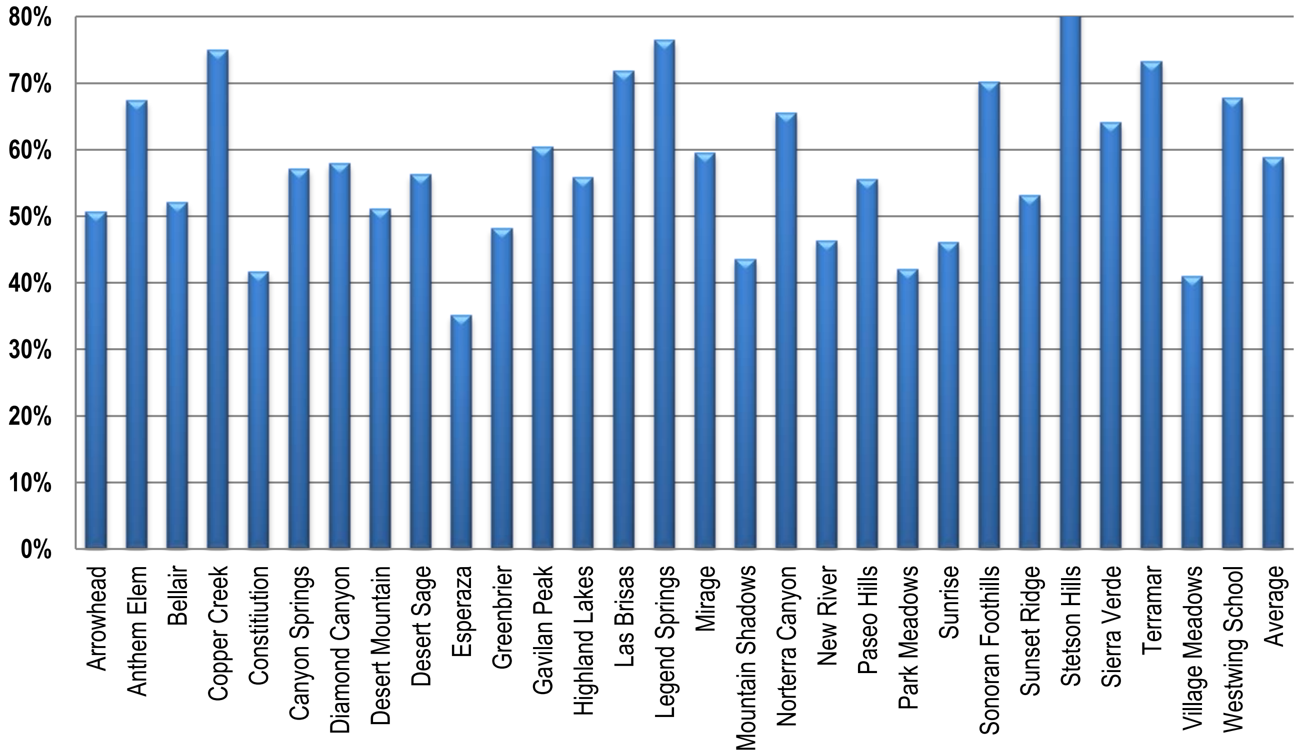
TABLE 1
DISTRICT MOBILITY RATES

Year	K	1	2	3	4	5	6	7	8	9	10	11	12	Total
2014/15	**2,221**	**2,207**	**2,367**	**2,436**	**2,493**	**2,612**	**2,680**	**2,736**	**2,681**	**2,856**	**2,816**	**2,868**	**2,633**	**33,606**
Lost	17%	16%	15%	12%	12%	12%	12%	10%	15%	11%	11%	12%	97%	
New	78%	21%	20%	17%	16%	15%	13%	15%	11%	19%	9%	8%	6%	
Retained	54%	83%	84%	85%	88%	87%	88%	89%	89%	85%	89%	89%	91%	
2015/16	**2,373**	**2,327**	**2,294**	**2,433**	**2,572**	**2,569**	**2,645**	**2,799**	**2,749**	**2,812**	**2,780**	**2,743**	**2,772**	**33,868**
Lost	18%	14%	14%	12%	13%	13%	11%	10%	15%	10%	12%	13%	98%	
New	74%	19%	17%	17%	16%	14%	13%	15%	11%	17%	9%	8%	6%	
Retained	54%	81%	85%	86%	87%	87%	87%	89%	90%	85%	90%	88%	90%	
2016/17	**2,337**	**2,361**	**2,382**	**2,363**	**2,526**	**2,617**	**2,587**	**2,770**	**2,811**	**2,818**	**2,758**	**2,670**	**2,618**	**33,618**
Lost	16%	15%	13%	12%	13%	13%	12%	11%	15%	11%	10%	10%	98%	
New	74%	16%	15%	15%	15%	15%	13%	15%	11%	18%	9%	8%	6%	
Retained	53%	84%	84%	87%	87%	87%	87%	89%	89%	85%	89%	90%	92%	
2017/18	**2,331**	**2,327**	**2,347**	**2,459**	**2,414**	**2,577**	**2,607**	**2,704**	**2,775**	**2,917**	**2,766**	**2,708**	**2,607**	**33,539**
Lost	16%	13%	13%	11%	14%	12%	13%	10%	15%	11%	12%	12%	98%	
New	74%	17%	17%	14%	15%	16%	14%	17%	13%	17%	9%	10%	5%	
Retained	51%	84%	87%	86%	89%	86%	88%	87%	90%	85%	89%	88%	90%	
2018/19	**2,256**	**2,348**	**2,421**	**2,346**	**2,551**	**2,486**	**2,653**	**2,730**	**2,785**	**2,854**	**2,857**	**2,688**	**2,573**	**33,548**
Lost	14%	13%	13%	10%	13%	11%	13%	10%	15%	10%	11%	12%	98%	
New	74%	17%	15%	14%	14%	14%	13%	16%	11%	19%	10%	8%	5%	
Retained	54%	86%	86%	87%	90%	87%	89%	87%	90%	85%	90%	89%	90%	
2019/20	**2,379**	**2,335**	**2,369**	**2,455**	**2,455**	**2,594**	**2,526**	**2,766**	**2,766**	**2,915**	**2,848**	**2,778**	**2,563**	**33,749**
Lost	22%	21%	19%	19%	17%	17%	17%	14%	17%	13%	16%	14%	99%	
New	75%	17%	17%	15%	15%	15%	14%	17%	12%	19%	9%	8%	5%	
Retained	45%	77%	79%	80%	81%	84%	82%	83%	86%	83%	87%	84%	87%	
2020/21	**1,992**	**2,205**	**2,218**	**2,249**	**2,358**	**2,402**	**2,486**	**2,542**	**2,711**	**2,838**	**2,773**	**2,591**	**2,524**	**31,889**
Lost	10%	11%	9%	9%	8%	8%	10%	8%	11%	7%	6%	6%	97%	
New	79%	19%	16%	16%	15%	14%	14%	18%	14%	21%	10%	9%	7%	
Retained	53%	89%	89%	91%	90%	92%	91%	90%	92%	89%	93%	93%	96%	
2021/22	**2,226**	**2,185**	**2,340**	**2,392**	**2,397**	**2,545**	**2,550**	**2,734**	**2,733**	**3,055**	**2,959**	**2,854**	**2,689**	**33,659**
Lost	19%	18%	18%	17%	16%	16%	17%	14%	20%	15%	19%	17%	99%	
New	74%	22%	20%	19%	18%	16%	16%	18%	14%	25%	11%	10%	6%	
Retained	48%	81%	81%	82%	83%	84%	83%	84%	85%	79%	85%	81%	84%	
2022/23	**2,053**	**2,313**	**2,219**	**2,363**	**2,414**	**2,416**	**2,515**	**2,625**	**2,722**	**2,878**	**2,899**	**2,654**	**2,559**	**32,630**
Lost	14%	13%	12%	11%	11%	10%	11%	9%	14%	8%	8%	8%	98%	
New	69%	12%	10%	10%	11%	10%	10%	12%	9%	20%	7%	7%	4%	
Retained	n/a	86%	87%	89%	89%	89%	90%	90%	90%	87%	92%	92%	93%	
2023/24	**1,865**	**1,996**	**2,220**	**2,180**	**2,362**	**2,400**	**2,397**	**2,558**	**2,590**	**2,938**	**2,853**	**2,844**	**2,580**	**31,783**
Lost	13%	12%	12%	12%	11%	11%	12%	9%	15%	9%	10%	10%	99%	
New	71%	17%	14%	13%	13%	13%	11%	14%	12%	23%	9%	8%	6%	
Retained	43%	86%	88%	88%	87%	89%	89%	88%	92%	85%	91%	90%	91%	
2024/25	**1,792**	**1,929**	**2,046**	**2,244**	**2,194**	**2,428**	**2,400**	**2,468**	**2,658**	**2,872**	**2,928**	**2,776**	**2,735**	**31,470**
AVERAGE THROUGH 2014/15 - 2019/20														
Lost	16%	14%	13%	12%	13%	12%	12%	10%	15%	11%	11%	12%	98%	
New	75%	18%	17%	15%	15%	15%	13%	16%	11%	18%	9%	9%	6%	
Retained	53%	83%	85%	86%	88%	87%	88%	88%	90%	85%	89%	89%	91%	
AVERAGE THROUGH 2019/20 - 204/25														
Lost	16%	15%	14%	14%	12%	13%	13%	11%	15%	10%	12%	11%	98%	
New	74%	17%	15%	15%	15%	14%	13%	16%	12%	22%	9%	8%	5%	
Retained	47%	84%	85%	86%	86%	88%	87%	87%	89%	85%	90%	88%	90%	

Sources: Deer Valley Unified School District, 2014-2024; Applied Economics, 2024.

Using the mobility data, tracking the share of students that stay in the District over time is also possible. Overall, the data compiled for 1st through 8th grades showed that about 59 percent of 1st graders were likely to attend a District school through 8th grade. The largest drop (13 percent) occurred from 1st to 2nd grade, followed by eight percent from 2nd to 3rd grade, falling to about 2 percent per year in 8th grade. As shown in **Figure 3**, the long-term survival rate varies significantly by elementary attendance area (i.e., where the student attended 1st grade), ranging from 35 percent in the Esperanza attendance area to 83 percent in the Stetson Hills attendance area.

FIGURE 3
SHARE OF STUDENTS STAYING IN THE DISTRICT FROM 1st - 8th GRADE
2017/18 - 2024/25



The movement of students between 8th and 9th grade has become a very important part of the enrollment projections for high schools. **Table 2** details the impact of these shifts by comparing the number of 8th grade students in each attendance area to the number of 9th grade students in each attendance area the next year, and also the number of 8th graders by attendance area and the number of 9th graders by school the next year. Compared to both 2019/20 (pre-pandemic) and 2020/21, the rate of progression of 8th to 9th grade by attendance area, which shows the impact of students returning to District schools for high school, has improved in all of the attendance areas.

The relationship between the number of 8th graders by attendance area and the number of 9th graders by school shows that 9th grade enrollment now typically exceeds 8th grade enrollment in the previous year. The only exception occurs at Barry Goldwater High School where roughly 67 percent of 8th graders in the school's attendance area were enrolled in 9th grade at the school. The data also reveals significant movement between schools from 8th to 9th grade.

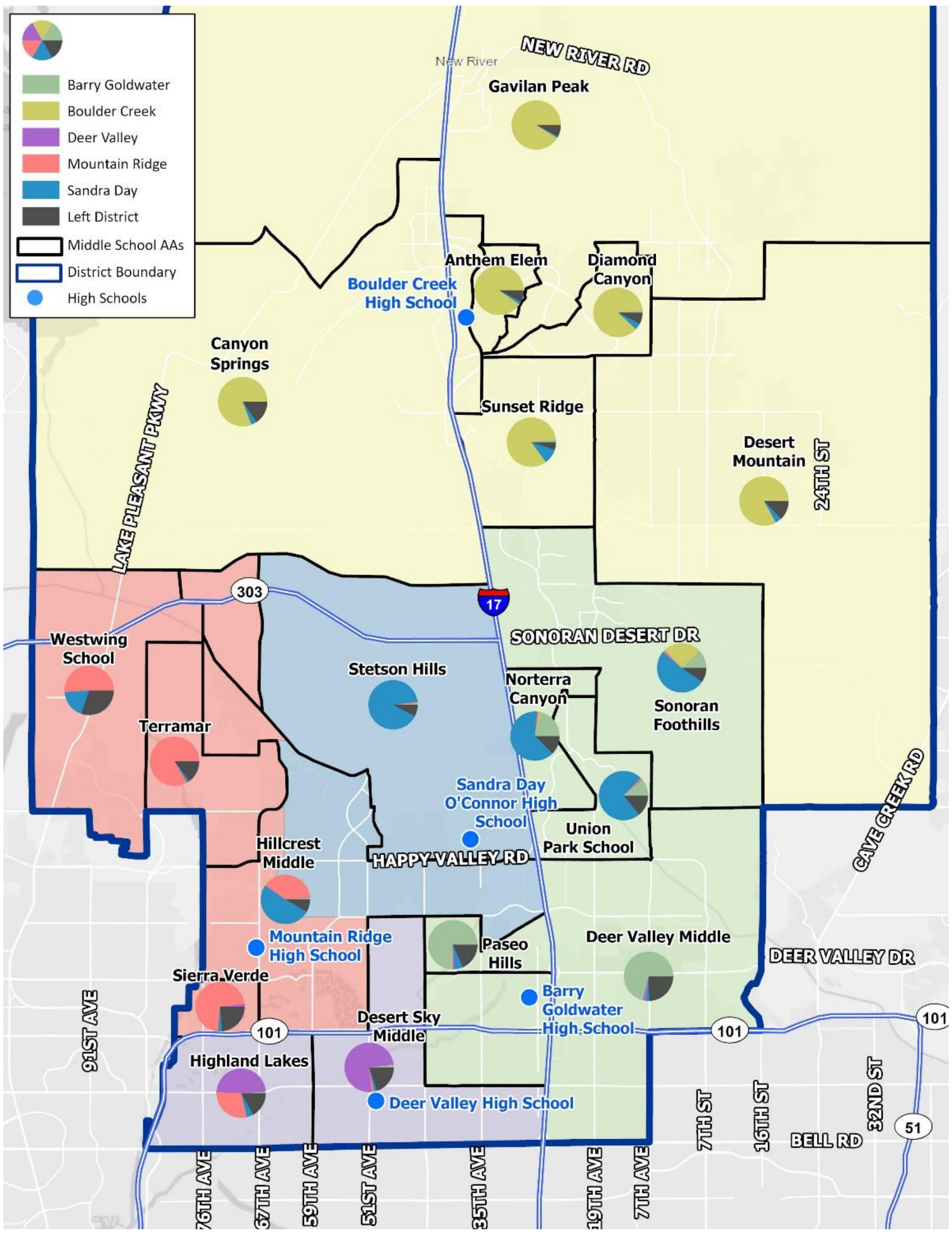
TABLE 2
8th TO 9th GRADE TRANSITION STATISTICS

AA/SCHOOL	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25
8TH GRADERS BY ATTENDANCE AREA										
MOUNTAIN RIDGE	430	454	457	458	444	448	397	397	388	421
DEER VALLEY	379	385	365	332	363	330	333	349	329	373
BARRY GOLDWATER	533	622	589	603	633	632	686	638	648	637
SANDRA DAY	594	589	582	614	604	583	552	597	580	544
BOULDER CREEK	678	630	645	622	551	542	560	536	435	453
OUT OF DISTRICT	135	131	137	145	171	175	190	192	203	217
TOTAL	2,749	2,811	2,775	2,774	2,766	2,710	2,718	2,709	2,583	2,645
9TH GRADERS BY ATTENDANCE AREA										
MOUNTAIN RIDGE	482	471	468	486	470	470	486	425	420	424
DEER VALLEY	403	373	371	350	340	328	373	338	363	348
BARRY GOLDWATER	578	540	621	558	612	626	695	667	669	697
SANDRA DAY	609	565	608	617	670	657	657	622	702	672
BOULDER CREEK	614	709	683	667	652	583	612	609	570	491
OUT OF DISTRICT	126	160	166	176	171	174	221	217	212	240
TOTAL	2,812	2,818	2,917	2,854	2,915	2,838	3,044	2,878	2,936	2,872
PROGESSION OF 8TH GRADERS BY ATTENDANCE AREA TO 9TH GRADERS BY ATTENDANCE AREA										
MOUNTAIN RIDGE	101.9%	109.5%	103.1%	106.3%	102.6%	105.9%	108.5%	107.1%	105.8%	109.3%
DEER VALLEY	107.5%	98.4%	96.4%	95.9%	102.4%	90.4%	113.0%	101.5%	104.0%	105.8%
BARRY GOLDWATER	98.1%	101.3%	99.8%	94.7%	101.5%	98.9%	110.0%	97.2%	104.9%	107.6%
SANDRA DAY	105.7%	95.1%	103.2%	106.0%	109.1%	108.8%	112.7%	112.7%	117.6%	115.9%
BOULDER CREEK	112.0%	104.6%	108.4%	103.4%	104.8%	105.8%	112.9%	108.8%	106.3%	112.9%
OUT OF DISTRICT	105.0%	118.5%	126.7%	128.5%	117.9%	101.8%	126.3%	114.2%	110.4%	118.2%
TOTAL	104.9%	102.5%	103.8%	102.8%	105.1%	102.6%	112.3%	105.9%	108.4%	111.2%
9TH GRADERS BY SCHOOL										
MOUNTAIN RIDGE	567	604	577	632	644	725	750	718	717	746
DEER VALLEY	451	424	435	407	382	376	489	429	511	432
BARRY GOLDWATER	495	413	492	408	457	447	468	421	406	433
SANDRA DAY	649	603	675	707	757	683	638	655	708	714
BOULDER CREEK	630	747	718	689	648	585	658	613	564	510
OTHER	20	27	20	11	27	22	41	42	30	37
TOTAL	2,812	2,818	2,917	2,854	2,915	2,838	3,044	2,878	2,936	2,872
PROGESSION OF 8TH GRADERS BY ATTENDANCE AREA TO 9TH GRADERS BY SCHOOL										
MOUNTAIN RIDGE	119.9%	140.5%	127.1%	138.3%	140.6%	163.3%	167.4%	180.9%	180.6%	192.3%
DEER VALLEY	120.3%	111.9%	113.0%	111.5%	115.1%	103.6%	148.2%	128.8%	146.4%	131.3%
BARRY GOLDWATER	84.0%	77.5%	79.1%	69.3%	75.8%	70.6%	74.1%	61.4%	63.6%	66.8%
SANDRA DAY	112.7%	101.5%	114.6%	121.5%	123.3%	113.1%	109.4%	118.7%	118.6%	123.1%
BOULDER CREEK	115.0%	110.2%	114.0%	106.8%	104.2%	106.2%	121.4%	109.5%	105.2%	117.2%
TOTAL	104.9%	102.5%	103.8%	102.8%	105.1%	102.6%	112.3%	105.9%	108.4%	111.2%

Sources: Deer Valley Unified School District, 2014-2024; Applied Economics, 2024.

Another way to examine the relationship between 8th and 9th graders is by the high school chosen by 8th graders from each school. This information is detailed in Appendix A and summarized in **Map 5**. It primarily shows that the distribution of 9th graders from each school follows logical patterns, with most students choosing the school indicated by their residence; however, in some cases, the 8th-grade class splits and goes to several high schools. For instance, in 2024/25, the majority (64 percent) of Norterra Canyon 8th graders enrolled at Sandra Day O'Connor rather than Goldwater, the area's designated high school (21 percent), and a substantial number of students (15 percent) chose to attend high school outside of the District.

MAP 5
TRANSITION OF 8th GRADERS TO HIGH SCHOOL



2.3 Demographics

Table 3 contains Census data on population and housing in the District for 2000, 2010, 2020, and 2024 levels estimated by Applied Economics. This information can help to explain recent trends and the current character of the area. Like many parts of the Valley, the District experienced a significant increase in population from 2000 to 2010, growing by an average of 4.10 percent annually. Between 2010 and 2020, the addition of new housing units and households (occupied housing units) slowed, and the population growth rate declined considerably, averaging 1.20 percent per year. During both periods, the population per household in the District declined, dropping from 2.80 to 2.67 persons per household over the 24-year period.

In the last four years since 2020, the region has continued to experience growth. Compared to the previous decade, the annual rate of change for housing units has increased from 0.9 to 1.6 percent. However, due to declining numbers of population per household, the region has not yet experienced the same large increase in population (1.1 percent) or household growth (1.4 percent). One reason for this could be the makeup of new homes being introduced into the region, with more expensive mid-range homes and luxury apartments tending to attract fewer families with children.

TABLE 3
DEMOGRAPHIC TRENDS

	2000 Census	2010 Census	2020 Census	2024 Estimate	Change 2000-2010		Change 2010-2020		Change 2020-2024	
					Total	Percent*	Total	Percent*	Total	Percent*
Population	159,234	239,040	268,641	280,179	79,806	4.1%	29,601	1.2%	11,538	1.1%
Housing Units	60,589	96,493	105,964	112,929	35,904	4.8%	9,471	0.9%	6,965	1.6%
Households	56,782	87,217	99,479	105,024	30,435	4.4%	12,262	1.3%	5,545	1.4%
Population Per	2.80	2.74	2.70	2.67	-0.06	-0.2%	-0.04	-0.1%	-0.03	-0.3%

Sources: U.S. Bureau of the Census, 2000, 2010 and 2020; American Community Survey, 2022; Applied Economics, 2024.
* Annual compound rate of change.

As growth slowed during the second 10-year period, the population in the District began to show signs of aging. In **Table 4**, population age groups with above-average change for that period are depicted in shades of red, while those with below-average change are shown in shades of blue. Between 2000 and 2010, the population under 5 years of age grew by an average of 2.7 percent per year; however, this rate of growth was considerably lower than the overall population growth during the same time period (4.1 percent per year), resulting in a decline in the age group's share of the total population (from 8.0 percent in 2000 to 6.9 percent in 2010).

Due to the disproportionate impact of the recession on younger families and the persistent decline in birth rates, the population under 5 years of age in the District decreased by an average of 0.4 percent per year between 2010 and 2020, causing the age group's share of the population to drop further by 2020 (to 5.9 percent). The population aged 5 to 13 years, generally comprising persons in the elementary (K-8) grades, also declined between 2010 and 2020, dropping by 0.2 percent per year on average, while very slight growth (0.1 percent per year) occurred in the high school-age population (14 to 17 years). As a result, the District's share of school-age persons (5 to 17 years) declined from 19.6 percent in 2010 to 17.3 percent in 2020.

Since 2020, the same trends observed from 2010 to 2020 have continued. Similar to the economic slowdown in young family growth following the housing crisis, rising house prices due to inflation caused by the COVID-19 pandemic have contributed to declining numbers of young children in many regions. In the District, both the 0-5 and 5-13 age groups have experienced yearly population declines of 0.4 percent and 0.2 percent, respectively. Reflecting these decreases, the 5-13 age group's share of the population has dropped from 11.8 percent to 11.2 percent, while the 0-4 age group has seen a reduction in its share from 5.9 percent to 5.6 percent. However, the teen cohort has experienced slight growth, increasing by 0.1 percent, which aligns with an aging population, as this demographic is more closely associated with families at the upper end of the 35-44 age range or within the 45-64 age group. Despite this growth, their population share has decreased from 5.4 percent to 5.2 percent.

The population in the 25 to 44 age group grew by just 0.2 percent per year between 2010 and 2020. From 2020 to 2024, this age group again experienced a growth rate of 0.2 percent per year but saw a decrease in its share of the total population, dropping from 27.1 percent to 26.2 percent. In contrast, the 65 and older category had an average annual growth rate of 6.6 percent during the period from 2010 to 2020, significantly outpacing the overall population growth rate of 1.2 percent per year. As a result, by 2020, the 45 to 64 and 65 and older categories comprised about 35 percent of the District's population in 2010 and accounted for 42 percent of the total population in 2020. Despite a slight decline in the 65 and older group's growth rate from 6.6 percent to 4.0 percent, their population share has continued to increase. Meanwhile, the 45 to 64 age group has remained relatively stable, with only a 0.1 percent change in its growth rate. Together, these groups now account for 44 percent of the total population in 2024.

TABLE 4
DEMOGRAPHIC TRENDS – AGE

	2000	2010	2020	2024	Change 2000-2010		Change 2010-2020		Change 2020-2024	
	Census	Census	Census	Estimate	Total	Percent*	Total	Percent*	Total	Percent*
Population	159,234	239,040	268,641	280,179	79,806	4.1%	29,601	1.2%	11,538	1.1%
By Age:										
Age 0-4	8.0%	6.9%	5.9%	5.6%	3,885	2.7%	-637	-0.4%	-238	-0.4%
Age 5-13	14.5%	13.6%	11.8%	11.2%	9,551	3.5%	-800	-0.2%	-295	-0.2%
Age 14-17	6.3%	6.0%	5.4%	5.2%	4,352	3.7%	194	0.1%	86	0.1%
Age 18-24	8.5%	8.4%	7.7%	7.6%	6,669	4.1%	666	0.3%	392	0.5%
Age 25-44	35.7%	29.8%	27.1%	26.2%	14,398	2.3%	1,524	0.2%	658	0.2%
Age 45-64	21.2%	27.1%	28.3%	28.8%	30,962	6.7%	11,321	1.6%	4,689	1.5%
Age 65 Up	5.9%	8.1%	13.7%	15.3%	9,989	7.5%	17,334	6.6%	6,245	4.0%

Sources: U.S. Bureau of the Census, 2000, 2010 and 2020; American Community Survey, 2022; Applied Economics, 2024.
* Annual compound rate of change.

As shown in **Table 5**, approximately 36,000 new housing units were added between 2000 and 2010, translating to an average annual growth rate of 4.8 percent. From 2010 to 2020, less than 9,500 new units were added to the District's inventory, representing an average annual growth rate of just 0.9 percent. Between 2020 and 2024, nearly 7,000 new units were added, reflecting a significant albeit temporary increase in the growth rate from the previous decade, with a growth rate of 1.6 percent. From 2000 to 2020, most new developments consisted of single-family housing. Still, since 2020, due to rising housing prices, multifamily units have outpaced single-family developments by nearly 900 units, reflecting trends elsewhere in the metro area that have seen a surge in multifamily units as housing prices remain high in Arizona. Occupancy levels in the District dropped from 93.7 percent to 90.4 percent between 2000 and 2010 due to the recession. However, by 2024, the occupancy rate remained strong at 93 percent, compared to 93.9 percent in 2020, despite the impacts of the COVID-19 pandemic.

TABLE 5
DEMOGRAPHIC TRENDS – HOUSING UNITS

	2000	2010	2020	2024	Change 2000-2010		Change 2010-2020		Change 2020-2024	
	Census	Census	Census	Estimate	Total	Percent*	Total	Percent*	Total	Percent*
Housing Units	60,589	96,493	105,964	112,929	35,904	4.8%	9,471	0.9%	6,965	1.6%
Occupied	93.7%	90.4%	93.9%	93.0%	30,435	4.4%	12,262	1.3%	5,545	1.4%
Owner	73.4%	65.5%	68.2%	67.5%	18,720	3.6%	9,076	1.4%	3,961	1.3%
Renter	20.3%	24.9%	25.7%	25.5%	11,715	6.9%	3,186	1.3%	1,584	1.4%
Vacant	6.3%	9.6%	6.1%	7.0%	5,469	9.3%	-2,791	-3.5%	1,420	5.1%
Seasonal Use	2.0%	2.2%	1.7%	1.6%	921	5.9%	-313	-1.6%	-16	-0.2%
By Unit Type:										
Single Family	83.7%	82.5%	83.9%	81.5%	28,936	4.6%	9,303	1.1%	3,062	0.8%
Multifamily	16.3%	17.5%	16.1%	18.5%	6,968	5.5%	168	0.1%	3,903	5.3%

Sources: U.S. Bureau of the Census, 2000, 2010 and 2020; American Community Survey, 2022; Applied Economics, 2024.
* Annual compound rate of change.

The profile of occupied housing units shifted from 20.3 percent of renter-occupied units in 2000 to 24.9 percent in 2010, 25.7 percent in 2020, and 25.5 percent in 2024. This trend can impact enrollment because the age structure of the student population becomes more stable; although rental units tend to have higher turnover rates, these households are generally replaced by new households with similar characteristics rather than aging in place. A greater proportion of owner-occupied units will typically increase the student population in the near term but decrease more over time. In the case of the District, over the last decade, the region has had a strong number of new renters, which has likely helped to maintain some stability in class sizes and will continue to do so in the future.

The data on householder tenure and ages, presented in **Table 6**, provides insight into the potential for school-age persons in the District. As of 2024, 39.4 percent of the District's householders fall within the prime parenting ages of 35 to 54. This marks a significant 11.3 percentage point drop compared to 2000. Despite high housing occupancy rates in the District, the school-age population is constrained by an aging population and delayed child-rearing, which is also evident in household size. 2000 the average household size was 2.70 persons, but by 2024, it had declined to 2.48 persons per household. Additionally, the proportion of householders over 54 has nearly doubled since 2000, rising from 22.6 percent to about 43.4 percent.

TABLE 6
DEMOGRAPHIC TRENDS – HOUSEHOLDS

	2000	2010	2020	2024	Change 2000-2010		Change 2010-2020		Change 2020-2024	
	Census	Census	Census	Estimate	Total	Percent*	Total	Percent*	Total	Percent*
Households	56,782	87,217	99,479	105,024	30,435	4.4%	12,262	1.3%	5,545	1.4%
Householders by Age:										
Under 25	5.0%	4.2%	2.4%	2.0%	817	2.6%	-1,327	-4.4%	-237	-2.6%
25 to 34	21.7%	17.0%	15.5%	15.2%	2,504	1.9%	612	0.4%	524	0.8%
35 to 44	29.0%	23.5%	18.9%	17.7%	4,039	2.2%	-1,708	-0.9%	-203	-0.3%
45 to 54	21.7%	24.5%	22.5%	21.7%	9,059	5.7%	939	0.4%	465	0.5%
55 to 64	12.5%	17.7%	19.9%	20.9%	8,337	8.1%	4,365	2.5%	2,137	2.6%
65 to 74	6.5%	8.8%	14.4%	15.7%	4,012	7.7%	6,662	6.4%	2,117	3.5%
Over 75	3.5%	4.2%	6.4%	6.8%	1,667	6.3%	2,718	5.7%	741	2.8%
Owners by Age	78.4%	72.5%	72.7%	72.6%	18,691	3.6%	9,076	1.4%	3,961	1.3%
Under 25	1.3%	0.9%	0.3%	0.2%	63	0.8%	-482	-8.6%	-82	-6.9%
25 to 34	14.8%	8.6%	7.7%	7.3%	-954	-1.2%	216	0.3%	19	0.1%
35 to 44	23.6%	16.7%	12.3%	11.2%	1,162	0.8%	-2,308	-1.7%	-539	-1.1%
45 to 54	18.8%	19.7%	17.3%	16.4%	6,502	4.9%	32	0.0%	41	0.1%
55 to 64	11.2%	15.3%	16.7%	17.3%	6,970	7.7%	3,294	2.2%	1,565	2.3%
65 to 74	5.7%	7.8%	12.6%	13.4%	3,532	7.6%	5,764	6.4%	1,542	2.9%
Over 75	2.9%	3.5%	5.7%	6.7%	1,416	6.3%	2,560	6.2%	1,415	5.8%
Renters by Age	21.6%	27.5%	27.3%	27.4%	11,744	6.9%	3,186	1.3%	1,584	1.4%
Under 25	3.7%	3.3%	2.0%	1.8%	755	3.1%	-846	-3.5%	-154	-2.0%
25 to 34	6.9%	8.4%	7.8%	7.9%	3,458	6.6%	397	0.5%	505	1.6%
35 to 44	5.4%	6.8%	6.6%	6.5%	2,877	6.9%	600	1.0%	336	1.3%
45 to 54	3.0%	4.9%	5.2%	5.3%	2,557	9.7%	907	2.0%	424	2.0%
55 to 64	1.4%	2.5%	3.2%	3.6%	1,367	10.6%	1,072	4.1%	572	4.2%
65 to 74	0.8%	1.0%	1.8%	2.3%	480	7.8%	898	7.1%	575	7.2%
Over 75	0.6%	0.7%	0.7%	0.1%	251	5.9%	159	2.5%	-674	-46.4%
Population Per	2.80	2.74	2.70	2.67	-0.06	-0.2%	-0.04	-0.1%	-0.03	-0.3%

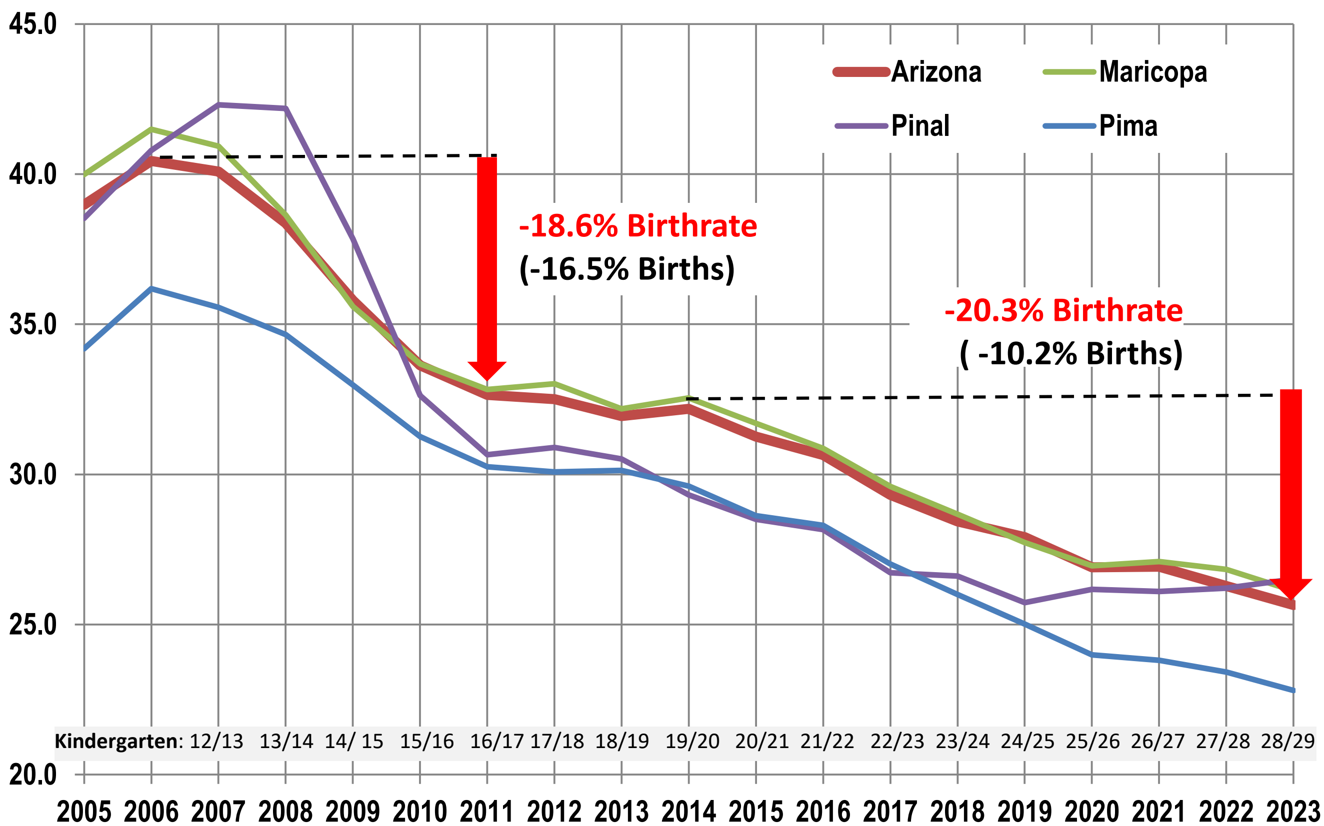
Sources: U.S. Bureau of the Census, 2000, 2010 and 2020; American Community Survey, 2022; Applied Economics, 2024.
* Annual compound rate of change.

The data in **Table 4** shows that the District experienced a strong increase in the share of householders over 64 years of age between 2010 and 2020, rising from 13 percent in 2010 to 21 percent in 2020 and 23 percent in 2024. These groups represent the aging-in-place occurring in many neighborhoods within the District, which, in turn, contributes to the decreased share of the school-age population.

In the long term, these older householder groups represent the potential for increased housing turnover and subsequent regeneration of the school-age population. It is also important to understand that outcomes from this type of demographic change occur much more slowly than those resulting from new construction and, hence, have a lesser impact on enrollment levels in the short term.

Another major factor affecting enrollment is the declining birth rate regionally and nationally. As shown in **Figure 4**, Arizona's birth rate (births per 1,000 for the population aged 15 to 45) declined by 18.6 percent between 2006 and 2011 due to the recession. During that period, the annual number of births statewide fell from 102,700 to 85,100. Between 2011 and 2014, the rate was fairly stable; since then, the rate has fallen by another 20.3 percent (through 2023), resulting in a total compound rate reduction of 36 percent since 2006.

FIGURE 4
ANNUAL BIRTHRATES IN ARIZONA AND SELECTED COUNTIES: 2004 – 2023
(Births per 1,000 people aged 15 to 45 years)



Sources: Arizona Department of Health Services; U.S. Census Bureau; Applied Economics, 2024.

Despite the continued decline in the birth rate, the total number of births has declined less sharply since 2014 because the population aged 15 to 45 has been increasing. However, the number of births still declined another 10 percent, down to 77,800 in 2023. The impact of the declining birth rate on Kindergarten enrollment is delayed five years. As such, the statewide birthrate declines between 2006 and 2011 impacted kindergarten enrollment between 2012/13 and 2016/17. The latest birthrate drops will likely significantly impact the size of incoming kindergarten classes through at least 2028/29.

Historical birth and enrollment data are correlated to help project Kindergarten enrollment in the near term. This analysis is performed by analyzing District enrollment versus county births and examining the characteristics and trends in birth rates within the metropolitan area. The second data set is useful in understanding the local impact on a particular community.

Table 7 presents near-term Kindergarten enrollment projections for the District based on county and District birth data. The Maricopa County data illustrates a historical and ongoing decline in births. This trend, when compared to enrollment data with a time lag, shows the District's share of births starting at approximately 4.4 percent in the 2015/16 school year, decreasing to around 4.2 percent in 2018/19, rising slightly to 4.3 percent in 2019/20, and then falling to 3.5 percent in 2024/25. Following this trend and applying year-over-year differences in birth rates from previous years, the model anticipates the District's share of births will continue to decline, reaching 3.11 percent by 2028/29. This would result in a projected Kindergarten class size of 1,560. Further development of affordable housing and market incentives to attract young families could help mitigate this enrollment decline. This is especially important in districts that are well established and seeing their population aging, as these solutions tend to offer quicker returns on enrollment than housing turnover from older generations.

Compared to the Maricopa County model, the District model for Deer Valley, which uses zip code-level birth data, offers a slightly different perspective but remains aligned with the larger county model's predictions. In Deer Valley, births have remained relatively stable, hovering around 2,400 births since 2018. However, the proportion of children born in the District who enroll in Kindergarten has dropped significantly, from 91.5 percent for the 2015/16 class to 78 percent for 2023/24, with a further ten percent decline expected for the 2027/28 class. Both models are consistent in their overall predictions, with the Maricopa model forecasting 1,624 students and the Deer Valley model predicting 1,626 students for the 2027/28 Kindergarten class. However, this does present an opportunity for the District to try to retain a higher proportion of students. Doing so could lead to larger, more stable Kindergarten class sizes in the future, as the number of births in the District appears to have stabilized over the last few years.

TABLE 7
PROJECTED KINDERGARTEN ENROLLMENT BASED ON PAST MARICOPA COUNTY AND DISTRICT BIRTHS

Year	Births	School Year	Kindergarten Enrollment	Share of Lagged Births
Maricopa County				
2010	54,229	2015/16	2,363	4.36%
2011	53,361	2016/17	2,337	4.38%
2012	54,475	2017/18	2,331	4.28%
2013	53,848	2018/19	2,256	4.19%
2014	55,285	2019/20	2,379	4.30%
2015	54,600	2020/21	1,942	3.56%
2016	54,021	2021/22	2,107	3.90%
2017	52,470	2022/23	1,982	3.78%
2018	51,701	2023/24	1,865	3.61%
2019	50,998	2024/25	1,792	3.51%
2020	49,081	2025/26	1,676	3.41%
2021	50,245	2026/27	1,665	3.31%
2022	50,531	2027/28	1,624	3.21%
2023	50,113	2028/29	1,560	3.11%
Deer Valley Unified School District *				
2010	2,584	2015/16	2,363	91.5%
2011	2,619	2016/17	2,337	89.2%
2012	2,638	2017/18	2,331	88.4%
2013	2,523	2018/19	2,256	89.4%
2014	2,557	2019/20	2,379	93.0%
2015	2,576	2020/21	1,942	75.4%
2016	2,579	2021/22	2,107	81.7%
2017	2,490	2022/23	1,982	79.6%
2018	2,392	2023/24	1,865	78.0%
2019	2,410	2024/25	1,792	74.4%
2020	2,386	2025/26	1,726	72.4%
2021	2,420	2026/27	1,703	70.4%
2022	2,379	2027/28	1,626	68.4%

Sources:
Arizona Department of Health Servcices, 2010 - 2024.
Deer Valley Unified School District, 2010 - 2024; Applied Economics, 2024.

* Births estimated based on zip code level information.
Coloring indicates projections

2.4 Alternative Providers

Currently, 19 charter schools operate within the District's boundaries, serving approximately 7,000 K-12 students, as listed in **Table 8**. Legacy Traditional School – Deer Valley opened at 2747 W. Union Hills Drive in 2021/22 with more than 300 K-6 students and now has 500 students. Ridgeline Academy and Great Hearts' new Anthem campus each enroll more than 1,000 K-12 students, making them the largest charter schools operating within the District. Another 13 charter schools are located within one mile of the District's boundaries and currently enroll nearly 5,000 K-12 students. With over 1,000 5th-12th grade students, Basis Peoria is the largest charter school operating in close proximity to the District. Opening in the fall of 2024/25 is the new BASIS Phoenix North location, which will begin by offering kindergarten through fifth grade, with plans to expand to K-12 as the current fifth graders age. As of this writing, data is not yet available for 2024/25.

Table 9 shows the enrollment in charter schools by grade over the past ten years. The number of local charter schools has remained consistent over the last few years, with few notable closures. The total enrollment of charter schools in the District is decreasing by 192 students going into the 2023/24 school year compared to 2022/23.

Table 10 displays the local alternative providers with the highest average daily membership (ADM) in the region during the 2022/23 school year, offering a complete estimate of how many students are being educated away from the District by charter and nearby school districts. Of the top eight alternative providers, five charter schools averaged over 700 students each. Additionally, three local school districts—Paradise Valley, Peoria, and Cave Creek—served many students from the District, with Paradise Valley and Peoria schooling over 750 students and Cave Creek teaching 322 students. The total potential ADM for all students in the region is 39,619. Of this total, the District served 71.3 percent or 28,247 students. However, only 90.4 percent of the students educated were from within the District itself, as Deer Valley attracts a small but notable number of students from 16 surrounding districts. Peoria, Washington, and Paradise Valley were the three districts from which Deer Valley attracted the most students.

TABLE 10
LARGEST ALTERNATIVE PROVIDERS

Provider	Type	ADM
Ridgeline Academy, Inc.	Charter	877
Anthem Preparatory Academy	Charter	876
BASIS Charter Schools, Inc.	Charter	872
Paradise Valley Unified District	District	823
Peoria Unified School District	District	787
Choice Academies, Inc.	Charter	486
Reid Traditional Schools' Valley Academy, Inc.	Charter	457
Cave Creek Unified District	District	322

Source: Arizona Department of Education; Applied Economics 2024.

TABLE 8
ENROLLMENT IN LOCAL CHARTER SCHOOLS

School Name	Address	City	Zip	Grades	Total K-12
In-District Charter Schools					
Adams Traditional Academy	2323 W. Parkside Lane	Phoenix	85027	KG-8th	575
Jefferson Preparatory High School	2333 W. Parkside Lane	Phoenix	85027	9th-12th	61
AMCS at Anthem dba Caurus Academy	41900 N. 42nd Avenue	Anthem	85086	KG-6th	115
AMCS at Anthem dba Caurus Academy	44111 N. 43rd Avenue	Phoenix	85087	7th-12th	79
Challenge Charter School	5801 W. Greenbriar Drive	Glendale	85308	KG-6th	392
Deer Valley Academy	18424 N. 51st Avenue	Glendale	85308	9th-12th	25
Desert Heights Preparatory Academy	3540 W. Union Hills Drive	Glendale	85308	5th-12th	544
Thrivepoint High School at Grovers (formerly E-Institute)	4744 W. Grovers Avenue	Glendale	85308	9th-12th	37
Thrivepoint High School at Union Hills (formerly E-Institute)	3515 W. Union Hills Drive	Phoenix	85308	9th-12th	91
Great Hearts Academies - Anthem Prep/Archway Anthem	3950 W. Arroyo Norte Drive	Phoenix	85086	KG-12th	1,026
Happy Valley School	7140 W. Happy Valley Road	Peoria	85383	KG-8th	567
Imagine Bell Canyon	18052 N. Black Canyon Highway	Phoenix	85053	KG-8th	252
Reid Traditional Schools' Valley Academy	1520 W. Rose Garden Lane	Phoenix	85027	KG-8th	696
Ridgeline Academy	33625 N. North Valley Parkway	Phoenix	85085	KG-12th	1,020
Stepping Stones Academy	35812 N. 7th Street	Phoenix	85086	KG-8th	219
The Hearn Academy	17606 N. 7th Avenue	Phoenix	85023	KG-8th	689
Legacy Traditional School - Deer Valley	2747 W. Union Hills Drive	Phoenix	85027	KG-6th	508
Heritage Academy Pinnacle	6753 W Pinnacle Peak Rd	Glendale	85310	KG-7th	92
BASIS Phoenix North (Opening 2024/25)	41900 N 42nd Ave	Anthem	85086	K-5th	0
In-District Total					6,988
Area Charter Schools *					
Legacy Traditional School - Peoria	7877 W. Hillcrest Boulevard	Peoria	85383	KG-8th	656
Arizona Conservatory for Arts and Academics	2820 W. Kelton Lane	Phoenix	85053	9th-12th	165
Arizona Conservatory for Arts and Academics Middle School	2820 W. Kelton Lane	Phoenix	85053	6th-8th	115
Arizona Conservatory for Arts and Academics Elementary Schoo	16454 N. 28th Avenue	Phoenix	85053	KG-5th	114
Ombudsman - Charter West	2909 W. Bell Road	Phoenix	85053	9th-12th	124
BASIS Peoria	9902 W. Yearling Road	Peoria	85383	5th-12th	1,006
BASIS Peoria Primary	25950 N. Lake Pleasant Parkway	Peoria	85383	KG-4th	692
Desert Heights Charter School	5821 W. Beverly Lane	Glendale	85306	KG-4th	349
Great Hearts Academies - Archway Glendale	23276 N. 83rd Avenue	Peoria	85383	KG-5th	556
Great Hearts Academies - Glendale Prep	23276 N. 83rd Avenue	Peoria	85383	6th-12th	627
Sonoran Science Academy - Peoria	17667 N. 91st Avenue	Peoria	85382	KG-8th	266
Student Choice High School	8194 W. Deer Valley Road	Peoria	85382	9th-12th	202
Intelli-School Glendale	4961 W. Bell Road	Phoenix	85308	9th-12th	35
Area Total					4,907
Grand Total					11,895

Source: Arizona Department of Education; Applied Economics 2024.
* Located within approximately one mile of the District's boundaries.

TABLE 9
ENROLLMENT IN LOCAL CHARTER SCHOOLS BY GRADE

School Year	Schools	KG	1st	2nd	3rd	4th	5th	6th	7th	8th	9th	10th	11th	12th	Total K-12	Annual Change
In-District Charter Schools																
2011-12	21	1,040	912	784	778	703	633	605	340	311	97	79	100	140	6,522	759
2012-13	19	1,098	977	890	804	776	594	636	392	330	107	94	84	168	6,950	428
2013-14	18	1,135	1,012	946	877	772	724	590	454	384	145	104	113	171	7,427	477
2014-15	16	914	988	903	832	790	689	624	393	400	136	99	130	184	7,082	-345
2015-16	16	908	902	921	831	751	724	637	414	368	119	121	128	193	7,017	-65
2016-17	16	831	864	903	840	770	654	658	421	390	107	126	145	212	6,921	-96
2017-18	16	729	757	729	765	694	635	593	454	417	132	110	140	190	6,345	-576
2018-19	16	748	739	754	709	728	715	648	482	449	197	182	108	160	6,619	274
2019-20	18	745	748	721	701	640	690	705	550	492	236	232	219	171	6,850	231
2020-21	18	636	711	689	666	644	629	656	575	522	212	190	209	213	6,552	-298
2021-22	19	731	660	760	692	642	691	628	556	554	254	212	209	238	6,827	275
2022-23	19	800	773	715	763	717	711	682	566	527	262	242	211	211	7,180	353
2023-24	19	689	769	775	687	710	698	644	585	506	222	253	226	224	6,988	-192
Area Charter Schools *																
2009-10	6	97	86	73	97	86	73	145	130	159	115	95	104	100	1,360	146
2010-11	6	106	113	96	84	91	103	121	179	150	114	123	103	133	1,516	156
2011-12	9	114	122	132	128	102	293	346	346	306	183	130	115	113	2,430	914
2012-13	9	124	151	132	155	153	300	351	397	304	220	161	155	151	2,754	324
2013-14	11	295	240	256	227	269	307	338	382	371	225	195	181	205	3,491	737
2014-15	12	290	190	266	261	259	409	375	364	323	285	238	188	270	3,718	227
2015-16	12	316	311	280	261	265	298	346	346	276	292	320	324	302	3,937	219
2016-17	13	353	342	314	286	285	393	372	412	363	252	262	315	373	4,322	385
2017-18	14	480	470	450	415	408	376	386	398	400	285	286	276	360	4,990	668
2018-19	14	508	518	509	484	491	458	443	451	384	324	327	323	381	5,601	611
2019-20	14	532	495	485	497	487	437	452	411	374	230	237	284	348	5,269	-332
2020-21	15	540	566	525	506	505	436	446	435	386	246	226	274	550	5,641	372
2021-22	15	547	555	567	513	549	457	420	422	413	235	222	235	414	5,549	-92
2022-23	13	414	462	452	461	443	433	424	370	359	249	226	248	428	4,969	-580
2023-24	13	459	420	447	437	468	403	433	400	345	239	206	265	385	4,907	-62
Total Charter School																
2011-12	30	1,154	1,034	916	906	805	926	951	686	617	280	209	215	253	8,952	1,673
2012-13	28	1,222	1,128	1,022	959	929	894	987	789	634	327	255	239	319	9,704	752
2013-14	29	1,430	1,252	1,202	1,104	1,041	1,031	928	836	755	370	299	294	376	10,918	1,214
2014-15	28	1,204	1,178	1,169	1,093	1,049	1,098	999	757	723	421	337	318	454	10,800	-118
2015-16	28	1,224	1,213	1,201	1,092	1,016	1,022	983	760	644	411	441	452	495	10,954	154
2016-17	29	1,184	1,206	1,217	1,126	1,055	1,047	1,030	833	753	359	388	460	585	11,243	289
2017-18	30	1,209	1,227	1,179	1,180	1,102	1,011	979	852	817	417	396	416	550	11,335	92
2018-19	30	1,256	1,257	1,263	1,193	1,219	1,173	1,091	933	833	521	509	431	541	12,220	885
2019-20	32	1,277	1,243	1,206	1,198	1,127	1,127	1,157	961	866	466	469	503	519	12,119	-101
2020-21	33	1,176	1,277	1,214	1,172	1,149	1,065	1,102	1,010	908	458	416	483	763	12,193	74
2021-22	34	1,278	1,215	1,327	1,205	1,191	1,148	1,048	978	967	489	434	444	652	12,376	183
2022-23	32	1,214	1,235	1,167	1,224	1,160	1,144	1,106	936	886	511	468	459	639	12,149	-227
2023-24	32	1,148	1,189	1,222	1,124	1,178	1,101	1,077	985	851	461	459	491	609	11,895	-254

Source: Arizona Department of Education; Applied Economics 2024.
* Located within approximately one mile of the District's boundaries.

Private schools do not have the same reporting requirements as charter or district schools and data is often less accessible, although private school enrollment tends to be more stable than charter schools. The Private School Survey, conducted by the National Center for Education Statistics, is the only consistent source of private school enrollment data; however, it is only published every 2 years; the 2021/22 enrollment figures provided are the most current available. Currently, seven private schools operating either in the District or within one mile of the District's boundaries serve over 2,800 K-12 students, as shown in **Table 11.** The largest private school, Northwest Christian School, is located just outside of the District and currently enrolls more than 1,400 K-12 students.

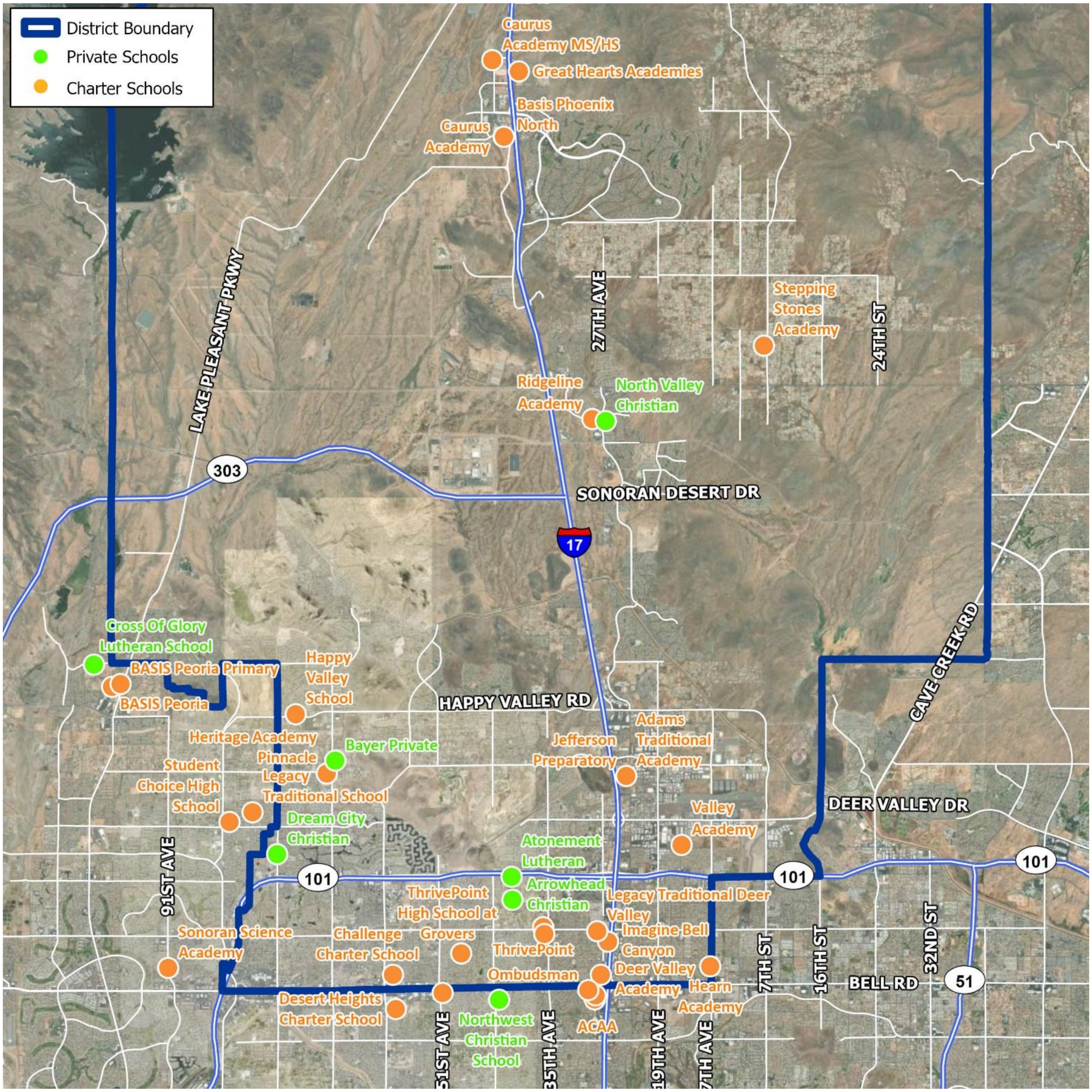
TABLE 11
ENROLLMENT IN LOCAL PRIVATE SCHOOLS

School Name	Address	City	Zip	Grades	Total K-12
In-District Private Schools					
Arrowhead Christian Academy	4030 W. Yorkshire Drive	Glendale	85308	KG-12	213
Atonement Lutheran	4001 W. Beardsley Road	Glendale	85308	KG-8	55
Dream City Christian School	21000 N. 75th Avenue	Glendale	85308	KG-12	525
North Valley Christain Academy	33655 N. 27th Drive	Phoenix	85085	KG-12	436
Bayer Private School	23555 N. 67th Avenue	Glendale	85310	KG-8	107
In-District Total					1,336
Area Private Schools *					
Cross of Glory Lutheran School	10111 W. Jomax Road	Peoria	85383	KG-8	74
Northwest Christian School	16401 N. 43rd Avenue	Phoenix	85053	K-12	1,421
Area Total					1,495
Grand Total					2,831

Sources: Private School Review, 2021-22 school year data; Association of Christian Schools International, 2024; Applied Economics 2024.
* Located within approximately one mile of District's boundaries.

The non-District schools are generally concentrated in the southern portion of the District and often in close proximity to I-17 and Loop 101, as shown in **Map 6**. This is in keeping with the tendency of charter schools to be located along major transportation corridors and in established areas with high population density. Since students living in the District are not limited to attending schools located within the District and vice-versa, a complex flow of incoming and outgoing students impacts all areas of the District to some degree.

MAP 6
DEER VALLEY AREA SCHOOLS BY ENTITY TYPE



3.0 Residential Development

3.1 Market Conditions

Arizona continues to grow, shown on **Table 3**, adding over 2 million people since 2020 and reaching a population of 7,500,000 persons in 2023. The four-county region in the central part of the state forming the Sun Corridor accounted for over 90 percent of the state's growth since 2020, with over 60 percent of it in Maricopa County, and with Pinal and Pima Counties each adding 10 to 12 percent. Maricopa County, anchored by Phoenix, the state's political and business capitol, has averaged a population gain of over 70,000 persons annually for over 20 years. Pinal County has an average growth of over 12,000 persons per year, although its population is less than half of Pima County.

TABLE 3
POPULATION GROWTH IN THE SUN CORRIDOR

Population	2000	2005	2010	2015	2020	2021	2022	2023
Maricopa County	3,092,927	3,577,074	3,824,083	4,076,400	4,436,704	4,507,419	4,586,431	4,665,020
Pima County	848,375	940,004	981,015	1,005,920	1,045,589	1,058,318	1,072,298	1,080,300
Pinal County	182,435	250,195	375,541	387,993	428,220	439,128	453,924	467,459
Yavapai County	169,520	196,629	210,919	218,182	237,073	241,173	245,389	248,899
Arizona	5,175,581	5,924,476	6,398,985	6,701,021	7,176,401	7,285,370	7,409,189	7,525,113
Average Annual Change	**1995-2000**	**2000-2005**	**2005-2010**	**2010-2015**	**2015-2020**	**2021**	**2022**	**2023**
Maricopa County	118,793	96,829	49,402	50,463	72,061	70,715	79,012	78,589
Pima County	19,595	18,326	8,202	4,981	7,934	12,729	13,980	8,002
Pinal County	7,700	13,552	25,069	2,490	8,045	10,908	14,796	13,535
Yavapai County	7,274	5,422	2,858	1,453	3,778	4,100	4,216	3,510
Arizona	179,156	149,779	94,902	60,407	95,076	108,969	123,819	115,924

Source: Arizona Office of Economic Opportunity; Applied Economics, 2024.

Employment growth is the primary driver for in-migration in Arizona and the Phoenix metro area. Semiconductor and advanced manufacturing companies have brought new projects and thousands of jobs in recent years, and that growth continues unabated. Construction is ongoing at battery plants for LG Energy Solution and KORE Power on opposite sides of the Phoenix metro region in Queen Creek and Buckeye. At the same time, new and expanded capital outlays at Intel Corporation in Chandler and Taiwan Semiconductor Manufacturing Company in north Phoenix bring the promise of many more jobs, many of them highly skilled. Growth in these industries has also driven new supplier investment, with additional employment openings throughout the metro region in both Maricopa and Pinal Counties.

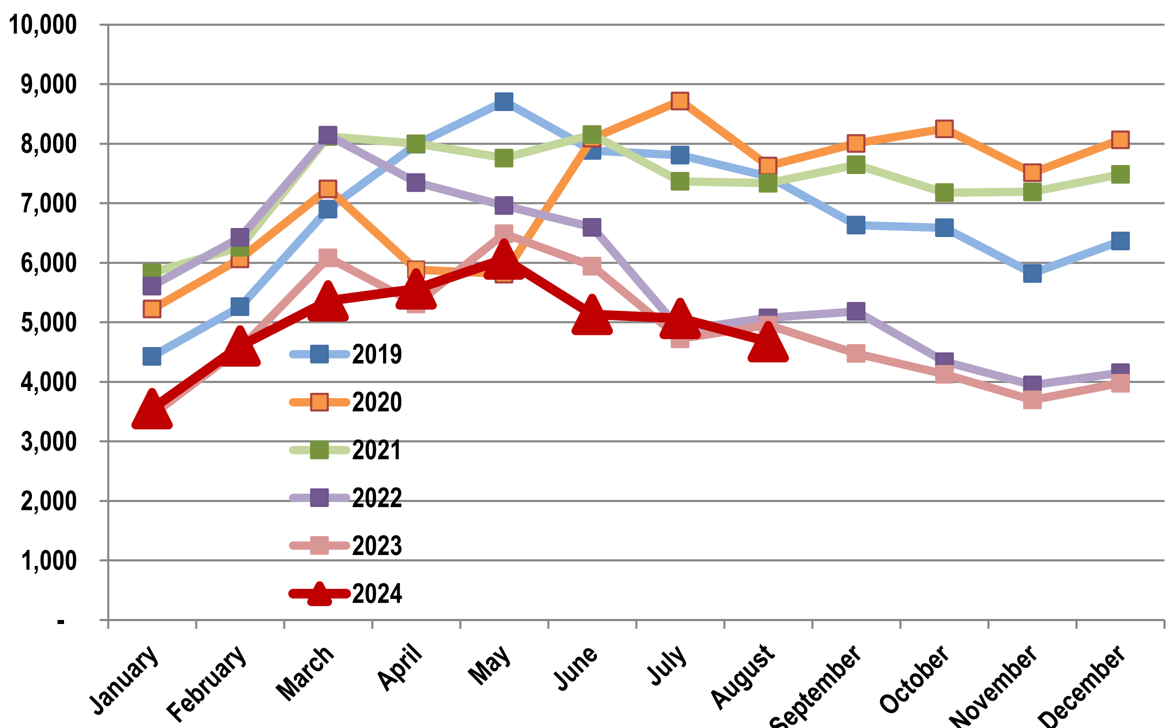
In May 2024, Arizona's unemployment rate fell to 3.4 percent, its lowest rate ever recorded. The fact this happened even as the labor force increased is another indication of the strength of the local job market. The unemployment rate is increasing but forecast to remain below 4 percent through 2025. The long-term outlook is for the state to continue to outpace the national economy.

Transportation and water supply are always at the forefront of future development concerns. Construction of the long-awaited expansion of I-10 between Phoenix and Casa Grande has begun. As employment growth continues throughout the Sun Corridor, this freeway widening becomes increasingly important. At this time, it is expected that work should be completed in 2028, though state budget deficits may cause some delays.

The process to improve the 1980 Groundwater Management Act continues. Two development issues remaining to be addressed are the conversion of agricultural land to residential use, and the multifamily exemptions to rules for guaranteed water supply. Pinal County, and some portions of Maricopa County, are primarily affected by these points.

Figure 3 tracks total sales of listed single family houses in the region by year. The typical pattern is for increased sales in the spring, leveling out over the summer, before falling off during the last months of the year. In late spring of 2022, the market went into an extended decline, which was repeated in 2023 after a weak spring selling season. Sales in 2024 remain hindered by high prices, a shortage of listings, and high interest rates, but continue to improve overall aside from the usual summer slowdown.

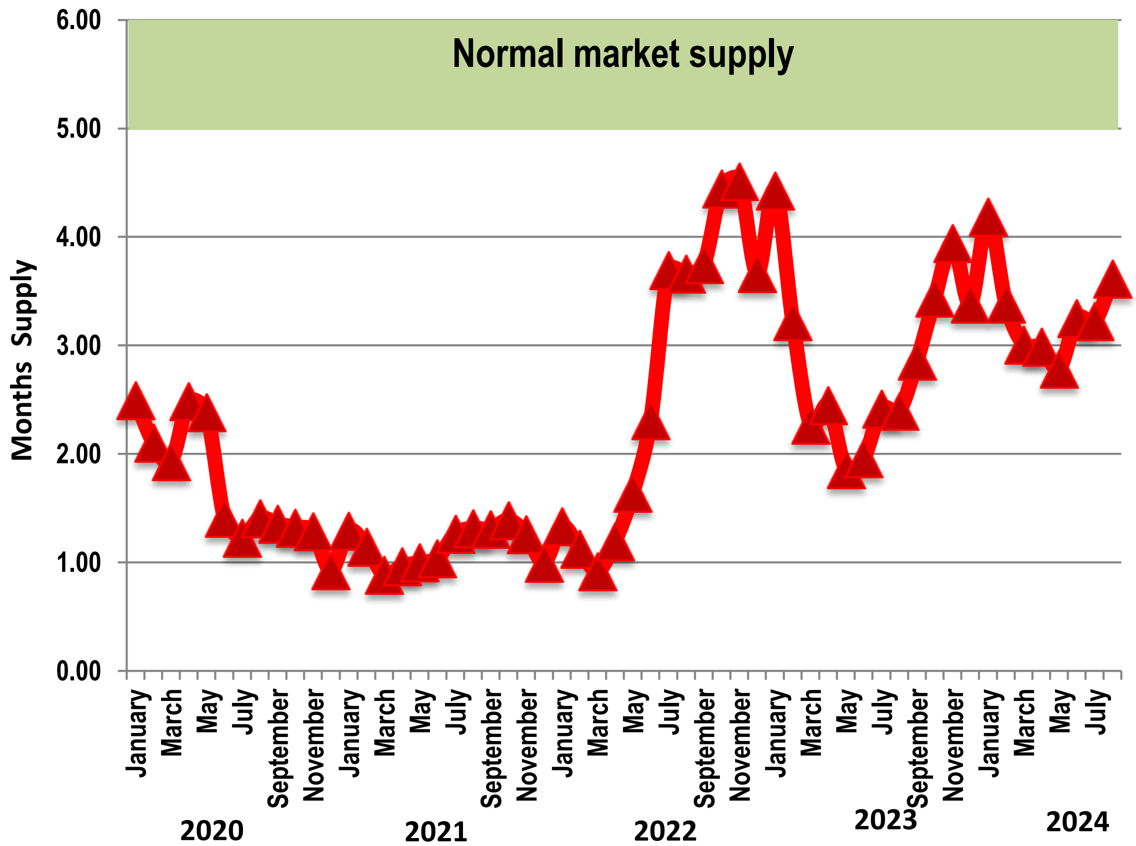
FIGURE 3
SALES OF SINGLE FAMILY HOMES



Source: Arizona Regional Multiple Listing Service, 2019-2024.

The lack of houses for sale is related to elevated pricing and interest rates. Mortgage interest is currently at a historical low, except compared to the decade of 2010 to 2019, when many potential sellers either purchased or refinanced their houses. The limited supply of existing houses for sale shifts demand to new-built homes. Public builders are frequently offering interest rate buy-downs or closing cost assistance in order to keep sales up. The expected approaching interest rate cuts may have limited impact in those cases, but should lead to an increase in houses for sale. **Figure 4** shows how the supply of houses has been low for years but is trending up, albeit slowly.

FIGURE 4
ACTIVE LISTING OF SINGLE-FAMILY HOMES



Source: Arizona Regional Multiple Listing Service, 2020 - 2024.

Employment and population growth combine to maintain strong housing demand in the metro region. Affordability remains a problem that could restrain growth. Interest rate increases created uncertainty for consumers and can delay purchasing decisions. But as rates fall, there should be more movement in the housing market since household formation is up and the desire for home ownership continues to be strong.

3.2 Housing Construction

District housing building permit activity over the past decade is shown on **Table 9**. Categories by density and type are used to associate new construction to the age structure of the households likely to occupy the units. In general, younger households tend to occupy single family housing built at higher densities, which usually have lower purchase prices. Estate housing, at the lowest density levels, tend to have older householders, with fewer and older children. Student generation rates per housing unit are associated to the unit type, with exceptions made for specific projects. Group quarter facilities, such as nursing homes or dormitories, are not included as either retirement or multifamily housing.

Housing production in the past decade has been nearly evenly divided between single family and multifamily homes, but multifamily has accounted for over half of all production during the last five years. Single family production has been fairly steady until a surge of activity last year with large additions of high-density construction, including attached housing. The local market is very strong but with limited capacity for growth until tracts of State land can be brought into production. In an attempt to address affordability issues, housing densities have increased, a trend that can be expected to continue.

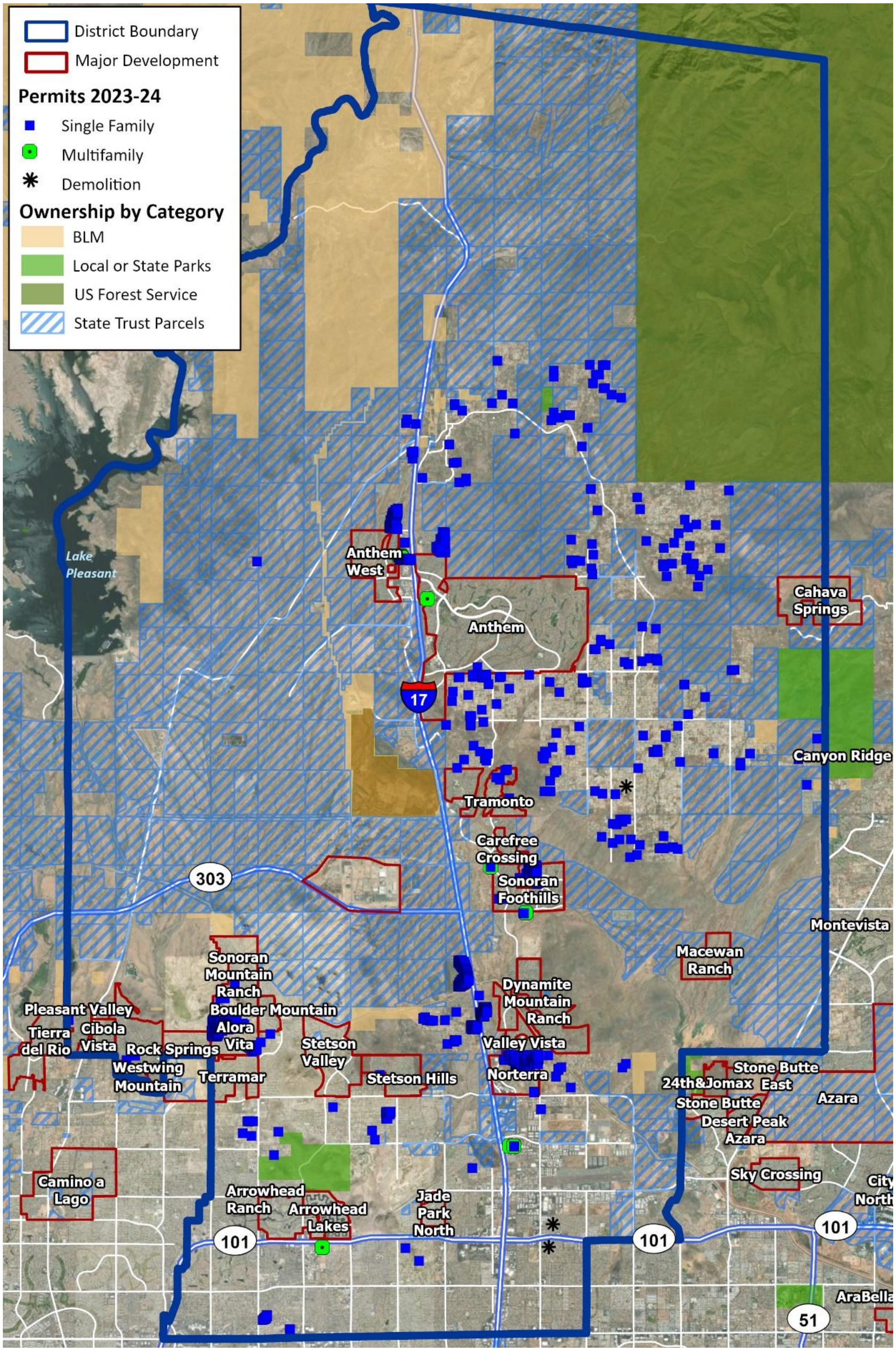
TABLE 9
HOUSING PERMITS

Housing Type	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	Total
Family Housing											
Single Family 2 du/ac or less	208	186	138	159	143	134	175	191	163	238	1,735
Single Family 2.01 - 3.5 du/ac	332	351	270	582	302	113	72	84	128	432	2,666
Single Family 3.51 - 4.5 du/ac	43	89	226	174	194	296	242	84	109	354	1,811
Single Family 4.51 - 6 du/ac	-	20	19	2	152	178	46	165	66	95	743
Single Family 6.01du/ac & Over	-	-	-	-	-	-	25	8	-	-	33
Single Family Attached	-	-	-	-	-	55	58	-	-	353	466
Total Single Family	583	646	653	917	791	776	618	532	466	1,472	7,454
Condominium/Townhouse	10	67	5	178	25	252	-	-	70	42	649
Rental SF/BTR	-	-	49	76	-	230	-	530	123	660	1,668
Standard Courtyard Apts	389	69	331	-	-	130	1,166	204	-	159	2,448
Urban/Lifestyle Apts	-	-	80	305	-	503	-	547	206	-	1,641
Total Multifamily	399	136	465	559	25	1,115	1,166	1,281	399	861	6,406
Total Non-Age-Restricted	982	782	1,118	1,476	816	1,891	1,784	1,813	865	2,333	13,860
Age-Restricted Housing											
Condominium/Townhouse	-	-	-	-	-	-	-	-	10	1	11
Standard Courtyard Apts	-	-	-	-	-	-	-	-	-	145	145
Total Age-restricted	-	-	-	-	-	-	-	-	10	146	156
Total	982	782	1,118	1,476	816	1,891	1,784	1,813	875	2,479	14,016

Sources: Construction Monitor; Maricopa County Assessor; Applied Economics, 2024.

Map 4 shows development activity in the District in 2021/22 with markers for individual building permits. New single-family housing is generally found throughout the District, but it is predominantly in areas east of I-17. Multifamily growth continues to be strongest along I-17.

MAP 7
RESIDENTIAL PERMITTING



3.3 Residential Development

3.3.1 Future Development Potential

Potential housing supply in the District is estimated on **Table 10**, categorized by density and type of housing and according to the general time period during which vertical construction is expected to begin. The timing categories only indicate the start of construction for a project and are not related to the level or rate, both of which can vary widely for many reasons. The Infill category could include rural parcels, single lots in existing neighborhoods, or small custom projects. The number and type of units and timing estimates will frequently be adjusted as new or more detailed information becomes available.

The estimate is unbalanced, with the 2 to 3.5 lots per acre category over-represented. This is due to the large tracts of State land where more defined housing types haven't been conceptualized yet. As actual plans are introduced, much of the housing potential will be reclassified. More high-density housing should be expected. Multifamily housing will continue to be a major market segment, with the estimates also shifting between the current categories. The number of units in the Rental SF/BTR ("horizontal apartments") and the Urban/Lifestyle categories will likely increase, with a decreased number of units in the Standard apartment category.

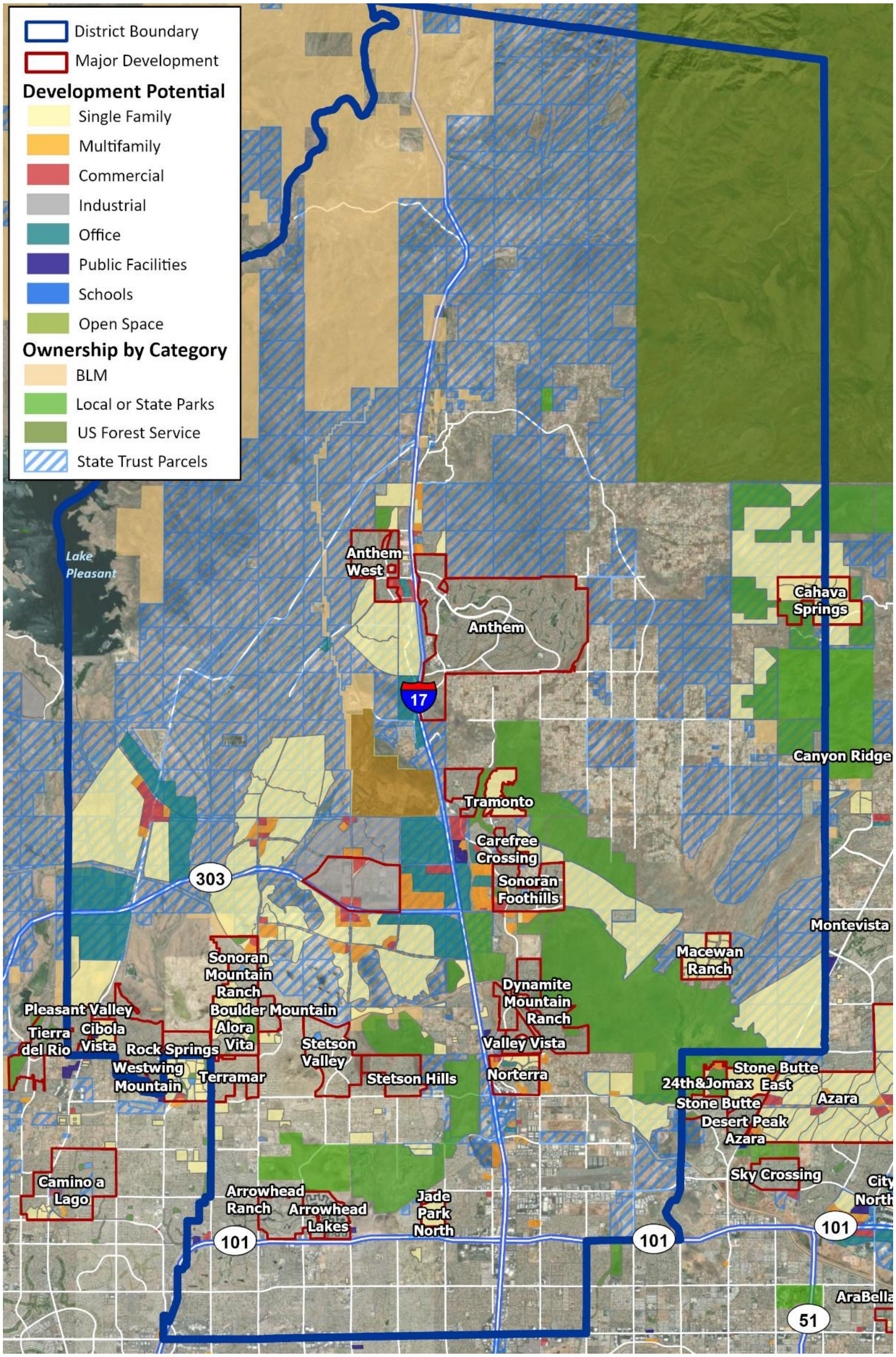
TABLE 10
POTENTIAL NEW HOUSING BY DEVELOPMENT TIMELINE

	Existing		Vacant Land					
Housing Type	Infill	Projects	1 Year	2-3 Years	3-5 Years	5-10 Years	10+ Years	Total
Family Housing								
Single Family 2 du/ac or less	1,156	68	-	-	73	94	1,892	3,283
Single Family 2.01 - 3.5 du/ac	280	212	223	416	1,223	8,040	19,719	30,113
Single Family 3.51 - 4.5 du/ac	-	132	-	303	1,719	2,744	3,501	8,399
Single Family 4.51 - 6 du/ac	-	134	-	-	1,052	-	513	1,699
Total Single Family	1,436	642	223	739	4,115	13,022	25,625	45,802
Condominium/Townhouse	-	56	-	90	176	-	1,061	1,383
Rental SF/BTR	-	115	783	220	385	807	398	2,708
Standard Courtyard Apts	663	-	-	954	216	1,816	4,561	8,210
Urban/Lifestyle Apts	-	-	2,408	-	7,672	5,353	2,098	17,531
Total Multifamily	663	171	3,191	1,264	8,449	7,976	8,118	29,832
Total	2,099	813	3,414	2,003	12,564	20,998	33,743	75,634
Age-Restricted Housing								
Condominium/Townhouse	-	-	-	-	180	-	-	180
Total Age-Restricted	-	-	-	-	180	-	-	180
Total	2,099	813	3,414	2,003	12,744	20,998	33,743	75,814

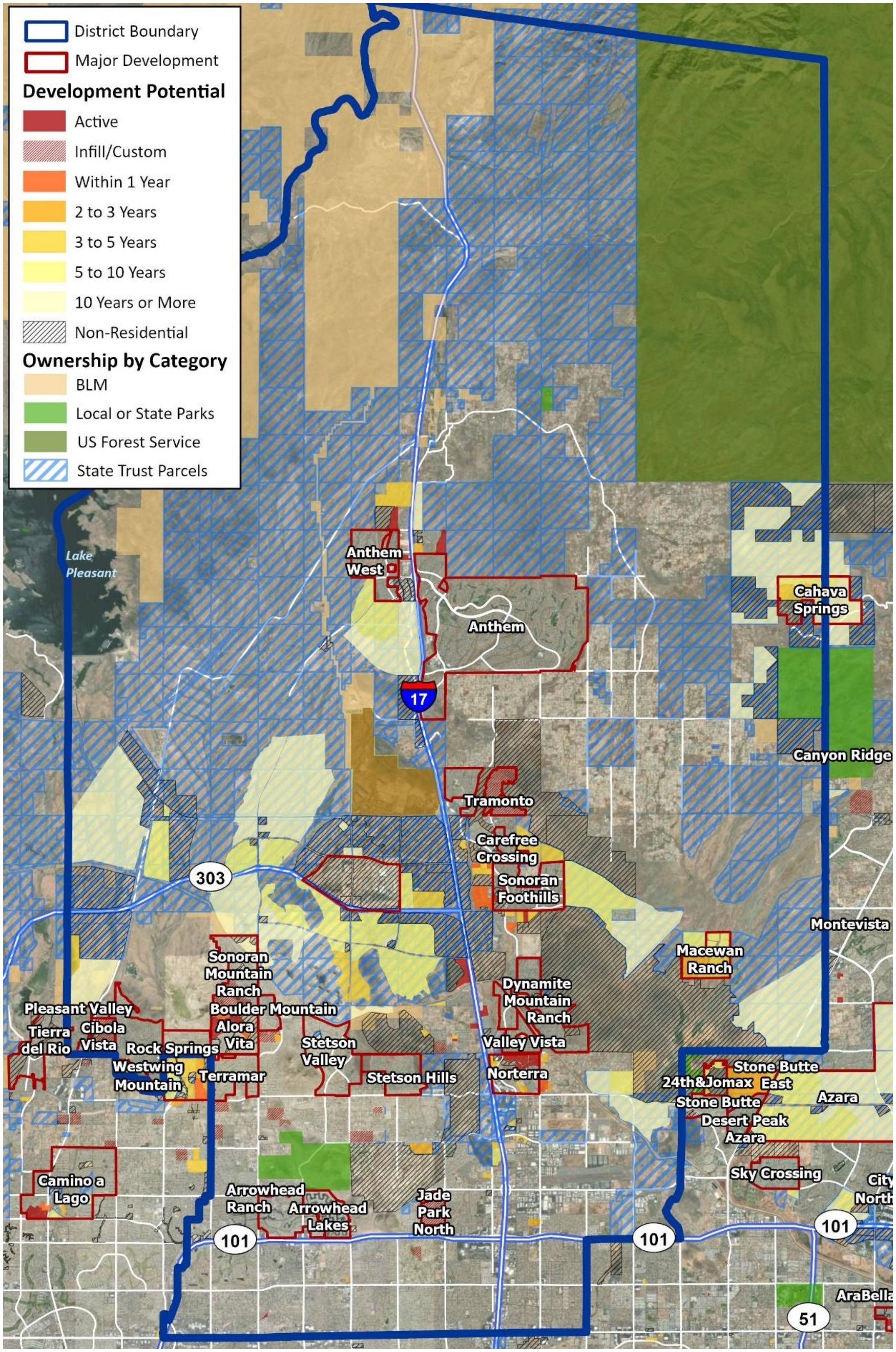
Sources: City of Phoenix, Maricopa County; Applied Economics, 2024.

Future land use and development timing is illustrated in the following maps (**Maps 8 and 9**).

MAP 8
FUTURE LAND USE



MAP 9
DEVELOPMENT TIMING



Housing diversity lends stability to the local market since economic disruptions don't affect all types in the same manner or degree and provides for differing household structures and ages. In general, smaller and less costly housing tends to attract younger householders with younger children while the move-up market typically attracts somewhat older households. A balanced market will have all types of housing and age groups, allowing buyers to move within the same area as circumstances change. Without choices available families may not remain in a school district, and local household age-structure levels may be unbalanced.

Table 11 shows pricing in or near the District. The data is not comprehensive but is meant to indicate overall housing market characteristics and the range of pricing available. As of August 2024, regional MLS pricing for sales of existing 3-bedroom houses was $430,000 with a median of $474,990 for single family houses of any size. The District is a move-up to executive housing market, with only one builder offering models under $500,000 while three have models starting at over $700,000.

Resale market affordability is not much different than the new home sector. In the Zip codes forming most of the District, median list prices average over $600,000, with $400,000 the lowest median. Few listings were under $400,000 in most of the District, with the most affordable areas located in the most southern areas of the District, which are older and more established, but not growing.

TABLE 11
NEW HOUSING CHARACTERISTICS AT SELECTED SUBDIVISIONS

Builder	Subdivision	Models offered	Sq. Ft. Min	Beds Min	Price Min	Sq. Ft. Max	Beds Max	Price Max
Ashton Woods	Union Park at Norterra	5	1,846	3	$ 554,000	2,618	4	$ 638,000
Cachet Homes	Union Park at Norterra - Retreat	4	2,272	3	$ 644,900	2,931	4	$ 739,900
	Union Park at Norterra - Encore	5	2,767	3	$ 880,900	4,115	5	$1,012,900
David Weekley	Union Park at Norterra	7	2,332	3	$ 798,990	3,859	5	$ 950,990
D. R. Horton	Aloravita	7	2,051	3	$ 605,000	3,176	5	$ 724,000
Lennar Homes	Middle Vista	10	1,232	3	$ 459,990	2,649	4	$ 703,990
Pulte	Cooperleaf at Sonoran Foothills	6	1,841	2	$ 670,990	3,567	4	$ 811,990
Shea Homes	Emblem at Aloravita	4	2,553	3	$ 694,990	3,505	4	$ 804,990
	Ascent at Aloravita	5	1,974	3	$ 605,990	3,167	4	$ 690,990
The New Home Company	Aster at Union Park	3	1,964	3	$ 581,990	2,511	4	$ 629,990
William Ryan Homes	Foothills at Arroyo Norte	6	2,455	3	$ 774,900	3,216	4	$ 850,900

Source: Builder websites; Applied Economics, September 20, 2024.

3.3.2 Residential Development Potential

The residential market in the District is in a transitional period. The pending opening of the Taiwan Semiconductor (TSMC) plant is driving new development demand for both commercial and residential growth. The area has been a desirable market for a number of years but the TSMC plant is creating a new dynamic. The lack of large parcels of available developable land has resulted in numerous small infill projects and an escalation in multifamily construction in recent years but the supply of such parcels is limited.

There was a surge in single family construction in the past year with significant amounts of high-density housing, and high production rates in conventional subdivisions. Six subdivisions were built out in 2023/24 and about a dozen more are on track to build out during 2024/25. Due to the scarcity of land currently available for new development, the number of housing additions are forecast to drop significantly in the current year and remain limited for the next two to three years while tracts of State land are opened for new growth. By the middle of the projection period, new single family housing construction is expected to accelerate substantially and enter a lengthy period of high-volume production in response to the expanding labor market.

Multifamily development has more modest land requirements and is already in a strong growth mode. Additional multifamily development is expected to keep pace with or surpass recent activity levels. In the near-term, multifamily development near North Valley Parkway between Sonoran Desert Parkway and Dove Valley Road will add hundreds of new units. By about 2027 or 2028, new development northwest of I-17 and Loop 303 should commence on land purchased by Mack Real Estate at State auction in May 2024. That property could yield up to 8,000 to 9,000 new multifamily units in addition to commercial and business park uses.

While multifamily construction will be largely located near I-17, single family development over the next decade will be more outspread. New major developments will also be starting at different intervals, though within the next few years.

Aloravita: Shea Homes, Pulte Homes, D.R. Horton; Jomax & 75th Avenue; 1,470 estimated total lots – 430 remaining.

This has been a successful project since opening in 2018/19. Most of the new construction activity is moving to the southern phase located in the Peoria School District, but there remain six subdivisions on hillside property to complete. Four of them are under construction (right) with the other two paved and ready for house construction by late fall 2024. This development should be building out in 2026.

Norterra/Union Park: Ashton Woods, Cachet Construction, The New Home Company, David Weekley Homes; I-17 & Happy Valley Road; 980 estimated total lots – 250 remaining.

Several subdivisions are currently active but all are nearing build-out. The last subdivision should be finished in 2025, though there will remain substantial multifamily potential to be added over several years.

Adobe Dam: Lennar Homes; 36th Ave & Pinnacle Peak Road; 300 estimated total lots.

This 80-acre property was acquired by State auction January 2024. Zoning was being finalized by early fall 2024 with lot development to begin early 2025. House construction is planned to commence by spring 2026. The project is in a favorable location, which is why there were four developers bidding on the land, and the timing is favorable. This builder's Middle Vista development, at the west side of I-17 on the north side of the CAP, built out very rapidly and it is expected that this new project will also be completed quickly, likely by 2028 or earlier.

Verdin: Taylor Morrison Homes; 24th Street & Sonoran Desert Parkway; 1,200 estimated total lots. Mass grading for this development (right) started in late spring 2024. The presence of rock on the property may slow progress of lot creation. Site plan review for phase one was underway in fall 2024. House construction is anticipated to begin by fall 2025. This master plan will have four product lines and production levels should be strong.

Copperleaf North: Dove Valley Road & Paloma Parkway (18th Avenue); 1,020 estimated total lots. This project is in the early planning stages. Located on State land, appraisals had not been done by fall 2024. Auction of the 326 acres involved is expected to take place by mid-2025. House construction could begin around spring 2028. It should be expected that it will develop similarly to the Copperleaf project directly south, meaning very strong production levels through the middle years of the projection period.

Smartopia: Dixileta Road & Lake Pleasant Parkway; 850 estimated total lots.
This project, located along the western boundary of the District and previously known as Peoria Lakes, is intended to be a sustainable, technology-oriented development. Current planning provides an estimated start in about 2027 or 2028 so the largest impact on the District would be in the second half of the projection.

NorthPark: Pulte Homes; Dixileta & 51st Avenue – Biscuit Flats; 8,000 estimated total lots.
Neighborhood meetings and rezoning are scheduled for fall 2024. Entitlements should take a year or more. There are a number of issues regarding this master plan that will have to be addressed. The amount and location of preserved land will need to be resolved and this could be a difficult process. There will also be some transportation and neighborhood issues with the planned crossing of the CAP canal at 51st Avenue. It will likely be a year and a half or longer before the land can be auctioned.

Housing development could begin by 2028 and would extend for many years beyond the projection period. At this time, it isn't known which or how many builders will be involved so production levels are difficult to estimate. However, this development is adjacent to major employment nodes, so housing production volumes could be very high, likely several hundred units annually.

4.0 District Projections

4.1 Population & Housing

District-level enrollment projections are created by integrating historical enrollment, demographic and housing market trends with the projected housing unit additions and the associated change in the school-age population. Future enrollment projections are also impacted by assumptions regarding the share of the District's population that will choose to attend District schools. Due to the pronounced demographic and development differences that exist among the different areas of the District, the District-level projections are cross-checked using projections by the District sub-area, as presented in Section 5 of this report.

The District's long-term population and housing projections, shown in **Table 15**, are based on historical and forecast trends in housing construction, occupancy, and economic growth indicators. Currently, the District contains more than 280,000 persons in 105,000 households (occupied housing units), with a population per household of about 2.67 persons equaling the county average. Occupancy rates appear to have stabilized at about 93 percent, despite some metropolitan areas experiencing decreases due to the housing shock following the COVID-19 pandemic. Population per household is expected to decline slowly during the projection period due to the aging of existing households and the increase in multifamily housing, both dampening the impact of an increase in the number of households on the total and school-age population.

The District's population and number of households are expected to grow throughout the projection period as a large amount of new housing enters the market. In the past year, nearly 2,500 new housing units were added to the inventory, and this pace is projected to remain at or above that level until 2034/35. On average, about 2,800 new units will be added annually during the projection period. With a stable occupancy rate, this growth is anticipated to result in nearly 25,000 new households over the next 10 years. However, the population per household is expected to decline to 2.56 by 2034/35. By the end of the projection period, the District's population will reach approximately 334,000 people occupying just over 130,000 households.

TABLE 15
HISTORIC AND PROJECTED POPULATION AND HOUSING

		Housing Units		Occupancy	Vacant	Households		
Year	Population	Total	New	Rate	Units	Total	Change	Pop/HH
2010/11	**239,040**	**96,493**	**872**	**90.4%**	**9,276**	**87,217**	**106**	**2.741**
2011/12	**241,119**	**96,765**	**272**	**91.0%**	**8,714**	**88,051**	**834**	**2.738**
2012/13	**245,571**	**97,603**	**838**	**92.0%**	**7,792**	**89,811**	**1,760**	**2.734**
2013/14	**248,100**	**98,337**	**734**	**92.3%**	**7,551**	**90,786**	**975**	**2.733**
2014/15	**252,715**	**99,292**	**955**	**93.2%**	**6,702**	**92,590**	**1,804**	**2.729**
2015/16	**255,014**	**100,274**	**982**	**93.3%**	**6,697**	**93,577**	**988**	**2.725**
2016/17	**259,120**	**101,056**	**782**	**94.2%**	**5,887**	**95,169**	**1,592**	**2.723**
2017/18	**261,340**	**102,174**	**1,118**	**94.1%**	**6,033**	**96,141**	**972**	**2.718**
2018/19	**263,866**	**103,650**	**1,476**	**93.8%**	**6,421**	**97,229**	**1,088**	**2.714**
2019/20	**266,352**	**104,466**	**816**	**94.0%**	**6,268**	**98,198**	**969**	**2.712**
2020/21	**268,641**	**105,964**	**1,498**	**93.9%**	**6,485**	**99,479**	**1,281**	**2.700**
2021/22	**271,029**	**107,748**	**1,784**	**93.5%**	**7,004**	**100,744**	**1,265**	**2.690**
2022/23	**273,229**	**109,535**	**1,787**	**93.1%**	**7,558**	**101,977**	**1,233**	**2.679**
2023/24	**276,412**	**110,410**	**875**	**93.6%**	**7,066**	**103,344**	**1,367**	**2.675**
2024/25	**280,179**	**112,929**	**2,519**	**93.0%**	**7,905**	**105,024**	**1,680**	**2.668**
2025/26	283,359	115,324	2,395	92.6%	8,534	106,790	1,766	2.653
2026/27	286,491	117,544	2,220	92.4%	8,933	108,611	1,821	2.638
2027/28	290,382	119,106	1,562	92.8%	8,576	110,530	1,920	2.627
2028/29	294,249	121,839	2,733	92.5%	9,138	112,701	2,171	2.611
2029/30	299,345	124,851	3,012	92.3%	9,614	115,237	2,536	2.598
2030/31	305,669	127,752	2,901	92.4%	9,709	118,043	2,805	2.589
2031/32	312,398	130,754	3,002	92.5%	9,807	120,947	2,905	2.583
2032/33	319,637	134,267	3,513	92.4%	10,204	124,063	3,115	2.576
2033/34	327,222	137,053	2,786	92.8%	9,868	127,185	3,122	2.573
2034/35	334,054	140,821	3,768	92.5%	10,562	130,259	3,074	2.565
2025/26-2034/35			27,892				25,235	

Source: Applied Economics, 2024.

***Bolding indicates historical estimates.**

4.2 Enrollment

In addition to the volume and market orientation of housing development, trends in per-household student generation rates and enrollment-population ratios are key factors used in determining future enrollment levels. The first element, student generation, refers to the expected size of the school-age population (persons aged 5 to 17 years old) per household. As detailed in **Table 16**, the school-age population averaged 0.538 persons per household in 2010 but has since declined to 0.448 persons per household (16.7 percent) due to historically low birth rates and the overall aging of the District's population. The decline in the number of school-age persons per household is expected to continue throughout the projection period.

Open enrollment causes a shifting of students between districts, with gains and losses offsetting each other to varying degrees, whereas charter schools only reduce District enrollment. Due to the increasing number of educational alternatives and open enrollment policies, applying an enrollment-to-population ratio to the school-age population is necessary to project enrollment. This ratio is based on the net difference between the school-age population and total enrollment, acknowledging that there are flows of students between all school districts in Arizona (henceforth referred to as the E-P Ratio), or it can be based on in-District enrollment alone compared to the school-age population, herein referred to as the service rate.

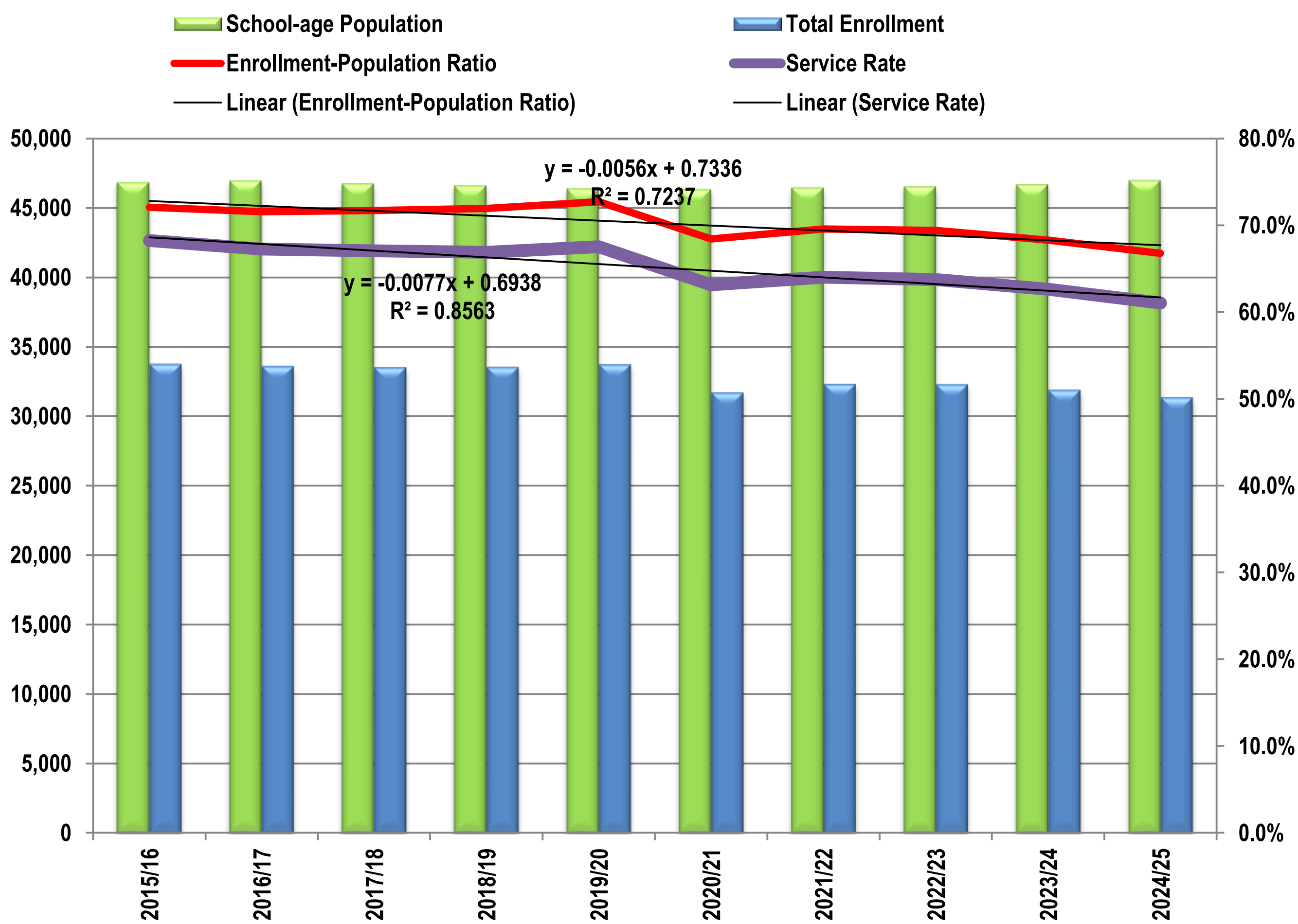
TABLE 16
SCHOOL-AGE POPULATION, ENROLLMENT, E-P RATIO AND SERVICE RATE

		School-Age Population *		K-12	Net	Enrollment -	Out of District	In-District	Service
Year	Households	Total	Per Household	Enrollment	Difference	Population Ratio	Students	Enrollment	Rate
2010/11	87,217	46,950	0.538	34,985	11,965	74.5%	1,092	33,893	72.2%
2011/12	88,051	46,719	0.531	34,400	12,319	73.6%	1,241	33,159	71.0%
2012/13	89,811	46,969	0.523	33,763	13,206	71.9%	1,360	32,403	69.0%
2013/14	90,786	46,797	0.515	33,054	13,743	70.6%	1,420	31,634	67.6%
2014/15	92,590	47,042	0.508	33,432	13,610	71.1%	1,639	31,793	67.6%
2015/16	93,577	46,862	0.501	33,770	13,092	72.1%	1,797	31,973	68.2%
2016/17	95,169	46,975	0.494	33,618	13,357	71.6%	2,017	31,601	67.3%
2017/18	96,141	46,774	0.487	33,539	13,235	71.7%	2,165	31,374	67.1%
2018/19	97,229	46,624	0.480	33,548	13,076	72.0%	2,358	31,190	66.9%
2019/20	98,198	46,413	0.473	33,749	12,664	72.7%	2,407	31,342	67.5%
2020/21	99,479	46,344	0.466	31,711	14,633	68.4%	2,447	29,264	63.1%
2021/22	100,744	46,464	0.461	32,335	14,129	69.6%	2,591	29,744	64.0%
2022/23	101,977	46,562	0.457	32,315	14,247	69.4%	2,631	29,684	63.8%
2023/24	103,344	46,714	0.452	31,909	14,805	68.3%	2,641	29,268	62.7%
2024/25	105,024	46,999	0.448	31,389	15,610	66.8%	2,702	28,687	61.0%

Source: Applied Economics, 2024.
* Population age 5 through 17, corresponds with Kindergarten through 12th grade.
***Bolding indicates historical estimates.**

Figure 6 illustrates the relationship between the size of the District's school-age population, total enrollment, and both the E-P Ratio and the service rate. In 2024/25, the school-age population within the District is estimated to be about 46,999 persons, while enrollment totaled 31,389 students; this results in a difference between total enrollment and the school-age population of roughly 15,600 persons and an E-P Ratio of 67 percent. Comparing the school-age population to in-District enrollment (28,768 students) results in a service rate of 61 percent. Both ratios are down considerably compared to pre-pandemic levels.

FIGURE 6
TRENDS IN THE E-P RATIO AND SERVICE RATE



It is important to note that assumptions regarding future trends in these ratios can greatly affect enrollment projections. Therefore, three scenarios of projected enrollment are presented in **Table 17**. These scenarios have been developed based on trends in the District's service rate (based on in-District enrollment). The "Trend" scenario assumes an aggressive decline in the District's service rate, informed by the average rate of decline in the service rate since 2015/16 of about 0.8 percent per year. In this scenario, the District would lose roughly 500 students over the next ten years, and enrollment would total 28,200 in-District students by 2034/35 even as 28,000 new housing units are built.

The "Stable" scenario assumes a service rate that remains stable throughout the 10-year period, similar to the current ratio. This scenario would result in about 3,700 more students, including in-District enrollment of approximately 32,400 K-12 students, by 2034/35. The "Mid Forecast" scenario assumes that the District's service rate declines at a rate between the Trend and Stable scenarios. Under this scenario, the District would add about 1,550 students, with enrollment of about 30,200 in-District students by the end of the projection period. This scenario is used in all of the sub-District projections presented in Section 5 of this report.

TABLE 17
PROJECTED SERVICE RATE AND IN-DISTRICT ENROLLMENT BY SCENARIO

	Trend Service Rate			Mid Forecast			Stable Service Rate		
	Service	In-District Enrollment		Service	In-District Enrollment		Service	In-District Enrollment	
Year	Rate	Total	Change	Rate	Total	Change	Rate	Total	Change
2010/11	**72.2%**	**33,893**		**72.2%**	**33,893**		**72.2%**	**33,893**	
2011/12	**71.0%**	**33,159**	**-734**	**71.0%**	**33,159**	**-734**	**71.0%**	**33,159**	**-734**
2012/13	**69.0%**	**32,403**	**-756**	**69.0%**	**32,403**	**-756**	**69.0%**	**32,403**	**-756**
2013/14	**67.6%**	**31,634**	**-769**	**67.6%**	**31,634**	**-769**	**67.6%**	**31,634**	**-769**
2014/15	**67.6%**	**31,793**	**159**	**67.6%**	**31,793**	**159**	**67.6%**	**31,793**	**159**
2015/16	**68.2%**	**31,973**	**180**	**68.2%**	**31,973**	**180**	**68.2%**	**31,973**	**180**
2016/17	**67.3%**	**31,601**	**-372**	**67.3%**	**31,601**	**-372**	**67.3%**	**31,601**	**-372**
2017/18	**67.1%**	**31,374**	**-227**	**67.1%**	**31,374**	**-227**	**67.1%**	**31,374**	**-227**
2018/19	**66.9%**	**31,190**	**-184**	**66.9%**	**31,190**	**-184**	**66.9%**	**31,190**	**-184**
2019/20	**67.5%**	**31,342**	**152**	**67.5%**	**31,342**	**152**	**67.5%**	**31,342**	**152**
2020/21	**63.1%**	**29,264**	**-2,078**	**63.1%**	**29,264**	**-2,078**	**63.1%**	**29,264**	**-2,078**
2021/22	**64.0%**	**29,744**	**480**	**64.0%**	**29,744**	**480**	**64.0%**	**29,744**	**480**
2022/23	**63.8%**	**29,684**	**-60**	**63.8%**	**29,684**	**-60**	**63.8%**	**29,684**	**-60**
2023/24	**62.7%**	**29,268**	**-416**	**62.7%**	**29,268**	**-416**	**62.7%**	**29,268**	**-416**
2024/25	**61.0%**	**28,687**	**-581**	**61.0%**	**28,687**	**-581**	**61.0%**	**28,687**	**-581**
2025/26	60.0%	28,381	-306	60.3%	28,549	-138	60.7%	28,712	25
2026/27	59.1%	28,151	-230	59.8%	28,500	-49	60.5%	28,844	132
2027/28	58.2%	27,925	-226	59.3%	28,468	-32	60.4%	29,012	168
2028/29	57.4%	27,796	-129	58.9%	28,542	74	60.5%	29,294	282
2029/30	56.6%	27,772	-24	58.6%	28,724	182	60.5%	29,688	394
2030/31	56.2%	27,952	180	58.5%	29,113	389	60.9%	30,303	615
2031/32	55.6%	28,043	91	58.3%	29,417	304	61.1%	30,835	532
2032/33	54.8%	28,062	18	57.9%	29,647	229	61.1%	31,297	461
2033/34	54.3%	28,238	177	57.8%	30,049	403	61.4%	31,942	646
2034/35	53.5%	28,211	-28	57.4%	30,238	188	61.4%	32,376	433
2025/26-2034/35			-476			1,551			3,689

Source: Applied Economics, 2024.
***Bolding indicates historical estimates.**

Table 18 provides a detailed view of total (in-District and out-of-District) projected enrollment by grade cohort based on the "Mid Forecast" scenario. By 2034/35, total enrollment is projected to rise to 33,324 students (up over 1,900 students or 6.2 percent), and the distribution of enrollment by grade cohort is expected to shift slightly toward the oldest cohort.

The Kindergarten to 4th grade (K-4) cohort is projected to grow by approximately 770 students over the next 10 years (a 7.6 percent increase), while the 5-8 cohort is expected to add around 670 students (6.8 percent). During the same period, the 9-12 cohort is projected to grow by roughly 490 students (4.3 percent). This represents a slight shift from previous enrollment patterns, with the younger K-4 cohort seeing more growth. Despite these increases, the distribution of students across grade cohorts is expected to remain relatively stable through 2034/35. The K-4 cohort will continue to grow from 32 to 33 percent of the total, the 5-8 cohort will remain at 32 percent, and the 9-12 cohort will decrease from 36 to 35 percent. Further indicating the District tends to house older families likely to have children in middle or high school.

TABLE 18
HISTORICAL AND PROJECTED TOTAL ENROLLMENT BY LEVEL – MID FORECAST

	Enrollment by Level				K-12 Total		
Fall	K-4	5-8	K-8	9-12	Enrollment	Change	% Change
2010/11	**12,499**	**11,510**	**24,009**	**10,976**	**34,985**	**-1,004**	**-2.8%**
2011/12	**12,335**	**11,083**	**23,418**	**10,982**	**34,400**	**-585**	**-1.7%**
2012/13	**11,903**	**10,691**	**22,594**	**11,169**	**33,763**	**-637**	**-1.9%**
2013/14	**11,280**	**10,583**	**21,863**	**11,191**	**33,054**	**-709**	**-2.1%**
2014/15	**11,680**	**10,684**	**22,364**	**11,068**	**33,432**	**378**	**1.1%**
2015/16	**11,989**	**10,745**	**22,734**	**11,036**	**33,770**	**338**	**1.0%**
2016/17	**11,969**	**10,785**	**22,754**	**10,864**	**33,618**	**-152**	**-0.5%**
2017/18	**11,878**	**10,663**	**22,541**	**10,998**	**33,539**	**-79**	**-0.2%**
2018/19	**11,922**	**10,654**	**22,576**	**10,972**	**33,548**	**9**	**0.0%**
2019/20	**11,993**	**10,652**	**22,645**	**11,104**	**33,749**	**201**	**0.6%**
2020/21	**10,746**	**10,073**	**20,819**	**10,892**	**31,711**	**-2,038**	**-6.0%**
2021/22	**11,084**	**10,192**	**21,276**	**11,059**	**32,335**	**624**	**2.0%**
2022/23	**10,999**	**10,127**	**21,126**	**11,189**	**32,315**	**-20**	**-0.1%**
2023/24	**10,724**	**9,989**	**20,713**	**11,196**	**31,909**	**-406**	**-1.3%**
2024/25	**10,209**	**9,924**	**20,133**	**11,256**	**31,389**	**-520**	**-1.6%**
2025/26	10,187	9,957	20,144	11,143	31,287	-102	-0.3%
2026/27	10,026	10,235	20,261	11,014	31,275	-12	0.0%
2027/28	9,990	10,315	20,305	10,975	31,280	5	0.0%
2028/29	9,998	10,227	20,225	11,167	31,392	112	0.4%
2029/30	10,107	10,261	20,368	11,244	31,612	220	0.7%
2030/31	10,265	10,153	20,418	11,622	32,040	428	1.4%
2031/32	10,437	10,173	20,610	11,773	32,383	343	1.1%
2032/33	10,622	10,261	20,883	11,769	32,652	269	0.8%
2033/34	10,816	10,435	21,251	11,844	33,095	443	1.4%
2034/35	10,985	10,594	21,579	11,745	33,324	229	0.7%

Source: Applied Economics, 2024.
***Bolding indicates historical estimates.**

The distribution of total enrollment by individual grade is shown in **Table 19** and provides additional insight into enrollment patterns and the progressive impact of smaller or larger classes. If enrollment were evenly distributed, each K-12 grade would make up 7.7 percent of the total. In 2024/25, Kindergarten through 4th grades each account for an average of 6.5 percent of total enrollment, while grades 5 through 8 each average 7.9 percent, and grades 9 through 12 each represent about 9.0 percent. Despite the additions over the next 10 years, these same grade-level enrollment distributions are projected to persist in 2034/35.

TABLE 19
HISTORIC AND PROJECTED ENROLLMENT BY GRADE

Year	K	1	2	3	4	5	6	7	8	9	10	11	12	K-12 Total	Percent Change
2010/11	**2,065**	**2,526**	**2,667**	**2,650**	**2,591**	**2,768**	**2,846**	**2,983**	**2,913**	**2,916**	**2,809**	**2,711**	**2,540**	**34,985**	**-2.8%**
2011/12	**2,136**	**2,338**	**2,585**	**2,649**	**2,627**	**2,523**	**2,734**	**2,863**	**2,963**	**2,841**	**2,847**	**2,712**	**2,582**	**34,400**	**-1.7%**
2012/13	**2,005**	**2,371**	**2,331**	**2,539**	**2,657**	**2,577**	**2,476**	**2,744**	**2,894**	**2,992**	**2,827**	**2,782**	**2,568**	**33,763**	**-1.9%**
2013/14	**1,939**	**2,190**	**2,293**	**2,350**	**2,508**	**2,611**	**2,588**	**2,619**	**2,765**	**2,854**	**2,979**	**2,696**	**2,662**	**33,054**	**-2.1%**
2014/15	**2,216**	**2,197**	**2,353**	**2,432**	**2,482**	**2,605**	**2,687**	**2,718**	**2,674**	**2,835**	**2,805**	**2,844**	**2,584**	**33,432**	**1.1%**
2015/16	**2,363**	**2,330**	**2,290**	**2,436**	**2,570**	**2,561**	**2,645**	**2,794**	**2,745**	**2,803**	**2,770**	**2,728**	**2,735**	**33,770**	**1.0%**
2016/17	**2,337**	**2,361**	**2,382**	**2,363**	**2,526**	**2,617**	**2,587**	**2,770**	**2,811**	**2,818**	**2,758**	**2,670**	**2,618**	**33,618**	**-0.5%**
2017/18	**2,331**	**2,327**	**2,347**	**2,459**	**2,414**	**2,577**	**2,607**	**2,704**	**2,775**	**2,917**	**2,766**	**2,708**	**2,607**	**33,539**	**-0.2%**
2018/19	**2,256**	**2,348**	**2,421**	**2,346**	**2,551**	**2,486**	**2,653**	**2,730**	**2,785**	**2,854**	**2,857**	**2,688**	**2,573**	**33,548**	**0.0%**
2019/20	**2,379**	**2,335**	**2,369**	**2,455**	**2,455**	**2,594**	**2,526**	**2,766**	**2,766**	**2,915**	**2,848**	**2,778**	**2,563**	**33,749**	**0.6%**
2020/21	**1,942**	**2,131**	**2,141**	**2,209**	**2,323**	**2,373**	**2,452**	**2,546**	**2,702**	**2,841**	**2,810**	**2,654**	**2,587**	**31,711**	**-6.0%**
2021/22	**2,107**	**2,075**	**2,261**	**2,324**	**2,317**	**2,451**	**2,468**	**2,641**	**2,632**	**2,939**	**2,831**	**2,727**	**2,562**	**32,335**	**2.0%**
2022/23	**1,982**	**2,215**	**2,138**	**2,324**	**2,340**	**2,365**	**2,477**	**2,588**	**2,697**	**2,913**	**2,938**	**2,706**	**2,632**	**32,315**	**-0.1%**
2023/24	**1,893**	**2,013**	**2,237**	**2,197**	**2,384**	**2,408**	**2,407**	**2,578**	**2,596**	**2,933**	**2,850**	**2,832**	**2,581**	**31,909**	**-1.3%**
2024/25	**1,802**	**1,926**	**2,047**	**2,234**	**2,200**	**2,421**	**2,399**	**2,454**	**2,650**	**2,860**	**2,925**	**2,756**	**2,715**	**31,389**	**-1.6%**
2025/26	1,804	1,883	2,015	2,146	2,339	2,307	2,517	2,577	2,556	2,855	2,836	2,824	2,628	31,287	-0.3%
2026/27	1,814	1,884	1,970	2,112	2,246	2,452	2,397	2,703	2,683	2,753	2,830	2,738	2,693	31,275	0.0%
2027/28	1,829	1,899	1,976	2,070	2,216	2,360	2,554	2,580	2,821	2,897	2,733	2,734	2,611	31,280	0.0%
2028/29	1,844	1,915	1,991	2,076	2,172	2,328	2,458	2,749	2,692	3,045	2,875	2,640	2,607	31,392	0.4%
2029/30	1,866	1,938	2,016	2,100	2,187	2,291	2,434	2,656	2,880	2,917	3,028	2,780	2,519	31,612	0.7%
2030/31	1,895	1,968	2,048	2,134	2,220	2,315	2,405	2,640	2,793	3,132	2,906	2,931	2,653	32,040	1.4%
2031/32	1,927	2,001	2,081	2,170	2,258	2,352	2,432	2,610	2,779	3,040	3,122	2,813	2,798	32,383	1.1%
2032/33	1,961	2,037	2,118	2,207	2,299	2,395	2,473	2,643	2,750	3,029	3,032	3,023	2,685	32,652	0.8%
2033/34	1,997	2,074	2,158	2,248	2,339	2,440	2,520	2,689	2,786	2,999	3,022	2,937	2,886	33,095	1.4%
2034/35	2,028	2,106	2,191	2,284	2,376	2,475	2,560	2,732	2,827	3,029	2,988	2,925	2,803	33,324	0.7%

Source: Applied Economics, 2024.

***Bolding indicates historical estimates.**

5.0 Sub-District Projections

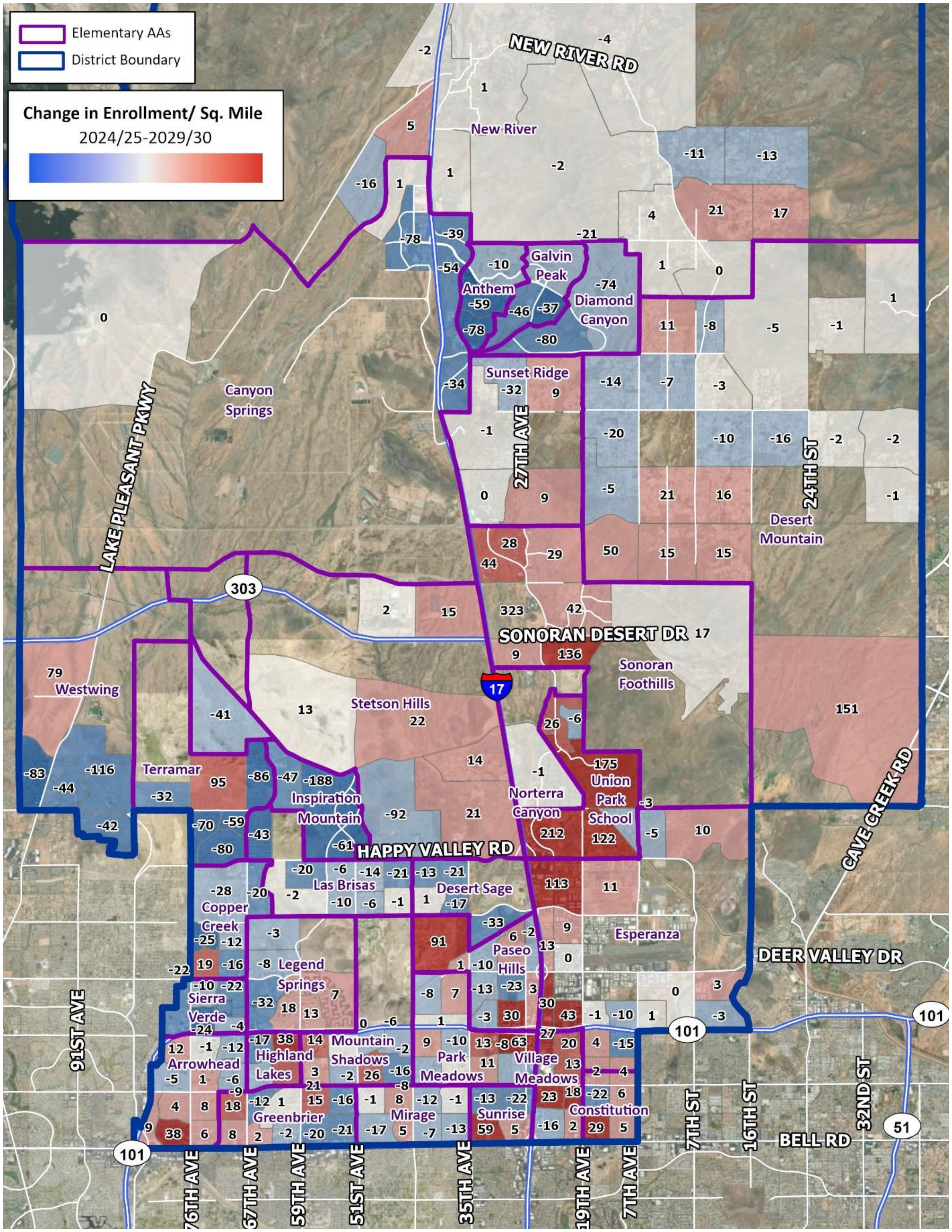
Sub-District enrollment projections are based on the current number of students in each study area, the expected occupancy of existing housing units, absorption of new housing units, and the expected student generation from existing and newly created households. The small-area forecasts are developed by applying the expected level of District-wide absorption to the supply of new residential housing on a project-by-project basis. Absorption is first allocated to active residential projects and then to vacant land planned for residential development, according to the development schedule assigned to each project or portion thereof. Annual projections of enrollment by grade for each of the study areas have been developed using this data.

The projected changes in the number of students by study area over the next two five-year periods are depicted on **Maps 10** and **11**. The grids are color-coded according to the amount of change, with increasing saturations of red for positive change and blue for negative change. During the first five-year period, the highest growth is expected east of I-17 and north of Pinnacle Peak Road. Declines are largely anticipated in older residential areas in the west-central portion of the District and Anthem; the southern portion of the District should see a mix of gains and losses as new infill projects partially offset losses in aging neighborhoods.

During the second five-year period, growth is expected to become more concentrated in areas west of I-17 and expand into more areas east of I-17 in the north and several areas adjacent to the freeway. Due to the aging of the existing population, enrollment losses are expected to continue in Anthem and the central portion of the District and become more predominant in the south.

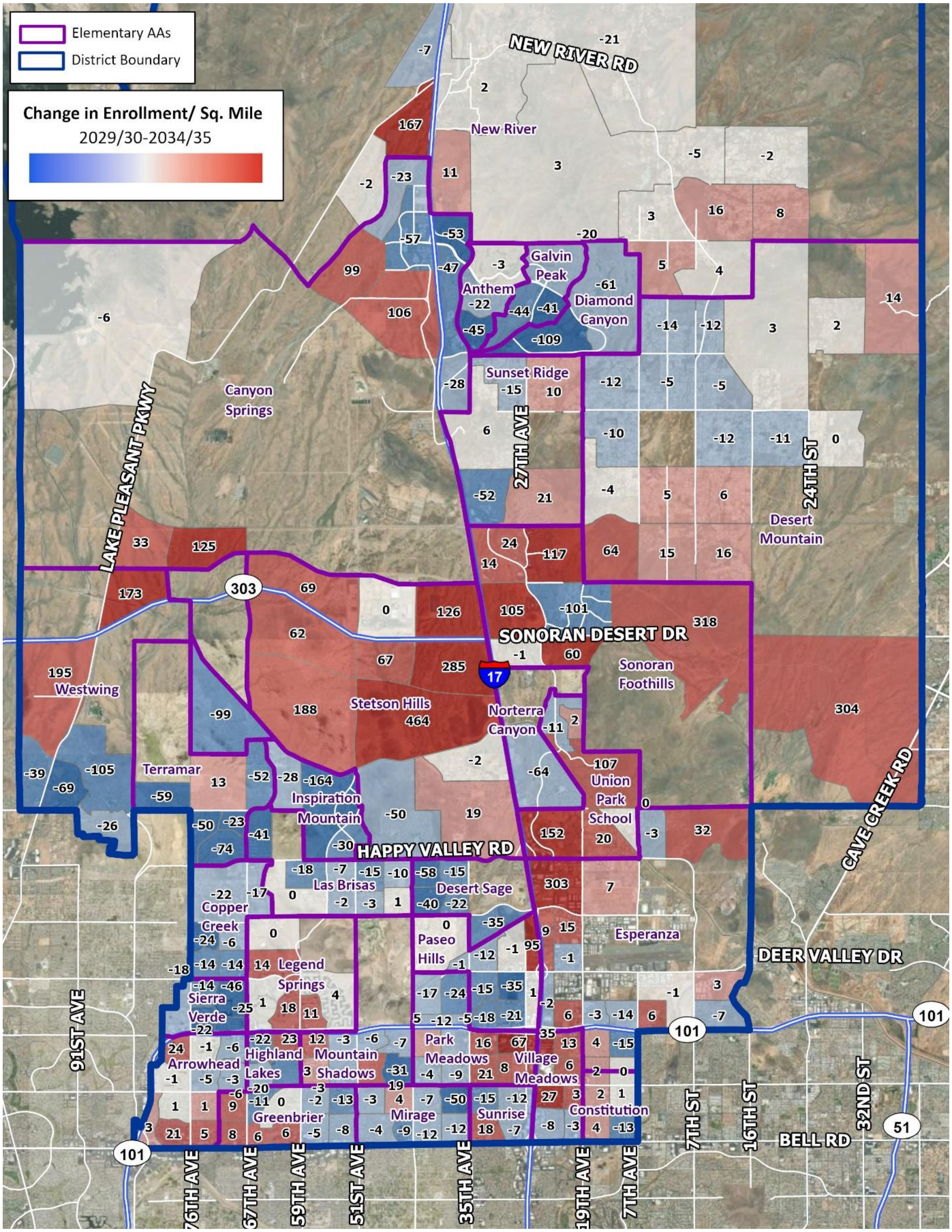
This southern portion of the District, particularly the area south of the Loop 101 freeway, consists of older, more affordable housing whose appeal to the area's workforce helps create stability in the school-age population. Therefore, grids in this area have different levels of age and household composition, which helps to explain the "patchwork" appearance of enrollment growth in the area.

MAP 10
ENROLLMENT CHANGE: 2024/25 – 2029/30



MAP 11

ENROLLMENT CHANGE: 2029/30 – 2034/35



5.1 Enrollment by Attendance Area

For analysis purposes, grid-level data within the District is aggregated to generate enrollment estimates and projections by current school attendance areas. **Table 20** displays the projected enrollment by attendance area through 2034 based on current student data and the demographic and development trends observed in the District. Enrollment is presented for each level and is based solely on the attendance area designated for each student's place of residence. This directly links to the demographic analysis and development projections used to predict enrollment at each school. Enrollment from outside the District boundaries is also included.

Attendance area enrollment is color-coded to reflect the size of each area relative to the average size (number of students), with larger numbers represented in red and smaller numbers in blue. The saturation of the colors increases with the attendance area's variation in size over time. Changes in color and saturation from year to year visually represent growth trends within each area.

Elementary (K-6 and K-8) attendance area enrollment is forecast to remain relatively stable during the first five-year period due in part to a six percent increase in out-of-District enrollment (100 students), helping to offset losses in the region. The largest enrollment increases are expected in the Sonoran Foothills (+400 students), Union Park (+300 students), and Desert Mountain (+100 students) attendance areas. Two additional attendance areas are expected to increase by 100 or more students each over the next five years. Fourteen elementary attendance areas are projected to experience enrollment declines in the first half of the projection period, with the largest decline expected in the Westwing (-150 students) attendance area. Another four attendance areas are projected to lose 100 or more students by 2029/30.

In the second five-year period, enrollment gains in the elementary attendance area continue in the Desert Mountain (+250 students) and Sonoran Foothills (+350 students) areas, and growth explodes in the Stetson Hills (+840 students) attendance area. However, District enrollment gains are slowed by losses in 18 other elementary attendance areas, ranging from over 100 students (Terramar) to fewer than 20 students (Village Meadows). Including a drop of 84 students in out-of-District enrollment, total elementary enrollment is expected to grow by 7 percent (1,350 students) during the second half of the projection period, resulting in an overall increase of 1,400 elementary students (7.6 percent) by 2034/35.

Among middle school attendance areas, the Deer Valley attendance area is expected to gain 200 students during the first five-year period, resulting in a net enrollment gain of 10 percent by 2029/30. However, this gain is entirely offset by losses in all other middle school attendance areas during the second half of the projection period, leading to only a 3 percent increase in total middle school enrollment by 2034/35.

In the high school attendance areas, significant growth is expected in the Barry Goldwater attendance area, with nearly 1,100 additional students by 2034/35. This growth is partially offset by losses in the Mountain Ridge (-500 students) and Boulder Creek (-200 students) attendance areas during the same period. Nevertheless, consistent growth in out-of-District enrollment over the next ten years is projected to help the District achieve a 4 percent overall increase in high school enrollment by 2034/35.

TABLE 20
ACTUAL AND PROJECTED ENROLLMENT BY ATTENDANCE AREA

	Actual						Projected										Change		
Attendance Area*	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	'19-'24	'24-'29	'29-'34
Anthem Elem	371	337	334	305	278	251	231	216	195	193	177	175	160	160	158	155	-32%	-29%	-13%
Arrowhead	595	566	625	576	545	533	549	560	572	554	556	550	561	564	569	575	-10%	4%	3%
Bellair	431	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-100%		
Canyon Springs	1,023	957	992	892	896	884	874	847	797	758	735	737	803	857	880	896	-14%	-17%	22%
Constitiution	707	653	693	485	450	404	406	412	422	408	402	397	392	388	384	381	-43%	-1%	-5%
Copper Creek	700	658	691	678	673	667	645	623	612	561	547	537	530	519	511	503	-5%	-18%	-8%
Desert Mountain	486	443	461	473	456	463	455	462	475	504	574	639	673	727	785	828	-5%	24%	44%
Desert Sage	613	561	556	537	550	531	511	489	476	446	423	413	408	398	389	382	-13%	-20%	-10%
Diamond Canyon	705	644	666	624	566	534	513	482	456	430	415	383	357	337	342	331	-24%	-22%	-20%
Esperanza	583	561	650	710	644	622	623	629	655	692	734	768	775	798	826	862	7%	18%	17%
Gavilan Peak	470	448	440	396	362	363	359	349	334	317	299	292	276	278	287	285	-23%	-18%	-5%
Greenbrier	443	416	431	424	423	419	425	421	426	416	414	411	407	405	403	401	-5%	-1%	-3%
Highland Lakes	597	531	555	575	549	556	546	561	555	574	596	576	568	538	554	554	-7%	7%	-7%
Inspiration Mountai	0	0	0	793	808	741	702	668	630	585	563	526	515	500	491	481		-24%	-15%
Las Brisas	1,008	922	968	429	424	421	411	409	395	371	360	355	349	342	336	331	-58%	-14%	-8%
Legend Springs	378	356	361	371	359	377	375	385	391	404	400	411	404	406	408	410	0%	6%	2%
Mirage	727	649	672	682	629	598	596	587	585	574	564	550	542	533	525	517	-18%	-6%	-8%
Mountain Shadows	508	434	448	422	441	467	464	467	485	494	485	477	465	460	452	445	-8%	4%	-8%
New River	399	328	357	331	296	285	282	282	296	298	295	323	347	368	388	401	-29%	3%	36%
Norterra Canyon	904	541	541	543	553	512	515	519	517	507	490	480	460	448	448	442	-43%	-4%	-10%
Park Meadows	527	473	538	526	491	459	472	462	458	464	488	495	487	494	500	505	-13%	6%	4%
Paseo Hills	813	730	810	701	701	654	650	649	672	679	676	710	700	696	687	675	-20%	3%	0%
Sierra Verde	667	612	609	607	629	611	587	566	558	537	523	509	489	461	444	427	-8%	-14%	-18%
Sonoran Foothills	863	818	850	771	781	788	853	932	1,002	1,073	1,179	1,241	1,303	1,372	1,441	1,537	-9%	50%	30%
Stetson Hills	694	684	679	621	629	609	602	599	600	604	643	765	903	1,078	1,318	1,484	-12%	6%	131%
Sunrise	501	439	405	386	400	388	394	392	390	391	379	370	371	368	365	363	-23%	-2%	-4%
Sunset Ridge	709	574	617	578	529	544	557	550	557	546	553	543	544	545	540	541	-23%	2%	-2%
Terramar	1,056	1,079	1,142	1,088	1,053	996	1,031	1,024	1,003	958	920	877	852	826	822	807	-6%	-8%	-12%
Village Meadows	464	397	423	371	361	361	379	385	392	411	409	412	407	409	410	411	-22%	13%	1%
Westwing	850	790	788	782	736	679	632	584	564	529	533	541	578	629	660	700	-20%	-22%	31%
Union Park	0	660	715	692	719	749	833	920	970	1,035	1,074	1,128	1,159	1,174	1,192	1,213		43%	13%
Out Of District	1,678	1,713	1,888	1,827	1,843	1,783	1,807	1,852	1,881	1,881	1,883	1,862	1,849	1,819	1,807	1,799	6%	6%	-4%
Total	20,470	18,974	19,905	19,198	18,774	18,249	18,277	18,283	18,322	18,192	18,289	18,454	18,635	18,896	19,324	19,642	-11%	0%	7%

Source: Applied Economics, 2024.

*** Excludes pre-school enrollment. Bold indicates a K-8 school.**

TABLE 20 (Continued)
ACTUAL AND PROJECTED ENROLLMENT BY ATTENDANCE AREA

	Actual						Projected										Change		
Attendance Area	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	'19-'24	'24-'29	'29-'34
Middle School *																			
Deer Valley Middle	630	685	773	708	656	623	636	736	769	760	765	759	828	845	809	834	-1%	23%	9%
Desert Sky Middle	600	550	574	557	573	590	555	550	549	554	591	587	565	551	539	535	-2%	0%	-9%
Hillcrest Middle	923	866	850	663	710	671	676	693	665	718	724	618	581	590	578	568	-27%	8%	-22%
Total	2,153	2,101	2,197	1,928	1,939	1,884	1,867	1,978	1,983	2,033	2,079	1,964	1,975	1,987	1,927	1,937	-12%	10%	-7%
High School																			
Barry Goldwater	2,221	2,141	2,400	2,377	2,437	2,465	2,593	2,638	2,735	2,884	3,047	3,223	3,281	3,326	3,447	3,523	11%	24%	16%
Boulder Creek	2,536	2,333	2,541	2,425	2,394	2,315	2,184	2,099	2,095	2,128	2,135	2,154	2,173	2,151	2,120	2,096	-9%	-8%	-2%
Deer Valley	1,347	1,334	1,607	1,549	1,705	1,726	1,774	1,795	1,789	1,822	1,760	1,809	1,844	1,867	1,880	1,831	28%	2%	4%
Mountain Ridge	1,851	1,960	2,207	2,292	2,358	2,328	2,267	2,204	2,114	2,080	2,046	2,076	2,054	1,975	1,902	1,810	26%	-12%	-12%
Sandra Day	2,420	2,166	1,993	1,743	1,477	1,523	1,454	1,420	1,367	1,354	1,334	1,387	1,423	1,437	1,479	1,483	-37%	-12%	11%
Out Of District	729	734	809	803	825	899	870	858	875	900	922	973	998	1,013	1,016	1,001	23%	3%	9%
Total	11,104	10,668	11,557	11,189	11,196	11,256	11,143	11,014	10,975	11,167	11,244	11,622	11,773	11,769	11,844	11,745	1%	0%	4%

Source: Applied Economics, 2024.
*Excludes out of district students at these schools as they are included in the out of district total on the elementary school table.

5.2 Enrollment by School versus by Attendance Area

To convert the projections of enrollment by attendance area (place of residence) into enrollment by school, it is necessary to quantify the relationship between the place of residence and school of attendance. This is accomplished by analyzing the relationship between the two based on current student information. **Tables 21**, **22,** and **23** display enrollment distribution by school versus enrollment by attendance area for elementary (K-6), middle (7-8), and high school students. These patterns at the school level provide an informative view of the flow of students between schools and from outside the District. It also provides insight into the success of each school in retaining students within their own attendance area and attracting students from outside their attendance area.

Reading the table across a row shows the number of students attending a school from each attendance area (listed by initials across the top row as defined in the first column) and from outside the District. Reading down the columns details where students living in each attendance area choose to go to school. The number of students attending the school in their designated attendance area is shaded in green and the rightmost columns show the net difference between attendance area and school enrollment. For example, at Arrowhead Elementary, there are 351 students enrolled who live within the Arrowhead attendance area. One student at Arrowhead resides in the Desert Sage attendance area, and another from the Esperanza area. There are also 69 students who attend Arrowhead from outside the District, resulting in a total enrollment of 462 students. The Arrowhead attendance area contains a student population of 533 persons, although six attend Copper Creek, one is at Canyon Springs, and so forth. Arrowhead has a net migration of -71 students, about 13.3 percent of the resident K-6 student population.

The net difference between each school's enrollment and the number of students that reside within the attendance area provides an estimate of in- and out-migration impacts on enrollment. Among elementary schools, Highland Lakes has the largest net gain in enrollment, with 455 additional K-6 students, including 139 students from outside of the District. Legend Springs, Sierra Verde, Westwing and Bellair each have net gains of over 200 students this year. Highland Lakes, Sierra Verde, and Westwing each retained 90 percent or more of their attendance area students in 2024/25. Esperanza had the largest loss of students (-221), followed by Mirage (-163 students) and New River (-119 students). At 55 percent, New River retained the smallest share of its resident student population. Overall, 75 percent of the elementary school students living within District boundaries attended their designated school in the 2024/25 school year.

At the middle school level, Highland Lakes had the largest net enrollment gain (89 students), including 65 from outside of the attendance area. At the same time, Desert Sky Middle School attracted the largest number of out-of-District students (91). Deer Valley had the largest net enrollment loss this year (-167 students) and retained 70 percent of its resident middle school students. Westwing and Sierra Verde retained the largest percentage of their resident 7-8 students (92 percent); at 62 percent Gavilan Peak retained the smallest percentage of resident 7-8 students in 2024/25. 72 percent of 7-8 students attended their designated middle school this year.

TABLE 21

SCHOOL VERSUS ATTENDANCE AREA ENROLLMENT (K-6th GRADE): 2024/25

School	Code	AEE	ANE	CCE	COE	CSE	DCS	DME	DSE	ESE	GBE	GPE	HLE	IMS	LBE	LEG	MEE	MSE	NOR	NRE	PHE	PME	SEE	SFS	SRE	STE	SVE	TER	UPS	VME	WWE	Outside	Total Attend	Total Reside	Diff.
		Attendance Area																																	
Arrowhead	AEE	351							1	1	18		1		1	2	5	6				4					1	1	1			69	462	533	-71
Anthem Elem	ANE		112			76	9	6				7							1	18	1								1			20	251	169	82
Copper Creek	CCE	6		483	2			1		4	2			1	1	4	3	1	1		5					2	1	12			2	46	577	668	-91
Constitiution	COE				342					82							2				5	3	1		1				1	13		36	486	404	82
Canyon Springs	CSE	1	15			428	16	7		2		9		6					4	29		4		13	18	1			2	2		9	566	646	-80
Diamond Canyon	DCS		18			65	318	4	1	6		47							2	29				1	15	3				1		7	517	379	138
Desert Mountain	DME							269		2					1					24				1	7								304	336	-32
Desert Sage	DSE	2		7				3	396	10	1		1	3	20	4	1	4	4		17	11	2			6		13	4	7	1	33	550	531	19
Esperanza	ESE				4				2	348											6		6		3					7		25	401	622	-221
Greenbrier	GBE	4		2					2	1	282	1	7				11	10				1	6			2	1					83	413	419	-6
Gavilan Peak	GPE		18			47	23	5		1		125			1		1			18				10	16				5			31	301	194	107
Highland Lakes	HLE	86		18	4				7	8	62		215	15	11	3	24	35			11	19	2	1		6	8	13	3	3	1	139	694	239	455
Inspiration Mountain	IME	2		43					12					400	53		2				2				1	6	1	20	1	1	3	21	568	525	43
Las Brisas	LBE	3		14		1	2		14	4	1			26	264	6	5	2	2		3	4	2	1	4	4	4	13	5	3	2	37	426	421	5
Legend Springs	LEG	30	1	12					5	6	16		10	9	14	331	19	27	2		3	3	2	1		9	8	19	1	1	1	131	661	377	284
Mirage	MEE		1		1					1	1						349	8			2	7	7							3		55	435	598	-163
Mountain Shadows	MSE									1	7						15	326			2	8			1					1		27	388	467	-79
Norterra Canyon	NOR			1	1	2			4	30	1			2	3				308		5	3	2	9		8		1	27			15	422	392	30
New River	NRE		1					1				2								157												6	167	286	-119
Paseo Hills	PHE				2				6	10					2		1	1	2		450	25	3	1	1					3		14	521	577	-56
Park Meadows	PME				7			1	1	13							5	11		1	30	329	9	1					2	14		45	469	459	10
Sunrise	SEE				1				1	3	4						6	2			3	1	324							1		30	376	388	-12
Sonoran Foothills	SFS			1		5		18	3	15					1			2	22					530	17	8		4	42	2		25	695	596	99
Sunset Ridge	SRE		1			14	8	17	1	1							1		4	8				6	311			1				7	380	406	-26
Stetson Hills	STE	1		7	1	1	1		41	16			2	44	25	4	3	5	10		13	14	3	4		381		10	7	3	2	39	637	449	188
Sierra Verde	SVE	41		22		1		1	6	1	6		2		6	15	5	6	2			6				6	418	15		1	6	130	696	446	250
Terramar	TER	1		34			1		4		2			7	10	1	3					1	1			1		525		1	5	58	655	731	-76
Union Park	UPS		2	5		2	1	3	17	36		2		9	3	2	3	1	24		6	7	4	14	10	5		6	464		1	29	656	567	89
Village Meadows	VME				24					8	1						1				3	2	2							284		24	349	361	-12
Westwing School	WWE			18					2	1					5	2				2				1			2	75			443	134	685	468	217
Bellair	BEE	2			3					1	12						130	17	2		2	2	6							3		41	221	0	221
Eschool		2			3	2			2	1	3	1		1		3	1	2			6	2	3			1	2	1	1	1		13	51	0	51
Other		1	0	1	9	2	0	0	3	9	0	0	1	2	0	0	2	1	2	0	2	3	3	2	1	0	0	2	0	6	1	0	53	0	53
Total Reside		533	169	668	404	646	379	336	531	622	419	194	239	525	421	377	598	467	392	286	577	459	388	596	406	449	446	731	567	361	468	1,379	15,033	13,654	1,379
Attend = Reside:		66%	66%	72%	85%	66%	84%	80%	75%	56%	67%	64%	90%	76%	63%	88%	58%	70%	79%	55%	78%	72%	84%	89%	77%	85%	94%	72%	82%	79%	95%		10,263	75.2%	

Sources: Deer Valley Unified School District; Applied Economics, 2024.

TABLE 22

SCHOOL VERSUS ATTENDANCE AREA ENROLLMENT (7th – 8th GRADE): 2024/25

		Attendance Area																				Total	Total	
School Name	Code	ANE	CSE	DCS	DME	DSM	DVM	GPE	HCM	HLE	IME	NOR	PHE	SFS	SRE	STE	SVE	TER	UPS	WWE	Outside	Attend	Reside	Diff.
Anthem Elem	ANE	54	31	8	2			4							2						2	103	82	21
Canyon Springs	CSE	6	164	8	3		1	16	1	1		1		2	4						2	209	241	-32
Diamond Canyon	DCS	13	21	132	2	1		31				1		2	4				1			208	157	51
Desert Mountain	DME				101			10						2	2						1	116	127	-11
Desert Sky Middle	DSM	1	1			504	38		4	15			2								91	656	590	66
Deer Valley Middle	DVM					4	433		1			1	4								13	456	623	-167
Gavilan Peak	GPE	7	14	7	1			104						3	3				1		20	160	169	-9
Hillcrest Middle	HCM				1	14	11		532	18	30	2	3	3	1	5	6	26	3	7	72	734	673	61
Highland Lakes	HLE					36	11		15	264	1		1		1	2	3	5		2	65	406	317	89
Inspiration Mountain	IME		1			2	3		28		156	1			1	5	1	9		1	13	221	218	3
Norterra Canyon	NOR				1	1	8		1		2	98		5					9		8	133	123	10
Paseo Hills	PHE					3	71		6				63		1	1			1		2	148	77	71
Sonoran Foothills	SFS		3		8	1	3	1			1	5		167	4	4		2	19		6	224	193	31
Sunset Ridge	SRE	1	2		5	1		1						5	112				1		3	131	139	-8
Stetson Hills	STE		1			3	12		25	1	20	5	3			138		3	2	4	10	227	160	67
Sierra Verde	SVE				1	5	2		20	14	2						152	7			33	236	165	71
Terramar	TER						1		22		4					2	1	201		1	17	249	266	-17
Union Park	UPS				2	4	17		5		1	7		1	2	1		1	143	1	5	190	181	9
Westwing School	WWE					1	1		8					1				10	1	197	40	259	213	46
E-School			2	1		9	4	2	3	2	1	1		2	1	1	2	2			7	40	0	40
Other		0	1	1	0	1	7	0	2	2	0	1	1	0	1	1	0	0	0	0	2	20	0	20
Total Reside:		82	241	157	127	590	623	169	673	317	218	123	77	193	139	160	165	266	181	213	412	5,126	4,714	412
Attend = Reside:		66%	68%	84%	80%	85%	70%	62%	79%	83%	72%	80%	82%	87%	81%	86%	92%	76%	79%	92%		3,416	72.5%	

Sources: Deer Valley Unified School District; Applied Economics, 2024.

Among the high schools, Boulder Creek and Sandra Day retained the highest share of its resident population (89 percent) this year. However, Boulder Creek had a net differential of -78 students while Sandra Day had a net differential of +1,158, making the two schools vastly different in this regard. With a retention rate of just 59 percent, Barry Goldwater experienced a net loss of 847 students this year, while Mountain Ridge had a net gain of 495 students and a retention rate of 87 percent. With a retention rate of 82 percent, the net gain at Deer Valley High School (3 students) was largely due to the enrollment of students from outside of the District (198), offsetting the low number of resident students. Approximately 80 percent of the resident high school students attended their designated school in 2024/25.

TABLE 23

SCHOOL VERSUS ATTENDANCE AREA ENROLLMENT (9th – 12th GRADE): 2024/25

		Attendance Area						Total	Total	
School	Code	BGH	BCH	DVH	MRH	SDH	Outside	Attend	Reside	Diff.
Barry Goldwater	BGH	1,456	28	27	12	17	84	1,624	2,471	-847
Boulder Creek	BCH	87	2,081	3	6	10	64	2,251	2,329	-78
Deer Valley	DVH	90	3	1,410	15	13	198	1,729	1,726	3
Mountain Ridge	MRH	122	5	202	2,048	108	352	2,837	2,342	495
Sandra Day	SDH	673	172	56	231	1,366	192	2,690	1,532	1,158
E-School		24	34	14	21	13	18	124	0	124
Other		19	6	14	9	5	3	56	0	56
Total Reside		2,471	2,329	1,726	2,342	1,532	911	11,311	10,400	911
Attend = Reside:		59%	89%	82%	87%	89%		8,361	80.4%	

Sources: Deer Valley Unified School District; Applied Economics, 2024.

Table 24 shows the attendance pattern versus residence over the past four years. The opening of Inspiration Mountain in 2024 likely impacted the following schools, which all had decreases in the number of students who attended the school in the attendance area they reside in compared to 2023: Copper Creek (-47 students), Desert Sage (-22 students), and Stetson Hills (-38 students). In addition, the change in Bellair's resident students to zero reflects their changing to a choice school in 2020/21, with Mirage gaining their attendance area (plus 210 potential resident students in 2021/22). Moreover, eight schools in the District have seen positive differentials in each of the last four years. The largest is Highland Lakes, which has had a positive difference of over 400 students for four years.

TABLE 24
TOTAL ENROLLMENT ATTENDANCE VERSUS RESIDENCE

GRADES K-6

	2019/20		2020/21		2021/22		2024/25		Difference			
School	Attend	Reside	Attend	Reside	Attend	Reside	Attend	Reside	2019/20	2020/21	2021/22	2024/25
Arrowhead	527	595	514	566	576	625	462	533	-68	-52	-49	-71
Anthem Elem	361	257	314	224	321	242	251	169	104	90	79	82
Copper Creek	686	700	583	685	647	691	577	668	-14	-102	-44	-91
Constitition	631	707	618	522	639	550	486	404	-76	96	89	82
Canyon Springs	590	705	625	658	627	729	566	646	-115	-33	-102	-80
Diamond Canyon	657	530	603	482	611	483	517	379	127	121	128	138
Desert Mountain	419	605	332	320	338	334	304	336	-186	12	4	-32
Desert Sage	662	613	614	561	597	556	550	531	49	53	41	19
Esperanza	549	603	508	692	566	793	401	622	-54	-184	-227	-221
Greenbrier	363	300	429	416	424	431	413	419	63	13	-7	-6
Gavilan Peak	426	249	363	232	400	216	301	194	177	131	184	107
Highland Lakes	670	235	665	214	639	223	694	239	435	451	416	455
Inspiration Mountain	na	na	na	na	na	na	568	525	0	0	0	43
Las Brisas	765	1,008	698	922	729	968	426	421	-243	-224	-239	5
Legend Springs	691	378	667	356	675	361	661	377	313	311	314	284
Mirage	523	439	540	649	544	672	435	598	84	-109	-128	-163
Mountain Shadows	443	508	383	434	387	448	388	467	-65	-51	-61	-79
Norterra Canyon	727	697	451	394	422	395	422	392	30	57	27	30
New River	252	425	198	328	209	357	167	286	-173	-130	-148	-119
Paseo Hills	654	716	615	643	638	718	521	577	-62	-28	-80	-56
Park Meadows	677	527	598	473	627	538	469	459	150	125	89	10
Sunrise	503	501	437	439	400	405	376	388	2	-2	-5	-12
Sonoran Foothills	855	676	686	623	700	648	695	596	179	63	52	99
Sunset Ridge	514	531	408	409	430	434	380	406	-17	-1	-4	-26
Stetson Hills	754	499	724	507	715	489	637	449	255	217	226	188
Sierra Verde	729	502	687	466	681	470	696	446	227	221	211	250
Terramar	735	765	733	773	764	842	655	731	-30	-40	-78	-76
Union Park	na	na	469	532	563	562	656	567	na	-63	1	89
Village Meadows	452	464	389	397	389	423	349	361	-12	-8	-34	-12
Westwing School	777	614	731	564	764	554	685	468	163	167	210	217
Bellair	453	431	213	0	205	0	221	0	22	213	205	221
Eschool	0	0	0	0	325	0	51	0	0	0	325	51
Other	68	0	51	0	83	0	53	0	68	51	83	53
Total	17,113	15,780	15,846	14,481	16,635	15,157	15,033	13,654	1,333	1,365	1,478	1,379
Attend = Reside:		77.8%		77.8%		76.0%		75.2%				

At the middle school level, Highland has seen its positive net difference decline from 107 to 89 students over the past four years, while recurring losses at Paseo Hills have given way to recent net increases. Losses have accelerated significantly at Deer Valley, increasing from just 12 students in 2018/19 to 167 students this year. Overall, the attend-reside rate at the middle school level has dropped from 81.6 percent to 72.5 percent over the past four years.

TABLE 24 (continued)

TOTAL ENROLLMENT ATTENDANCE VERSUS RESIDENCE

GRADES 7-8

	2019/20		2020/21		2021/22		2024/25		Difference			
School Name	Attend	Reside	Attend	Reside	Attend	Reside	Attend	Reside	2019/20	2020/21	2021/22	2024/25
Anthem Elem	121	114	142	113	130	92	103	82	7	29	38	21
Canyon Springs	217	267	217	272	203	263	209	241	-50	-55	-60	-32
Diamond Canyon	235	175	232	162	247	183	208	157	60	70	64	51
Desert Mountain	176	219	137	123	124	127	116	127	-43	14	-3	-11
Desert Sky Middle	634	600	591	550	644	574	656	590	34	41	70	66
Deer Valley Middle	618	630	574	685	610	773	456	623	-12	-111	-163	-167
Gavilan Peak	234	237	208	216	207	224	160	169	-3	-8	-17	-9
Hillcrest Middle	938	923	856	865	853	850	734	673	15	-9	3	61
Highland Lakes	469	362	433	318	419	332	406	317	107	115	87	89
Inspiration Mountair	na	na	na	na	na	na	221	218	0	0	0	3
Norterra Canyon	212	207	185	147	147	146	133	123	5	38	1	10
Paseo Hills	169	201	151	87	159	92	148	77	-32	64	67	71
Sonoran Foothills	224	187	223	195	210	202	224	193	37	28	8	31
Sunset Ridge	186	178	167	165	163	183	131	139	8	2	-20	-8
Stetson Hills	261	195	265	177	259	190	227	160	66	88	69	67
Sierra Verde	250	165	231	146	234	139	236	165	85	85	95	71
Terramar	274	291	275	306	263	300	249	266	-17	-31	-37	-17
Union Park	na	na	64	128	172	153	190	181	na	-64	19	9
Westwing School	272	236	251	226	261	234	259	213	36	25	27	46
E-School	0	0	0	0	114	0	40	0	0	0	114	40
Other	42	0	27	0	48	0	20	0	42	27	48	20
Total	5,532	5,187	5,532	5,187	5,467	5,057	5,126	4,714	345	348	410	412
Attend = Reside:		81.6%		81.6%		75.3%		72.5%				

GRADES 9-12

	2019-20		2020-21		2021-22		2024-25		Difference			
School	Attend	Reside	Attend	Reside	Attend	Reside	Attend	Reside	2019-20	2020-21	2021-22	2024-25
Barry Goldwater	1,707	2,221	1,610	2,141	1,732	2,433	1,624	2,471	-514	-531	-701	-847
Boulder Creek	2,604	2,536	2,391	2,333	2,539	2,480	2,251	2,329	68	58	59	-78
Deer Valley	1,566	1,347	1,460	1,330	1,675	1,365	1,729	1,726	219	130	310	3
Mountain Ridge	2,396	1,851	2,528	1,960	2,738	1,889	2,837	2,342	545	568	849	495
Sandra Day	2,696	2,420	2,636	2,166	2,599	2,581	2,690	1,532	276	470	18	1,158
E-School	0	0	0	0	197	0	124	0	0	0	197	124
Other	135	0	34	0	77	0	56	0	135	34	77	56
Total	11,104	10,375	10,659	9,930	11,557	10,748	11,311	10,400	729	729	809	911
Attend = Reside:		85.1%		85.1%		78.3%		80.4%				

Sources: Deer Valley Unified School District; Applied Economics, 2024.

Differences at the high schools continue to show a strong negative trend at Barry Goldwater, and significant increases continue at Mountain Ridge. Historically strong gains at Sandra Day continued this year with the school attracting many students from Barry Goldwater and reshaping District boundaries, resulting in an increase of non-resident students. Overall, the high school attend-reside ratio has declined from 85.8 percent to 80.4 percent over the past four years.

Table 25 shows attend-reside data for the District high school attendance areas over the past four years. While most schools have fairly stable enrollment shifts between other attendance areas, some trends should be noted. Mountain Ridge saw a large decrease in the number of students attending from Sanda Day O'Connor this year in comparison to previous years. Meanwhile, Sandra Day O'Connor continues to see large number of students attending from the Barry Goldwater area. Mountain Ridge, Sandra Day O'Connor and Deer Valley all continue to see large numbers of out-of-District students attending their schools as well.

TABLE 25
HIGH SCHOOL ENROLLMENT BY ATTENDANCE AREA

	Barry Golwater	Boudler Creek	Deer Valley	Mountain Ridge	Sandra Day	Out of District	Total
Barry Goldwater							
2019/20	1,520	30	46	4	20	87	1,707
2020/21	1,430	31	33	12	15	89	1,610
2021/22	1,567	24	29	5	21	86	1,732
2024/25	1,456	28	27	12	17	84	1,624
Boulder Creek							
2019/20	137	2,401	4		3	59	2,604
2020/21	120	2,217	3	0	7	44	2,391
2021/22	143	2,318	2	1	9	66	2,539
2024/25	87	2,081	3	6	10	64	2,251
Deer Valley							
2019/20	90	6	1,161	53	18	238	1,566
2020/21	77	4	1,087	66	11	215	1,460
2021/22	82	0	1,166	187	15	225	1,675
2024/25	90	3	1,410	15	13	198	1,729
Mountain Ridge							
2019/20	54	2	97	1,693	305	245	2,396
2020/21	70	3	177	1,677	334	267	2,528
2021/22	73	5	99	1,574	694	293	2,738
2024/25	122	5	202	2,048	108	352	2,837
Sandra Day O'Connor							
2019/20	378	65	24	82	2,050	97	2,696
2020/21	430	72	28	199	1,793	114	2,636
2021/22	496	73	29	85	1,792	124	2,599
2024/25	673	172	56	231	1,366	192	2,690
Other							
2019/20	42	32	15	19	24	3	135
2020/21	14	6	2	6	6	0	34
2021/22	26	12	14	8	16	1	77
2024/25	19	6	14	9	5	3	56
E-School							
2021/22	46	48	26	29	34	14	197
2024/25	24	34	14	21	13	18	124
Total							
2019/20	2,221	2,536	1,347	1,851	2,420	729	11,104
2020/21	2,141	2,333	1,330	1,960	2,166	729	10,659
2021/22	2,433	2,480	1,365	1,889	2,581	809	11,557
2024/25	2,471	2,329	1,726	2,342	1,532	911	11,311

Source: Deer Valley Unified School District; Applied Economics, 2024.

5.3 Enrollment by School

Tables 26 and **27** show actual enrollment since the 2019/20 school year and projected enrollment by school for 2024/25 through 2034/35, based on applying the existing reside/attend relationships to the projected enrollment level by resident attendance area. *Note that in Table 28, the 7th & 8th-grade enrollment at the K-8 schools is included in the totals for the elementary schools, which leaves only the three 7th and 8th-grade middle schools in Table 29, along with the five high schools.* Color coding indicates a school's relationship to its enrollment capacity, as defined by the School Facilities Board (SFB), with orange indicating where enrollment exceeds the facility capacity and yellow indicating the school is approaching 100 percent capacity. Blue indicates that the school is at less than 50 percent of capacity.

Stetson Hills is currently over-capacity and is forecast to exceed its capacity again in the final four years of the projection period. Terramar is currently just below 90 percent of its capacity and is expected to go back above 90 percent for the next three years before gradually declining in enrollment until the end of the projection. Constitution is expected to remain stable at around 500 students until the end of the projection. Similarly, Park Meadows is expected to hover around 450 students over the next decade. Sierra Verde, Sonoran Foothills, and Westwing are all currently operating at more than 90 percent capacity. At the same time, enrollment at Sierra Verde and Westwing is projected to decline until 2030/31 when Westwing begins to experience enrollment growth before re-entering capacity above 90 percent. Meanwhile enrollment at Sierra Verde is expected to continue decreasing through 2034/35. Enrollment at Sonoran Foothills, however, is expected to continue to be above capacity for the remainder of the projection period. Union Park is expected to grow rapidly and exceed capacity by next year and through the rest of the projection. Enrollment at Copper Creek is expected to decrease gradually before slipping below 50 percent capacity in 2034/35. Highland Lakes and Arrowhead are projected to have slow and steady growth over the next decade, with Highland Lakes only having one year above 90 percent capacity in 2029/30. Meanwhile, Esperanza, Anthem, Bellair, Desert Mountain, New River and Las Brisas are all expected to see decreases in enrollment and slip below 50 percent capacity for much of the remaining projection. Specifically in the case of Las Brisas this is likely due to the opening of the new school, Inspiration Mountain.

None of the middle schools are currently overcrowded nor are they expected to be so during the entirety of the projection period. Among the high schools, only Mountain Ridge is currently over-capacity and the school is projected to remain that way throughout the projection period. Sandra Day is projected to remain above 90 percent capacity or over capacity through 2034/35 with the exception of 2029/30. Enrollment at Barry Goldwater is expected to exceed 90% capacity in 2031/32 and continue growing until exceeding capacity in 2034/25. For the majority of the projection, Deer Valley is expected to have stable levels of enrollment with the exception of one year above 90 percent capacity in 2033/34. Only Boulder Creek is projected to remain at an optimal capacity for the entire projection period.

TABLE 26
ELEMENTARY ENROLLMENT BY SCHOOL

	SFB	Actual					Projected										
School	Capacity	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35
Anthem Elem	928	497	463	482	409	397	372	364	351	328	311	300	298	271	269	270	269
Arrowhead	841	560	541	651	580	532	494	523	528	551	540	546	551	560	563	567	572
Bellair	681	465	215	228	216	218	224	220	213	209	206	196	195	195	195	195	195
Canyon Springs	1,098	825	794	854	796	782	789	817	826	803	772	748	766	840	903	915	917
Constitiution	747	653	652	696	624	527	502	501	507	515	511	508	523	520	516	512	508
Copper Creek	926	723	729	807	655	623	603	601	586	578	530	506	500	491	477	467	457
Desert Mountain	1,329	605	460	480	470	425	431	433	447	472	503	586	653	694	763	826	876
Desert Sage	938	691	656	651	609	572	579	576	557	552	541	539	536	531	521	513	506
Desert Winds	847	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Diamond Canyon	1,040	892	849	886	786	723	724	696	671	646	626	607	575	549	525	532	518
Esperanza	806	589	518	597	497	484	421	401	389	384	393	419	424	422	434	451	475
Gavilan Peak	919	679	576	638	569	532	468	500	535	501	481	446	429	387	386	399	399
Greenbrier	802	375	472	469	459	454	428	430	421	434	423	414	415	416	419	422	424
Highland Lakes	1,294	1,140	1,096	1,058	1,073	1,066	1,097	1,105	1,138	1,143	1,155	1,169	1,141	1,132	1,096	1,099	1,087
Inspiration Mountair	850	0	0	0	493	669	791	781	773	768	749	743	720	717	686	668	648
Las Brisas	894	764	745	779	464	449	450	449	442	424	413	407	408	403	398	393	389
Legend Springs	902	692	691	701	646	660	661	656	668	673	683	688	695	693	702	710	718
Mirage	957	539	563	564	574	513	449	434	412	412	399	398	379	380	374	365	358
Mountain Shadows	869	494	428	443	409	421	419	416	420	429	444	436	421	415	409	403	395
New River	559	254	167	209	204	174	165	161	159	174	175	173	192	205	216	228	234
Norterra Canyon	945	957	666	621	568	571	569	574	585	579	570	564	559	527	504	494	485
Park Meadows	807	693	611	650	594	538	478	473	452	443	432	433	437	436	446	457	468
Paseo Hills	1,012	829	800	847	727	755	682	630	589	616	629	631	669	675	677	686	690
Sierra Verde	938	979	904	915	900	968	933	904	877	863	833	818	794	781	755	744	736
Sonoran Foothills	950	1,080	909	910	863	935	921	994	1,077	1,153	1,235	1,354	1,432	1,490	1,567	1,638	1,737
Stetson Hills	972	1,013	1,003	999	889	913	867	847	842	824	814	842	947	1,071	1,235	1,468	1,628
Sunrise	768	509	466	436	423	415	391	394	396	398	409	411	419	421	419	418	419
Sunset Ridge	1,039	736	627	663	599	560	537	537	519	511	487	478	436	427	413	411	411
Terramar	1,039	1,024	1,027	1,056	1,010	956	921	969	989	979	935	913	869	838	823	814	795
Village Meadows	726	467	455	453	373	360	370	388	395	403	421	424	430	430	431	431	432
Westwing School	1,040	1,049	953	1,025	1,041	1,009	958	926	899	889	864	868	872	920	960	994	1,036
E-School	na	0	0	439	152	112	95	76	61	46	33	31	28	25	24	25	25
Union Park	950	0	525	756	746	780	863	981	1,100	1,196	1,289	1,337	1,408	1,461	1,485	1,508	1,537
VSP / Other		42	305	136	43	53	41	41	41	41	41	41	41	41	41	41	41
Total	**29,413**	20,815	19,866	21,099	19,461	19,146	18,693	18,797	18,865	18,937	18,847	18,975	19,163	19,363	19,632	20,063	20,386
Percent of Capacity		70.8%	67.5%	71.7%	66.2%	65.1%	63.6%	63.9%	64.1%	64.4%	64.1%	64.5%	65.1%	65.8%	66.7%	68.2%	69.3%

Source: Applied Economics, 2024.

Bold indicates a K-8 school. >100% Capacity >90% Capacity <50% Capacity

TABLE 27

MIDDLE AND HIGH SCHOOL ENROLLMENT

	SFB	Actual					Projected										
School	Capacity	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35
Middle School																	
Deer Valley Middle	943	615	576	610	544	500	453	430	515	540	521	517	505	568	582	545	569
Desert Sky Middle	910	611	602	644	648	649	650	589	567	554	550	578	568	542	527	516	512
Hillcrest Middle	1,016	938	867	853	900	856	734	724	711	670	703	693	578	532	537	521	507
Total	2,869	2,164	2,045	2,107	2,092	2,005	1,837	1,743	1,793	1,764	1,774	1,788	1,651	1,642	1,646	1,582	1,588
Percent of Capacity		75.4%	71.3%	73.4%	72.9%	69.9%	64.0%	60.8%	62.5%	61.5%	61.8%	62.3%	57.5%	57.2%	57.4%	55.1%	55.4%
Grades 9-12																	
Barry Goldwater	2,380	1,707	1,672	1,732	1,650	1,604	1,620	1,619	1,588	1,646	1,799	1,964	2,137	2,194	2,239	2,359	2,434
Boulder Creek	2,660	2,603	2,429	2,539	2,400	2,331	2,255	2,116	2,031	2,053	2,086	2,094	2,114	2,133	2,112	2,081	2,058
Deer Valley	2,466	1,567	1,517	1,675	1,644	1,712	1,726	1,785	1,857	1,865	1,983	1,987	2,086	2,157	2,211	2,233	2,180
Mountain Ridge	2,196	2,396	2,561	2,738	2,775	2,798	2,836	2,808	2,781	2,733	2,698	2,663	2,695	2,674	2,591	2,517	2,423
Sandra Day	2,660	2,697	2,685	2,599	2,588	2,616	2,679	2,670	2,617	2,530	2,456	2,391	2,445	2,470	2,471	2,509	2,505
Other		134	43	274	132	135	140	145	140	148	145	145	145	145	145	145	145
Total	12,362	11,104	10,907	11,557	11,189	11,196	11,256	11,143	11,014	10,975	11,167	11,244	11,622	11,773	11,769	11,844	11,745
Percent of Capacity		89.8%	88.2%	93.5%	90.5%	90.6%	91.1%	90.1%	89.1%	88.8%	90.3%	91.0%	94.0%	95.2%	95.2%	95.8%	95.0%

Source: Applied Economics, 2024.

>100% Capacity   >90% Capacity   <50% Capacity

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