

Planning for the Future

Valley Center Schools

USD 262

Enrollment Analysis

February 2025



RSP & Associates



RSP Quick Facts:

- Founded in 2003
- Professional educational planning firm
- Expertise in multiple disciplines (GIS, Planning, Facilitation)
- Over 20 years of planning experience
- Over 80 years of education experience
- Over 20 years of GIS experience
- Projection accuracy of 97% or greater

RSP Recent Projects:

Derby USD 260

- Enrollment Analysis, 2024/25
- Facility Master Plan, 2024/25

El Dorado USD 490

- Enrollment Analysis, 2023/24

Newton USD 373

- Enrollment Analysis, 2024/25
- Facility Master Plan, 2024/25

RSP Planning Team:

Robert Schwarz, CEO

- Military, County, City, and School District Planner
- University of Kansas – Master of Urban Planning (MUP)
- American Institute of Certified Planners (AICP)
- Certified Education Facilities Professional (CEFP)

Ginna Wallace, Planner

- University of Kansas – Master of Urban Planning (MUP)
- American Institute of Certified Planners (AICP)

Company was started with the desire and commitment to assist school districts in long-range planning. RSP has served over **130** clients in:

- Arkansas
- Colorado
- Iowa
- Illinois
- Kansas
- Minnesota
- Missouri
- Nebraska
- North Dakota
- Oklahoma
- South Dakota
- Tennessee
- Wisconsin

Our Partners:



MetroQuest



socialpinpoint



Poll Everywhere



esri Partner Network Silver



GEO MARVEL

Expectations

Thank to USD 262 Valley Center Schools, Sedgwick County, Cities of Valley Center, Park City, Kechi, and Wichita, the US Census Bureau, and ESRI for assisting in this analysis.



Helpful Hints to Read the Report:

- Slides that have the flagged star symbol are SIGNATURE SLIDES and are the most important variables in this unique analysis



- Each variable is analyzed as an indicator of future student population. Use the **Orange Plus** (student growth) and **Green Minus** (student loss) icons to note how each indicator contributes to the analysis:



- Click the APPENDIX symbol on a page to reference additional analysis on this topic

Timeline

The project timeline is a result of ensuring that student data is represented as closely as possible to the official county data with attributes that would allow RSP to forecast enrollment at a parcel-level geography.

Findings

The findings were not focused on supporting or contradicting any past internal or outsourced studies. This analysis is based on data, data, and more data.

Study

This study factored in many different data sets to provide data-driven analysis that is the foundation of the RSP Statistical Forecast Model (SFM).

Change

Enrollment change in the community is influenced by, but not limited to, the birth rate, demographics, types of development and/or housing affordability.

Facts:

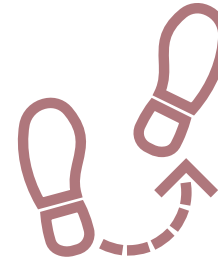
The study does not provide specific information about which site would be best suited for a new facility or for that matter should the district build any new facility – this analysis is one portion of how to make that decision.

This analysis is based on the same grade configuration and educational programming expectations the patrons have for each student.

Projecting enrollment is not a science – like life in general some assumptions happen that may lead to greater enrollment while others toward a smaller enrollment.

The goal of this study is to help the board, administration, and public understand how to make the best decision for the students at the classroom level.

Discussion Points



Part 1 Enrollment & Demographics

- Executive Summary
- Sophisticated Forecast Model
- Past Enrollment & Change
- Student Analysis Maps & Data

Part 2 Development

- Population and Demographic Trends
- Student Yield Rate
- Housing Market Maps & Data
- Potential Growth Analysis

Part 3 Projections

- Past, Current, & Future Enrollment
- Building Projections
- Grade Level Projections

Part 4 Next Steps

- Challenges & Solutions
- Next Steps & Key Considerations

Appendix

- Additional Student Analysis Maps
- Definitions

Executive Summary

An overview of what is most notable for your school district, students, and community.



District wide enrollment forecasted to stabilize around 3,150 students over the next five years:

- **Elementary forecasted to increase by about 55 students over the next 5 years**
- **Intermediate forecasted to decrease by about 35 students over the next 5 years**
- **Middle School forecasted to decrease by about 55 students over the next 5 years**
- **High School forecasted to increase by about 15 students over the next 5 years**



Current capacity was provided by the District and analyzed in regard to projected enrollment:

Capacity challenges can be expected within the next 5 years at:

- Valley Center Middle School
- Valley Center High



Development activity continues to be a primary driver in enrollment outlook:

- 43 single-family units were built in 2024
- Over 2,700 total potential units could be added to the District over the next ten years
- There are multiple economic projects in the region supporting continued population growth



PART 1
ENROLLMENT &
DEMOGRAPHICS

- Things to Consider
- Student Analysis Maps & Data
- Sophisticated Forecast Model
- Demographics
- Past Enrollment & Change

District Boundary and City Limits Map



Sophisticated Forecast Model

Built-Out $S_{c,t,x} = S_{c-1,t-1,x} * GC$

Let:

- S = The number of students, either an actual count or a projected count
- x = A subscript denoting an attendance area in the School District
- c = Grade level
- t = Time (years)
- GC = Growth component either modeling enrollment increase or decrease based on historical information, expressed as a real number

Developing $S_{c,t,x} = S_{c-1,t-1,x} + (BP_{t,x} * R_{c,x})$

Where: $BP_{t,x} = \left(\frac{(CP_x)(BT_x)(A_x)}{\sum_x (CP_x)(BT_x)(A_x)} \right) * CT$

Let:

- S = The number of students, either an actual count or a projected count
- x = A subscript denoting an attendance area in School District
- c = Grade level
- t = Time (years)
- BP = Building permit forecast as given by the Building Permit Allocation Model (BPAM) model
- R_{c,x} = Student Enrollment ratio of cohort c in planning area x
- CP = Capacity of a planning area as expressed by available housing units
- BT = Building history trend of planning area
- A = An index which models the likelihood of development
- CT = Building permit control total forecast

This is the **central focus** of everything RSP does.

The model is based on what is happening in a school district. The best data is statistically analyzed to provide an accurate enrollment forecast. The District will be able to use RSP's report and maps to better understand demographic trends, school utilization, and the timing of construction projects.



The SFM is...

- a social science... not an exact science; it identifies behavior trends to determine the propensity of them to be recreated
- valuable in how our team created and analyzes the geography at a planning area level for any commonality which while help produce an accurate forecast

Some variables examined for each planning area (but not limited to) are...

- natural cohort (district data)
- planning area subdivision lifecycle (a RSP variable)
- the value of homes (county assessor data)
- type of residential units like single-family, multi-family, townhome, mobile home, etc. (county assessor data)
- year units were built
- estimated female population (census data)
- estimated 0-4 population (census data)
- existing land use (county and city data)
- future land use (county and city data)
- capital improvement plan (county and city data)
- future development (county and city data)
- in-migration of students (district data) & out-migration of students (district data)

Each variable is analyzed as an indicator of the future student population:

-  Indicator of Student Growth
-  Indicator of Student Loss

Understanding the Model

RSP Recommended to continually monitor the following indicators:

Enrollment may decrease more than forecasted if...	Enrollment may increase more than forecasted if...
⊖ Decreasing share of live births	⊕ Increasing share of live births
⊖ Current housing stock does not re-green (continues to age)	⊕ Current housing stock re-greens (turns over)
⊖ Housing development experiences minimal potential growth	⊕ Housing development experience more potential growth
⊖ Economic indicators challenge the ability for new homeowners and affordability aspects of the district	⊕ Economic indicators improve the ability for new homeowners and the affordability aspects of the district
⊖ Demographic shifts in community and/or surrounding communities	⊕ Demographic shifts in community and/or surrounding communities
⊖ Incoming Kindergarten class smaller than outgoing senior class	⊕ Incoming Kindergarten class larger than outgoing senior class

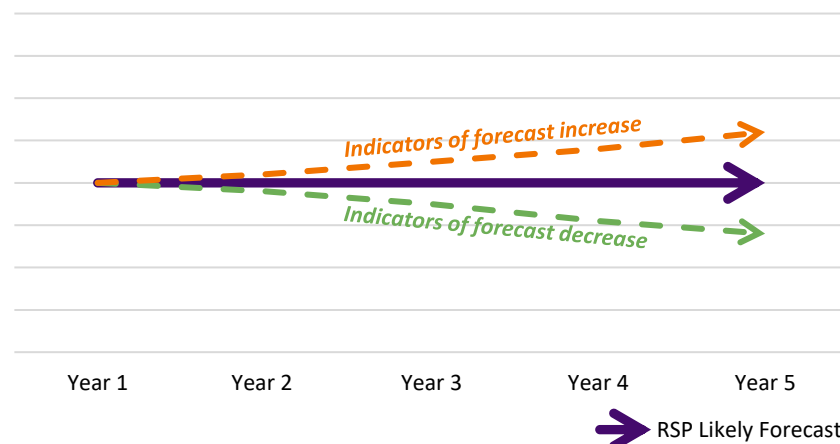
See graphic below to illustrate how the different variables may impact forecasted enrollment outlook:

Main Takeaway:

- These factors are not all positive or negative. Each have a different impact on future outlooks.
- State education policy change may impact enrollment outlook. This analysis assumes policies will continue as they currently operate throughout the projection time frame.
- It is important to continue to monitor these factors – RSP modeling attempts to find the most likely outcome:

The goal of this study is to help the board, administration, and public understand how to make the best decision for the students at the classroom level.

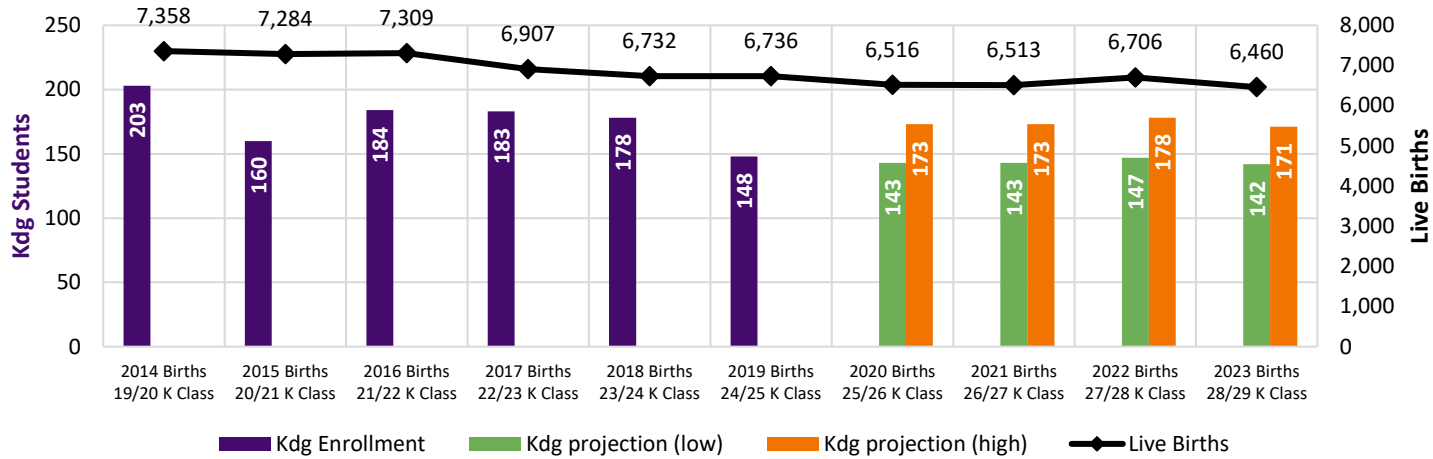
Example of Forecast Evolution





Birth Rate Visuals (Sedgwick County)

Live Births V.S. Kindergarten Students 5 Year Later (market share)

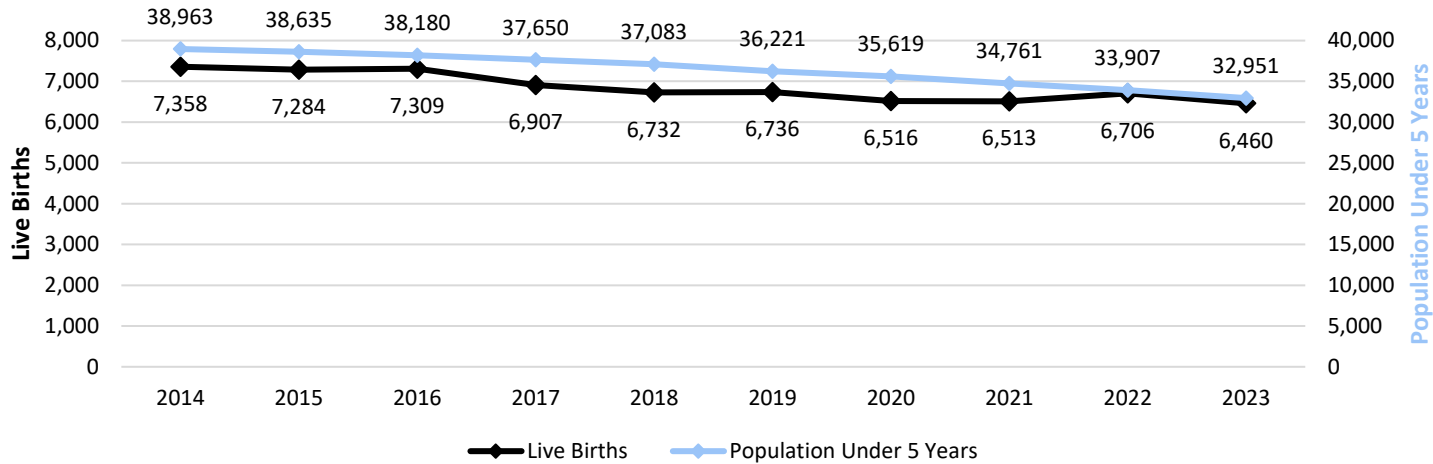


Source: Kansas Department of Health and Environment and Valley Center Public Schools

Observations:

- The number of live births have been decreasing
- There have been less than 7,000 live births in the county for the past seven years
- Kdg enrollment decreased this year to less than 150 students (first time in 10 years)
- With less births per year, the population under age 5 has decreased to less than 33,000 people
- Based on these variables, increasing Kdg will be a challenge and is dependent on enrolling at least 2.5% of county live births

Live Births and Population Under 5 Years of Age



Source: Kansas Department of Health and Environment, US Census Bureau and Valley Center Public Schools

Main Takeaway: The county birth rate has decreased over the past ten years limiting kindergarten growth. As the birth rate declined, it likely contributed to the population loss of persons under age 5 which are limitations to elementary enrollment outlook.

Past Enrollment by Grade



KANSAS SCHOOL DISTRICT - Dept of Education

Enrollment By Grade															PK-12		
Year	PK	K	1st	2nd	3rd	4th	5th	6th	7th	8th	9th	10th	11th	12th	Total	Change	% Change
2012/13	47	208	187	175	202	203	193	200	212	220	246	197	176	202	2,668		
2013/14	50	192	200	189	194	203	211	216	211	207	247	219	185	187	2,711	43	1.6%
2014/15	56	196	197	210	198	194	197	221	221	214	239	222	199	207	2,771	60	2.2%
2015/16	62	186	194	201	219	200	208	215	228	230	244	208	205	215	2,815	44	1.6%
2016/17	58	199	188	194	211	221	208	218	218	235	271	206	194	218	2,839	24	0.9%
2017/18	70	205	206	194	203	223	230	233	219	227	287	214	188	216	2,915	76	2.7%
2018/19	69	205	213	206	198	221	240	247	239	231	272	247	189	215	2,992	77	2.6%
2019/20	99	203	219	223	220	205	225	260	259	255	275	222	217	233	3,115	123	4.1%
2020/21	101	160	187	210	218	219	207	242	258	264	296	231	200	255	3,048	-67	-2.2%
2021/22	121	184	178	207	222	236	231	231	248	263	320	237	205	226	3,109	61	2.0%
2022/23	122	183	195	187	218	232	248	260	237	269	309	265	211	257	3,193	84	2.7%
2023/24	111	178	184	206	191	223	234	255	273	237	285	270	266	252	3,165	-28	-0.9%
2024/25	128	148	192	182	207	204	238	262	268	278	241	284	266	275	3,173	8	0.3%

Source: Kansas Department of Education and Valley Center USD 262 (2012/13 to 2024/25)

Note: Learning Center and students residing outside the district boundary are included in enrollment data

Observations:

- Enrollment increased by 8 students from last year totaling 3,173 PK-12 students
 - Largest K-12 class in 2024/25: **10th grade with 284 students**
 - Smallest K-12 class in 2024/25: **Kindergarten with 148 students**
- Graduating senior class is larger than the incoming Kindergarten class which tends to **decrease total enrollment**
 - Largest historical increase was from 2018/19 to 2019/20 with increase of 123 students
 - Largest total enrollment since 2012/13 is 2022/23 with enrollment of 3,193 students
- 2024/25 has the largest grades since 2012/13 in: PK, 6th, 8th, 10th, 11th, and 12th grade
 - With the largest classes in the middle/high school grades, the district will need to experience considerable cohort growth year to year to offset these classes

Cohort Student Change



Enrollment Grade Change

From	To	PK	K	1st	2nd	3rd	4th	5th	6th	7th	8th	9th	10th	11th	PK-12	
		K	1st	2nd	3rd	4th	5th	6th	7th	8th	9th	10th	11th	12th	Change	% Change
2012/13	2013/14	145	-8	2	19	1	8	23	11	-5	27	-27	-12	11	43	1.6%
2013/14	2014/15	146	5	10	9	0	-6	10	5	3	32	-25	-20	22	60	2.2%
2014/15	2015/16	130	-2	4	9	2	14	18	7	9	30	-31	-17	16	44	1.6%
2015/16	2016/17	137	2	0	10	2	8	10	3	7	41	-38	-14	13	24	0.9%
2016/17	2017/18	147	7	6	9	12	9	25	1	9	52	-57	-18	22	76	2.7%
2017/18	2018/19	135	8	0	4	18	17	17	6	12	45	-40	-25	27	77	2.6%
2018/19	2019/20	134	14	10	14	7	4	20	12	16	44	-50	-30	44	123	4.1%
2019/20	2020/21	61	-16	-9	-5	-1	2	17	-2	5	41	-44	-22	38	-67	-2.2%
2020/21	2021/22	83	18	20	12	18	12	24	6	5	56	-59	-26	26	61	2.0%
2021/22	2022/23	62	11	9	11	10	12	29	6	21	46	-55	-26	52	84	2.7%
2022/23	2023/24	56	1	11	4	5	2	7	13	0	16	-39	1	41	-28	-0.9%
2023/24	2024/25	37	14	-2	1	13	15	28	13	5	4	-1	-4	9	8	0.3%
3-Year Average		51.7	8.7	6.0	5.3	9.3	9.7	21.3	10.7	8.7	22.0	-31.7	-9.7	34.0	21.3	0.7%
3-Year Weighted Average		47.5	9.2	4.2	3.7	9.8	10.2	21.2	11.8	6.0	15.0	-22.7	-6.0	26.8	8.7	0.3%

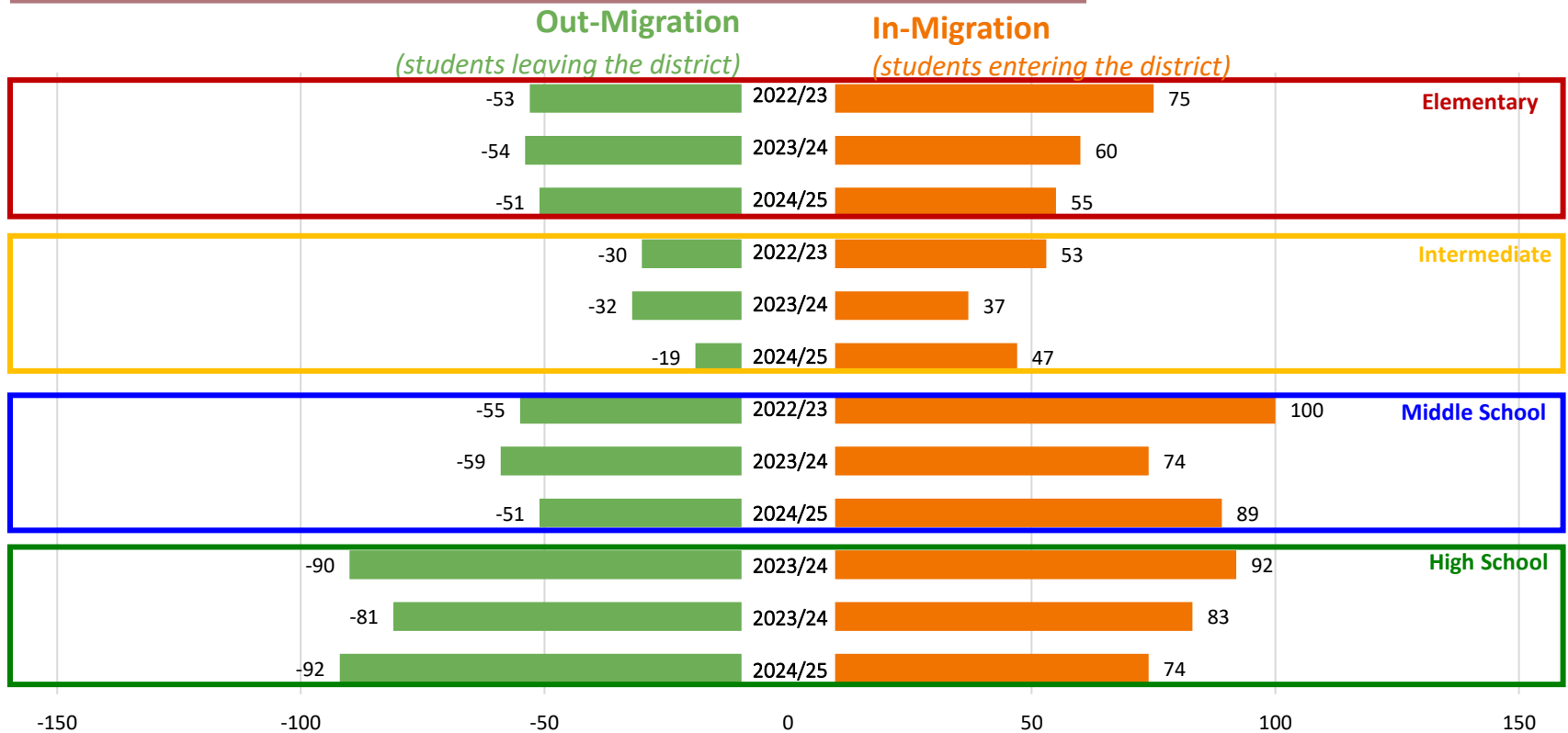
Source: Kansas Department of Education and Valley Center USD 262 (2012/13 to 2024/25)

Note: Learning Center and students residing outside the district boundary are included in enrollment data

Observations:

- Cohort increases tend to occur at the K-8th grade levels
 - Largest 3-year average K-12 class cohort increase: **11th to 12th grade +34.0 students**
 - Largest 3-year average K-12 class cohort decrease: **9th to 10th -31.7 students**
- Overall percent change from previous year of **0.3% (increase of 8 students)**
- 2024/25 K-12 cohort increases averaged +8 students at each level
 - 2024/25 cohort increases were primary driven by increases in out of district students (open enrollment)

3-Year Student Migration Trend



Source: Valley Center Public Schools and RSP

Definition

Out-Migration: Shows number of students in grade K to 11th that were attending the District in the previous year, but are not attending the District in the current year.

In-Migration: Shows number of students in grade 1st to 12th that are attending the District in the current year, but were not attending the District in the previous year.

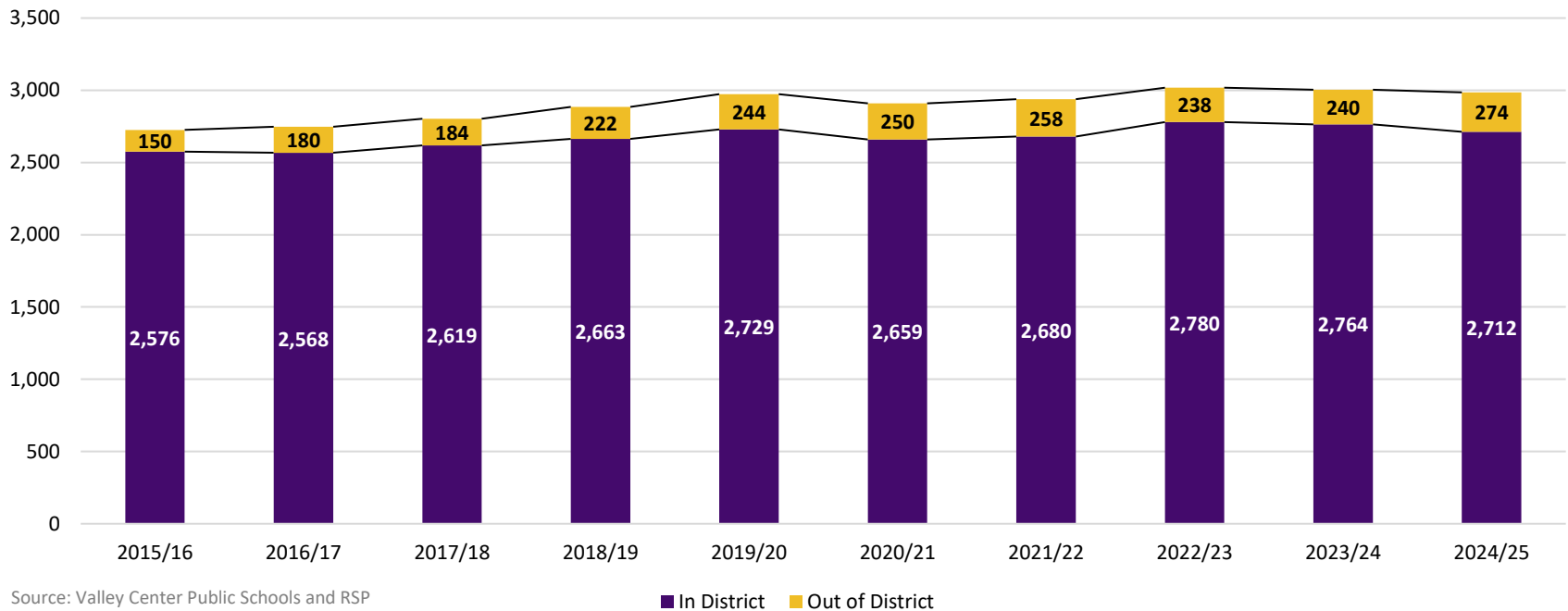
Observations

- 2022/23 lost 228 students and gained 320 students; **NET: +92**
- 2023/24 lost 226 students and gained 254 students; **NET: +28**
- 2024/25 lost 213 students and gained 265 students; **NET: +52**

Main Takeaway: The District saw a lower out-migration of students this year creating more of a net growth. In-migration of high school students has decreased the past three years results in the net growth being experience more at elementary-middle school levels.

Out of District Comparison (10 Year)

District Enrollment by Residency Status



Source: Valley Center Public Schools and RSP

■ In District ■ Out of District

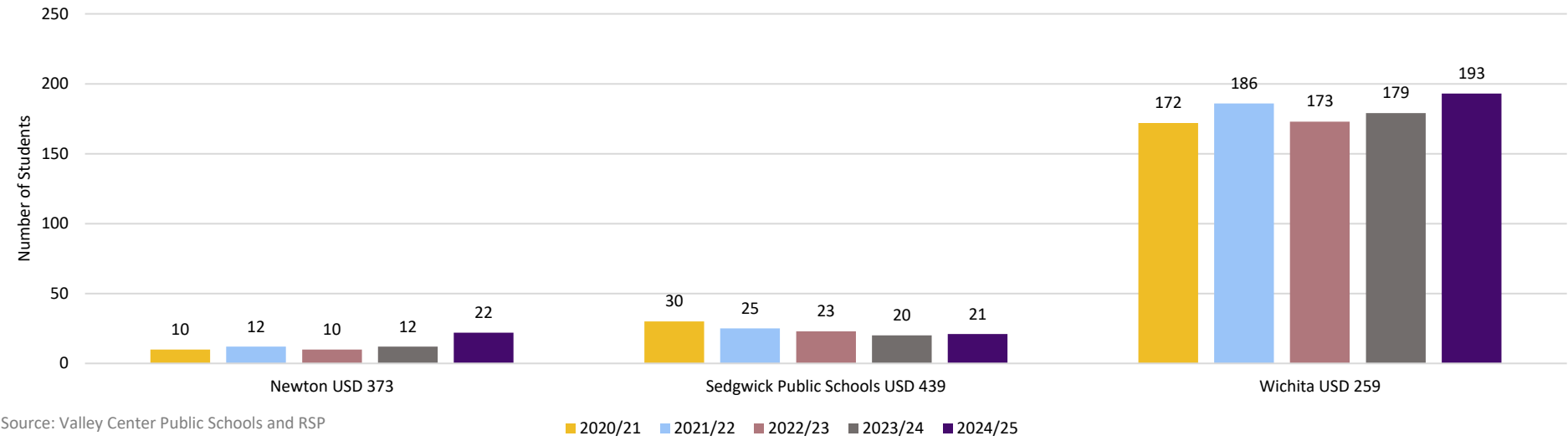
NOTE: Values do NOT include PK students, Learning Center students, and Unmatched students (unknown addresses)

Observations:

- Out of District enrollment has increased to 274 students this year contributing to 9% of total enrollment
- Over the past ten years the following has happened:
 - In District enrollment increased by 136 students **(+5.28%)**
 - Out of District enrollment increase by 124 students **(+82.67%)**
- Continuing to monitor capacity by building and class size will help the District plan for open enrollment policy changes
- Out of district student enrollment has been increasing and has offset some of the larger losses of in district enrollment

Out of District Student Analysis (5 Year)

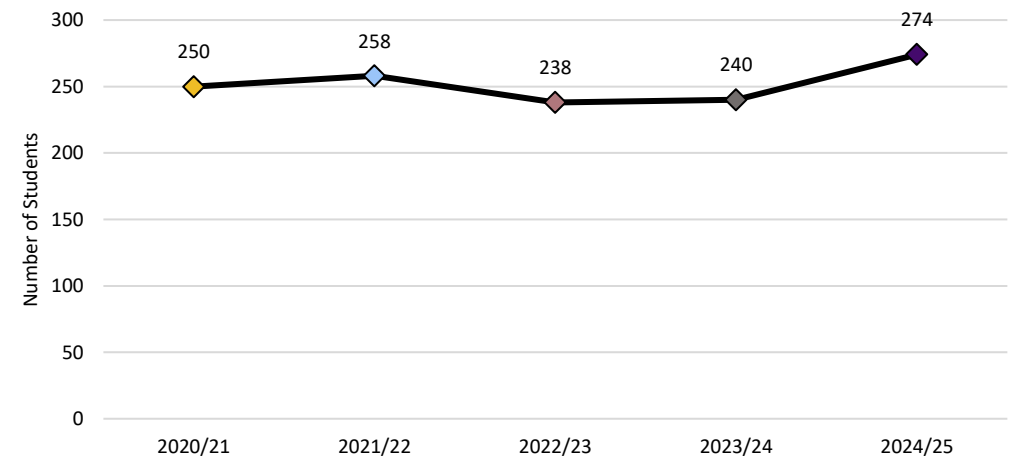
Out of District Students by Year and Residing School District



Source: Valley Center Public Schools and RSP

NOTE: Values do NOT include PK students, Learning Center students, and Unmatched students (unknown addresses)

Total Out of District Students per Year



Source: Valley Center Public Schools and RSP

NOTE: Values do NOT include PK students, Learning Center students, and Unmatched students (unknown addresses)

Observations

- Out of district enrollment increased this year
- 274 total students reside out of the district boundary
- Wichita USD 259 tends to contribute the largest share of out of district students

Note: Analysis includes the number of students RSP has geocoded residing out of the district boundary. It may not align with district totals of out-of-district transfers, but provides count of students with addresses outside of the district at the time of Official Count provided data.

Main Takeaway: With the new Kansas Open Enrollment Law, it is important to monitor the current market of out of district students to better understand changes in student choices.

K-12 Student Count Change Map

USD 262
Valley Center Schools
Enhancing Today. Preparing for Tomorrow.

Student Count Change from 2020/21 to 2024/25 in Grades K-12

School List:

1. Abilene Elementary
2. West Elementary
3. Wheatland Elementary
4. Valley Center Intermediate
5. Valley Center Middle
6. Valley Center High
7. Valley Center Learning Center

Legend

- District Boundary

Schools

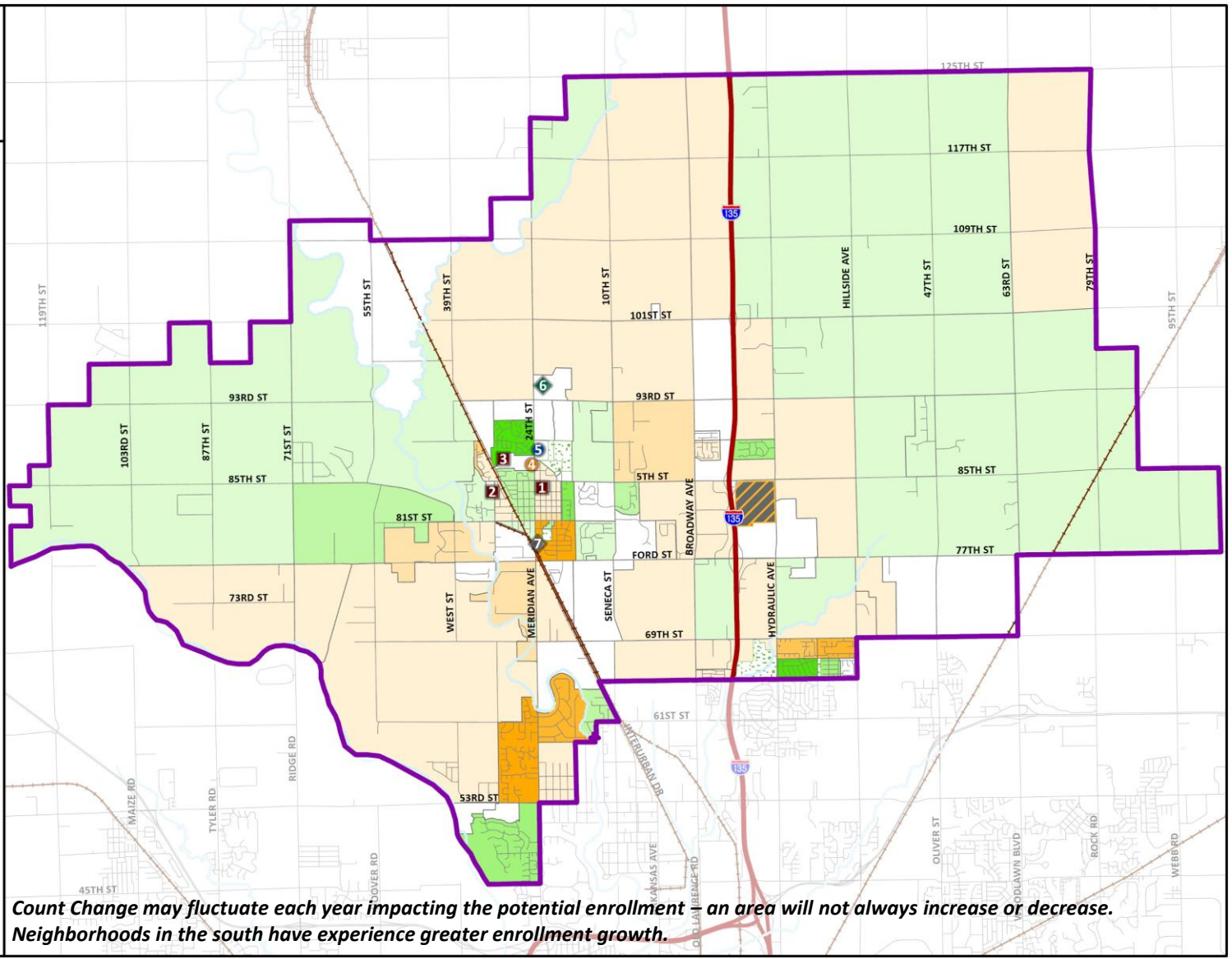
- Elementary School
- Intermediate School
- Middle School
- High School
- Alt. School
- Wichita State University - NIAR
- Recreation (Park & Golf Course)

Count Change

- Decrease in Students
- Increase in Students

Count Change is the number of students in 2024/25 subtracted by the number in 2020/21 in each Planning Area.

Map data provided by USD 262, Cities of Valley Center, Park City, Kechi, and Wichita, Sedgewick and Harvey Counties, State of Kansas, ESRI, and US Census Bureau. Map created February 2025 by RSP & Associates.



Count Change may fluctuate each year impacting the potential enrollment an area will not always increase or decrease. Neighborhoods in the south have experience greater enrollment growth.



K-12 Student Heat Density Map



Student "Heat" Density in 2024/25 in Grades K-12

School List:

1. Abilene Elementary
2. West Elementary
3. Wheatland Elementary
4. Valley Center Intermediate
5. Valley Center Middle
6. Valley Center High
7. Valley Center Learning Center

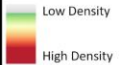
Legend

District Boundary

Schools

- Elementary School
- Intermediate School
- Middle School
- High School
- Alt. School
- Wichita State University - NIAR
- Recreation (Park & Golf Course)

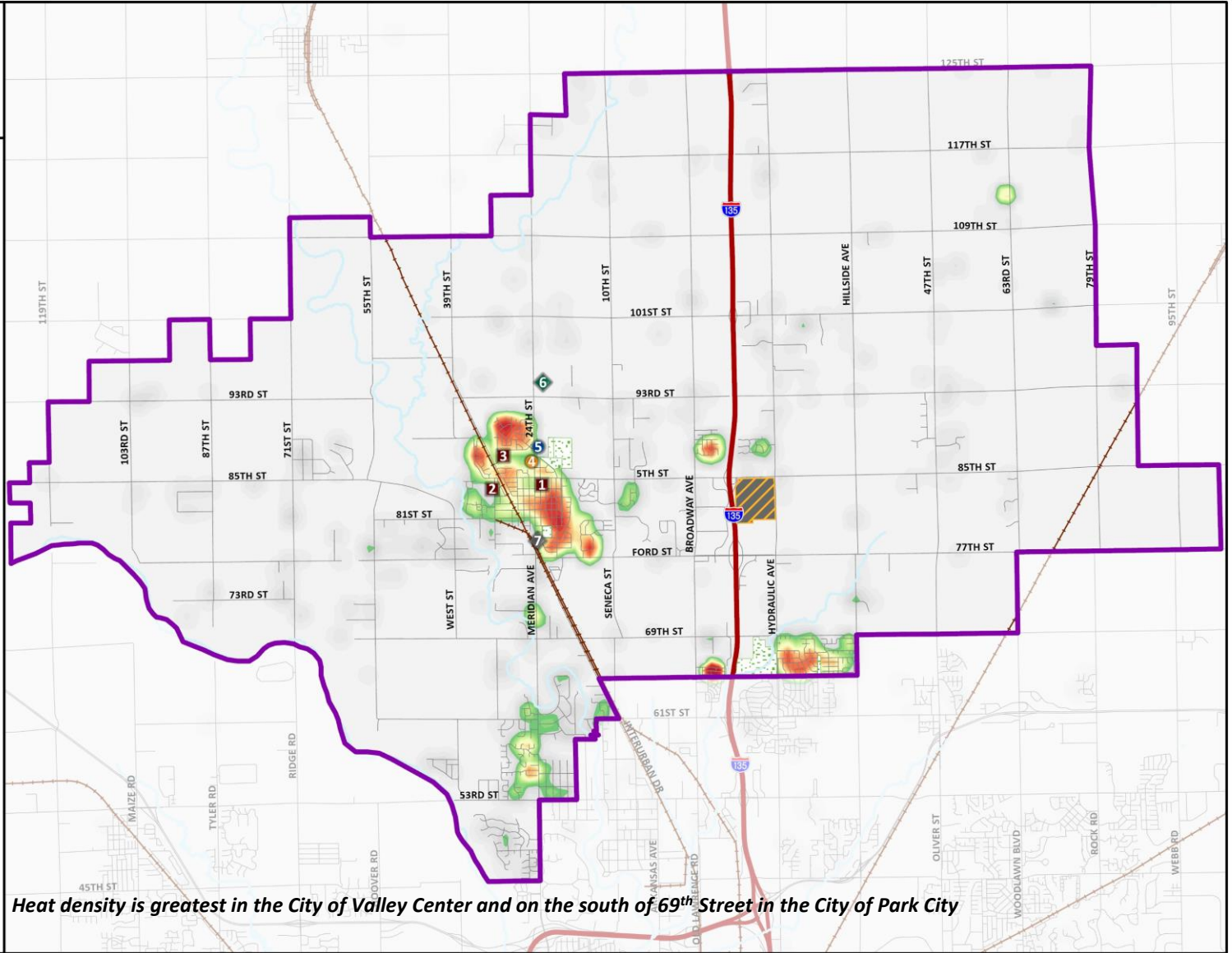
Student Density



Student "Heat" is determined by calculating the number of students that are clustered within close proximity of one another. Overlapping of points (2 or more students residing at the same address) are handled using a weighting of coincident points. This weighted data is calculated by relational distance, which helps to visually depict the areas of high student clustering.



Map data provided by USD 262, Cities of Valley Center, Park City, Kechi, and Wichita, Sedgewick and Harvey Counties, State of Kansas, ESRI, and US Census Bureau. Map created February 2025 by RSP & Associates.



Heat density is greatest in the City of Valley Center and on the south of 69th Street in the City of Park City

Part 1: Observations and Conclusions

Limitations to Student Growth

- Live births in Sedgwick County have been decreasing over the past ten years
- 2023 reported 898 less births than 2014 (-12.2%)
- The kindergarten class is the smallest this year with less than 150 students
- With the kindergarten class almost 100 students less than the previous 12th grade class, enrollment growth year to year is limited
- Enrollment growth experienced this year can predominantly be attributed to Out of District student growth; without the increases of open enrolled students, enrollment would have likely decreased this year as in district enrollment decreased

Indicators of Student Growth

- District enrollment increased by 8 students from last year
- There are multiple classes in middle and high school that are the largest in history
- Most grade levels increase as they work their way through the system supporting larger classes in middle/high school
- District tends to have more new students migrating in than past students migrating out (net growth of +52 students)
- Out of District enrollment has increased at a greater rate than In District enrollment the past ten years
- 9% of total enrollment reside out of the District boundary this year (274 of the total 3,173 students)

Conclusion of Section:

- RSP & Associates monitors over 100 planning areas for demographic, development, and enrollment data sets
- Greatest student density is greatest within the City of Valley Center and on the south of 69th Street in the City of Park City
- Out of District/Open Enrollment trends should continually be analyzed as change to open enrollment policy have impact on enrollment outlook; Wichita USD 259 is the greatest contributor to out of district students (193 students this year)
- Potential changes to state or national immigration policy with 2024 presidential election may impact enrollment outlook
- With more growth limitations being experienced in the community, it is likely the forecasted growth will be at a lower rate than in previous reports.



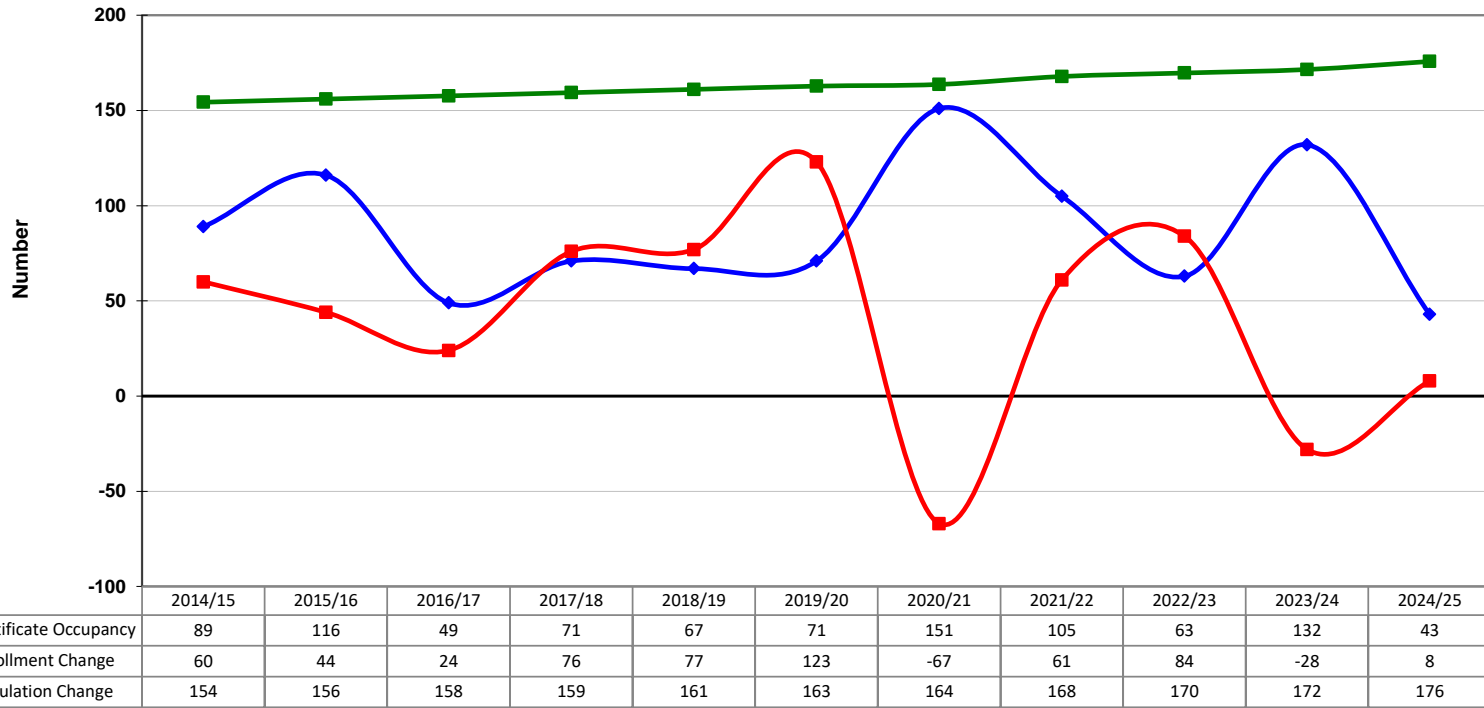
PART 2 DEVELOPMENT

- Population, Development, & Enrollment Trends
- Yield Rate
- Housing Market Maps & Data
- Potential Growth Analysis





Population, Development, & Enrollment



Note: Learning Center and students residing outside the district boundary are included in enrollment data

Source: Census Bureau, Sedgwick County, Valley Center Public Schools USD 262, and RSP & Associates

Observations:

- **RED LINE:** Student enrollment had been generally increasing year to year with decreases occurring more recently
 - 2020/21 saw a decrease in students, likely due to COVID-19 pandemic
- **BLUE LINE:** Building activity has averaged about 90+ units a year (2020/21 added the most units per year)
- **GREEN LINE:** Census data indicates an increasing population (150+ new persons per year)
 - Population shows the estimate growth of the whole decade; new decennial census often affects year-to-year change

Main Takeaway: Graphic provides benchmark data to determine if there is a correlation between population change, building activity, and school enrollment

Demographic Summary



Population

Percent Population Change of Annual Rate

- 2000 to 2010: 1.99%
- 2010 to 2020: 1.07%
- 2020 to 2024: 1.08%
- 2024 to 2029: 0.58%

Observations: Population growth is forecasted to slow down the next five year.



Housing

Percent Change of Annual Rate of Housing Inventory

- 2000 to 2010: 2.44%
- 2010 to 2020: 1.01%
- 2020 to 2024: 1.34%
- 2024 to 2029: 0.73%

Observations: Housing inventory increased the past four year, but is forecasted to slow down.



Income

Median Household Income

- 2024: \$88,236
- 2029: \$102,537
- 2024 to 2029: 3.05% forecasted annual change

Observations: Income is expected to increase surpassing \$100K by 2029.



Workforce

Key Variables

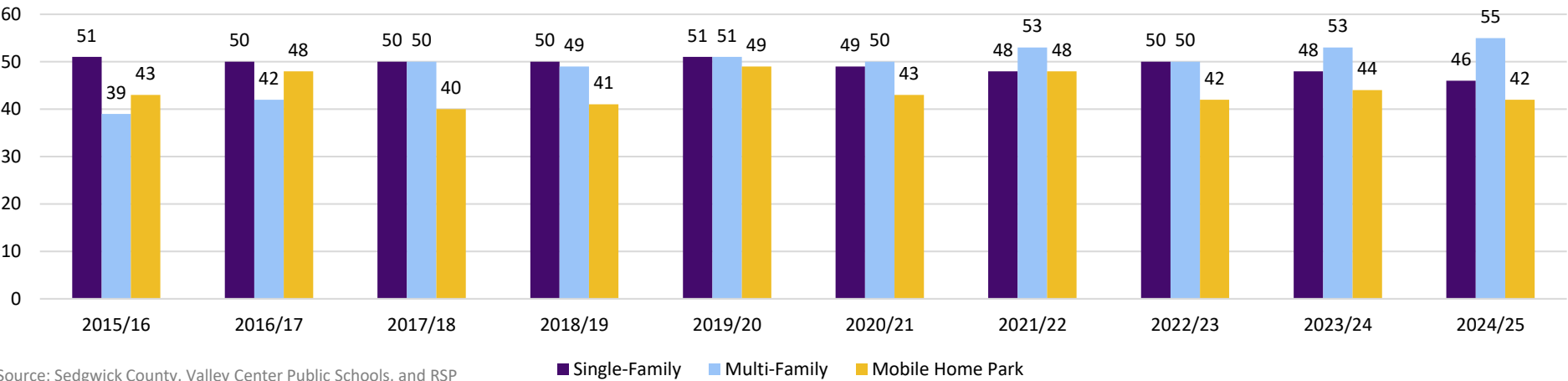
- 2.2% as of July 2024
- 342 Businesses
- 3,650 employees

Observations: The unemployment rate is lower than the State of Kansas.

Source: US Census BAO and ESRI
Note: Demographic information includes all persons residing in the school district boundary (not just student data)

K-12 Yield Rate Comparison Over Time

Yield Rate Comparison Graph (Students per 100 Units Over Time)



Observations: Bar graph shows the number of students per 100 units by year and by housing unit type (single-family, multi-family, mobile home)

- District sees on average 49.3 K-12 students per 100 single-family households
 - The yield rate for single-family (SF) units has been decreasing over time
 - 2024/25 yielded 46 students per 100 SF units (5 students less than 2015/16)
 - There are 5,043 total SF units in the district; There have been **806 SF units** built from 2015 to 2024
- District sees on average 47.6 K-12 students per 100 multi-family households
 - The yield rate for multi-family (MF) units has started increasing after 2020/21
 - Multi-family units peaked this year with 55 students per 100 MF units
 - There are 499 total MF units in the district; There have been **62 MF units** built from 2015 to 2024
- District sees on average 44.0 K-12 students per 100 mobile home park households
 - The yield rate for mobile home park (MHP) units has started increasing after 2020/21
 - Mobile home units have fluctuated over the past ten year but tend to generally 40-50 students per 100 MHP units
 - There are 218 total MHP units in the district; There have been **0 MHP units** built from 2015 to 2024

Main Takeaway: As more single-family housing has been built, the generation of students from these units has decreased limiting the outlook that housing growth has on enrollment change.

Student Yield Rate Analysis Map



Yield Rate

- School List:**
1. Abilene Elementary
 2. West Elementary
 3. Wheatland Elementary
 4. Valley Center Intermediate
 5. Valley Center Middle
 6. Valley Center High
 7. Valley Center Learning Center

- Legend**
- District Boundary
 - Schools
 - Elementary School
 - Intermediate School
 - Middle School
 - High School
 - Alt. School
 - Wichita State University - NIAR
 - Recreation (Park & Golf Course)

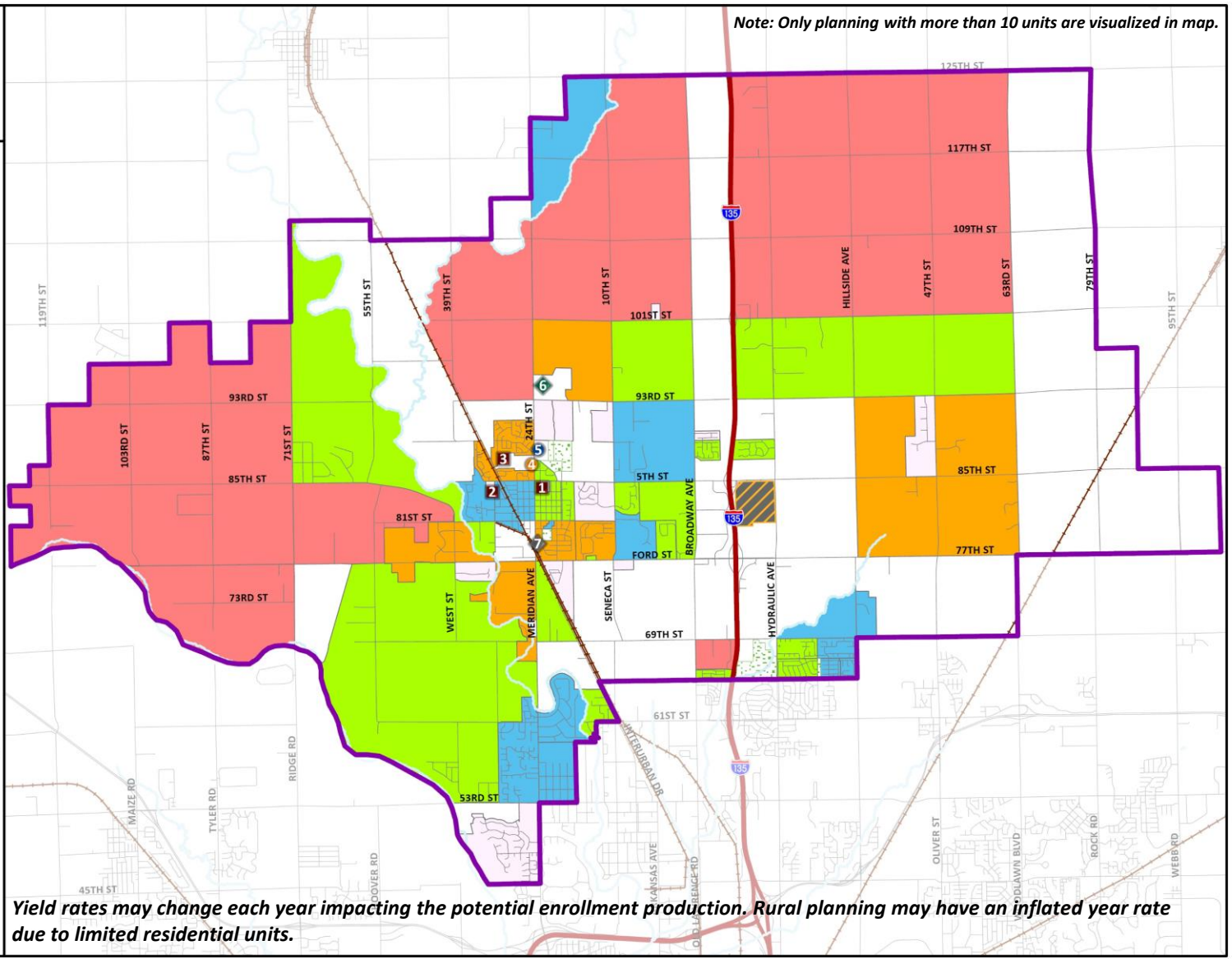
- Yield Rate**
- < 20
 - 21 to 40
 - 41 to 60
 - 61 to 80
 - > 80

Year built data is provided by Sedgwick County Assessor's Office. Yield Rate displayed by planning area. Yield Rate describes the number of K-12 students for every 100 units.



Map data provided by USD 262, Cities of Valley Center, Park City, Kechi, and Wichita, Sedgwick and Harvey Counties, State of Kansas, ESRI, and US Census Bureau. Map created February 2025 by RSP & Associates.

Note: Only planning with more than 10 units are visualized in map.



Yield rates may change each year impacting the potential enrollment production. Rural planning may have an inflated year rate due to limited residential units.

Average Year Built Map



Average Year Built

- School List:**
1. Abilene Elementary
 2. West Elementary
 3. Wheatland Elementary
 4. Valley Center Intermediate
 5. Valley Center Middle
 6. Valley Center High
 7. Valley Center Learning Center

- Legend**
- District Boundary
 - Schools
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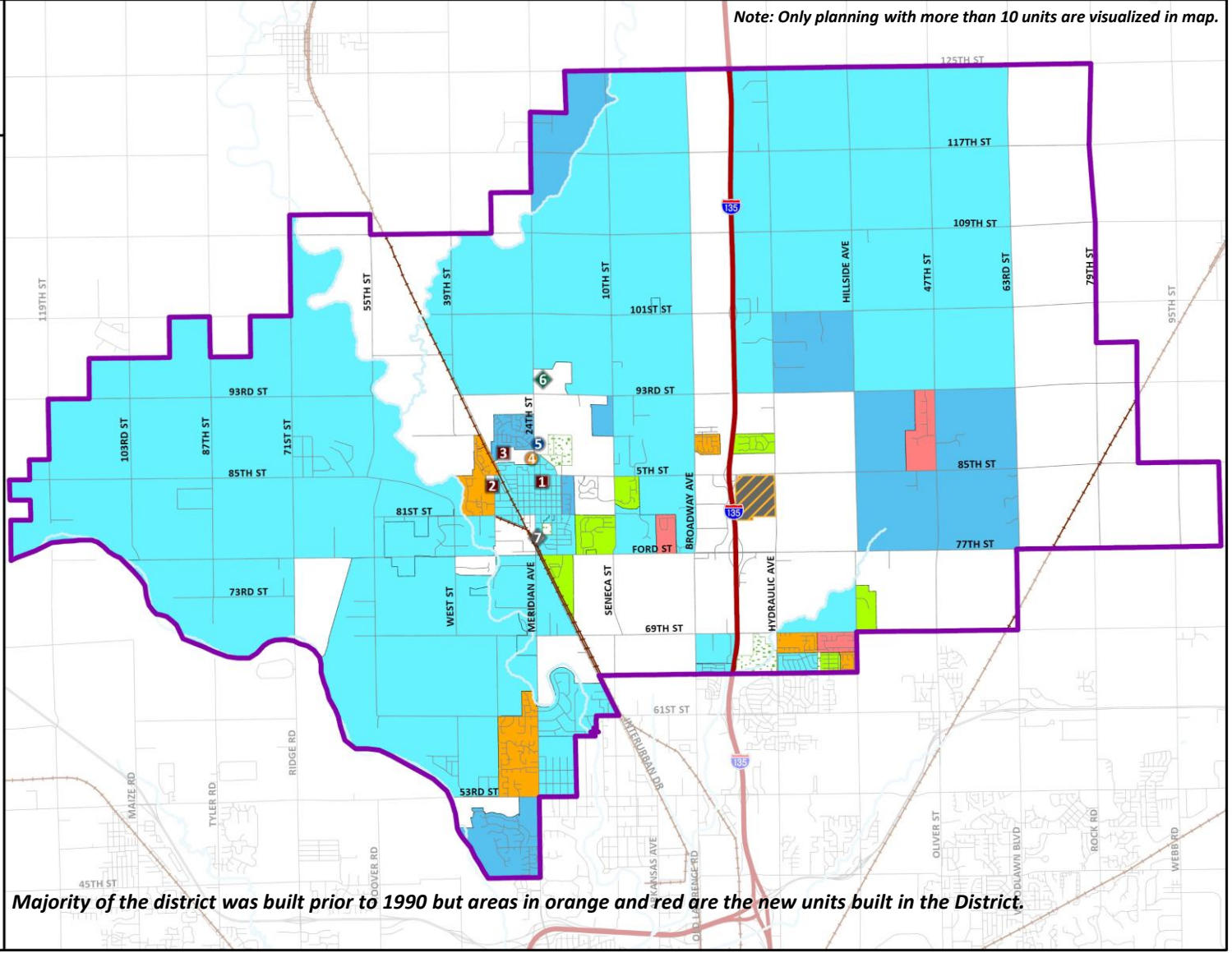
- Average Year Built**
- No Data
 - < 1990
 - 1991 to 2000
 - 2001 to 2010
 - 2011 to 2020
 - After 2020

Year Built provided by Sedgwick County. Average Year Built displayed by planning area.



Map data provided by USD 262, Cities of Valley Center, Park City, Kechi, and Wichita, Sedgwick and Harvey Counties, State of Kansas, ESRI, and US Census Bureau. Map created February 2025 by RSP & Associates.

Note: Only planning with more than 10 units are visualized in map.



Majority of the district was built prior to 1990 but areas in orange and red are the new units built in the District.

Median Home Value Map

USD262
Valley Center Schools
Enhancing Today. Preparing for Tomorrow.

Median Home Value

School List:

1. Abilene Elementary
2. West Elementary
3. Wheatland Elementary
4. Valley Center Intermediate
5. Valley Center Middle
6. Valley Center High
7. Valley Center Learning Center

Legend

- District Boundary

Schools

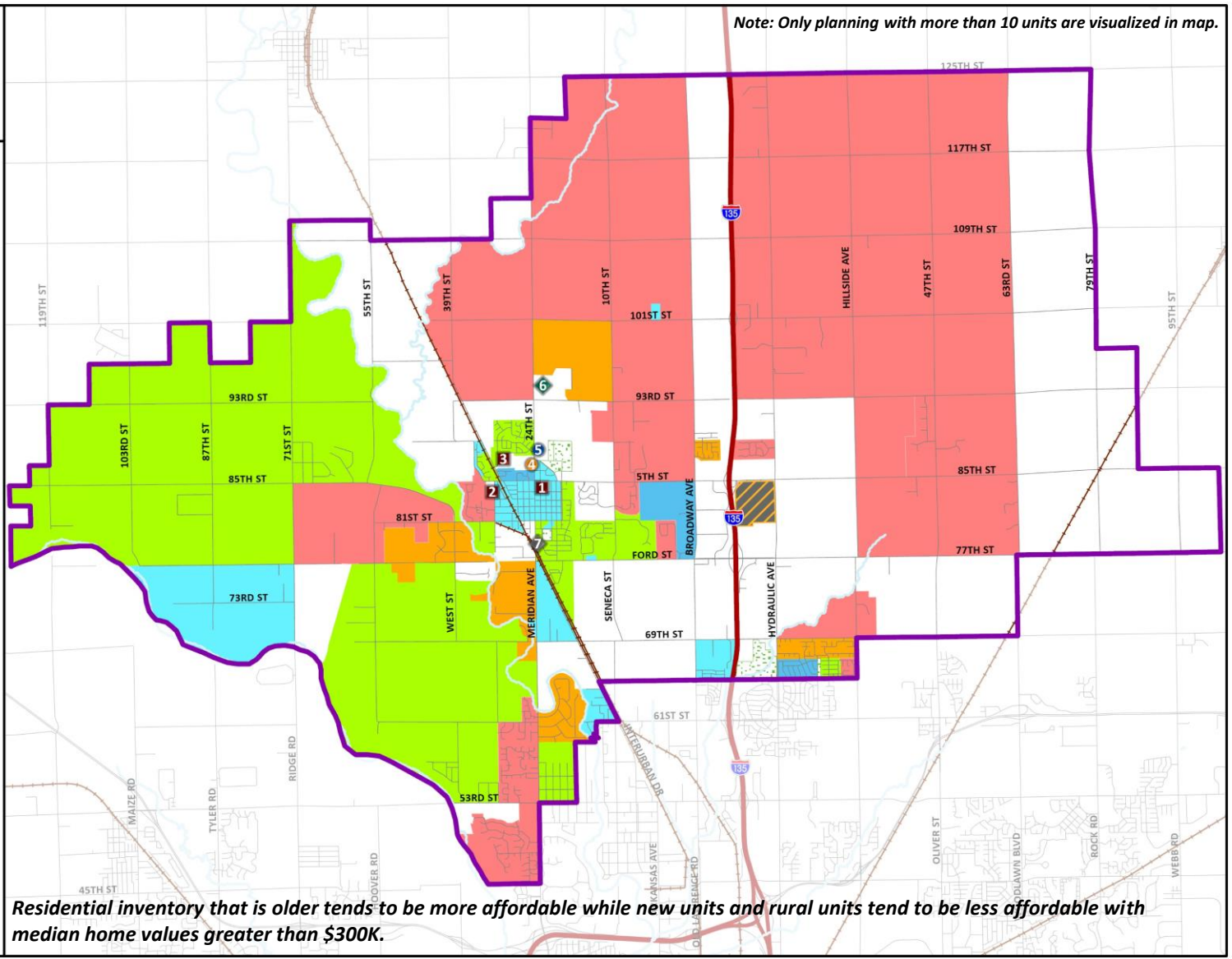
- Elementary School
- Intermediate School
- Middle School
- High School
- Alt. School
- Wichita State University - NIAR
- Recreation (Park & Golf Course)

Median Home Value

- No Residential Value
- < \$150,000
- \$150,001 to \$200,000
- \$200,001 to \$250,000
- \$250,001 to \$300,000
- > \$300,000

Property values provided by Sedgwick County. Median Home Values displayed by planning area.

Map data provided by USD 262, Cities of Valley Center, Park City, Kechi, and Wichita, Sedgwick and Harvey Counties, State of Kansas, ESRI, and US Census Bureau. Map created February 2025 by RSP & Associates.



Residential inventory that is older tends to be more affordable while new units and rural units tend to be less affordable with median home values greater than \$300K.

Growth Area Map



Growth Areas

School List:

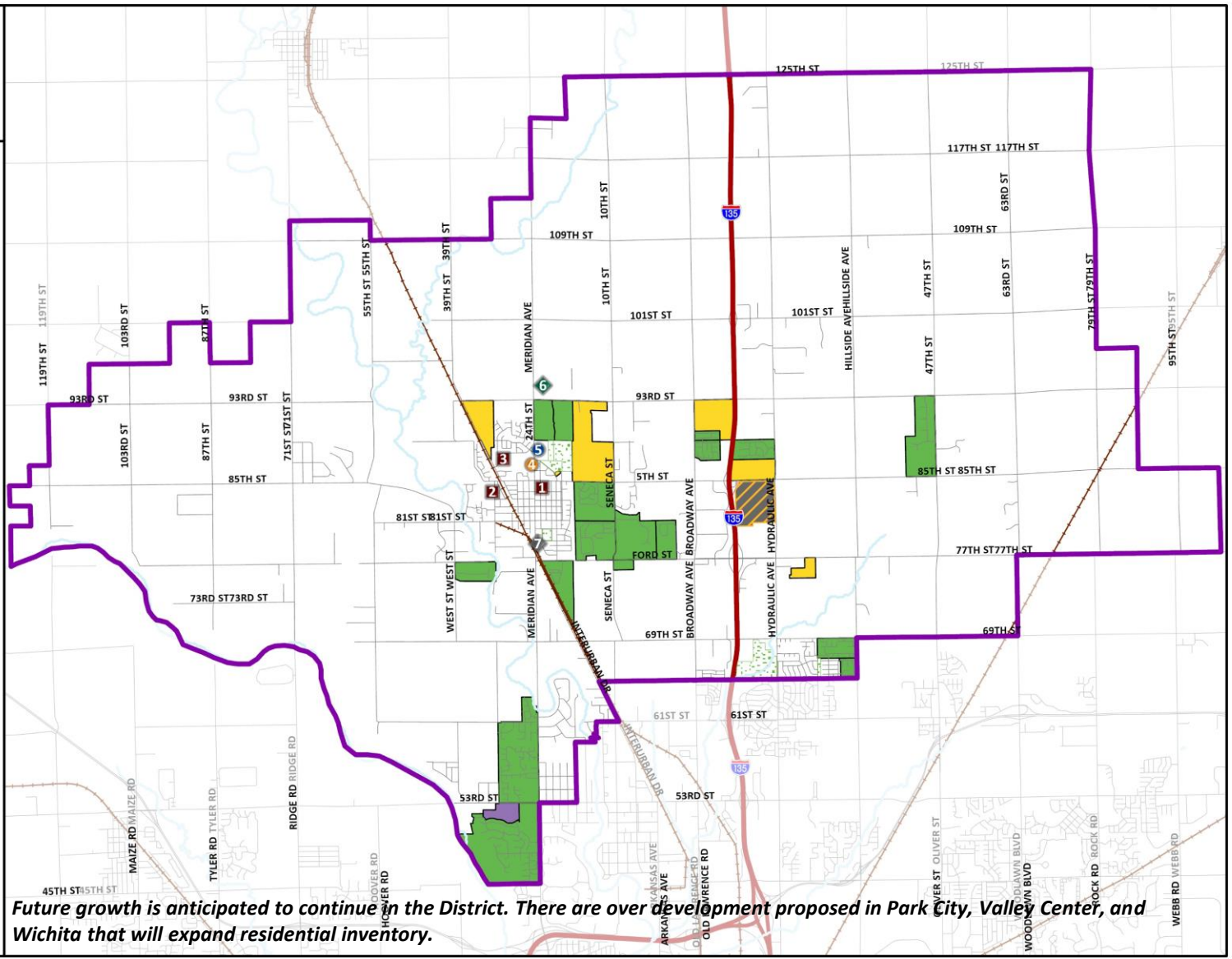
- 1. Abilene Elementary
- 2. West Elementary
- 3. Wheatland Elementary
- 4. Valley Center Intermediate
- 5. Valley Center Middle
- 6. Valley Center High
- 7. Valley Center Learning Center

Legend

- District Boundary
- Schools**
- Elementary School
- Intermediate School
- Middle School
- High School
- Alt. School
- Wichita State University - NIAR
- Recreation (Park & Golf Course)

Growth Areas

- Current
- 5 Year
- 10 Year



Future growth is anticipated to continue in the District. There are over development proposed in Park City, Valley Center, and Wichita that will expand residential inventory.

Development Table

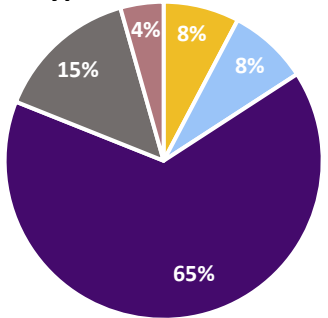
RSP Plan Area Name: Identified Growth Areas	Current Development Type	Timing of Growth	Existing Units	Potential Units	City
Bearhill Estates	Single-Family	Current	60	50	Park City
Briarwood Phase 1	Single-Family	Current	0	87	Park City
Cambridge Valley	Single-Family	Current	58	38	Park City
Ironstone	Single-Family	Current	67	119	Park City
Saddlebrook	Single-Family	Current	142	182	Park City
Barnhart Estates	Single-Family	Current	1	43	Rural
Cedar Ridge Estates	Single-Family	Current	9	24	Valley Center
Ford St & Seneca St	Multi-Family	Current	0	90	Valley Center
Harvest Place (Duplexes)	Townhomes	Current	0	248	Valley Center
Harvest Place (Single-Family)	Single-Family	Current	0	77	Valley Center
Hidden Valley	Single-Family	Current	9	54	Valley Center
Prairie Lakes	Single-Family	Current	130	133	Valley Center
Rio Bella	Single-Family	Current	0	34	Valley Center
Sunflower Valley	Multi-Family	Current	10	82	Valley Center
Trails End	Single-Family	Current	0	145	Valley Center
Moorings	Single-Family	Current	418	157	Wichita
Northgate	Single-Family	Current	430	170	Wichita
Briarwood Phase 2	Mixed-Use	5 Year	0	131	Park City
South of Bearhill Estates	Single-Family	5 Year	2	70	Park City
Wild West	Mixed-Use	5 Year	0	80	Park City
W 93rd St N & N Interurban Dr	Townhomes	5 Year	0	150	Rural
E 6th St & N Mclaughlin Dr	Multi-Family	5 Year	0	50	Valley Center
Meridian & 93rd	Single-Family	5 Year	7	400	Valley Center
North of Moorings	Rural	10 Year	0	120	Wichita
Current Growth Area Potential:			1,334	1,733	
5-Year Growth Area Potential:			9	881	
10-Year Growth Area Potential:			0	120	
Total Growth Area Potential:			1,343	2,734	

Source: Cities of Park City, Valley Center, and Wichita, Sedgwick County, and RSP

Note: "Timing of Growth Areas" are general estimates indicating phase of development status: some current projects may continue to develop for 5+ years and 5 to 10 Year potential projects may happen faster or slower than stated in table.

Potential Units by Development Type (includes all stages)

- Mixed-Use
- Multi-Family
- Single-Family
- Townhomes
- Rural



Source: Cities of Park City, Valley Center, and Wichita, Sedgwick County, and RSP

Observations:

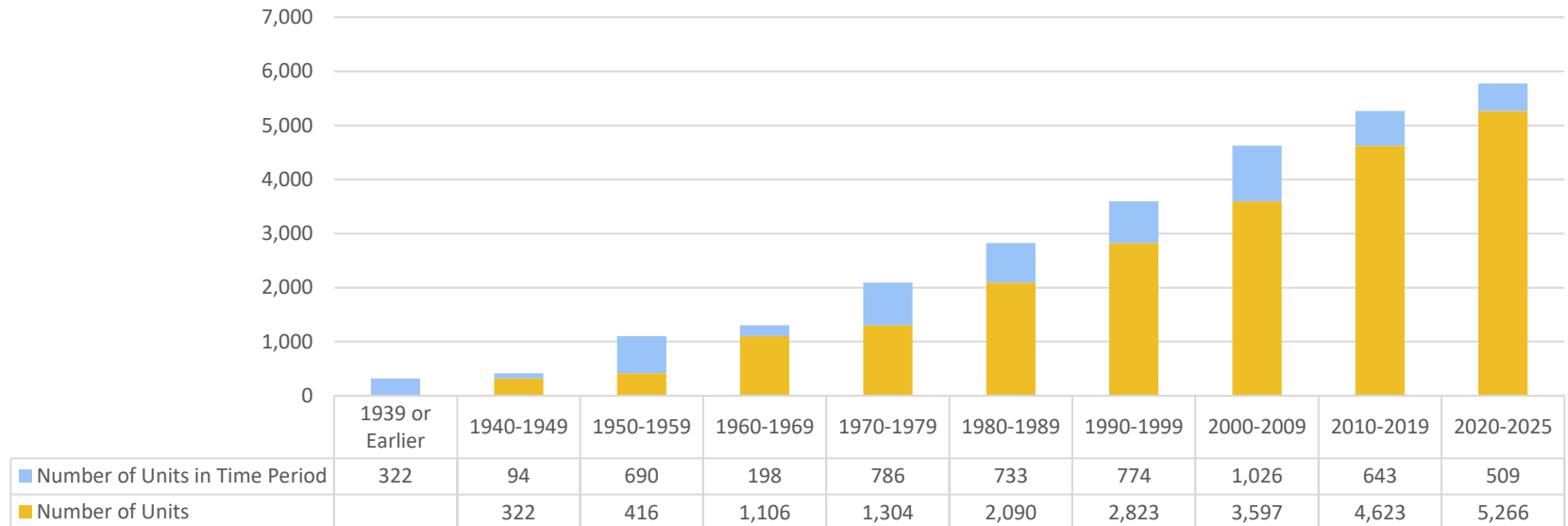
- Growth areas are created from existing land use, future land use, improvement plan, zoning, and city staff input:
 - **Green:** identifies where development activity is happening
 - **Yellow:** identifies possible areas that could develop within a 5-year range
 - **Purple:** identifies possible areas that could develop within a 10-year range
- There is no guarantee any of these growth areas will develop or that other areas not shown as a growth area will develop
 - The market demand and property owners' desire to build guides the timing and type of development
 - Some growth areas may require infrastructure improvements
- 65% of potential units are planned for single-family units
- There are over 1,700 units in current/active stage of development with over 1,000 units on the horizon

Development Activity Over Time

Observations:

- Table has been created to illustrate the number of units by year built
 - The average year for all units built was 1986 while the median year built was 1992
- The decade with the most units built was 2000 to 2009
 - The average number of units built per year from 2010 to 2019 was 64.3 units per year which is lower than from 2000 to 2009 (102.6 per year)
- Five years into the current decade, the District has added over 500 units to residential inventory almost surpassing the total unit production in the previous decade
 - Development activity maintaining the current pace is crucial for enrollment growth to occur

New V.S. Existing Units by Decade Built



Source: Sedgwick County and ESRI

■ Number of Units ■ Number of Units in Time Period

Regional Project Spotlight

Champtown

- Champtown is a 160-acre development planning to be the ultimate destination for entertainment, athletics, and tourism
- The project features:
 - State's only Aquarium
 - Diverse museums
 - Multipurpose arena
 - Luxury hotel
 - Premier sports facilities
 - Vibrant retail and dining spaces

Crosswinds Casino Expansion

- The existing casino in Park City is planning on expanding to accommodate sports betting and additional facility space (2026)

Golden Circle Casino

- A new casino is planned at the former home of the Wichita Greyhound Park in Park City
- The project features 1,000 historical horse racing machines and a simulcasting facility
- Expected to open September 2025

Park Centre

- Located south of the district boundary, the City of Park City is building a new town mixed-use development on 48 acres
- The project features:
 - Modern living, shopping, and commercial spaces
 - Walking paths, open green spaces, and a central park



Sources:

<https://langere.com/champtown/>

<https://www.ksn.com/news/kansas-gambling-crosswinds-casino-expanding/>

<https://www.bizjournals.com/wichita/news/2024/01/10/phil-ruffin-park-city-casino-zoning-horse-racing.html>

<https://langere.com/park-centre/>

Part 2: Observations and Conclusions

Limitations to Student Growth

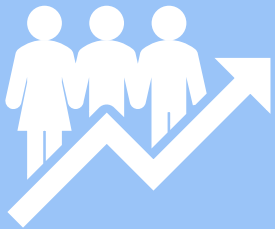
- The rate of development activity decreased this year with less than 50 new units built
- As more single-family housing has been built, the generation of students from these units has decreased limiting the outlook that housing growth has on enrollment change
- Tracking the types of development is important to understand the yield rate of students for every part of the community – there are varying yield rates with all developments

Indicators of Student Growth

- Total population in the District is expected to continue increasing by 150-200 people per year
- Over 2,700 units identified for potential development within the next 10+ years
- The current decade is on track to be the greatest built out decade if rate of growth continues the next five years
- Single-family residential has the highest propensity to have school aged students and have been developed a greater rate – 2024 added 43 new SF units to district inventory
- Opportunities of residential growth exist in all three communities; City of Valley Center has the greater number of potential units in their boundary

Conclusion of Section:

- With decreasing yield rates, there is a lower level of impact housing has on enrollment, resulting in a limited growth model. Monitor local factors that may affect development timing and economic outlook to gauge new decade of residential growth.
- Residential development will continue if the housing product is affordable and have active residential projects – infrastructure connectivity also plays a role in the desirability and timing of residential development. Potential for a slight decrease in unit production with a national election year (2024).
- As of February 2022, construction costs have increased over 100% from August 2020 and supply chain challenges impact the potential of new development and where new developments will occur in the district.
- Recent natural disasters throughout the country (East Coast Hurricane, West Coast Forest Fires, etc.) may impact the speed and cost of building activity limiting outlook of residential development projects.

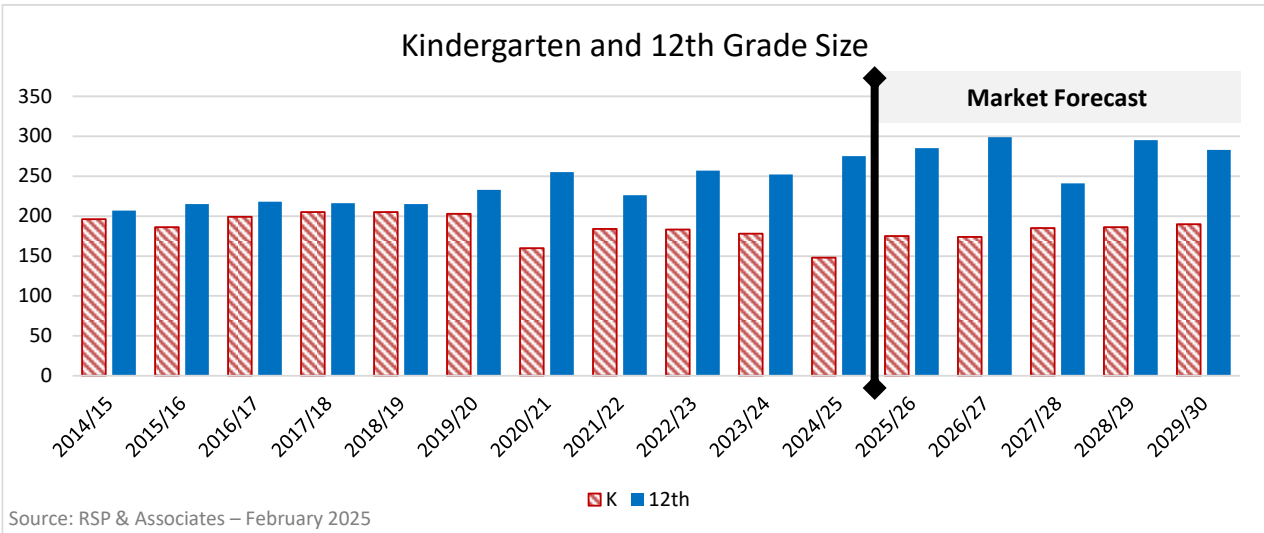


PART 3 PROJECTIONS

- Past, Current, & Future Enrollment
- Building Projections

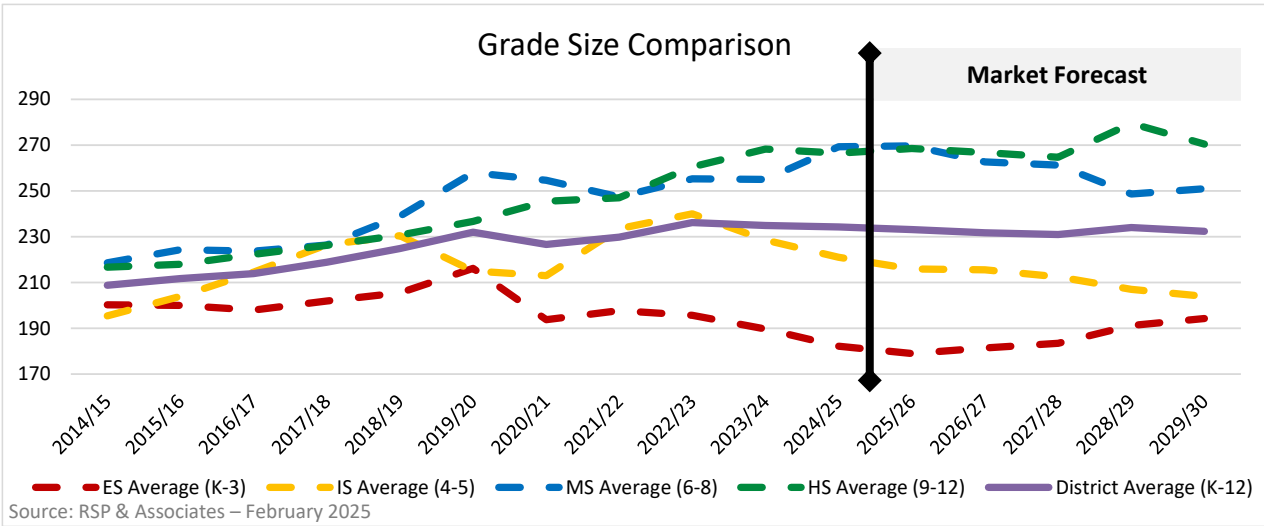


Class Size Comparisons



K and 12th Grade Comparisons:

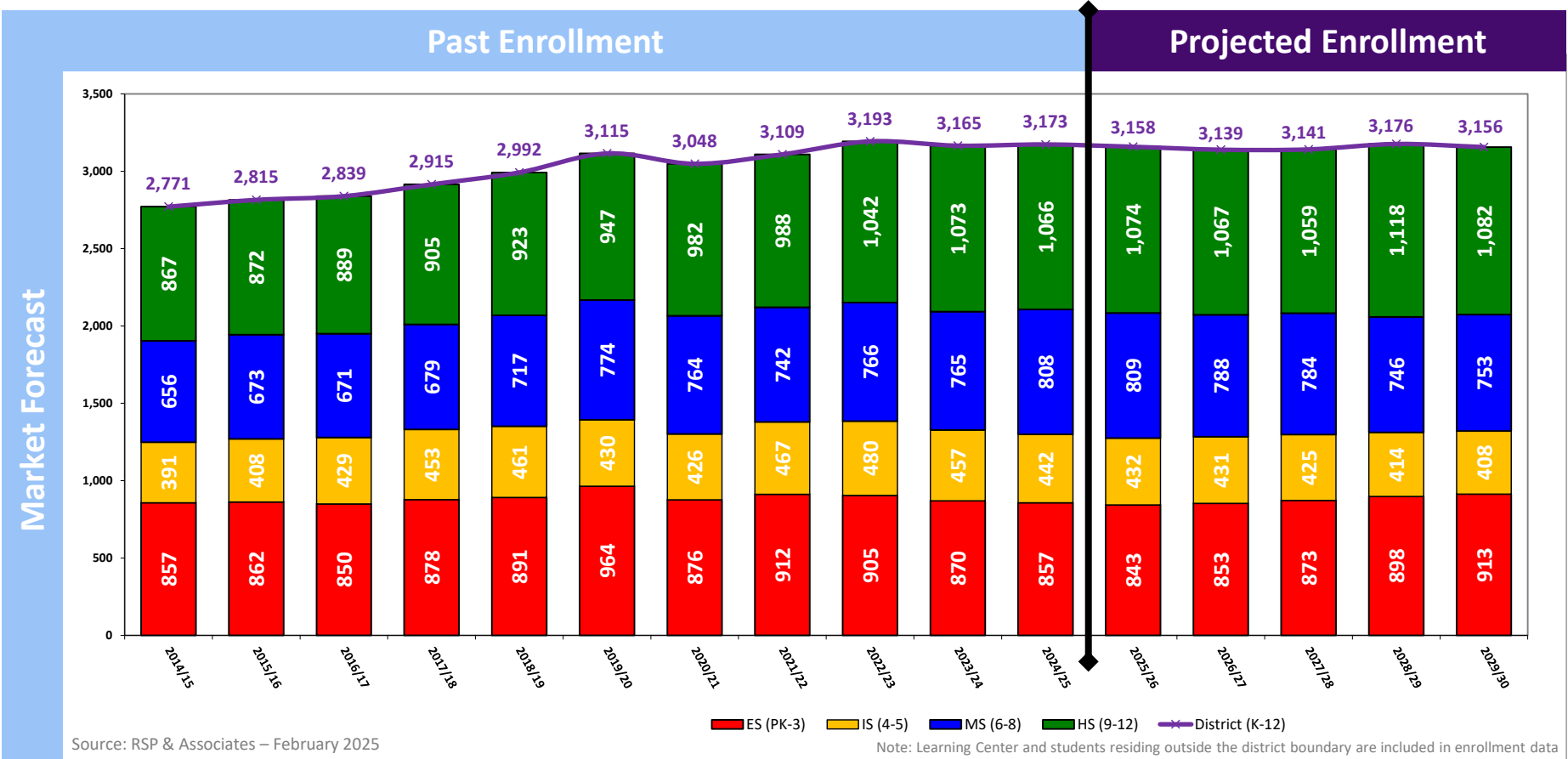
- Current 12th grade class is 127 students larger than the current Kindergarten class
- Larger exiting classes make it more difficult for growth to occur (when larger grades move out, they are not fully replaced by the kindergarten class)
- Over the next 5 years, the kindergarten class is projected to **increase** to around 180 students and the average 12th grade class is projected to **increase** to 281 students



Average Class Sizes

- 2024/25 average middle school grade is 87 students larger than the average elementary grade
- As the high school average grade size has **increased by 8.6%** since 2020/21, the average elementary grade size has **decreased by -5.9%**
- Over the next 5 years:
 - Intermediate and middle school average grade sizes are projected to **decrease**
 - Elementary and high school average grade sizes are projected to **increase**

Past, Current, & Future Enrollment



Enrollment Change: Overall enrollment forecasted to be stable and slightly decreasing to 3,156 students by 2029/30

- District enrollment to decrease by 17 students by 2029/30 (-0.5%) (Annual Range: -2.2% to +2.3%)
 - ↑ Elementary School enrollment to increase by 56 students by 2029/30 (+6.5%) (Annual Range: -1.6% to +2.9%)
 - ↓ Intermediate School enrollment to decrease by 34 students by 2029/30 (-4.0%) (Annual Range: -1.3% to -0.1%)
 - ↓ Middle School enrollment to decrease by 55 students by 2029/30 (-6.8%) (Annual Range: -4.8% to +0.9%)
 - ↑ High School enrollment to increase by 16 students by 2029/30 (+1.5%) (Annual Range: -3.2% to +5.6%)

Projection Notes and Clarifications

Past and Projected Enrollment is shown three ways:

1. **In District:** Based on students residing in the district boundary
2. **Attend:** Based on both a student residing in the district and attending and students not residing in the district attending
3. **Out of District:** Students who are not residing in the district boundary

Capacity

- Building capacity was provided by the District for school facilities as of 2024/25
- Capacity should be annually examined to ensure appropriate education space is available for students



Other Items

- Enrollment Grade Configuration in Student Forecast Model (PK-3, 4-5, 6-8, 9-12)
- Enrollment forecast DOES include students in learning center
- Out of District student trends are assumed to follow District policy and follow similar trends as the last few years
- Projection accuracy is limited by the number of years of student data which matches the State enrollment
- Housing challenges that may result in a slowdown in new housing starts and challenges with the economy as it adapts to a “New Normal” of supply challenges, cost increases, and other housing policy changes

Projections by Elementary Building

Valley Center USD 262 Projections By School (Based on Student Reside)

School	District Capacity	Enrollment Type (Past)	Past School Enrollment				Projections Based on Residence (1-5 years)				
			2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30
Abilene Elementary PK to 3rd	300	Out of District In District Attend	20 255 275	11 261 272	13 242 255	26 239 265					
West Elementary K to 3rd	312	Out of District In District Attend	21 266 287	27 260 287	29 251 280	28 237 265					
Wheatland Elementary K to 3rd	390	Out of District In District Attend	33 317 350	25 321 346	21 314 335	24 303 327					
Elementary Schools PK to 3rd	1,002	Out of District In District Attend					74 769 843	76 777 853	78 795 873	74 824 898	76 837 913
Valley Center Intermediate 4th to 5th	506	Out of District In District Attend	36 431 467	35 445 480	33 424 457	41 401 442	42 390 432	43 388 431	40 385 425	43 371 414	45 363 408
Valley Center Middle 6th to 8th	788	Out of District In District Attend	70 665 735	53 708 761	57 705 762	66 737 803	67 734 801	63 715 778	67 711 778	66 675 741	65 684 749
Valley Center High 9th to 12th	985	Out of District In District Attend	85 860 945	91 903 994	91 935 1,026	104 908 1,012	102 931 1,033	101 928 1,029	97 915 1,012	102 969 1,071	99 939 1,038
Valley Center Learning Center 6th to 12th *Included in PK-12 total*	0	Out of District In District Attend	4 46 50	3 50 53	6 44 50	5 54 59	5 44 49	6 42 48	4 49 53	5 47 52	4 44 48
ELEMENTARY SCHOOL TOTAL PK to 3rd	1,002	Out of District In District Attend	74 838 912	63 842 905	63 807 870	78 779 857	74 769 843	76 777 853	78 795 873	74 824 898	76 837 913
INTERMEDIATE SCHOOL TOTAL 4th to 5th	506	Out of District In District Attend	36 431 467	35 445 480	33 424 457	41 401 442	42 390 432	43 388 431	40 385 425	43 371 414	45 363 408
MIDDLE SCHOOL TOTAL 6th to 8th	788	Out of District In District Attend	70 665 735	53 708 761	57 705 762	66 737 803	67 734 801	63 715 778	67 711 778	66 675 741	65 684 749
HIGH SCHOOL TOTAL 9th to 12th	985	Out of District In District Attend	85 860 945	91 903 994	91 935 1,026	104 908 1,012	102 931 1,033	101 928 1,029	97 915 1,012	102 969 1,071	99 939 1,038
DISTRICT TOTALS PK to 12th	3,281	Out of District In District Attend	269 2,840 3,109	245 2,948 3,193	250 2,915 3,165	294 2,879 3,173	290 2,868 3,158	289 2,850 3,139	286 2,855 3,141	290 2,886 3,176	289 2,867 3,156

School Utilization Legend
 Over 100% School Capacity
 Under 70% School Capacity

*Elementary Schools are school choice;
Projections are provided as total below*

2029/30 Attend Utilization %

91.1%

80.6%

95.1%

105.4%

**An 18-classroom addition is planned for HS that will increase capacity*

With the current inventory, capacity challenges are forecasted to be experienced at:

- Valley Center Middle in 2025/26; school attend growth rate projected at **-6.7%**
- Valley Center High from 2025/26 to 2029/30; school attend growth rate projected at **+2.6%**

Note 1: Student Projections are based on the residence of the student.

Note 2: The Enrollment Model is based on a Head count of students by Planning Area at each facility

Note 3: Transfers between Facilities are shown with Attend Projections

Note 4: The Enrollment Model assumes ES(PK-5) MS(6-8) and HS (9-12)

Note 5: Each planning area is assigned the 2024/25 boundary

Note 6: School capacity provided by the District

Note 7: In District is based on students residing within the district boundary

Note 8: Attend is based on which facility the student attends and includes in district and out of district students

Note 9: Out of District is based on students NOT residing in the district boundary

Source: RSP & Associates, LLC - February 2025

Disclaimer. This is a projected outlook based on the information examined in this analysis. All past student data is exported from the district student database. The student database export may not always align with the Official Counts (Statistically 99% greater match by grade).

Attend Projections by Elementary Building

Valley Center Public Schools USD 262 Forecasted Enrollment By Grade

	Year	PK	K	1st	2nd	3rd	4th	5th	6th	7th	8th	9th	10th	11th	12th	ES	IS	MS	HS	Total
Past	2020/21	101	160	187	210	218	219	207	242	258	264	296	231	200	255	876	426	764	982	3,048
	2021/22	121	184	178	207	222	236	231	231	248	263	320	237	205	226	912	467	742	988	3,109
	2022/23	122	183	195	187	218	232	248	260	237	269	309	265	211	257	905	480	766	1,042	3,193
	2023/24	111	178	184	206	191	223	234	255	273	237	285	270	266	252	870	457	765	1,073	3,165
	2024/25	128	148	192	182	207	204	238	262	268	278	241	284	266	275	857	442	808	1,066	3,173
Projected	2025/26	127	175	157	196	188	220	212	260	272	277	294	217	278	285	843	432	809	1,074	3,158
	2026/27	127	174	184	164	204	201	230	232	275	281	287	267	214	299	853	431	788	1,067	3,139
	2027/28	139	185	183	192	174	215	210	253	246	285	291	260	267	241	873	425	784	1,059	3,141
	2028/29	133	186	191	190	198	187	227	232	263	251	299	266	258	295	898	414	746	1,118	3,176
	2029/30	136	190	193	197	197	210	198	244	241	268	261	272	266	283	913	408	753	1,082	3,156

Source: RSP & Associates, LLC - February 2025
 Note: Learning Center and students residing outside the district boundary are included in enrollment data

Valley Center Public Schools USD 262 Forecasted Enrollment By Grade

	Year	Capacity					Capacity Percentage				
		ES	IS	MS	HS	Total	ES	IS	MS	HS	Total
Past	2020/21	1,002	506	788	985	3,281	87%	84%	97%	100%	93%
	2021/22	1,002	506	788	985	3,281	91%	92%	94%	100%	95%
	2022/23	1,002	506	788	985	3,281	90%	95%	97%	106%	97%
	2023/24	1,002	506	788	985	3,281	87%	90%	97%	109%	96%
	2024/25	1,002	506	788	985	3,281	86%	87%	103%	108%	97%
Projected	2025/26	1,002	506	788	985	3,281	84%	85%	103%	109%	96%
	2026/27	1,002	506	788	985	3,281	85%	85%	100%	108%	96%
	2027/28	1,002	506	788	985	3,281	87%	84%	99%	108%	96%
	2028/29	1,002	506	788	985	3,281	90%	82%	95%	114%	97%
	2029/30	1,002	506	788	985	3,281	91%	81%	96%	110%	96%

Source: RSP & Associates, LLC - February 2025
 Note: Learning Center and students residing outside the district boundary are included in enrollment data

Main Takeaways:
 Total elementary and Intermediate school enrollment are forecasted to remain under capacity for the next five years.

 Middle and High Schools are forecasted to be over capacity within the next five years.

Observations:

- Total enrollment is projected to range between 96% to 97% over the next 5 years
- Capacity challenges are expected at the middle and high school levels within the next 5 years
 - Middle School capacity is projected to remain over capacity until 2026/27
 - High School capacity is projected to remain over capacity until 2029/30

Part 3: Observations and Conclusions



First 5 Year Enrollment Outlook:

The District has may require additional capacity to accommodate forecasted growth:

- In 2029/30 attend enrollment is forecasted to utilize:
 - 91.1% of elementary capacity
 - 80.6% of intermediate capacity
 - 95.1% of middle school capacity
 - 105.4% of high school capacity (future 18-classroom addition will likely solve challenges at this level)
- There may be opportunities to enhance capacity for the District to for social, emotional, and mental well-being resources spaces for students as well as expanded spaces for specialized programming

RSP recommends District administration and Board of Education to annually review enrollment projections, demographics, and development trends as it relates to available building capacity

- High school capacity concern will likely be addressed through the classroom addition planned
- Out of District/Open Enrollment students are vital to enrollment growth; changes to the number of out of district students will impact enrollment outlook
- Continuing to annually monitor the items in this report is recommended as there are multiple variables limiting growth (live births, state policies, yield rates, building rates, etc.)
- Recent natural disasters throughout the country (East Coast Hurricane, West Coast Forest Fires, etc.) may impact the speed and cost of building activity limiting the outlook of residential development projects

RSP enrollment forecasting is based on the best-known information at the time

- Recent economic indicators have been in-flux (interest rates, housing prices, supply chain)
- Live birth data continues to be lower than it has been in the last decade which will impact future kindergarten enrollment
- Potential changes to state or national policy with 2025 President Election may impact the enrollment outlook

Utilize the enrollment model to assist with planning for staffing needs at each facility for the following school year which will address how quickly areas are “Regreening” and “Emerging”

- The type of residential development and how affordable it is will determine the likely location and number of students
- Utilizing current student density, count change visuals and potential developments, RSP has calculated the likely subdivision lifecycle for neighborhoods and their generation of students



PART 4 NEXT STEPS

- Moving Forward
- Next Steps & Key Considerations



Boundary Analysis

Items to Investigate:

- New Elementary School; planned to be built near 85th Street and Seneca Street (opens 2026/27)
- Abilene, West, Wheatland, and future elementary school serve K-4 with attendance boundaries

OR

- The district maintains student choice between four elementary schools (no attendance boundaries)

Boundary Criteria (Board Input):

- Tier 1:
 - Students Impacted
 - Neighborhoods Intact
 - Boundary Natural Features
- Tier 2:
 - Fiscal Considerations
 - Transportation Considerations
- Tier 3:
 - Projected Enrollment
 - Duration of Boundaries
 - Demographic Considerations

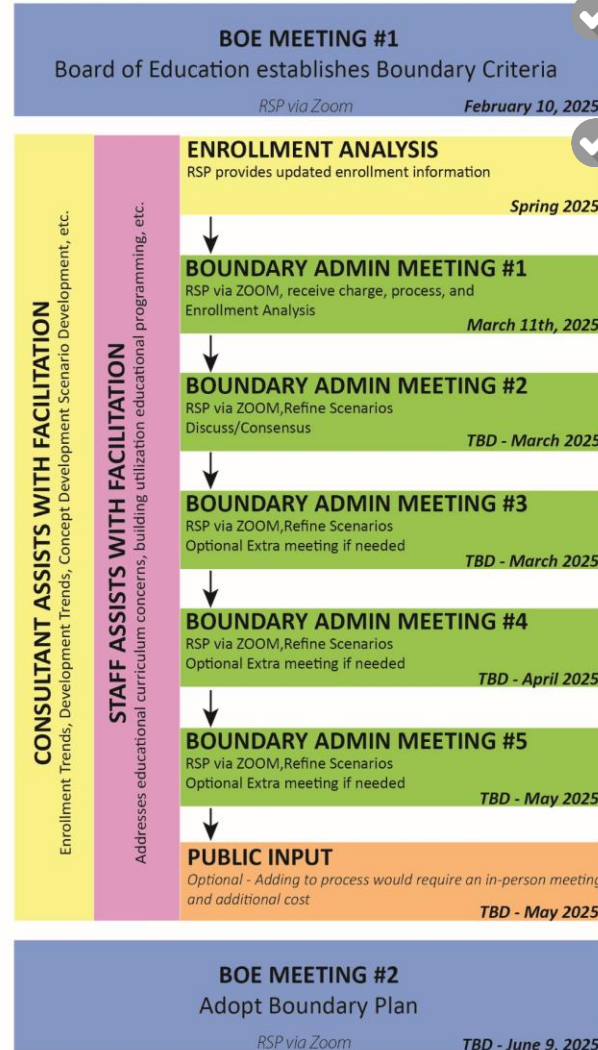
Grade Configuration Change:

- The new school will enable the district to shift grade levels for preschool through 8th grade students:
 - All Elementary schools: Kdg to 4th grade
 - Intermediate School: 5th to 6th grade
 - Valley Center Middle School: 7th to 8th grade

2024/25 COMPREHENSIVE BOUNDARY PROCESS



The First Boundary Admin Meeting kicks off March 11th



Report Conclusion

Limitations to Student Growth

- With a decreasing county live birth rate and population under 5 years of age, kindergarten outlook is limited
- The current 12th grade class is 127 students larger than the current Kindergarten class
- Larger exiting classes make it more difficult for growth to occur (when larger grades move out, they are not fully replaced by the kindergarten class)
- The student yield rate for single-family units has decreased despite more units being added to the District

Indicators of Student Growth

- There are multiple classes in middle/high school that are the largest classes in history
- The current decade has seen an increase in residential inventory growth with more units on the horizon to be built in Valley Center, Park City, and Wichita
- There are multiple economic projects in the community that will support community/job growth

The next five years of enrollment is forecasted to be stable to slightly decreasing:

- ↑ Elementary School enrollment **to increase by 56 students** by 2029/30 totaling 913 students (+6.5%)
- ↓ Intermediate School enrollment **to decrease by 34 students** by 2029/30 totaling 408 students (-4.0%)
- ↓ Middle School enrollment **to decrease by 55 students** by 2029/30 totaling 753 students (-6.8%)
- ↑ High School enrollment **to increase by 16 students** by 2029/30 totaling 1,082 students (+1.5%)

Conclusion of Section:

- ✓ RSP is currently analyzing potential boundary and grade configuration scenarios that adjusts the number of elementary facilities in the district would utilize to improve **enrollment distribution, capacity utilization, and class size balance**
- ✓ Financial and facility challenges may influence community conversations toward creating a **more efficient utilization of schools** ranging from ideal school size to number of appropriate schools to be in the district inventory
- ✓ Balancing enrollment and efficiently utilizing facility space ensures the **adequate and appropriate space** is allocated for **programming needs for all students** (Core, Elective, SPED, ELL, Support Services, Staff/Office, etc.)



Annually Review and Update Projected Enrollment Outlook

- ❑ Enrollment is forecasted to stabilize over the next five years; continued evaluation of enrollment will ensure future student population's needs are met by the District
- ❑ Additional capacity is needed for enrollment to optimally utilize buildings
- ❑ A new elementary school is planned to come online in 2026/27

ACTION: Review enrollment outlook for the 2025/26 school year



Integrate Enrollment Results with Faculty Planning Endeavors

- ❑ RSP is providing data analysis to consider the use of the new elementary schools (school choice VS attendance boundaries)
- ❑ The new school will adjust the grade configuration to the following: K-4 elementary, 5-6 intermediate, 7-8 middle school, and 9-12 high school

ACTION: Review Boundary Analysis results in Spring to Fall 2025



Communicate Results with General Public

- ❑ Integrate findings into any potential future facility planning; Future programming and building plans will impact household choices
- ❑ Create targeted marketing strategies to inform households about the extensive educational programs available within the District

ACTION: Expand resources for community outreach and information transparency to prepare community for potential changes in school enrollment



APPENDIX



Comparative Demographic Analysis

General Demographics	Valley Center Public Schools	Wichita Public Schools	City of Park City	City of Valley Center	Sedgwick County	State of Kansas
2024 Unemployment Rate	2.2%	4.6%	1.8%	3.3%	4.2%	3.2%
2024 Average Household Size	2.78	2.35	2.73	2.75	2.48	2.46
2024 Median Age	39.10	35.60	34.10	36.30	36.50	37.90
2024 Total Population	16,233	333,427	8,709	7,442	530,876	2,954,309
2024 Median Household Income	\$88,236.00	\$55,206.00	\$78,703.00	\$77,959.00	\$67,082.00	\$72,627.00
2024 Total Housing Units	6,150	153,451	3,400	2,839	229,411	1,299,213
2024 Owner Occupied Housing Units	4,873	75,573	2,495	2,061	132,758	782,039
2024 Renter Occupied Housing Units	914	62,362	693	613	76,651	385,014
Vacancy Rate	5.9%	10.1%	6.2%	5.8%	8.7%	10.2%
Race/Ethnicity	Valley Center Public Schools	Wichita Public Schools	City of Park City	City of Valley Center	Sedgwick County	State of Kansas
White	80.8%	53.3%	73.7%	82.2%	62.7%	71.0%
Black	1.8%	12.4%	4.6%	1.3%	8.5%	5.6%
American Indian/Alaskan	0.8%	0.9%	0.9%	0.8%	0.8%	0.7%
Asian	1.4%	5.0%	1.5%	0.7%	4.3%	3.0%
Pacific Islander	0.0%	0.1%	0.0%	0.0%	0.1%	0.1%
Other Race	0.3%	0.4%	0.4%	0.3%	0.4%	0.3%
Two or More Races	5.8%	6.2%	6.8%	6.0%	6.0%	5.3%
Hispanic	9.1%	21.6%	12.1%	8.7%	17.0%	13.9%

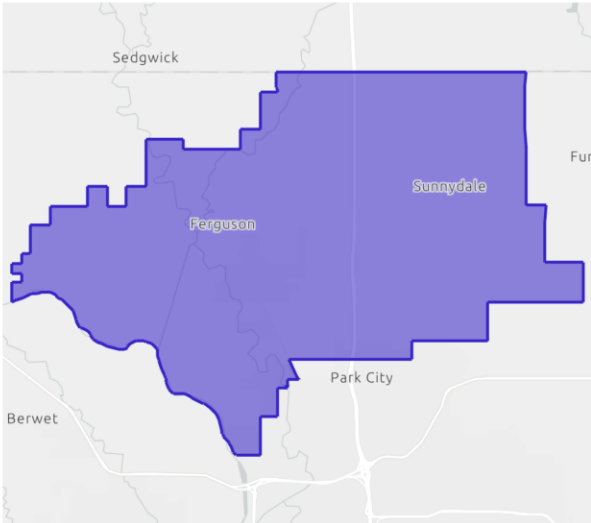
Source: U.S. Census, ESRI BAO

Note: Demographic information includes all persons residing in the school district boundary (not just student data)

Observations:

- Valley Center Public Schools has the highest average household size when compared to all neighboring geographies
- Median Age is the highest in Valley Center Public Schools when compared to all neighboring geographies
- Demographics in Valley Center Public Schools is similar when compared to City of Valley Center

Census Demographic Overview

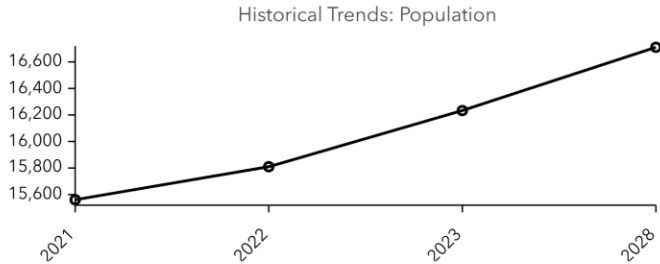


POPULATION TRENDS AND KEY INDICATORS

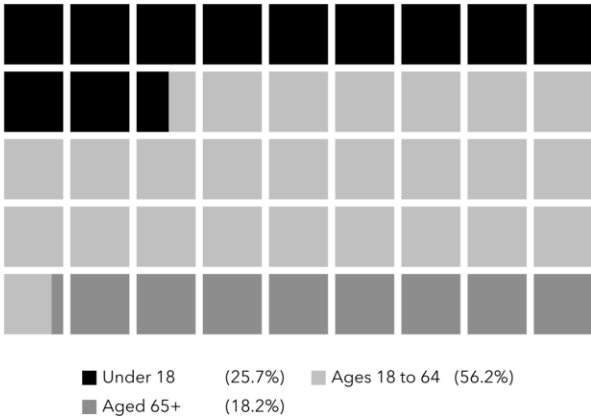
Valley Center Public Schools
Area: 84.18 square miles

16,233	5,787	2.78	39.1	\$88,236	\$289,134	107	115	41
Population	Households	Avg Size Household	Median Age	Median Household Income	Median Home Value	Wealth Index	Housing Affordability	Diversity Index

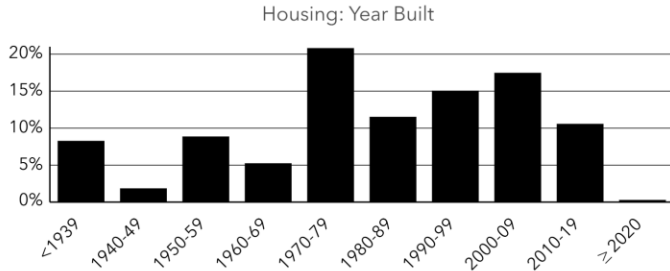
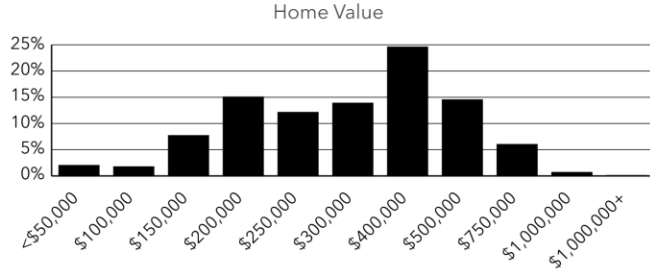
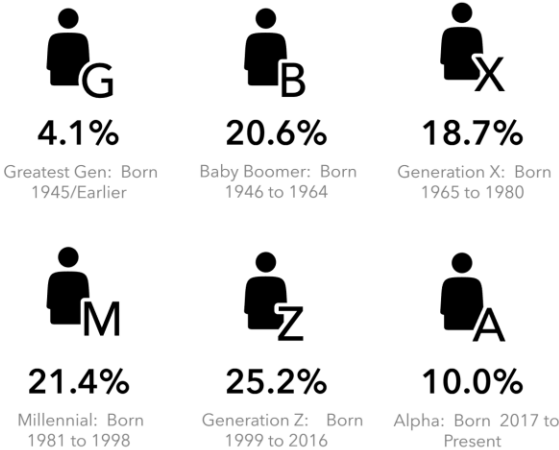
MORTGAGE INDICATORS



POPULATION BY AGE



POPULATION BY GENERATION



Source: This infographic contains data provided by Esri (2024, 2029), Esri-U.S. BLS (2024), ACS (2018-2022). © 2025 Esri

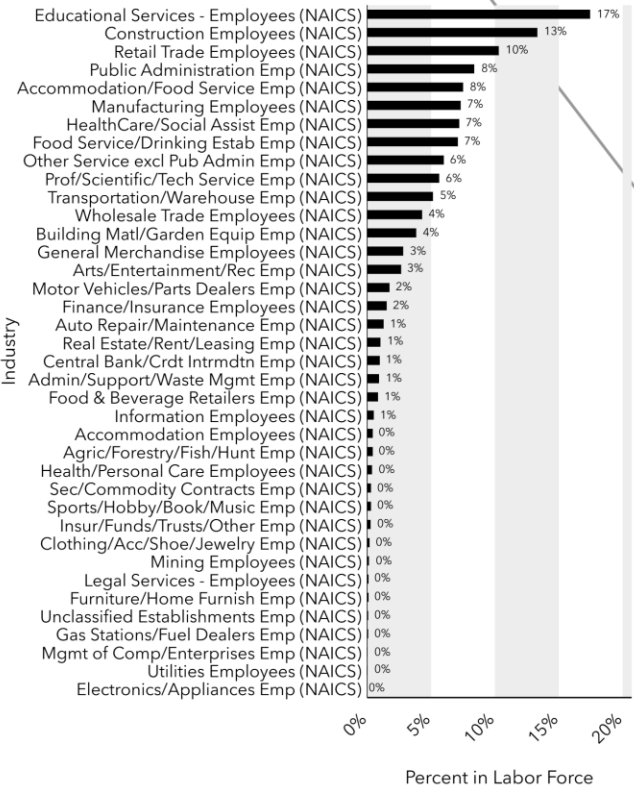
Source: US Census BAO and ESRI
Note: Demographic information includes all persons residing in the school district boundary (not just student data)

Census Employment Outlook

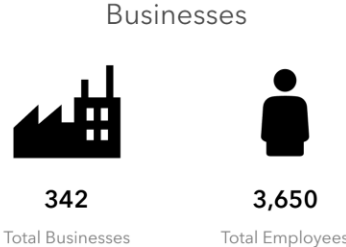
Economic Development Profile

Valley Center Public Schools
 Area: 84.18 square miles

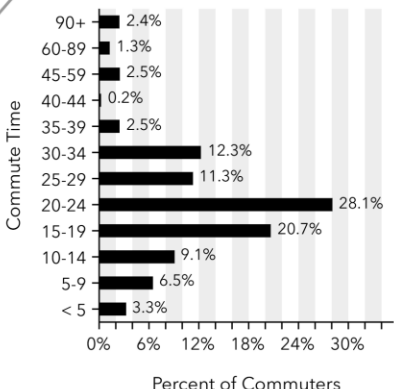
2024 The North American Industry Classification System (NAICS)



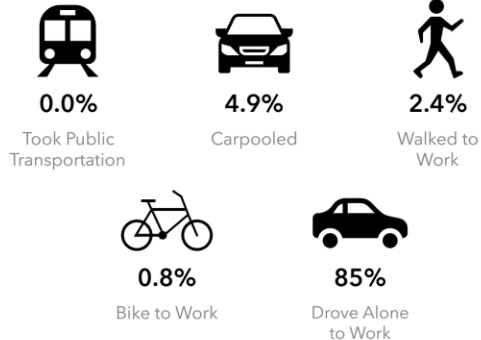
Workforce Overview



Commute Time: Minutes



Transportation to Work

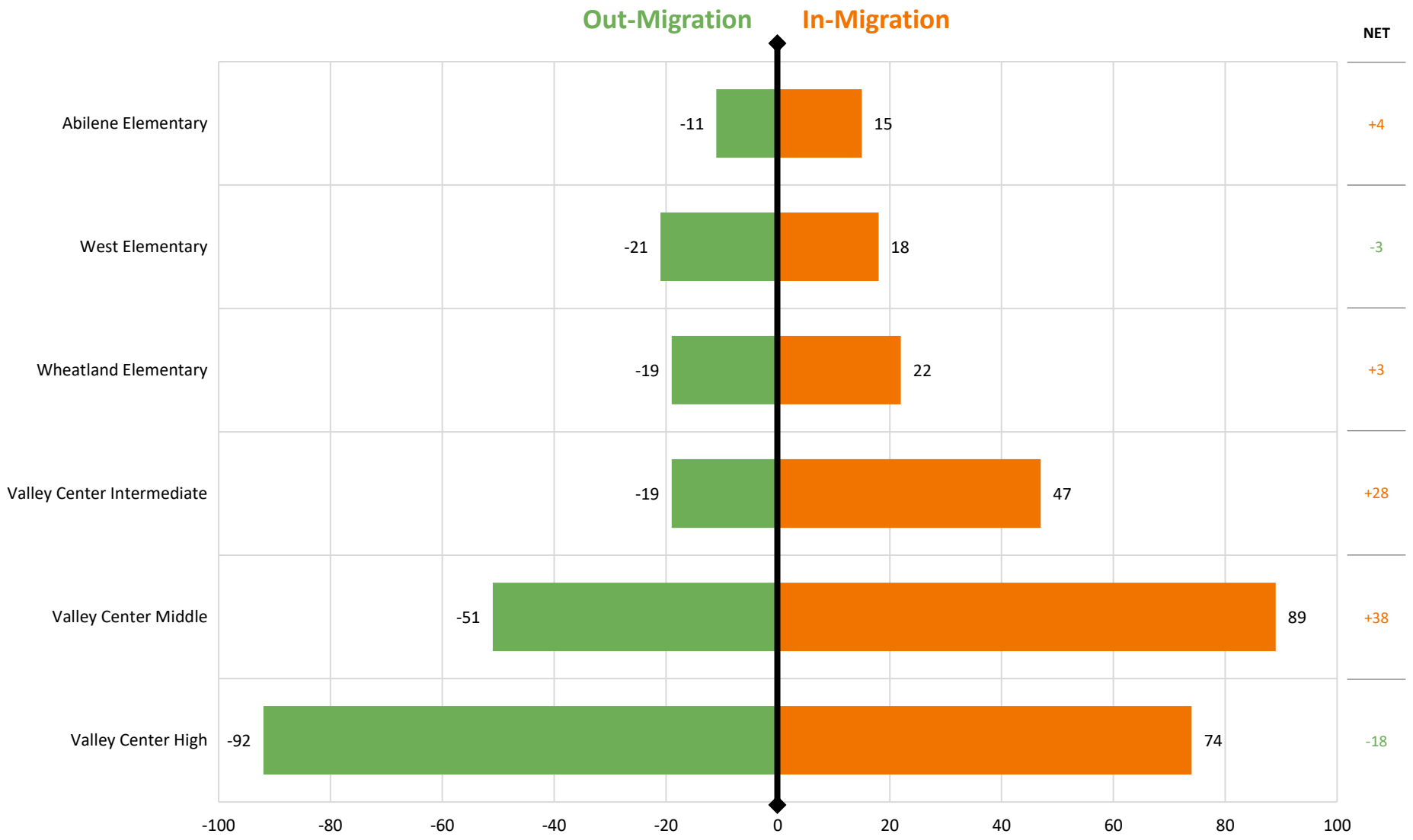


Source: This infographic contains data provided by Esri (2024), Esri-Data Axle (2024), ACS (2018-2022).

© 2025 Esri

Source: US Census BAO and ESRI
 Note: Demographic information includes all persons residing in the school district boundary (not just student data)

1-Year Student Migration by Buildings



Source: Valley Center Public Schools and RSP

Birth Rate Information

Sedgwick County Live Births and Valley Center Kindergarteners 5 Years Later

Calendar Year	# Live Births	Birth Change	% Birth Change	School Year	# Kdg	%Kdg of Live Births
2009	8,293			2014/15	196	2.4%
2010	8,058	-235	-2.8%	2015/16	186	2.3%
2011	7,818	-240	-3.0%	2016/17	199	2.5%
2012	7,889	71	0.9%	2017/18	205	2.6%
2013	7,487	-402	-5.1%	2018/19	205	2.7%
2014	7,358	-129	-1.7%	2019/20	203	2.8%
2015	7,284	-74	-1.0%	2020/21	160	2.2%
2016	7,309	25	0.3%	2021/22	184	2.5%
2017	6,907	-402	-5.5%	2022/23	183	2.6%
2018	6,732	-175	-2.5%	2023/24	178	2.6%
2019	6,736	4	0.1%	2024/25	148	2.2%
2020	6,516	-220	-3.3%	2025/26	143	173
2021	6,513	-3	0.0%	2026/27	143	173
2022	6,706	193	3.0%	2027/28	147	178
2023	6,460	-246	-3.7%	2028/29	142	171
3-Year Average	6,559.7	-19				
3-Year Weighted Average	6,550.8	-59.2				

MARKET SHARE

 Low Range
 High Range

Live Birth Observations

- Tracks the number of live births and the corresponding number of kindergarten students in the district five years later
- The number of live births have been decreasing. This is consistent with national and state trends.
 - 3-year weighted average of 60 less live births per year
 - There have been less than 7,000 live births in the county for the past 7 years
- Valley Center Public Schools enrolls less than 3% of Sedgwick County live births in kdg five years later (market share)
 - Market Share decline impacts the future kindergarten projected enrollment
- Kdg enrollment decreased this year to less than 150 students (first time in 10 year)
- Based on this variable and range of market share the kindergarten classes moving forward are forecasted to be between:
 - 142 to 147 students on the low end
 - 171 to 178 students on the high end

Main Takeaway: The decline of live births and market share can potentially result in smaller kindergarten classes. To keep similar or greater enrollment, the district will need to experience an increase in the market share of future kindergarten students. RSP recommends continuing to monitor this variable for more understanding on demographic trends as propensity of county live births enrolling in the District.

Elementary Student Count Change Map



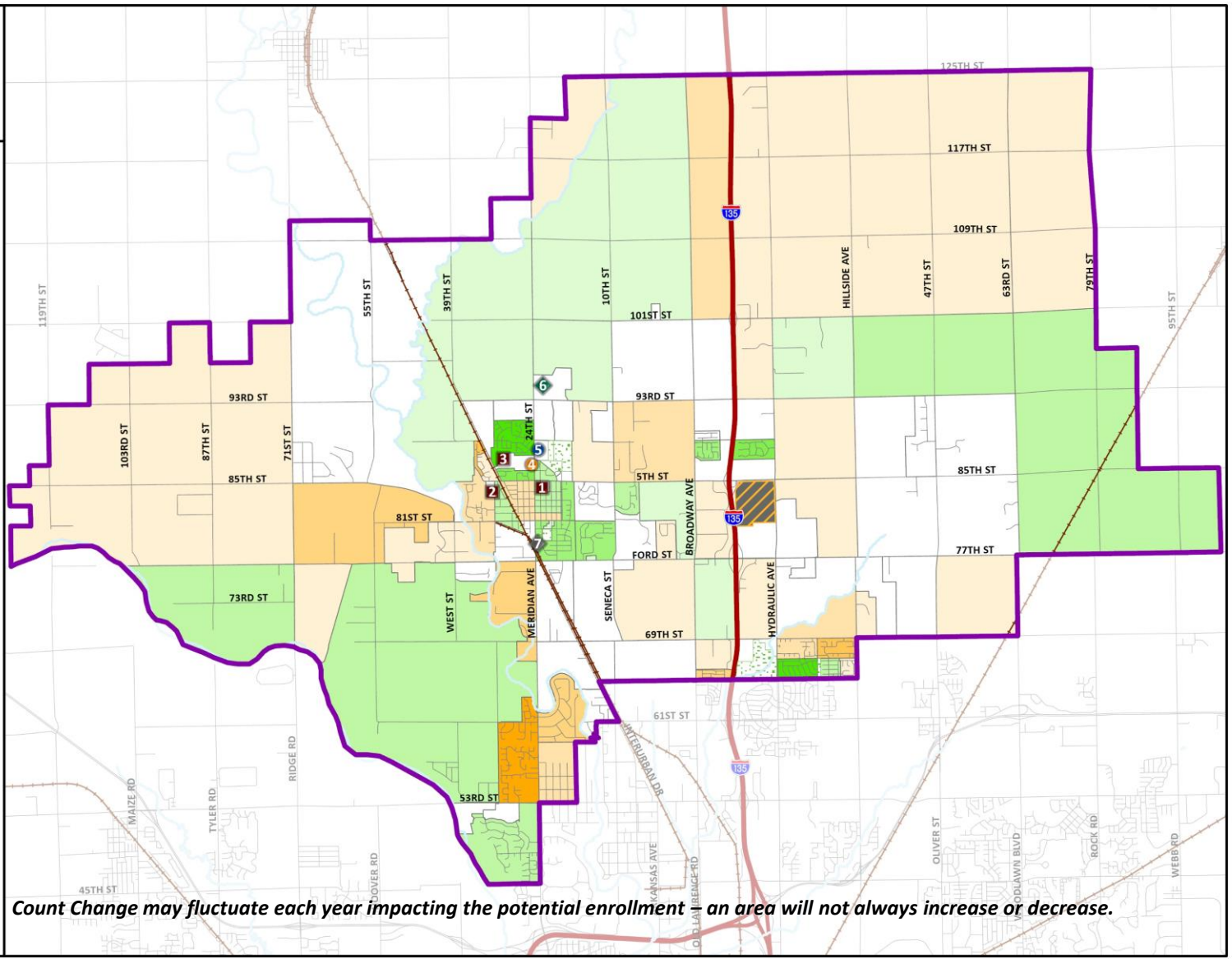
Student Count Change from 2020/21 to 2024/25 in Grades K-3

- School List:**
1. Abilene Elementary
 2. West Elementary
 3. Wheatland Elementary
 4. Valley Center Intermediate
 5. Valley Center Middle
 6. Valley Center High
 7. Valley Center Learning Center

Legend

- District Boundary
- Schools**
- Elementary School
- Intermediate School
- Middle School
- High School
- Alt. School
- Wichita State University - NIAR
- Recreation (Park & Golf Course)
- Decrease in Students
- Increase in Students

Count Change is the number of students in 2024/25 subtracted by the number in 2020/21 in each Planning Area.



Count Change may fluctuate each year impacting the potential enrollment an area will not always increase or decrease.

Intermediate Student Count Change Map

USD262
Valley Center Schools
Enhancing Today. Preparing for Tomorrow.

Student Count Change from 2020/21 to 2024/25 in Grades 4-5

School List:

1. Abilene Elementary
2. West Elementary
3. Wheatland Elementary
4. Valley Center Intermediate
5. Valley Center Middle
6. Valley Center High
7. Valley Center Learning Center

Legend

- District Boundary

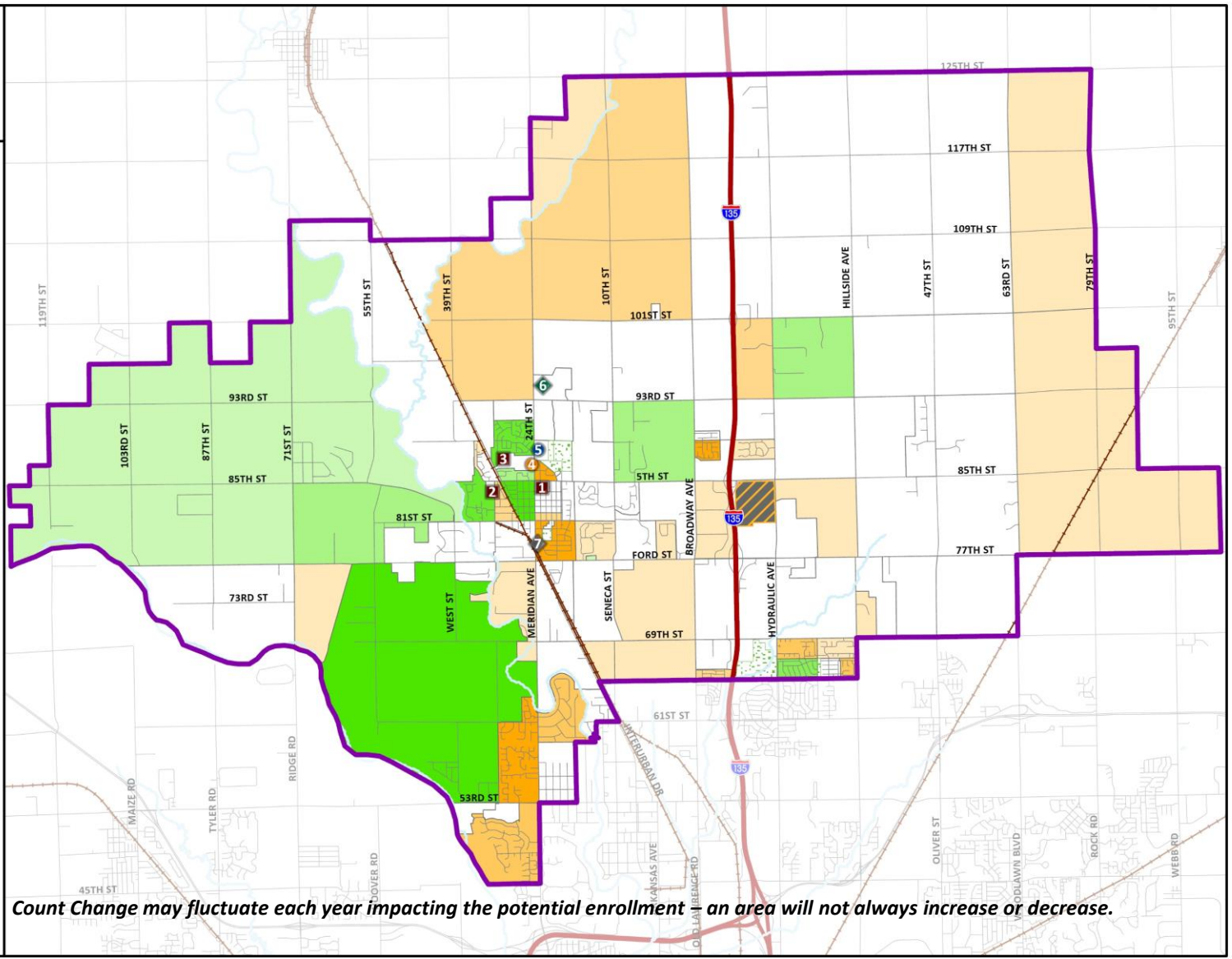
Schools

- Elementary School
- Intermediate School
- Middle School
- High School
- Alt. School
- Wichita State University - NIAR
- Recreation (Park & Golf Course)

Count Change

- Decrease in Students
- Increase in Students

Map data provided by USD 262, Cities of Valley Center, Park City, Kechi, and Wichita, Sedgewick and Harvey Counties, State of Kansas, ESRI, and US Census Bureau. Map created February 2025 by RSP & Associates.



Middle School Student Count Change Map



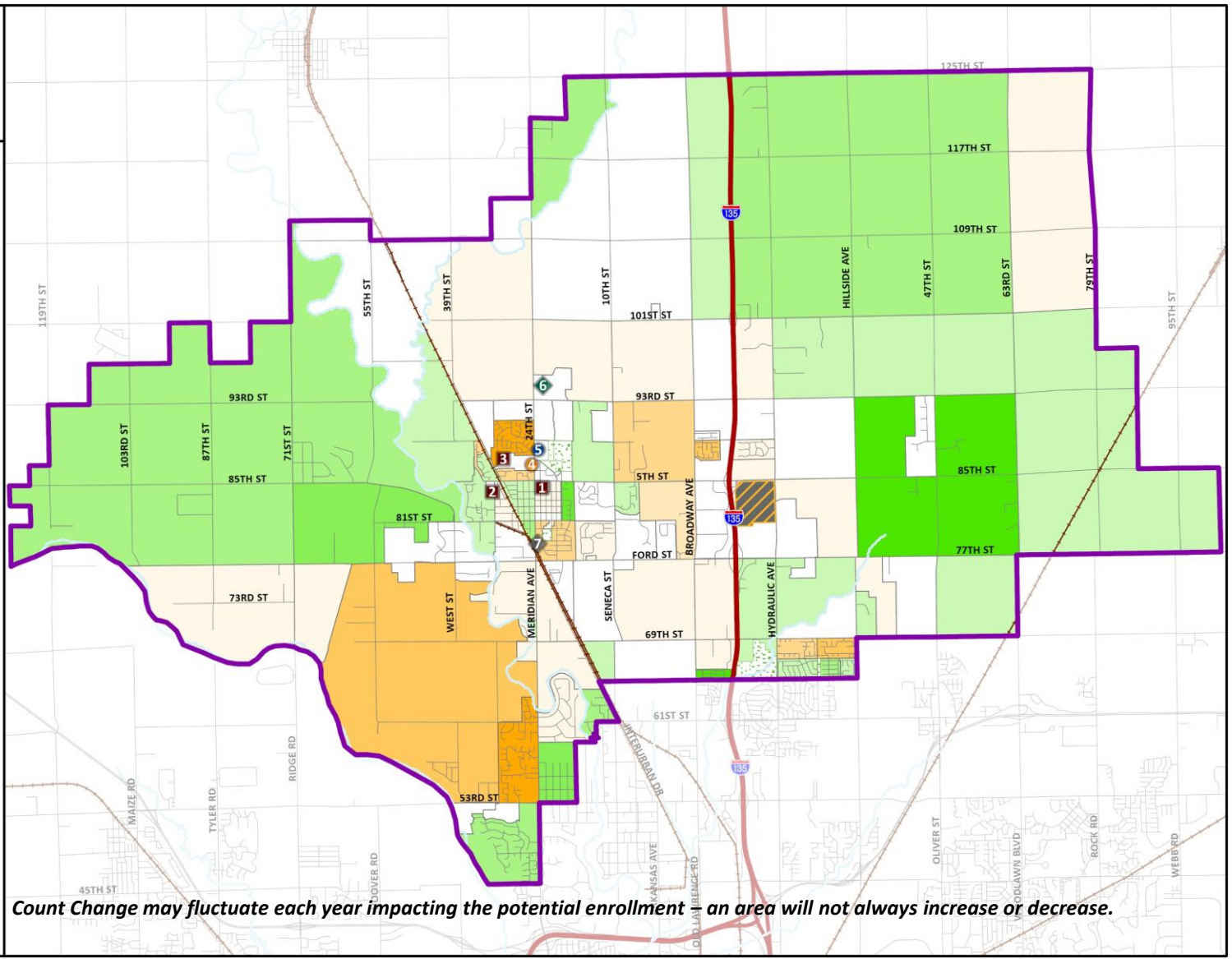
Student Count Change from 2020/21 to 2024/25 in Grades 6-8

- School List:**
1. Abilene Elementary
 2. West Elementary
 3. Wheatland Elementary
 4. Valley Center Intermediate
 5. Valley Center Middle
 6. Valley Center High
 7. Valley Center Learning Center

Legend

- District Boundary
- Schools**
- Elementary School
- Intermediate School
- Middle School
- High School
- Alt. School
- Wichita State University - NIAR
- Recreation (Park & Golf Course)
- Decrease in Students
- Increase in Students

Count Change is the number of students in 2024/25 subtracted by the number in 2020/21 in each Planning Area.



Count Change may fluctuate each year impacting the potential enrollment an area will not always increase or decrease.

High School Student Count Change Map

USD 262
Valley Center Schools
Enhancing Today. Preparing for Tomorrow.

Student Count Change from 2020/21 to 2024/25 in Grades 9-12

School List:

1. Abilene Elementary
2. West Elementary
3. Wheatland Elementary
4. Valley Center Intermediate
5. Valley Center Middle
6. Valley Center High
7. Valley Center Learning Center

Legend

- District Boundary

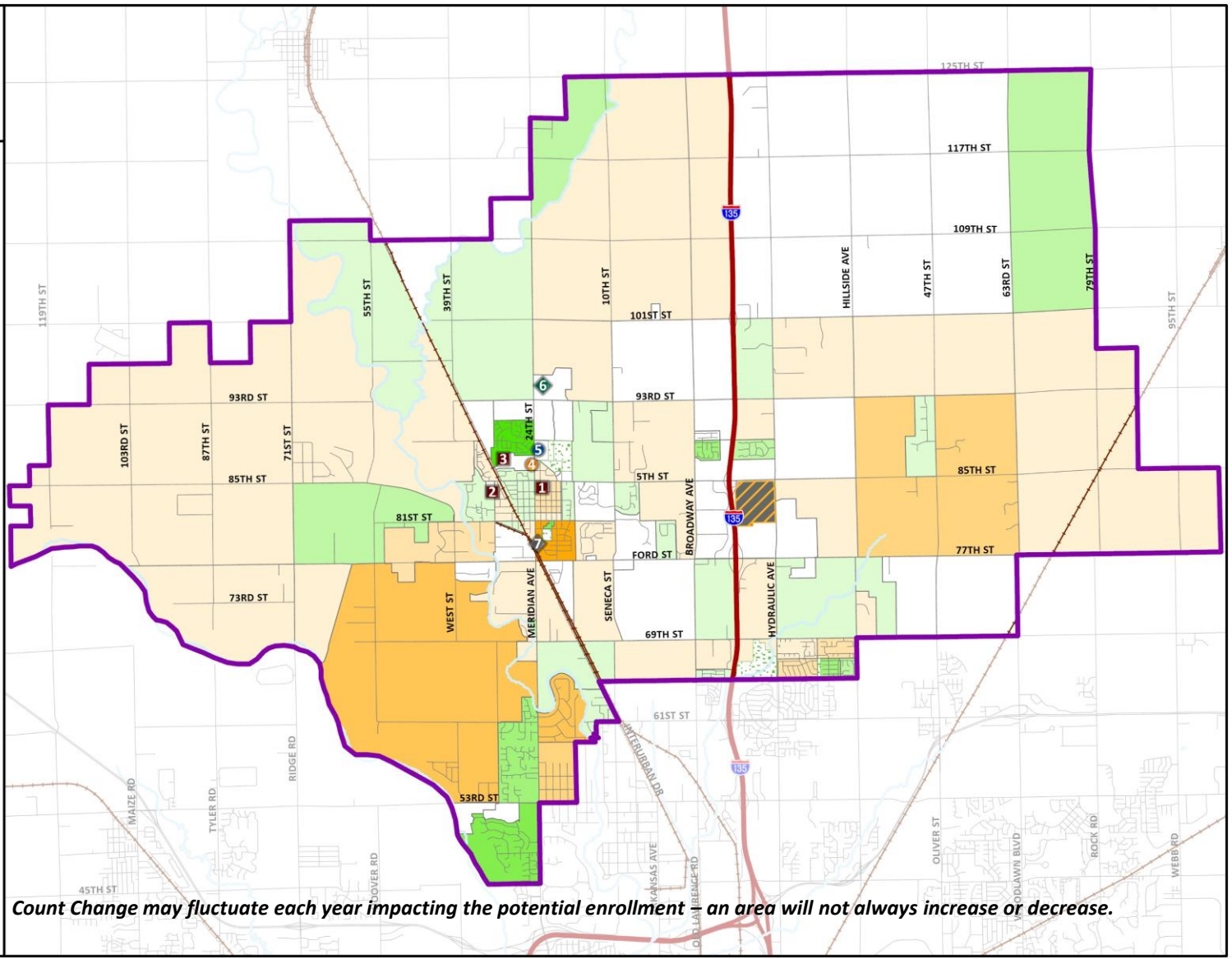
Schools

- Elementary School
- Intermediate School
- Middle School
- High School
- Alt. School
- Wichita State University - NIAR
- Recreation (Park & Golf Course)

Count Change

- Decrease in Students
- Increase in Students

Map data provided by USD 262, Cities of Valley Center, Park City, Kechi, and Wichita, Sedgewick and Harvey Counties, State of Kansas, ESRI, and US Census Bureau. Map created February 2025 by RSP & Associates.



Student Density Change Map



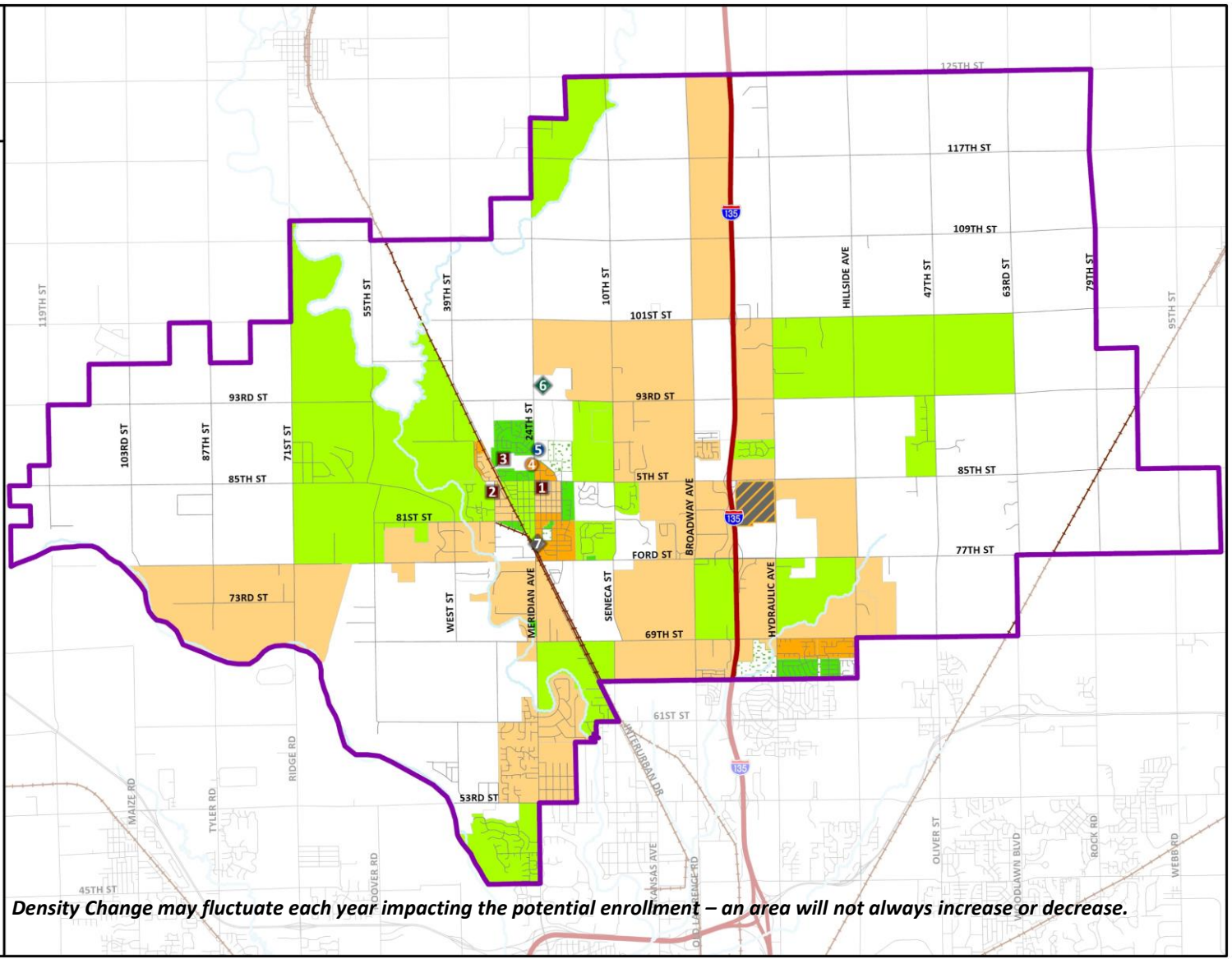
Student Density Change from 2020/21 to 2024/25 in Grades K-12

- School List:**
1. Abilene Elementary
 2. West Elementary
 3. Wheatland Elementary
 4. Valley Center Intermediate
 5. Valley Center Middle
 6. Valley Center High
 7. Valley Center Learning Center

Legend

- District Boundary
- Schools**
- Elementary School
- Intermediate School
- Middle School
- High School
- Alt. School
- Wichita State University - NIAR
- Recreation (Park & Golf Course)
- Decrease in Students
- Increase in Students

Density Change is the number of students within each Planning Area in 2024/25 subtracted by the number in 2020/21 represented per square mile.



Density Change may fluctuate each year impacting the potential enrollment – an area will not always increase or decrease.

2020/21 Student Density Map

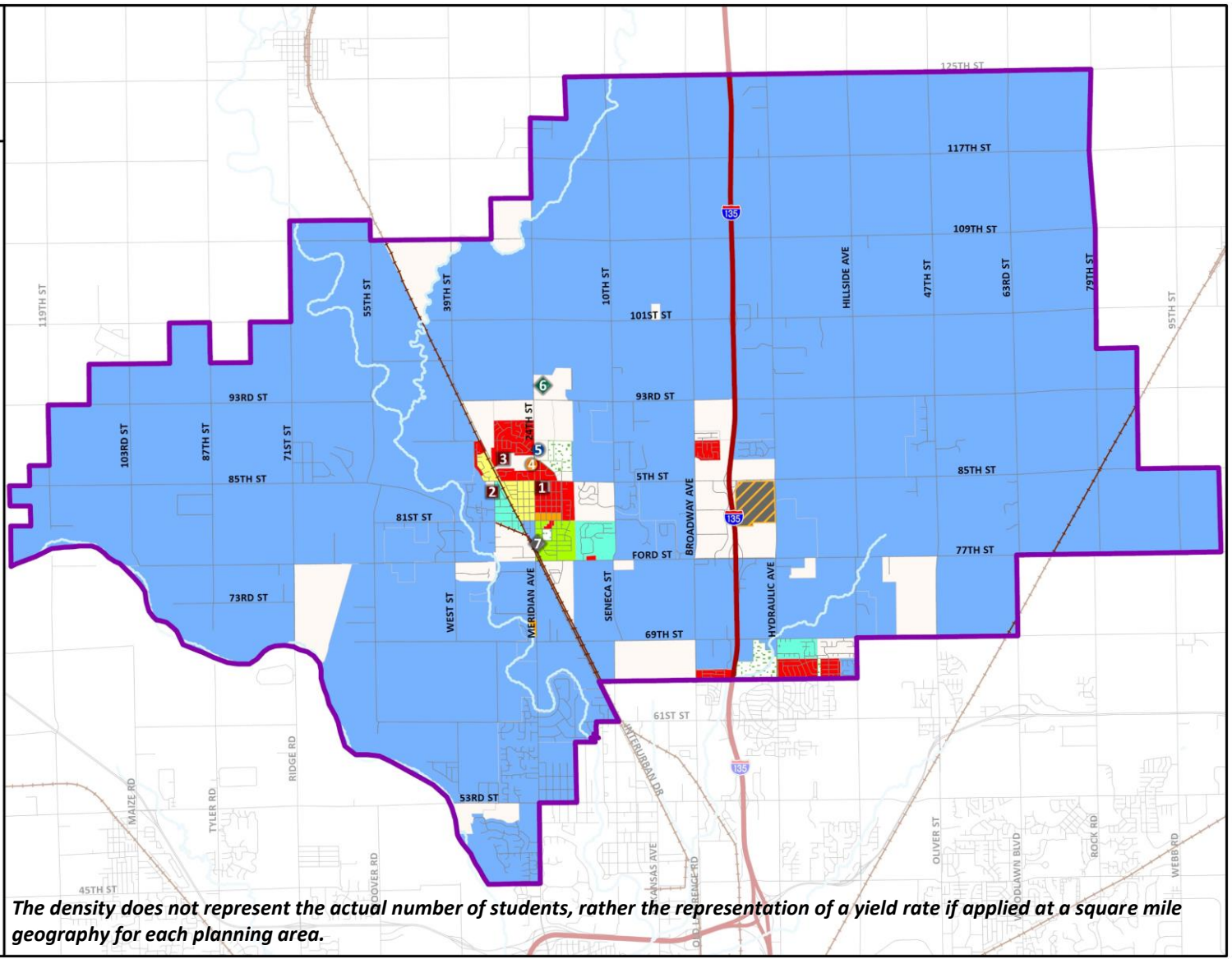


2020/21 Student Density in Grades K-12

- School List:**
1. Abilene Elementary
 2. West Elementary
 3. Wheatland Elementary
 4. Valley Center Intermediate
 5. Valley Center Middle
 6. Valley Center High
 7. Valley Center Learning Center

- Legend**
- District Boundary
- Schools**
- Elementary School
 - Intermediate School
 - Middle School
 - High School
 - Alt. School
 - Wichita State University - NIAR
 - Recreation (Park & Golf Course)

- Student Density**
- 0
 - < 400
 - 401 to 500
 - 501 to 600
 - 601 to 700
 - 701 to 800
 - ~~800~~ ≥ 800 the number of students per square mile within each Planning Area.



The density does not represent the actual number of students, rather the representation of a yield rate if applied at a square mile geography for each planning area.

2024/25 Student Density Map

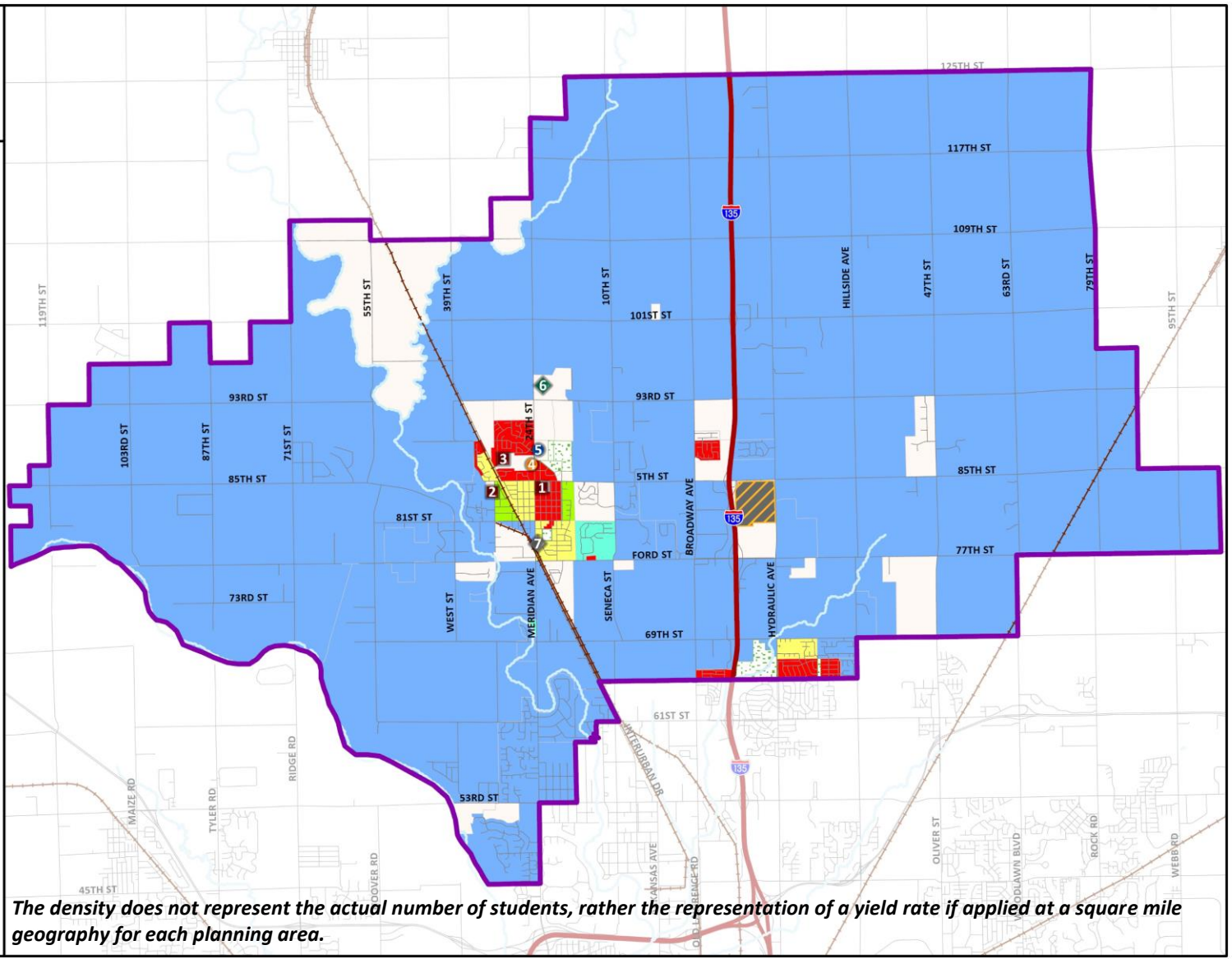


2024/25 Student Density in Grades K-12

- School List:**
1. Abilene Elementary
 2. West Elementary
 3. Wheatland Elementary
 4. Valley Center Intermediate
 5. Valley Center Middle
 6. Valley Center High
 7. Valley Center Learning Center

- Legend**
- District Boundary
- Schools**
- Elementary School
 - Intermediate School
 - Middle School
 - High School
 - Alt. School
 - Wichita State University - NIAR
 - Recreation (Park & Golf Course)

- Student Density**
- 0
 - < 400
 - 401 to 500
 - 501 to 600
 - 601 to 700
 - 701 to 800
 - ~~800~~ ≥ 800 the number of students per square mile within each Planning Area.



The density does not represent the actual number of students, rather the representation of a yield rate if applied at a square mile geography for each planning area.

5-Year Average Kindergarten Count Map



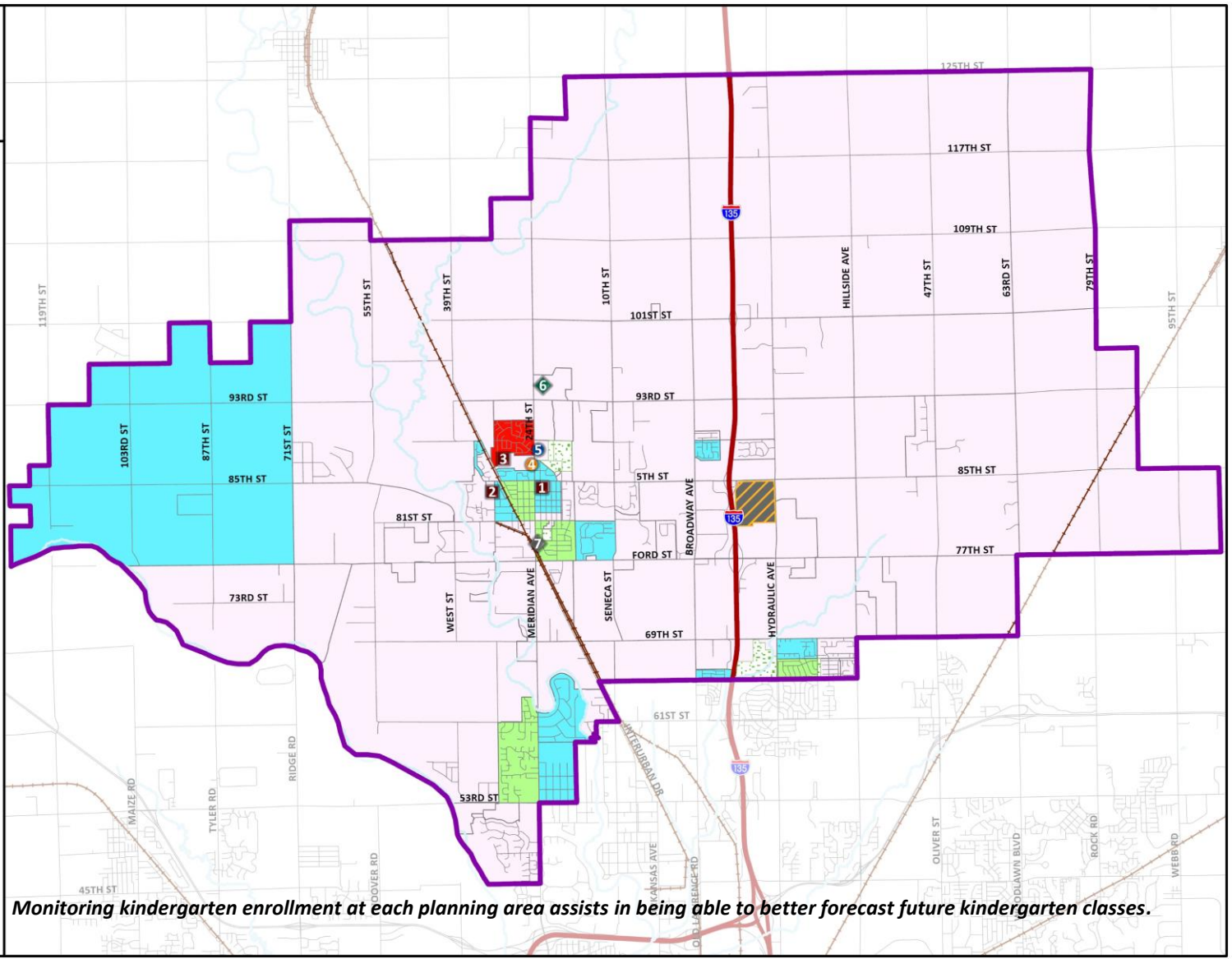
2020/21 to 2024/25 Kindergarten Count

- School List:**
1. Abilene Elementary
 2. West Elementary
 3. Wheatland Elementary
 4. Valley Center Intermediate
 5. Valley Center Middle
 6. Valley Center High
 7. Valley Center Learning Center

- Legend**
- District Boundary
- Schools**
- Elementary School
 - Intermediate School
 - Middle School
 - High School
 - Alt. School
 - Wichita State University - NIAR
 - Recreation (Park & Golf Course)

- Number of K Students**
- < 3
 - 4 to 6
 - 7 to 9
 - 10 to 12
 - > 12

Kindergarten Count is the average number of total K students within each Planning Area in a five year period.



Monitoring kindergarten enrollment at each planning area assists in being able to better forecast future kindergarten classes.

Student Yield Rate: Elementary Students (K-3)

Students per 100 Single-Family Units	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	10 Year Average
Bel Aire	12	8	9	8	8	6	10	9	9	8	8.7
Park City	16	15	16	18	16	15	14	13	12	11	14.6
Rural	22	18	22	20	20	23	22	23	23	21	21.4
Valley Center	17	18	16	16	17	14	14	14	13	12	15.1
Wichita	6	6	5	7	8	6	6	6	7	7	6.4
District (K-3):	15.0	14.0	14.0	15.0	15.0	13.0	13.0	13.0	12.0	11.0	13.5

Table Legend

-  +5 greater from District Average
-  -5 fewer from District Average

Source: Sedgwick County and RSP

Note: Includes number of students per 100 single-family units. Single-family units include houses that may be fully detached or semi-detached and occupied by one household or family.

Students per 100 Multi-Family Units	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	10 Year Average
Bel Aire	0	0	0	0	0	0	0	0	0	0	0
Park City	14	18	13	14	15	10	12	12	15	14	13.7
Rural	0	5	0	0	0	0	0	0	0	0	0.5
Valley Center	13	13	16	13	14	14	16	14	13	13	13.9
Wichita	0	0	0	0	0	0	0	0	0	0	0
District (K-3):	13.0	14.0	15.0	13.0	14.0	13.0	15.0	13.0	13.0	13.0	13.6

Source: Sedgwick County and RSP

Note: Includes number of students per 100 multi-family units. Multi-family units include apartment, duplex, mixed-use, mobile home, townhome, etc. units.

Observations:


- Table shows the number of elementary students per 100 units by year and by city geography
- Single-Family: District sees on average 13.5 elementary students per 100 single-family households
 - Adding new housing inventory can impact the yield rate – **There were 802 single-family homes built from 2015 to 2024**
- Multi-Family: District sees on average 13.6 elementary students per 100 multi-family households (included Mobile Home units)
 - Adding new housing inventory can impact the yield rate – **There were 62 single-family homes built from 2015 to 2024**

Main Takeaway: The District yield rate has decreased over the past ten years despite more residential units being built. This indicates fewer students are being generated from the housing inventory (**limitation to student growth**)

Student Yield Rate: Intermediate Students (4-5)

Students per 100 Single-Family Units	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	10 Year Average
Bel Aire	11	11	7	5	8	8	5	3	6	6	7
Park City	8	7	8	7	8	7	8	9	8	8	7.8
Rural	10	13	12	12	13	11	13	13	12	9	11.8
Valley Center	8	9	10	9	8	8	9	9	8	7	8.5
Wichita	4	4	4	4	2	3	3	4	3	4	3.5
District (4-5):	8.0	8.0	8.0	8.0	7.0	7.0	8.0	8.0	7.0	7.0	7.6

Table Legend

-  +5 greater from District Average
-  -5 fewer from District Average

Source: Sedgwick County and RSP

Note: Includes number of students per 100 single-family units. Single-family units include houses that may be fully detached or semi-detached and occupied by one household or family.

Students per 100 Multi-Family Units	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	10 Year Average
Bel Aire	0	0	0	0	0	0	0	0	0	0	0
Park City	9	10	7	9	9	9	8	4	6	11	8.2
Rural	5	0	0	0	0	0	0	0	0	0	0.5
Valley Center	5	6	7	9	7	8	9	8	8	9	7.6
Wichita	0	0	0	0	0	0	0	0	0	0	0
District (4-5):	6.0	6.0	7.0	9.0	8.0	8.0	9.0	7.0	8.0	9.0	7.7

Source: Sedgwick County and RSP

Note: Includes number of students per 100 multi-family units. Multi-family units include apartment, duplex, mixed-use, mobile home, townhome, etc. units.

Observations:


- Table shows the number of intermediate students per 100 units by year and by city geography
- Single-Family: District sees on average 7.6 intermediate students per 100 single-family households
 - Adding new housing inventory can impact the yield rate – **There were 802 single-family homes built from 2015 to 2024**
- Multi-Family: District sees on average 7.7 intermediate students per 100 multi-family households (included Mobile Home units)
 - Adding new housing inventory can impact the yield rate – **There were 62 single-family homes built from 2015 to 2024**

Main Takeaway: The District yield rate has decreased over the past ten years despite more residential units being built. This indicates fewer students are being generated from the housing inventory (**limitation to student growth**)

Student Yield Rate: Middle School Students (6-8)

Students per 100 Single-Family Units	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	10 Year Average
Bel Aire	11	8	9	15	12	10	12	12	10	9	10.8
Park City	12	12	12	12	12	13	12	12	12	12	12.1
Rural	21	16	20	20	22	24	21	23	20	20	20.7
Valley Center	13	13	13	14	15	14	13	14	14	15	13.8
Wichita	8	7	6	7	6	6	5	6	5	7	6.3
District (6-8):	12.0	12.0	12.0	13.0	13.0	13.0	12.0	13.0	12.0	13.0	12.5

Table Legend

-  +5 greater from District Average
-  -5 fewer from District Average

Source: Sedgwick County and RSP

Note: Includes number of students per 100 single-family units. Single-family units include houses that may be fully detached or semi-detached and occupied by one household or family.

Students per 100 Multi-Family Units	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	10 Year Average
Bel Aire	0	0	0	0	0	0	0	0	0	0	0
Park City	19	17	17	15	18	16	13	13	14	12	15.4
Rural	5	0	0	0	0	0	0	0	0	0	0.5
Valley Center	9	10	11	11	13	13	14	13	15	15	12.4
Wichita	0	0	0	0	0	0	0	0	0	0	0
District (6-8):	11.0	11.0	12.0	11.0	14.0	13.0	13.0	13.0	14.0	14.0	12.6

Source: Sedgwick County and RSP

Note: Includes number of students per 100 multi-family units. Multi-family units include apartment, duplex, mixed-use, mobile home, townhome, etc. units.

Observations:



- Table shows the number of middle school students per 100 units by year and by city geography
- Single-Family: District sees on average 12.5 middle school students per 100 single-family households
 - Adding new housing inventory can impact the yield rate – **There were 802 single-family homes built from 2015 to 2024**
- Multi-Family: District sees on average 12.6 middle school students per 100 multi-family households (included Mobile Home units)
 - Adding new housing inventory can impact the yield rate – **There were 62 single-family homes built from 2015 to 2024**

Main Takeaway: The District yield rate has decreased over the past ten years despite more residential units being built. This indicates fewer students are being generated from the housing inventory (**limitation to student growth**)

Student Yield Rate: High School Students (9-12)

Students per 100 Single-Family Units	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	10 Year Average
Bel Aire	14	14	14	13	14	21	18	18	26	22	17.4
Park City	14	13	14	15	14	15	14	15	14	13	14.1
Rural	31	29	25	26	22	26	29	32	33	30	28.3
Valley Center	17	16	17	16	17	18	17	18	19	18	17.3
Wichita	10	10	10	9	10	9	9	8	8	8	9.1
District (9-12):	16.0	15.0	15.0	15.0	15.0	16.0	16.0	16.0	16.0	16.0	15.6

Table Legend

-  +5 greater from District Average
-  -5 fewer from District Average

Source: Sedgwick County and RSP

Note: Includes number of students per 100 single-family units. Single-family units include houses that may be fully detached or semi-detached and occupied by one household or family.

Students per 100 Multi-Family Units	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	10 Year Average
Bel Aire	0	0	0	0	0	0	0	0	0	0	0
Park City	12	14	14	13	18	16	17	18	20	15	15.7
Rural	0	0	0	0	0	0	0	0	0	0	0
Valley Center	10	12	13	14	15	14	15	14	15	16	13.8
Wichita	0	0	0	0	0	0	0	0	0	0	0
District (9-12):	10.0	12.0	13.0	13.0	15.0	14.0	15.0	15.0	16.0	16.0	13.9

Source: Sedgwick County and RSP

Note: Includes number of students per 100 multi-family units. Multi-family units include apartment, duplex, mixed-use, mobile home, townhome, etc. units.

Observations:

- Table shows the number of high school students per 100 units by year and by city geography
- Single-Family: District sees on average 15.6 high school students per 100 single-family households
 - Adding new housing inventory can impact the yield rate – **There were 802 single-family homes built from 2015 to 2024**
- Multi-Family: District sees on average 13.9 high school students per 100 multi-family households (included Mobile Home units)
 - Adding new housing inventory can impact the yield rate – **There were 62 single-family homes built from 2015 to 2024**

Main Takeaway: The District yield rate has decreased over the past ten years despite more residential units being built. This indicates fewer students are being generated from the housing inventory (**limitation to student growth**)

Park City Growth Area Map (Detailed)



Growth Areas

- School List:**
1. Abilene Elementary
 2. West Elementary
 3. Wheatland Elementary
 4. Valley Center Intermediate
 5. Valley Center Middle
 6. Valley Center High
 7. Valley Center Learning Center

- Legend**
- District Boundary

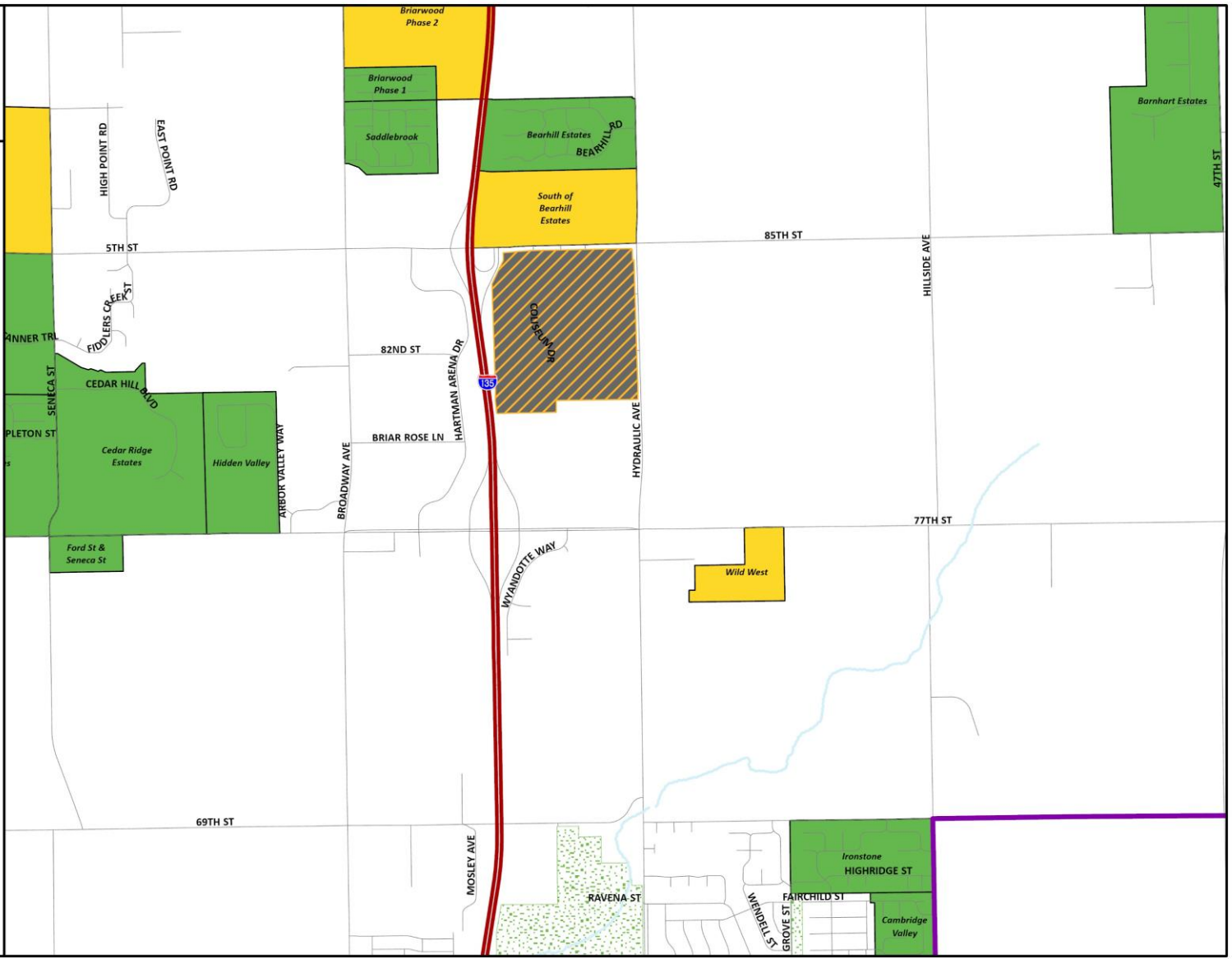
- Schools**
- Elementary School
 - Intermediate School
 - Middle School
 - High School
 - Alt. School
 - Wichita State University - NIAR
 - Recreation (Park & Golf Course)

- Growth Areas**
- Current
 - 5 Year
 - 10 Year

Population growth Areas are defined as areas that display a high propensity for growth; however, development is not guaranteed. Additionally, it is possible that areas not designated for growth may develop.



Map data provided by USD 262, Cities of Valley Center, Park City, Kechi, and Wichita, Sedgewick and Harvey Counties, State of Kansas, ESRI, and US Census Bureau. Map created February 2025 by RSP & Associates.



Valley Center Growth Area Map (Detailed)



Growth Areas

- School List:**
1. Abilene Elementary
 2. West Elementary
 3. Wheatland Elementary
 4. Valley Center Intermediate
 5. Valley Center Middle
 6. Valley Center High
 7. Valley Center Learning Center

- Legend**
- District Boundary

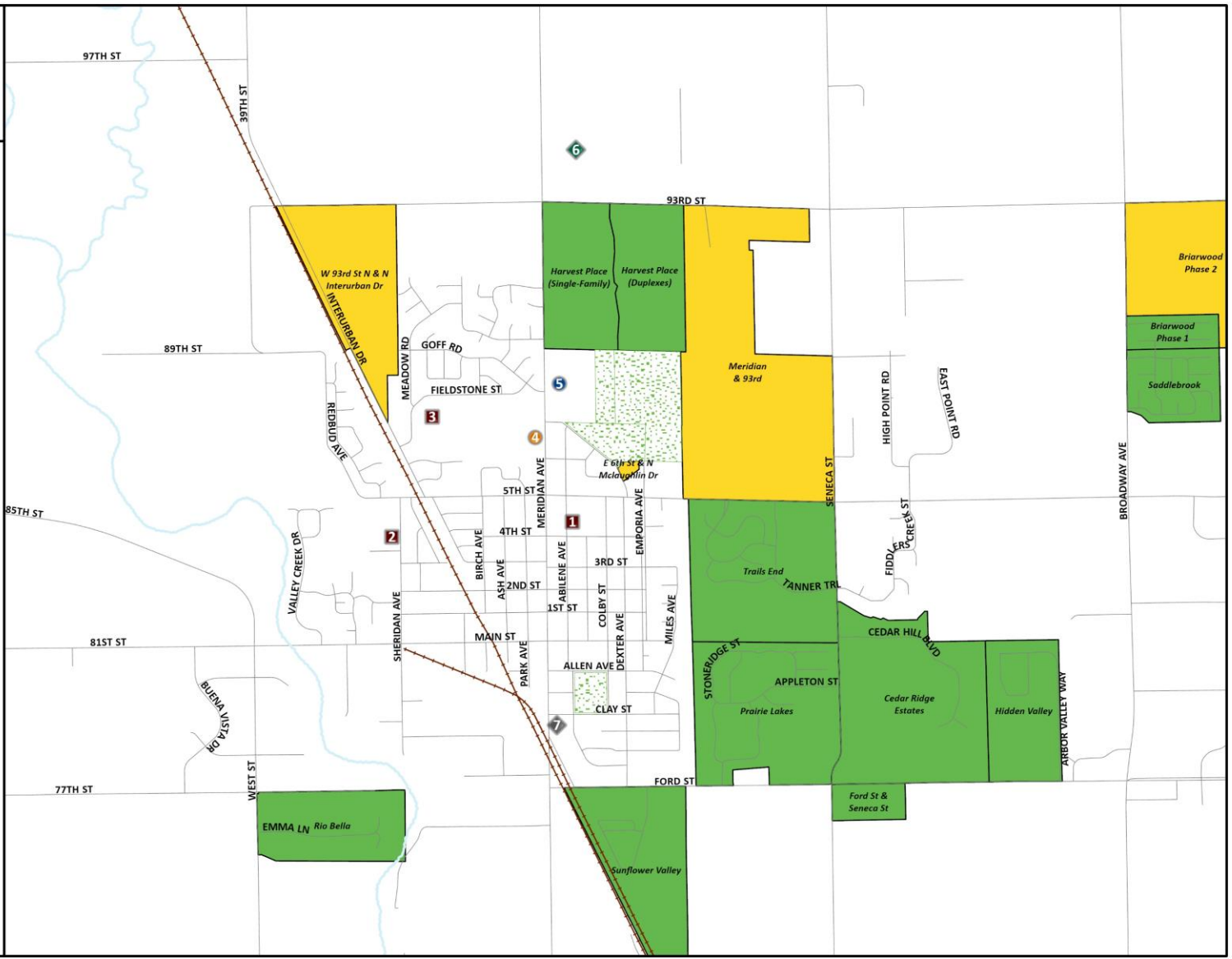
- Schools**
- Elementary School
 - Intermediate School
 - Middle School
 - High School
 - Alt. School
 - Wichita State University - NIAR
 - Recreation (Park & Golf Course)

- Growth Areas**
- Current
 - 5 Year
 - 10 Year

Population growth Areas are defined as areas that display a high propensity for growth; however, development is not guaranteed. Additionally, it is possible that areas not designated for growth may develop.



Map data provided by USD 262, Cities of Valley Center, Park City, Kechi, and Wichita, Sedgewick and Harvey Counties, State of Kansas, ESRI, and US Census Bureau. Map created February 2025 by RSP & Associates.



Wichita Growth Area Map (Detailed)



Growth Areas

- School List:**
1. Abilene Elementary
 2. West Elementary
 3. Wheatland Elementary
 4. Valley Center Intermediate
 5. Valley Center Middle
 6. Valley Center High
 7. Valley Center Learning Center

- Legend**
- District Boundary

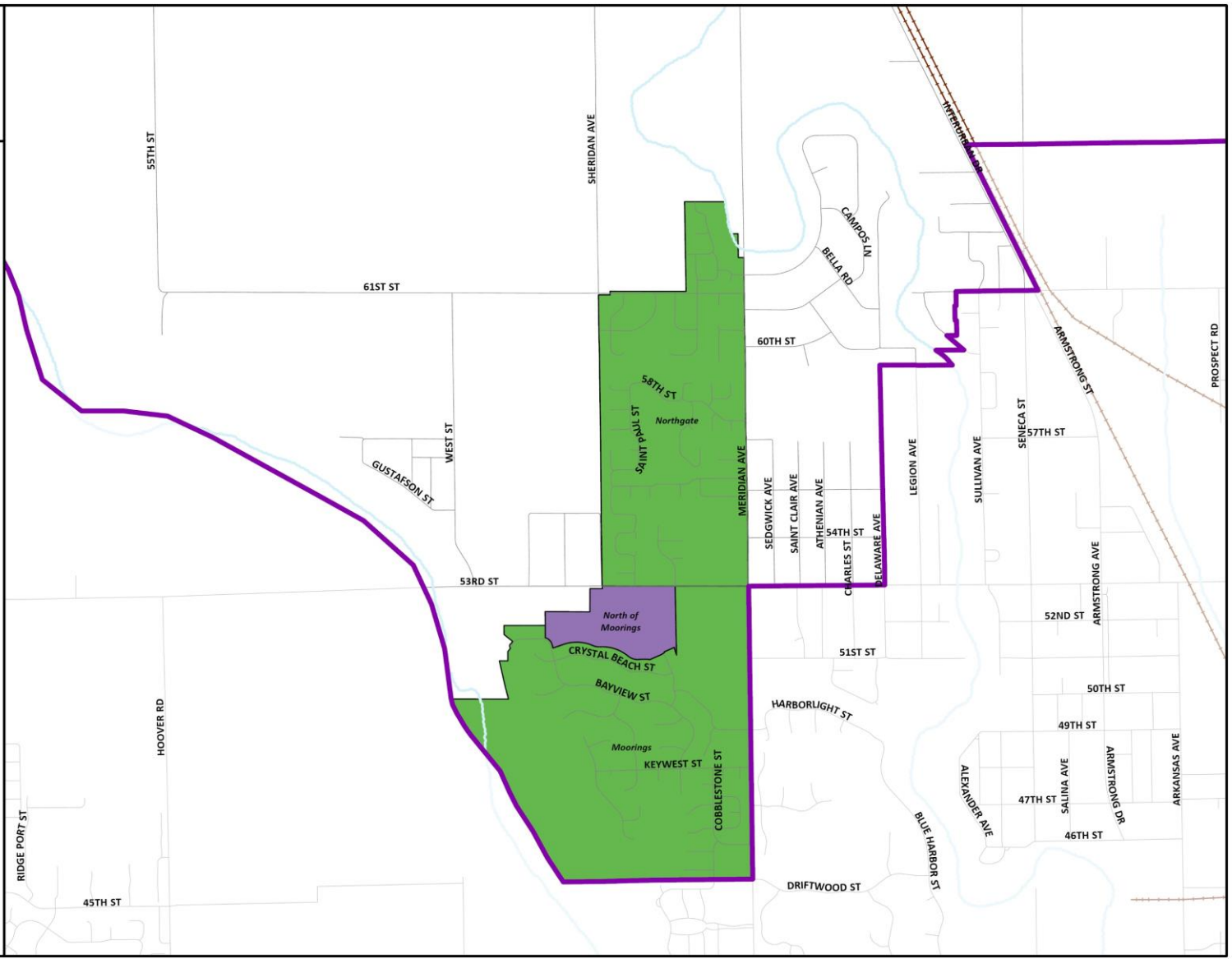
- Schools**
- Elementary School
 - Intermediate School
 - Middle School
 - High School
 - Alt. School
 - Wichita State University - NIAR
 - Recreation (Park & Golf Course)

- Growth Areas**
- Current
 - 5 Year
 - 10 Year

Population growth Areas are defined as areas that display a high propensity for growth; however, development is not guaranteed. Additionally, it is possible that areas not designated for growth may develop.



Map data provided by USD 262, Cities of Valley Center, Park City, Kechi, and Wichita, Sedgewick and Harvey Counties, State of Kansas, ESRI, and US Census Bureau. Map created February 2025 by RSP & Associates.



Key Definitions

- Cohort: a group of individuals having a statistical factor (such as grade level) in common in a demographic study
- In-Migration: shows number of students in grade 1st to 12th that are attending the district in the current year, but were not attending the district in the previous year
- Home Value Bar Chart: Percent of total homes by range of home value
- Housing Affordability Index: Measures affordability using an index to quantify the ability of a typical household to purchase an existing home in an area.
- Household Income Bar Chart: Percent of households by range of household income
- Median Home Value: equal to the middle point of all reported home values from the assessor's office in the district
- Median Year Built: equal to the middle point of all reported years when each dwelling unit was built based on information from the local assessor's office
- Mixed-use development (MU): development that blends two or more residential, commercial, cultural, institutional, and/or industrial uses
- Mobile Home Park: movable dwelling, 8 feet or more wide and 40 feet or more long, designed to be towed on its own chassis, with transportation gear integral to the unit when it leaves the factory, and without need of a permanent foundation.
- Mortgage as % Salary: Number of households by what percent salary goes to mortgage experiences
- Multi-family (MF): a classification of housing where multiple separate housing units for residential inhabitants are contained within one building or several buildings within one complex
- Single-family (SF): a house that is may be fully detached or semi-detached occupied by one household or family
- Town Homes (TH): Side by side housing units that do not meet the definition of single-family houses
- Out-Migration: shows number of students in grade Kindergarten to 11th that are attending the district in the previous year, but were not attending the district in the current year
- Percent of Income for Mortgage: Provides a monthly budget perspective to examine the relationship between household income and mortgage payments (based on a median-valued home).
- Vacant Land: means any undeveloped land/ erf within a proclaimed township or a land development area and will continue to be rated as vacant until such time as a certificate of occupancy
- Year Property Built Bar Chart: Percent of households by decade home was built
- Yield Rate: ratio of students that attend each school to the number of housing units in that school's attendance area