APPLIED ECONOMICS

DEER VALLEY UNIFIED SCHOOL DISTRICT

DEMOGRAPHIC AND ENROLLMENT UPDATE

FALL 2014/15

DRAFT REPORT

PREPARED FOR:

DEER VALLEY UNIFIED SCHOOL DISTRICT
20402 N 15TH AVE
PHOENIX, AZ 85027

DECEMBER 5, 2014

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EXECUTIVE SUMMARY

This report presents the key findings of the 2014/15 Demographic and Enrollment Update performed for the Deer Valley Unified School District by Applied Economics. The purpose of this analysis 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 through 2024/25.

- Enrollment in the Deer Valley Unified School District increased by 552 students in this school year to 33,602 K-12 students following five years of decline. Enrollment by grade cohort is nearly flat for all groups except for a sharp increase in the K-2 cohort this year, coinciding with the reinstatement of all-day Kindergarten.

- Enrollment in charter schools located in the District has increased every year since the 2008/09 school year, and has nearly doubled in that time. The total K-12 enrollment in 2013/14 (the most current data available) was 7,327, up 805 students over 2012/13, close to the loss of 709 students experienced by the District last year in 2013/14.

- Single family housing construction in the District has remained steady the last two years at more than double the rate of activity in 2010/11. Housing densities of 3.5 units per acre or less were 50 percent of the total ten years ago but are nearly 90 percent of new homes currently. This limitation in housing type could have an effect in the District, as larger properties tend to have a somewhat older resident population.

- Housing vacancy rates have improved in all areas of the District in the past year. Rates are lowest in the Stetson Valley area. Rates are highest in the Anthem area and the rural area south and east of Anthem. This is likely due to higher levels of seasonal housing.

- Future development potential in the District, as currently identified, is over 42,000 housing units. The next major development area is expected to be Patriot American (now called Alora Vita). Plats for 1,100 single family lots have been submitted, with house construction projected to begin in mid to late 2016. Recent planning by the City of Phoenix means that large-scale development in the future should begin east of I-17 before anything is done with the large tracts of land west of I-17.

- Annual housing and occupancy projections for the next ten years result in the addition of about 8,500 new units bringing total housing inventory up to about 107,400 units in 2024/25. The number of households is expected to increase by just over 9,600 based on higher occupancy rates.

- Applying the general demographic trends, including the aging of the population, the increase of 9,600 households should translate into about 22,300 people, approximately 4,800 of whom would be school aged (5 to 17).

- Because of the increasing number of educational alternatives and liberal open enrollment policies, it is necessary to apply a "capture rate", or enrollment to population ratio, to the school-age population to project enrollment. Based on trends in the capture rate, the increase of 4,800 school age persons over the next ten years will likely result in an enrollment increase of 2,850 students in Deer Valley Schools. This would bring total enrollment in the District up to about 36,450 students – very near to the previous high experienced during the 2008/09 school year.

- The enrollment gains in 2014/15 were primarily from the large increase in students in Kindergarten to 4th grade, however increases for this group are expected to be more modest in coming years but still significant. Middle school grades (5th to 8th) are expected to have increased enrollment the next two years followed by a loss of students as a result of the progression of past declines in the K-4 enrollment before increasing again. High school enrollment is expected to fluctuate more with slight losses the next two years followed by significant growth then perhaps some minor losses.

- At the elementary level, Norterra Canyon and Stetson Hills are expected to continue growing, while Sierra Verde has reached its peak enrollment in the current year, with declines to follow. Mirage is at just under 50 percent capacity and is expected to remain at or near that level for the next five years. Diamond Canyon is projected to reach capacity next year, but then begin losing enrollment. Westwing is also expected to reach capacity next year, and is expected to remain at or near capacity throughout the projection period.

- Hillcrest Middle School is expected to experience enrollment declines during the projection period. Among the other high schools, Boulder Creek is expected to reach capacity in 2016/17 with Barry Goldwater following two years later, in 2018/19. However, enrollment is expected to decline in the last half of the projection period at Boulder Creek, but enrollment at Barry Goldwater is projected to continue growing. Mountain Ridge, which is at capacity now, is expected to see enrollment start to decline next year.

1.0 INTRODUCTION

This report presents the key findings of the 2014/15 Demographic and Enrollment Update performed for the Deer Valley Unified School District by Applied Economics. The purpose of this analysis 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 through 2024/25. The update includes new student enrollment data, along with revised residential real estate market data and development information. The findings are divided into four sections: existing conditions, residential development potential, District-level projections, and sub-area projections.

Section 2.0, Existing Conditions, provides a historical look at District enrollment and its distribution by geography and grade cohort. This section also compares demographic data from the 2000 and 2010 Census as well as 2014 estimates, to identify trends in District population and housing that affect District enrollment. Additionally, it includes a look at recent housing construction activity using data compiled by the Maricopa Association of Governments and The Construction Monitor.

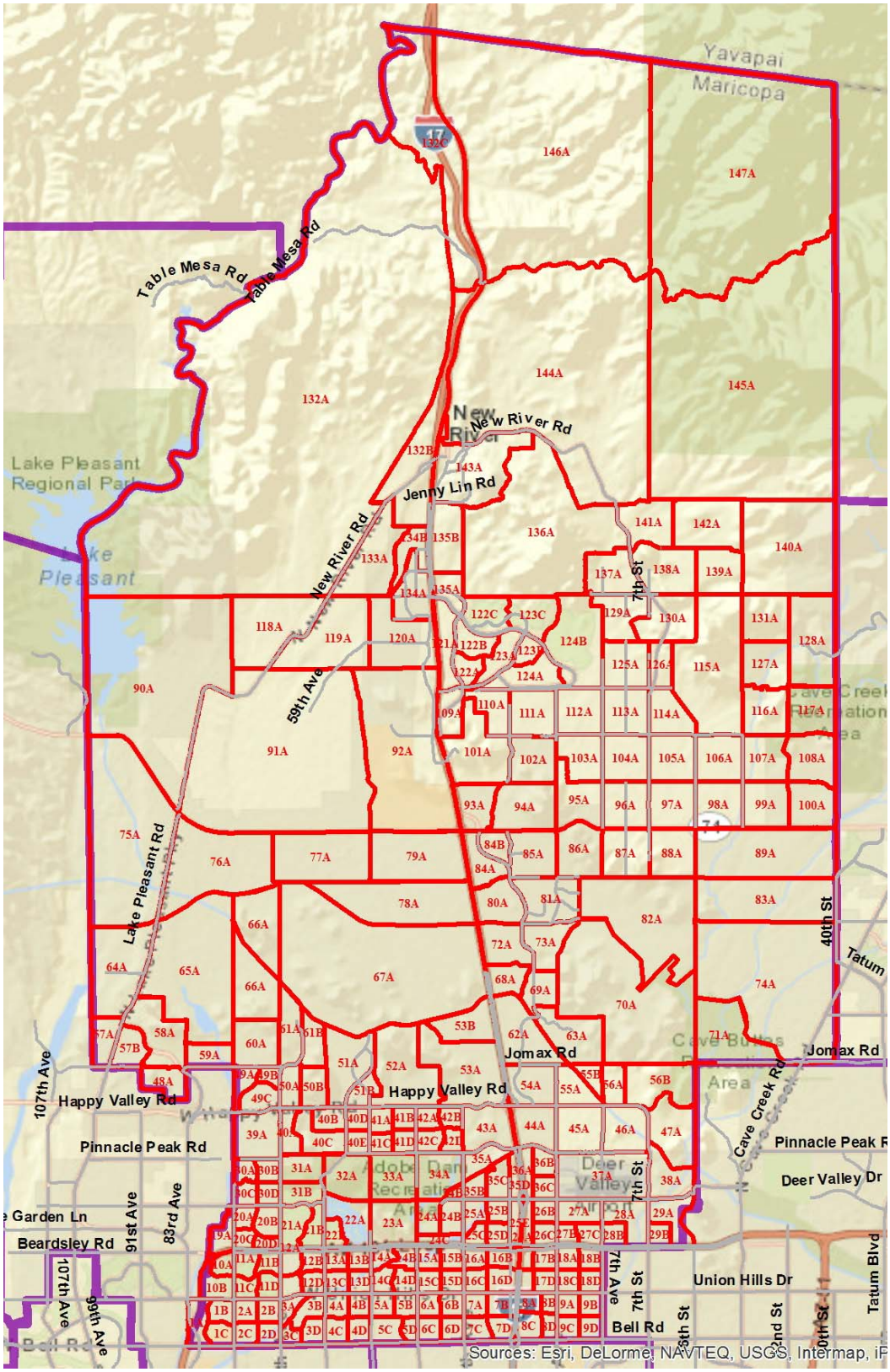
Section 3.0, Residential Development Potential, describes the potential future supply of new housing by type of development, and predicts the timing of construction based on location, ownership, and current planning. This section also includes a discussion of major projects in the District and issues affecting residential development.

Section 4.0, District Projections, combines expected residential development and existing District population, housing and enrollment conditions to create District-level projections. These projections are based on expected changes in household growth, occupancy rates, population per household, and per household generation rates.

Finally, Section 5.0, Sub-district Projections, utilizes an assortment of sub-district demographic data, such as population per household, age, and race/ethnicity, to determine student generation rates for various components of the District. Student generation rates are then applied to the current and future supply of housing and households (occupied housing units) by small geographic planning area (or "grid"), to estimate enrollment by place of residence. This includes students by school attendance areas. The relationship between the number of students that live within an attendance area and the actual school of attendance is also included to show the impact of student movement, including out-of-district students, on school enrollment.

The Deer Valley Unified School District is located in the northern part of the Phoenix metropolitan area in Maricopa County. The District extends from Bell Road on the south to the Maricopa County line on the north. The eastern boundary is generally along the 40th Street alignment and the western boundary extends to 99th Avenue, although the southern end of the District (from Jomax Road down to Bell Road) only covers the area between 7th Avenue and 83rd Avenue. The District includes portions of the City of Phoenix, as well as smaller portions of the cities of Glendale, Peoria, Cave Creek and unincorporated County areas. **Map 1** shows the District boundary and the 255 planning area grids created for this study.

MAP 1
DISTRICT LOCATION AND GRID PLANNING GEOGRAPHY

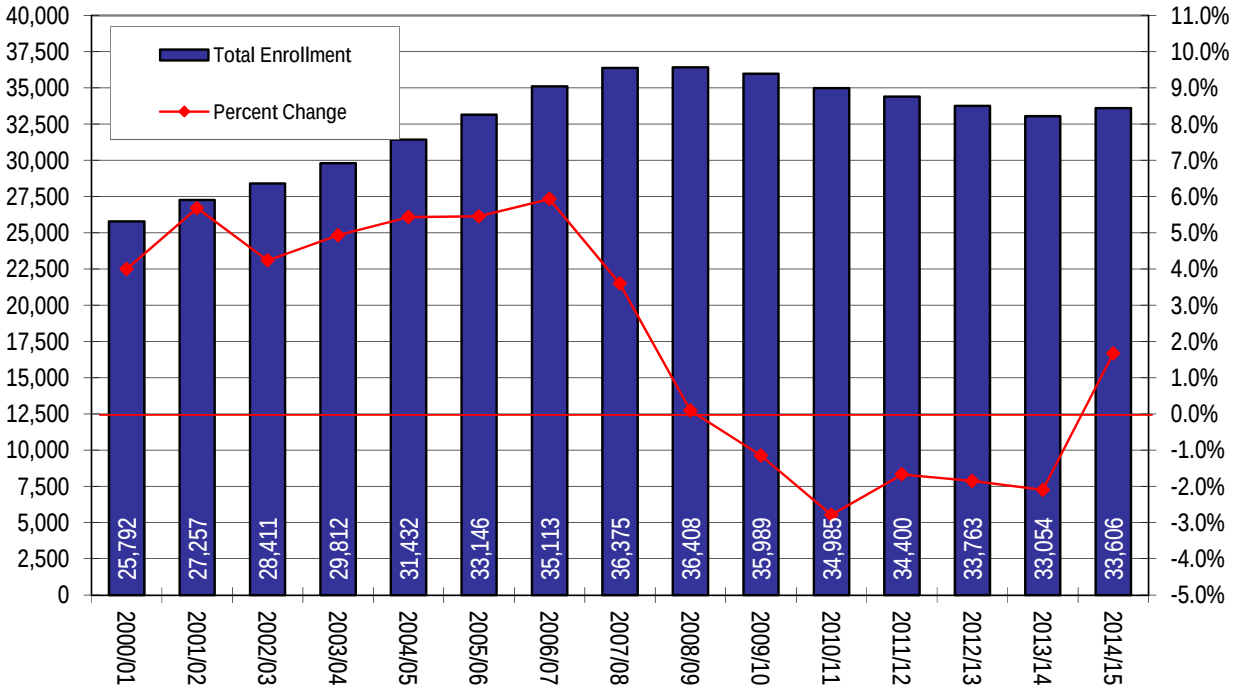


2.0 EXISTING CONDITIONS

2.1 CURRENT & HISTORICAL ENROLLMENT

Between 2000 and 2010, enrollment in the Deer Valley Unified School District grew by 35.6 percent, adding about 9,200 students. As shown in **Figure 1**, the bulk of the enrollment growth occurred between the 2000/01 to 2006/07 school years, with year-over-year increases exceeding 5 percent most years. Enrollment briefly leveled off in 2008/09 before declining between 1 to 3 percent per year over the next five years. The addition of over 550 students to the district in the 2014/15 school year marks the first enrollment increase since the peak of 36,408 in 2008/09.

FIGURE 1
ENROLLMENT AND ENROLLMENT CHANGE: 2000/01 – 2014/15

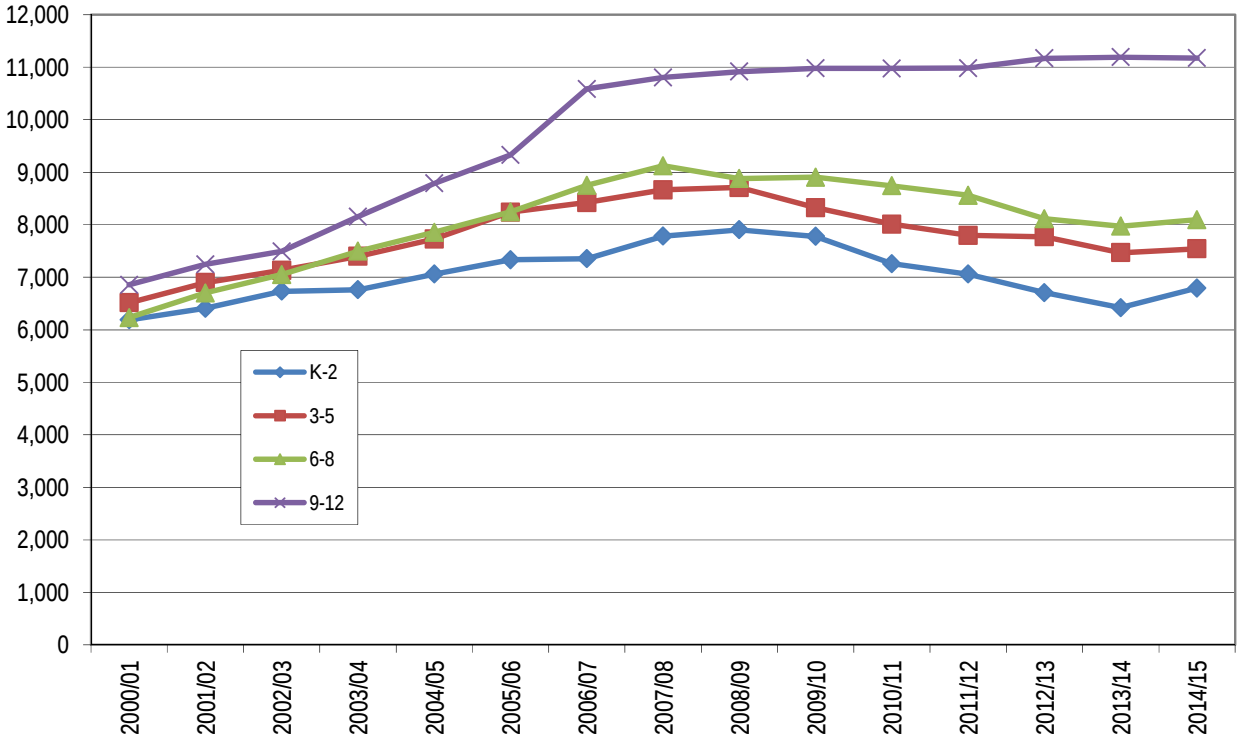


Sources: Deer Valley Unified School District; Applied Economics, 2014.

The breakdown by grade cohort provides a good understanding of the past and current structure of enrollment in the District and lends insight as to what may happen in the future. For this purpose, the grades are divided into four cohorts: three groups of three grades each for grades K-8 and the high school group, which contains four grades. **Figure 2** displays the historic distribution of students by cohort in District schools since 2000/01. Currently, the 9th to 12th grade cohort is the largest, with about 11,200 students, the 6th to 8th grade cohort includes nearly 8,100 students, the 3rd to 5th grade cohort includes over 7,500 students, and the Kindergarten to 2nd grade cohort is the least populous with just under 6,800 students. While the 9th to 12th grade cohort contains one more grade level than the other cohorts, it is notable that it is largest in terms of both absolute enrollment as well as enrollment per grade. The Kindergarten to 2nd grade cohort increased by 373 students (about 5.8 percent) over last year, making it the fastest-growing group – a direct result of the reinstatement of free all-day kindergarten.

As enrollment increased in the early-to-mid 2000s, it also began to shift somewhat in composition. Around the 2006/07 school year it became apparent that there was a widening separation between high school enrollment and the enrollment in lower grades during the study period. Between 2000 and 2006, increasing housing prices led to an older homebuyer profile, and hence an increase in the number of older students. Following this period, the recession has had a disproportionally greater impact on young families and further reduced the number of younger students, particularly at the K-2 level.

FIGURE 2
ENROLLMENT BY GRADE COHORT: 2000/01 – 2014/15

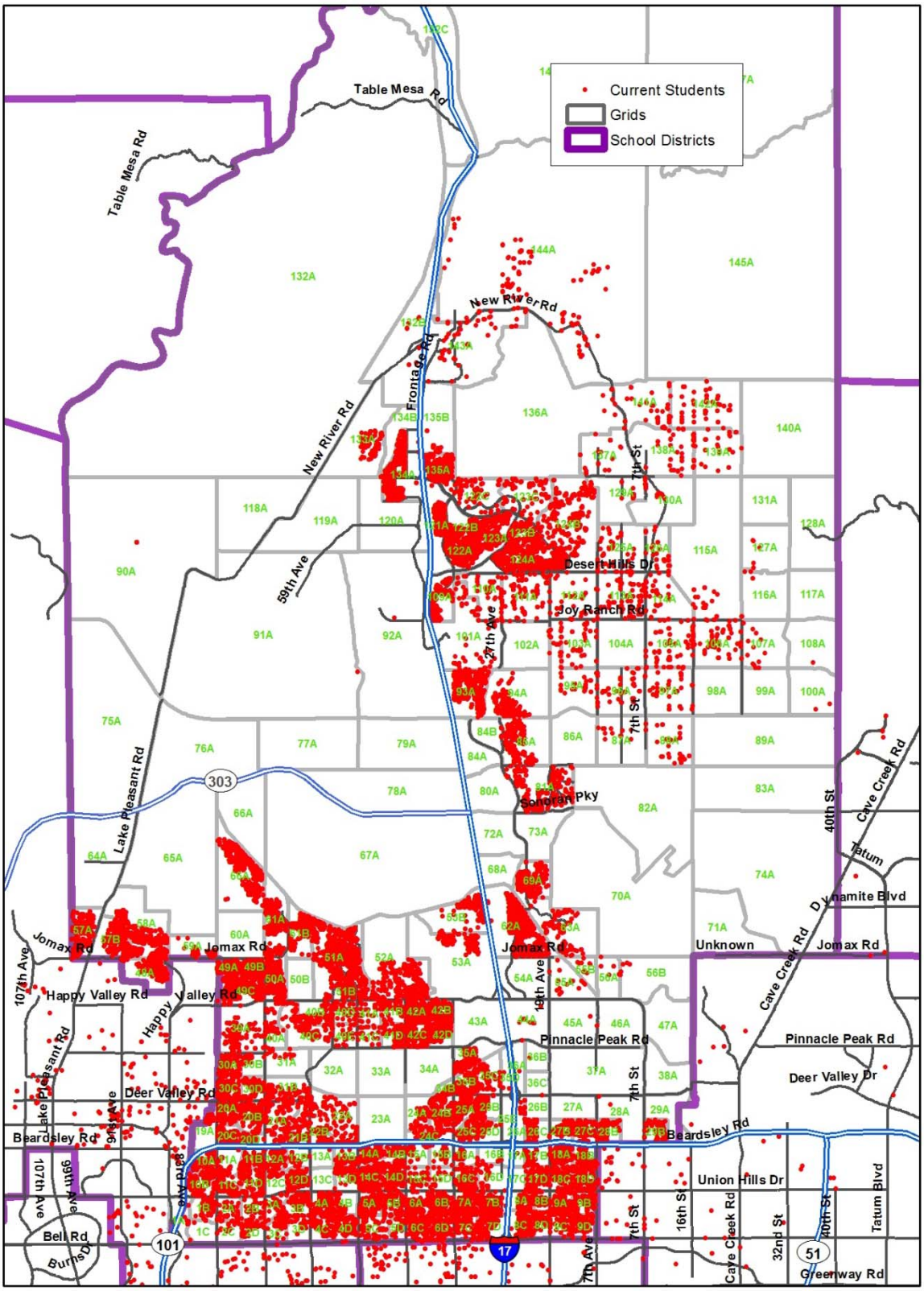


Source: Deer Valley Unified School District; Applied Economics, 2014.

While the economy has started to recover, the lagging effects have the potential to impact each successive cohort for years to come. The years of decline in the K-2 cohort has translated into waning numbers at the middle and high school levels as these students have aged. Furthermore, as the housing market continues to recover and market fundamentals become more stable, it is expected that the peaks and troughs in enrollment should become less pronounced.

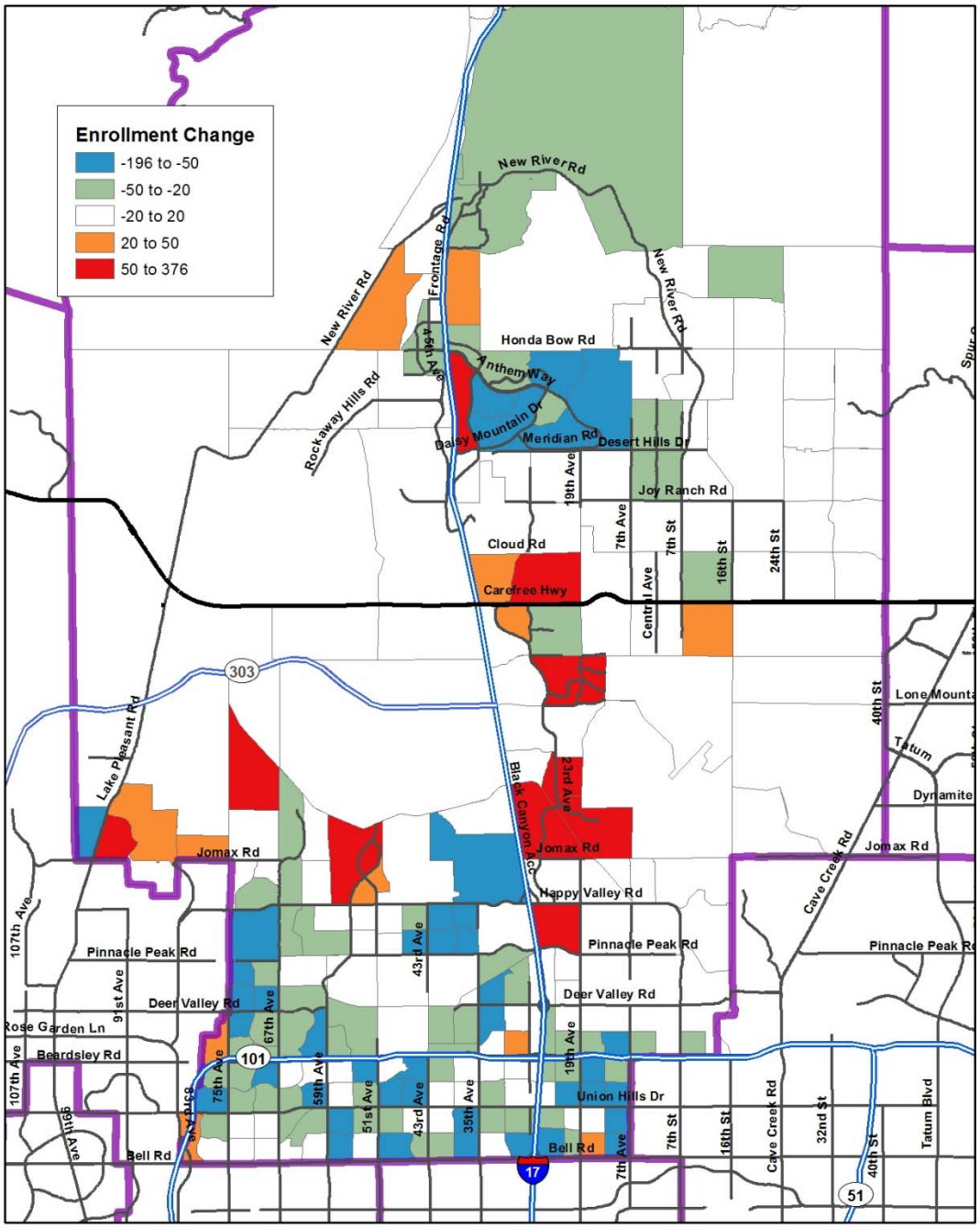
In addition to looking at enrollment by grade, it is also useful to analyze the geographic distribution of students. As shown in **Map 2,** the majority of the students currently enrolled in the District live in the southern portion of the District. Large student concentrations exist between the Loop 101 and Jomax Road, as well as in other portions of the northeastern part of the District, north of Desert Hills Drive and east of Interstate 17 in Anthem. The District was negatively impacted by the recession, but is now in full recovery, although the amount of land available and ready for development is limited at this time. The northwestern and far northeastern sections of the District are void of a significant student population, as the areas include substantial amounts of state and federal land.

MAP 2
2014/15 STUDENT DISTRIBUTION



Map 3 displays changes in enrollment between 2009/10 to 2014/15. Losses were experienced in many areas, especially at Anthem and in the older, southern portion of the District. Growth rates were significant in the corridor of new development east of I-17 between Pinnacle Peak and Cloud Roads, and in the Stetson Valley area at Happy Valley and 51st Avenue, with lower levels of growth near Jomax and Lake Pleasant Roads at Westwing Mountain and Rock Springs.

MAP 3
CHANGE IN ENROLLMENT: 2009/10 TO 2014/15



2.2 DEMOGRAPHIC TRENDS

Table 1 provides a detailed portrayal of District population and housing over time with survey data from the Census, and current estimates by Applied Economics. Like many parts of the Valley, the District experienced a significant increase in population from 2000 to 2010, growing by about 50 percent. Most of that growth occurred in the first half of the decade prior to the nationwide economic recession. Since 2010, population has been virtually flat, increasing by just 3.4 percent. The racial and ethnic composition of the District population has changed little since 2010, with slight declines in the White and African American share of population and similarly minor increases in the Asian and Hispanic share.

Between 2000 and 2010 the data shows a general aging of the population, causing a significant impact on District enrollment. During that period, the number of persons aged 45 and over increased at a rate double that of the population as a whole, while younger age groups grew at equal or lesser rates. After 2010, this trend has slowed, and the age group under 5 grew at 2.9 percent, just under the 3.4 percent for the overall population. The 25 to 44 age group also grew at 2.9 percent, where it had grown at only half the rate of the total population between 2000 and 2010. The 18 to 24 age group grew at 3.4 percent, equal to the total population, where growth had been slightly below previously. While the older age groups continue to increase well over total population growth, the rates are no longer double, as in the 2000 to 2010 period. These slight changes in the age makeup of the District population are also reflected in the fact that household size is virtually unchanged from 2010 to 2014.

The potential impact on District enrollment can be seen when looking at the current breakdown of the population. Although the trends in ageing are starting to shift, the 5 to 13 age groups has been relatively stagnant since 2010, having grown only about 2 percent over four years, while the slightly improving under 5 group still only grew by 2.9 percent. In comparison, the 65 and older age group has grown by about 6 percent since 2010. While there is clearly some aging in place that is occurring in more established areas of the District, it is likely that there will be more turnover as the housing market continues to recover.

The addition of new housing units in the District was consistent with the growth in population, with 35,904 new units added over the 2000 to 2010 time period. Single family and multifamily housing inventories have each increased by only about 2 percent since 2010. As the recession hit during the latter part of the 2000's the vacancy rate increased from 6.3 percent to 9.6 percent, and the ownership profile shifted to more renter occupied units. Since then, vacancy rates have dropped back to 8.3 percent even as some 2,400 additional housing units have been added to inventory. The share of renter occupied units has increased from 20.3 to 26.5 percent during the recovery. The significance of this lies in the fact that greater proportions of owner-occupied units tend to increase student populations more in the near-term, but then result in somewhat higher losses over time as the population ages in place. Rental units tend to have fewer school-age persons present, especially in higher grades, though higher turnover in units can serve as a type of stability as new families move in rather than remaining over extended periods of time.

TABLE 1
POPULATION AND HOUSING TRENDS

	2000 Census		2010 Census		2014 Estimate		Change (2000-2010)	
	Total	Percent	Total	Percent	Total	Percent	Total	Percent
Population								
Total	159,234	100.0%	239,040	100.0%	247,218	100.0%	79,806	50.1%
By Race & Ethnicity:								
White	134,862	84.7%	189,437	79.2%	194,857	78.8%	54,575	40.5%
African American	3,333	2.1%	5,623	2.4%	5,786	2.3%	2,290	68.7%
Native American	1,175	0.7%	1,786	0.7%	1,829	0.7%	611	52.0%
Asian	3,736	2.3%	11,727	4.9%	12,613	5.1%	7,991	213.9%
Hispanic	15,933	10.0%	30,090	12.6%	31,742	12.8%	14,157	88.9%
Other	193	0.1%	377	0.2%	390	0.2%	184	95.3%
By Age:								
Under 5	12,717	8.0%	16,602	6.9%	17,084	6.9%	3,885	30.5%
5 to 13	23,031	14.5%	32,582	13.6%	33,191	13.4%	9,551	41.5%
14 to 17	10,016	6.3%	14,368	6.0%	14,637	5.9%	4,352	43.5%
18 to 24	13,474	8.5%	20,143	8.4%	20,832	8.4%	6,669	49.5%
25 to 44	56,869	35.7%	71,267	29.8%	73,337	29.7%	14,398	25.3%
45 to 64	33,731	21.2%	64,693	27.1%	67,575	27.3%	30,962	91.8%
65 and up	9,396	5.9%	19,385	8.1%	20,562	8.3%	9,989	106.3%
Housing Units								
Total	60,589	100.0%	96,493	100.0%	98,912	100.0%	35,904	59.3%
Occupied	56,782	93.7%	87,217	90.4%	90,702	91.7%	30,435	53.6%
Owner	44,491	73.4%	63,211	65.5%	64,472	65.2%	18,720	42.1%
Renter	12,291	20.3%	24,006	24.9%	26,231	26.5%	11,715	95.3%
Vacant	3,807	6.3%	9,276	9.6%	8,210	8.3%	5,469	143.7%
Seasonal Use	1,190	2.0%	2,111	2.2%	2,175	2.2%	921	77.4%
By Unit Type:								
Single Family	50,715	83.7%	79,651	82.5%	81,723	82.6%	28,936	57.1%
Multifamily	9,874	16.3%	16,842	17.5%	17,189	17.4%	6,968	70.6%
Households								
Total	56,782	100.0%	87,217	100.0%	90,702	100.0%	30,435	53.6%
Population Per	2.80		2.74		2.73		-0.06	-2.3%

Sources: U.S. Bureau of the Census, 2000 and 2010; Applied Economics, 2014.

2.3 ALTERNATIVE PROVIDERS

Public school districts face increasing competition for students from charter and private schools, as well as from neighboring public school districts through open enrollment policies. Charter schools report enrollment to the state but it is difficult to learn of new schools prior to opening. Over time, charter schools also move, change names, or go out of business, which also creates tracking difficulties. While there may be issues due to reporting lags, the data from the Arizona Department of Education is generally deemed accurate and provides a realistic view of the situation.

In the 2013/14 school year, there were 18 charter schools operating within the Deer Valley School District boundaries, serving about 7,300 K-12 students. The schools are listed on **Table 2** along with their addresses and enrollment. Within a mile of the District boundaries are an additional seven charter schools with enrollment totaling about 2,500 K-12 students.

Private schools do not have the reporting requirements charter entities do so data is often less accessible, although enrollments tend to not fluctuate as much as in charter schools, and the schools are generally more stable. With the closing of the Caepe School following the 2013-14 school year, there are now five private schools located within the District boundaries serving 1,214 students.

TABLE 2
2013/14 ENROLLMENT IN LOCAL NON-DISTRICT SCHOOLS BY SCHOOL

Charter Schools School Name	Address	City	Zip	Total K-12
Adams Traditional Academy	2323 W. Parkside Ln	Phoenix	85027	856
AMCS at Anthem dba Caurus Academy	41900 N. 42nd Ave	Phoenix	85086	278
Ball Charter Schools (Hearn)	17606 N 7th Ave	Phoenix	85023	635
Canyon Pointe Academy	4941 W. Union Hills Dr	Glendale	85308	389
Challenge Charter School	5801 W. Greenbriar Dr	Glendale	85308	599
Deer Valley Academy	18424 N. 51st Ave	Glendale	85308	23
Desert Heights Preparatory Academy	3540 W Union Hills Dr	Glendale	85016	385
E-Institute at Grovers	4744 W. Grovers Ave	Glendale	85308	41
E-Institute at Union Hills	3515 W. Union Hills Dr	Glendale	85308	181
Great Hearts Academies - Anthem Prep	42101 N. 41st Dr	Phoenix	85086	709
Happy Valley School	7140 W. Happy Valley Rd	Peoria	85383	729
Imagine Bell Canyon	18052 N. Black Canyon Hwy	Phoenix	85053	430
Ombudsman - Charter West	3624 W. Bell Rd	Glendale	85308	103
Pinnacle Pointe Academy	6753 W. Pinnacle Peak Rd	Glendale	85310	350
Reid Traditional Schools' Valley Academy	1520 W Rose Garden Ln	Phoenix	85027	789
Ridgeline Academy-A Challenge Foundation Academy, Inc.	33625 N. Valley Pkwy	Phoenix	85085	523
Stepping Stones Academy	35812 N. 7th St	Phoenix	85086	207
Taylion Virtual Academy of Arizona	4744 W. Grovers Ave	Glendale	85308	100
Total				7,327

Private Schools School Name	Address	City	Zip	Total K-12
Arrowhead Christian Academy	4030 W. Yorkshire Dr	Glendale	85308	129
Atonement Lutheran	4001 W. Beardsley Rd	Glendale	85308	114
Joy Christian School	21000 N. 75th Ave	Glendale	85308	600
North Valley Christian Academy	39808 N. Gavilan Peak Pkwy	Anthem	85086	82
Pinnacle Pointe Academy	6753 W. Pinnacle Peak Rd	Glendale	85310	289
Total				1,214

Source: Arizona Department of Education; Applied Economics 2014.

Table 3 shows the enrollment in charter schools by grade over the past six years. The number of schools increased every year between 2008/09 and 2011/12, but has declined in each of the last two years.
Enrollment has increased every year since the 2008/09 school year, and has nearly doubled in that time. The average yearly growth rate is just under 19 percent, which translates to a gain of about 711 students per year, with the largest gain in the 2010/11 school year with 947 students. In that year, the gains could be attributed to new schools opening, but enrollment has continued to grow despite the recent closures, and has increased more than 1,250 students (nearly 21 percent) since the 2011/12 school year implying larger schools among the surviving group. The bulk of the enrollment tends to be in the younger grades, with steady declines until 11th and 12th grades, which see a sharp increase, particularly in the 12th grade.

TABLE 3
ENROLLMENT IN LOCAL NON-DISTRICT CHARTER SCHOOLS BY GRADE

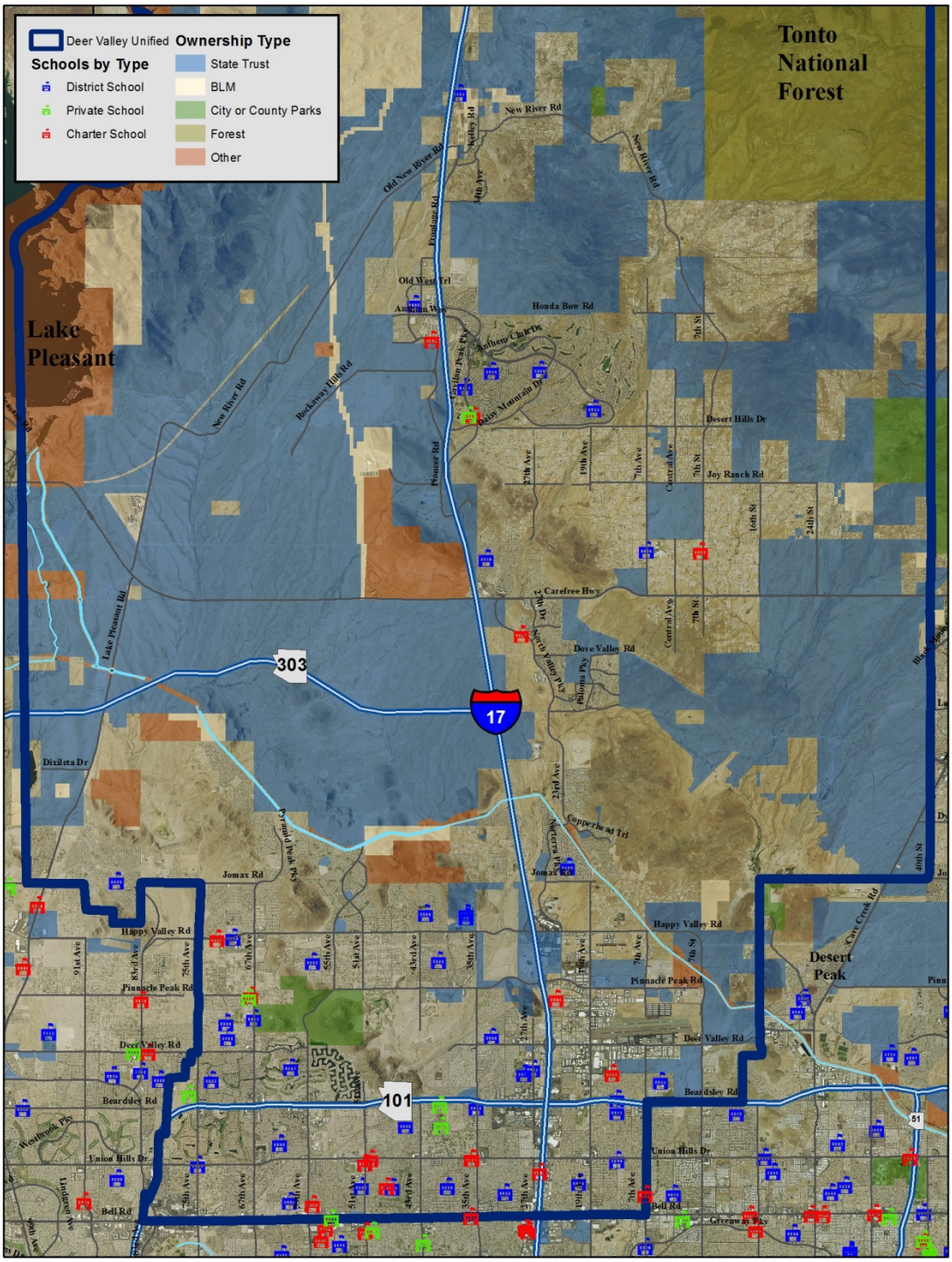
School Year	#Schools	KG	1st	2nd	3rd	4th	5th	6th	7th	8th	9th	10th	11th	12th	Total K-12	Annual Change
2008-09	14	582	529	494	478	366	332	314	159	128	86	61	92	151	3,772	
2009-10	16	663	575	530	487	477	385	407	210	162	64	90	105	166	4,321	549
2010-11	19	864	675	624	559	556	516	479	270	215	88	85	143	194	5,268	947
2011-12	23	960	835	713	708	650	560	555	296	243	110	95	129	203	6,057	789
2012-13	21	1,019	899	811	728	708	544	561	332	284	114	114	137	271	6,522	465
2013-14	18	1,055	950	910	842	741	703	572	442	376	160	138	153	285	7,327	805

Source: Arizona Department of Education; Applied Economics 2014.

As can be seen on **Map 4** the charter schools are generally located near the southern boundary of the District, along arterial streets. There are also a number of charter schools located outside the District but in close proximity, including seven within one mile of district boundaries.

MAP 4

DEER VALLEY AREA SCHOOLS BY ENTITY TYPE



3.0 RESIDENTIAL DEVELOPMENT

3.1 HOUSING CONSTRUCTION

Residential building permit volume remained steady in 2013/14, shown on **Table 4**. Declines in activity have occurred is some areas of the Valley but the District continues to be a reasonably stable housing market. About half of the total activity was at Dynamite Mountain Ranch and Rock Springs. Custom development in the area east of I-17 and north of Carefree Highway also increased significantly. Multifamily housing remains dormant, which is also different that in many other parts of the metropolitan area. Overall housing densities have decreased over the past decade. In 2004/05, housing at 3.5 to 4.5 units per acre accounted for 30 percent of construction. In 2013/14 it was 11 percent. Housing densities 3.5 units per acre or less were 50 percent of the total ten years ago and nearly 90 percent currently. This limitation in housing type could have an effect in the District, as larger properties tend to have a somewhat older resident population.

TABLE 4
HOUSING PERMITS

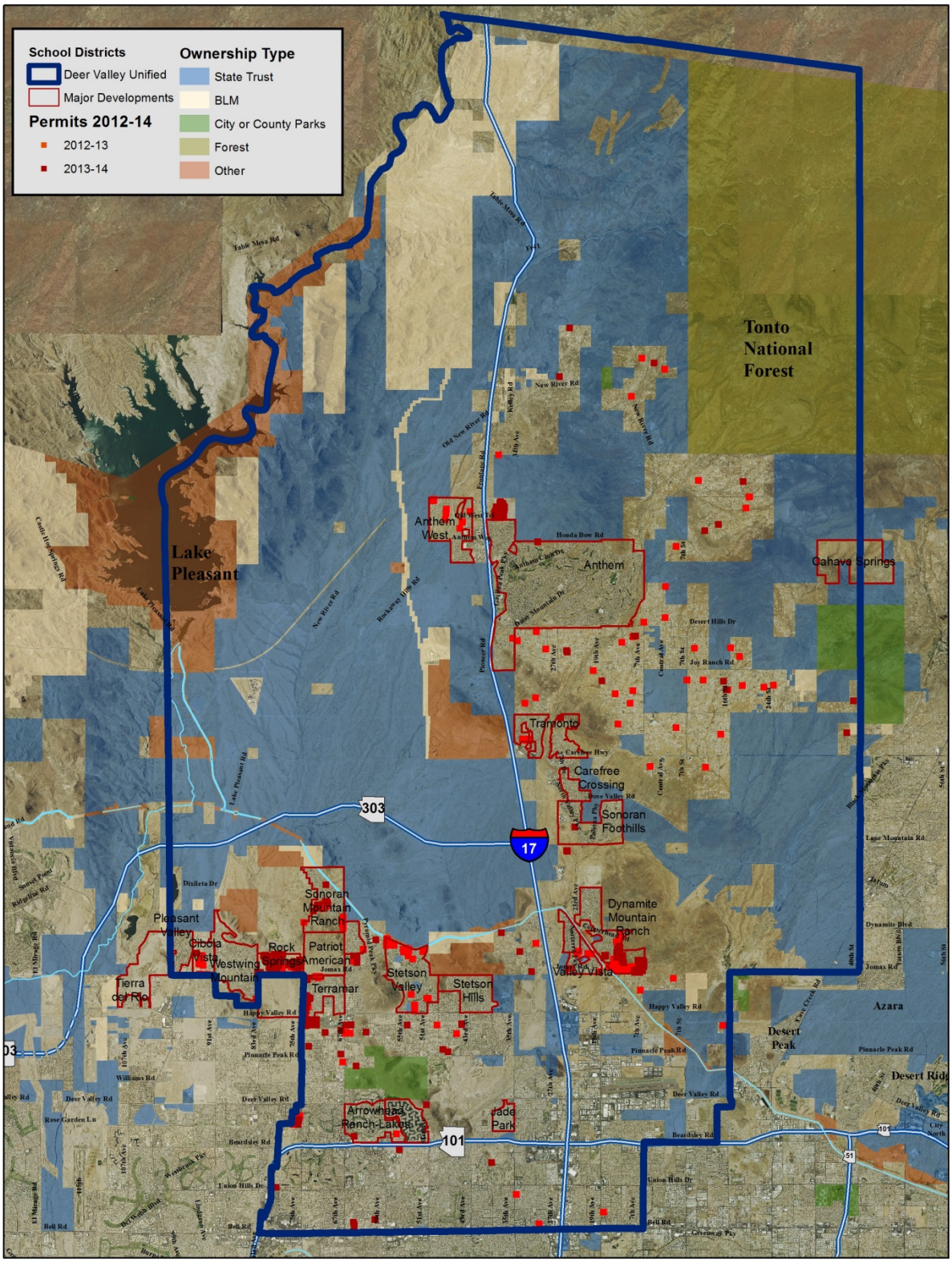
Housing Type	2004/05	2005/06	2006/07	2007/08	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14	Total
Non-Retirement Housing											
Single Family 2 du/ac or less	1,187	1,202	904	395	200	173	79	122	208	348	4,818
Single Family 2.01 - 3.5 du/ac	1,551	1,760	984	447	253	199	143	254	351	234	6,176
Single Family 3.51 - 4.5 du/ac	1,688	1,670	328	135	72	55	35	86	42	70	4,181
Single Family 4.51 - 6 du/ac	134	101	59	-	-	-	7	44	49	-	394
Single Family 6.01du/ac & Over	-	-	61	-	-	-	-	-	-	-	61
Total Single Family	4,560	4,733	2,336	977	525	427	264	506	650	652	15,630
Multifamily to 12 du/ac	44	4	82	146	30	-	-	-	-	5	311
Multifamily 12.0 du/ac & Over	838	800	352	252	1,255	359	8	334	-	-	4,198
Total Multifamily	882	804	434	398	1,285	359	8	334	-	5	4,509
Total	5,442	5,537	2,770	1,375	1,810	786	272	840	650	657	20,139

Sources: Maricopa Association of Governments; Construction Monitor; Maricopa County Assessor; Applied Economics, 2014.

Development in the District is strongly influenced by geography and land ownership. Some of the fluctuations in housing construction are a result of the somewhat disjointed nature of developable land. As shown on **Map 5**, development areas are separated by mountainous terrain, canals, and confined by large tracts of state land not yet purchased for development. Housing permits taken out during the 2012/13 and 2013/14 school years is displayed. Activity is concentrated in major developments south of the CAP canal or along the I-17 corridor, with a significant amount of permitting in rural areas, especially southeast of Anthem (right).



MAP 5
RESIDENTIAL PERMITTING



3.2 HOUSING VACANCY TRENDS

Housing vacancy data is one of the most difficult to acquire components used to project District population. Changes in housing vacancy rates can result in declines or increases without any additional residential construction. The search for a useable data source led Applied Economics to the U.S. Postal Service vacancy survey. The United States Department of Housing and Urban Development (HUD) has an agreement with the U.S. Postal Service (USPS) to receive data on addresses identified by the Post Office as having been vacant the previous quarter. We process this data using the 2010 Census as a benchmark, and applying changes in vacancy rates rather than using absolute numbers of housing units.

The raw USPS data is also reviewed by individual Census Tract to identify data anomalies, which can be caused by changes in how residential units have been defined, the inclusion of the addresses of entire subdivisions before the actual construction of housing units, and changes in vacancy classification. Adjustment factors are applied to the quarterly records when necessary in an effort to resolve such issues. Refinements made to the data or processes can sometimes result in slight differences from previous calculations.

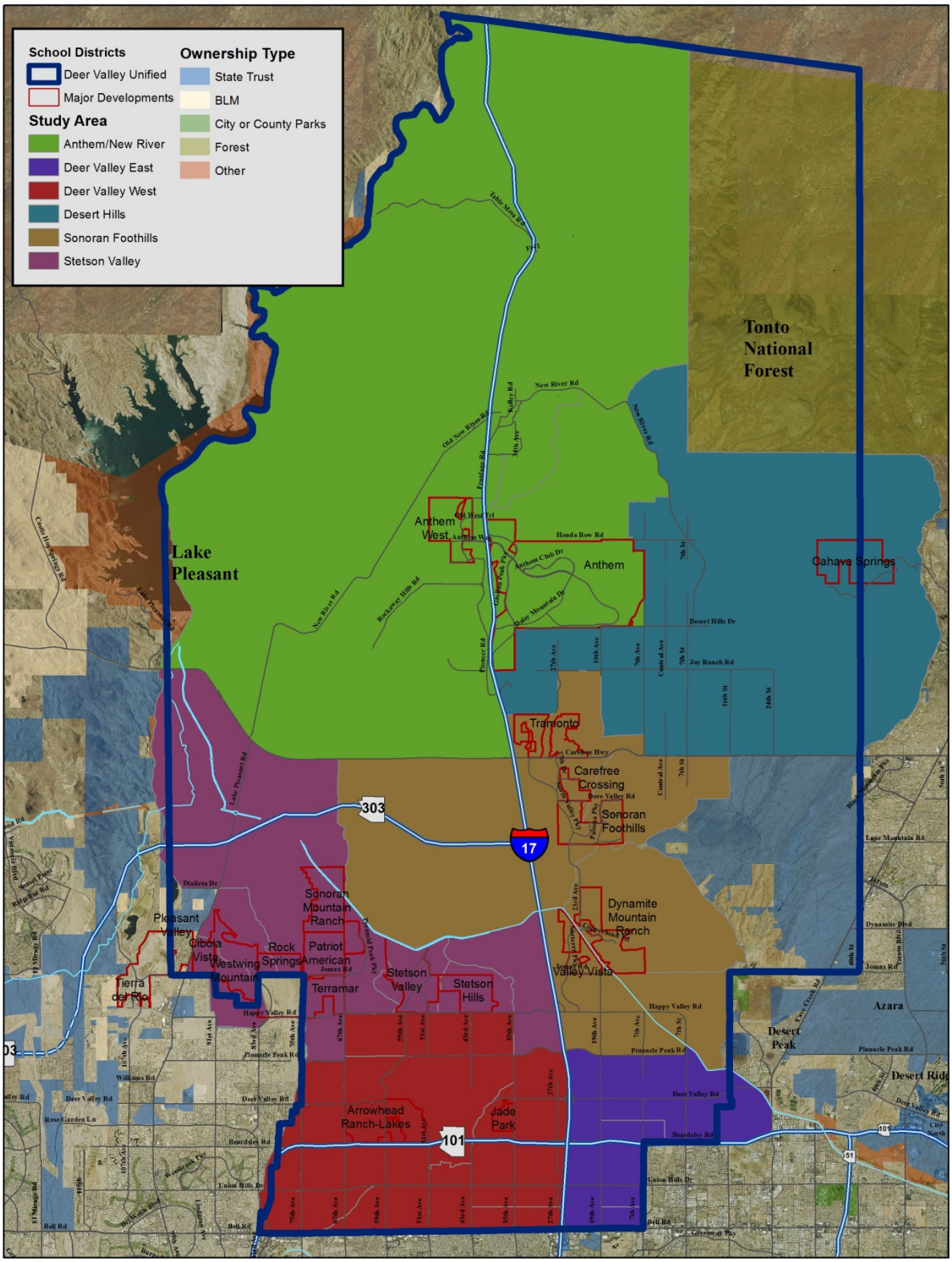
The study areas defined for the Deer Valley School District are shown on **Map 6**. The geographic definitions are meant to group similar areas, increasing the relevance of the data shown on **Table 5**. Vacancies in the District have continued to fall. Higher levels of vacancies in Sonoran Foothills and Anthem/New River are likely the result of new construction and seasonal housing, especially in the Anthem area. Stetson Valley and the other southern portions of the District have had steadily improving vacancy levels. Desert Hills is more ranch/rural in character and has remained stable.

TABLE 5
HOUSING VACANCY TRENDS

Year	Quarter	Deer Valley East	Deer Valley West	Stetson Valley	Sonoran Foothills	Anthem/New River	Desert Hills
2010	1	10.8%	7.5%	7.0%	12.7%	15.9%	9.7%
2010	2	10.8%	7.5%	6.8%	11.6%	15.9%	9.5%
2010	3	11.0%	7.1%	6.5%	10.9%	15.5%	9.1%
2010	4	10.6%	7.4%	6.4%	11.0%	15.6%	9.8%
2011	1	9.7%	7.6%	6.3%	10.7%	15.3%	10.3%
2011	2	9.6%	7.3%	6.2%	10.4%	15.2%	10.1%
2011	3	8.5%	6.6%	6.0%	9.9%	15.4%	11.7%
2011	4	8.0%	6.7%	5.6%	9.7%	15.2%	11.3%
2012	1	7.2%	6.5%	5.3%	9.3%	14.7%	11.0%
2012	2	6.9%	6.6%	4.9%	9.1%	14.6%	10.8%
2012	3	7.9%	7.0%	5.0%	9.0%	14.6%	10.5%
2012	4	7.6%	6.4%	4.7%	8.5%	14.6%	10.5%
2013	1	7.2%	6.2%	4.5%	8.1%	14.4%	10.2%
2013	2	6.5%	5.9%	4.0%	7.7%	14.4%	10.0%
2013	3	6.0%	5.8%	3.8%	7.5%	14.3%	10.0%
2013	4	5.4%	5.4%	3.6%	7.5%	14.3%	9.9%
2014	1	5.1%	5.2%	3.5%	7.6%	13.9%	10.2%
2014	2	4.8%	5.2%	3.4%	7.5%	13.8%	9.9%

Source: U.S. Department of Housing and Urban Development; U.S. Postal Service;
U.S. Bureau of the Census; Applied Economics, 2014.

MAP 6
VACANCY TRENDS STUDY AREAS



3.3 FUTURE DEVELOPMENT POTENTIAL

The future residential development potential within the Deer Valley District is currently estimated to be over 42,000 units. **Table 6** shows the development potential by type of housing product and the estimated time period expected for the **beginning** of construction, with developments often taking a number of years to actually complete. Over half of the active projects are in the "Custom/Infill" category, which are generally rural, or infill projects that are likely to be under development intermittently over a number of years. Examples of this include the rural area between Anthem and Carefree Highway, or any infill potential in the southern portion of the District, which is substantially developed already. Both the number of units and the timing of them will change as time goes on.

Nearly 70 percent of the potential is in single family housing between 2 and 3.5 units per acre. This lack of housing diversity tends to result in a limited range of ages of the resident population. There is currently an estimated potential of about 6,600 multifamily units, or about 16 percent of total potential. It is possible that some additional multifamily may be added if the market for that housing type improves. Most of the known multifamily projects are not expected to be developed for a number of years for various reasons, but with an improving market additional projects could, and likely would, be introduced.

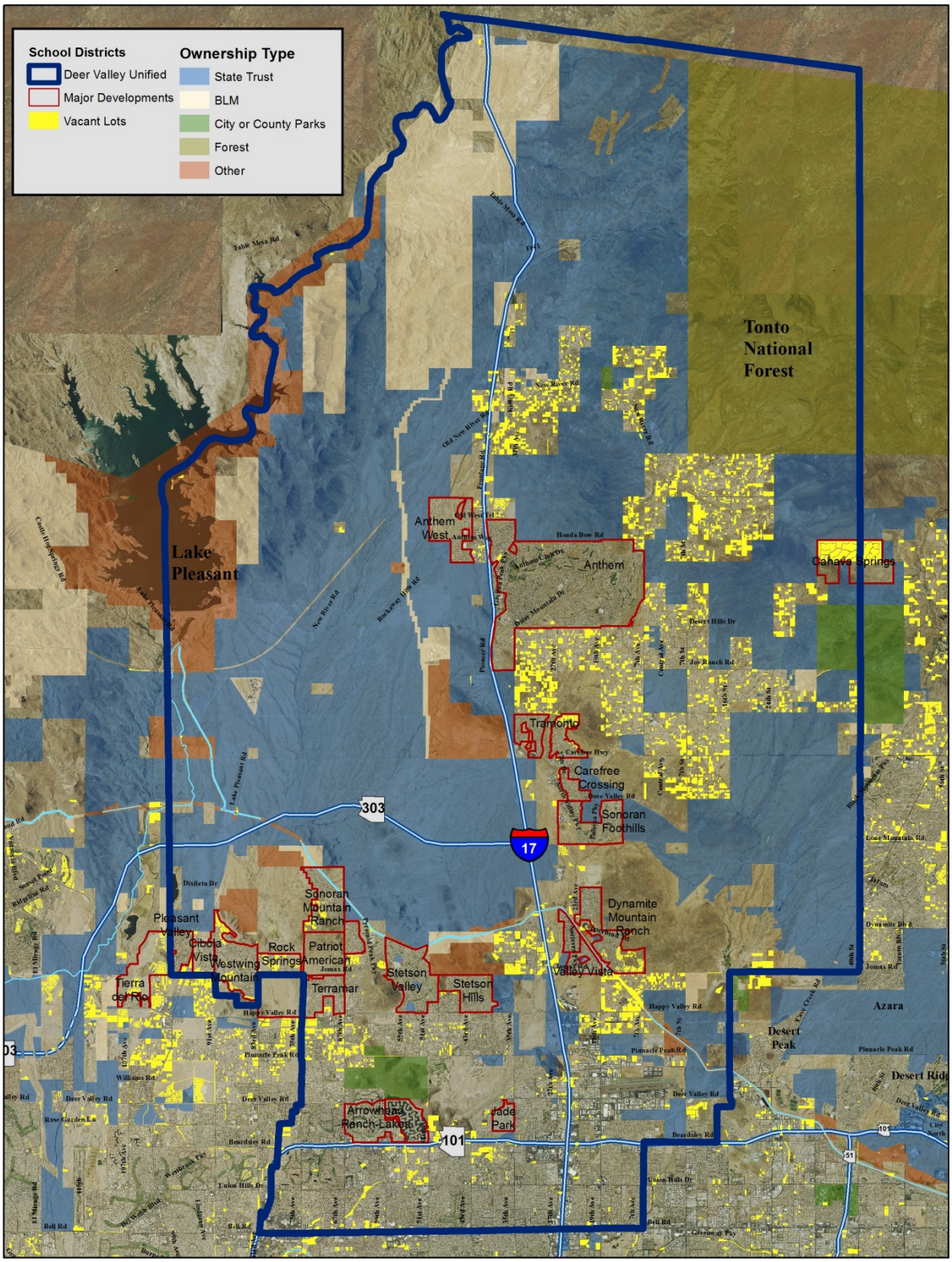
TABLE 6
POTENTIAL NEW HOUSING BY DEVELOPMENT TIMELINE

	Active	Custom/	Vacant Land					
Housing Type	Projects	Infill	1 Year	2-3 Years	3-5 Years	5-10 Years	10+ Years	Total
Non-Retirement Housing								
Single Family 2 du/ac or less	350	2,326	45	-	550	106	50	3,427
Single Family 2.01 - 3.5 du/ac	587	493	212	636	974	2,849	22,578	28,329
Single Family 3.51 - 4.5 du/ac	219	-	55	1,350	58	130	1,440	3,252
Single Family 4.51 - 6 du/ac	-	-	39	131	-	214	-	384
Single Family 6.01du/ac & Over	-	-	-	-	-	400	-	400
Total Single Family	1,156	2,819	351	2,117	1,582	3,699	24,068	35,792
Multifamily to 12 du/ac	95	-	-	-	-	308	-	403
Multifamily 12.0 du/ac & Over	999	-	-	192	287	257	4,483	6,218
Total Multifamily	1,094	-	-	192	287	565	4,483	6,621
Total	2,250	2,819	351	2,309	1,869	4,264	28,551	42,413

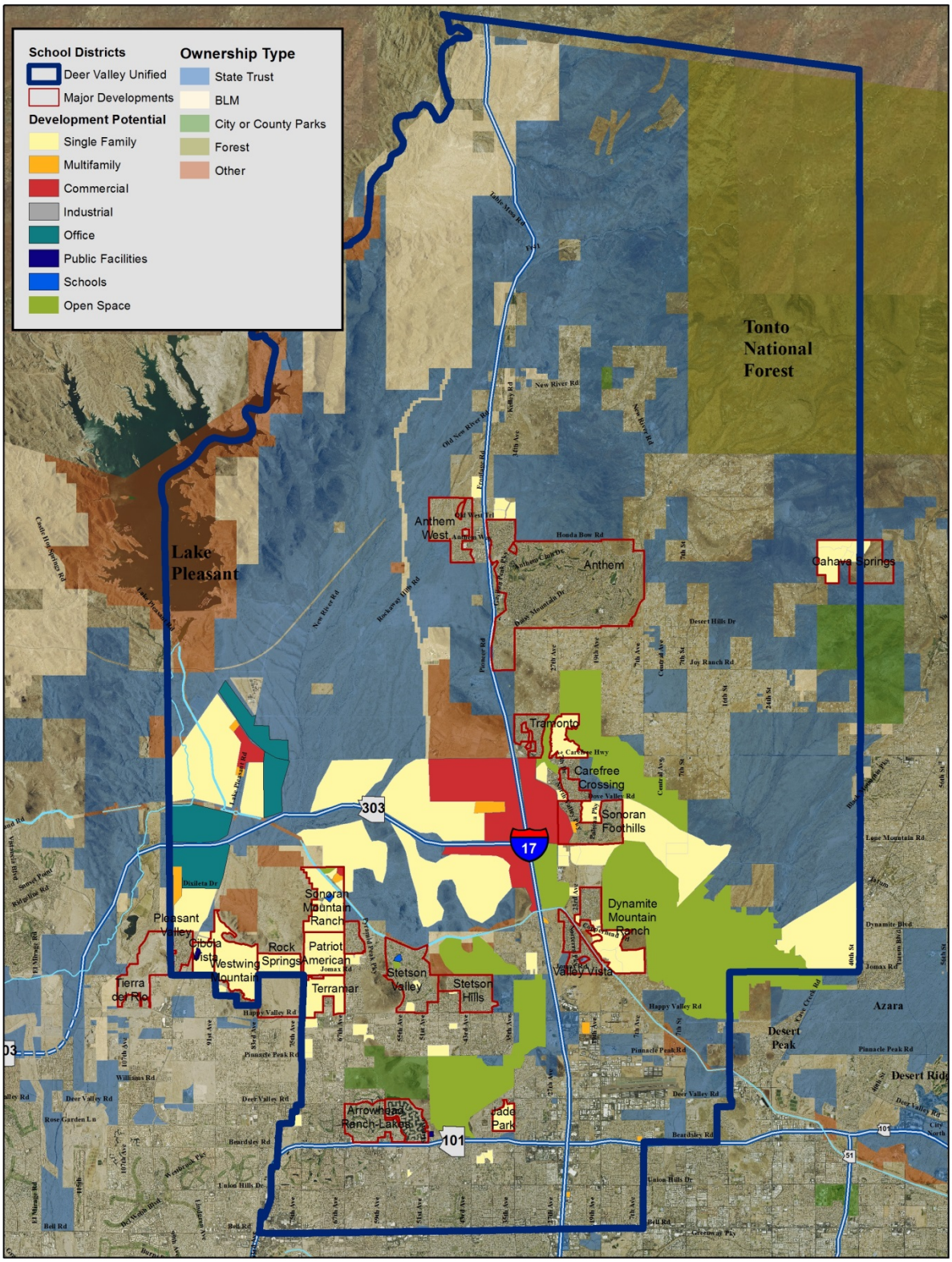
Sources: City of Phoenix; City of Peoria; City of Glendale; Maricopa County; Maricopa Association of Governments; Applied Economics, 2014.

The following series of maps illustrate the location and timing of the identified development potential. **Map 7** shows vacant lots, many of which are available for housing development and are generally included in the "Custom/Infill" category. **Maps 8 and 9** show currently active and future development areas by land use and the estimated timing to begin development as presented on the table above. These maps also include the potential development for some, though not all, of the land controlled by the state of Arizona.

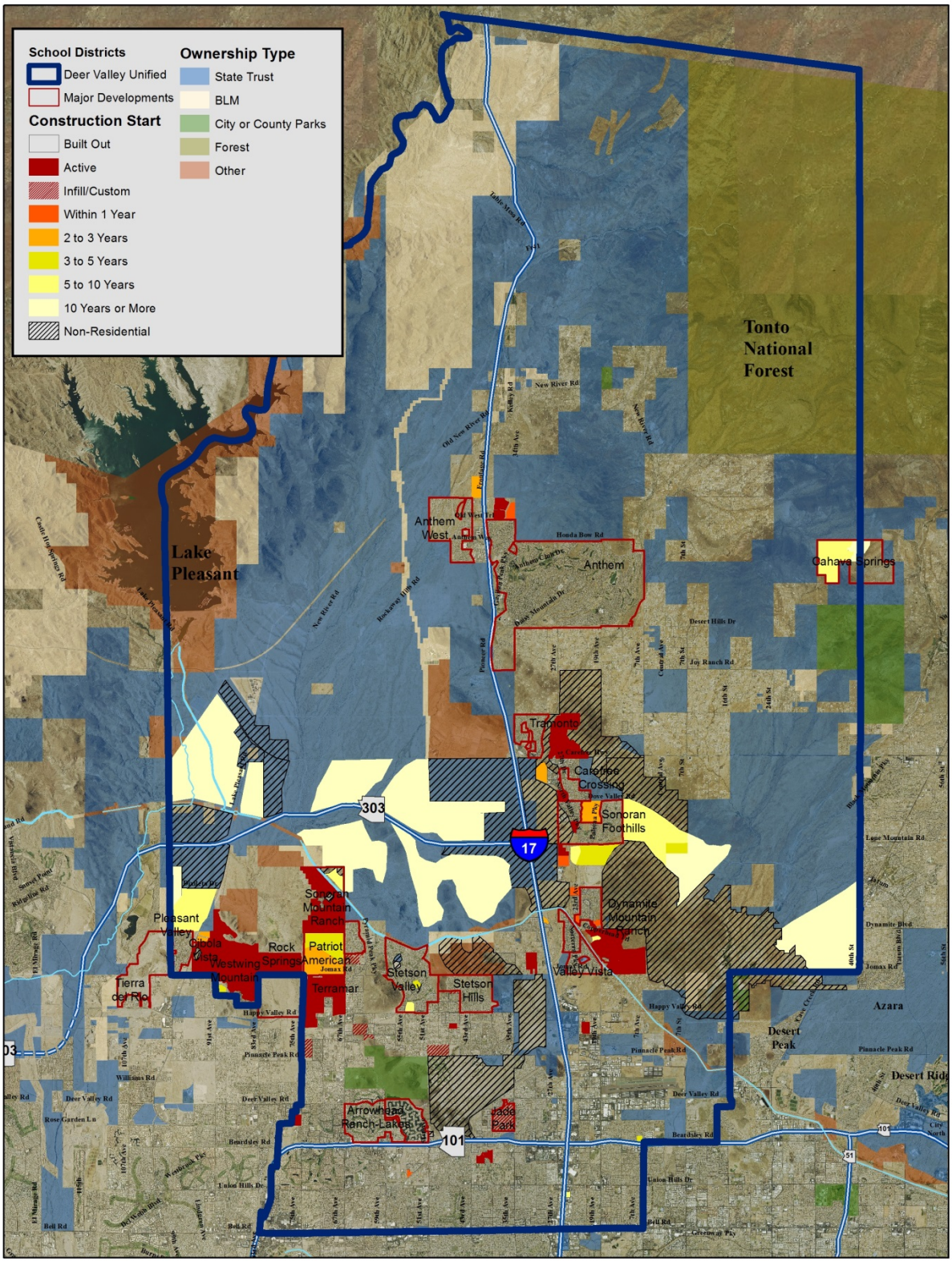
MAP 7
VACANT LAND PARCELS



MAP 8
FUTURE LAND USE

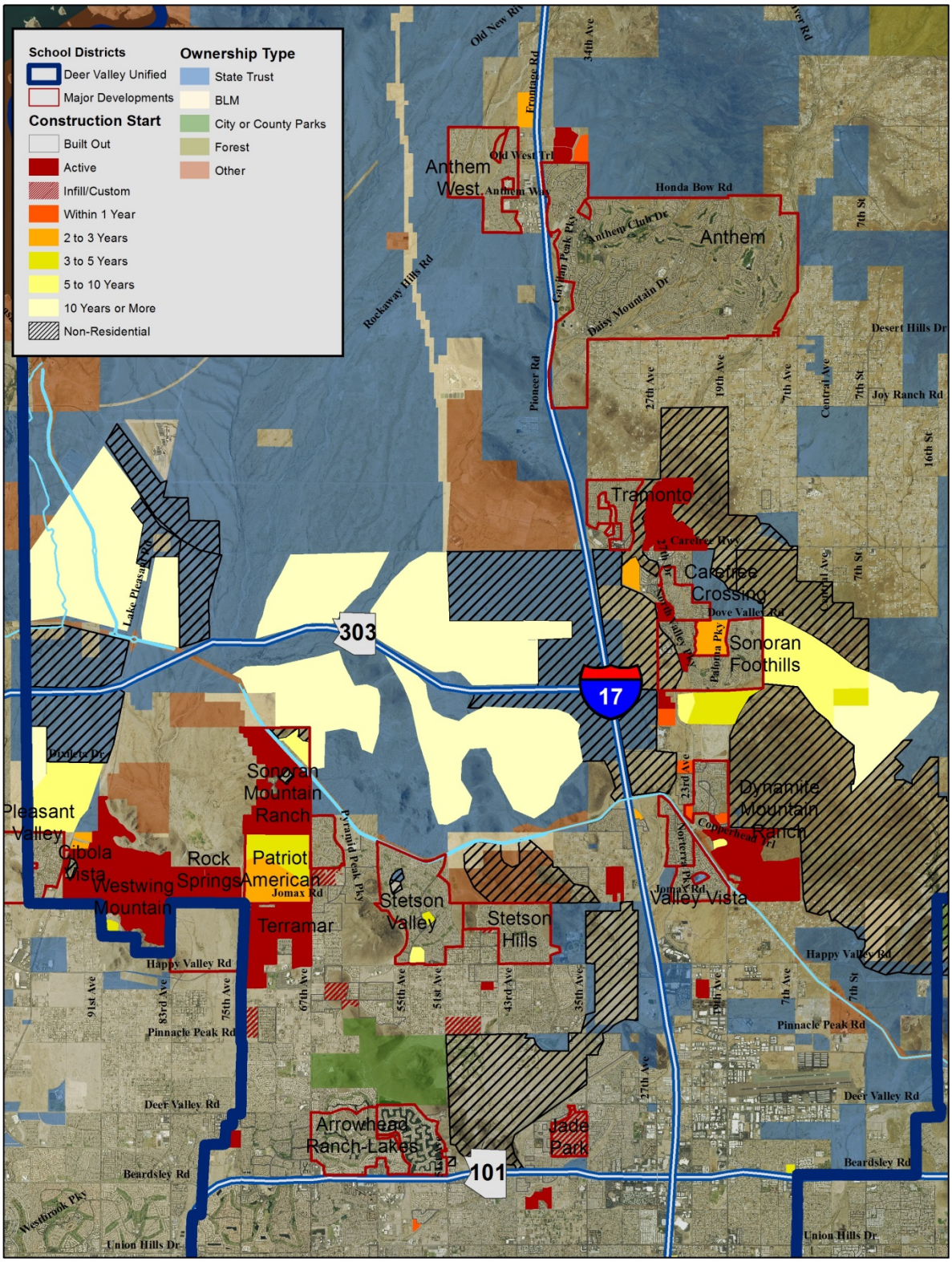


MAP 9
DEVELOPMENT TIMING



Map 10 provides a more detailed view of the main current and future development areas in the District.

MAP 10
DEVELOPMENT TIMING - CENTRAL



Housing development in the District has declined substantially since the peak building years in 2004 and 2005. Obviously, part of the reason was the collapse in the housing market that had a detrimental effect nation-wide. But the other reason is that many of the major developments in the District have been building out. Anthem was built out by 2008-09. Tramonto and Terramar are largely complete, and Valley Vista is built out. There is additional potential at Westwing Mountain and Sonoran Mountain Ranch, but the primary development areas are largely built out. Stetson Valley is complete except for two state land parcels that are not active. So while there is considerable housing potential remaining in the District, even with an improving economy single family development is expected to be limited in the next two to three years after an initial upswing from current projects.

Dynamite Mountain Ranch has been one of the most active communities for several years. Pulte Homes (right) and Taylor Morrison are both rapidly completing active subdivisions with about 180 lots remaining.



Two parcels of land have been added to Dynamite Mountain Ranch and will add 98 more single family houses. Pulte and Taylor Morrison are the builders, with development starting now. All construction at the development should be completed about 2016/17.

North from Dynamite Mountain Ranch along North Valley Parkway are three more parcels of land newly under development. One mile south of Dove Valley Road, Taylor Morrison has begun construction at the first phase of Sonoran Commons, consisting of 101 lots. They are also grading land for phase 2, with an additional 109 lots (below). On the north side of Dove Valley Road, Pulte Homes has begun construction early this year on La Solana. This project has 109 single family lots. Build-out is expected in 2016.





Just south of Carefree Highway, Meritage Homes has platted land for Stoneledge. This project has 250 lots and is expected to begin house construction within about two years. North of Anthem, Meritage is also active at Arroyo Norte with house construction and is expected to open the final phase in the development in the next few months. Richmond American is also building at the development.

At Dove Valley Road and 19th Avenue, the State Land Department is offering a 145 acre parcel, though no auction date is set. Taylor Morrison is the applicant. It is expected that auction could take place in 2015 or 2016. The parcel could yield around 400 lots.

The western portion of the District is the site of significant current and future residential development, along with some more limited projects. Among the smaller projects is Carmel Estates near 51st Avenue and Union Hills. Mandalay Communities is expected to start on the 39 lots within a year. Vision Hills, at 39th Avenue north of Union Hills, is a large lot project for 27 houses. Also by Mandalay, it began construction mid-2014, with two houses underway currently. Courtland Homes is working on the remaining 16 lots at Arizona Hillcrest, near Jomax and 27th Avenue. These houses are being advertised with RV garages, so the target market may be older buyers.

There are still lots at Sonoran Mountain Ranch but construction is limited. Some areas are large lot properties and will develop slowly. Cresleigh Homes is building in the west-central area but sales are slow currently. There is additional property north of the CAP canal, but given the expense required to bridge it development is not expected for several years.

Along Lake Pleasant Parkway north of Jomax Road are two parcels of land totaling just under 40 acres that may have the land uses changed from commercial to single family residential. The city of Peoria may not be willing to give up two commercial corners, but it is becoming increasingly clear that in a period of retail chain consolidation and increased Internet shopping that there is probably a considerable amount of excess retail land in the Valley. If both of these parcels were to develop as residential it would add about 130 houses. The results of the application are pending.

Rock Springs is currently the most active development in the District. K Hovnanian (right), Lennar, Richmond American, and Courtland Homes all have a presence. House construction has increased rapidly in the past year. There are about 360 lots remaining for construction and are expected to be built out in 2016/17.



Alora Vita is the name of the development formerly known as Patriot American (after the name of the limited liability company owner). This is a two square mile property property at the northeast and southwest corners of Jomax Road and 75th Avenue in Peoria (the southwest corner property is in the Peoria Unified District). The property in the Deer Valley District is in process, with submittals for 13 preliminary plats consisting of 1,100 single family lots on 311 acres. The first 5 of these plats is being processed now. Infrastructure work is expected to begin about the end of 2014 with house construction possible mid to late 2016. There is no builder(s) named at this point. This is a large development and can be expected to be active throughout the projection period.

The City of Phoenix is creating a Northern Area Infrastructure Phasing Plan, which will replace the infrastructure limit line previously used to restrict new development to areas with reasonable infrastructure availability. The draft of the plan is to be approved late 2014 by the City Council. The idea is to create a more comprehensive plan version of the limit line that has already been shown to work well. The plan is not rigid, but provides for an order of logical development.

Of interest for the District is that development should be expected east of I-17, south of Dove Valley Road well before any development west of I-17. This is consistent with previous expectations. That could mean that much of the District's development potential west of I-17 may not be expected to be realized for many years. Another consideration for the future, although likely several years off, is the massive amount of commercial/mixed use land planned at I-17 and the Loop 303. It seems quite possible that unless a major employment user comes in, and even if one does, that some portion of that land may be given over to multifamily and single family residential uses.

Overall, residential development in the District is expected to increase over the next two years as current projects continue strong activity, assuming there are no major economic disruptions. Construction is then expected to fall for a brief period as those projects are completed and before new developments get fully underway. New housing construction is expected to be stable through the remainder of the projection period as projects such as Alora Vita go into production, new parcels east of I-17 in the Dove Valley Road area are brought forward, and rural development continues only slightly reduced from current levels.

4.0 DISTRICT-LEVEL PROJECTIONS

In this section of the report, the enrollment, demographic, and development information is integrated in order to project changes to District-level enrollment. The level of projected change is based on our housing growth forecast, occupancy rates, and per household student-age population generation rates. Due to the pronounced demographic and development differences that exist among the different areas of the District, the District-level projections are derived from the projections by District sub-area as presented in Section 5.0 of this report. This methodology leads to the creation of ten-year enrollment projections by grade for Kindergarten through 12th grade.

4.1 HOUSING AND POPULATION

Table 7 provides annual housing, household and population projections through 2024/25 based on the projected annual absorption of new housing units and real estate market and demographic trends. The housing unit construction schedule developed for the 10-year period by Applied Economics is based on recent and forecast construction trends, ownership, and data reflecting the cyclical nature of economic growth in the District. These projections result in a total housing inventory of about 107,400 units in 2024/25, up about 8,500 units from the 2014/15 inventory. This would result in a District-wide population of about 269,500 people in 2024/25, an increase of about 22,300 persons.

More important than the number of new housing units is the number of **occupied** housing units, or households. In the mid-2000's, the District housing occupancy rate was about 96 percent, but decreased as the economic recession deepened, reaching a low of 90.4 percent by 2010/11. It has rebounded slightly in the last several years, but only to about 91.7 percent currently. Because of this, the number of households increased slightly less than the number of new housing units that were added to inventory for several years during the recession. However, this trend reversed in 2011/12 as occupancy rates stabilized. The number of new households is expected to continue to outstrip housing unit additions throughout the projection period as housing occupancy rates continue to increase and eventually level off at about 93.5 percent.

While 8,500 new housing units are to be added over the next ten years, the number of households is expected to be just over 9,600 based on the combination of new units and higher occupancy rates. This should cause significant increases in the school-age population even as the population per household continues to decline slightly. Based on general demographic trends, including the aging of the population, the increase in school-age population is expected to be about 4,800 persons based on the creation of 9,600 new households.

TABLE 7
PROJECTED POPULATION AND HOUSING

		Housing Units		Occupancy	Vacant	Households		
Year	Population	Total	New	Rate	Units	Total	Change	Pop/HH
2000/01	159,234	60,589		93.7%	3,807	56,782		2.804
2001/02	167,889	63,825	3,236	93.9%	3,893	59,932	3,150	2.801
2002/03	176,834	67,112	3,287	94.1%	3,960	63,152	3,221	2.800
2003/04	189,213	71,390	4,278	94.7%	3,784	67,607	4,454	2.799
2004/05	204,908	76,947	5,557	95.3%	3,617	73,331	5,724	2.794
2005/06	222,031	82,982	6,035	96.0%	3,319	79,663	6,332	2.787
2006/07	235,487	89,123	6,140	95.0%	4,456	84,666	5,003	2.781
2007/08	240,540	92,194	3,072	94.0%	5,532	86,663	1,996	2.776
2008/09	238,701	93,719	1,525	92.0%	7,498	86,222	-441	2.768
2009/10	239,962	95,726	2,007	91.0%	8,615	87,111	889	2.755
2010/11	**239,040**	**96,493**	**872**	**90.4%**	**9,276**	**87,217**	**106**	**2.741**
2011/12	240,482	96,765	272	90.8%	8,902	87,863	646	2.737
2012/13	242,887	97,605	840	91.1%	8,687	88,918	1,056	2.732
2013/14	245,042	98,255	650	91.4%	8,450	89,805	887	2.729
2014/15	247,218	98,912	657	91.7%	8,210	90,702	897	2.726
2015/16	249,841	99,749	837	92.0%	7,980	91,769	1,067	2.722
2016/17	252,368	100,693	944	92.2%	7,854	92,839	1,070	2.718
2017/18	254,629	101,575	882	92.4%	7,720	93,855	1,016	2.713
2018/19	257,061	102,494	919	92.6%	7,585	94,909	1,054	2.708
2019/20	259,382	103,341	847	92.8%	7,441	95,900	991	2.705
2020/21	261,808	104,216	875	93.0%	7,295	96,921	1,020	2.701
2021/22	263,879	105,067	851	93.1%	7,250	97,817	896	2.698
2022/23	265,898	105,903	836	93.2%	7,201	98,702	884	2.694
2023/24	267,665	106,631	728	93.3%	7,144	99,487	785	2.690
2024/25	269,507	107,428	797	93.4%	7,090	100,338	851	2.686
2015/16 - 2024/25			8,516				9,635	

Source: Applied Economics, November 2014.
*Bolding Indicates Actuals

4.2 SCHOOL-AGE POPULATION AND CAPTURE

Between the 2000/01 and 2010/11 school years, enrollment increased by 36 percent or 9,200 students, while the school-age population (persons age 5 to 17) residing within District boundaries increased by 42 percent or 13,900 students. Changes for both groups included two years of decline as a result of the recession. After 2010, enrollment continued to fall, despite increases in school-age population during the same period, until 2014/15 when enrollment increased by 552 students.

In addition to the volume and market orientation of household growth, trends in per-household student generation rates and capture rates are key factors used in determining future enrollment levels as shown in **Table 8**. The first element, student generation, refers to the expected size of the school-age population, 5 to 17 years old, per household. The average number of school-age persons per household has decreased from a high of 0.582 in 2000/01 to just 0.527 currently. The District is expected to experience more declines in student generation rates, falling to 0.518 by 2017/18, before rebounding to 0.525 by 2021/22 where it is expected to stabilize.

Because of the increasing number of educational alternatives and mostly unrestricted open enrollment policies, it is necessary to apply a "capture rate", or enrollment to population ratio, to the school-age population to project enrollment. While households may be generating, on average, 0.527 school-age persons that does not necessarily equate to an equivalent amount of enrollment. Please note that in this analysis the capture rate is based on the **net difference** between the school-age population and District enrollment. This includes the loss of some in-district school-age persons to other providers, and the addition of students from outside the district. In 2014/15 the estimated school-age population of the District was 47,828 while enrollment was 33,606. This leaves a net difference of 14,222 school-age persons resulting in an enrollment-population ratio of 0.703 or 70 percent. Again, this includes the loss to open enrollment, charter and private schools, etc. and the addition to the District of students from elsewhere, also due to open enrollment. The relationship between school-age population and actual enrollment is illustrated by **Figure 3**.

In 2000/01, the District's capture rate was at a about 0.78, meaning that 78 percent of the school-age population of the District was attending District schools. That level was very typical for a suburban area that also featured a variety of private and parochial schools. Since that time, increasing open enrollment—and especially the introduction and proliferation of public charter schools—has significantly impacted the in-district capture rates for public school districts. Open enrollment causes a shifting of students between districts, with gains and losses offsetting each other to varying degrees, but charter schools only subtract from districts. The capture rate in Deer Valley had fallen to 0.749 by 2009/10. At that time the District eliminated all-day Kindergarten and as a result the capture rate rapidly declined to 0.695 by 2013/14, while charter school enrollment increased by nearly 3,000 students. After the program was reinstated the capture rate increased to 0.703.

The elimination of all-day Kindergarten clearly impacted the District negatively, as students began to attend charter schools or schools in neighboring districts like Paradise Valley that continued to offer all-day Kindergarten. While those students could return to the District for 1st grade, many have likely continued at the school where they started, resulting in continued impacts on capture rates. As time goes on, the District capture rates are expected to stabilize, though face new challenges in the form of increased competition from new or expanding alternative providers. These conflicts are expected to lead to a slow decline in capture rates following slightly improved rates in the first few years as the effects of the all-day Kindergarten cancellation are reversed. The lack of precision in what is an important factor in projection modeling is limiting, but projecting out-of-district enrollment fluctuations includes some components that are beyond the scope of this study.

TABLE 8
SCHOOL AGE POPULATION AND ENROLLMENT

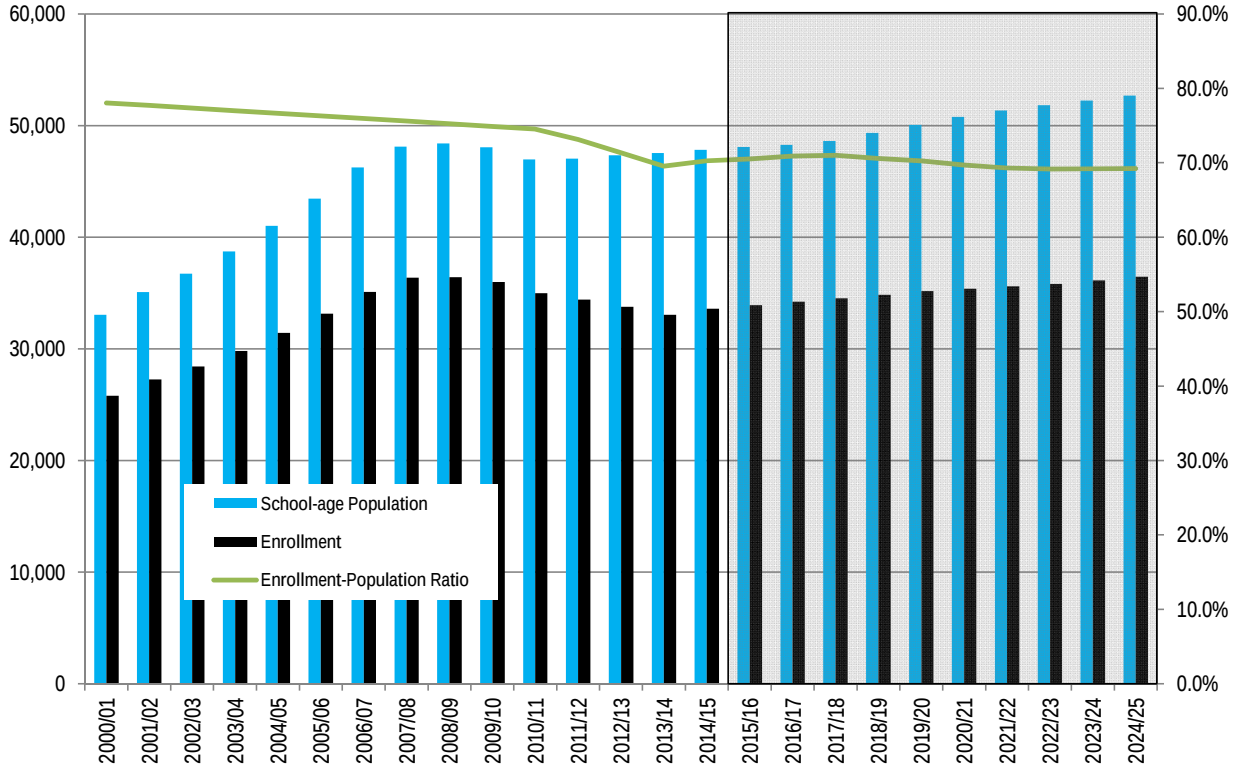
Year	Households	School-Age Population *		K-12 Enrollment		Net Difference	Enrollment - Population Ratio
		Total	Per Household	Total	Per Household		
2000/01	56,782	33,047	0.582	25,792	0.454	7,255	0.780
2001/02	59,932	35,081	0.585	27,257	0.455	7,824	0.777
2002/03	63,152	36,732	0.582	28,411	0.450	8,321	0.773
2003/04	67,607	38,719	0.573	29,812	0.441	8,907	0.770
2004/05	73,331	41,009	0.559	31,432	0.429	9,577	0.766
2005/06	79,663	43,444	0.545	33,146	0.416	10,298	0.763
2006/07	84,666	46,234	0.546	35,113	0.415	11,121	0.759
2007/08	86,663	48,117	0.555	36,375	0.420	11,742	0.756
2008/09	86,222	48,385	0.561	36,408	0.422	11,977	0.752
2009/10	87,111	48,052	0.552	35,989	0.413	12,063	0.749
2010/11	87,217	46,950	0.538	34,985	0.401	11,965	0.745
2011/12	87,863	47,034	0.535	34,400	0.392	12,634	0.731
2012/13	88,918	47,332	0.532	33,763	0.380	13,569	0.713
2013/14	89,805	47,535	0.529	33,054	0.368	14,481	0.695
2014/15	90,702	47,828	0.527	33,606	0.371	14,222	0.703
2015/16	91,769	48,087	0.524	33,907	0.369	14,180	0.705
2016/17	92,839	48,276	0.520	34,224	0.369	14,052	0.709
2017/18	93,855	48,617	0.518	34,527	0.368	14,090	0.710
2018/19	94,909	49,353	0.520	34,831	0.367	14,522	0.706
2019/20	95,900	50,060	0.522	35,178	0.367	14,882	0.703
2020/21	96,921	50,787	0.524	35,396	0.365	15,391	0.697
2021/22	97,817	51,354	0.525	35,595	0.364	15,759	0.693
2022/23	98,702	51,818	0.525	35,830	0.363	15,988	0.691
2023/24	99,487	52,231	0.525	36,132	0.363	16,099	0.692
2024/25	100,338	52,677	0.525	36,457	0.363	16,220	0.692

Source: Applied Economics, November 2014.

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

Bolding indicates historical data.

FIGURE 3
PROJECTED ENROLLMENT: 2000/01-2023/24



4.3 ENROLLMENT

As shown on **Table 9**, District enrollment rebounded by about 500 students in 2014/15, though is still 2,800 students below the peak enrollment level in 2008/09. Total enrollment is expected to increase by slightly less than 1 percent next year, and to continue increasing at about that level through 2019/20, at which point enrollment is still expected to increase but at lower levels. Stronger levels of new house construction, increased occupancy rates, and improved student capture rates combine to increase enrollment currently and maintain growth in the face of future challenges. Over the next ten years total enrollment is forecast to increase by 2,850 students. Growth should be strongest in the first five years of the projection period, followed by declining increases before stronger additions again near the end of the ten-year period.

The enrollment gains in 2014/15 were primarily from the large increase in students in Kindergarten to 4th grade. After a loss of 623 students in 2013/14, that grade group gained 444 the next year alongside the addition of free all-day kindergarten. Enrollment increases for this group are expected to be more modest in coming years but still substantial. Middle school grades (5th to 8th) are expected to have increased enrollment the next two years followed by a loss of students as a result of the past decline in the K-4 enrollment before increasing again. High school enrollment is expected to fluctuate more, with slight losses the next two years followed by significant growth then more losses.

TABLE 9
ENROLLMENT BY LEVEL: 2000/01-2024/25

	Enrollment by Level				K-12 Total		
Fall	K-4	5-8	K-8	9-12	Enrollment	Change	% Change
2000/01	10,571	8,365	18,936	6,856	25,792		12.5%
2001/02	11,009	9,001	20,010	7,247	27,257	1,465	5.7%
2002/03	11,408	9,509	20,917	7,494	28,411	1,154	4.2%
2003/04	11,695	9,965	21,660	8,152	29,812	1,401	4.9%
2004/05	12,253	10,391	22,644	8,788	31,432	1,620	5.4%
2005/06	12,721	11,096	23,817	9,329	33,146	1,714	5.5%
2006/07	12,839	11,688	24,527	10,586	35,113	1,967	5.9%
2007/08	13,581	11,989	25,570	10,805	36,375	1,262	3.6%
2008/09	13,627	11,866	25,493	10,915	36,408	33	0.1%
2009/10	13,185	11,824	25,009	10,980	35,989	-419	-1.2%
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	11,724	10,709	22,433	11,173	33,606	552	1.7%
2015/16	11,916	10,896	22,812	11,095	33,907	301	0.9%
2016/17	12,178	10,969	23,147	11,077	34,224	317	0.9%
2017/18	12,370	10,895	23,265	11,262	34,527	303	0.9%
2018/19	12,687	10,746	23,433	11,398	34,831	304	0.9%
2019/20	12,879	10,771	23,650	11,528	35,178	347	1.0%
2020/21	12,977	10,909	23,886	11,510	35,396	218	0.6%
2021/22	13,066	11,104	24,170	11,425	35,595	199	0.6%
2022/23	13,180	11,409	24,589	11,241	35,830	235	0.7%
2023/24	13,292	11,580	24,872	11,260	36,132	302	0.8%
2024/25	13,419	11,636	25,055	11,402	36,457	325	0.9%

Source: Applied Economics, November 2014.
Bolding indicates actuals.

The distribution of enrollment by individual grade is shown in **Table 10**. This table illustrates the impact of the smaller lower grades advancing over the past several years and throughout the projection period. It also shows that in 2000/01 the District had about 2,000 kindergarteners and 1,500 12th graders, 7.7 percent versus 5.6 percent of enrollment. In 2014/15 this relationship is reversed, with far fewer kindergarten students (2,221, or 6.6 percent) than 12th grade students (2,633 or 7.8 percent). By 2024/25 these grade levels are expected to level out, with Kindergarten enrollment increasing to 7 percent of the District enrollment while 12th grade drops to 7.4 percent. Even with this stabilization, enrollment in the higher grades will likely continue to be greater due to the overall aging of the population, and the nature of the future housing additions in the District.

TABLE 10
PROJECTED ENROLLMENT BY GRADE: 2000/01-2024/25

Year	PS	K	1	2	3	4	5	6	7	8	9	10	11	12	K-12 Total	Percent Change
2000/01	125	1,996	2,051	2,142	2,207	2,175	2,134	2,150	2,039	2,042	2,039	1,764	1,600	1,453	25,792	
2001/02	174	1,911	2,295	2,202	2,221	2,380	2,300	2,346	2,242	2,113	2,122	1,951	1,667	1,507	27,257	5.7%
2002/03	267	2,061	2,274	2,399	2,298	2,376	2,457	2,409	2,352	2,291	2,113	2,050	1,799	1,532	28,411	4.2%
2003/04	233	1,988	2,439	2,336	2,523	2,409	2,468	2,551	2,502	2,444	2,373	2,101	1,961	1,717	29,812	4.9%
2004/05	258	2,210	2,319	2,532	2,503	2,689	2,537	2,630	2,647	2,577	2,527	2,376	2,053	1,832	31,432	5.4%
2005/06	321	2,236	2,584	2,514	2,736	2,651	2,851	2,708	2,762	2,775	2,706	2,536	2,206	1,881	33,146	5.5%
2006/07	352	2,195	2,513	2,645	2,783	2,703	2,938	2,833	3,033	2,884	2,853	2,906	2,514	2,313	35,113	5.9%
2007/08	266	2,538	2,532	2,713	2,854	2,944	2,866	3,083	2,986	3,054	3,000	2,766	2,696	2,343	36,375	3.6%
2008/09	261	2,669	2,658	2,576	2,786	2,938	2,986	2,878	3,042	2,960	3,008	2,862	2,574	2,471	36,408	0.1%
2009/10	308	2,462	2,692	2,624	2,589	2,818	2,919	2,990	2,922	2,993	2,934	2,897	2,684	2,465	35,989	-1.2%
2010/11	297	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	343	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	403	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	412	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	465	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	1.7%
2015/16	469	2,338	2,322	2,287	2,452	2,517	2,546	2,675	2,826	2,849	2,748	2,854	2,731	2,762	33,907	0.9%
2016/17	473	2,400	2,451	2,412	2,375	2,540	2,577	2,614	2,828	2,950	2,928	2,749	2,769	2,631	34,224	0.9%
2017/18	477	2,405	2,500	2,531	2,489	2,445	2,585	2,630	2,746	2,934	3,013	2,920	2,663	2,666	34,527	0.9%
2018/19	481	2,419	2,507	2,583	2,614	2,564	2,490	2,640	2,765	2,851	2,998	3,006	2,830	2,564	34,831	0.9%
2019/20	486	2,434	2,515	2,583	2,661	2,686	2,604	2,536	2,768	2,863	2,906	2,987	2,911	2,724	35,178	1.0%
2020/21	489	2,457	2,532	2,592	2,661	2,735	2,729	2,653	2,660	2,867	2,919	2,896	2,893	2,802	35,396	0.6%
2021/22	492	2,489	2,557	2,611	2,672	2,737	2,780	2,782	2,785	2,757	2,925	2,910	2,805	2,785	35,595	0.6%
2022/23	495	2,526	2,587	2,634	2,688	2,745	2,779	2,831	2,916	2,883	2,809	2,914	2,818	2,700	35,830	0.7%
2023/24	499	2,551	2,620	2,659	2,707	2,755	2,782	2,824	2,962	3,012	2,932	2,796	2,820	2,712	36,132	0.8%
2024/25	503	2,569	2,647	2,694	2,733	2,776	2,792	2,828	2,955	3,061	3,064	2,918	2,706	2,714	36,457	0.9%

Source: Applied Economics, November 2014.

5.0 SUB-DISTRICT PROJECTIONS

The purpose of this section is to provide sub-district enrollment projections based on the residency of the Deer Valley Unified School District student population, which is based on the grid-level projections and the attendance at each school. Accordingly, the section begins with enrollment projections by attendance area. These projections provide a cross-check for the district enrollment projections and provide baseline information for comparing enrollment by school with enrollment by attendance area. Matrices showing the relationship between where students live and where they attend are provided for elementary, middle school, and high school grade levels.

5.1 ENROLLMENT BY ATTENDANCE AREA

Table 11 displays the projected enrollment by attendance area for 2015/16 through 2024/25 based on current student data and the demographic trends identified for the District. Enrollment is presented by grade group (K-6, 7-8, and high school) since Deer Valley elementary schools include both K-6 and K-8 configurations. The table is based solely on the attendance area designated for the student's place of residence. This provides a direct link to the demographic analysis and development projections, and is used to as the basis for predicting enrollment at each school. A designation for out-of-district students is included as an attendance area, and schools that do not have specific attendance areas are excluded.

Overall, total K-6 enrollment is expected to grow from 17,016 currently to about 19,000, an annualized growth rate of just over 1 percent, and enrollment is forecast to change significantly in several attendance areas. K-6 enrollment at Las Brisas, currently with the largest K-6 enrollment, is expected to decline by 106 students by 2024/25, though would still have the second largest K-6 enrollment with 994. Diamond Canyon and Sierra Verde are both projected to lose over 100 K-6 students by 2024/25 which would be substantial decreases for schools with current K-6 enrollments of 640 and 481 K-6 respectively.

Norterra Canyon is projected to grow at an annualized rate of 5.6 percent to gain 670 students and become the attendance area with the largest K-6 enrollment in 2024/25. Esperanza, Park Meadows, and Terramar are all expected to grow by an average of over 3 percent annually, adding another 745 students. Overall, total K-6 enrollment is expected to grow from 17,016 currently to about 19,000, an annualized growth rate of just over 1 percent.

Enrollment in the 7th and 8th grades also is projected to grow the most at Norterra Canyon, with 332 additional students by 2024/25. Deer Valley Middle School is set to grow by 284 and becoming the attendance area with the most middle school students, with 1,075. Hillcrest Middle School, the attendance area with the largest enrollment currently, is expected to fall by about 100 students, though it would still have the second largest middle school enrollment in 2024/25.

Among the high schools, the Boulder Creek High School attendance area is currently the largest with 2,630 students and is projected to be the second largest by 2024/25, even with the loss of about 440 students. Mountain Ridge is expected to decline by 622 students, becoming the smallest high school attendance area. Declines are also expected at Sandra Day O'Connor and Deer Valley. The decline of 1,400 students in these four attendance areas is projected to be mostly offset by a gain of 1,377 students in Barry Goldwater attendance area. Expected gains in out of district enrollment should result in a slight increase in high school students overall.

Maps 11 and 12 illustrate the gains and losses in total enrollment by study grid.

TABLE 11
STUDENTS BY ATTENDANCE AREA: 2009/10-2024/25

	Actual						Projected									
Attendance Area*	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25
Grades K-6																
Anthem Elem	532	474	457	418	403	387	378	371	374	380	367	360	368	365	361	359
Arrowhead	711	686	606	582	599	631	645	666	686	710	721	738	762	778	792	808
Bellair	439	387	384	385	411	452	443	472	484	494	503	507	507	508	507	507
Canyon Springs	1,017	949	930	911	824	856	838	826	817	799	788	792	795	788	780	774
Constitiution	598	598	611	566	591	766	783	811	847	881	905	908	907	910	908	906
Copper Creek	788	760	737	701	667	633	637	637	638	623	623	617	627	623	618	615
Desert Mountain	741	749	733	694	566	570	571	577	582	583	584	599	619	621	625	631
Desert Sage	704	645	611	589	514	556	531	530	521	523	534	527	524	520	514	508
Desert Winds	431	368	314	320	318	0	0	0	0	0	0	0	0	0	0	0
Diamond Canyon	851	781	740	707	638	640	627	609	583	574	551	556	555	547	539	532
Esperanza	530	515	514	495	413	540	543	580	610	651	673	708	736	765	797	836
Gavilan Peak	518	434	422	399	391	370	365	345	334	324	315	308	309	302	296	290
Greenbrier	416	398	368	353	300	335	345	340	361	358	383	399	397	404	410	415
Highland Lakes	322	300	268	236	230	232	222	224	222	211	209	214	218	218	219	220
Las Brisas	1,051	1,052	1,036	1,025	1,055	1,090	1,056	1,037	1,013	993	983	979	1,005	1,002	993	984
Legend Springs	488	453	407	385	384	398	414	418	414	425	442	447	459	467	474	482
Mirage	536	458	418	412	435	425	418	389	385	391	387	390	387	383	379	375
Mountain Shadows	585	527	517	481	468	478	494	526	544	555	553	555	557	555	551	549
New River	398	385	331	313	352	368	384	397	412	435	430	446	463	469	470	473
Norterra Canyon	640	698	721	702	808	925	1,051	1,181	1,249	1,305	1,360	1,419	1,470	1,515	1,557	1,596
Park Meadows	566	554	516	487	500	539	550	580	601	621	631	655	679	698	716	738
Paseo Hills	816	724	729	718	700	691	680	686	679	671	675	679	664	655	644	634
Sierra Verde	544	518	481	467	442	481	456	433	414	395	381	375	368	357	346	335
Stetson Hills	667	627	649	630	588	583	570	532	520	504	510	529	523	523	523	523
Sunrise	594	514	503	459	492	511	520	540	567	587	621	626	624	631	633	635
Sunset Ridge	907	939	984	931	821	802	773	747	726	723	732	738	768	778	787	798
Terramar	669	600	601	572	570	556	527	518	511	542	584	634	673	719	763	806
Village Meadows	552	511	496	467	438	482	490	493	519	517	502	517	544	556	563	572
Westwing School	902	882	805	809	783	805	830	849	837	832	816	821	830	823	815	812
Out Of District	580	624	711	744	777	914	995	1,057	1,135	1,209	1,255	1,313	1,290	1,309	1,317	1,325
Total	19,094	18,113	17,592	16,956	16,479	17,016	17,137	17,369	17,585	17,817	18,019	18,359	18,628	18,790	18,898	19,039

Source: Applied Economics, November 2014.

* Count based on the number of students by place of residence.

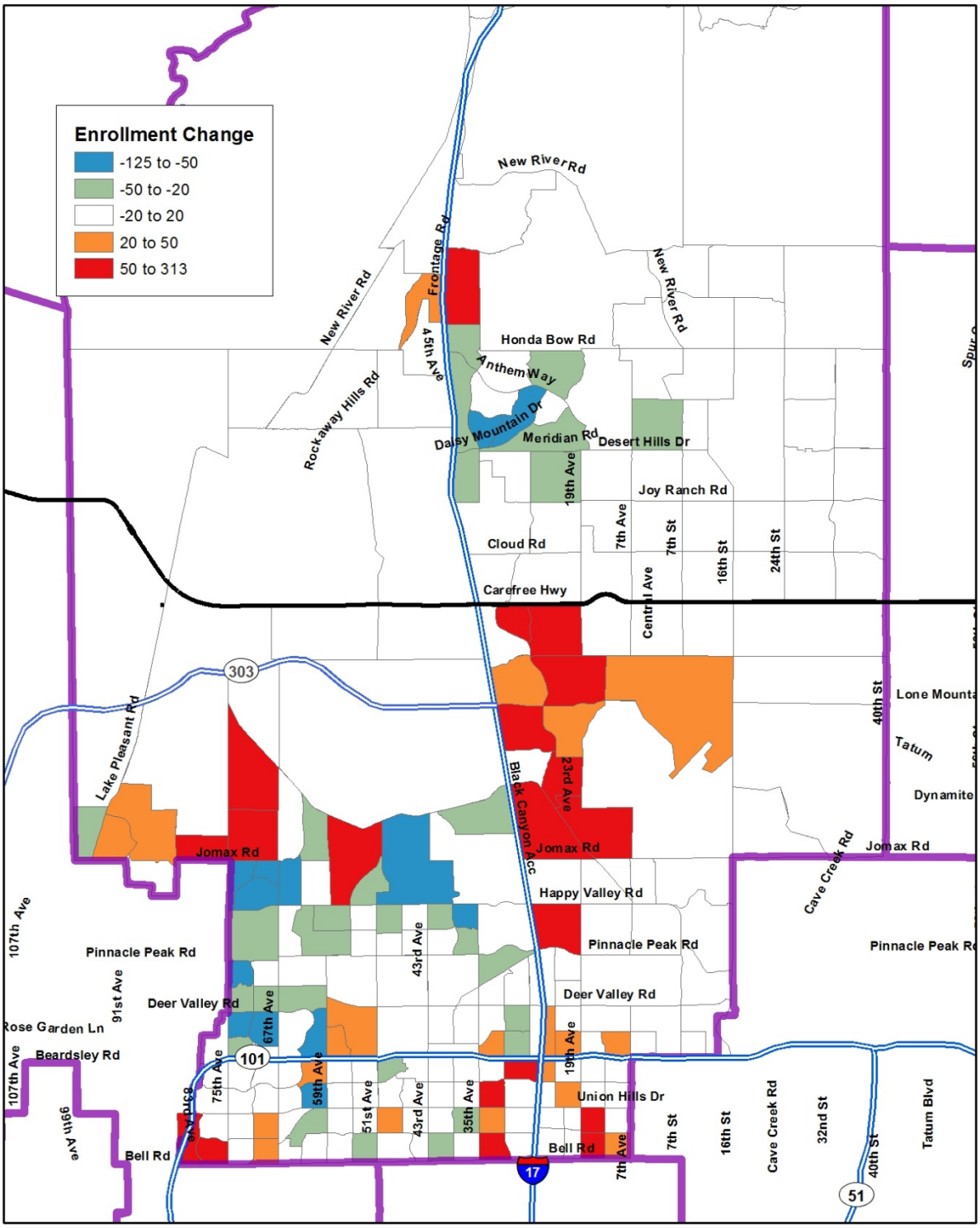
TABLE 11 (Continued)
STUDENTS BY ATTENDANCE AREA: 2009/10-2023/24

	Actual						Projected									
Attendance Area*	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25
Grades 7-8																
Anthem Elem	180	189	174	169	130	171	161	141	126	109	123	134	112	108	119	117
Canyon Springs	264	256	257	264	307	275	294	301	286	284	281	253	237	249	257	253
Deer Valley Middle	876	901	887	847	827	791	850	879	833	860	928	947	962	1,015	1,053	1,075
Desert Mountain	252	241	254	222	177	178	203	214	215	220	230	207	174	183	202	201
Desert Sky Middle	781	749	703	664	619	630	658	644	602	590	600	618	659	676	676	681
Diamond Canyon	248	228	209	198	190	212	235	222	231	214	205	187	162	173	179	175
Gavilan Peak	266	260	254	244	220	245	268	269	271	241	258	260	227	235	249	246
Highland Lakes	453	410	405	389	339	327	362	376	359	368	366	348	370	393	404	412
Hillcrest Middle	1,106	1,065	1,062	1,043	952	925	898	910	901	890	824	810	790	779	824	818
Norterra Canyon	139	187	192	187	179	178	222	283	320	353	379	413	457	483	495	510
Paseo Hills	108	93	109	101	99	88	95	91	89	94	94	80	72	81	80	78
Sierra Verde	186	198	183	174	175	158	149	168	157	146	136	119	109	112	113	109
Stetson Hills	247	237	237	228	211	211	208	229	227	199	177	139	151	171	166	165
Sunset Ridge	227	257	257	259	250	249	301	314	304	282	257	250	234	233	256	257
Terramar	237	237	223	223	250	280	276	261	250	247	240	233	244	269	284	296
Westwing School	223	237	228	224	233	253	254	221	237	255	239	218	195	202	214	211
Out Of District	121	156	191	202	225	246	240	255	273	263	296	311	388	437	403	416
Total	5,915	5,896	5,826	5,638	5,384	5,417	5,675	5,778	5,680	5,616	5,631	5,527	5,542	5,799	5,974	6,016
Grades 9-12																
Barry Goldwater	2,078	2,073	2,117	2,073	2,057	2,072	2,218	2,302	2,539	2,694	2,814	2,978	3,096	3,201	3,328	3,449
Boulder Creek	2,306	2,346	2,393	2,440	2,555	2,630	2,542	2,621	2,648	2,627	2,690	2,558	2,505	2,347	2,213	2,184
Deer Valley	1,858	1,776	1,722	1,739	1,683	1,659	1,603	1,527	1,543	1,508	1,475	1,459	1,402	1,395	1,448	1,469
Mountain Ridge	2,333	2,258	2,206	2,263	2,158	2,034	1,946	1,800	1,717	1,688	1,646	1,613	1,543	1,484	1,418	1,412
Sandra Day	2,103	2,210	2,205	2,240	2,319	2,299	2,314	2,338	2,344	2,372	2,385	2,381	2,311	2,239	2,166	2,140
Out Of District	301	312	339	414	418	479	472	488	470	508	517	521	570	575	687	747
Total	10,980	10,976	10,982	11,169	11,191	11,173	11,095	11,077	11,262	11,398	11,528	11,510	11,425	11,241	11,260	11,402

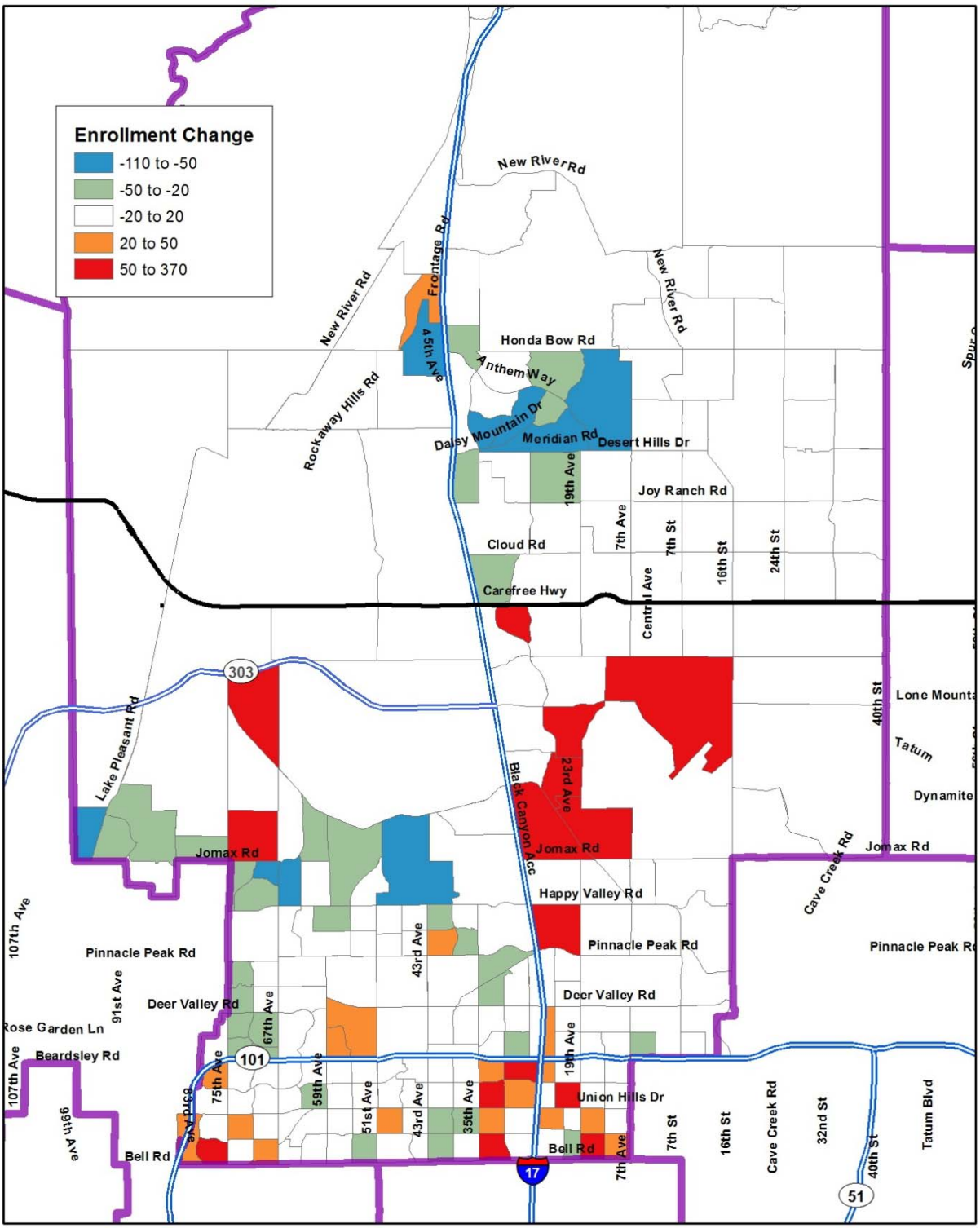
Source: Applied Economics, November 2014.

* Count based on the number of students by place of residence.

MAP 11
ENROLLMENT CHANGE: 2014/15 TO 2019/20



MAP 12
ENROLLMENT CHANGE: 2019/20 TO 2024/25



5.2 ENROLLMENT BY SCHOOL

In order 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 factors based on current student information. **Table 12**, **Table 13**, and **Table 14** display the distributions of enrollment 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.

In the tables below, the shaded numbers reflect students whose residence area and school of attendance are the same. The columns at the right break out the number of students from outside the District, total school enrollment, the number who reside within the District, and the difference between the number of students attending a school and residing within its attendance area. For example: at Arrowhead Elementary, there are 470 students enrolled who also live within the Arrowhead attendance area. There are 5 students at Arrowhead who reside in the Bellair attendance area, 3 from Copper Creek, etc. There are 59 students who attend Arrowhead from outside the District, resulting in total enrollment of 566 students. The Arrowhead attendance area contains a student population of 631, though 2 attend Bellair, 11 are at Copper Creek, and so forth. Arrowhead has a net loss of 65 students, since the enrollment is 566, while there are 631 students residing in that attendance area.

Only about 76 percent of the elementary school students are attending their designated school, while about 78 percent of the 7th and 8th grade students attend their designated middle school, and nearly 86 percent of high school students attend the high school in their attendance area. The lower rate of attendance at designated schools at the elementary school level is likely due to the greater number of options at that level and the relatively smaller distances between neighboring elementary schools.

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 from outside its attendance area with 391 added K though 6 students including 75 students from outside the District. Sierra Verde, Stetson Hills, and Legend Springs also each have net gains of over 200 students, including a sizeable number of students from outside the District at Sierra Verde and Legend Springs, though few at Stetson Hills. The two elementary schools with the most significant net losses in enrollment are Canyon Springs and Las Brisas, each with over 200 students attending other schools.

Among schools with 7th and 8th grades, Highland Lakes and Paseo Hills have the highest enrollment net gains from other District schools while Deer Valley has the highest net loss, with out-migration of 174 students.

Among high schools, Barry Goldwater had a net loss of over 200 students. The District's largest, Boulder Creek, was the most evenly balanced with a difference of just 11 students between attendance and residence. The other high schools had gains between 175 and 200, with Deer Valley and Mountain Ridge having the largest additions from outside the District.

TABLE 12
SCHOOL VERSUS ATTENDANCE AREA ENROLLMENT (K-6th GRADE): 2014/15

		Attendance Area																													Total	Total	
School	Code	AEE	ANE	BEE	CCE	COE	CSE	DCS	DME	DSE	ESE	GBE	GPE	HLE	LBE	LEG	MEE	MSE	NOR	NRE	PHE	PME	SEE	SRE	STE	SVE	TER	VME	WWE	Outside	Attend	Reside	Diff.
Arrowhead	AEE	470		5	3	1				1		5		2	4	3	1	7					1				1	1	2	59	566	631	-65
Anthem Elem	ANE		275				165	21	2				22					2	1	23	3			12			1			8	535	387	148
Bellair	BEE	2		313	2				1		1	22			3		14	16			5	4	8	1	3			2		69	466	452	14
Copper Creek	CCE	11		4	517					6	1	3		2	16	2	3	7	2			6		1	1	13	27	1	15	54	692	633	59
Constitiution	COE					625					9											1	6					6		16	663	766	-103
Canyon Springs	CSE	3	13				479	17	8	2	1		5					1	3	20				16	1					9	578	856	-278
Diamond Canyon	DCS		42				91	545	11				65							15				6					1	5	781	640	141
Desert Mountain	DME						1	2	453		2						1		1	10	2		3	16			2	1		7	501	570	-69
Desert Sage	DSE		1		2	3	1		2	440	9				26	2	2	2	3		4	3		2	4	2	8	1		26	543	556	-13
Esperaza	ESE					82					431				1				1		1		4					10		19	549	540	9
Greenbrier	GBE	3		43		2				1	1	211				3	7	12			2	3	4			2		1		74	369	335	34
Gavilan Peak	GPE		49				93	42	11	1	1		272				1	2	2	33	1	1		27				2		5	543	370	173
Highland Lakes	HLE	75	5	33	10	8	2	5	3	10	8	59	2	205	24	8	4	17	18	3	1	6	4	9	8	1	11	2	7	75	623	232	391
Las Brisas	LBE	1			6				1	5	2	1		2	779	1		1	2		3						8		4	19	835	1,090	-255
Legend Springs	LEG	17		7	12		1		1	8		17		8	45	354	5	12	1		2	5	1		4	19	39		8	80	646	398	248
Mirage	MEE			5		4				2	2						362	5	1		3	6	10				3	4		41	448	425	23
Mountain Shadows	MSE			17						4					1		11	368			9	10	2					2		26	450	478	-28
Norterra Canyon	NOR			1			1		14	9	10				1		1		868		2	1		51	6				4	7	976	925	51
New River	NRE						3	3	2											254		2		2						9	275	368	-93
Paseo Hills	PHE	1		4		7			2	7	26				2			1	1	1	621	25			1			18		25	742	691	51
Park Meadows	PME	4		3	1	4				1	3	1			2		5	6			15	442	8		3			15		33	546	539	7
Sunrise	SEE					5				2	6						4	1			7	1	450	1				1		33	511	511	0
Sunset Ridge	SRE		2				17	3	53				1						3	8				649			2	3		3	744	802	-58
Stetson Hills	STE				15	1			4	52	13	2	3		128	1			12		4	10	1	2	539		12		6	9	814	583	231
Sierra Verde	SVE	39		12	32					4		12		12	25	21	2	12				8	4	2	2	442	16	1	6	87	739	481	258
Terramar	TER	2		2	25					1		1			25			3			1	1			8	1	414	2	73	36	595	556	39
Village Meadows	VME					19					7						1				2		2					407		20	458	482	-24
Westwing School	WWE	2			7		1				1			1	7			1	3			1		1	2	1	11		679	60	778	805	-27
Other		1	0	3	1	5	1	2	2	0	6	1	0	0	1	3	1	2	3	1	3	3	3	4	1	0	1	2	0	0	50	0	50
Total Reside		631	387	452	633	766	856	640	570	556	540	335	370	232	1,090	398	425	478	925	368	691	539	511	802	583	481	556	482	805	914	17,016	16,102	914
																												Attend = Reside:		12,864	75.6%	

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

TABLE 13
SCHOOL VERSUS ATTENDANCE AREA ENROLLMENT (7TH-8th GRADE): 2014/15

School Name	Code	Attendance Area: ANE	CSE	DCS	DME	DSM	DVM	GPE	HCM	HLE	NOR	PHE	SRE	STE	SVE	TER	WWE	Outside	Total Attend	Total Reside	Diff.
Anthem Elem	ANE	138	57	7	1			18	1				1					1	224	171	53
Canyon Springs	CSE	6	171	1	2			7					1						188	275	-87
Diamond Canyon	DCS	9	19	180	2			30					3						243	212	31
Desert Mountain	DME		2		152			4					8					1	167	178	-11
Desert Sky Middle	DSM				1	546	22		5	4	1	1						62	642	630	12
Deer Valley Middle	DVM	1				4	589		1			8						14	617	791	-174
Gavilan Peak	GPE	9	19	15	2			179					4					2	230	245	-15
Hillcrest Middle	HCM					13	9		797	15	1	2	4	9	16	64	14	45	989	925	64
Highland Lakes	HLE	4	3	3	2	51	11	5	26	279	6		10	1	2	7	6	44	460	327	133
Norterra Canyon	NOR				1		10		3		167		4	1				2	188	178	10
Paseo Hills	PHE	1				1	125	1	6			77	1					8	220	88	132
Sunset Ridge	SRE	3	2	2	14		1	1	1				211					2	237	249	-12
Stetson Hills	STE				1	3	4		39	1	2		1	196		11	1	6	265	211	54
Sierra Verde	SVE					8	2		18	26				1	138	4	4	30	231	158	73
Terramar	TER					1	2		15	1				3	2	163	20	11	218	251	-33
Westwing School	WWE			1					11							2	236	17	267	282	-15
Other		0	2	3	0	3	16	0	2	1	1	0	1	0	0	0	1	1	31	0	31
Total Reside:		171	275	212	178	630	791	245	925	327	178	88	249	211	158	251	282	246	5,417	5,171	246
																	Attend = Reside:		4,219	77.9%	

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

TABLE 14
SCHOOL VERSUS ATTENDANCE AREA ENROLLMENT (9TH-12th GRADE): 2014/15

School	Code	Attendance Area: BCH	BGH	DVH	MRH	SDH	Outside	Total Attend	Total Reside	Diff.
Boulder Creek	BCH	2,499	85		1	1	55	2,641	2,630	11
Barry Goldwater	BGH	53	1,648	42	22	23	74	1,862	2,072	-210
Deer Valley	DVH	4	85	1,499	75	20	174	1,857	1,659	198
Mountain Ridge	MRH	6	33	78	1,835	133	120	2,205	2,034	171
Sandra Day	SDH	38	186	15	79	2,102	56	2,476	2,299	177
Other		30	35	25	22	20	0	132	0	132
Total Reside		2,630	2,072	1,659	2,034	2,299	479	11,173	10,694	479
							Attend = Reside:	9,583	85.8%	

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

Tables 15 and 16 show actual enrollment since 2009/10 and projected enrollment by school for 2015/16 through 2024/25, based on applying the live/attend relationships above to the projected level of enrollment by resident attendance area. Note that in **Table 15** the 7th & 8th grade enrollment at the K-8 schools is included in the totals for the elementary schools. This leaves only the three 7th and 8th grade middle schools on **Table 16**, along with the five high schools.

Elementary schools at capacity as defined by the School Facilities Board include Norterra Canyon, Sierra Verde, and Stetson Hills. These are followed by Constitution, Diamond Canyon, Las Brisas, Paseo Hills, Sunset Ridge, and Westwing at 90 percent capacity. Diamond Canyon is projected to reach capacity next year, but then begin losing enrollment. Westwing is also expected to reach capacity next year, and is expected to remain at or near capacity throughout the projection period. Norterra Canyon and Stetson Hills are expected to continue growing, while Sierra Verde has reached its peak enrollment in the current year, with declines to follow. Mirage is at just under 50 percent capacity and is expected to remain at or near that level for the next five years.

The middle and high schools are not as constrained. Hillcrest Middle School is at 90 percent of capacity but is expected to experience enrollment declines during the projection period. Among high schools, Boulder Creek is expected to reach capacity in 2016/17 with Barry Goldwater following two years later, in 2018/19. Enrollment is expected to decline in the last half of the projection period at Boulder Creek, but enrollment at Barry Goldwater is projected to continue growing. Mountain Ridge is at capacity now, but is expected to see enrollment start to decline next year.

TABLE 15
ELEMENTARY SCHOOL ENROLLMENT: 2009/10-2024/25

School	SFB Capacity	Actual						Projected									
		2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25
Elementary																	
Anthem Elem	928	862	859	855	844	768	784	762	735	721	722	720	734	727	728	737	734
Arrowhead	841	768	732	638	577	539	596	643	688	738	777	810	850	872	890	905	923
Bellair	681	531	484	473	471	460	482	468	486	506	509	516	530	531	532	528	527
Canyon Springs	1,098	1,048	918	837	805	760	787	796	786	778	752	740	721	697	691	688	675
Constitiution	747	579	567	578	543	578	684	707	740	768	807	818	815	817	821	821	820
Copper Creek	926	866	847	820	787	748	719	710	715	715	708	709	702	708	703	696	690
Desert Mountain	1,329	999	969	933	812	739	699	711	720	717	714	725	712	697	701	717	724
Desert Sage	938	747	668	645	600	553	595	595	612	619	635	666	671	670	669	667	663
Desert Winds	847	484	429	398	432	377	0	0	0	0	0	0	0	0	0	0	0
Diamond Canyon	1,040	1,116	1,009	993	1,024	959	1,036	1,050	1,025	1,007	979	953	944	928	926	921	911
Esperanza	806	557	532	529	399	360	567	570	593	631	684	715	753	780	809	841	878
Gavilan Peak	919	945	854	853	805	779	790	845	856	867	823	827	810	789	787	791	781
Greenbrier	802	552	525	476	383	337	389	425	456	491	519	562	588	590	598	605	611
Highland Lakes	1,294	883	838	857	1,080	1,068	1,086	1,094	1,075	1,023	991	978	949	970	995	1,001	1,007
Las Brisas	894	936	894	843	814	820	833	796	763	739	715	703	706	723	722	715	711
Legend Springs	902	700	692	648	626	603	648	675	675	678	692	702	724	737	748	756	764
Mirage	957	592	507	453	448	438	460	455	434	441	463	467	486	484	482	480	478
Mountain Shadows	869	592	534	500	463	472	466	484	498	508	518	514	502	505	504	501	499
New River	559	340	312	256	267	274	275	283	299	309	329	327	348	363	371	374	378
Norterra Canyon	945	865	1,013	1,079	1,051	1,074	1,164	1,338	1,523	1,625	1,707	1,782	1,867	1,969	2,042	2,085	2,135
Park Meadows	807	613	579	566	542	547	585	615	663	705	733	763	791	816	835	852	872
Paseo Hills	1,012	1,083	983	991	961	959	963	963	959	933	934	918	890	885	890	868	854
Sierra Verde	938	772	786	799	881	967	969	932	916	890	853	815	791	756	736	725	712
Stetson Hills	972	980	1,018	1,092	1,055	1,025	1,085	1,083	1,090	1,091	1,076	1,073	1,065	1,093	1,118	1,110	1,109
Sunrise	768	575	499	479	492	493	506	521	548	576	595	632	643	642	648	652	656
Sunset Ridge	1,039	1,128	1,185	1,215	1,057	998	975	993	989	965	949	940	945	961	990	1,012	1,024
Terramar	1,039	866	790	810	800	816	861	866	879	872	897	941	978	1,026	1,096	1,154	1,210
Village Meadows	726	566	506	497	488	430	503	510	513	531	533	522	544	569	583	591	601
Westwing School	1,040	1,091	1,112	1,011	1,075	1,031	1,046	1,052	1,034	1,043	1,057	1,028	1,018	1,006	998	991	985
Total	26,663	22,636	21,641	21,124	20,582	19,972	20,553	20,944	21,272	21,488	21,669	21,864	22,076	22,311	22,613	22,784	22,932
Percent of Capacity		84.9%	81.2%	79.2%	77.2%	74.9%	77.1%	78.6%	79.8%	80.6%	81.3%	82.0%	82.8%	83.7%	84.8%	85.5%	86.0%

Source: Applied Economics, November 2014.

100% Capacity 90% Capacity 50% Capacity

TABLE 16
MIDDLE AND HIGH SCHOOL ENROLLMENT: 2009/10-2024/25

School	SFB Capacity	Actual 2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	Projected 2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25
Middle School																	
Deer Valley Middle	943	714	757	753	686	666	609	633	657	615	635	720	742	743	812	866	896
Desert Sky Middle	910	837	768	741	690	629	644	695	676	632	617	626	645	696	731	740	752
Hillcrest Middle	1,016	1,130	1,140	1,143	1,039	1,008	992	940	945	935	921	852	837	835	848	899	896
Total	2,869	2,681	2,665	2,637	2,415	2,303	2,245	2,268	2,278	2,182	2,173	2,198	2,224	2,274	2,391	2,505	2,544
Percent of Capacity		93.4%	92.9%	91.9%	84.2%	80.3%	78.3%	79.1%	79.4%	76.1%	75.7%	76.6%	77.5%	79.3%	83.3%	87.3%	88.7%
Grades 9-12																	
Barry Goldwater	2,380	1,964	1,878	1,884	1,938	1,880	1,865	2,002	2,102	2,293	2,445	2,564	2,725	2,842	2,948	3,076	3,199
Boulder Creek	2,660	2,357	2,375	2,400	2,458	2,575	2,644	2,584	2,677	2,707	2,700	2,766	2,637	2,599	2,446	2,343	2,331
Deer Valley	2,466	2,000	1,955	1,863	1,915	1,876	1,860	1,824	1,747	1,757	1,730	1,700	1,685	1,638	1,633	1,710	1,743
Mountain Ridge	2,196	2,412	2,355	2,314	2,255	2,291	2,209	2,149	2,040	1,966	1,945	1,906	1,874	1,814	1,754	1,711	1,716
Sandra Day	2,660	2,247	2,413	2,521	2,603	2,569	2,479	2,425	2,402	2,429	2,466	2,482	2,479	2,422	2,351	2,310	2,302
Total	12,362	10,980	10,976	10,982	11,169	11,191	11,057	10,984	10,968	11,152	11,286	11,418	11,400	11,315	11,132	11,150	11,291
Percent of Capacity		88.8%	88.8%	88.8%	90.3%	90.5%	89.4%	88.9%	88.7%	90.2%	91.3%	92.4%	92.2%	91.5%	90.1%	90.2%	91.3%

Source: Applied Economics, November 2014.

100% Capacity 90% Capacity 50% Capacity

ACKNOWLEDGEMENTS

We would like to acknowledge those who contributed time and provided information for this study.

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