SCOTTSDALE UNIFIED SCHOOL DISTRICT
DEMOGRAPHIC AND ENROLLMENT ANALYSIS
2022/23

Final Report
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APPLIED ECONOMICS

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Executive Summary

This report presents the key findings of the 2022/23 Demographic and Enrollment Analysis update performed for the Scottsdale Unified School District (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, Community and sub-District enrollment projections through 2032/33. The update includes new student enrollment data, along with revised residential real estate market and development information. This summary describes some of the key findings from the report.

Enrollment Trends - In 2022/23 the District's 40th-day enrollment totaled 20,939 Kindergarten to 12th grade (K-12) students; this represents a decline of roughly 360 students (1.7 percent) compared to the same time last year. Enrollment in the District has declined gradually since 2010/11, dropping by an average of 1.8 percent per year, cumulatively resulting in a loss of about 5,000 students, despite the fact that housing units have continued to be added and the District attracts a significant number of students from outside of the District. These declines are linked primarily to the aging of the existing population and increasing competition from alternative providers; both of these trends will likely continue throughout the projection period. Out-of-District enrollment continues to be a significant factor for the District and it has hovered between 4,500 and 4,600 students every year since 2014/15, while in-District enrollment has dropped by about 4,400 students (a 21 percent decline) during the same nine-year period.

Demographic Shifts - The aging of the District's population is causing a decrease in household sizes, and the nature of new housing additions is shifting more toward non-family oriented, multifamily housing. Currently, the housing stock in the District is made up of 50 percent single family units and 50 percent multifamily units. The vast majority of the new housing built since 2010 has been multifamily.

Historic Construction Activity - New housing development in the District has been dominated by multifamily projects over the past ten years and apartment construction has accounted for about 83 percent of total growth. The majority of the remaining new housing has been low-density, single family. Generally speaking, none of these types of housing generate significant amounts of school-age people. The majority of development activity has been located in the southern half of District, much of which has been infill and redevelopment. Multifamily development has been concentrated in the downtown area, although there have been some additions in other areas, generally near the 101 Corridor.

Future Development Potential - The potential new supply of housing is similar to recent inventory additions, with multifamily accounting for about 70 percent of the total; single-family additions are expected to continue to be primarily low-density properties. Most of the new multifamily units are expected to be high-density, high-amenity, 'luxury' apartments, especially in the downtown area. In some cases, redevelopment properties will take the place of older residential units, which would mean that the net additions would be lower, and in some cases the replacement projects could be less family-oriented.

Alternative Education Providers - There are currently 12 charter schools operating within the District's boundaries, serving 5,700 K-12 students, and another five charter schools located just outside the District enroll nearly 1,500 K-12 students. Four in-District charter schools enroll 800 or more students each. Since 2010/11, charter enrollment has increased by nearly 5,700 K-12 students. A significant shift in this trend began in 2019/20 when charter enrollment increased by fewer than 100 students. Over the past two years, local charter enrollment has actually declined by roughly 600 students, 60 percent of which were K-5 students and another 22 percent were 11th and 12th grade students.

District Enrollment Projections - Based on the projected change in the school-age population and trends associated with the in-District Service Rate, in-District enrollment is projected to steadily decline throughout the projection period. The effect of new home construction on enrollment over the next ten years is expected to be largely offset by the aging of the population in existing housing units and the continued loss of resident students to alternative providers. As a result, total K-12 enrollment is projected to decline by about 1,900 students (9.2 percent) over the next ten years, dropping to 19,000 by 2032/33. The District's enrollment losses are projected to be slightly stronger during the first half of the projection period, totaling almost 1,100 students for the five-year period (a 5.0 percent decline compared to 2022/23); roughly 52 percent of that decline is projected to come from the loss of nearly 550 9-12 students by 2026/27. During the second half of the projection period the rate of enrollment decline is projected to slow down, totaling nearly 900 students for the period; unlike the first five-year period, however, the vast majority of the loss (85 percent) is expected to come from declines in K-8 enrollment between 2028/29 and 2032/33.

Enrollment Projections by School - Sub-District enrollment projections were created based on the attendance at each school and the residency of the District's student population. In order to use the projections of enrollment by attendance area (place of residence) to project enrollment by school, it is necessary to account for where students actually attend school. Only about 65 percent of the K-8 students from within the District's boundary attend the school designated for their place of residence, while about 77 percent of the 9-12 students attend the designated school for their area of residence.

Among the 25 K-8 schools, only 5 are projected to experience nominal increases in enrollment over the next ten years. The most growth is expected at Pueblo Elementary School with just 20 new students. Elementary enrollment losses over the 10-year period are projected to range from 140 students (Cocopah Middle and Cochise Elementary) to fewer than 10 students (Hopi Elementary, Mohave Middle and Yavapai Elementary).

At the high school level, all five schools are expected to experience enrollment decreases over the next ten years; the largest loss during the projection period is expected at Desert Mountain (-300 students). Chaparral is expected to continue to be the largest high school at the end of the projection period, with enrollment of roughly 2,000 students, and Coronado will continue to be the smallest of the five high schools with enrollment of just nearly 550 students in 2032/33.

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1.0 Introduction

This report presents the key findings of the 2022/23 Demographic and Enrollment Analysis update performed for the Scottsdale Unified School District (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, Community and sub-District enrollment projections through 2032/33. The District-level projections incorporate long-term demographic and housing trends for the District and projected trends for the region to create a top-down analysis of population and enrollment.

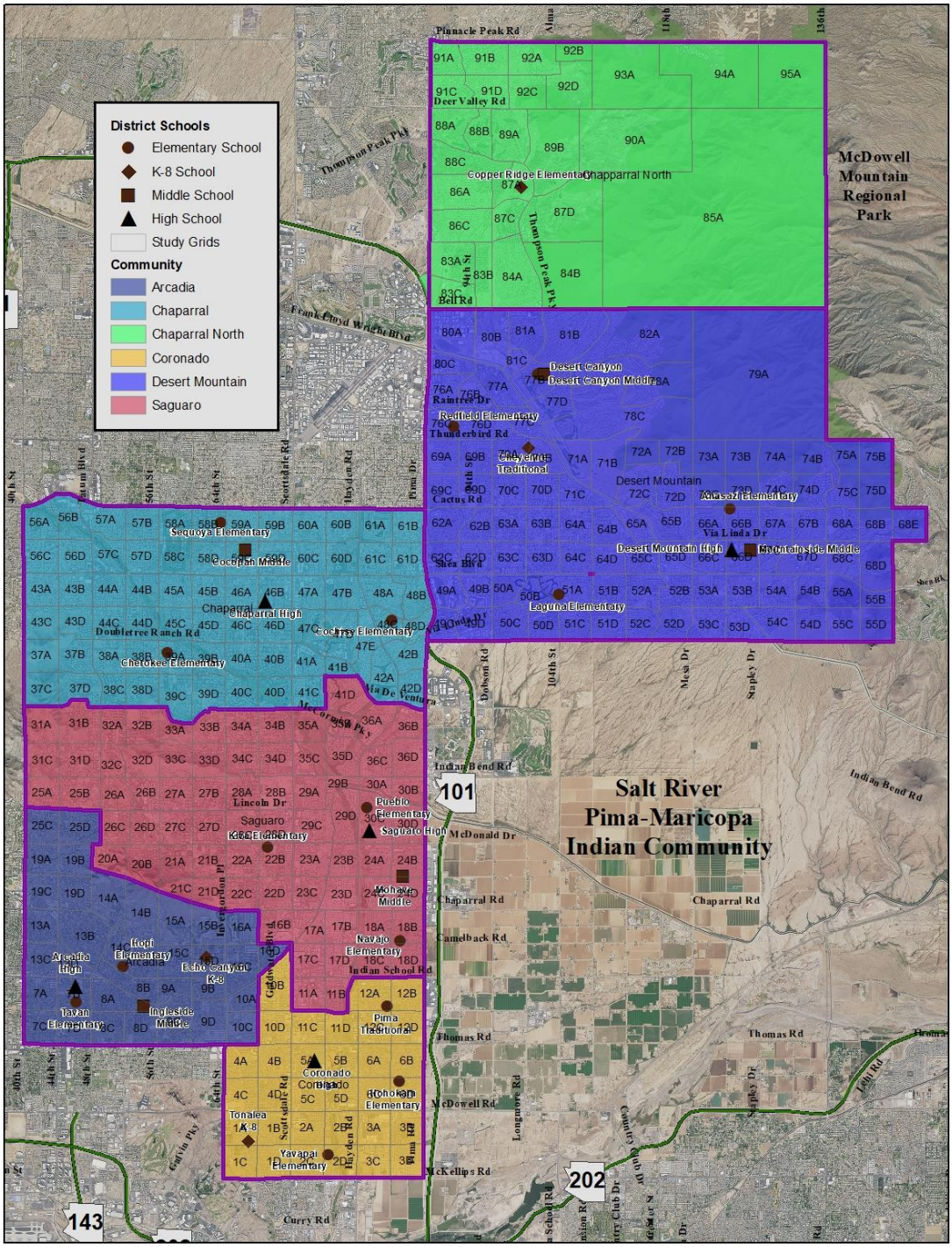
The District is comprised of two geographic areas that can best be described as the southwest and northeast sections. The southwestern section is bounded by 40th Street to the west, Thomas Road to the southwest, McKellips Road to the southeast, the Loop 101 Freeway to the east, and Cactus Road to the north. The northeastern section is bordered by Pinnacle Peak Road to the north, the Loop 101 freeway/Pima Road to the west, generally 136th Street to the east, and the Salt River Pima-Maricopa Indian Community south of Shea Boulevard. **Map 1** shows the District boundary, the six high school Communities (attendance areas), and the 343 study grids.

The balance of this report is divided into the following sections:

- **Section 2.0** reviews existing demographic and development conditions and provides enrollment information for the District. This chapter details demographic trends in the District in order to help understand current changes in enrollment. Finally, charter and private school enrollment data is presented for providers operating within and nearby District boundaries to help explain recent enrollment changes as compared to changes in the school-age population.
- **Section 3.0**, Residential Development, presents information on current construction activity, vacancy rates and the potential future supply of new housing by unit type. It provides estimates for the timing of construction based on current activity, ownership and zoning status for vacant land available for residential development as well as area growth forecasts. The housing potential is segmented both by the type of housing product and the timing of specific housing projects within the district, which leads to the future distribution of enrollment.
- **Section 4.0** combines the demographic and residential development trends derived from the information presented in sections 2.0 and 3.0 to project District-level enrollment by grade for the 10-year period. These projections are developed in a top-down fashion, using long-term trends in enrollment, housing starts and completions, and student generation. Finally, the section presents sub-District enrollment projections and the corresponding impact on student population in current attendance areas. The information in this section is helpful because it identifies the geographical areas of growth using visual representations of the ten-year enrollment projections for the grid planning areas within the District.
- **Section 5.0**, Sub-District Projections, details enrollment projections by attendance area and school. District-level student generation rates are combined with expected housing additions, demographic trends and capture rates at the study area level to estimate future enrollment by place of residence. This study area data is aggregated to form projections by attendance area. The relationship between the number of students that reside within an attendance area and enrollment illustrates the impact of student movement, including students from outside the District. This relationship is applied to attendance area projections to forecast enrollment by school.

The information and observations contained in this report are based on our present knowledge of the land use and development patterns of the area under analysis, the current physical and socioeconomic conditions of the affected areas, and regional forecasts. Estimates and projections made in this report are based on hypothetical assumptions. However, even if the assumptions outlined in this report occur, there will usually be differences between the estimates and projections and the actual results because events and circumstances frequently do not occur precisely as expected. Applied Economics is under no obligation to update this report for events occurring after the date of its release.

MAP 1
DISTRICT GRID PLANNING GEOGRAPHY



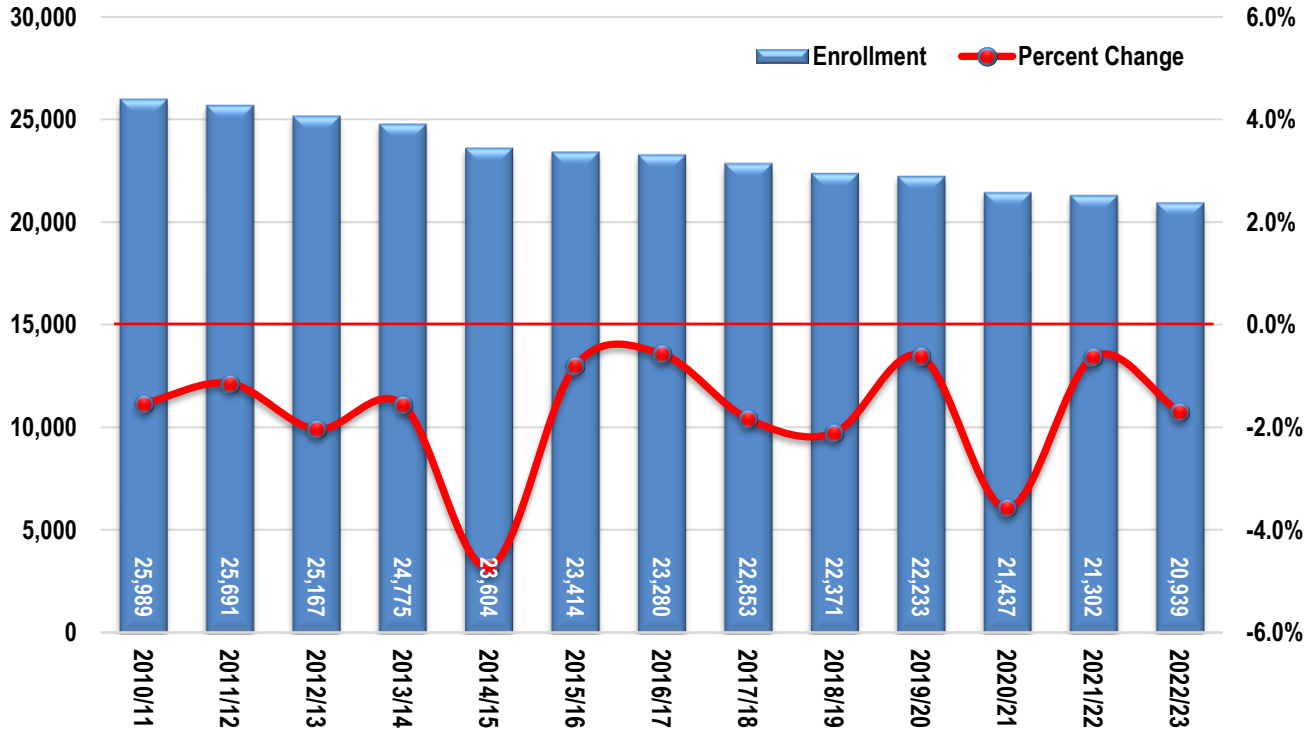
2.0 Existing Conditions

2.1 Enrollment

In 2022/23 the District's 40th-day enrollment totaled 20,939 Kindergarten to 12th grade (K-12) students; this represents a decline of roughly 360 students (1.7 percent) compared to the same time last year, as shown in **Figure 1**. Enrollment in the District has declined gradually since 2010/11, dropping by an average of 1.8 percent per year, cumulatively resulting in a loss of about 5,000 students, despite the fact that housing units have continued to be added and the District attracts a significant number of students from outside of the District. These declines are linked primarily to the aging of the existing population and increasing competition from alternative providers; both of these trends will likely continue throughout the projection period.

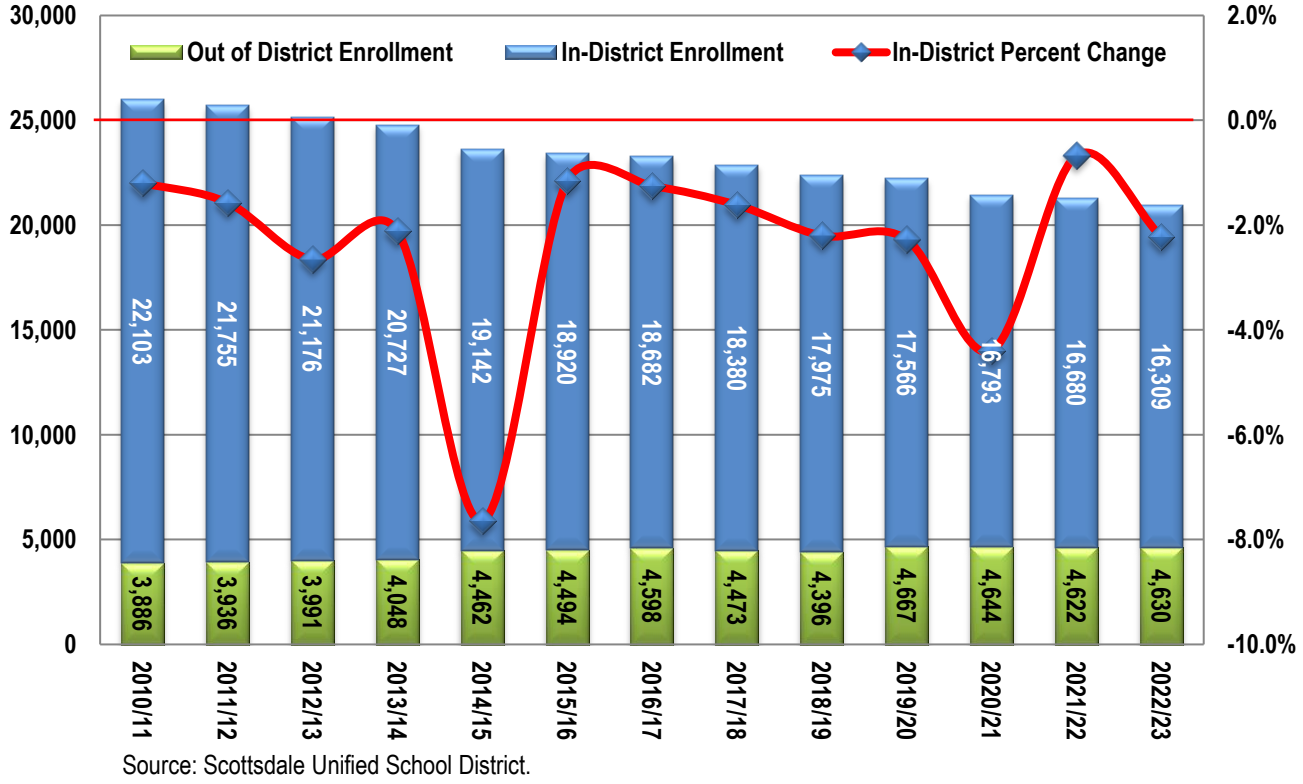
Out-of-District enrollment continues to be a significant factor for the District. In all, roughly 4,600 of the District's K-12 students (22 percent) reside outside District boundaries, which is relatively high compared to most metro area districts. Out-of-District enrollment has hovered between 4,500 and 4,600 students every year since 2014/15, while in-District enrollment has dropped by about 4,400 students (a 21 percent decline) during the same nine-year period. At 16,309 students this year, in-District enrollment is down from 22,103 in 2010/11 (**Figure 2**).

FIGURE 1
HISTORIC ENROLLMENT



Sources: Arizona Department of Education; Scottsdale Unified School District.

FIGURE 2
ENROLLMENT BY SOURCE AND ENROLLMENT CHANGE



Source: Scottsdale Unified School District.

In order to get a more detailed understanding of the sub-District trends that are impacting enrollment, similar information on enrollment change for each Community Complex is depicted in **Figures 3A** through **3F**. A community represents a high school attendance area and all of the elementary and middle schools that are within that attendance area.

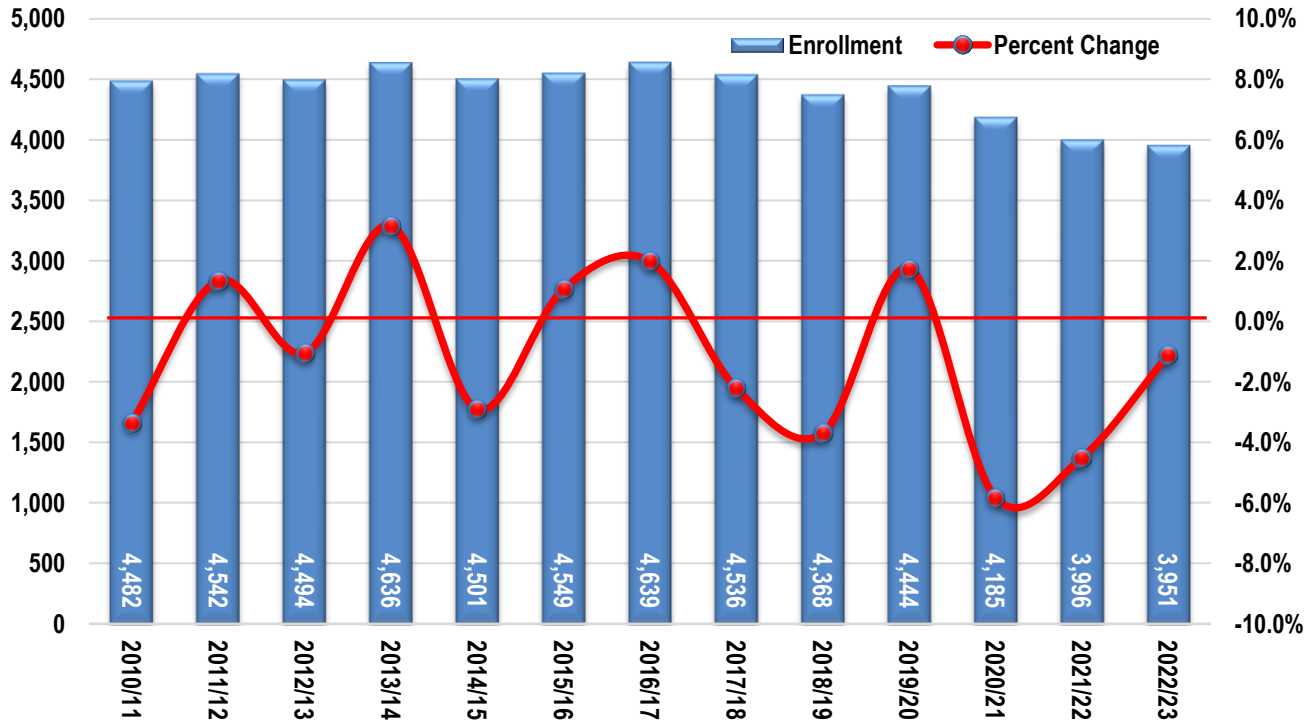
There are currently 4,951 K-12 students in Arcadia Community schools. Since 2010/11, enrollment in this community has declined by 1.2 percent per year on average, including four years with very modest increases in enrollment. By comparison, District K-12 enrollment has declined by an average of 1.8 percent per year during the same ten-year period. This year enrollment in the Arcadia Community declined by just one percent (45 students) compared to 2021/22; all of this decline was due to a drop 70-student drop (2.9 percent) in Kindergarten to 8th grade (K-8), which was partially offset by a slight increase in 9th through 12th grade (9-12) enrollment. Historically, the most significant losses in the Arcadia Community schools have been at the Kindergarten to 5th grade (K-5) level, where enrollment has declined by nearly 22 percent since 2010/11.

With roughly 4,700 K-12 students, enrollment in the Chaparral (South) community this year is virtually identical to the community's enrollment in 2010/11; this year enrollment declined by 164 K-12 students (3.4 percent) compared to 2021/22. Although the community experienced several years of modest enrollment gains (2015/16 to 2019/20), enrollment losses have occurred in all three grade cohorts in each of the last three years. The strongest overall decline has been in the 9-12 cohort, which has lost nearly 300 students (12.5 percent) since 2019/20.

The Chaparral North Community consist of the northeastern part of the Chaparral High School attendance area, where Copper Ridge Elementary currently serves 590 K-8 students. Since 2010/11, K-8 enrollment has declined every year except two (2011/12 and 2021/22); the gain in 2021/22 was likely due to the return of students who were "lost" during the height of the pandemic in 2020/21. The enrollment loss this year was nominal (just 20 students or 3.3 percent) compared to the losses sustained between 2017/18 and 2020/21 (10 to 15 percent per year) that were likely driven by increasing competition from nearby alternative providers.

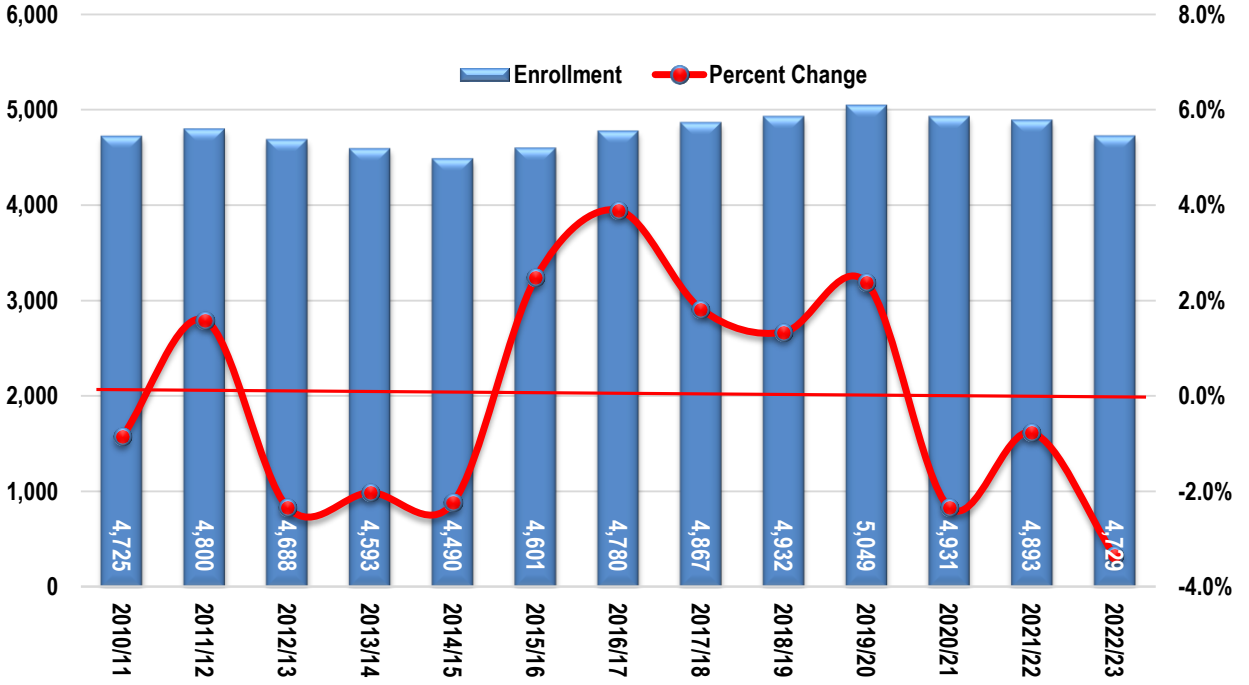
Enrollment in Coronado Community schools, which currently totals 2,306 K-12 students, has declined every year since 2010/11, dropping by 4.5 percent per year on average during over the past 13 years. This year, enrollment declined by 2.5 percent (60 students) compared to 2021/22. Historically, the losses in this community have occurred across all of the grade levels, but this year there was a slight gain in 9-12 enrollment (3.3 percent), which helped to offset losses in both the K-5 (-5.3 percent) and 6th to 8th grade (6-8) (-4.7 percent) cohorts.

FIGURE 3A
ENROLLMENT AND ENROLLMENT CHANGE
ARCADIA COMMUNITY



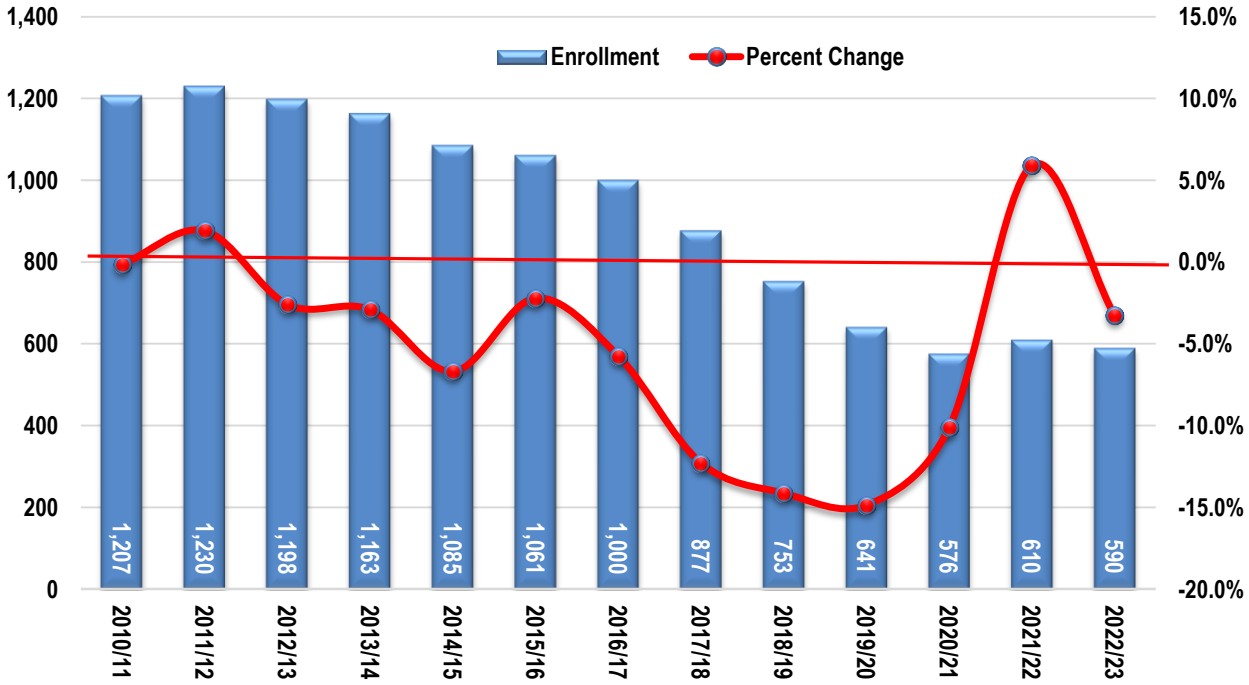
Source: Scottsdale Unified School District.

FIGURE 3B
ENROLLMENT AND ENROLLMENT CHANGE
CHAPPARAL (SOUTH) COMMUNITY



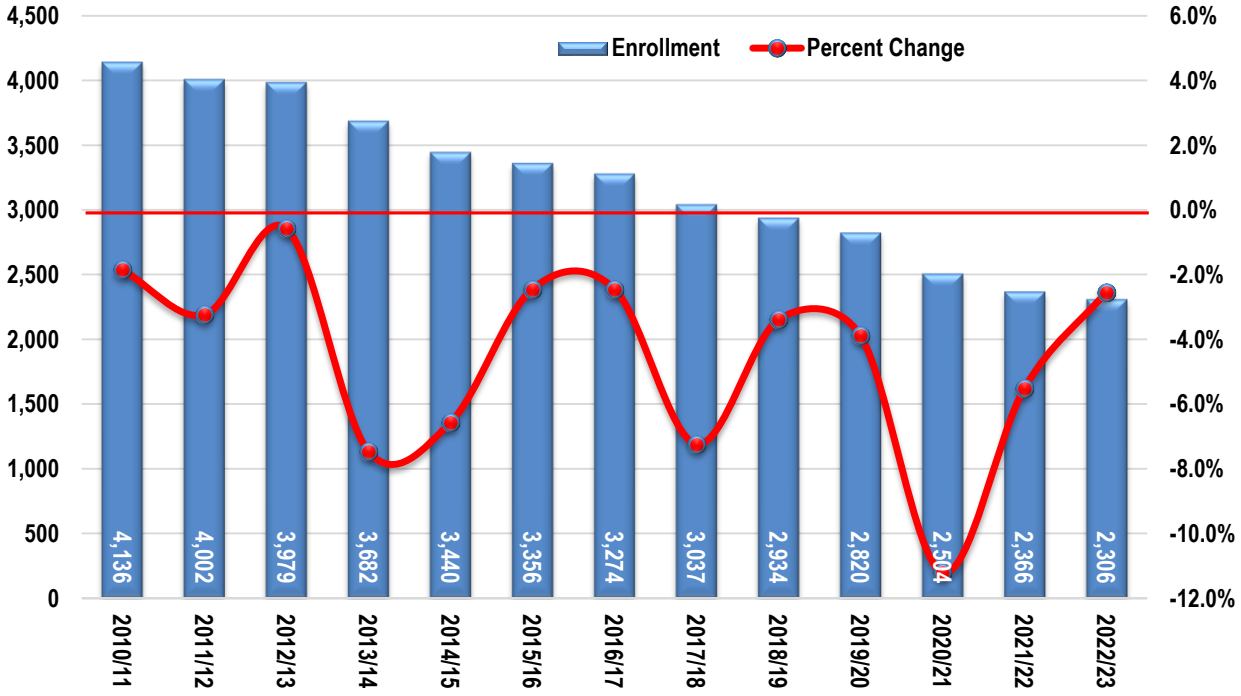
Source: Scottsdale Unified School District.

FIGURE 3C
ENROLLMENT AND ENROLLMENT CHANGE
CHAPPARAL NORTH COMMUNITY (K-8)



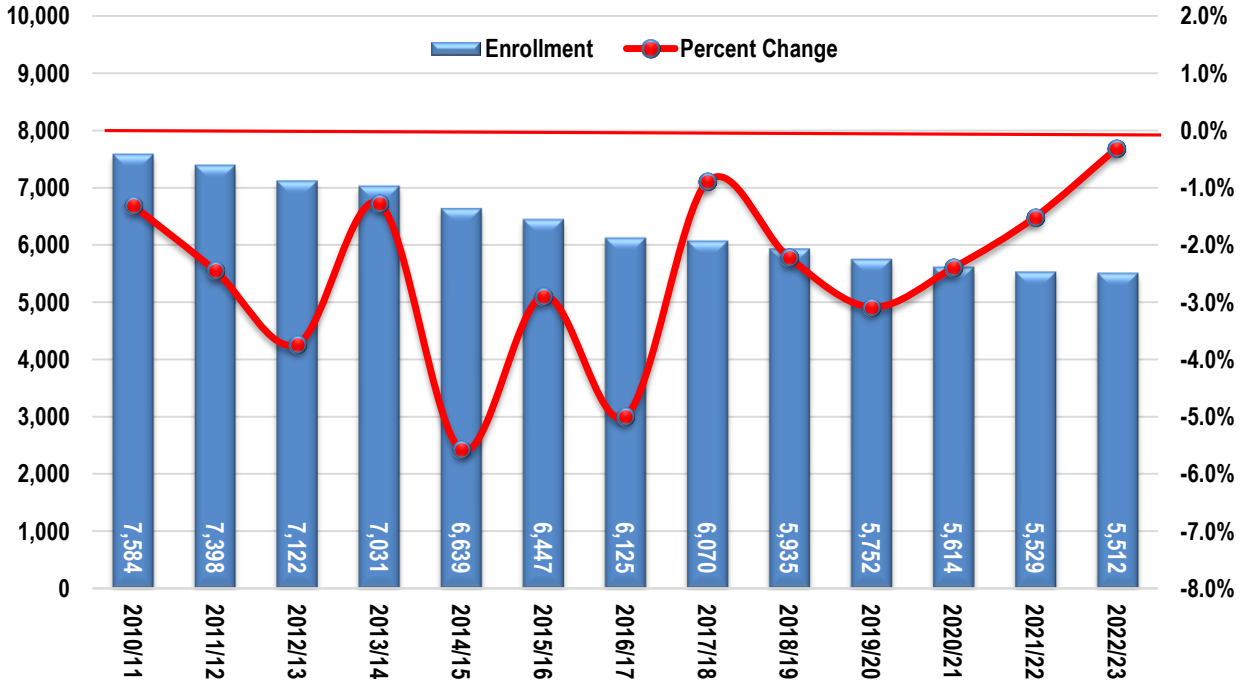
Source: Scottsdale Unified School District.

FIGURE 3D
ENROLLMENT AND ENROLLMENT CHANGE
CORONADO COMMUNITY



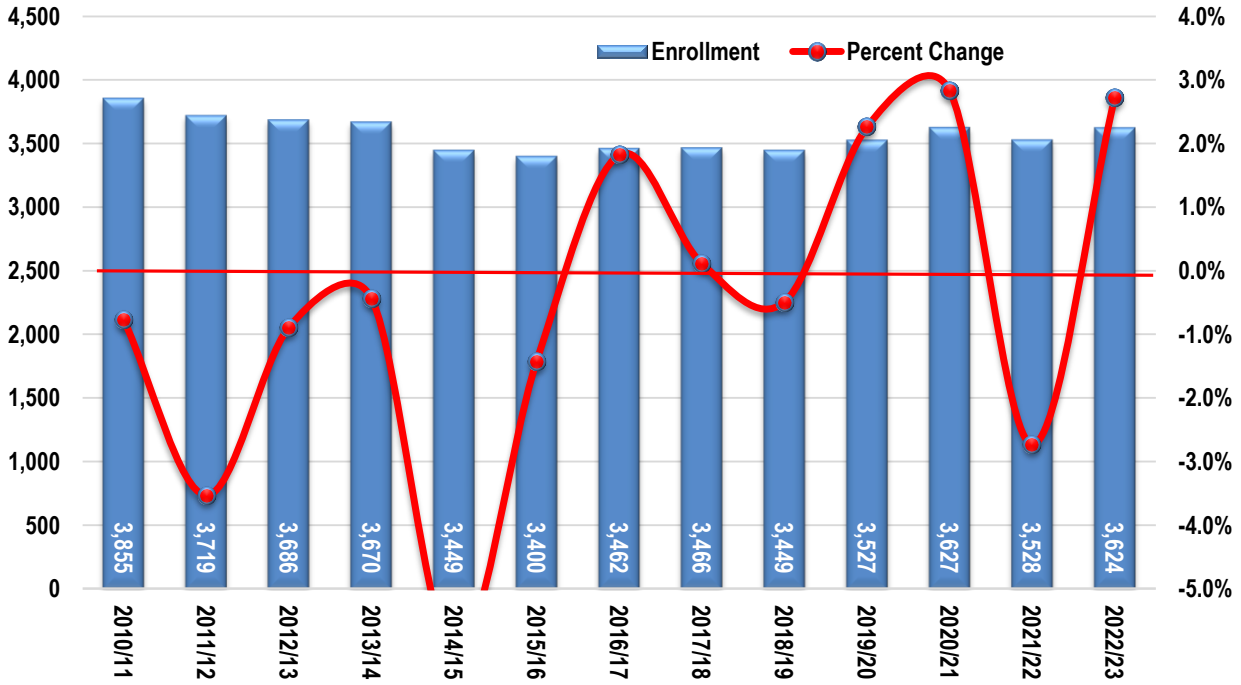
Source: Scottsdale Unified School District.

FIGURE 3E
ENROLLMENT AND ENROLLMENT CHANGE
DESERT MOUNTAIN COMMUNITY



Source: Scottsdale Unified School District.

FIGURE 3F
ENROLLMENT AND ENROLLMENT CHANGE
SAGUARO COMMUNITY



Source: Scottsdale Unified School District.

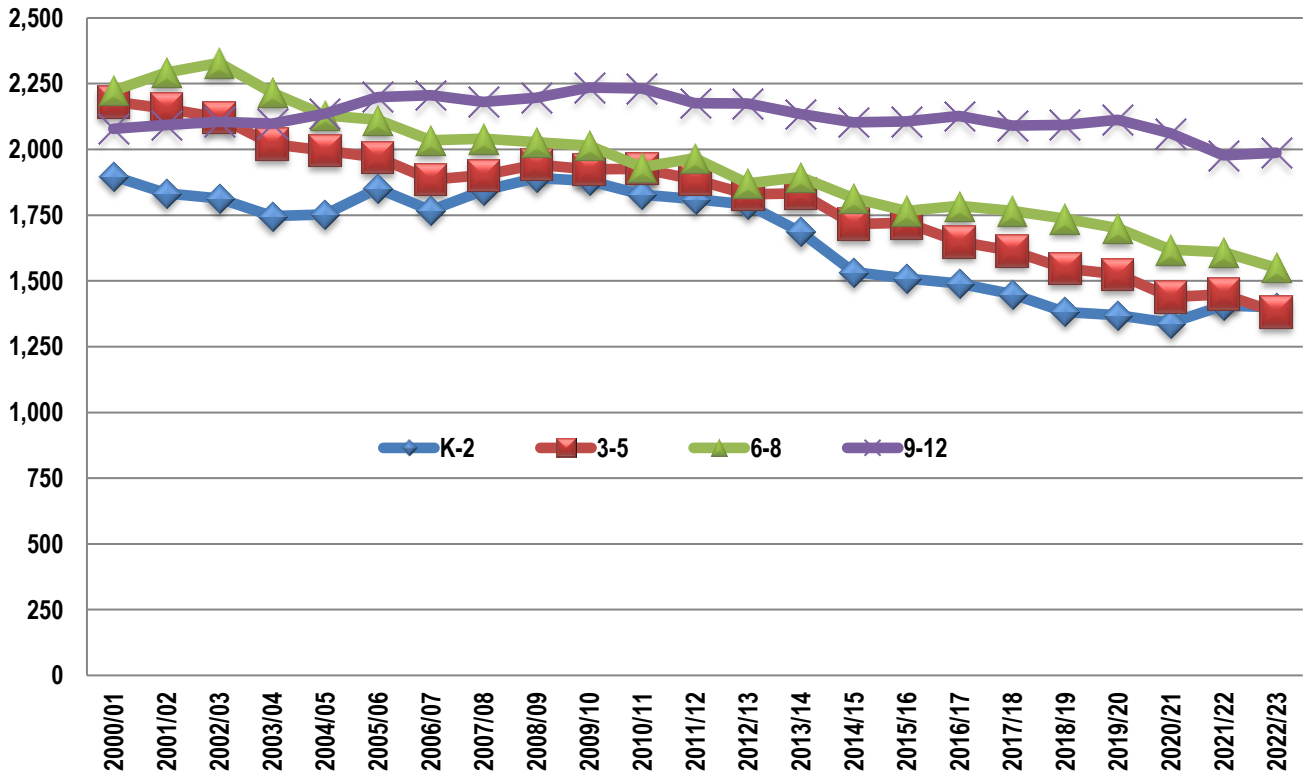
With 5,512 K-12 students in 2022/23, enrollment in the Desert Mountain Community schools is significantly larger than the other communities, but enrollment has been steadily decreasing (2.5 percent per year on average over the past 13 years) and is down nearly 2,100 students compared to 2010/11 total enrollment. The nominal decline in enrollment this year (-0.3 percent or just 17 students) and was driven almost entirely by a 3.3 percent (46 students) drop in 6-8 enrollment that was nearly offset by an increase (1.8 percent or 33 students) in 9-12 enrollment. Although there have been enrollment declines in all of the grade levels, K-8 enrollment losses account for about 73 percent of the decrease that has occurred over the past 12 years. This trend reflects the aging of the households in the community and the fact that younger students are more likely to attend charter schools than older students.

The Saguaro Community currently has 3,627 K-12 students in its schools, which represents a 2.7 percent increase (96 students) over 2021/22 that was driven by an 85-student increase in 9-12 enrollment and a more modest 17-student gain in 6-8 enrollment. Over the past seven years, enrollment has increased in all but two years (2018/19 and 2021/22), averaging growth of 0.9 percent per year during the period. Since 2010/11, total enrollment in the community has declined by 231 students due to losses in both the K-5 (-207 students) and 6-8 (-106 students) cohorts, which was offset slightly by a gain in 9-12 enrollment (82 students).

The breakdown of enrollment by grade cohort provides insights into past and current enrollment characteristics and highlights structural trends that will continue to shape enrollment in the coming years. To facilitate the comparison of the cohorts, average enrollment per grade is calculated for each of the four grade levels. **Figure 4**

displays the average enrollment by grade level in District schools since 2000/01. Average 9-12 enrollment remains the largest by far, which is indicative of a mature, move-up community.

FIGURE 4
AVERAGE ENROLLMENT PER GRADE BY COHORT



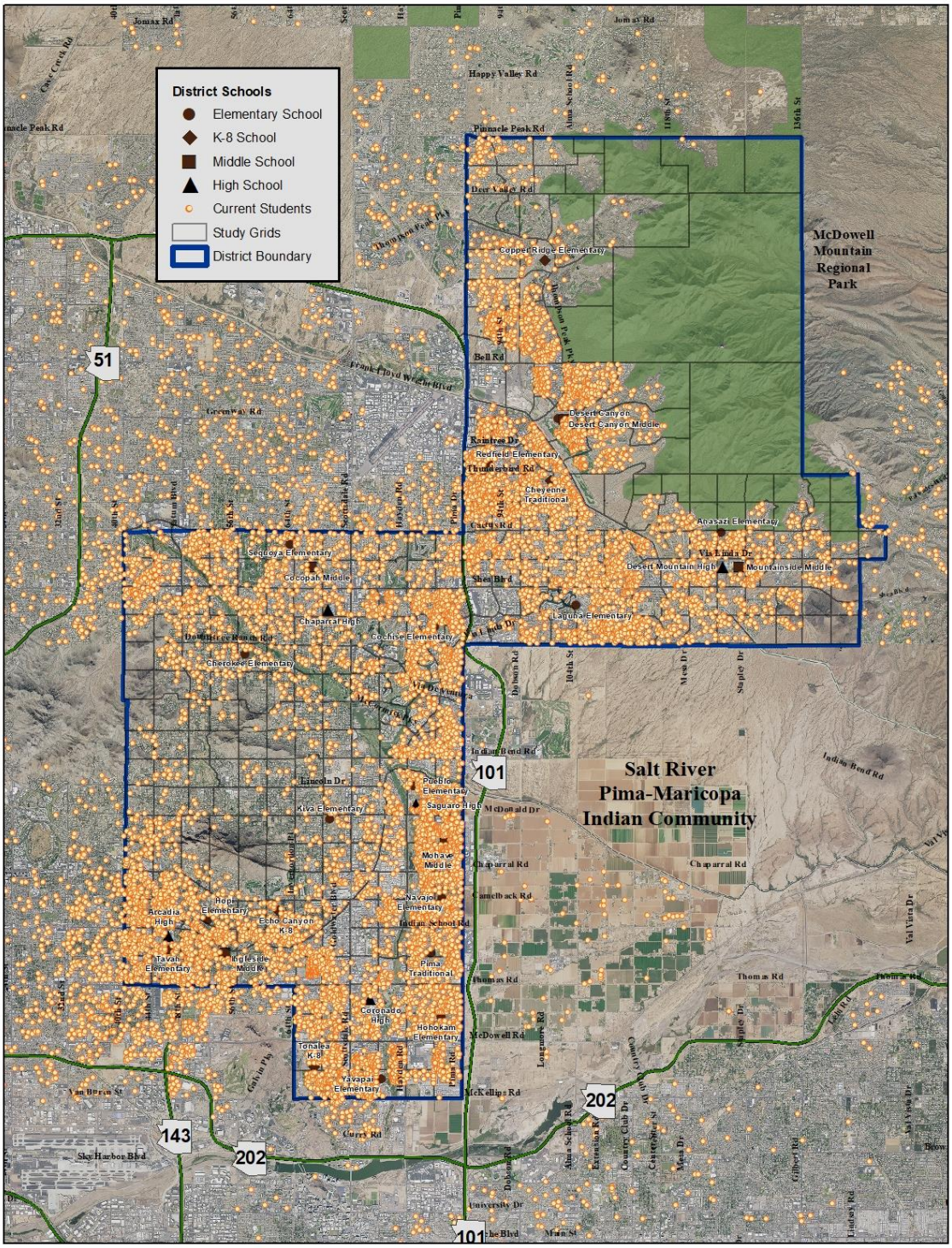
Sources: Arizona Department of Education; Scottsdale Unified School District.

Due to the anomalous effects of the COVID-19 pandemic, average grade-level enrollment declined in all four in 2020/21. Prior to 2020/21, average 9-12 enrollment was stable at about 2,100 students per grade, but it has since declined to just under 2,000 students per grade. The 6-8 cohort continues to be the second largest, although enrollment per grade has been declining steadily since 2017/18; despite these declines, the cohort has consistently remained larger than the two younger grade cohorts, which is again reflective of the move-up nature of much of the housing market in the District. Until recently, the Kindergarten to 2nd grade (K-2) and 3rd to 5th grade (3-5) cohorts both experienced somewhat larger average grade-level enrollment declines, likely due to increasing home prices in much of the District and increased competition from charter schools. Last year, however, average enrollment in the K-2 cohort increased to nearly 1,450 (from a low of 1,340 in 2020/21); as these slightly larger K-2 classes advance, it is likely that there will be a subsequent increase in average 3-5 enrollment.

While the size of an incoming Kindergarten class certainly plays a major role in determining enrollment in each successive grade level, a myriad of other factors, including increased charter school competition, special program additions or closures within the District or in neighboring Districts, and the overall economic climate ultimately affect enrollment, to a greater extent in some cohorts than others.

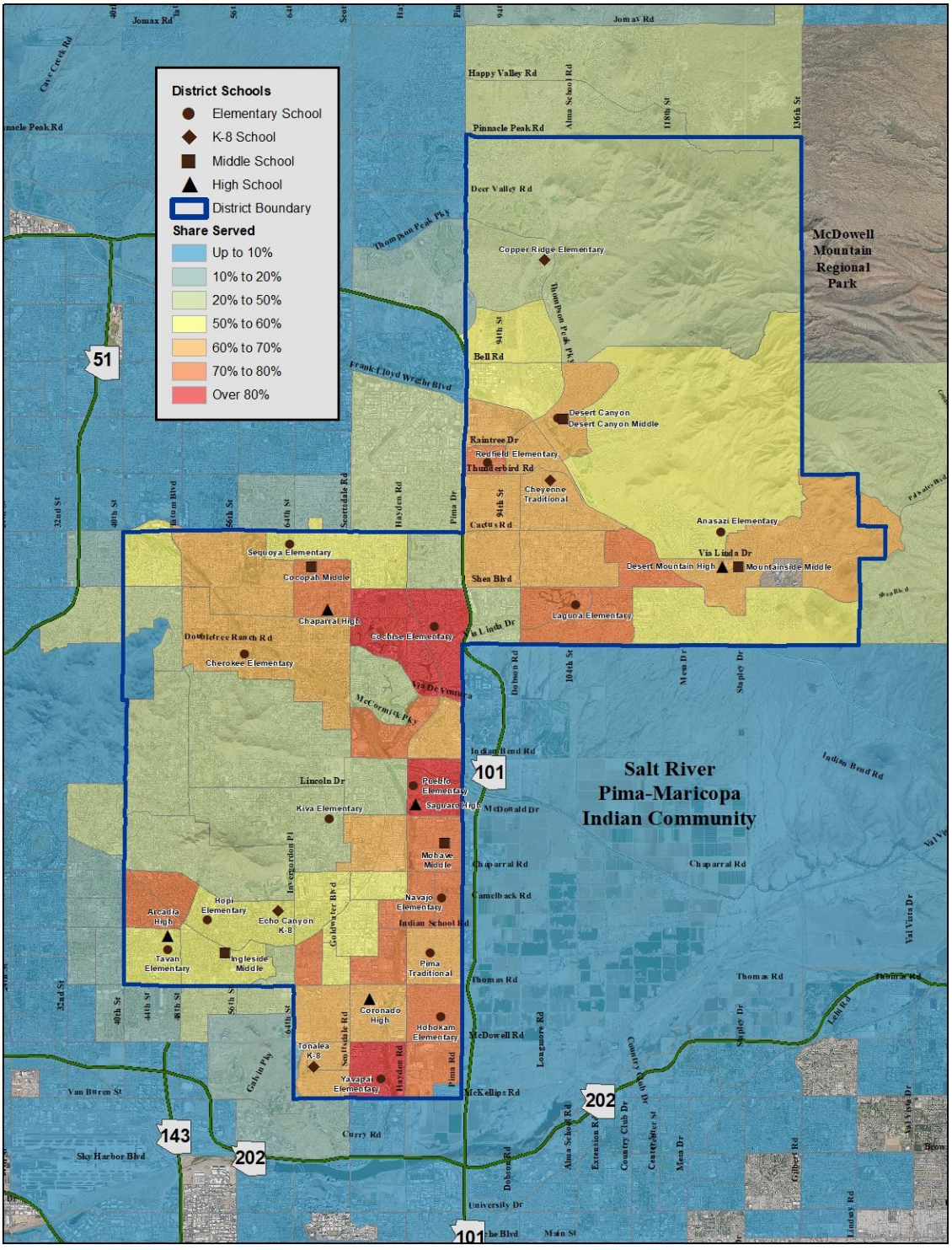
In addition to looking at enrollment by grade, it is also useful to analyze the geographic distribution of students. **Map 2** shows the current point location of students attending District schools. Note that this map includes students that reside within the District and those who reside in surrounding out-of-District areas. The majority of the student population lives in the central and southern portions of the District, with a significant number of students living just south and west of the District boundaries.

MAP 2
GEOGRAPHIC DISTRIBUTION OF STUDENTS: 2022/23



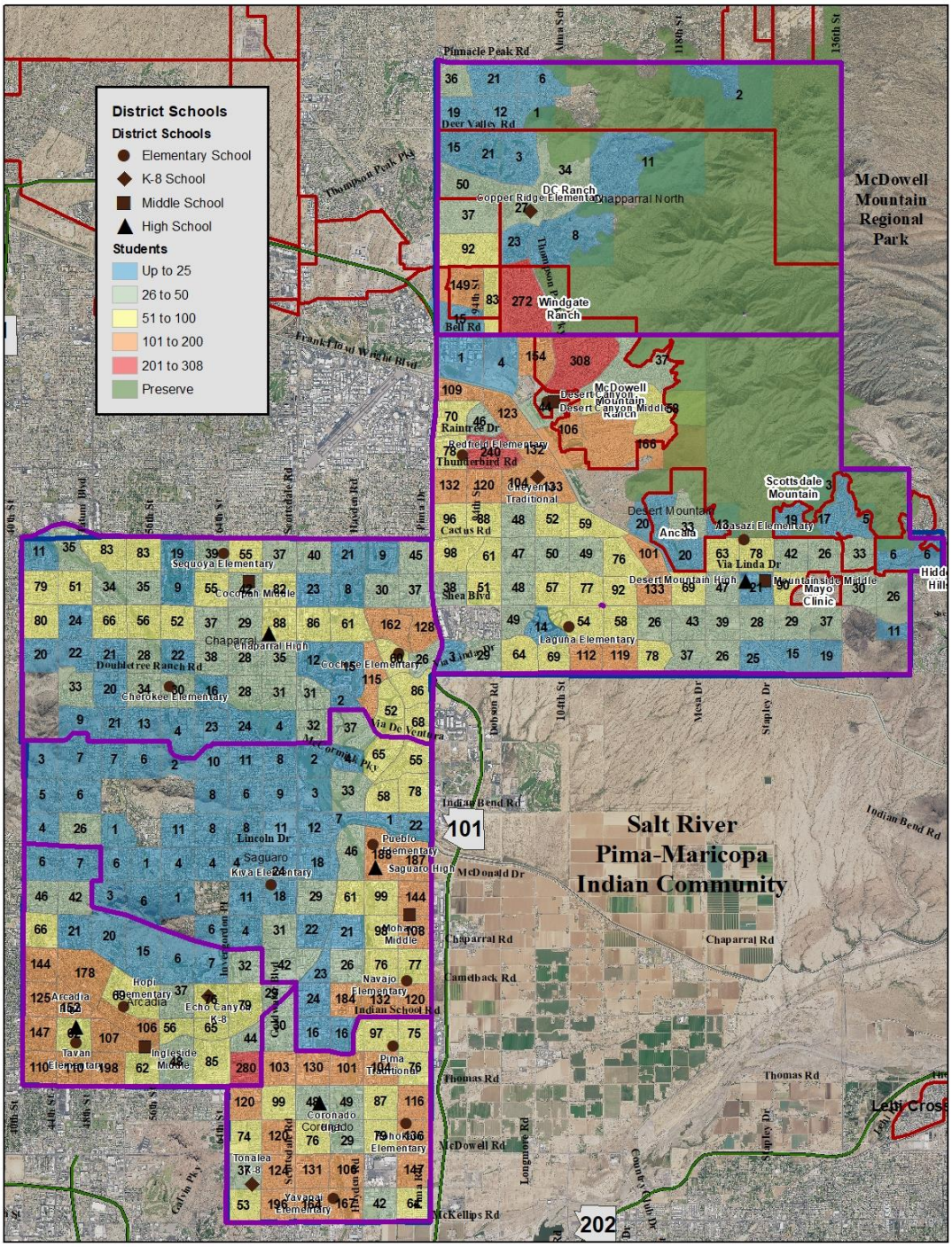
Map 3 depicts the current share of the school-age population in and around the District that is being served by District schools. Note that areas with the largest share of the population being served by the District are generally adjacent to Pima Road, particularly south Shea Boulevard. Within the District, areas with the smallest share of the school-age population being served by the District are located in the far north and in several central areas, particularly between Doubletree Ranch Road and Camelback Road.

MAP 3
SHARE OF POPULATION SERVED: 2022/23



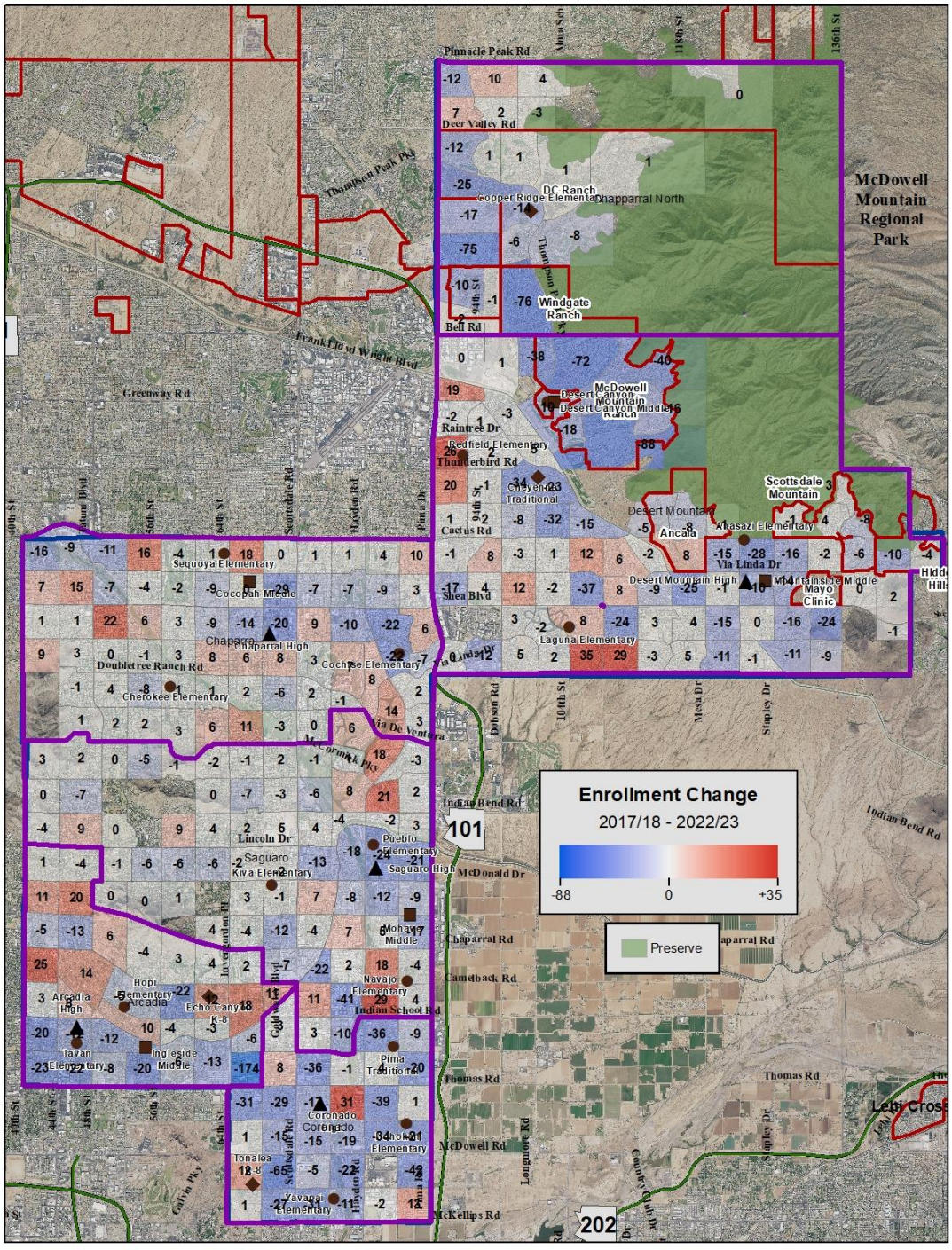
Map 4 depicts the number of current resident students within each planning grid. While the grids vary in size somewhat, the coloring of the grids provides a good depiction of enrollment density. It also illustrates the highly dispersed nature of areas with high and low enrollment levels, which can present extra challenges for facility planning and transportation.

MAP 4
ENROLLMENT PER GRID: 2022/23



Tracking the location of District students can also be used to analyze changes in the distribution of enrollment over time. **Map 5** shows changes in in-District enrollment since 2017/18. The map shows widespread losses in enrollment, with the largest declines occurring in the most northern and southern portions of the District. The few areas of enrollment increase during this period are highly concentrated and scattered.

MAP 5
CHANGE IN ENROLLMENT: 2017/18 - 2022/23



2.2 Demographic Trends

Table 1 contains Census data on population and housing in the District for 2010 and 2020, and 2022 estimates by Applied Economics; this information can help to explain recent trends and the current character of the area. Since 2010, population growth has been slowing. Despite the slower population growth over the past two years (0.3 percent per year on average), average annual growth in new housing units and households (a.k.a. occupied housing units) has exceeded population growth, with both measures averaging 1.0 percent growth per year since 2020.

TABLE 1
DEMOGRAPHIC TRENDS

	2010 Census	2020 Census*	2022 Estimate	Change (2010-2020)** Total	Change (2010-2020)** Percent	Change (2020-2022)** Total	Change (2020-2022)** Percent
Population	220,818	237,534	239,165	16,716	0.7%	1,631	0.3%
Housing Units	121,622	129,648	132,175	8,026	0.6%	2,527	1.0%
Households	102,742	111,588	113,747	8,846	0.8%	2,159	1.0%

Sources: U.S. Bureau of the Census, 2000 and 2010; American Community Survey, 2020; Applied Economics, 2021.
* Combination of Census Public Law and American Community Survey Data.
** Compound annual rate of change.

The racial and ethnic composition of the District population has changed little since 2010, although there has been a decline in the White share of the population (from 84 percent to 80 percent in 2022) and a slight increase in the Asian and Hispanic shares of the population, as shown in **Table 2**.

TABLE 2
DEMOGRAPHIC TRENDS – RACE & ETHNICITY

	2010 Census	2020 Census*	2022 Estimate	Change (2010-2020)** Total	Change (2010-2020)** Percent	Change (2020-2022)** Total	Change (2020-2022)** Percent
Population	220,818	237,534	239,165	16,716	0.7%	1,631	0.3%
White	84.1%	80.5%	79.8%	5,529	0.3%	-391	-0.1%
African American	1.7%	2.0%	2.1%	1,078	2.5%	252	2.6%
Native American	0.8%	0.8%	0.8%	70	0.4%	52	1.4%
Asian	3.4%	5.4%	5.6%	5,183	5.3%	706	2.7%
Hispanic	9.9%	10.9%	11.2%	4,068	1.7%	817	1.6%
Other	0.1%	0.4%	0.5%	789	14.5%	196	8.8%

Sources: U.S. Bureau of the Census, 2000 and 2010; American Community Survey, 2020; Applied Economics, 2021.
* Combination of Census Public Law and American Community Survey Data.
** Compound annual rate of change.

The data also indicates a general aging of the population since 2010, which directly impacts District enrollment. Of particular interest is the decline in the three youngest age cohorts (persons under 18 years of age), which has persisted since 2010 (**Table 3**). Combined, these three cohorts now account for about 15 percent of the total population, down from 18 percent in 2010. Between 2010 and 2020 strong growth occurred in the "65 and Up" age group; although that trend has cooled over the past two years, this cohort now accounts for more than 21 percent of the total population, up from 19 percent in 2010.

TABLE 3
DEMOGRAPHIC TRENDS – AGE

	2010 Census	2020 Census*	2022 Estimate	Change (2010-2020)** Total	Change (2010-2020)** Percent	Change (2020-2022)** Total	Change (2020-2022)** Percent
Population	220,818	237,534	239,165	16,716	0.7%	1,631	0.3%
Under 5	4.3%	3.6%	3.5%	-1,052	-1.2%	-221	-1.3%
5 to 13	9.4%	8.0%	7.8%	-1,702	-0.9%	-493	-1.3%
14 to 17	4.7%	4.2%	4.1%	-379	-0.4%	-89	-0.4%
18 to 24	7.4%	7.8%	8.0%	2,209	1.3%	453	1.2%
25 to 44	25.6%	25.6%	25.7%	4,236	0.7%	589	0.5%
45 to 64	29.7%	29.7%	29.8%	4,985	0.7%	865	0.6%
65 and up	18.9%	21.1%	21.2%	8,419	1.9%	526	0.5%

Sources: U.S. Bureau of the Census, 2000 and 2010; American Community Survey, 2020; Applied Economics, 2021.
* Combination of Census Public Law and American Community Survey Data.
** Compound annual rate of change.

Since 2010, nearly 10,600 new units have been added to the District's inventory and the average annual rate of growth has increased slightly over the past two years (**Table 4**). Occupancy rates are up slightly since 2010 but have stabilized at 86 percent since 2020.

TABLE 4
DEMOGRAPHIC TRENDS – HOUSING UNITS

	2010 Census	2020 Census*	2022 Estimate	Change (2010-2020)** Total	Change (2010-2020)** Percent	Change (2020-2022)** Total	Change (2020-2022)** Percent
Housing Units	121,622	129,648	132,175	8,026	0.6%	2,527	1.0%
Occupied	84.5%	86.1%	86.1%	8,846	0.8%	2,159	1.0%
Owner	55.9%	56.3%	56.1%	5,076	0.7%	1,193	0.8%
Renter	28.6%	29.8%	29.9%	3,771	1.0%	966	1.2%
Vacant	15.5%	13.9%	13.9%	-820	-0.4%	367	1.0%
By Unit Type:							
Single Family	52.2%	50.6%	49.8%	2,090	0.3%	307	0.2%
Multifamily	47.8%	49.4%	50.2%	5,954	1.0%	2,220	1.7%

Sources: U.S. Bureau of the Census, 2000 and 2010; American Community Survey, 2020; Applied Economics, 2021.
* Combination of Census Public Law and American Community Survey Data.
** Compound annual rate of change.

Nearly 78 percent (8,200 units) of the units added in the last 12 years have been multifamily and, for the first time in 2022, the share of multifamily units in the District is very slightly larger than the share of single family units. The implication for District enrollment is that rental units tend to have higher turnover rates; this trend can serve to stabilize the age structure of the student population since these households tend be replaced by new households with similar characteristics, rather than aging in place. A greater proportion of owner-occupied units will typically increase the student population in the near-term, but it will then decrease over time until the neighborhood begins to regenerate.

The distribution of households by age (**Table 5**) can be an indicator of future student enrollment; as such, it is important to note that there has been a slight aging of the householder population over the past 12 years. The share of householders aged 35 to 44, which drive older elementary-age enrollment, has declined slightly since 2010 (from 16 percent to 15 percent). Similarly, the share of householders aged 45 to 54, which typically drive high school enrollment, has also declined by about one percent over the past 12 years, while the share of householders over the age of 64 years has increased from 27 percent in 2010 to 28 percent in 2022. Household size has declined from 2.15 in 2010 to 2.10 in 2022; this trend can be attributed to the increase in multifamily units and the overall aging of the existing District population.

TABLE 5
DEMOGRAPHIC TRENDS – HOUSEHOLDS

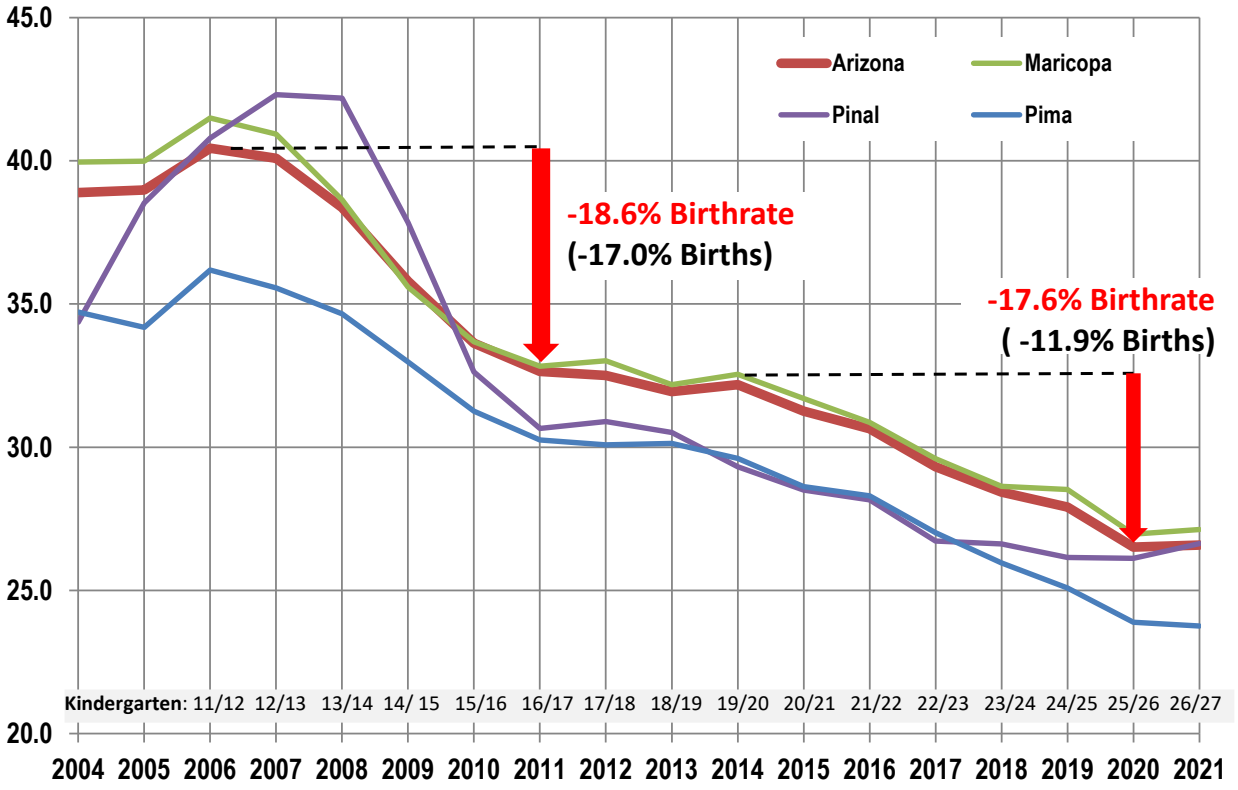
	2010 Census	2020 Census*	2022 Estimate	Change (2010-2020)** Total	Change (2010-2020)** Percent	Change (2020-2022)** Total	Change (2020-2022)** Percent
Households	102,742	111,588	113,747	8,846	0.8%	2,159	1.0%
By Age:							
Under 34	18.6%	18.9%	19.0%	1,911	1.0%	564	1.3%
35 to 44	15.8%	15.0%	14.8%	491	0.3%	91	0.3%
45 to 54	20.0%	19.1%	18.9%	745	0.4%	237	0.6%
55 to 64	18.3%	18.7%	18.8%	2,056	1.0%	537	1.3%
65 and up	27.2%	28.3%	28.4%	3,643	1.2%	730	1.1%
Population Per	2.15	2.13	2.10	-0.02	-0.1%	-0.03	-0.6%

Sources: U.S. Bureau of the Census, 2000 and 2010; American Community Survey, 2020; Applied Economics, 2021.
* Combination of Census Public Law and American Community Survey Data.
** Compound annual rate of change.

Another major factor affecting enrollment in schools is the recent decline in the birth rate, both regionally and nationally. As shown in **Figure 5**, the birthrate (births per 1,000 for the population aged 15 to 45) in Arizona declined by 18.6 percent between 2006 and 2011 due to the recession. Between 2011 and 2014 the rate was fairly stable, but since then through 2020 the rate declined again falling by another 17.6 percent in six years, which brought the total compound rate reduction to 33 percent since 2006. Birthrates stabilized between 2020 and 2021, but more time is needed to determine if it will remain stable, or perhaps even increase.

Despite the continued decline in the birth rate, the total number of births has declined less since 2014 because the population aged 15 to 45 has been increasing. The impact of the declining birth rate on Kindergarten enrollment is delayed five years. As such, the statewide birthrate declines between 2006 and 2011 impacted kindergarten enrollment between 2012/13 and 2016/17. The latest drops in the birthrate will likely have a significant impact on the size of incoming kindergarten classes through at least 2026/27, declining by as much as 11.9 percent statewide.

FIGURE 5
BIRTHRATES IN ARIZONA AND SELECTED COUNTIES: 2004 – 2021



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

2.3 Alternative Providers

There are currently 12 charter schools operating within the District's boundaries, serving 5,700 K-12 students, and another five charter schools located just outside the District enroll nearly 1,500 K-12 students (**Table 6**). Four in-District charter schools enroll 800 or more students each and the two largest schools are Basis Scottsdale and Great Hearts' Archway Scottsdale, each with roughly 1,000 students.

TABLE 6
ENROLLMENT IN LOCAL CHARTER SCHOOLS

School Name	Address	City	Zip	Grades	Total K-12**
In-District Schools:					
Accelerated Learning Center	4105 E. Shea Boulevard	Phoenix	85028	9th-12th	153
BASIS Scottsdale	10400 N.128th Street	Scottsdale	85259	5th-12th	1,000
BASIS Scottsdale Primary - East Campus	11440 N. 136th Street	Scottsdale	85259	K-4th	536
Great Hearts Academies - Archway Scottsdale	16648 N 94th Street	Scottsdale	85255	K-5th	1,059
Great Hearts Academies - Archway Veritas	3102 N. 56th Street	Phoenix	85018	K-5th	718
Great Hearts Academies - Scottsdale Prep	16537/16576 N. 92nd Street	Scottsdale	85260	6th-12th	872
Great Hearts Academies - Veritas Prep	3102 N. 56th Street	Phoenix	85018	6th-12th	810
Hirsch Academy: A Challenge Foundation Academy	6535 E. Osborn Road	Scottsdale	85251	K-6th	180
Mission Montessori Academy at St. Apkar	8849 E. Cholla Street	Scottsdale	85260	K	22
Mission Montessori Academy	11050 N. 96th Street	Scottsdale	85260	1st-5th	112
Montessori Academy	6050 N. Invergordon Road	Paradise Valley	85253	K-8th	138
Scottsdale Country Day School	10460 N. 56th Street	Scottsdale	85253	K-6th	111
Total					5,711
Nearby Schools*:					
Great Hearts Academies - Archway Cicero	7205 N. Pima Road	Scottsdale	85258	K-5th	474
Great Hearts Academies - Cicero Prep	7205 N. Pima Road	Scottsdale	85258	6th-12th	498
Noah Webster Schools - Pima	5399 N. Pima Road	Scottsdale	85250	K-6th	293
Ombudsman - Charter East	3943 E. Thomas Road	Phoenix	85018	9th-12th	94
Ombudsman - Charter East II	4041 E. Thomas Road	Phoenix	85018	9th-12th	124
Total					1,483
Total Charter					**7,194**

Source: Arizona Department of Education; Applied Economics 2022.
* Located within approximately one mile of District boundaries
** Estimated based on 40th-day ADM data.

Since 2010/11, charter enrollment has increased by nearly 5,700 K-12 students (**Table 7**). A significant shift in this trend began in 2019/20 when total charter enrollment increased by fewer than 100 students. Over the past two years, local charter enrollment has actually declined by roughly 600 students, 60 percent of which were K-5 students and another 22 percent were 11th and 12th grade students.

TABLE 7
ENROLLMENT IN LOCAL CHARTER SCHOOLS BY GRADE

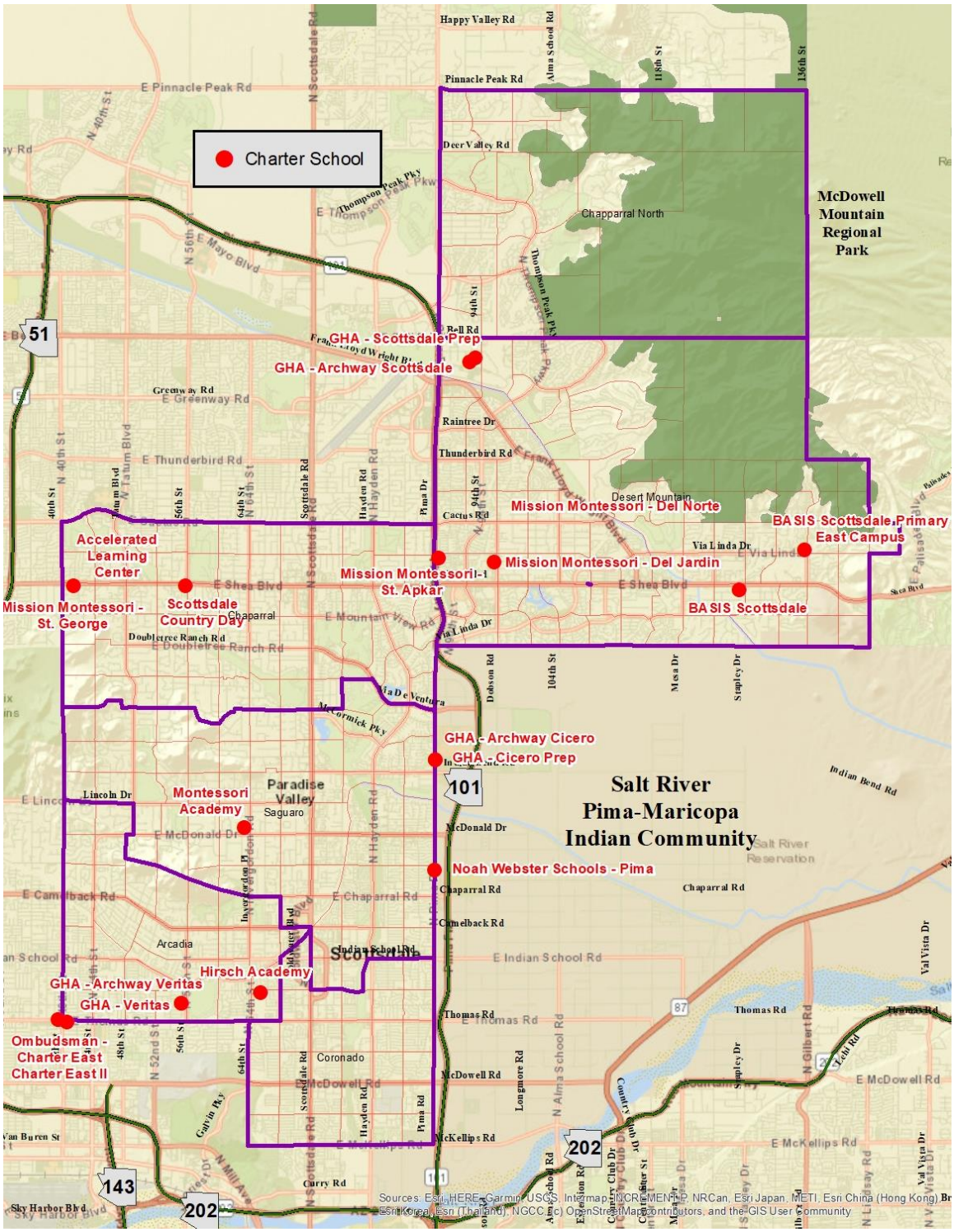
School Year	# of Schools	KG	1st	2nd	3rd	4th	5th	6th	7th	8th	9th	10th	11th	12th	Total K-12	Annual Change
2010-11	7	25	20	24	25	25	21	182	198	182	170	154	192	245	1,463	
2011-12	9	142	147	147	142	130	255	213	200	199	183	199	190	272	2,419	956
2012-13	9	144	144	140	146	132	257	321	249	257	183	197	231	314	2,715	296
2013-14	15	236	230	216	210	182	308	328	332	252	204	213	208	339	3,258	543
2014-15	18	356	339	324	333	299	393	404	379	313	188	262	259	355	4,203	945
2015-16	20	425	427	380	357	362	479	560	513	499	306	322	369	460	5,458	1,255
2016-17	20	499	503	515	481	503	626	617	511	502	333	350	322	490	6,252	794
2017-18	20	499	548	541	528	494	619	630	569	501	373	362	374	462	6,500	248
2018-19	21	694	689	712	714	701	678	671	613	554	387	375	395	525	7,708	1,208
2019-20	20	676	687	674	690	655	761	696	629	588	408	409	405	517	7,795	87
2020-21	19	648	696	667	674	662	763	743	623	620	379	388	402	560	7,825	30
2021-22	18	633	625	670	624	637	725	706	612	574	395	356	372	498	7,427	(398)
2022-23*	17	538	617	609	659	612	688	716	631	575	363	361	332	493	7,194	(233)

Source: Arizona Department of Education; Applied Economics 2022.

* Estimated based on 40th-day ADM data.

Charter schools can be found throughout the District but they are often located in close proximity to major transportation corridors and in established areas with higher population densities, as shown in **Map 6**. Students living in the District are not limited to attending schools located within the District and vice-versa, resulting in a complex flow of incoming and outgoing students that impacts all areas of the District to some degree. In addition, the District attracts a large number of students from neighboring districts who may be more likely to move to a charter school since they already provide their own transportation.

MAP 6
AREA CHARTER SCHOOLS



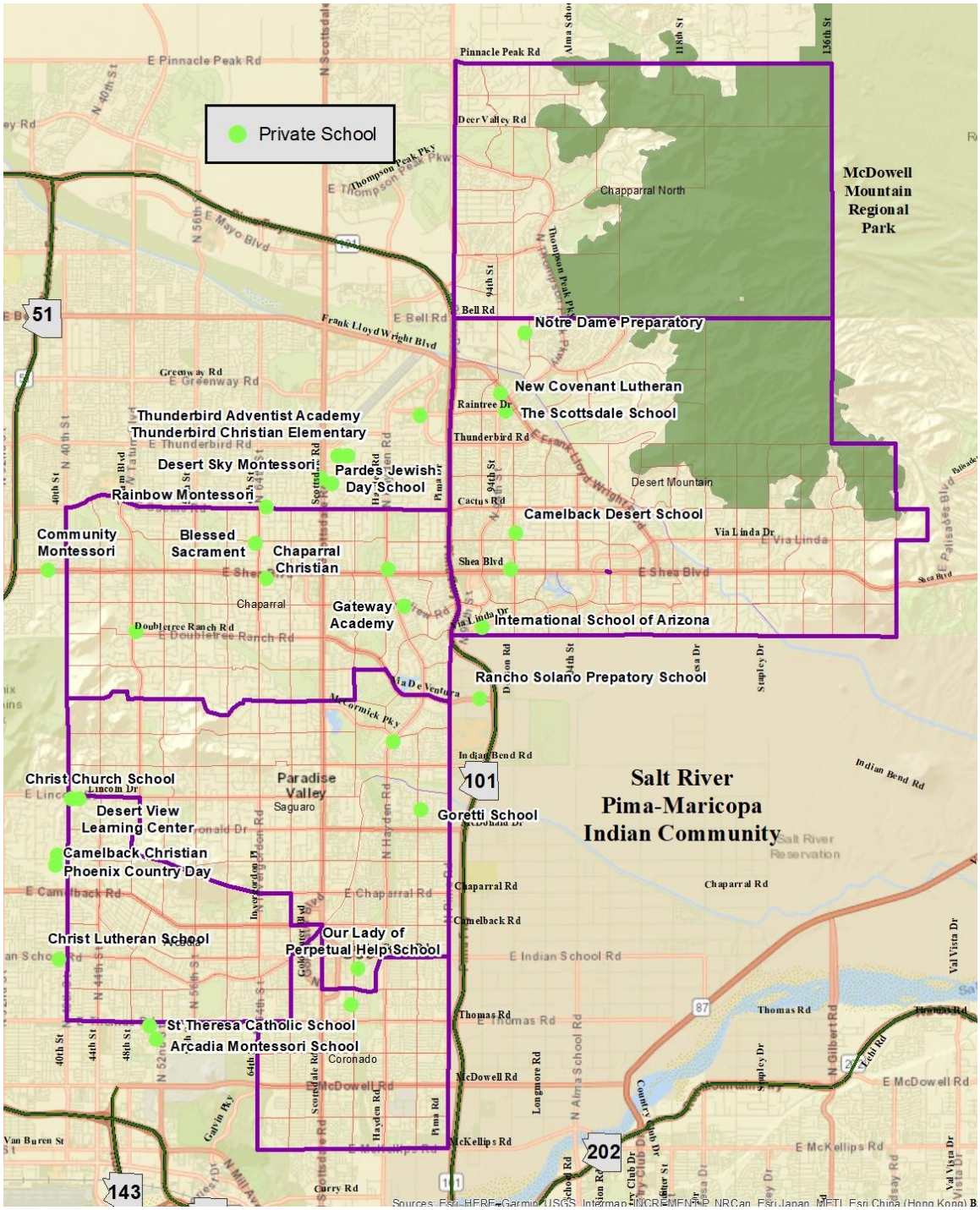
Private schools do not have the same reporting requirements as charter entities so enrollment data is often less accessible, although the schools tend to have more stable enrollment than charter schools. In 2022 there were 30 private schools operating in locations either within the District or nearby; all together, these schools enroll nearly 4,500 K-12 students (**Table 8 and Map 7**).

TABLE 8
ENROLLMENT IN LOCAL PRIVATE SCHOOLS

School Name	Address	City	Zip	Grades	Total K-12*
In-District Schools:					
Blessed Sacrament Preschool & Kindergarten	11300 N. 64th Street	Scottsdale	85254	K	11
Brightmont Academy	6990 E. Shea Boulevard	Scottsdale	85254	6th-12th	70
Camelback Christian School	3900 E. Stanford Drive	Paradise Valley	85253	K	10
Camelback Desert School	9606 E. Kalil Drive	Scottsdale	85260	K-2nd	12
Chaparral Christian Community Schools	6451 E. Shea Boulevard	Scottsdale	85254	K-5	26
Christ Church School	4015 E. Lincoln Drive	Paradise Valley	85253	K-4th	36
Christ Lutheran School	3901 E. Indian School Road	Phoenix	85018	K-8th	451
Desert Sky Montessori	12850 N. Scottsdale Road	Scottsdale	85254	K	3
Desert View Learning Center	4027 E. Lincoln Drive	Paradise Valley	85253	K-4th	102
Gateway Academy	3939 E. Shea Bloulevard	Phoenix	85028	2nd-12th	109
International School of Arizona	9522 E. San Salvador Drive	Scottsdale	85258	K-8th	191
Lexis Preparatory School	11130 E. Cholla Street	Scottsdale	85259	1st-12th	73
New Covenant Lutheran Church Children's Ministry	15152 N. Frank Lloyd Wright Blvd	Scottsdale	85260	K	17
Notre Dame Preparatory	9701 E. Bell Road	Scottsdale	85260	9th-12th	837
Our Lady of Perpetual Help School	3801 N. Miller Road	Scottsdale	85251	K-8th	336
Pardes Jewish Day School	12753 N. Scottsdale Road	Scottsdale	85254	K-8th	276
Phoenix Country Day School	3901 E. Stanford Drive	Paradise Valley	85253	K-12th	727
Rancho Solano Preparatory School	9180 E. Via De Ventura	Scottsdale	85258	6th-12th	305
Shepherd of the Desert Lutheran School	9400 E. Mountain View Road	Scottsdale	85258	K	15
St. Maria Goretti Preschool and Kindergarten	6261 N. Granite Reef Road	Scottsdale	85250	K	26
St. Theresa Catholic School	5001 E. Thomas Road	Phoenix	85018	K-8th	270
The Scottsdale School	14684 N. Frank Lloyd Wright Blvd	Scottsdale	85260	K	33
Ville de Marie Academy	8524 E. Thomas Road	Scottsdale	85251	K-12th	197
Sierra Academy of Scottsdale	9128 E. San Salvador Drive	Scottsdale	85258	K-12th	35
Nearby Schools:					
Arcadia Montessori School	5115 E. Virginia Avenue	Phoenix	85008	K	16
Community Montessori School	3737 E. Shea Boulevard	Phoenix	85028	K	5
Rainbow Montessori School - Cactus	6520 E. Cactus Road	Scottsdale	85254	K	9
Rainbow Montessori School - Voltaire	6402 E. Voltaire Avenue	Scottsdale	85254	K	8
Thunderbird Adventist Academy	7410 E. Sutton Drive	Scottsdale	85260	9th-12th	132
Thunderbird Christian Elementary School	7440 E. Sutton Drive	Scottsdale	85260	K-8th	116
Total Private					**4,454**

Source: NCES Private School Universe Survey, 2019-20 school year data; PrivateSchoolReview.com, 2022; Applied Economics 2022

MAP 7
LOCAL PRIVATE SCHOOLS



3.0 Residential Development

3.1 Market Conditions

Population growth in Arizona is shown on **Table 9**. Economic conditions that drive job-based in-migration also cause growth levels to fluctuate from year to year, most recently with the severe decline due to the 2007-2009 recession, followed by a significant rebound 2015 to 2019. Population increases in 2021 were very similar to overall annual changes since 1980 in the Sun Corridor counties, except for Pinal County, which grew by nearly 11,000 persons in 2021, while the overall growth rate since 1981 was 8,400 persons annually. Census data shows that four of the ten fastest growing cities in the country include Queen Creek and Buckeye at opposite sides of the metropolitan area, along with Casa Grande and Maricopa in Pinal County. As the metro area matures, residential growth is increasingly occurring in the outer suburbs.

TABLE 9
POPULATION GROWTH IN THE SUN CORRIDOR

Population	1985	1990	1995	2000	2005	2010	2015	2020	2021
Maricopa County	1,781,049	2,132,273	2,498,964	3,092,927	3,577,074	3,824,083	4,076,400	4,436,704	4,507,419
Pima County	577,370	668,187	750,399	848,375	940,004	981,015	1,005,920	1,045,589	1,058,318
Pinal County	101,139	116,996	143,933	182,435	250,195	375,541	387,993	428,220	439,128
Yavapai County	83,711	108,647	133,151	169,520	196,629	210,919	218,182	237,073	241,173
Arizona	3,122,537	3,682,913	4,279,799	5,175,581	5,924,476	6,398,985	6,701,021	7,176,401	7,285,370
Average Annual Change	**1980-1985**	**1985-1990**	**1990-1995**	**1995-2000**	**2000-2005**	**2005-2010**	**2010-2015**	**2015-2020**	**2021**
Maricopa County	53,221	70,245	73,338	118,793	96,829	49,402	50,463	72,061	70,715
Pima County	8,191	18,163	16,442	19,595	18,326	8,202	4,981	7,934	12,729
Pinal County	1,939	3,171	5,387	7,700	13,552	25,069	2,490	8,045	10,908
Yavapai County	3,002	4,987	4,901	7,274	5,422	2,858	1,453	3,778	4,100
Arizona	78,115	112,075	119,377	179,156	149,779	94,902	60,407	95,076	108,969

Source: Arizona Commerce Authority; U.S. Bureau of the Census; Applied Economics, 2022.

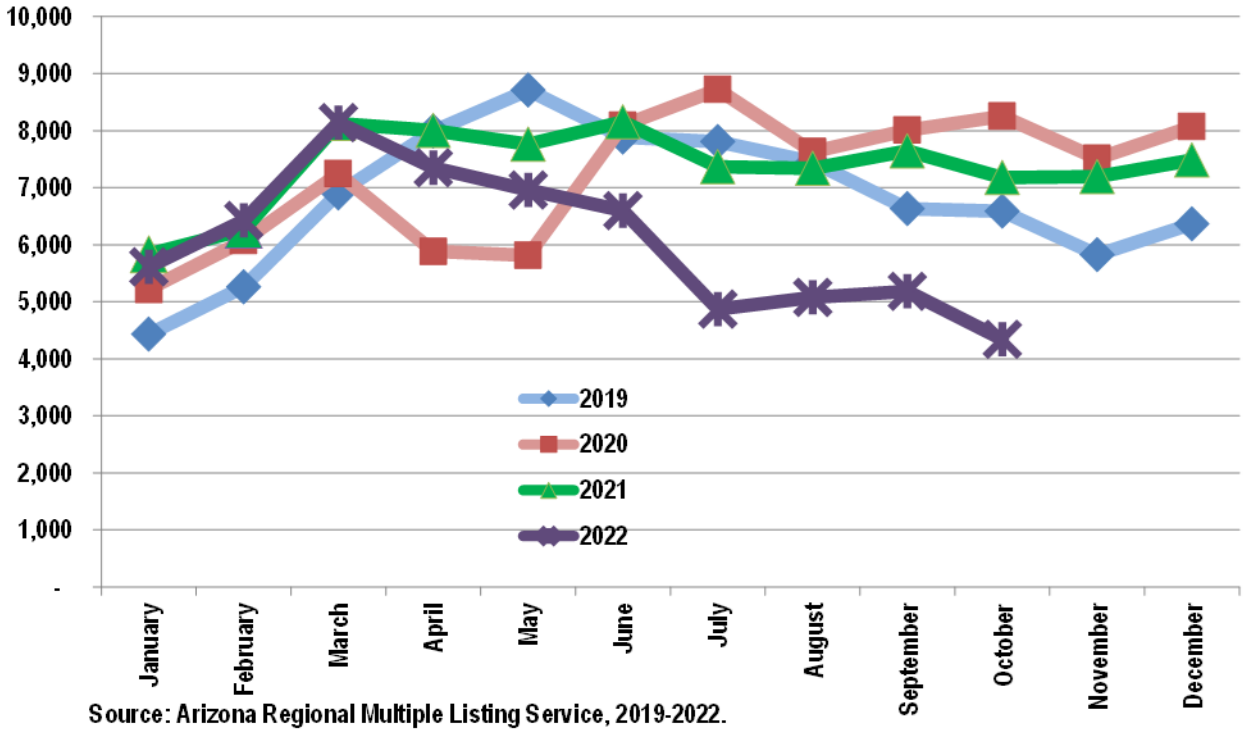
Employment growth is the primary driver for in-migration. In the first six months of 2022 the civilian labor force in Arizona grew by 41,600 persons including 31,200 in the Phoenix metropolitan region. The unemployment rate fell to 3.3 percent in the state, and 3.4 percent in the Phoenix metro region, after falling below 3.0 percent for three months. Substantial growth has occurred in the Manufacturing, Information, Business Services, and Education and Health Services sectors, which offer more stability and higher wages than Hospitality and Personal Service jobs.

During the pandemic, tech companies worldwide grew by 2.3 times more than non-tech companies. Phoenix has been ranked as one of the top emerging ecosystems in the world based on early-stage venture capital funding. Technology-based companies and suppliers can now be found in all parts of the metropolitan region with facilities being built, expanded, and planned. In addition, the Phoenix metro area has seen a significant increase

in manufacturing projects versus advanced business services industries that dominated economic development in the region for the past decade.

Strong economic conditions overall have affected the housing market, which had largely recovered from the recession period prior to the Covid 19 pandemic. **Figure 6** shows the general patterns of house sales have been similar year to year with increased activity in Spring and slower sales late in the year. In 2020 the market dropped suddenly in the second quarter due to pandemic lockdowns, but recovered quickly and entered an extended period of high sales activity. High demand as well as construction labor and supply constraints have led to imbalances and escalating prices, which coupled with increased mortgage rates in early 2022 have resulted in declining sales which remain well below previous year's levels. Sale prices at $465,000 in October for existing houses are nearly back to January levels, which should benefit future sales although increasing interest rates significantly impact demand. Listings are now at about a 4.45-month supply, near a normal market level.

FIGURE 6
SALES OF SINGLE FAMILY HOMES



Source: Arizona Regional Multiple Listing Service, 2019-2022.

Metro Phoenix has had two years of the fastest rising home prices in the nation. By May 2021 the price of resale houses actually exceeded new houses in Maricopa County. There has been a recent tendency to blame high prices in Arizona on an influx of California buyers, but that appears largely unwarranted. California buyers only account for about 6 percent of the market and are paying less for homes than buyers from Washington, Colorado, and Illinois, the other major out-of-state buyers. The main underlying issue with rising home prices is supply; which is a continuing issue. While sales are high, new construction is impeded by ongoing labor and materials shortages, exacerbating the imbalance between demand and supply, though some material costs had fallen by late summer. Prices are continuing to increase, but the rate is slowing.

Rental properties, where younger households are often formed, have also been subject to shortages and price escalation. Rental rates in metropolitan Phoenix increased by nearly 30 percent in 2021 according to the Arizona Republic. Projections are for significant increases again in 2022 given a vacancy rate of about 3 percent, though the rate of increase appears to be moderating. Declining investor activity could provide some financial relief in the rental market.

The current market is shifting and the various mixed signals lead to concerns about a recession and a housing market crash. However, the current market is not the same as what existed in 2007. There is a downturn related to prices and interest rates, but both are expected to stabilize over the next 12 to 18 months; as population and employment growth is expected to continue and housing supply remains below normal levels. Declines in housing prices may be thought of as a correction from the excessive increases seen in the past 2 to 3 years. A significant portion of those increases are likely attributable to investor purchases, which reached nearly 30 percent of house sales in Phoenix in early 2022. Falling home prices will likely be accompanied by decreased investor activity. While the economy may slow, current estimates suggest a relatively mild correction while pricing and interest rates stabilize. These issues, along with the cost and availability of land, will affect the market in terms of what type of housing is built and where it will be located, and those factors will affect the characteristics of new households.

The single family market is facing an affordability problem since rapid price increases combined with higher interest rates have priced many consumers out of the market, primarily first-time buyers. All parts of the metro region will be affected to varying extents, but the largest impacts on new construction are expected in the outer areas, including Pinal County and the West Valley. The large new tracts of State land opening for development in the northern and eastern portions of the metro region may help, but probably not significantly due to the high auction prices. New technological and design approaches are expected to be address affordability issues. Construction of smaller houses on smaller lots is already common, and houses arranged in a "cluster" pattern, which uses less land are also becoming more common. In addition to higher density building, new building components are being tested that offer the use of less material or labor. Builders are also experimenting with 3-D printing and modular construction. It became very clear during the pandemic that home builders can be very innovative when confronting problems, and that remains true.

Two major trends have evolved in the rental market over the last several years. Apartments have typically been the low-cost choice of housing for college students and young couples saving for their first house. While that is still often the case, many new apartment complexes are lifestyle properties with high rents justified by extensive amenities such as business and fitness centers, spas, and movie theatres. Since the 2007-2009 recession, most of the large-scale complexes that have been built have been high-end properties marketed to young professionals and other renters by choice, rather than families. The other primary rental properties are two types of single family rentals. The first include fairly typical subdivisions that are built specifically as rental properties. These houses may be multi-story and comparable in size to other nearby houses and are likely to attract families who are evaluating an area or saving money for a house purchase. The second, now dominant, build-to-rent (BTR) type is the single-story bungalow complex, sometimes called "horizontal apartments", that originated in Arizona around 2010 after the housing market collapse. This market segment is expanding rapidly and local inventory is expected to double within two years.

The local housing market is being confronted with various issues, primarily affordability, and conditions continue to shift as new practices are introduced. Overall, demand remains strong based on economic conditions, despite the aforementioned problems, and supply constraints are being addressed via multiple approaches.

3.2 Housing Construction

Housing construction activity in the District over the past decade is shown on **Table 10**, measured by building permits. The housing categories are intended to allow the correlation of new units to the age structure of the households that occupy them. In general, younger households tend to occupy single family housing built at higher densities, which usually have lower purchase prices. Estate housing, at the lowest density levels, tend to have older householders, with older children. The student population per housing unit estimates are associated to the unit type, with exceptions made in certain specific cases. Group quarter facilities, such as nursing homes or dormitories, are not included as either retirement or multifamily housing.

The majority of development activity has been located in the southern half of District, much of which has been infill and redevelopment. Multifamily development has been concentrated in the downtown area, although there have been some additions in other areas, generally near the 101 Corridor.

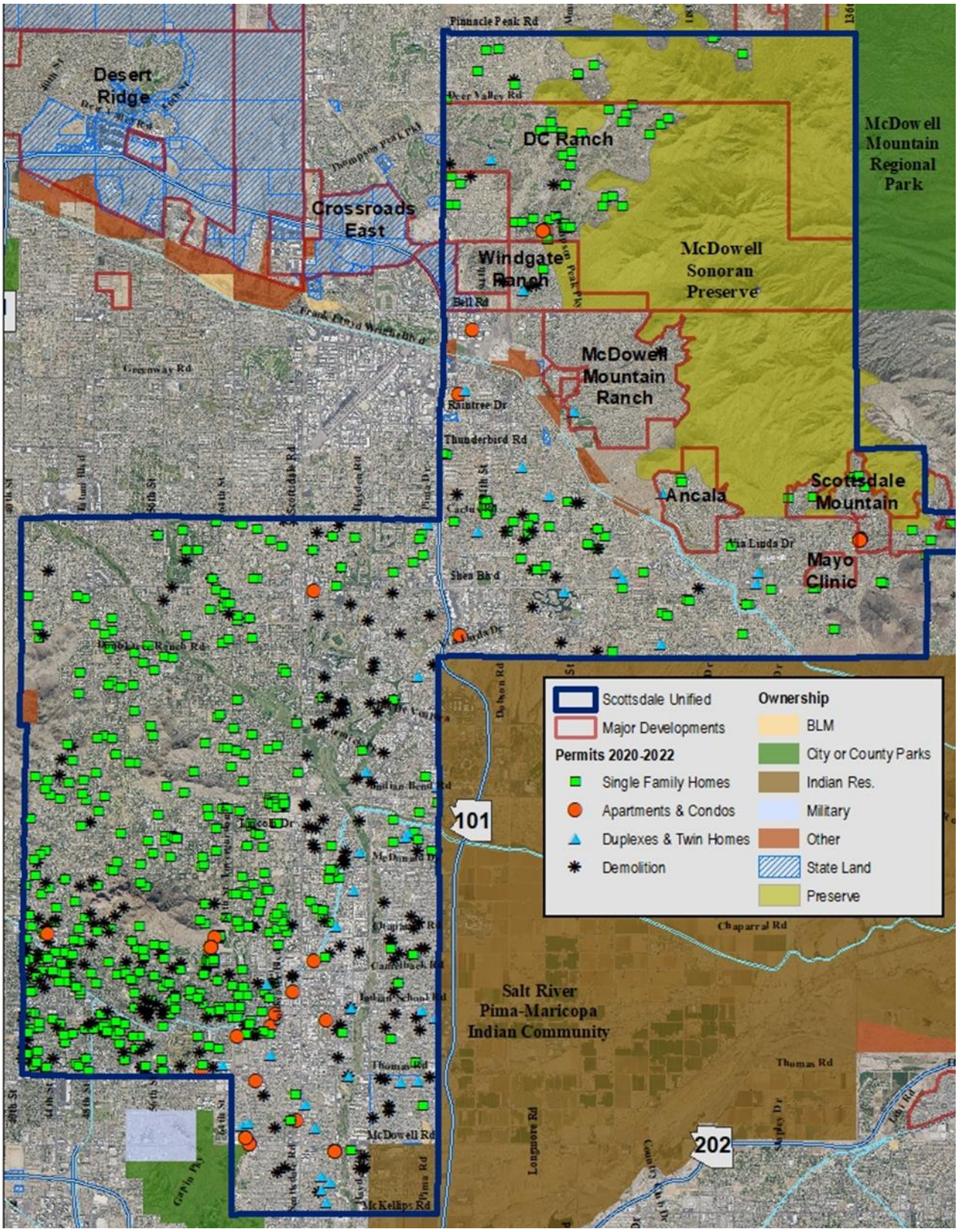
TABLE 10
HOUSING PERMITS

Housing Type	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	Total
Family Housing											
Single Family 2 du/ac or less	191	163	190	201	75	168	234	145	35	128	1,530
Single Family 2.01 - 3.5 du/ac	-	-	7	12	23	11	10	23	26	84	196
Single Family 3.51 - 4.5 du/ac	29	26	16	75	21	86	69	57	(75)	56	360
Single Family 4.51 - 6 du/ac	-	-	-	-	-	-	-	-	-	-	-
Single Family Attached	-	12	8	-	-	-	-	-	-	-	20
Manufactured Housing	-	-	-	-	-	-	-	-	-	-	-
Total Single Family	220	201	221	288	124	315	353	286	(14)	268	2,262
Condominium/Townhouse	15	46	199	32	51	74	172	65	34	116	804
Rental SF/BTR	-	-	-	-	-	-	-	-	-	-	-
Standard Courtyard Apts	-	369	612	26	(10)	574	-	120	1,531	828	4,050
Urban/Lifestyle Apts	523	1,525	418	347	17	82	277	645	970	260	5,064
Mid-High-rise, Intensive Apts	-	402	-	-	-	356	185	146	-	-	1,089
Total Multifamily	538	2,342	1,229	405	58	1,086	634	976	2,535	1,204	11,007
Total Non-Age-Restricted	758	2,543	1,450	693	182	1,401	987	1,262	2,521	1,472	13,269
Age-Restricted Housing											
Standard Courtyard Apts	-	-	-	-	-	-	-	334	-	-	334
Total Age-restricted	-	-	-	-	-	-	-	334	-	264	598
Total	758	2,543	1,450	693	182	1,401	987	1,596	2,521	1,736	13,867

Sources: Maricopa Association of Governments; Construction Monitor; Maricopa County Assessor; Applied Economics, 2022.

Map 8 shows development activity in the District in 2021/22 with markers for individual building permits.

MAP 8
RESIDENTIAL PERMITTING



3.3 Residential Development

3.3.1 Future Development Potential

Future housing supply in the District is detailed on **Table 11**, categorized by the type of housing and according to the general time period during which vertical construction is expected to begin. The timing categories only indicate the start of construction for a project and are not related to the level or rate of construction, both of which can vary widely for diverse reasons. The Infill category includes rural parcels, single lots within existing neighborhoods, and small custom projects likely to be under intermittent development over time. Number of units, type, and timing estimates will frequently be adjusted as new information becomes available.

The potential new supply of housing is similar to recent inventory additions, with multifamily accounting for about 70 percent of the total; single-family additions are expected to continue to be primarily low-density properties. Most of the new multifamily units are expected to be high-density, high-amenity, 'luxury' apartments, especially in the downtown area. In some cases, redevelopment properties will include older residential units. In some cases, redevelopment properties will take the place of older residential units, which would mean that the net additions would be lower, and in some cases the replacement projects could be less family-oriented.

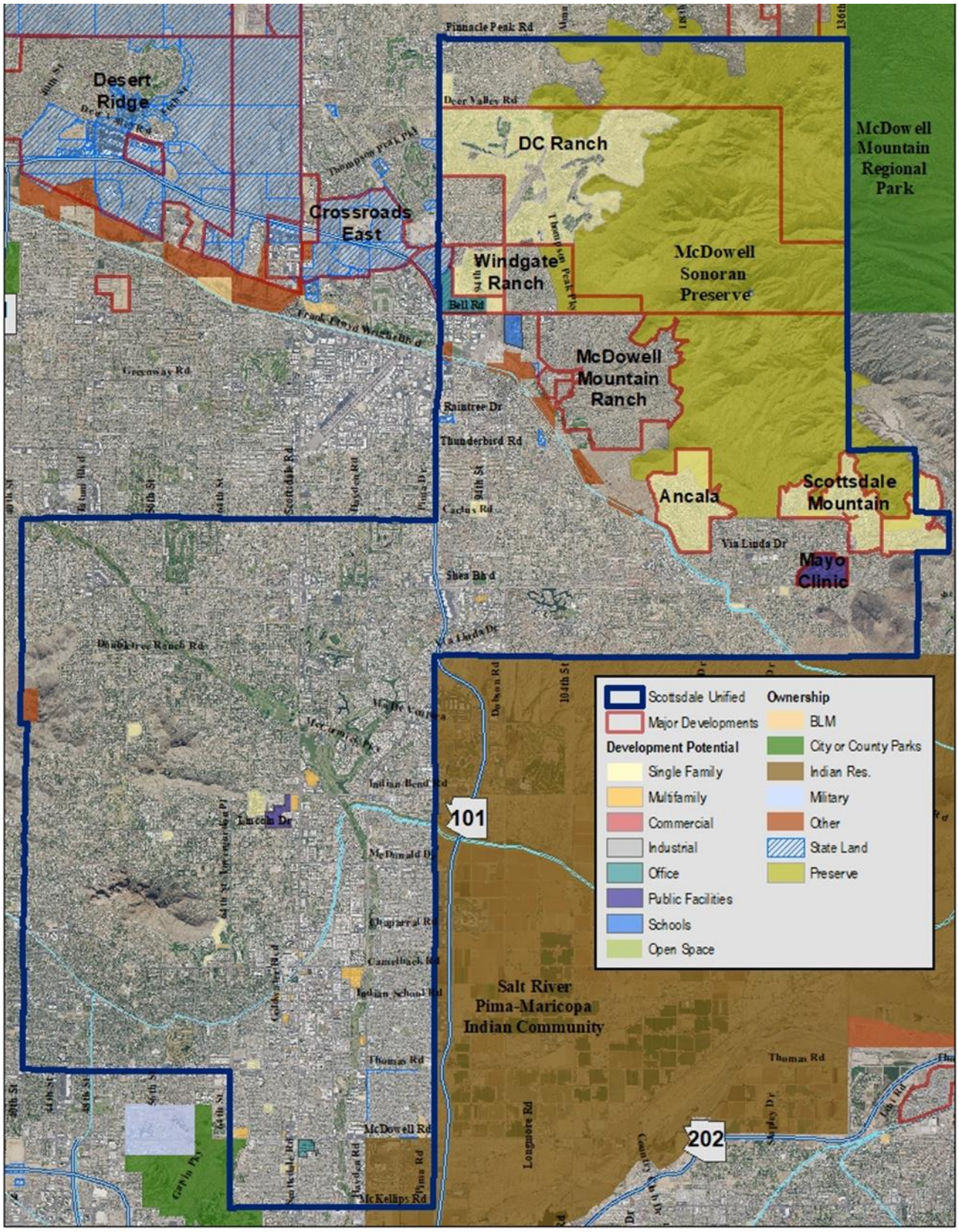
TABLE 11
POTENTIAL NEW HOUSING BY DEVELOPMENT TIMELINE

	Existing		Vacant Land				
Housing Type	Infill	Projects	1 Year	2-3 Years	3-5 Years	5-10 Years	Total
Family Housing							
Single Family 2 du/ac or less	2,234	90	-	12	24	-	2,360
Single Family 2.01 - 3.5 du/ac	-	35	-	45	-	-	80
Single Family 3.51 - 4.5 du/ac	1,201	2	-	-	-	200	1,403
Single Family 4.51 - 6 du/ac	-	-	-	-	27	-	27
Single Family 6.01du/ac & Over	499	6	-	-	-	90	595
Single Family Attached	-	-	-	-	-	-	-
Total Single Family	3,934	133	-	57	51	290	4,465
Condominium/Townhouse	361	216	-	86	-	-	663
Rental SF/BTR	-	-	-	-	-	-	-
Standard Courtyard Apts	-	1	-	-	-	-	1
Urban/Lifestyle Apts	3,999	54	130	1,385	1,205	826	7,599
Mid-High-rise, Intensive Apts	-	-	663	797	362	769	2,591
Total Multifamily	4,360	271	793	2,268	1,567	1,595	10,854
Total	8,294	404	793	2,325	1,618	1,885	15,319

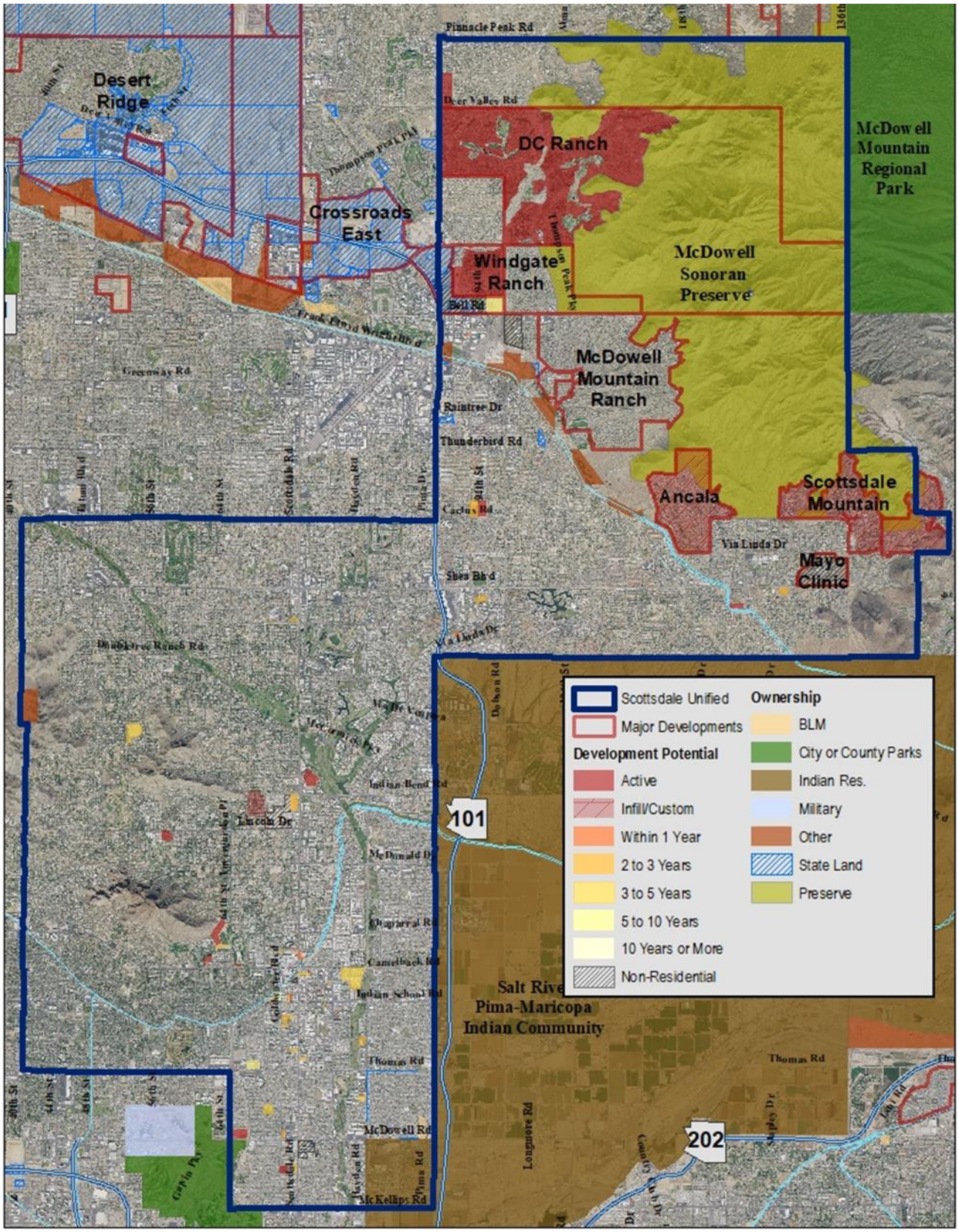
Sources: City of Scottsdale; Applied Economics, October 2022.

Future land use and development timing by area is depicted in the following **Maps 9** and **10.**

MAP 9
FUTURE LAND USE



MAP 10
DEVELOPMENT TIMING



Diversity in housing lends stability to the market since economic changes don't affect all types in the same way. A variety also provides for differing household structures and ages due to the range of housing prices. In general, smaller and less costly housing tends to attract younger householders with younger children while the "move-up" market refers to higher priced houses typically purchased by somewhat older householders. "Executive" housing is at the upper level of pricing with buyers generally older and with children in upper grades, or "empty nesters" without children still in the household. A balanced market will have all types of housing and age groups. This allows first-time buyers to become established and build equity to purchase larger homes in the same area. Without choices available families may not remain in a community.

Regional MLS data shows the September 2022 median sales price for 3-bedroom, single family houses at $435,000. **Table 12** shows pricing at various zip codes around the District. The list is not comprehensive but is meant to indicate the overall housing market characteristics in the District and the range of pricing available.

TABLE 12
HOUSING CHARACTERISTICS AT SELECTED DISTRICT SUBDIVISIONS

Zip Code	Listings	Beds	Low Price	Beds	High Price	Below $450K	Percent
85251	75	3	$ 561,000	6	$ 6,950,000	0	0%
85257	124	3	$ 375,000	4	$ 1,150,000	3	2%
85259	99	3	$ 525,000	6	$ 5,000,000	0	0%
85258	104	2	$ 599,900	6	$ 6,999,999	0	0%
85250	47	3	$ 547,500	5	$ 2,750,000	0	0%

Source: Realtor.com; Applied Economics, October 3rd, 2022.

The housing characteristic tables above paint a picture of affordability of the district, or lack thereof. The low price across zip codes in Scottsdale averaged $521,680, which is higher than the regional average home price of $435,000. Of the 449 homes listed in the five zip codes above, only three homes were listed below the affordable range. The highest priced homes in each zip reached above a million dollars, averaging $4,570,000.

At the four new multifamily complexes completed in 2022 (**Table 12A**), rent for studios averaged $1,836 and the average for 3-bedroom units was $3,771. These rents are above the local average, but are expected for the area and prevalent 'new luxury' product lines.

TABLE 12A
HOUSING CHARACTERISTICS AT SELECTED APARTMENT COMPLEXES

Complex	Address	City	Beds Min	Rent Min	Beds Max	Rent Max	Units	Year Built
Formation	2060 N Scottsdale Rd.	Scottsdale	Studio	$1,779	3	$4,649	170	2022
Seventyone15 MccDowell	7115 E McDowell Rd.	Scottsdale	Studio	$1,985	3	$3,300	274	2022
Scottsdale Entrada	6400 E McDowell Rd.	Scottsdale	Studio	$1,870	3	$4,249	735	2022
Alexan Scottsdale	2001 N Scottsdale Rd.	Scottsdale	Studio	$1,710	3	$2,885	285	2022

Source: Apartments.com; Applied Economics, October 3rd, 2022.

3.3.2 Development Projects

The District's residential market is running out of easily developable land. The future of development will be infill and mixed-used development with continued growth of the multifamily sector. In the last ten years an average of 1,098 multifamily units were added each year.

Single-family housing is expected to continue to develop in much the same way as in recent years. Most new additions will be from custom construction on lots throughout the District, but primarily in the western half. There will continue to be additions at DC Ranch throughout the projection period, but probably not more than 10 to 15 per year. Redevelopment parcels are expected, such as the recently built-out North 70, where Taylor Morrison removed a mobile home park at 70th Street and Continental to build a 65-lot subdivision. However, this type of redevelopment also removes housing to replace it. Redevelopment of homes is most popular in the Arcadia District, where older housing is transformed into luxury homes built by custom builders.

Two smaller single-family projects are proposed, but have yet to reach the planning stage. One potential site is the previous Tonalea Elementary School site. Located on 68th St. and Oak, it is estimated this 10-acre parcel could potentially redevelop into 40 single-family units. Another proposed site is located at the northeast corner of 94th St. and Shea. At 40 acres, it is possible that this site redevelops into over 160 single-family homes. This site could be a combination of single-family and multi-family, allowing for even more units. Neither of these sites have defined plans, but are expected to be developed within the projection period.

More than likely, new sites will be non-residential uses replaced by housing. In most cases this will be commercial-retail property, which is the case for projects like The Miller and Chaparral Commons. Both planned projects are commercial spaces to be replaced by residential or mixed-use construction. Each of these sites could have a significant impact on the District. The Miller, on Miller Road and 6th Avenue, is dedicated to 'workforce' and more specifically teachers. Chaparral Commons has portions of the development dedicated to such work force housing, but also has specific incentives for parents of Chaparral High School students. Chaparral Commons has also promised learning gardens to the high school. These projects are not considered "fully affordable", yet they may yield slightly more students than the average Scottsdale apartment.

Most residential growth in the District will come from multifamily development, and mostly on redeveloped properties. This may include small projects like Formation with 170 units or larger projects like Scottsdale Entrada with 735 units, both built in 2022. Redeveloped commercial space includes the Seventyone15 McDowell on McDowell Road at Papago Plaza (right), recently finished with 274 units.



The downtown area is also to experience new multifamily development in coming years, though the parcels and projects will tend to be smaller and generally at higher densities. A current project under construction includes the Waterview @ Scottsdale in the downtown district. Construction is expected to begin in 2023 at ZOM Living, the Kimsey Triangle, and Canalside- which are all centralized in the Downtown/Fashion Square area. Many more are also in the planning process.

A major redevelopment project has been rezoned at Camelback and Hayden. Gentry on the Green is expected to include over 1,200 new multifamily units, though there is no specific number at this time. The current property use is also multifamily, including the Visconti and Glen at Old Town complexes. This means the net unit additions could be as low as 300, depending on the new construction and the exact number of units removed. Moreover, the rental costs are likely to be quite different which could alter the household demographics from the current use. Given the issues and approvals involved, construction isn't expected until near the middle of the projection period.



Retirement projects tend to be a popular product in the City of Scottsdale. As infill land is developed, a sizable percentage is expected to be senior-oriented. Two projects, 55 Resort (left) and Acoya Shea, are under construction, but other age-restricted projects are likely within the projection period. These projects will have no impact to the District.

Overall future residential development is expected to remain steady due to the strong regional housing market and the attractiveness of the local area. However, significant increases are unlikely due the impediments that accompany redevelopment parcels in urban locations. Some decline in growth can be expected in later years of the projection as the number of available sites are exhausted.

4.0 District Projections

4.1 Population & Housing

Long-term enrollment projections for the District are calculated using a number of factors, including household, demographic, and school-age population and capture rate data. The construction of new housing units and the occupancy rate for all housing units are important and constantly changing factors in population and enrollment projections. 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 community-based projections that are discussed in Section 5.0 of this report.

The long-term population and housing projections for the District, shown in **Table 13**, are based on trends in housing construction, occupancy, ownership and economic growth indicators. Currently, the District contains nearly 113,800 households (occupied housing units) resulting in a population per household of 2.103 persons. District population and households are expected to increase steadily throughout the projection period as new housing supply enters the market and redevelopment continues; however, the population per household is projected to steadily decline over the 10-year period while occupancy rates stabilize at about 86 percent.

TABLE 13
HISTORIC AND PROJECTED POPULATION AND HOUSING

Year	Population	Housing Units	New Units	Occupancy Rate	Households Total	Households Change	Pop/HH
2010/11	**220,818**	**121,603**	**255**	**84.5%**	**102,742**	**-1,210**	**2.149**
2011/12	**221,251**	**121,821**	**218**	**84.6%**	**103,118**	**376**	**2.146**
2012/13	**222,214**	**122,496**	**675**	**84.8%**	**103,878**	**760**	**2.139**
2013/14	**223,108**	**123,288**	**792**	**84.9%**	**104,725**	**847**	**2.130**
2014/15	**225,371**	**124,741**	**1,454**	**85.1%**	**106,140**	**1,414**	**2.123**
2015/16	**227,080**	**125,771**	**1,029**	**85.3%**	**107,220**	**1,081**	**2.118**
2016/17	**228,285**	**126,154**	**383**	**85.4%**	**107,751**	**531**	**2.119**
2017/18	**229,081**	**126,411**	**257**	**85.6%**	**108,175**	**424**	**2.118**
2018/19	**231,505**	**127,526**	**1,115**	**85.7%**	**109,338**	**1,164**	**2.117**
2019/20	**233,300**	**128,396**	**869**	**85.9%**	**110,302**	**964**	**2.115**
2020/21	**237,534**	**129,648**	**1,253**	**86.1%**	**111,588**	**1,286**	**2.129**
2021/22	**237,069**	**130,878**	**1,230**	**86.1%**	**112,626**	**1,038**	**2.105**
2022/23	**239,165**	**132,175**	**1,297**	**86.1%**	**113,747**	**1,122**	**2.103**
2023/24	240,031	132,845	670	86.1%	114,331	584	2.099
2024/25	241,243	133,840	996	86.1%	115,192	861	2.094
2025/26	244,310	135,700	1,860	86.1%	116,832	1,640	2.091
2026/27	245,730	136,708	1,008	86.1%	117,729	896	2.087
2027/28	247,380	137,783	1,074	86.1%	118,678	949	2.084
2028/29	248,374	138,533	750	86.1%	119,331	653	2.081
2029/30	249,097	139,068	536	86.2%	119,818	487	2.079
2030/31	249,830	139,504	436	86.3%	120,329	511	2.076
2031/32	250,565	139,997	494	86.3%	120,767	439	2.075
2032/33	250,999	140,369	371	86.3%	121,098	330	2.073
2023/24 - 2032/33			8,194			7,350	

Source: Applied Economics, 2022.
***Bolding Indicates Actuals**

About 8,200 new housing units are projected to be added over the next 10 years, resulting in a population increase of about 11,800 persons in nearly 7,400 new households. A decline in the school-age population in existing housing combined with declining service rates is projected to offset any enrollment growth that would otherwise be associated with the creation of these new households.

4.2 Enrollment

In addition to the volume and market orientation of housing development, trends in per-household student generation rates and service rates are key factors used in determining future enrollment levels, as shown on **Table 14**. The first element, student generation, refers to the expected size of the school-age population (persons aged 5 to 17 years old) per household. The average number of school-age persons per household has decreased from 0.303 in 2010/11 to 0.184 in 2022/23; the District is expected to experience continued declines in student generation rates, dropping to just 0.157 2032/33. It should be noted, however, that these rates vary significantly within the District.

TABLE 14
SCHOOL-AGE POPULATION AND ENROLLMENT

		School-Age Population *		K-12 Enrollment			Net Enrollment -		In-District
Year	Households	Total	Per Household	Total	Per Household	Net Difference	Population Ratio	In-District Enrollment	Service Rate
2010/11	**102,742**	**31,084**	**0.303**	**25,989**	**0.253**	**5,095**	**0.836**	**22,103**	**0.711**
2011/12	**103,118**	**30,753**	**0.298**	**25,691**	**0.249**	**5,062**	**0.835**	**21,755**	**0.707**
2012/13	**103,878**	**30,508**	**0.294**	**25,167**	**0.242**	**5,341**	**0.825**	**21,176**	**0.694**
2013/14	**104,725**	**30,537**	**0.292**	**24,775**	**0.237**	**5,762**	**0.811**	**20,727**	**0.679**
2014/15	**106,140**	**30,204**	**0.285**	**23,604**	**0.222**	**6,600**	**0.781**	**19,142**	**0.634**
2015/16	**107,220**	**30,051**	**0.280**	**23,414**	**0.218**	**6,637**	**0.779**	**18,920**	**0.630**
2016/17	**107,751**	**29,773**	**0.276**	**23,280**	**0.216**	**6,493**	**0.782**	**18,682**	**0.627**
2017/18	**108,175**	**29,466**	**0.272**	**22,853**	**0.211**	**6,613**	**0.776**	**18,380**	**0.624**
2018/19	**109,338**	**29,322**	**0.268**	**22,371**	**0.205**	**6,951**	**0.763**	**17,975**	**0.613**
2019/20	**110,302**	**29,130**	**0.264**	**22,233**	**0.202**	**6,897**	**0.763**	**17,566**	**0.603**
2020/21	**111,588**	**29,003**	**0.260**	**21,437**	**0.192**	**7,566**	**0.739**	**16,884**	**0.582**
2021/22	**112,626**	**28,777**	**0.256**	**21,302**	**0.189**	**7,475**	**0.740**	**16,680**	**0.580**
2022/23	**113,747**	**28,425**	**0.250**	**20,939**	**0.184**	**7,486**	**0.737**	**16,309**	**0.574**
2023/24	114,331	28,291	0.247	20,432	0.179	7,859	0.722	15,807	0.559
2024/25	115,192	28,115	0.244	20,235	0.176	7,881	0.720	15,614	0.555
2025/26	116,832	28,114	0.241	20,196	0.173	7,918	0.718	15,580	0.554
2026/27	117,729	27,946	0.237	20,058	0.170	7,888	0.718	15,446	0.553
2027/28	118,678	27,772	0.234	19,887	0.168	7,886	0.716	15,280	0.550
2028/29	119,331	27,551	0.231	19,786	0.166	7,765	0.718	15,184	0.551
2029/30	119,818	27,305	0.228	19,541	0.163	7,763	0.716	14,944	0.547
2030/31	120,329	27,064	0.225	19,445	0.162	7,619	0.718	14,852	0.549
2031/32	120,767	26,814	0.222	19,218	0.159	7,596	0.717	14,630	0.546
2032/33	121,098	26,549	0.219	19,017	0.157	7,532	0.716	14,433	0.544

Source: Applied Economics, 2022.
* Population age 5 through 17, corresponds with Kindergarten through 12th grade.
Bolding indicates historical data.

Due to the increasing number of educational alternatives and open enrollment policies, it is necessary to apply an enrollment-to-population (E-P) ratio to the school-age population in order to project enrollment. Open enrollment causes a shifting of students between districts, with gains and losses offsetting each other to varying degrees, whereas charter schools only detract from district enrollment. The E-P ratio can be based on the net difference between the school-age population and **total** enrollment (hereafter referred to the Net E-P Ratio), acknowledging that there are flows of students between all school districts in Arizona, or it can be based on **in-District** enrollment alone (hereafter referred to as the In-District Service Rate).

In 1990/91 the District's Net E-P Ratio was 0.879, meaning that nearly 88 percent of the school-age population of the District attended District schools, which was very typical for a mature area that also included a variety of private and parochial schools. Since that time, increasing open enrollment and the proliferation of public charter schools has significantly impacted the E-P ratios for all public school districts in Arizona. By 2010/11, the District's Net E-P Ratio rate had fallen to 83.6 percent and it has since declined further, settling at 73.7 percent in 2022/23.

This year the District enrolled 4,630 out-of-District students, meaning that only 16,300 of the District's 28,400 resident school-age children attend District schools. This would imply an in-District Service Rate of just 57.4 percent, which is down from 71.1 percent in 2010/11. For the purposes of this analysis the level of out-of-District enrollment is assumed to remain fairly stable (roughly 4,600 students each year) throughout the projection period.

Based on the projected change in the school-age population and trends associated with the in-District Service Rate, in-District enrollment is projected to steadily decline throughout the projection period. The effect of new home construction on enrollment over the next ten years is expected to be largely offset by the aging of the population in existing housing units and the continued loss of resident students to alternative providers. As a result, total K-12 enrollment is projected to decline by about 1,900 students (9.2 percent) over the next ten years, dropping to 19,000 by 2032/33. **Table 15** provides more detail on District enrollment history and projections by grade level.

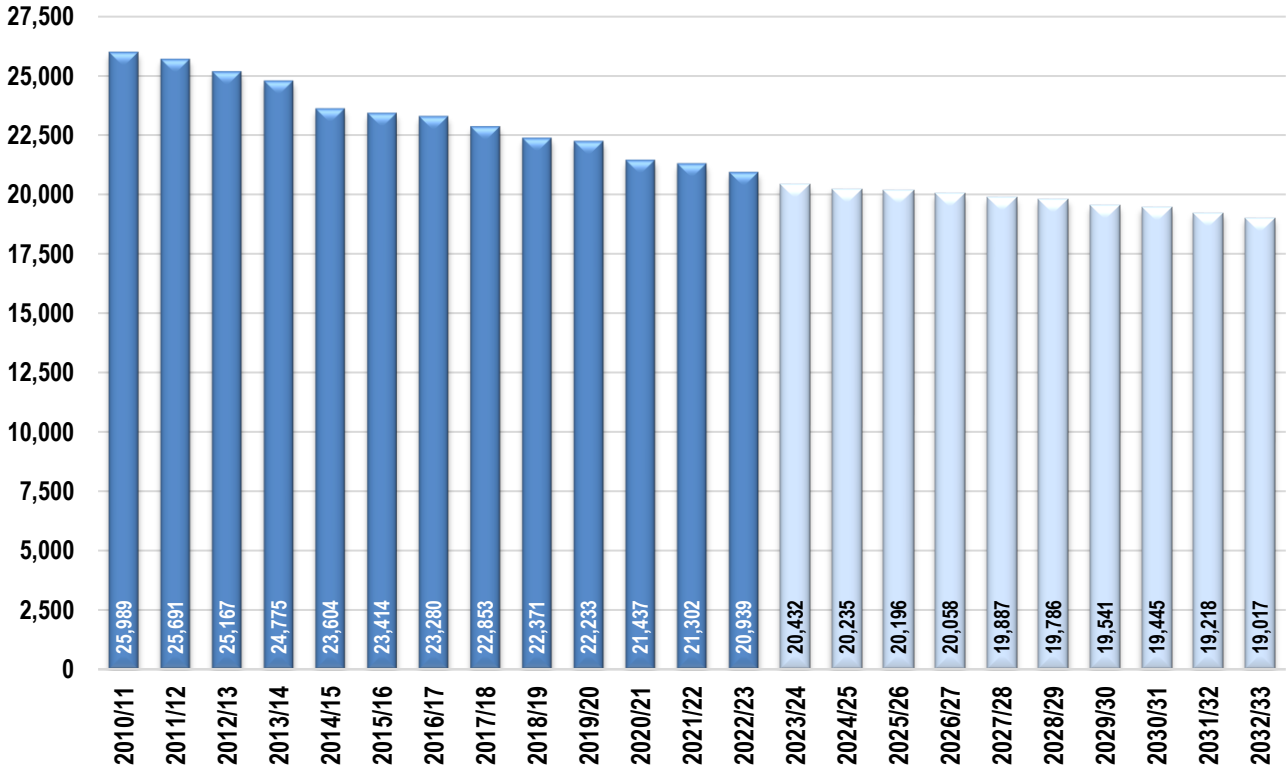
TABLE 15
HISTORIC AND PROJECTED TOTAL ENROLLMENT BY LEVEL

	Enrollment by Level				K-12 Total			Share by Level		
Fall	K-5	6-8	K-8	9-12	Enrollment	Change	% Change	K-5	6-8	9-12
2010/11	**11,266**	**5,798**	**17,064**	**8,925**	**25,989**	**-407**	**-1.5%**	**43.3%**	**22.3%**	**34.3%**
2011/12	**11,088**	**5,898**	**16,986**	**8,705**	**25,691**	**-298**	**-1.1%**	**43.2%**	**23.0%**	**33.9%**
2012/13	**10,856**	**5,613**	**16,469**	**8,698**	**25,167**	**-524**	**-2.0%**	**43.1%**	**22.3%**	**34.6%**
2013/14	**10,555**	**5,684**	**16,239**	**8,536**	**24,775**	**-392**	**-1.6%**	**42.6%**	**22.9%**	**34.5%**
2014/15	**9,749**	**5,442**	**15,191**	**8,413**	**23,604**	**-1,171**	**-4.7%**	**41.3%**	**23.1%**	**35.6%**
2015/16	**9,690**	**5,299**	**14,989**	**8,425**	**23,414**	**-190**	**-0.8%**	**41.4%**	**22.6%**	**36.0%**
2016/17	**9,417**	**5,356**	**14,773**	**8,507**	**23,280**	**-134**	**-0.6%**	**40.5%**	**23.0%**	**36.5%**
2017/18	**9,192**	**5,298**	**14,490**	**8,363**	**22,853**	**-427**	**-1.8%**	**40.2%**	**23.2%**	**36.6%**
2018/19	**8,788**	**5,210**	**13,998**	**8,373**	**22,371**	**-482**	**-2.1%**	**39.3%**	**23.3%**	**37.4%**
2019/20	**8,681**	**5,101**	**13,782**	**8,451**	**22,233**	**-138**	**-0.6%**	**39.0%**	**22.9%**	**38.0%**
2020/21	**8,337**	**4,855**	**13,192**	**8,245**	**21,437**	**-796**	**-3.6%**	**38.9%**	**22.6%**	**38.5%**
2021/22	**8,564**	**4,829**	**13,393**	**7,909**	**21,302**	**-135**	**-0.6%**	**40.2%**	**22.7%**	**37.1%**
2022/23	**8,342**	**4,649**	**12,991**	**7,948**	**20,939**	**-363**	**-1.7%**	**39.8%**	**22.2%**	**38.0%**
2023/24	8,263	4,472	12,735	7,697	20,432	-507	-2.4%	40.4%	21.9%	37.7%
2024/25	8,213	4,451	12,664	7,571	20,235	-197	-1.0%	40.6%	22.0%	37.4%
2025/26	8,248	4,339	12,587	7,609	20,196	-39	-0.2%	40.8%	21.5%	37.7%
2026/27	8,118	4,420	12,538	7,520	20,058	-138	-0.7%	40.5%	22.0%	37.5%
2027/28	7,967	4,518	12,485	7,402	19,887	-171	-0.9%	40.1%	22.7%	37.2%
2028/29	7,912	4,501	12,413	7,373	19,786	-101	-0.5%	40.0%	22.7%	37.3%
2029/30	7,851	4,346	12,197	7,344	19,541	-245	-1.2%	40.2%	22.2%	37.6%
2030/31	7,791	4,167	11,958	7,487	19,445	-97	-0.5%	40.1%	21.4%	38.5%
2031/32	7,725	4,130	11,855	7,363	19,218	-227	-1.2%	40.2%	21.5%	38.3%
2032/33	7,653	4,092	11,745	7,272	19,017	-201	-1.0%	40.2%	21.5%	38.2%

Source: Applied Economics, 2022.
Bolding indicates actuals.

As also depicted in **Figure 7,** the District's enrollment losses are projected to be slightly stronger during the first half of the projection period, totaling almost 1,100 students for the five-year period (a 5.0 percent decline compared to 2022/23); roughly 52 percent of that decline is projected to come from the loss of nearly 550 9-12 students by 2026/27. During the second half of the projection period the rate of enrollment decline is projected to slow down, totaling nearly 900 students for the period; unlike the first five-year period, however, the vast majority of the loss (85 percent) is expected to come from declines in K-8 enrollment between 2028/29 and 2032/33.

FIGURE 7
ACTUAL AND PROJECTED K-12 ENROLLMENT



Sources: Scottsdale Unified School District Applied Economics, 2022.

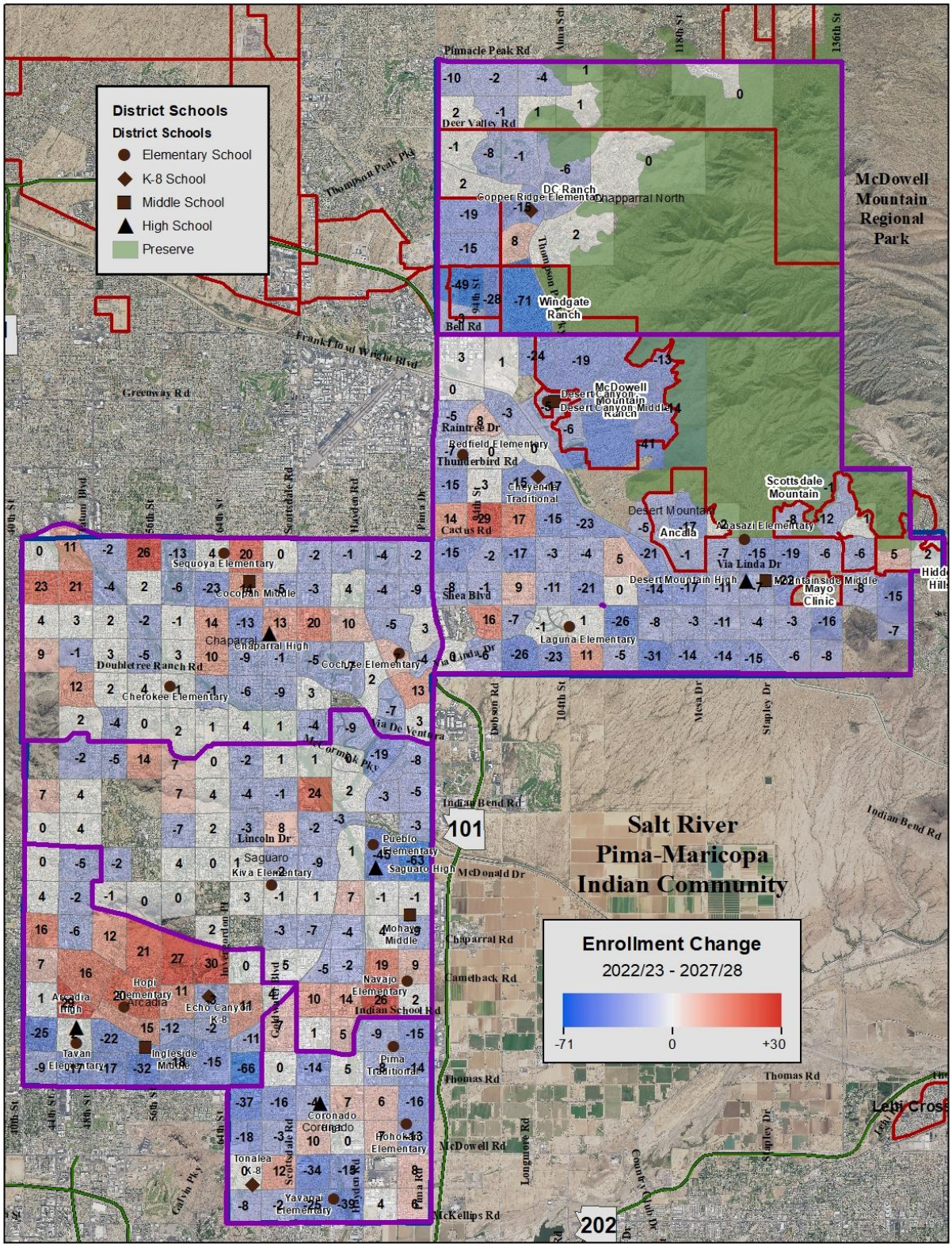
5.0 Sub-District Projections

The purpose of this section is to provide sub-District enrollment projections based on attendance at each school and the residency of the District's student population, which forms the basis for the grid-level projections. Accordingly, the section begins with projections for each community based on the school of attendance. These projections form the basis for the District enrollment projections and provide baseline information for comparing enrollment by school with enrollment by attendance area.

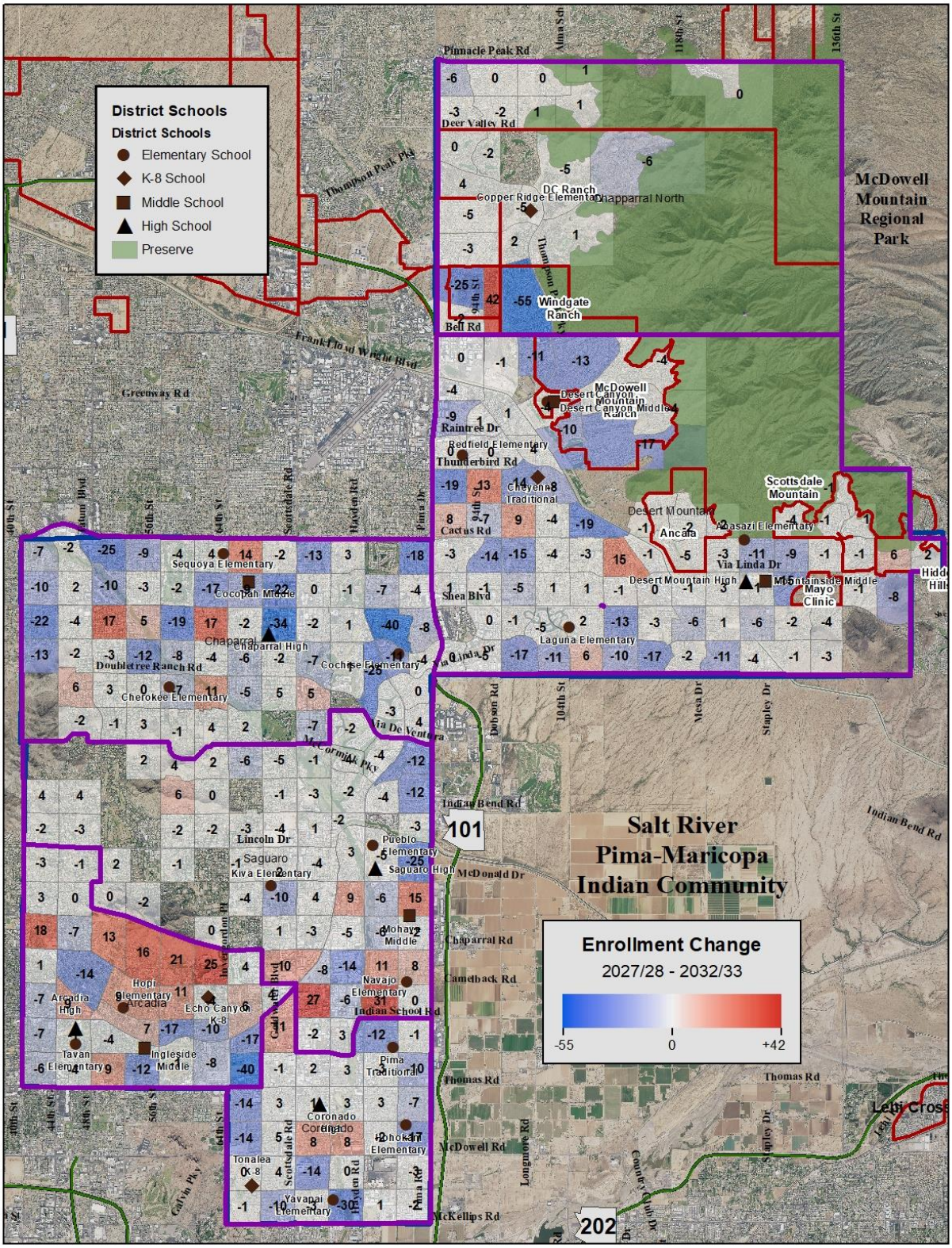
The sub-District analysis aggregates grid-level enrollment by attendance area, which is most closely linked to the characteristics of the population in specific parts of the District. These projections are used in conjunction with the analysis of residence versus enrollment in the final part of the section to project the level of enrollment by school over the next ten years.

The grid-level projections are illustrated by **Maps 11** and **12**, which show the expected change in enrollment by grid for the 2022/23 to 2027/28 and 2027/28 to 2032/33 time periods, respectively. During the first five-year period, widespread enrollment declines are expected, particularly in the most northern and eastern parts of the District. Some enrollment gains can be seen, but they are highly concentrated, particularly in the Arcadia Community. During the second five-year period some regeneration is expected as enrollment losses moderate considerably, as do other areas that posted enrollment gains during the first half of the projection period.

MAP 11
ENROLLMENT CHANGE: 2022/23 - 2027/28



MAP 12
ENROLLMENT CHANGE: 2027/28 - 2032/33



5.1 Enrollment Trends by Community

Each of the District's communities have notable differences in demographic and household characteristics that can be expected to cause variations in enrollment in the future, but that are masked when examining the District-level information. In some communities there are short-term factors affecting enrollment, while longer-term trends are present in others. The following projections are based on community attendance figures. The relationship between attendance and residence is altered by open enrollment and other factors, as will be discussed later in this section. Tables containing detailed demographic information by community are included in **Appendix A** of this report.

5.1.1 Arcadia Community

The Arcadia Community is an older, well-established area and enrollment in its schools has fluctuated within a fairly narrow margin of plus or minus 200 students since 2010/11, although on average enrollment has declined by about 50 students per year (**Table 16**); peak enrollment of about 4,600 students occurred most recently in 2016/17. Since 2016/17, K-12 enrollment in this community has declined by nearly 700 students (15 percent). Total population in this area has grown by 5.4 percent since 2010, but the school-age has declined by 5.2 percent during the same time period. Therefore, despite the attractiveness of this community to students from outside the District, the resident population continues to age. Enrollment is projected to decline slowly over the next 10 years, dropping by about one percent per year on average; by 2032/33, enrollment is projected to total roughly 3,600 K-12 students.

TABLE 16
ARCADIA COMMUNITY ENROLLMENT

		Enrollment by Level				K-12 Total		
Fall	PS	K-5	6-8	K-8	9-12	Enrollment	Change	% Change
2010/11	**57**	**1,865**	**904**	**2,769**	**1,713**	**4,482**	**-155**	**-3.3%**
2011/12	**49**	**1,869**	**987**	**2,856**	**1,686**	**4,542**	**60**	**1.3%**
2012/13	**49**	**1,877**	**908**	**2,785**	**1,709**	**4,494**	**-48**	**-1.1%**
2013/14	**44**	**1,926**	**967**	**2,893**	**1,743**	**4,636**	**142**	**3.2%**
2014/15	**32**	**1,814**	**954**	**2,768**	**1,733**	**4,501**	**-135**	**-2.9%**
2015/16	**66**	**1,856**	**941**	**2,797**	**1,752**	**4,549**	**48**	**1.1%**
2016/17	**18**	**1,856**	**1,049**	**2,905**	**1,734**	**4,639**	**90**	**2.0%**
2017/18	**11**	**1,745**	**1,064**	**2,809**	**1,727**	**4,536**	**-103**	**-2.2%**
2018/19	**66**	**1,606**	**1,026**	**2,632**	**1,736**	**4,368**	**-168**	**-3.7%**
2019/20	**55**	**1,552**	**1,031**	**2,583**	**1,861**	**4,444**	**76**	**1.7%**
2020/21	**45**	**1,505**	**952**	**2,457**	**1,728**	**4,185**	**-259**	**-5.8%**
2021/22	**79**	**1,488**	**921**	**2,409**	**1,587**	**3,996**	**-189**	**-4.5%**
2022/23	**72**	**1,456**	**882**	**2,338**	**1,613**	**3,951**	**-45**	**-1.1%**
2023/24	71	1,460	870	2,330	1,543	3,873	-78	-2.0%
2024/25	71	1,453	862	2,315	1,541	3,856	-17	-0.4%
2025/26	70	1,477	801	2,278	1,531	3,809	-47	-1.2%
2026/27	69	1,454	829	2,283	1,484	3,767	-42	-1.1%
2027/28	69	1,390	874	2,264	1,477	3,741	-26	-0.7%
2028/29	68	1,390	896	2,286	1,410	3,696	-45	-1.2%
2029/30	67	1,390	863	2,253	1,388	3,641	-55	-1.5%
2030/31	67	1,389	790	2,179	1,471	3,650	9	0.2%
2031/32	66	1,389	791	2,180	1,441	3,621	-29	-0.8%
2032/33	66	1,389	791	2,180	1,461	3,641	20	0.6%

Source: Applied Economics, 2022.
Bolding indicates actuals.

5.1.2 Chaparral Community

Since 2010/11, the Chaparral Community experienced minor enrollment fluctuations; after increasing for several years, recent losses have left total enrollment nearly unchanged; at roughly 4,700 K-12 students, 2022/23 enrollment in this community equals total enrollment at the beginning of the 2010/11 school year (**Table 17**). While not nearly as established as the Arcadia Community, there are some signs that this area is gentrifying. Since 2010, the population in this community has grown by 3.1 percent, while the school-age population has increased by just 1.9 percent; in addition, according to the Census, the share of the population over 64 years of age has increased from 22 percent in 2010 to nearly 28 percent in 2020 and the share of persons in the prime parenting age-group (25 to 44 years) has fallen from 19.4 percent in 2010 to 16.5 percent in 2020. Since the aging of the population in this community is expected to continue, enrollment in the Chaparral Community is projected to decrease to about 4,500 K-12 students by 2032/33, which represents a loss of about 240 students (5.1 percent) over the 10-year period; the majority of this decrease is expected to occur during the second half of the projection period.

TABLE 17
CHAPARRAL COMMUNITY ENROLLMENT

		Enrollment by Level				K-12 Total		
Fall	PS	K-5	6-8	K-8	9-12	Enrollment	Change	% Change
2010/11	**108**	**1,736**	**873**	**2,609**	**2,116**	**4,725**	**-41**	**-0.9%**
2011/12	**129**	**1,722**	**890**	**2,612**	**2,188**	**4,800**	**75**	**1.6%**
2012/13	**129**	**1,677**	**906**	**2,583**	**2,105**	**4,688**	**-112**	**-2.3%**
2013/14	**123**	**1,624**	**892**	**2,516**	**2,077**	**4,593**	**-95**	**-2.0%**
2014/15	**109**	**1,530**	**897**	**2,427**	**2,063**	**4,490**	**-103**	**-2.2%**
2015/16	**82**	**1,629**	**886**	**2,515**	**2,086**	**4,601**	**111**	**2.5%**
2016/17	**17**	**1,633**	**928**	**2,561**	**2,219**	**4,780**	**179**	**3.9%**
2017/18	**11**	**1,717**	**907**	**2,624**	**2,243**	**4,867**	**87**	**1.8%**
2018/19	**123**	**1,733**	**895**	**2,628**	**2,304**	**4,932**	**65**	**1.3%**
2019/20	**110**	**1,798**	**904**	**2,702**	**2,347**	**5,049**	**117**	**2.4%**
2020/21	**119**	**1,741**	**913**	**2,654**	**2,277**	**4,931**	**-118**	**-2.3%**
2021/22	**146**	**1,863**	**897**	**2,760**	**2,133**	**4,893**	**-38**	**-0.8%**
2022/23	**142**	**1,789**	**886**	**2,675**	**2,054**	**4,729**	**-164**	**-3.4%**
2023/24	139	1,783	876	2,659	1,978	4,637	-92	-1.9%
2024/25	139	1,743	921	2,664	1,967	4,631	-6	-0.1%
2025/26	142	1,745	930	2,675	2,053	4,728	97	2.1%
2026/27	143	1,722	936	2,658	2,105	4,763	35	0.7%
2027/28	143	1,685	917	2,602	2,145	4,747	-16	-0.3%
2028/29	143	1,660	901	2,561	2,192	4,753	6	0.1%
2029/30	141	1,635	892	2,527	2,171	4,698	-55	-1.2%
2030/31	140	1,611	864	2,475	2,199	4,674	-25	-0.5%
2031/32	137	1,585	850	2,435	2,133	4,568	-106	-2.3%
2032/33	135	1,558	836	2,394	2,093	4,487	-81	-1.8%

Source: Applied Economics, 2022.
Bolding indicates actuals.

5.1.3 Chaparral North Community

Since 2010/11, the Chaparral North Community schools have seen. Despite strong population growth in the Chaparral North community over the past 13 years, enrollment in its schools has declined every year but two since 2010/11 due to increased competition from alternative providers in the area; in total, K-8 enrollment has dropped by more than 600 students (**Table 18**) during that time period, although enrollment did increase slightly last year (34 students) and only dropped by 20 students in 2022/23. Enrollment declines are expected to continue for the next four years and stabilize somewhat during the second half of the projection period, resulting in K-8 enrollment of just 500 students by 2032/33 (down 15.1 percent compared to 2022/23).

TABLE 18
CHAPARRAL NORTH COMMUNITY ENROLLMENT

		Enrollment by Level		K-8 Total		
Fall	PS	K-5	6-8	Enrollment	Change	% Change
2010/11	**86**	**839**	**368**	**1,207**	**-2**	**-0.2%**
2011/12	**91**	**797**	**433**	**1,230**	**23**	**1.9%**
2012/13	**91**	**750**	**448**	**1,198**	**-32**	**-2.6%**
2013/14	**22**	**702**	**461**	**1,163**	**-35**	**-2.9%**
2014/15	**31**	**634**	**451**	**1,085**	**-78**	**-6.7%**
2015/16	**68**	**622**	**439**	**1,061**	**-24**	**-2.2%**
2016/17	**12**	**551**	**449**	**1,000**	**-61**	**-5.7%**
2017/18	**11**	**477**	**400**	**877**	**-123**	**-12.3%**
2018/19	**34**	**379**	**374**	**753**	**-124**	**-14.1%**
2019/20	**33**	**339**	**302**	**641**	**-112**	**-14.9%**
2020/21	**18**	**296**	**280**	**576**	**-65**	**-10.1%**
2021/22	**40**	**340**	**270**	**610**	**34**	**5.9%**
2022/23	**24**	**327**	**263**	**590**	**-20**	**-3.3%**
2023/24	23	310	254	564	-26	-4.4%
2024/25	22	311	235	546	-18	-3.2%
2025/26	21	316	207	523	-23	-4.2%
2026/27	20	318	180	498	-25	-4.8%
2027/28	20	327	169	496	-2	-0.4%
2028/29	20	323	178	501	5	1.0%
2029/30	20	319	186	505	4	0.8%
2030/31	20	316	201	517	12	2.4%
2031/32	20	314	196	510	-7	-1.4%
2032/33	20	310	191	501	-9	-1.8%

Source: Applied Economics, 2022.
Bolding indicates actuals.

5.1.4 Coronado Community

Despite steady growth in its population, the Coronado Community continues to experience declining enrollment across all grade levels, as shown in **Table 19**. Recent additions to the housing supply have nearly all been multifamily, which has contributed to a strong decline in the community's population per household. Since 2010/11, the population in the area has grown by nearly 7,300 (17 percent) but the school-age population has declined by nearly 600 people (12 percent); while the rate of decline is expected to slow, the school-age population is expected to continue to decrease throughout the projection period. As a result, enrollment is projected to fall throughout the projection period, dropping by an average of two percent per year, resulting in K-12 enrollment of about 1,900 students by 2032/33.

TABLE 19
CORONADO COMMUNITY ENROLLMENT

		Enrollment by Level				K-12 Total		
Fall	PS	K-5	6-8	K-8	9-12	Enrollment	Change	% Change
2010/11	**221**	**1,922**	**849**	**2,771**	**1,365**	**4,136**	**-78**	**-1.9%**
2011/12	**222**	**1,953**	**807**	**2,760**	**1,242**	**4,002**	**-134**	**-3.2%**
2012/13	**222**	**1,961**	**760**	**2,721**	**1,258**	**3,979**	**-23**	**-0.6%**
2013/14	**186**	**1,869**	**737**	**2,606**	**1,076**	**3,682**	**-297**	**-7.5%**
2014/15	**166**	**1,720**	**678**	**2,398**	**1,042**	**3,440**	**-242**	**-6.6%**
2015/16	**150**	**1,673**	**645**	**2,318**	**1,038**	**3,356**	**-84**	**-2.4%**
2016/17	**39**	**1,623**	**579**	**2,202**	**1,072**	**3,274**	**-82**	**-2.4%**
2017/18	**25**	**1,526**	**563**	**2,089**	**948**	**3,037**	**-237**	**-7.2%**
2018/19	**198**	**1,459**	**533**	**1,992**	**942**	**2,934**	**-103**	**-3.4%**
2019/20	**161**	**1,398**	**520**	**1,918**	**902**	**2,820**	**-114**	**-3.9%**
2020/21	**110**	**1,216**	**477**	**1,693**	**811**	**2,504**	**-316**	**-11.2%**
2021/22	**149**	**1,173**	**469**	**1,642**	**724**	**2,366**	**-138**	**-5.5%**
2022/23	**126**	**1,111**	**447**	**1,558**	**748**	**2,306**	**-60**	**-2.5%**
2023/24	123	1,107	402	1,509	735	2,244	-62	-2.7%
2024/25	120	1,088	361	1,449	734	2,183	-61	-2.7%
2025/26	120	1,112	344	1,456	725	2,181	-2	-0.1%
2026/27	116	1,111	347	1,458	657	2,115	-66	-3.0%
2027/28	114	1,121	338	1,459	622	2,081	-34	-1.6%
2028/29	110	1,097	344	1,441	563	2,004	-77	-3.7%
2029/30	108	1,080	344	1,424	538	1,962	-42	-2.1%
2030/31	107	1,063	348	1,411	534	1,945	-17	-0.9%
2031/32	106	1,051	344	1,395	530	1,925	-20	-1.0%
2032/33	105	1,035	339	1,374	536	1,910	-15	-0.8%

Source: Applied Economics, 2022.
Bolding indicates actuals.

5.1.5 Desert Mountain Community

The population of the Desert Mountain Community has increased by just one percent (400 people) since 2010/11, and the school age population declined by nearly 13 percent (1,300 people) during the same period. According to the Census, between 2010 and 2020 share of the population over 64 years of age in this community has risen from 17 percent to 20 percent and the share of persons in the prime parenting age group (25 to 44 years) has dropped by 24 percent to 22 percent. These demographic shifts are reflected in the area's declining enrollment, as shown on **Table 20**. The school-age population is projected to continue to decline throughout the projection period, decreasing by about 1,100 persons (12.5 percent) over the next ten years. As a result, this community is projected to experience a net loss of nearly 700 students (12 percent), resulting in total enrollment of 4,800 K-12 students by 2032/33.

TABLE 20
DESERT MOUNTAIN COMMUNITY ENROLLMENT

		Enrollment by Level				K-12 Total		
Fall	PS	K-5	6-8	K-8	9-12	Enrollment	Change	% Change
2010/11	**201**	**3,350**	**1,899**	**5,249**	**2,335**	**7,584**	**-101**	**-1.3%**
2011/12	**190**	**3,189**	**1,918**	**5,107**	**2,291**	**7,398**	**-186**	**-2.5%**
2012/13	**190**	**3,060**	**1,771**	**4,831**	**2,291**	**7,122**	**-276**	**-3.7%**
2013/14	**178**	**2,966**	**1,790**	**4,756**	**2,275**	**7,031**	**-91**	**-1.3%**
2014/15	**174**	**2,737**	**1,650**	**4,387**	**2,252**	**6,639**	**-392**	**-5.6%**
2015/16	**140**	**2,590**	**1,605**	**4,195**	**2,252**	**6,447**	**-192**	**-2.9%**
2016/17	**25**	**2,397**	**1,537**	**3,934**	**2,191**	**6,125**	**-322**	**-5.0%**
2017/18	**28**	**2,396**	**1,511**	**3,907**	**2,163**	**6,070**	**-55**	**-0.9%**
2018/19	**168**	**2,315**	**1,489**	**3,804**	**2,131**	**5,935**	**-135**	**-2.2%**
2019/20	**201**	**2,254**	**1,440**	**3,694**	**2,058**	**5,752**	**-183**	**-3.1%**
2020/21	**144**	**2,237**	**1,350**	**3,587**	**2,027**	**5,614**	**-138**	**-2.4%**
2021/22	**197**	**2,284**	**1,380**	**3,664**	**1,865**	**5,529**	**-85**	**-1.5%**
2022/23	**166**	**2,280**	**1,334**	**3,614**	**1,898**	**5,512**	**-17**	**-0.3%**
2023/24	164	2,267	1,265	3,532	1,919	5,451	-61	-1.1%
2024/25	162	2,253	1,242	3,495	1,873	5,368	-83	-1.5%
2025/26	161	2,245	1,239	3,484	1,855	5,339	-29	-0.5%
2026/27	159	2,196	1,279	3,475	1,805	5,280	-59	-1.1%
2027/28	156	2,146	1,302	3,448	1,732	5,180	-100	-1.9%
2028/29	154	2,118	1,276	3,394	1,709	5,103	-77	-1.5%
2029/30	152	2,092	1,217	3,309	1,715	5,024	-79	-1.5%
2030/31	150	2,067	1,167	3,234	1,727	4,961	-63	-1.3%
2031/32	148	2,042	1,152	3,194	1,707	4,901	-60	-1.2%
2032/33	146	2,018	1,138	3,156	1,673	4,829	-72	-1.5%

Source: Applied Economics, 2022.
Bolding indicates actuals.

5.1.6 Saguaro Community

As shown on **Table 21**, enrollment in Saguaro Community schools has been declining for most of the past 13 years, resulting in the loss of 230 students (6.0 percent) since 2010/11. Since 2010/11, the total population in the Saguaro Community increased by roughly 12 percent, while the school-age population decreased by about three percent. Despite continued declines in the school-age population during the projection period, enrollment is expected to stabilize somewhat over the next 10 years; as a result, 2032/33 enrollment in the Saguaro Community is projected to total about 3,650 K-12 students, which represents a gain of just 25 students compared to 2022/23 enrollment.

TABLE 21
SAGUARO COMMUNITY ENROLLMENT

		Enrollment by Level				K-12 Total		
Fall	PS	K-5	6-8	K-8	9-12	Enrollment	Change	% Change
2010/11	**76**	**1,554**	**905**	**2,459**	**1,396**	**3,855**	**-30**	**-0.8%**
2011/12	**89**	**1,558**	**863**	**2,421**	**1,298**	**3,719**	**-136**	**-3.5%**
2012/13	**89**	**1,531**	**820**	**2,351**	**1,335**	**3,686**	**-33**	**-0.9%**
2013/14	**104**	**1,468**	**837**	**2,305**	**1,365**	**3,670**	**-16**	**-0.4%**
2014/15	**138**	**1,314**	**812**	**2,126**	**1,323**	**3,449**	**-221**	**-6.0%**
2015/16	**103**	**1,320**	**783**	**2,103**	**1,297**	**3,400**	**-49**	**-1.4%**
2016/17	**23**	**1,357**	**814**	**2,171**	**1,291**	**3,462**	**62**	**1.8%**
2017/18	**20**	**1,331**	**853**	**2,184**	**1,282**	**3,466**	**4**	**0.1%**
2018/19	**101**	**1,296**	**893**	**2,189**	**1,260**	**3,449**	**-17**	**-0.5%**
2019/20	**168**	**1,340**	**904**	**2,244**	**1,283**	**3,527**	**78**	**2.3%**
2020/21	**126**	**1,342**	**883**	**2,225**	**1,402**	**3,627**	**100**	**2.8%**
2021/22	**151**	**1,353**	**782**	**2,135**	**1,393**	**3,528**	**-99**	**-2.7%**
2022/23	**154**	**1,347**	**799**	**2,146**	**1,478**	**3,624**	**96**	**2.7%**
2023/24	156	1,336	805	2,141	1,522	3,663	39	1.1%
2024/25	155	1,365	830	2,195	1,456	3,651	-12	-0.3%
2025/26	154	1,353	818	2,171	1,445	3,616	-35	-1.0%
2026/27	155	1,317	849	2,166	1,469	3,635	19	0.5%
2027/28	155	1,298	918	2,216	1,426	3,642	7	0.2%
2028/29	159	1,324	906	2,230	1,499	3,729	87	2.4%
2029/30	158	1,335	844	2,179	1,532	3,711	-18	-0.5%
2030/31	157	1,345	797	2,142	1,556	3,698	-13	-0.4%
2031/32	157	1,344	797	2,141	1,552	3,693	-5	-0.1%
2032/33	155	1,343	797	2,140	1,509	3,649	-44	-1.2%

Source: Applied Economics, 2022.
Bolding indicates actuals.

5.2 Enrollment by Attendance Area

For analysis purposes, the grid level data within the District is summed to generate enrollment estimates by current school attendance areas, as was shown on **Map 1**, previously. **Table 22** displays the projected enrollment by attendance area for 2023/24 through 2032/33 based on current student data and demographic trends. This table is based solely on the attendance area designated for District students' place of residence, regardless of which school they actually attend. The data provides a direct link to the demographic analysis and is used to predict enrollment by school in Section 5.3. It includes a designation for out-of-District students, and excludes schools that do not have specific attendance areas (Echo Canyon, Cheyenne Traditional and Pueblo Elementary School).

Among elementary attendance areas (K-5 and K-8), Redfield (780 students) and Hopi (650 students) attendance are projected to have the largest number of students by 2032/33, although neither area is expected to see an increase in the number of students. Five attendance areas are projected to have more than 500 elementary students each by the end of the projection period. With fewer than 300 students each, the smallest elementary attendance areas in 2032/33 are expected to be Sequoya, Desert Canyon and Kiva. In all, 15 of the 24 elementary attendance areas are projected to see enrollment decreases over the next 10 years, ranging from just five students (Anasazi) to 200 students (Tonalea). The largest elementary gains are expected in the Ingleside (33 students) and Mohave (35 students) attendance areas.

Among high schools, the Desert Mountain attendance area is currently the largest with nearly 1,900 students; although the area is expected to lose nearly 500 students over the next decade it will continue to be the largest in 2032/33 with nearly 1,400 students. Due to a slight gain in students over the next 10 years, the Chaparral attendance area will be nearly equal in size to Desert Mountain. Chaparral is the only attendance area projected to experience an increase by 2032/33; each of the other high school attendance areas are projected to see declines ranging from 10 students (Arcadia) to 500 students (Desert Mountain). The number of 9-12 students from outside the District is projected to remain nearly unchanged, increasing by about 80 students during the 10-year period.

TABLE 22
ACTUAL AND PROJECTED ENROLLMENT BY ATTENDANCE AREA

Attendance Area	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33
Ingleside Middle School	651	630	612	551	538	513	527	541	517	541	606	631	609	546	554	546
Hopi Elementary School	538	562	570	623	663	651	671	684	715	700	676	678	672	664	658	651
Tavan Elementary School	593	532	484	430	396	405	397	398	409	400	370	369	361	351	341	339
Echo Canyon K-8	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Cocopah Middle School	662	627	595	615	654	629	567	571	573	577	585	572	553	519	499	485
Cherokee Elementary School	320	338	348	325	433	379	370	362	370	360	343	336	327	318	308	300
Cochise Elementary School	413	410	416	379	412	435	429	417	403	396	381	364	352	339	326	313
Sequoya Elementary School	339	334	311	320	338	337	324	323	317	307	302	296	290	284	278	272
Copper Ridge School	809	709	620	567	589	575	551	536	516	487	471	475	484	486	472	460
Hohokam Traditional School	359	367	338	297	319	338	345	356	375	378	375	368	368	367	363	360
Pima Elementary School	392	371	387	377	346	363	361	368	374	372	365	370	370	372	375	375
Tonalea K-8 / Middle	1,159	1,165	1,120	1,032	1,039	663	551	473	401	440	470	482	461	449	449	447
Yavapai Elementary School	406	409	383	340	321	530	530	532	541	528	527	535	535	538	538	537
Desert Canyon Middle School	751	708	712	660	638	608	592	607	625	643	655	643	626	611	596	590
Desert Canyon Elementary School	425	380	330	329	344	342	337	328	320	316	309	309	306	303	299	296
Redfield Elementary School	845	853	842	822	814	815	812	823	824	822	823	809	804	798	788	779
Cheyenne Traditional School	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Mountainside Middle School	610	610	558	524	556	546	503	466	435	451	455	440	404	386	395	390
Anasazi Elementary School	479	414	433	426	424	418	412	420	426	422	422	420	420	419	416	413
Laguna Elementary School	397	407	407	408	422	376	360	344	342	320	312	325	322	320	319	318
Mohave Middle School	556	568	585	569	497	496	506	531	545	550	592	605	577	556	540	531
Kiva Elementary School	402	388	386	389	356	344	325	326	331	326	325	318	311	304	297	291
Navajo Elementary School	647	613	632	575	584	592	579	594	600	591	584	582	574	566	553	540
Pueblo Elementary School	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Out of District	2,737	2,603	2,713	2,634	2,710	2,636	2,686	2,664	2,627	2,611	2,538	2,485	2,471	2,461	2,491	2,513
Total	14,490	13,998	13,782	13,192	13,393	12,991	12,734	12,663	12,587	12,538	12,485	12,413	12,197	11,958	11,855	11,745

Source: Scottsdale Unified School District, Applied Economics, 2022.

TABLE 22 (continued)
ACTUAL AND PROJECTED ENROLLMENT BY ATTENDANCE AREA

Attendance Area	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33
Arcadia High School	1,068	1,032	1,051	1,060	966	981	941	896	881	865	880	853	884	967	941	971
Chaparral High School	1,456	1,535	1,463	1,420	1,359	1,299	1,336	1,380	1,471	1,545	1,490	1,484	1,445	1,456	1,410	1,358
Coronado High School	1,089	1,043	1,020	969	908	924	931	959	983	894	796	721	663	703	711	718
Desert Mountain High	2,110	2,087	2,060	2,034	1,889	1,877	1,746	1,656	1,608	1,503	1,473	1,461	1,455	1,468	1,429	1,389
Saguaro High School	904	883	903	843	868	873	797	718	670	706	688	732	765	755	769	760
Out of District	1,736	1,793	1,954	1,919	1,897	1,994	1,946	1,962	1,995	2,007	2,075	2,124	2,132	2,138	2,104	2,076
Total	8,363	8,373	8,451	8,245	7,887	7,948	7,697	7,571	7,609	7,520	7,402	7,373	7,344	7,487	7,363	7,272

Source: Scottsdale Unified School District, Applied Economics, 2022.

5.3 Enrollment by School versus by Attendance Area

In order to translate the projections of enrollment by attendance area (place of residence) into enrollment by school, it is necessary to quantify the relationship between the place of residence and school of attendance. This is accomplished by analyzing the relationship between the two based on current student information. **Tables 23** and **24** display the distributions of enrollment by school versus enrollment by attendance area for elementary and high school students in 2022/23. 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 serving students within their own attendance area and attracting students from outside of their attendance area. In terms of school of attendance, these tables include schools that do not have a specific geography or attendance area, such as Echo Canyon, Pueblo and Cheyenne Traditional School, just as they also include students from outside the District.

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 net difference between the number of students attending a school and those residing within the attendance area. For example, at Arcadia High School there are 863 students enrolled who also live in the Arcadia attendance area. There are 11 students at Arcadia who reside in the Chaparral (2000) attendance area, 87 from Coronado, and so on. There are 605 students from outside the District who attend Arcadia, resulting in total enrollment of 1,613 students. The Arcadia attendance area contains 981 resident students, although 17 attend Chaparral, 39 are at Coronado, and so forth. Arcadia has a net gain of 632 students and the school captures 88 percent of the District students living within its attendance area.

Overall, only 65 percent of the K-8 students from within the District attend the school designated for their place of residence, while 77 percent of the 9-12 students attend the designated school for their area of residence. It is logical that high school students would exhibit a higher rate than the K-8 students because of the larger size of the attendance areas; however, it is important to note that the Coronado attendance area captured a much lower share of their resident students (53 percent) than the other high schools.

The difference between each school's enrollment and the number of students that reside within the attendance area provides an estimate of the net impact of in and out-migration on enrollment. Since Cheyenne Traditional, Echo Canyon and Pueblo Elementary do not have defined attendance areas, their net difference is 100 percent of enrollment. With more than 300 students, Mohave Middle School had the largest net addition among K-8 schools with defined attendance areas. The K-8 schools with the highest net losses in enrollment include Redfield Elementary (-390 students) and Tonalea (-216 students).

TABLE 23
SCHOOL VERSUS ATTENDANCE AREA ENROLLMENT (K-8th GRADE): 2022/23

School Attended / School ID		School Attendance Area of Residence																					Outside District	Total Attend	Total Reside	Diff.
		100	101	102	200	201	202	203	301	403	401	402	404	500	501	502	600	601	602	700	701	702				
Ingleside Middle	100	442			4					51				1			2			15			263	778	513	265
Hopi Elementary	101		605	20		1					1	4	4									1	42	678	651	27
Tavan Elementary	102		7	246							4	6	13			1					1	2	291	571	405	166
Echo Canyon K-8	103	29	9	47						26	8	18	15	1			2		1	5	1	6	143	311	0	311
Cocopah Middle	200	4			556				4	9				42			21			60			190	886	629	257
Cherokee Elementary	201		4	4		344	19	60			2	3				8		4	2		41	2	155	648	379	269
Cochise Elementary	202		1	5		4	366	12	3		5	2	2		6	50		10	30		46	10	61	613	435	178
Sequoya Elementary	203		1	1		12	2	245			1	1	3		1	15			3		2	4	237	528	337	191
Copper Ridge	301				6				425					23	13	7	12	3	1	2	1		97	590	575	15
Tonalea Middle	403	16								339										7			85	447	663	-216
Hohokam Traditional	401		1	5				1			186	22	110						1		4	14	72	416	338	78
Pima Elementary	402		1	8			3				47	164	47								3	27	50	350	363	-13
Yavapai Elementary	404			11							3	25	235									7	64	345	530	-185
Desert Canyon Middle	500				10				18	4				366			31			11			50	490	608	-118
Desert Canyon Elementary	501			2		1		2	23		2	4	1		240	112		10	8		5		75	485	342	143
Redfield Elementary	502		1				9	3	8			1	2		17	311		12	10		1	2	48	425	815	-390
Cheyenne Traditional	503				13		6	6	80			2	1	119	55	228	85	81	73	2	5	3	122	881	0	881
Mountainside Middle	600				13				5					50			377			2			104	551	546	5
Anasazi Elementary	601						4		4		5				2	28		253	31		1	1	108	437	418	19
Laguna Elementary	602			2		1	3	4	4		1	1	1		6	40		38	206		5	1	32	345	376	-31
Mohave Middle	700	21			24				1	226				4			10			386			127	799	496	303
Kiva Elementary	701		14	37		10	10	2			18	29	23			8		1	1		180	90	87	510	344	166
Navajo Elementary	702		7	7							27	35	42			1			1		9	243	50	422	592	-170
Pueblo Elementary	703			9		3	13	1			28	44	26		1	3		5	7		37	178	60	415	0	415
Scottsdale Online Learning		1		1	3	3		1		8		2	5	2	1	3	6	1	1	6	2	1	23	70	0	70
Total		513	651	405	629	379	435	337	575	663	338	363	530	608	342	815	546	418	376	496	344	592	2,636	12,991	10,355	2,636
Total Attending School of Residence Area																									6,715	
Percent Attending School of Residence Area		86%	93%	61%	88%	91%	84%	73%	74%	51%	55%	45%	44%	60%	70%	38%	69%	61%	55%	78%	52%	41%			65%	

Source: Scottsdale Unified School District, Applied Economics, 2022.

All of the high schools except Coronado (-176 students) currently have a net in-migration of students. Chaparral (755 students) has the largest net addition, although Arcadia attracts the largest number of out-of-District students (605 students); both schools capture nearly 90 percent of the students that reside in their respective attendance areas. While Desert Mountain benefited from the addition of 305 out-of-District students, the school only captured 79 percent of the students that reside within its attendance area, which resulted in the net in-migration of just 21 students. At just 53 percent, Coronado High School captured the smallest share of its resident student population; although the school attracted 200 additional students from outside of the District it was not enough to offset the loss from within its attendance area.

TABLE 24
SCHOOL VERSUS ATTENDANCE AREA ENROLLMENT (9th-12th GRADE): 2022/23

		School Attendance Area of Residence						Outside	Total	Total	
School Attended		1000	2000	3000	4000	5000	6000	District	Attend	Reside	Difference
Arcadia High School	1000	863	11	2	87	9	36	605	1,613	981	632
Chaparral High School	2000	17	834	268	18	267	108	542	2,054	1,299	755
Coronado High School	4000	39	1	2	487		19	200	748	924	-176
Desert Mountain High	5000		38	54	10	1,477	14	305	1,898	1,877	21
Saguaro High School	6000	51	62	8	300	78	678	301	1,478	873	605
Scottsdale Online Learning		11	11	8	22	46	18	41	157	0	157
Total		981	957	342	924	1,877	873	1,994	7,948	5,954	1,994
Total Attending School for Residence Area										4,607	
Percent Attending School of Residence Area		88%	87%	78%	53%	79%	78%			77%	

Source: Scottsdale Unified School District, Applied Economics, 2022.

5.4 Enrollment by School

Tables 25 and **26** show projected enrollment by school for 2023/24 through 2032/33 for both the elementary (K-8) and high schools. These projections were derived by combining the attendance area projections with data on the number of intra-district transfers and the number of students from outside the District at each school. Among the 25 K-8 schools, only 5 are projected to experience nominal increases in enrollment over the next ten years. The most growth is expected at Pueblo Elementary School with just 20 new students. Elementary enrollment losses over the 10-year period are projected to range from 140 students (Cocopah Middle and Cochise Elementary) to fewer than 10 students (Hopi Elementary, Mohave Middle and Yavapai Elementary).

At the high school level, all five schools are expected to experience enrollment decreases over the next ten years; the largest loss during the projection period is expected at Desert Mountain (-300 students). Chaparral is expected to continue to be the largest high school at the end of the projection period, with enrollment of roughly 2,000 students, and Coronado will continue to be the smallest of the five high schools with enrollment of just nearly 550 students in 2032/33.

TABLE 25
ELEMENTARY ENROLLMENT BY SCHOOL

School Attended	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33
Ingleside Middle School	891	847	850	811	795	778	799	826	795	810	871	895	868	801	806	795
Hopi Elementary School	827	750	704	710	729	678	682	704	736	723	699	700	695	687	680	671
Tavan Elementary School	685	639	628	596	566	571	579	567	583	577	564	552	533	514	501	494
Echo Canyon K-8	406	393	401	340	319	311	313	292	282	284	268	264	266	261	269	281
Cocopah Middle School	907	894	904	913	897	886	835	835	837	842	848	836	816	782	762	747
Cherokee Elementary School	633	667	681	632	667	648	631	601	604	589	563	563	556	547	540	532
Cochise Elementary School	577	575	630	590	619	613	605	589	560	552	533	516	506	495	486	475
Sequoya Elementary School	507	490	487	518	577	528	533	522	529	514	518	510	505	497	489	484
Copper Ridge School	877	753	641	576	610	590	558	533	477	453	440	446	465	481	473	472
Hohokam Traditional School	483	433	576	491	320	416	420	429	449	457	463	446	436	430	424	417
Pima Elementary School	452	431	444	410	363	350	347	346	345	355	362	363	361	361	363	362
Tonalea K-8 / Middle	859	861	898	788	798	447	400	373	375	402	419	417	386	369	365	359
Supai Middle School	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Yavapai Elementary School	295	266	0	0	161	345	344	344	353	345	339	347	346	347	347	345
Desert Canyon Middle School	561	513	515	481	492	490	468	473	492	514	531	519	503	489	476	472
Desert Canyon Elementary	474	462	454	440	477	485	470	456	446	444	429	423	420	417	416	414
Redfield Elementary School	452	471	473	466	424	425	434	438	447	440	446	431	426	421	411	400
Cheyenne Traditional School	937	931	910	904	899	881	858	829	789	792	775	785	792	796	801	807
Mountainside Middle School	639	651	592	542	565	551	527	529	513	521	518	494	450	427	441	436
Anasazi Elementary School	473	378	391	396	425	437	434	454	460	445	444	444	446	448	448	447
Laguna Elementary School	371	394	359	359	372	346	340	339	325	318	305	311	303	296	290	284
Mohave Middle School	853	892	904	883	782	799	807	832	837	835	868	873	844	823	806	797
Kiva Elementary School	453	474	532	534	516	510	493	491	466	457	424	430	436	442	447	452
Navajo Elementary School	375	342	345	384	424	422	406	412	427	411	406	404	397	390	377	365
Pueblo Elementary School	503	478	463	424	413	415	404	419	435	438	439	437	437	437	437	437
Other	12	13	0	4	183	69	48	31	25	20	13	7	4	0	0	0
Total	14,502	13,998	13,782	13,192	13,393	12,991	12,735	12,664	12,587	12,538	12,485	12,413	12,197	11,958	11,855	11,745

Source: Scottsdale Unified School District, Applied Economics, 2022.

TABLE 26
HIGH SCHOOL ENROLLMENT BY SCHOOL

School	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33
Arcadia High School	1,727	1,733	1,861	1,728	1,587	1,613	1,539	1,508	1,493	1,488	1,514	1,503	1,548	1,626	1,590	1,592
Chaparral High School	2,243	2,301	2,347	2,277	2,133	2,054	2,050	2,092	2,183	2,241	2,202	2,195	2,144	2,147	2,078	2,011
Coronado High School	948	942	902	811	724	748	756	783	821	729	637	564	501	541	543	549
Desert Mountain High	2,163	2,138	2,058	2,027	1,865	1,898	1,819	1,763	1,735	1,649	1,630	1,633	1,634	1,657	1,623	1,595
Saguaro High School	1,282	1,259	1,283	1,402	1,393	1,478	1,435	1,348	1,303	1,339	1,345	1,404	1,443	1,442	1,455	1,451
On-line					185	157	98	77	74	74	74	74	74	74	74	74
Total	8,363	8,373	8,451	8,245	7,887	7,948	7,697	7,571	7,609	7,520	7,402	7,373	7,344	7,487	7,363	7,272

Source: Scottsdale Unified School District, Applied Economics, 2022.

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City of Scottsdale

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