

Student Enrollment at “Build-Out”



Introduction



- August 20, 2009, the Board received two information items:
 - Enrollment Projections Update presented by Davis Demographics, Inc.
 - Discussion on the Sale and/or Lease of Surplus Property by Staff
- Staff directed to develop long range student demographic projections referred to as “build-out”

What is Build-Out?



- Build-out occurs when all residential property in the District is developed.
- Build-out projections are computed by determining the number of students that may reside in the District.

Projections vs. Build-Out



- Typical Projections – Existing and projected residential units that are expected to be constructed as of a specific future date. Generally, not more than seven years.
- Build-Out / Maturation – Existing and all projected residential units that may be constructed based on current zoning. Not based on any specific target date.

What are Student Yield Factors?



- Student Yield Factors are the number of students each household is generating.
- Student Yield Factors are applied to all residential units in each elementary, middle and high school attendance area.
- Student Yield Factors vary for single family detached (SFD), multi-family attached (MFA) and apartments (APT).

Sample of Student Yield Factor

Student Yield Factors for the Esplanade Elementary School (243) Attendance Zone	
<u>1041 Total SFD's</u>	
0.469 SFD K-6	471 Total K-6
0.134 SFD 7-8	124 Total 7-8
0.268 SFD 9-12	311 Total 9-12
0.870 SFD K-12	
<u>815 Total MFA's</u>	
0.110 MFA K-6	80 Total K-6
0.031 MFA 7-8	25 Total 7-8
0.063 MFA 9-12	61 Total 9-12
0.204 MFA K-12	
<u>75 Total APT's</u>	
0.215 APT K-6	18 Total K-6
0.062 APT 7-8	7 Total 7-8
0.123 APT 9-12	5 Total 9-12
0.400 APT K-12	

Student Yield Factors for the Prospect Elementary School (259) Attendance Zone	
<u>706 Total SFD's</u>	
0.424 SFD K-6	287 Total K-6
0.121 SFD 7-8	89 Total 7-8
0.242 SFD 9-12	180 Total 9-12
0.788 SFD K-12	
<u>778 Total MFA's</u>	
0.154 MFA K-6	99 Total K-6
0.044 MFA 7-8	46 Total 7-8
0.088 MFA 9-12	77 Total 9-12
0.285 MFA K-12	
<u>382 Total APT's</u>	
0.304 APT K-6	113 Total K-6
0.087 APT 7-8	34 Total 7-8
0.174 APT 9-12	69 Total 9-12
0.565 APT K-12	

SYF equal the total number of units divided by the number of students. Data provided by Davis Demographics, Inc. based on the 2008/09 school year.

Elementary School Sites

- District Enrollment (2009/10) – 14,630
- Projected Enrollment (2015/16) – 13,591*
- “Build-Out” Enrollment – 16,012*
- Total Elementary Capacity – 20,762*
- Available Seats – 4,750

* *This includes the latest figures from the Irvine Company East Orange and Mountain Park developments.*

Middle School Sites

- District Enrollment (2009/10) – 4,811
- Projected Enrollment (2015/16) – 4,826*
- “Build-Out” Enrollment – 6,613*
- Total Middle School Capacity – 6,496*
- Available Seats – <117>

** This includes the latest figures from the Irvine Company East Orange and Mountain Park developments.*

High School Sites

- District Enrollment (2009/10) – 9,120
- Projected Enrollment (2015/16) – 9,010*
- “Build-Out” Enrollment – 11,576*
- Total High School Capacity – 10,446*
- Available Seats – <1,130>

** This includes the latest figures from the Irvine Company East Orange and Mountain Park developments.*

Summary

- Elementary School - 4,750 Seats
- Middle School - <117> Seats
- High School - <1,130> Seats
- The build-out projection indicates that the District should have adequate Elementary and Middle School capacity.
- There may be insufficient High School capacity depending on when each high school attendance area experiences maximum enrollment.

Next Steps



- The Facilities and Planning Department will continue to obtain typical projections biennially.
- The department will also continue to monitor and report any significant changes to the District's build-out projections