

Executive Summary

Market and Demographic Trends

- The updated enrollment projections for District 112 document significant increases between 2007 and 2020 but at a slower rate as compared with prior projections developed in 2004. The hot housing market in the first half of the decade was fueled by expectations for continued price appreciation and easy credit. These market conditions no longer apply and the inventory of unsold homes, more rigorous lending practices and higher interest payments are expected to cut back the number of new housing starts for the next three years. Permits for new housing units in district cities this year will probably not exceed 475 – half of them town homes with very few school-age children.
- The four cities in the school district have had relatively few foreclosures (60 in 2006 out of over seven thousand in the metropolitan area) but the impetus for trading up to newer and higher cost housing (average prices in active plats ranging from \$435,00 to \$935,000) is constrained and likely to result in more households “staying put”.
- Enrollment gains will be moderated by an increased proportion of households who will not have school-aged children. In 2000 almost half of district households had children at home – the proportion is projected to fall as the baby boom generation moves into retirement years and increased number of one-person households.

Growth Potential

- The school district has the capacity to accommodate an additional 12,000 housing units over the next ten years based on the residential land supply, accessibility and investments in sewer and water services to undeveloped land. If the housing market rebounds by 2010 city planners calculate that over a thousand units a year could be accommodated. Actual market absorption is expected to be not more than 800 units a year.
- The issue for the school district is not **if** this growth will occur but at **what pace**.

Enrollment Projections

- Six sets of projections have been developed: 2 applying a cohort-survival model where students are “aged” from grade to grade and a level of net migration added; 2 using a housing starts model and child factors from new units; and 2 merging the models.
- Kindergarten enrollments are calculated based on a ratio to prior births for the first five years, followed by assumptions for annual increases after 2012.

- Child factors of **0.6 for single family units and 0.09 for town homes** and apartments are applied to the housing starts projections based on a sample of 2,722 units in newer plats and actual enrollment of students in district schools.

Summary of Projected Enrollment Change

- The five year projections to 2012 are for the district to increase enrollments from the **current 8,662** to a high **9,587** (housing model) and a low **9,235** (numeric survival model). Projections anticipate enrollment gains of between 750 and 925 students.
- Kindergarten class size is projected to increase quite slowly, from the current 605 to a high of 677 by 2012 based on prior births and a depressed local housing market for the next 2-3 years. A large part of enrollment gains comes from in-migration of households with children already born.
- By 2020 projected enrollments range between a high of **11,169** to a low of **10,129** and a merged model number of **10,316**. The period 2012 to 2020 is expected to be one of high growth based on a robust regional economy and strong local housing market. The school district is well positioned on the edge of the southwest metro growth sector with excellent transportation accessibility to major employment markets and attracting families with children.

Comparison between the Models by 2020							
Grade Group	SY2007/8	Numeric	Grade Pr.	Housing Adjusted	Merged	Growth w. Merged	High Growth No adjustments
Kindg.	605	742	776	827	752	147	807
Gr.1-5	3,495	3,922	4,025	4,192	3,940	445	4,198
Gr.6-8	1,982	2,366	2,370	2,611	2,411	429	2,792
Gr.9-12	2,601	3,099	3,104	3,538	3,213	612	4,033
Kg-12th	8,662	10,129	10,275	11,168	10,316	1654	11,831
Gains		1,467	1,613	2,506	1,654		
<i>Percent change</i>		<i>16.9%</i>	<i>18.6%</i>	<i>28.9%</i>	<i>19.1%</i>		
Average Grade size							
9th - 12th	650	775	776	885	803		

