

**Palo Alto Unified School District**

# **Demographic Trends and Enrollment Forecasts**

**Shelley Lapkoff, Ph.D.**

**Lapkoff & Gobalet Demographic Research, Inc.**

**February 23, 2010**

# **Today's Presentation**

- **District-wide Enrollment Forecast**
  - **Types of Enrollment**
  - **Migration Trends/Grade Progressions**
  - **Births and Kindergarten Forecasts**
  - **New Housing**
  - **Forecast Results**

# **Enrollment Categories**

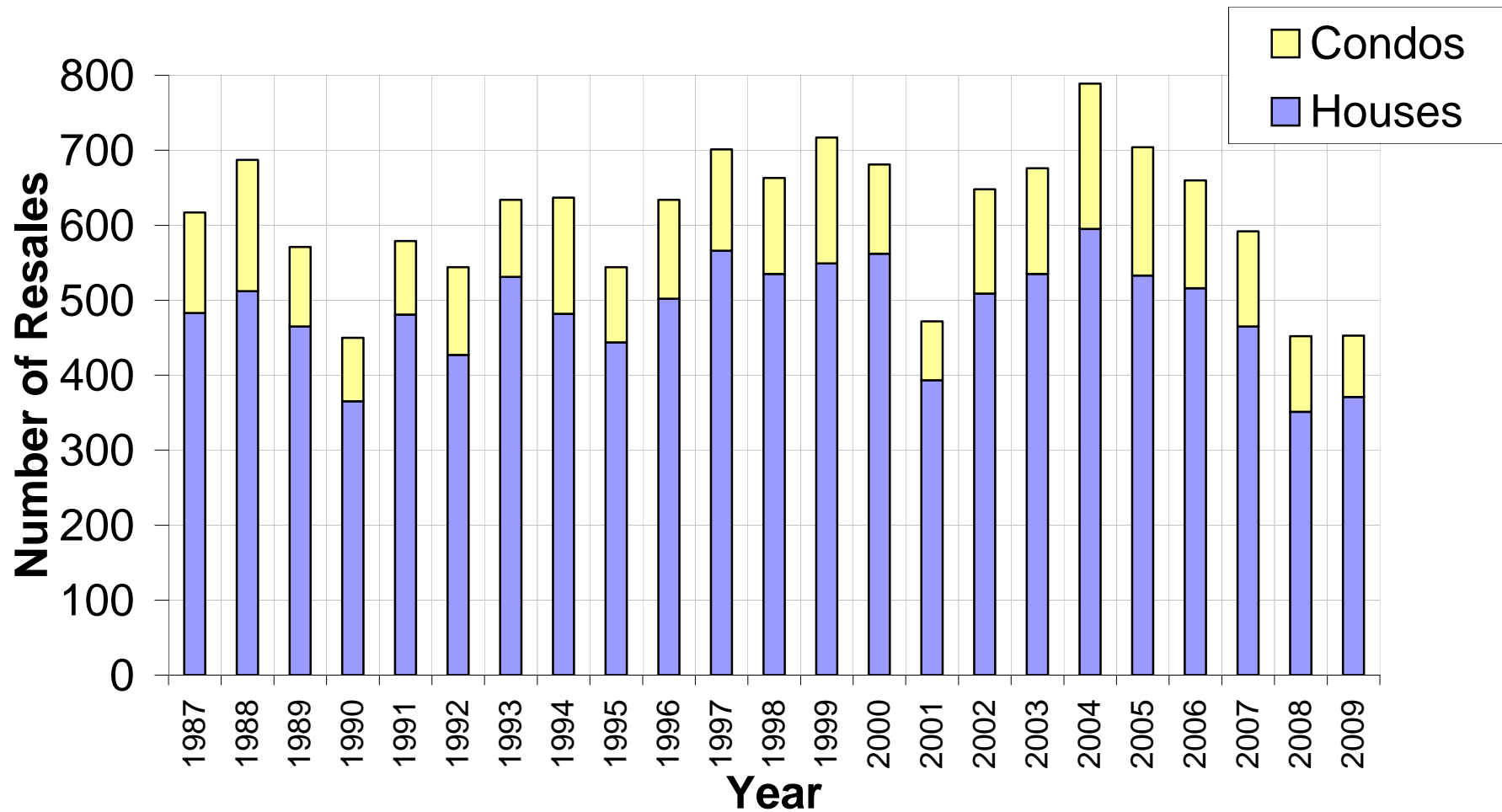
- **VTP students**
- **SDC students: in-district and out-of-district**
- **Other out-of-district**
- **Students from new housing**
- **Remainder – “students from existing PAUSD housing”**
  - **Currently 90% of enrollment**

# **Migration and Housing Turnover (Cohort Survival)**

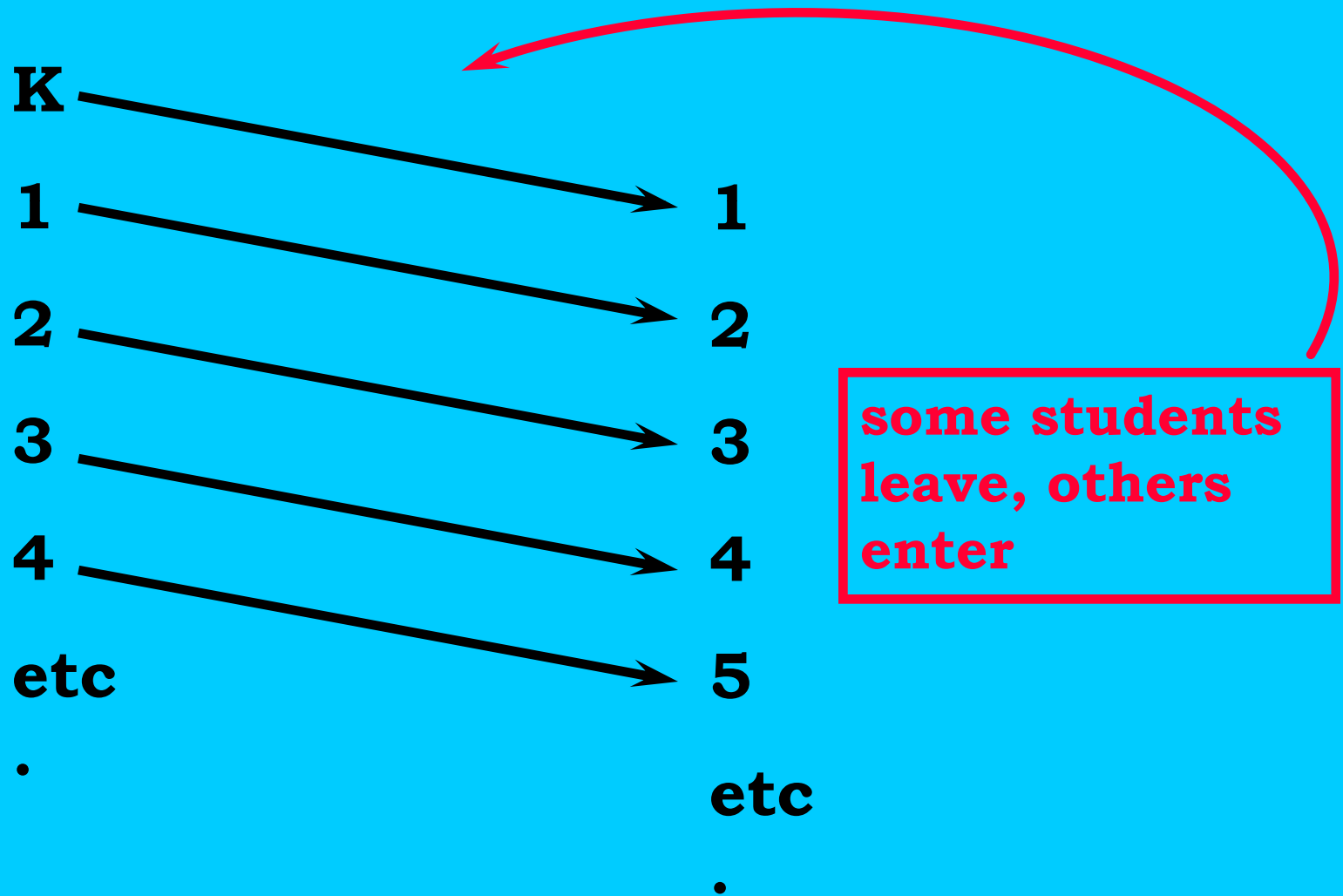
- **Housing turnover has been slow for two years.**
- **Migration into the District remains high, despite the depressed housing market**

# House and Condo Resales in Palo Alto

## MLS Data

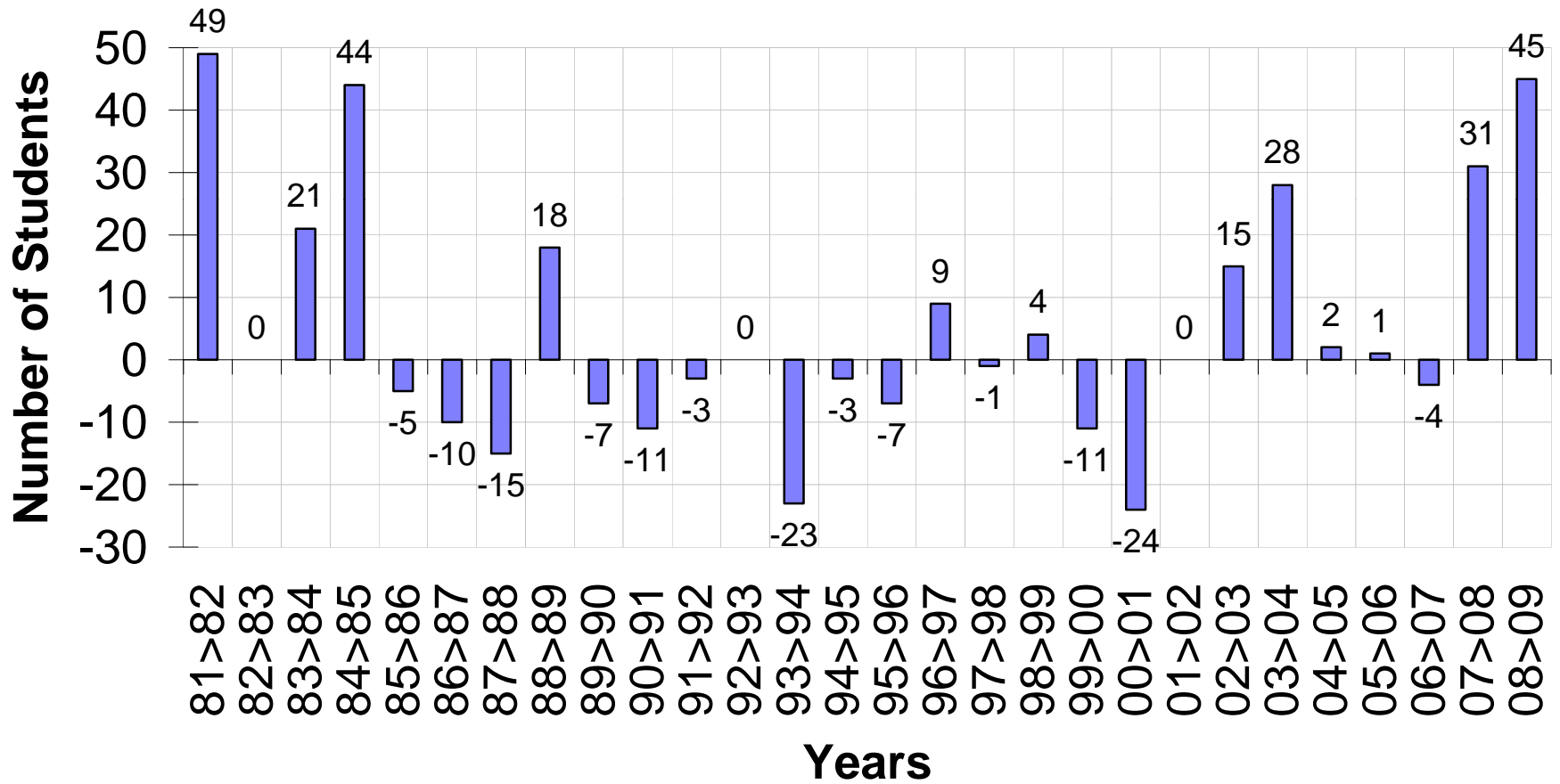


**Start with today's students by grade, then age the students one grade**



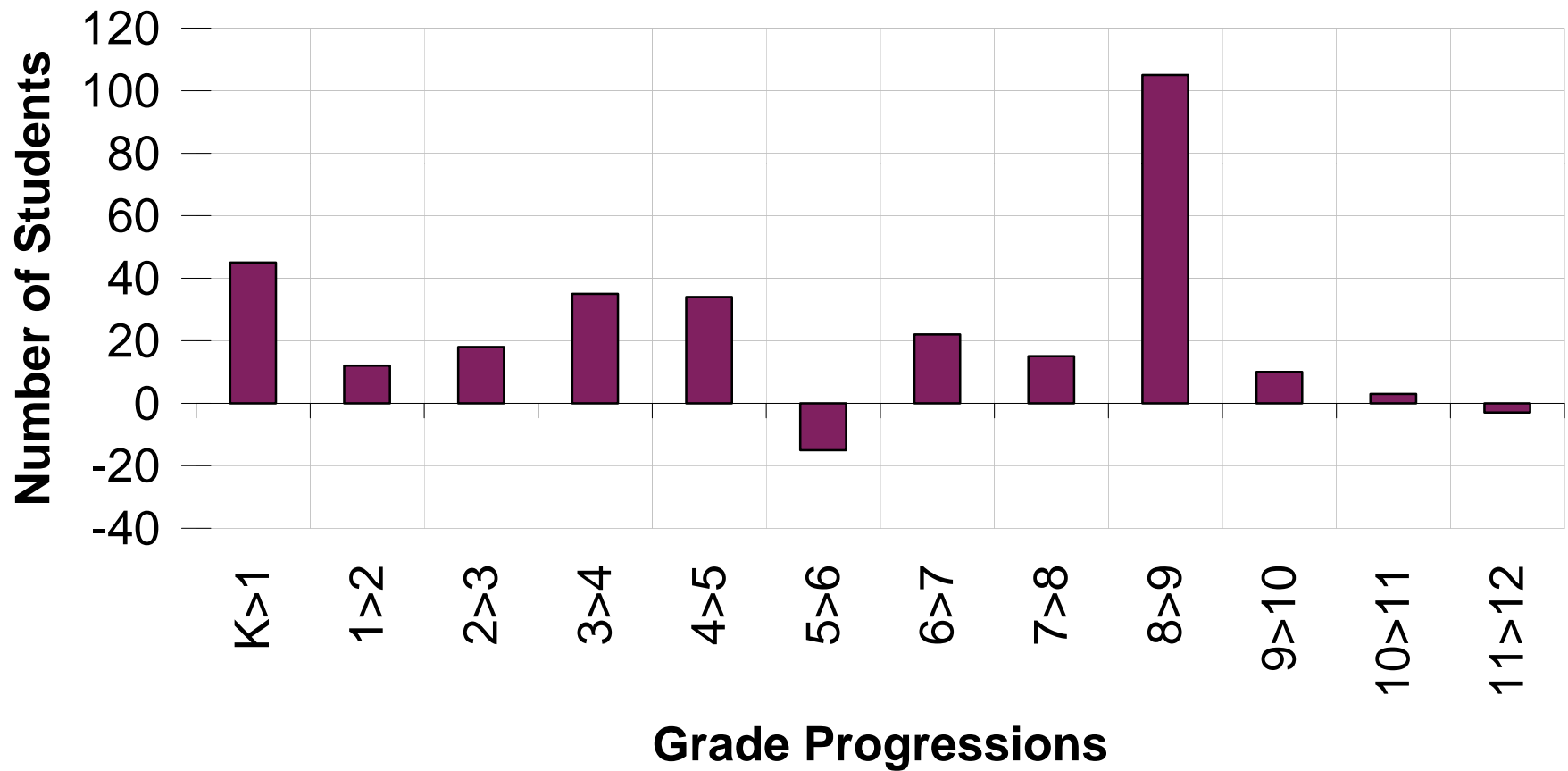
# K>1 Grade Progressions

Residents Only, Excluding Students from Housing Constructed After 2000



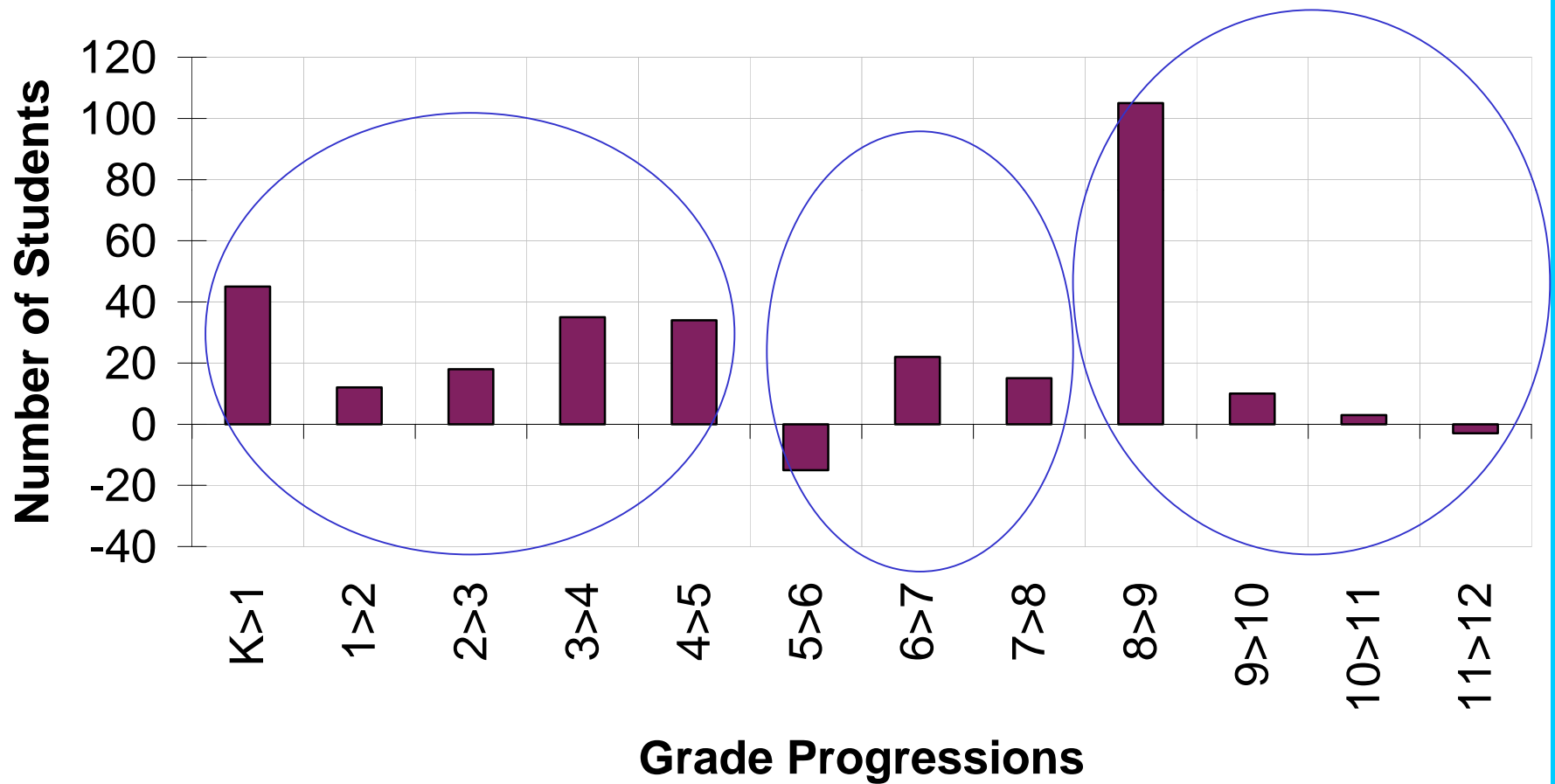
# Grade Progression Differences of Residents between Fall 2008 and Fall 2009

Excludes Students from New Housing



# Grade Progression Differences of Residents between Fall 2008 and Fall 2009

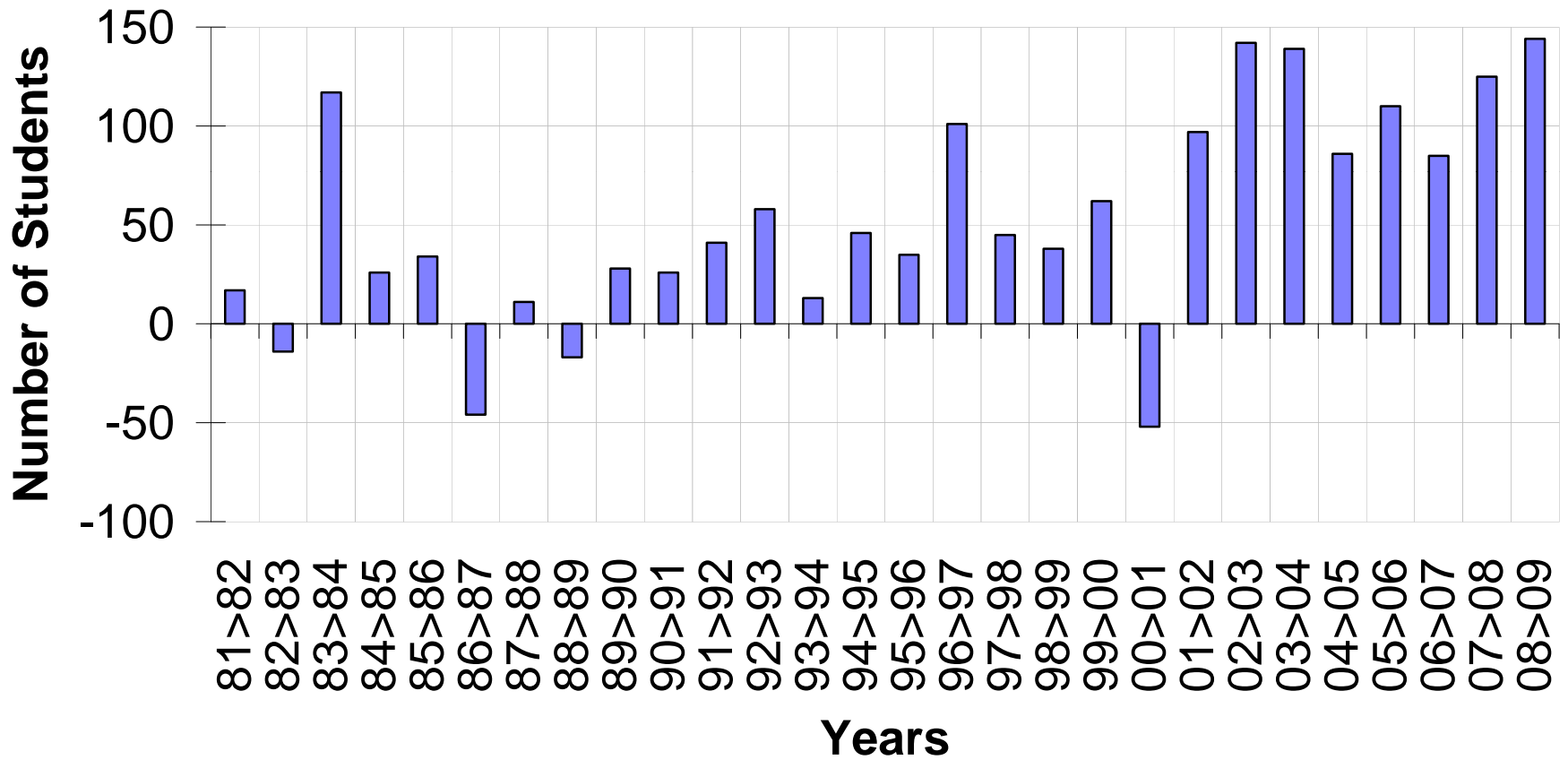
Excludes Students from New Housing



# Elementary Grade Progressions

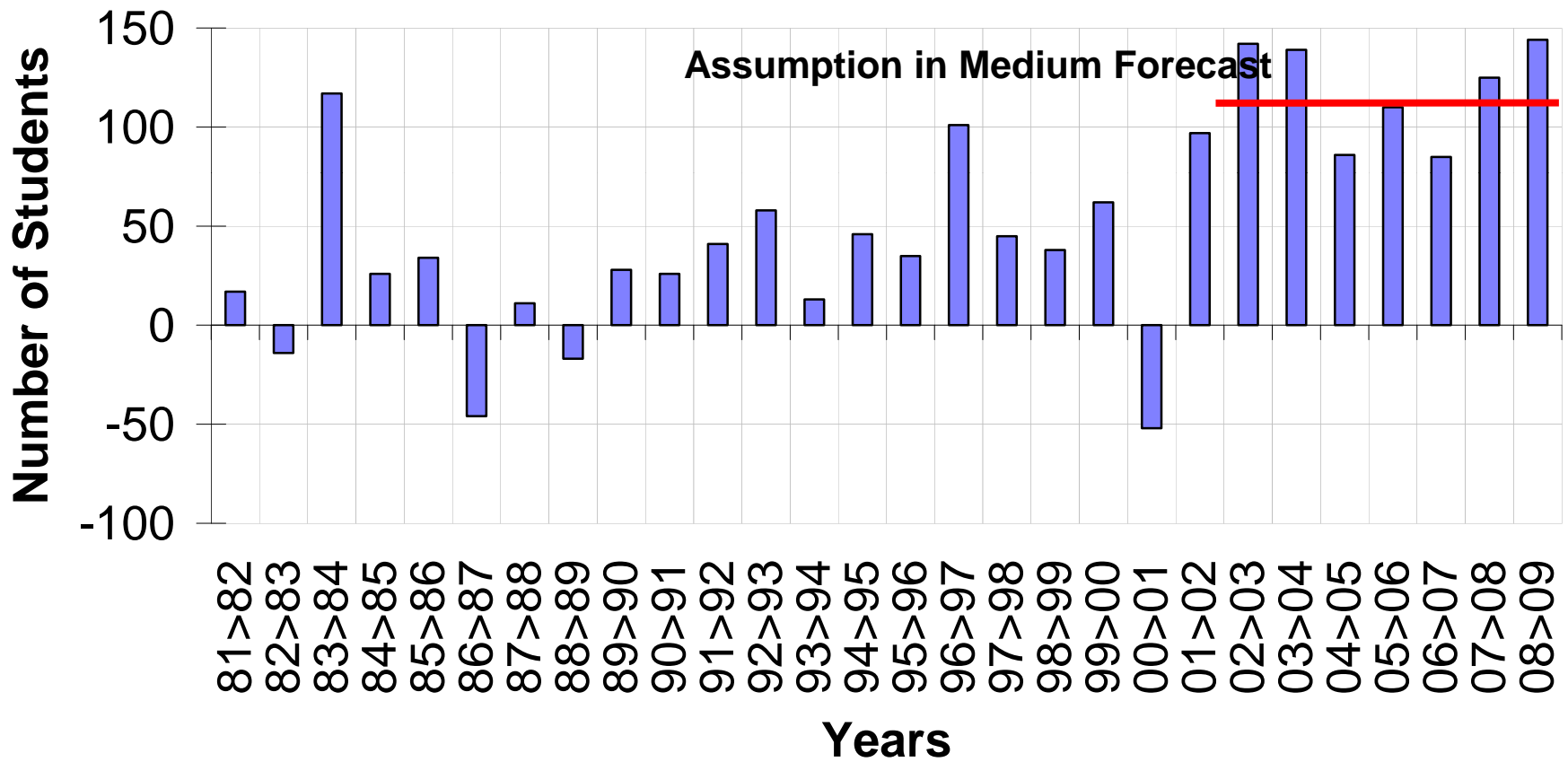
Residents Only, Excluding Students from Housing Constructed After 2000

Grades K to 4 into Grades 1 to 5



# Elementary Grade Progressions

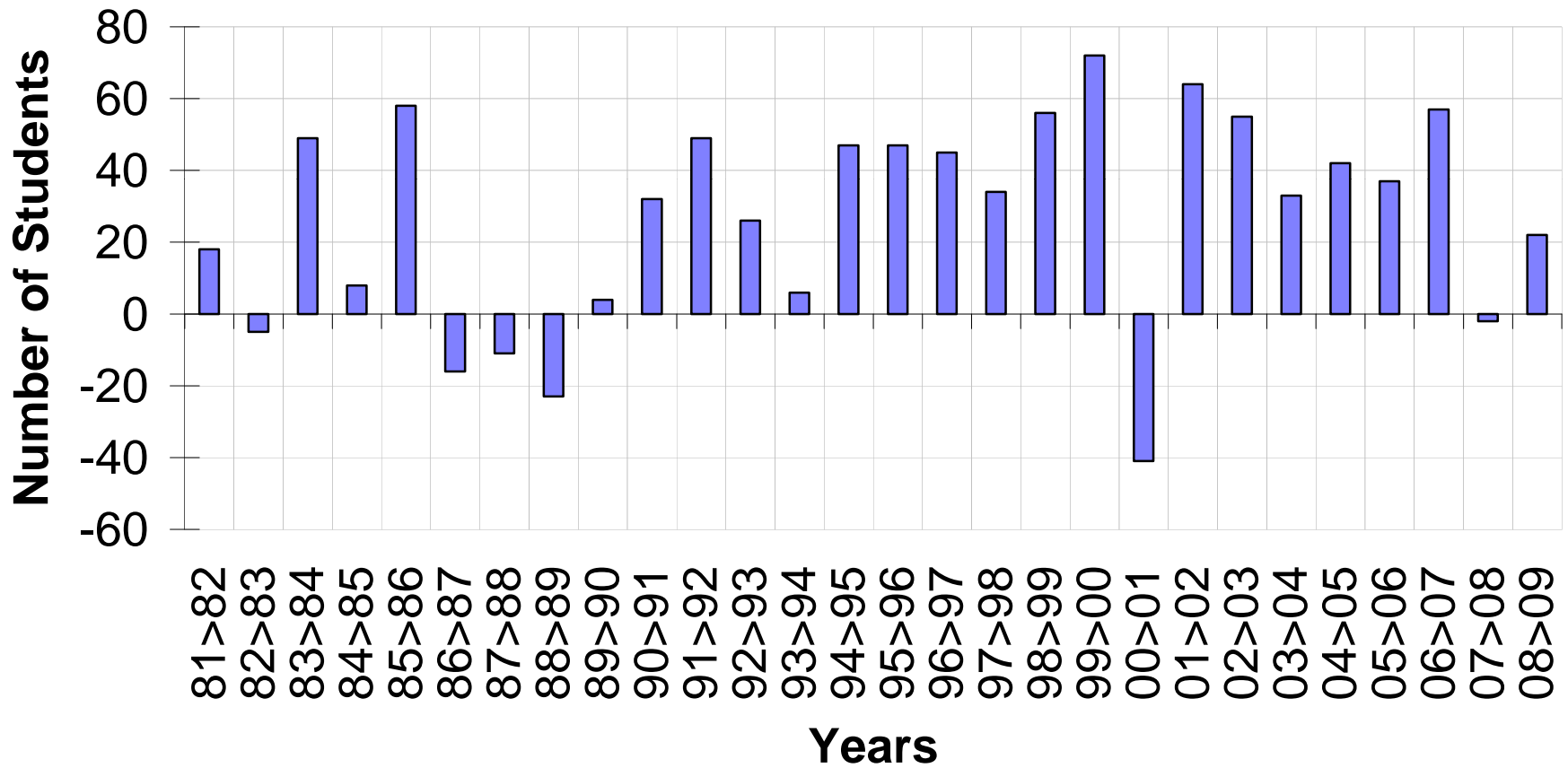
Residents Only, Excluding Students from Housing Constructed After 2000  
Grades K to 4 into Grades 1 to 5



# Middle School Grade Progressions

Residents Only, Excluding Students from Housing Built After 2000

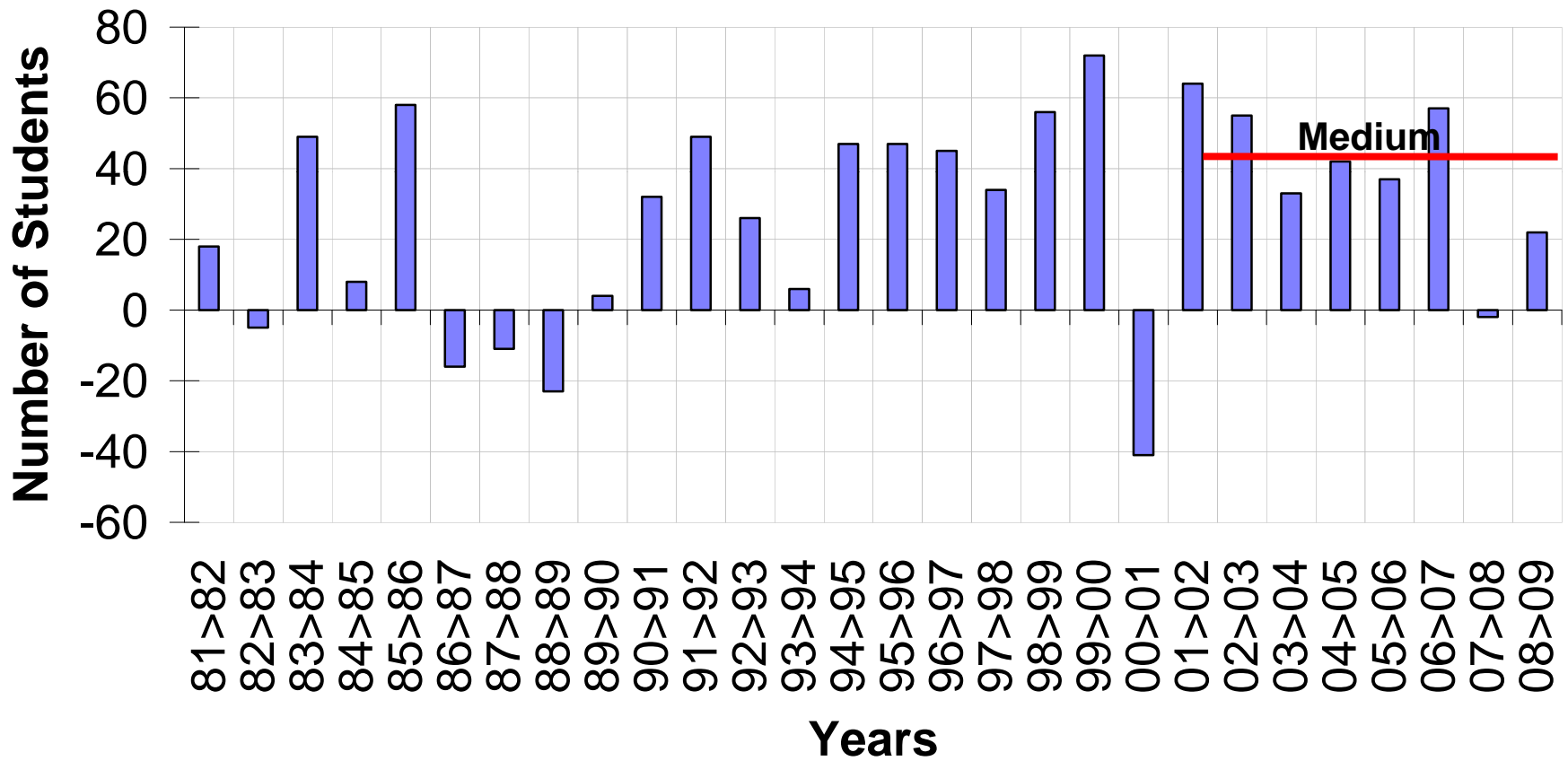
Grades 5 to 7 into Grades 6 to 8



# Middle School Grade Progressions

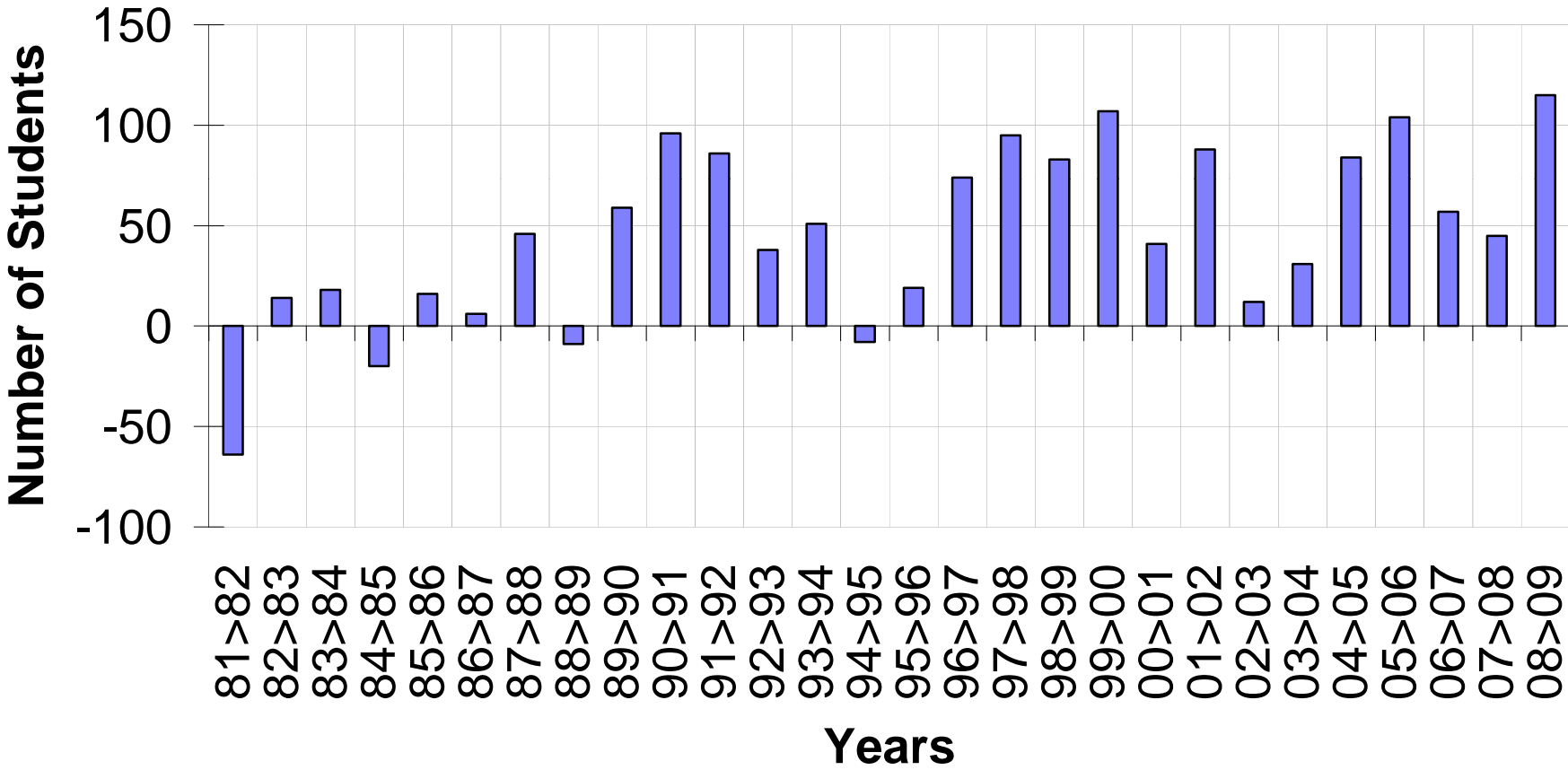
Residents Only, Excluding Students from Housing Built After 2000

Grades 5 to 7 into Grades 6 to 8



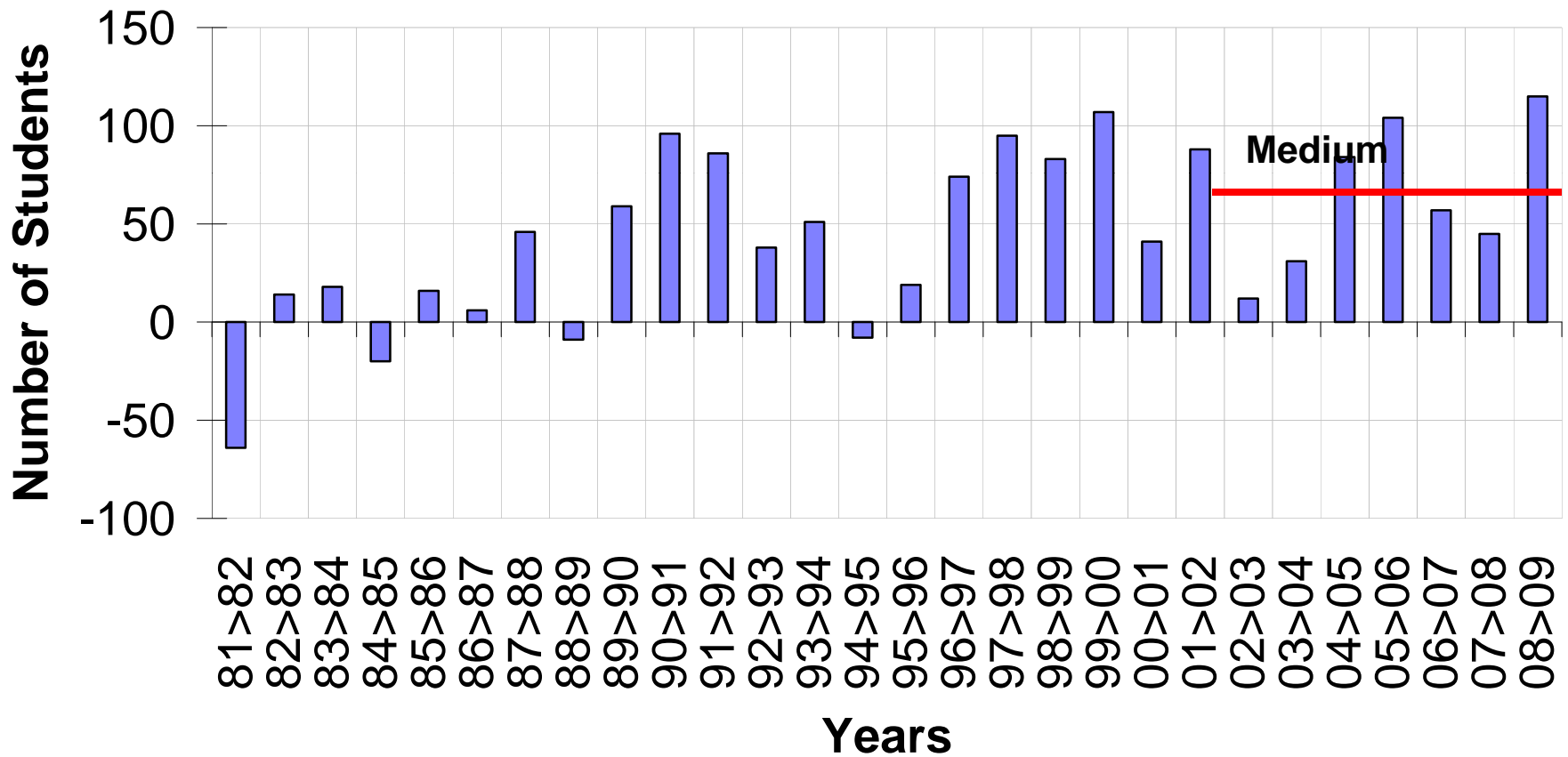
# High School Grade Progressions

Residents Only, Excluding Students from Housing Built After 2000  
Grades 8 to 11 into Grades 9 to 12



# High School Grade Progressions

Residents Only, Excluding Students from Housing Built After 2000  
Grades 8 to 11 into Grades 9 to 12

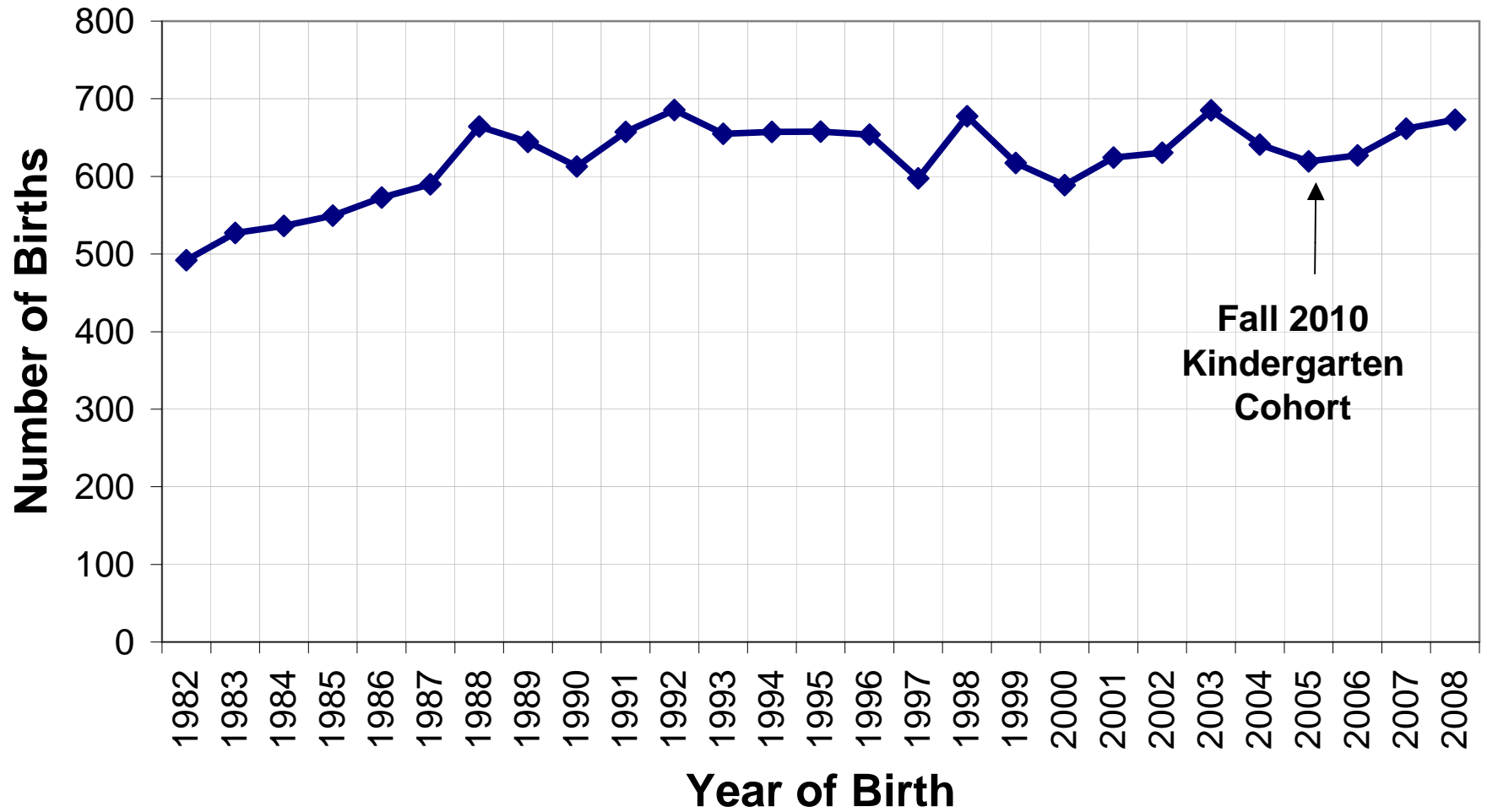


# **Kindergarten Enrollment and Birth Trends**

- **For most of the last 20 years, PAUSD residents have 600 to 700 births each year**
- **Despite the stability in births, kindergarten enrollment has been increasing from the older housing areas**
- **Currently, kindergarten enrollment equals 107 percent of births five years earlier – an indication of substantial migration into the older housing stock**
- **For the next four years, Kindergarten enrollment is expected to remain around its current level**

# Number of Births to PAUSD Residents

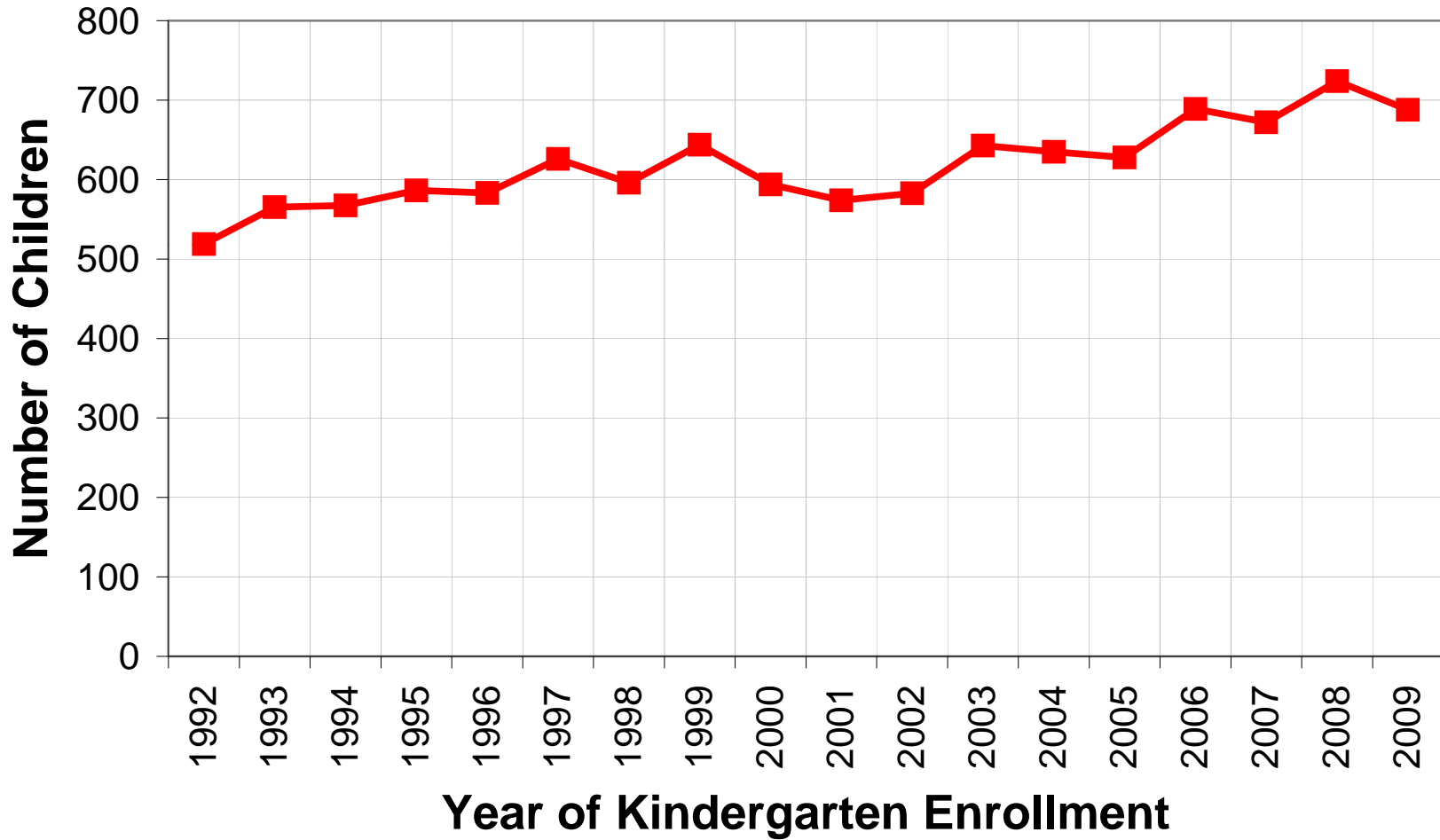
Based on Zip Code Birth Data; Excludes Stanford Births



# Resident Kindergarten Enrollment

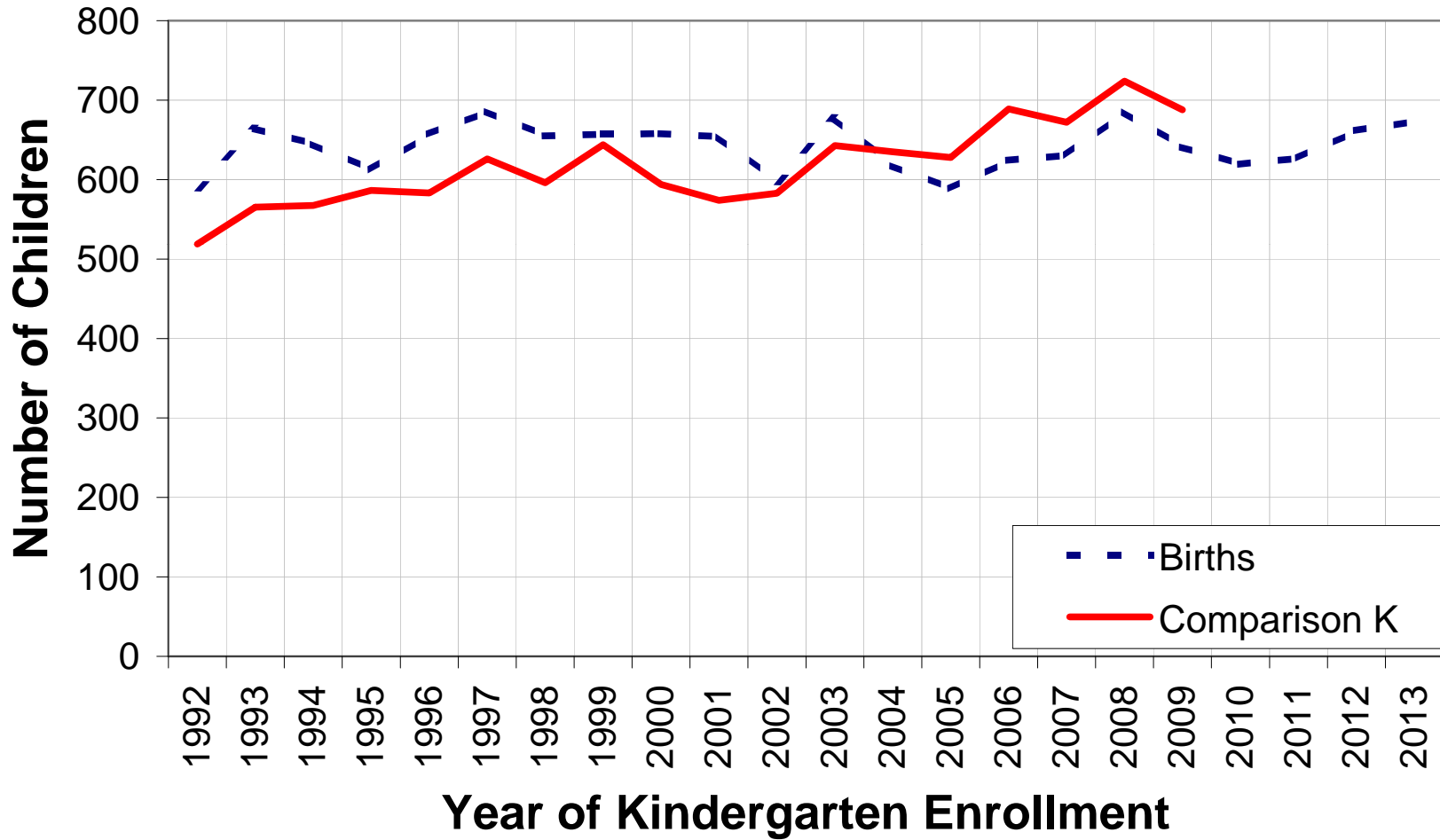
Excluding Stanford Kindergartners

Excluding Students from New Housing, VTP and Interdistrict Students

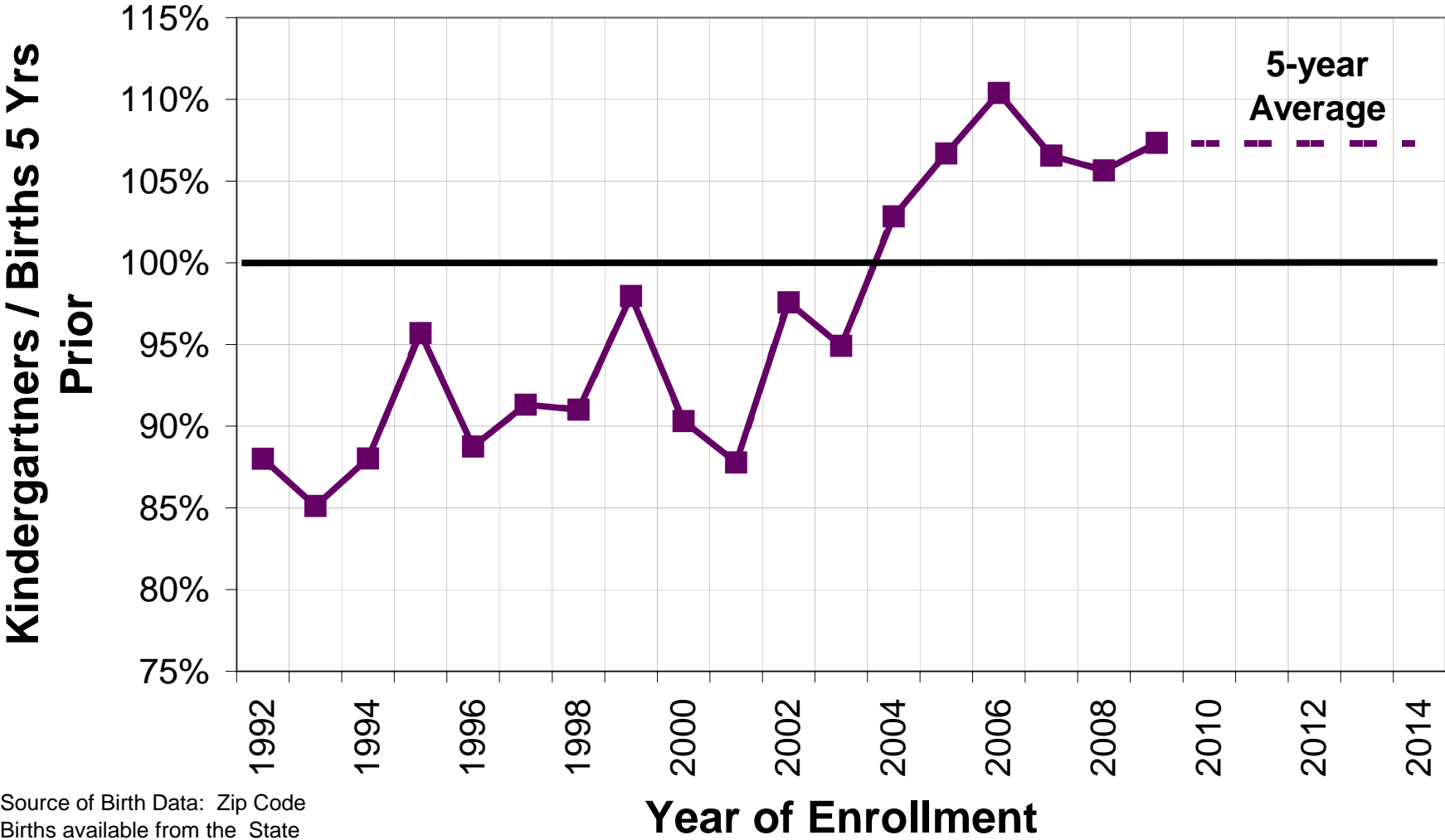


# Births Compared to Kindergarten Enrollment

Excluding Stanford Births and Stanford Kindergartners  
Excluding Students from New Housing and SDC Students



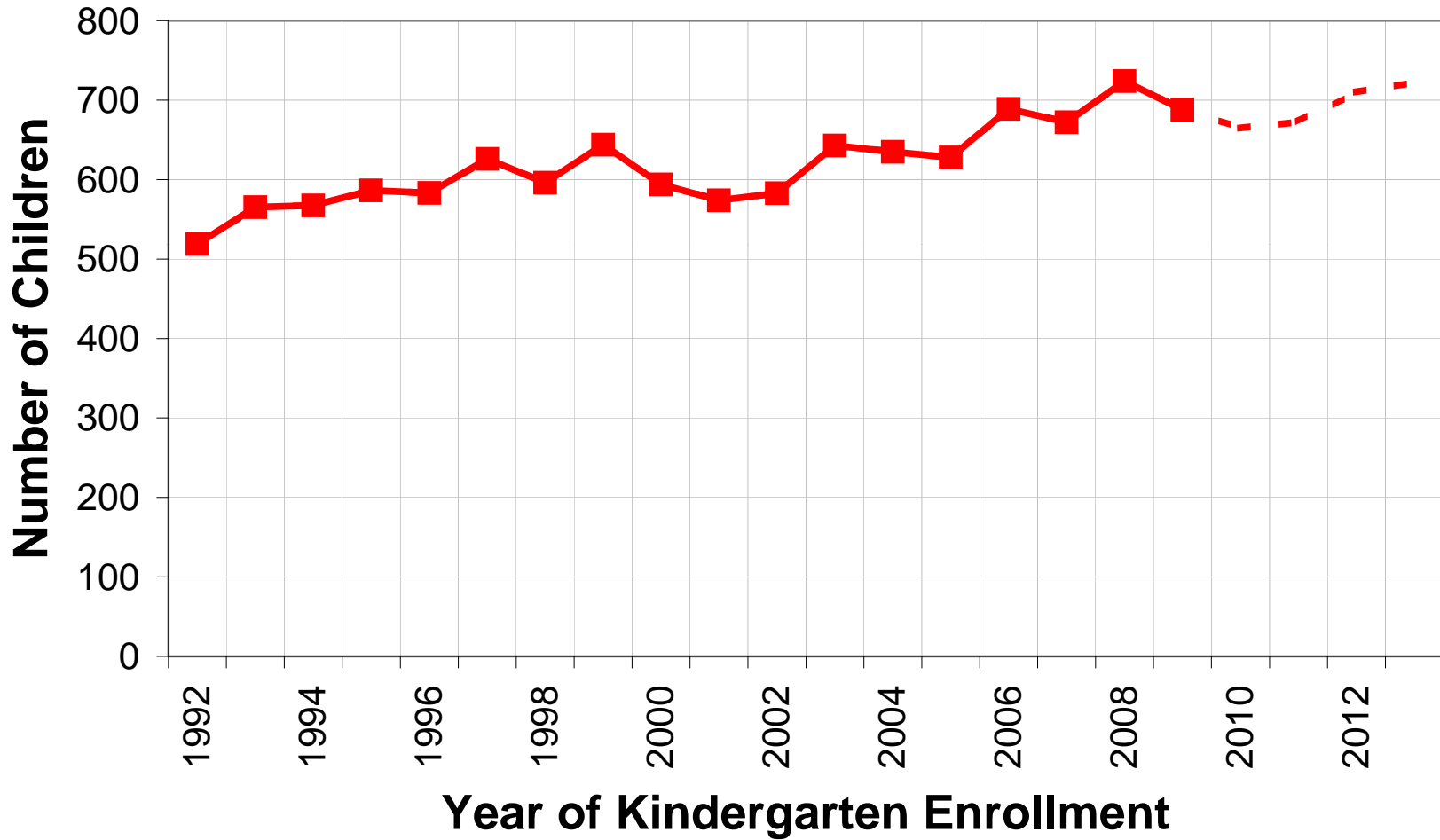
# Kindergarten/Birth Ratio



Source of Birth Data: Zip Code  
Births available from the State

# Resident Kindergarten Enrollment

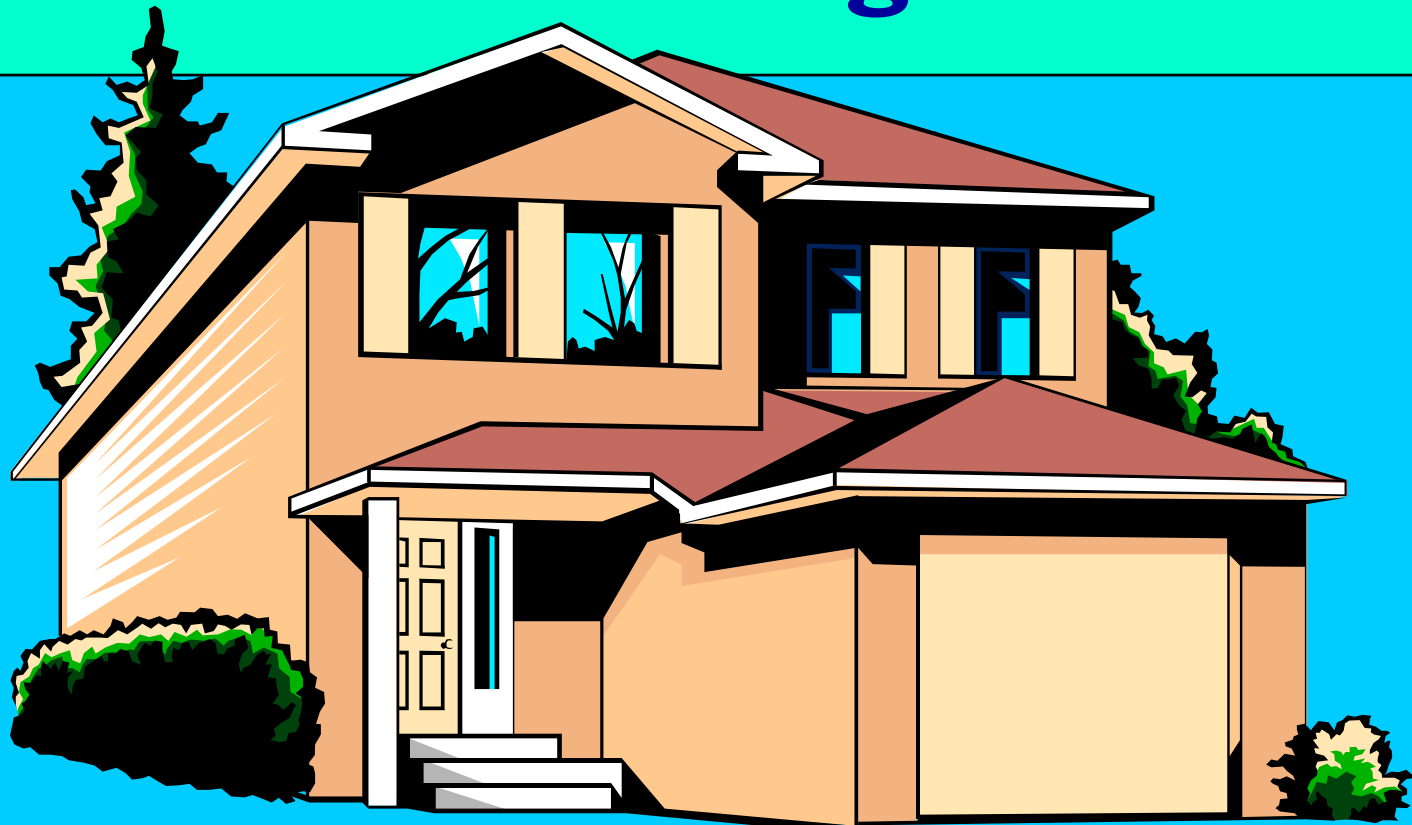
Excluding Stanford Kindergartners  
Excluding Students from New Housing, VTP and Interdistrict Students



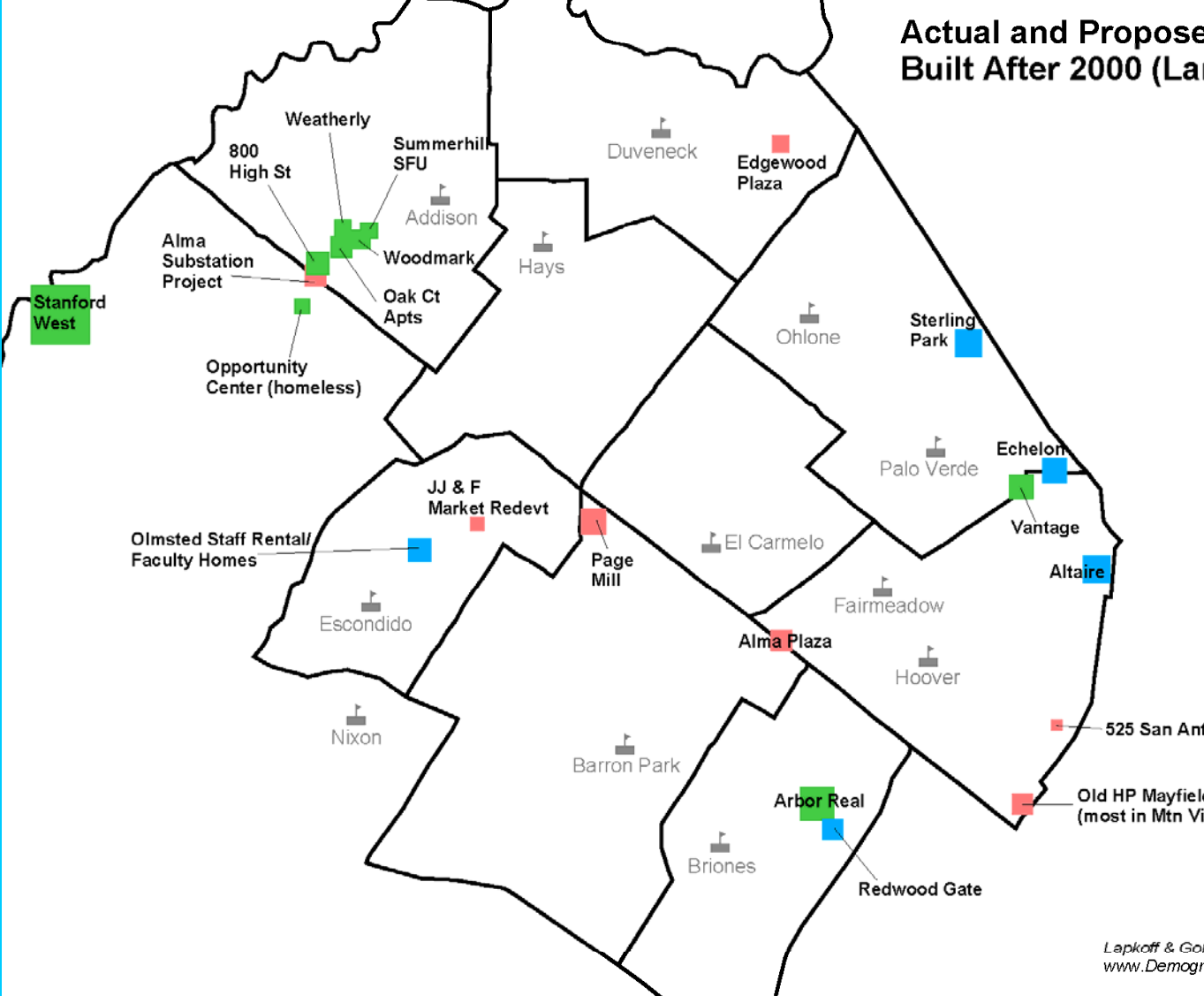
## **Kindergarten Forecast for 2014-15 School Yr**

<b>Residents pre-2000 housing</b>	<b>756</b>
<b>Residents post-2000 housing</b>	<b>95</b>
<b>VTP</b>	<b>59</b>
<b>SDC Out of District</b>	<b>0</b>
<b>Other Out of District</b>	<b>10</b>
<b>Total</b>	<b>920</b>

# Enrollment Impact of New Housing



# Actual and Proposed Housing Built After 2000 (Larger Projects Only)



**Legend**

- PA Elem AA May08
- Elementary Schools

**Building Status**

- UJC (5)
- completed (9)
- future (7)

**Total Number of Units**

750 300 10

0 .33 .67 1 Miles

LapKoff & Gobalet Demographic Research, Inc. 12/01/09  
www.Demographers.com

## **Forecasts of Students from New Housing**

- **Slowdown in instigating new development**
  - **Most new developments stalled until at least 2013**
- **Higher student yields in the “townhouse-style” units which are now common.**
  - **Forecast uses a .75 yield, rather than a .50 yield.**
- **Currently, 474 students enrolled from housing built post 2000**
- **By 2014, 1,082 expected students enrolled from housing built post 2000**

## Enrollments and Student Yields in Recently-Constructed Housing

<b>Market Rate Units</b>	Year Built	Unit Count as of Oct 2009	Number of Students in 2009	Student Yield in 2009
<b>Single Family Units</b>				
Summerhill SFUs	2003	27	4	0.15
Arbor Real-SFU	2007	11	<b>8</b>	0.73
Arbor Real-Market rate Small SFUs	2007-08	31	<b>43</b>	1.39
Redwood Gate	2009-11	5	<b>2</b>	0.40
Subtotal		74	57	0.77
<b>Townhouse-style Units</b>				
Arbor Real-Market rate TH-style Condos	2007-09	105	<b>83</b>	0.79
Vantage of Palo Alto - Market Rate (U/C)	2008-10	64	<b>41</b>	0.64
Altaire/JCC	2009-2011	21	<b>6</b>	0.29
Classics at Sterling Park (U/C)	2009-10	7	<b>6</b>	0.86
Subtotal		197	136	0.69
<b>Condominium-style Units</b>				
Summerhill Condos	2004	66	3	0.05
800 High Street-market	2006	50	<b>3</b>	0.06
Subtotal		116	6	0.05
<b>Townhouse/Condominium Units</b>				
Echelon (U/C)	2008-10	about 50	<b>20</b>	0.40
<b>Apartments</b>				
Stanford West Apts - increased BMR units in 2009	2001	628	155	0.25

## Enrollments and Student Yields in Recently-Constructed Housing

	<u>Year Built</u>	<u>Unit Count as of Oct 2009</u>	<u>Number of Students in 2009</u>	<u>Student Yield in 2009</u>
<b>Below Market Rate Units</b>				
Oak Ct. Apts	2005	53	52	0.98
Opportunity Center	2006	18	12	0.67
800 High Street-BMR	2006	10	<b>2</b>	0.20
Arbor Real-BMR Small SFUs	2008	10	<b>6</b>	0.60
Arbor Real - BMR TH-style Condos	2008	24	<b>12</b>	0.50
Vantage of Palo Alto-BMR (UC)	2008	12	<b>12</b>	1.00
Echelon (U/C) - BMR	2008-10	maybe 6	<b>5</b>	0.83
Classics at Sterling Park (U/C) - BMR	2009-10	1	2	2.00
Subtotal		134	103	<b>0.77</b>

# **The Large Housing Developments Planned**

- **Alma Substation Project – 50 BMR units**
- **Alma Plaza – 39 SFU, 14 BMR apartments**
- **Stanford Housing – 64 small SFU or attached units**
- **Old HP Mayfield – 38 Townhouses; 7 BMR**
- **Page Mill – 71 apartments; 13 BMR units**
- **Edgewood Plaza – 10 SFUs**

# Enrollment Forecasts



# **Elementary Enrollments**

- **Current enrollment is 5,267**
- **Forecasts for 2014-15 school yr:**
  - **Low: 5,147**
  - **Medium: 5,599**
  - **High: 6,035**

# **Middle School Enrollments**

- **Current enrollment is 2,603**
- **Forecasts for 2014-15 school yr:**
  - **Low: 2,928**
  - **Medium: 3,072**
  - **High: 3,207**

# High School Enrollments

- **Current enrollment is 3,788**
- **Forecasts for 2012-13:**
  - **Low: 3,940**
  - **Medium: 4,152**
  - **High: 4,305**

# Summary

- **Housing turnover has been sluggish for two years now; despite this, families continue to migrate into the District (or are switching from private to public school).**
  - **The eight-year average grade progression rate is assumed in the forecast**
- **Births have been relatively stable for over a decade. But kindergarten enrollment has increased from older housing.**
  - **The forecast uses the average 5-year Kindergarten/Birth ratio (107%)**
- **Plans for most new housing developments have stalled, but such housing should eventually be built.**
- **Student yields have increased in the townhouse-style units, and the forecasts have been adjusted.**
- **During the next five years, about 600 additional new students are expected from new housing**
- **During the next five years, another 500 additional students are anticipated from housing turnover**

**Questions or  
Comments?**