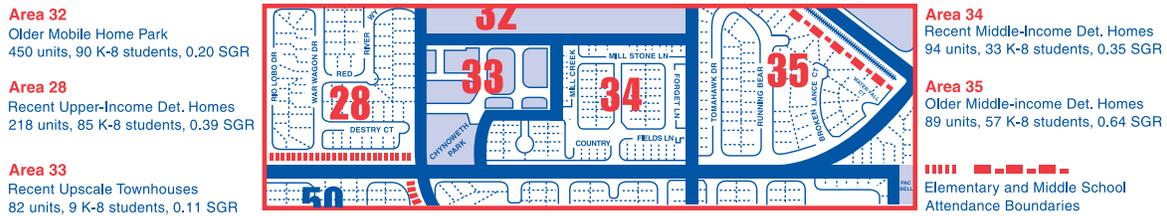


ENROLLMENT PROJECTION CONSULTANTS

Providing School Districts with Accurate Enrollment Forecasts by Location



Superintendent and Board of Education
San Mateo – Foster City School District
1170 Chess Drive
Foster City, CA 94404-1129

March 1, 2018

Dear Superintendent and Board Members:

This is the concluding documentation to the latest forecast update. We begin with the summary below and then provide some background information. Subsequent sections follow the order of the tables, starting with the updated projections in Tables 1 and 2 and then underlying factors to those numbers in Tables 3 to 7. The appendices provide more detail for those who want to delve further into the data.

Projections Summary

The projected San Mateo – Foster City School District (henceforth “SMFC” or “district”) enrollment declines by 70 students for the pending school year and then by smaller additional annual amounts over the following 36 months. The projected low is 160 below the current total in the fall of 2021. A rebound is forecast in the fifth through seventh forecast years. The net result in 2024 is a projection of 117 more students than at present, with a rise from the “current” (October 4, 2017) total of 11,835 to 11,952.¹

Moderately larger differences are forecast by grade level. These differences are mainly due to nuances in the current student distribution through the grades, along with the projected kindergarten amounts. The elementary total declines by 80 to October 2018, but thereafter it quickly recovers and reaches 29 more students in 2020 than in the current figure. Another twelve students could be added in the following two years. It is possible that the elementary enrollment will rise by 150 more between 2022 and 2024, but a specific housing development needs to occur in those years to justify projecting that growth. The middle school total, by contrast, is forecast to be ten students higher next fall but then rapidly drops to 196 below the current count in 2021. So the first-year decline occurs in the elementary figure and the first-year increase, while nominal, occurs in the middle school total, with the gains and losses in the following three years being reversed. The projected net differences from 2017 to 2022 are 41 more elementary and 179 fewer middle school students. If that specific development is built and occupied between 2022 and 2024, then the secondary total could rebound by over 100 students during those two years.

These enrollment changes will not be evenly or proportionately distributed between the attendance areas in the two grade levels. The largest “resident” (home school) shifts in K-5 to next fall are a decline by 24 for LEAD and a gain of 22 for Audubon. The largest net resident K-5 changes to 2020 are 57 added for George Hall, 47 added for Audubon and a loss of 43 for LEAD. The other elementary attendance areas are forecast to have much smaller resident differences through 2020. The four middle schools have only minimal resident 6-8 differences forecast in 2018, but the Bayside and Bowditch areas could have 43 and 61 fewer students, respectively, in three years.

¹ Totals are for grades TK-8 (transitional kindergarten through eighth grade), including SDC (Special Day Class, a.k.a., Special Education) and a nominal number of NPS (Non Public School) students in those grades, but excluding any preschool students that may be counted in some State reports as part of the SMFC enrollment. Whenever just a year is stated, such as 2024, the reference is for October of that year.

New housing is a factor in these projected enrollments. There are 2,430 new residences expected in the next five years that could provide 239 students. These dwellings are concentrated in the George Hall, Sunnybrae and Audubon elementary areas. A total of another 970 units are forecast in 2023 and 2024, including a potential below-market-rate (BMR) development. The latter is in the Sunnybrae region and will be a major student source. It is possible, however, that this BMR development will not be completed by 2024.

While our past studies have provided forecast estimates for ten years into the future, that is no longer appropriate due to issues caused by the soaring housing costs. Those price increases, including rents, are the cause of the declining birth totals and lower kindergarten enrollments in many San Mateo and Santa Clara County districts, with some young families no longer being able to afford to live in those communities. The latest figures relevant to the SMFC do not indicate that these reductions are occurring here to as great of a degree, but it is possible that such will happen soon.

Background Information

We have provided forecast studies annually since 2002-03 for the district. My firm specializes in these in-depth studies, where every key component of the recent trends is determined, analyzed, compared to the knowledge gained from our experience in over 350 previous studies, and then projected. To do this, we drove literally every street in our first SMFC study to learn the community and divide it into suitable planning areas. These areas represent a single dominant housing type wherever feasible, including by subjective price ranges and average home and parcel sizes. We have found that even subtle differences in residential type and value can generate divergent student trends in some districts. The last 20 years of SMFC student files have been coded to those areas so that the trends could be identified and then evaluated for their likelihood to continue, by degree.

The SMFC enrollment rose by more than 2,000 students and 20% from 2005 to 2015 and then declined by just 21 students in 2016, but there was a further reduction by 121 students in 2017. Our forecast from a year ago had a loss of only 13 that year, for a difference of 105 fewer students than were projected. This is a deviation by nine-tenths of 1%. The largest statistical difference, however, was 33 fewer-than-forecast students in TK (Transitional Kindergarten) and changes in that total can have little to do with how the numbers in the other grades will evolve.² The percentage deviation for the total in grades K-8 was by just six-tenths of 1%, which commonly is considered a statistically accurate first-year projection. With the less-than-forecast amounts being mainly in the elementary grades, however, it appears that some young families have departed due to the high housing costs, so that trend elsewhere may be starting here.³ The updated projections have lower totals than in our recent studies as a result. The updated 2021 estimate, for example, has 230 fewer students than we were projecting from a year ago.

Even at the lowest updated projected total of 11,675 students in 2021, it should be noted that this is still nearly 1,800 above the 2005 figure and over 900 above any total in the three decades prior to 2010. The extent that these projected amounts exceed all totals since 1993 is shown in Chart 1 on page 3.⁴

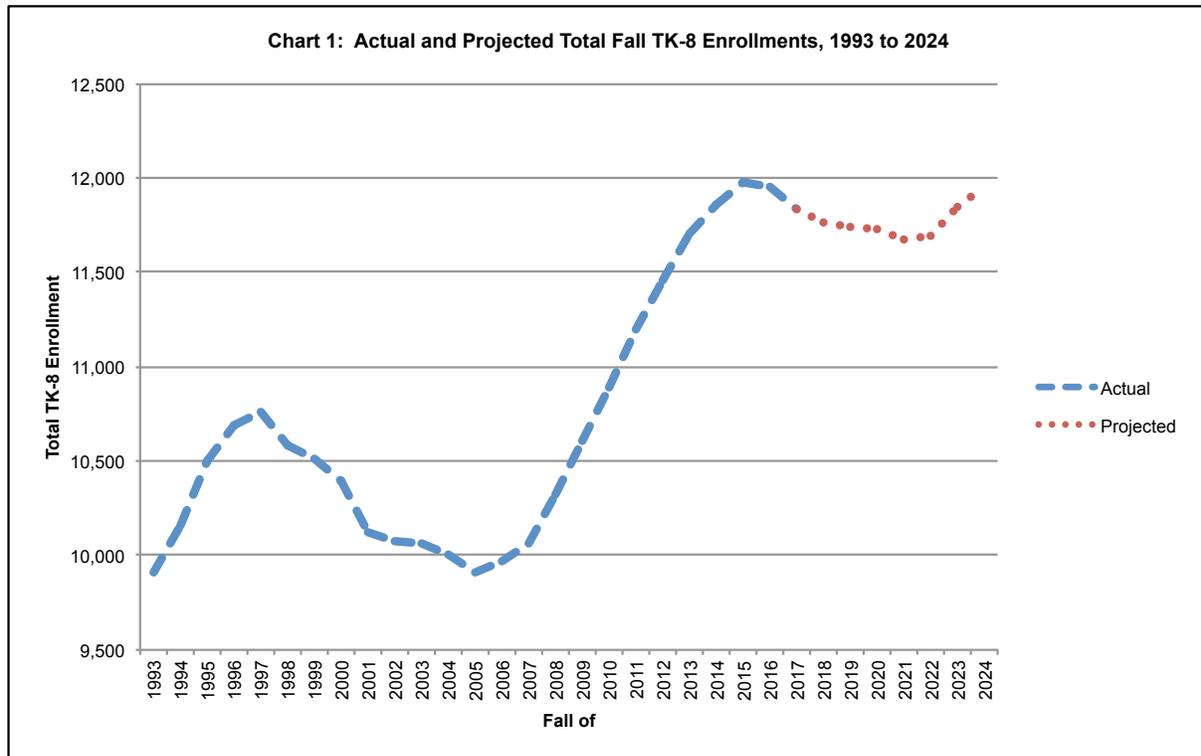
District-Wide Projected Enrollments from 2017 to 2022

The total October enrollment (TK-8) could stay within 160 of the current total over the next five years. The largest projected single-year drop occurs in 2018, with a decline by 70 students. Much smaller further reductions by 26 and 12 in 2019 and 2020, respectively, create a cumulative projected loss of 108 students in the next three years.

² TK has been averaging 20% of the amount in kindergarten (K) in recent years but is below 18% this year, which suggests this low TK total may be an anomaly. The forecast, nonetheless, uses the current TK-to-K ratio as a conservative estimate for TK.

³ The latest local birth data, by contrast, did not decline, which is a partly offsetting indicator for the presence of young families.

⁴ Totals are from Calif. Dept. of Education website for 1993-to-1997 and from files provided to EPC by the SMFC since 1997. Although there were slightly higher totals around 1970, the district also had three additional operating schools then.



That is such a minimal difference over 36 months in a total of nearly 12,000 students that the alternative of modest enrollment growth is a real possibility. The forecast has an additional total enrollment decline by 52 in 2021, to a projected low point of 160 fewer students than at present (see far right column of Table 1 on page 4). A nominal rebound by 22 is then projected in 2022. (We discuss the growth after 2022 in the next section.)

Different enrollment directions are forecast each year by grade level. The elementary total (TK-5) should be lower and the middle school figure (6-8) could be nominally higher in 2018, but the gains and losses then flip in 2019.⁵ The current distribution through the grades and the projected kindergarten amounts are key reasons for these divergent expectations. Your district has a pattern to lose some students, in net, as each class graduates into the following grade. Within this trend, if all other factors had been stable, then your current enrollment should have been around 1,400 in kindergarten with a continuous decline through each subsequent grade to about 1,200 in eighth, but that is not the current situation. For where they are located in the grade spectrum, the classes now in fifth, seventh and eighth have relatively large amounts (in green in the table) and the classes in third and fourth (in pink) have relatively small totals. Two of the three relatively largest classes are thus already in the secondary grades, while the two relatively smallest classes are in the elementary grades. For 2018, the middle schools will lose that large eighth grade class and gain the large class now in fifth, resulting in only minimal change in the 6-8 total. The elementary level will lose that same large fifth grade class and add a small kindergarten class, resulting in a projected decline by 80 in TK-5. In the following two years, by contrast, the elementary level will lose, and the middle schools will receive, the two small classes now in third and fourth. That advancement, combined with a rising kindergarten enrollment, justifies projecting a rebound to a net difference of a higher-than-current TK-5 total. The secondary level, however, will have had another of the largest classes (the current seventh graders) graduate out for 2019 and will have gained both of those smallest classes by 2020. The projected 6-8 total is lower in 2020 as a result. While this comparison of the by-grade totals oversimplifies all of the factors that go into the forecast, it nonetheless does provide a good quick explanation for the divergent expected changes by grade level.

⁵ Although North Shoreview and Bayside Academy have students in both grade levels, “elementary” refers to the total in grades TK-5 and “middle school” relates to the total in 6-8, with the North Shoreview and Bayside enrollments parsed accordingly.

Table 1: Actual and Projected Students by Grade and Grade Level, October of 2017 to 2024
 (with color highlighting of the individual grade amounts that are relatively low in pink and high in green for the respective grades)

Early Oct. of	Actual and Projected Total Enrollment by Grade (including SDC and a nominal number of NPS students)										Actual and Projected Total Enrollment by Grade Group		
	TK	K	1	2	3	4	5	6	7	8	TK-5	6-8	TK-8
2017*	245	1,387	1,358	1,336	1,248	1,246	1,297	1,233	1,265	1,220	8,117	3,718	11,835
2018	242	1,370	1,366	1,333	1,298	1,213	1,215	1,263	1,215	1,250	8,037	3,728	11,765
2019	245	1,385	1,354	1,344	1,306	1,264	1,189	1,193	1,251	1,208	8,087	3,652	11,739
2020	247	1,397	1,361	1,328	1,312	1,267	1,234	1,164	1,177	1,240	8,146	3,581	11,727
2021	248	1,402	1,371	1,333	1,294	1,270	1,235	1,207	1,149	1,166	8,153	3,522	11,675
2022	248	1,402	1,375	1,343	1,299	1,254	1,237	1,211	1,189	1,139	8,158	3,539	11,697
2023**	249	1,407	1,388	1,360	1,321	1,272	1,234	1,224	1,205	1,191	8,231	3,620	11,851
2024**	249	1,411	1,394	1,372	1,337	1,294	1,251	1,221	1,217	1,206	8,308	3,644	11,952

Total Grade-Level Change in One Year, to October of 2018	-80	10	-70
Total Grade-Level Change in Two Years, to October of 2019	-30	-66	-96
Total Grade-Level Change in Three Years, to October of 2020	29	-137	-108
Total Grade-Level Change in Four Years, to October of 2021	36	-196	-160
Total Grade-Level Change in Five Years, to October of 2022	41	-179	-138

Total Grade-Level Change in Seven Years, to October of 2024**	191	-74	117
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Real Potential Lower Total in 2018 (essentially -0.9% within footnote caveats***)	11,660
Real Potential Higher Total in 2018 (essentially +0.8% within footnote caveats***)	11,860
Real Potential Lower Total in 2024 (essentially -6% within footnote caveats)	11,200
Real Potential Higher Total in 2024 (essentially +4% within footnote caveats)	12,400

Projected Students from New Housing:

2022	5	28	27	27	26	26	26	26	25	23	165	74	239
2024	10	59	58	58	57	56	55	55	55	55	353	165	518

* This is the actual October 4, 2017, enrollment using student files provided to Enrollment Projection Consultants (EPC) by the San Mateo - Foster City School District (SMFC).

** Forecasts beyond five years hence have a large potential deviation and should be considered only as general estimates.

*** TK and kindergarten fluctuations from the forecast in any one year can be more significant than are likely on an ongoing basis. Whenever a forecast is generated prior to spring, the District should review the subsequent TK and kindergarten preregistration counts and adjust the next year's staffing accordingly.

Notes: Projections and potential ranges are for (1) the currently operating facilities and programs and (2) the current level of inter-district control (including by nearby districts). Even with this caveat, the ranges shown cover essentially 80% probabilities; there are approximately 10% possibilities for each of even lower and higher numbers than the totals within these ranges. The real potential deviations are greater to the negative due to possible delays in new housing completions and occupations.

District-Wide Projected Enrollments: From 2022 to 2024

Forecasts beyond five years hence have a wide potential deviation range, as factors such as how the birth totals will evolve and when housing developments will be built become less evident. What we do know is that the latest available local birth count, from 2015, is above those in 2011 to 2014. This indicates that at least comparable birth totals to 2015 could occur in subsequent years. There also is the potential for a major BMR development being completed by 2024, along with additional housing by 2024 for elsewhere in the district. The estimated result of these factors is a 2024 enrollment that is 117 above the current figure. The TK-5 total is 191 higher.

Projected Resident Student Populations by the Current Attendance Areas

This forecast is again based on an analysis of where the students live (the resident population⁶) rather than the schools they happen to attend (the attending enrollment). Resident populations differ from enrollments because of (1) attendance at special schools, (2) known intra-district enrollment (between SMFC attendance areas) and (3) known incoming inter-district enrollment (from stated addresses outside the SMFC region). By coding all of the student addresses to planning areas that represent various housing types and locations, we have been able to identify and evaluate how the student population is evolving in each situation. We flip back-and-forth between these “resident” and “enrollment” amounts in the text below and it is important to remember the distinction between these two types.

Table 2, on page 6, presents the key resident and enrollment findings and projections for each attendance area.

Understanding the Data in Table 2

Table 2 contains two data sets for each school. The figures on the left show both (1) the amounts by which the resident school totals changed in the last year and (2) how the current enrollment at each school differs from the resident population. San Mateo Park, for instance, had 372 enrolled K-5 students in the fall of 2017, which is 127 less than the SMFC-enrolled resident K-5 population of 499 students.⁷ This difference is identified by the “-127” in the top row of the column titled “Attending Adjust”.

The main reason that some schools have large negative differences between attending enrollments and resident populations is the four SMFC magnet schools. Three of these schools (North Shoreview, Parkside and Fiesta Gardens) receive a large percentage of their enrollments from the surrounding neighborhoods. This lowers the number of students who attend the resident schools for those neighborhoods (more so than elsewhere). North Shoreview, for example, is in the northern LEAD attendance area. It thus is not surprising that 30% of North Shoreview’s K-5 enrollment comes from the LEAD region. This is a contributing reason for why LEAD has 251 fewer enrolled students (503) than its resident K-5 population (754). College Park, with its dual English-Mandarin language program, instead draws students from throughout the district (to a greater degree than North Shoreview, Parkside or Fiesta Gardens), so that contributes to negative attending adjustments for many of the elementaries.

The adjustments between Brewer Island, Audubon and Foster City are partly due to nuances of those attendance regions. Brewer Island has an immediate vicinity that is assigned solely to that school. In addition, the Audubon and Foster City regions are part of an “option area” for attending Brewer Island instead. We are treating those students as not in the Brewer Island resident total, which gives that school a big net attending adjustment gain.

The second set of data, on the right side of the table, covers the projected pending (2018 to 2020) resident amounts. These are not projected enrollments. They do indicate, however, the extent to which the current attendance areas might continue to be suitable for the next three years without any revisions. The resident K-5 total in Audubon’s region, for example, rises by 22 in 2018 and 47 (cumulative) over the next three years.

Key Findings in the Latest Shifts by Attendance Area

The majority of the school resident student totals evolved as expected from 2016 to 2017. Most of these totals had only minimal changes in the last year, along with having current counts that are close to the projected figures from a year ago.⁸ Only three of the 13 elementary attendance areas had resident student shifts by more than a dozen students. These are George Hall’s region with 33 added, mainly due to new housing at Bay Meadows, and

⁶ “Resident” throughout this report means physical resident, not legal resident.

⁷ TK numbers are excluded from this comparison because those students are not assigned to every elementary school.

⁸ The projected figures being compared to from 2016 are not shown in this Table 2 but instead are from last year’s Table 2.

Table 2: Actual and Projected Resident Student Populations for the Current and Planned Attendance Areas*
 (with color highlighting for actual and projected resident shifts by 25+; orange for negative and yellow for positive differences)

School	Actual Resident and Enrollment part				Projected Resident Student Population part					
	Actual Res. Stu. Shift in Last Year	Actual October 2017 (excluding TK)			Projected SMFCSD Students Residing in this Area in the Relevant Grades (excluding TK)					
		Resident Students	Attending Adjust**	Attending Enroll.	Early October of			Change to October of		
				2018	2019	2020	2018	2019	2020	
San Mateo Park	-5	499	-127	372	505	507	512	6	8	13
Baywood	-7	725	-14	711	706	705	705	-19	-20	-20
Sunnybrae (K-5)	-21	652	-226	426	642	627	641	-10	-25	-11
Highlands***	-9	631	-94	537	620	630	624	-11	-1	-7
Meadow Heights	9	359	-56	303	361	367	367	2	8	8
Beresford	-7	301	-36	265	306	307	311	5	6	10
Laurel	-7	623	-120	503	617	625	628	-6	2	5
George Hall	33	419	4	423	425	456	476	6	37	57
LEAD	-1	754	-251	503	730	719	711	-24	-35	-43
Bayside (for K-5)	-12	464	-214	250	453	463	476	-11	-1	12
Audubon	5	894	-160	734	916	929	941	22	35	47
Foster City	-23	953	-83	870	949	954	968	-4	1	15
Brewer Island****	-6	435	117	552	422	421	414	-13	-14	-21
Unassigned (K-5)*****	-8	5	-5		5	5	4	0	0	-1
College Park				450						
Parkside				182						
Fiesta Gardens				535						
N. Shoreview (K-5)				248						
NPS students (K-5)				8						
Other K-5*****	-21	158	-158		138	126	121	-20	-32	-37
Borel	16	1,132	-54	1,078	1,133	1,135	1,114	1	3	-18
Abbott***	-7	856	-5	851	860	841	827	4	-15	-29
Bayside (for 6-8)	10	591	58	649	595	567	548	4	-24	-43
Bowditch	-43	1,072	-47	1,025	1,065	1,030	1,011	-7	-42	-61
Unassigned (6-8)*****	-3	0	0		1	1	3	1	1	3
N. Shoreview (6-8)				100						
Sunnybrae (6-8)				2						
NPS and Ind. St. (6-8)				13						
Other 6-8*****	13	67	-67		75	78	78	8	11	11

* Resident populations are those students listed at addresses known to be in each attendance area or location.
 ** See Appendix A1(a) and A2(a) tables for current breakdown by grade.
 *** Highlands and Abbott totals include current and projected SMFC-enrolled students in the remaining "Belmont Triangle".
 **** The resident Brewer Island figures exclude students from the Foster City and Audubon areas (from which there is the option to attend Brewer Island).
 ***** Students from the homeless shelter on Villa Terrace (by the railroad tracks) do not have set assigned schools.
 ***** "Other" covers incoming inter-district students (except for the part of the "Belmont Triangle" that is still officially in the Belmont - Redwood Shores ESD, but which is treated as part of the SMFCSD for enrollment purposes) and a few students listed at unlocatable addresses. ("Other" amounts evolve due to the current distribution through the grades.)

Note: Projections contain hidden fractions, so amounts shown here may not exactly sum to the totals shown in other tables.

the Foster City and Sunnybrae areas with 23 and 21 fewer K-5 students, respectively. That decline for Foster City also was one of only two resident K-5 deviations by more than 13 students from what had been projected. Foster City was forecast for an unchanged resident K-5 total, so the actual amount deviated by 23, and the Baywood region was projected to add eleven students but instead has seven fewer, for an 18-student deviation. And three of the four middle school regions, with larger resident student totals, had changes by 16 or less that are each within nine of what was projected. Only the 43-student drop (in 6-8) in the Bowditch region is notable, which was by 31 more than had been forecast.

While not a resident number, it still should be mentioned that the “other” total (mainly incoming inter-district students, along with a few residentially unlocatable addresses such as PO boxes that often are inter-district students) declined by 21 in K-5, which was by 16 more than was forecast. This contributed to why the current K-5 enrollment is lower than the projected amount. The gain of 13 students in 6-8 in this “other” category, however, is only one below the projected amount.⁹

The bottom line is that aside from (1) a TK shortfall that may be simply an anomaly and (2) the fewer-than-projected “other” students, the rest of the district resident student total evolved essentially as expected (within one-half of 1%) in 2017. The remaining deviations are nominal in terms of impacts on the updated projections.

Key Findings in the Projections by Current Attendance Areas and General Regions

Only three elementaries and two middle schools have projected resident student shifts over the next three years that exceed 30 students. None of these occur in the next year, with the decline by 24 in the LEAD area being the closest. The main net K-5 differences from 2017 to 2020 are 57 added in the George Hall region, but to a total that is still under 480; 43 fewer students in LEAD’s region; and 47 more students in Audubon’s area. The largest net 6-8 shifts to 2020 are 43 fewer students within Bayside’s boundary and a decline by 61 in the Bowditch area, but the latter will continue to have over 1,000 resident students despite this reduction. That is higher than many middle school enrollments in the Bay Area.

Note that the K-5 total in the City of Foster City, which contains the Foster City, Audubon and Brewer Island elementary areas, is forecast to add 41 students (47+15-21) in the next three years. This is for an aggregate region that many consider to already have an overloaded enrollment situation.

Underlying Factors to the Projections: Student Population Trends in Existing Housing

All of the trend findings in “existing housing” have been recalculated for this study, including by several value and locational classifications of single-family-detached homes (“SFD”) and attached dwelling units (“ATT”, covering apartments, condos, townhouses and plexes).¹⁰ There are also residual groupings for students from areas with a mix of housing types and/or values. We are again using October 1, 2010, as the cutoff date for identifying the areas of almost exclusively “existing housing” (i.e., with virtually no net additional units since that date). This information is presented in summary in Tables 3A, 3B and 4, with additional details provided in Appendix B.

Understanding the Data in Tables 3A and 3B

The figures in Table 3A on page 8 are for the resident totals of district-enrolled students in the fall of the last three years (2014 to 2017) coming from areas of “existing housing”. The purpose of this data is to identify how the student population is evolving in the established neighborhoods, by type and general value levels. The counts are provided in groups of three grades each (K-2, 3-5 and 6-8, as well as in TK-8) so that we can easily show both (1) how the populations have changed as those students graduated upward by three grades in three years and (2) the general age distribution of the students. The “Relatively Affordable” SFD homes, for instance, had 357 students in K-2 in 2014 and there are now 318 students in grades 3-5, which was a net loss of 39 students in that population as it graduated forward by three grades. This is shown by the “-39” in the table (see lowest row in top section of page 8). We also show how the K-2 group itself has changed during that time, which was a net loss of twelve students due to a net reduction from 357 to 345. That shift in K-2 is “boxed” because it is an important indication of whether the families of the students are getting older, with declining kindergarten totals likely, or are instead becoming younger (via turnover), thereby generating potential kindergarten growth.

⁹ A small total in eighth in 2016 has graduated and a larger total in fifth in 2016 is now in sixth, which created this 6-8 increase.

¹⁰ The relative value levels are from a standardized, but nonetheless subjective, EPC evaluation of the housing in each area.

Table 3B on page 9 has the same structure as 3A, but the comparisons instead are (1) by two aggregate value categories of existing housing and (2) between all existing and new dwellings, along with a residual grouping that mostly covers incoming inter-district attendance (i.e., students listed at home addresses outside the SMFC).

Table 3A: Resident Student Trends in Existing Dwellings by Type and General Value Levels*
(color highlighting in pink for losses by 30+ students and lavender for gains by 30+ students in the recent K-8 and TK-8 totals)

Existing Housing Type**/ Data Subject***	Fall of	Resident District-Enrolled Students				% Change in TK-8
		K-2	3-5	6-8	TK-8	
SFD: Relatively Affordable	2014	357	371	298	1,049	
	2015	331	356	302	1,006	
	2016	348	347	321	1,044	
	2017	345	318	326	1,005	
	3-Year Change Within Grade Group		-12			-44
3-Year Change from Prior Grade Group			-39	-45		
SFD: Modest and Moderate Income	2014	801	778	712	2,347	
	2015	803	799	743	2,395	
	2016	784	761	756	2,355	
	2017	768	770	757	2,353	
	3-Year Change Within Grade Group		-33			6
3-Year Change from Prior Grade Group			-31	-21		
SFD: Middle and Upper Income	2014	885	947	888	2,769	
	2015	881	903	943	2,789	
	2016	918	854	952	2,777	
	2017	879	870	906	2,703	
	3-Year Change Within Grade Group		-6			-66
3-Year Change from Prior Grade Group			-15	-41		
ATT: Most Affordable	2014	326	325	245	905	
	2015	297	301	274	880	
	2016	264	302	257	835	
	2017	265	278	281	833	
	3-Year Change Within Grade Group		-61			-72
3-Year Change from Prior Grade Group			-48	-44		
ATT: Intermediate	2014	805	750	615	2,235	
	2015	827	760	597	2,255	
	2016	803	727	663	2,252	
	2017	829	658	646	2,184	
	3-Year Change Within Grade Group		24			-51
3-Year Change from Prior Grade Group			-147	-104		
ATT: Upscale/ High Amenity	2014	543	545	449	1,582	
	2015	550	529	498	1,633	
	2016	608	510	474	1,639	
	2017	652	511	479	1,687	
	3-Year Change Within Grade Group		109			105
3-Year Change from Prior Grade Group			-32	-66		

Table 3, page 1 of 2, with footnotes at the bottom of the final page

Table 3B: Resident Student Trends between Existing Dwellings, New Housing and Incoming Inter-District Attendance
(color highlighting in pink for losses by 30+ students and lavender for gains by 30+ students in the recent K-8 and TK-8 totals)

Existing Housing Type**/ Data Subject***	Fall of	Resident District-Enrolled Students				% Change in TK-8
		K-2	3-5	6-8	TK-8	
Combined Affordable-to-Moderate SFD & Most Affordable-to-Intermediate ATT <i>(includes some areas with a mix of housing types &/or values within this value range)</i>	2014	2,496	2,407	2,043	7,108	
	2015	2,449	2,408	2,089	7,101	
	2016	2,373	2,329	2,161	7,027	
	2017	2,394	2,204	2,183	6,925	
3-Year Change Within Grade Group		-102			-183	-3%
3-Year Change from Prior Grade Group			-292	-224		
Combined Middle-to-Upper Income SFD & Upscale ATT <i>(includes some areas with a mix of housing types &/or values within this value range)</i>	2014	1,432	1,493	1,338	4,358	
	2015	1,438	1,433	1,443	4,432	
	2016	1,532	1,368	1,428	4,428	
	2017	1,535	1,388	1,387	4,404	
3-Year Change Within Grade Group		103			46	1%
3-Year Change from Prior Grade Group			-44	-106		
Total for Areas with Virtually No New Housing added since Sept. 2010	2014	3,928	3,900	3,381	11,466	
	2015	3,887	3,841	3,532	11,533	
	2016	3,905	3,697	3,589	11,455	
	2017	3,929	3,592	3,570	11,329	
3-Year Change Within Grade Group		1			-137	-1%
3-Year Change from Prior Grade Group			-336	-330		
Total for Areas with Consequential New Housing added since Sept. 2010 <i>(includes some areas that also contain older residences &/or demolished units)</i>	2014	60	53	61	177	
	2015	66	72	74	216	
	2016	85	86	89	264	
	2017	97	96	81	279	
3-Year Change Within Grade Group		37			102	NA
3-Year Change from Prior Grade Group			36	28		
All Other (incoming inter-district students & a few students at unlocatable addresses)	2014	89	88	35	213	
	2015	74	104	44	228	
	2016	69	110	54	237	
	2017	55	103	67	227	
3-Year Change Within Grade Group		-34			14	7%
3-Year Change from Prior Grade Group			14	-21		

* Value levels are subjective EPC evaluations of the dominant housing situation in each of the planning areas with virtually no net additional dwelling units first occupied since September 30, 2010.

** SFD = single family detached; ATT = attached, for condos, townhouses, plexes and apartments

*** Changes are over three years for groupings of three grades, with K-2 compared to the prior K-2, 3-5 to the prior K-2, 6-8 to the prior 3-5, and TK-8 to the prior TK-8. Due to the gradual recent shift in the birthdate cutoff for kindergarten eligibility, the K-2 counts cover the following number of birth months by year: 33 in 2014, 34 in 2015, 35 in 2016 and 36 in 2017. The 2017 data thus has the longest K-2 birth period in this table, but still has the lowest total in most categories. This shift also has the 3-5 total covering 36 months in 2014, 35 in 2015, 34 in 2016 and 33 in 2017.

Table 3, page 2 of 2

Key Findings Related to the Data in Table 3A

This table in past studies had three-year TK-8 percentage gains in most of the categories shown, but this is no longer true. There instead were net overall declines in four of the six categories during the latest period. The “Most Affordable” ATT units again had a significant 8% student drop in TK-8, with most of that 72-student decline

occurring in just K-2. These almost entirely rental units tend to be occupied by young families of limited financial means who are the least capable of dealing with rising housing costs. Families with limited incomes also are common in the “Intermediate” ATT units and the “Relatively Affordable” SFD homes. These categories shifted into having net declining TK-8 totals in the latest three-year period, after having previously had gains (which are not shown in this table). Their overall reductions were by 51 (-2%) and 44 (-4%), respectively, but the K-2 totals had much smaller shifts, including a rise by 24 in those ATT units. This finding in K-2 suggests that less TK-8 change may occur in these two categories in the pending years. Many of our other client districts have greater losses occurring in such dwellings.

The recent shift from growth to decline did not occur in just the less expensive categories. The “Middle and Upper Income” detached homes have 66 fewer students than three years ago. “Modest and Moderate” SFD residences, while having little change in the TK-8 total, do have 33 fewer students in K-2. Nonetheless, considering that these categories together have over 5,000 current SMFC students, these differences are minimal in percentage terms.

The sole category with more positive three-year differences than in recent studies is the “Upscale/ High Amenity” ATT group and those gains were significant. The totals in those existing (pre-October-2010) units are up by 109 in K-2 and 105, or 7%, in TK-8. Families who no longer can afford to move into detached homes in the SMFC evidently are opting for these more desirable ATT locations as a way to be able to live here.

These findings have corresponding impacts on the attendance areas where each category is concentrated.

Key Findings Related to the Data in Table 3B

The net K-2 differences over the last three years are almost perfectly offsetting between the less expensive and more expensive existing housing locations in the district. The combination of the Affordable-to-Moderate SFD and Most-Affordable-to-Intermediate ATT residences had a 102-student reduction in K-2. The combination of the existing Middle and Upper Income SFD and Upscale ATT homes had a 103-student gain in K-2. The K-2 total from all existing housing thus only changed by one student.¹¹

New housing (first occupied since 2010) provided 37 more students in K-2 and 102 more in TK-8 over the last three years. The latter offset most of the 137-student decline from existing dwellings. The addition of 37 in K-2 from new residences, however, was mostly offset by a 34-student reduction in incoming inter-district students. We do not know the reason for this reduction in the lowest grades for incoming inter-district students, who are often the children of SMFC employees. Assuming that both (1) no further decline occurs in that K-2 total and (2) the kindergarten totals stay in the current vicinity after 2018, then new housing could provide more of a net gain for the district elementary enrollment in the future (as is projected).

Average Cumulative Advancement Rates from Existing Housing

Grade-to-grade advancement rates are calculations of the net change in the number of students in each grade as they graduate into the next grade in the following school year. These figures are most applicable to an accurate forecast when they are determined specifically for students from existing dwellings. For example, if there had been a total of 100 students in kindergarten last year and 105 in first grade this year from the same group of homes, that would be a 5% (1.05) net advancement rate gain. Such rates usually are averaged over several years within each single-grade advancement to avoid giving too much influence to nuances in any one year.

¹¹ There are some conflicting nuances to this finding that can be confusing, but still should be mentioned for the sake of full disclosure. The recent shift in the cutoff birthdate for kindergarten eligibility resulted in the K-2 totals officially representing the following total birth months: 2014 has 33, 2015 has 34, 2016 has 35 and 2017 has 36. The three grades containing only eleven birth months each have graduated from K-2 in 2014 to 3-5 in 2017. This means that the 2017 K-2 totals have three more qualifying birth months than the 2014 K-2 totals. Adjusting the data to represent the same number of birth months would show an 8% decline since 2014 in the K-2 total from all existing housing. But much of that theoretical (not actual) decline comes from an exceptionally large second grade class in 2014. The adjusted reduction in just K-1 would be by less than 1%.

For this study, we have again determined the recent average rates by several categories of existing housing. The cumulative impacts of those rates (explained below) are shown in Table 4 on page 12, with additional data provided in Appendices B1 and B2 (including the grade-to-grade rates for both three-year and alternative four-year averages). These rates are then evaluated for their likelihood to continue, by degree, in the forecast period.

Understanding the Data in Table 4

Cumulative rates shown in the column titled “2014 to 2017” in Table 4 are the result of a compounding of the latest individual grade-to-grade advancement rates from first to eighth (averaged over the last three years). This identifies the change, from the same housing units, in each student body class as it graduated upward through the grades. Using the “Relatively Affordable” SFD category as an example, the “0.73” means that 100 students in first grade in one year would become 73 students seven years later in eighth grade (i.e., a 27% reduction), if these rates continue to occur. This is below the 0.75-to-1.10 range that we are identifying from similar dwellings in most of our client districts, so we have boxed those figures in the table.

Key Cumulative Rate Findings

The cumulative rates are lower in every category listed between the overlapping 2012-to-2015 and 2014-to-2017 periods, although in some cases the latest figures rebounded from lower amounts during the in-between 2013-to-2016 period. The latest rates also are lower than the non-overlapping 2011-to-2014 figures in all of the attached housing categories. The most significant reduction occurred in the “Relatively Affordable” SFD homes, where the cumulative rate declined from being in the mid 80s in previous periods to just 0.73 in the latest period. That 0.73 figure has gone below our “normal range” findings elsewhere, which makes it more likely to rebound than to fall any further in the future. An example of such a rebound can be seen in the “Upscale/ High Amenity” existing ATT residences. The cumulative rate from those dwellings fell from 0.86 to 0.81 to 0.73 during the first three periods shown, with that 0.73 being below the normal range in most other districts for this housing group. The cumulative rate in those SMFC dwellings then rebounded to 0.80 in the latest period. Another cumulative rate that has gone below the normal range is the 0.69 in Intermediate ATT units, after having previously been in the mid 70s. We expect this rate will go back above 0.70 in the future.¹²

The cumulative rates in the “Middle and Upper Income” detached homes, which contain more students than any other category, have had a slow continuous decline from 1.00 to 0.98 to 0.97 to 0.94 from the earliest to latest periods shown. While the latter is still well within the normal range, it does lower the projected student numbers reaching the middle school grades from those neighborhoods.

Aside from the expected small rebounds into the normal range for the “Relatively Affordable” SFD homes and the “Intermediate” ATT units, the latest cumulative rates are realistic to continue. The underlying individual grade-to-grade averages in the remaining categories have been applied accordingly in the forecast (other than for some minor fine-tuning based on differences between the three- and four-year averages shown in Appendix B). Lower student numbers are being projected through 2021 as a result (compared to the expectations in our last study).

¹² Intermediate attached units added students, and Most Affordable ATT dwellings had fewer students, in kindergarten and first grade in the latest years, but those differences are not a factor in cumulative rates, which cover compounded advancements from only the first to eighth grades. The rate of change from kindergarten to first is excluded from these cumulative rates because that difference often is due more to the impacts of students coming out of private kindergarten schools than from housing turnover. While those private kindergarten programs are an important forecast component, that is a separate factor from the main purpose of these cumulative rates (i.e., identifying turnover impacts).

Table 4: Summary of Recent Cumulative Advancement Rates by Category of Existing Housing*
 (with color highlighting for the most significant data, including for data trend differences that are especially significant)

Housing Category**	Current SMFC-Enrolled Students	Cumulative Calculation from the 1st to 8th Grades for the Net Average Grade-to-Grade Advancement Rates over the Three-Year Periods between the Fall Months of***					Normal Range****
		2014 to 2017	2013 to 2016	2012 to 2015	2011 to 2014		
SFD: Relatively Affordable	1,005	0.73	0.83	0.87	0.86	0.75 - 1.10	
SFD: Modest Income	1,428	0.93	0.94	0.94	0.87	0.75 - 1.10	
SFD: Moderate Income	925	0.93	0.94	0.97	0.91	0.80 - 1.15	
SFD: Middle and Upper Income	2,703	0.94	0.97	0.98	1.00	0.85 - 1.30	
All SFD Categories	6,061	0.89	0.93	0.95	0.93	NA	
ATT: Most Affordable	833	0.77	0.73	0.80	0.84	0.65 - 1.00	
ATT: Intermediate	2,184	0.69	0.73	0.75	0.75	0.70 - 1.05	
ATT: Upscale/ High Amenity	1,687	0.80	0.73	0.81	0.86	0.75 - 1.10	
All Attached Categories	4,704	0.74	0.73	0.78	0.80	NA	
Mix Relatively Affordable SFD and Most Affordable to Intermediate ATT (with majority of students from ATT)	525	0.72	0.74	0.89	1.03	NA	

* Relative price ranges (and interpolated incomes) are based on standardized but nonetheless subjective EPC evaluation of the dominant housing situation in each planning area. Existing housing figures are from planning areas with virtually no net additional units occupied since September 2010.

** "SFD" = single family detached homes; "ATT" = attached, for apartment, condo, townhouse and plex units

*** Cumulative rates are the cumulative impact from the first to eighth grades of individual grade-to-grade net advancement rates (a.k.a., cohort survival rates) averaged over the relevant three-year periods. "Relatively Affordable" SFD homes, for example, collectively had net average grade-to-grade advancement rates between Fall 2014 and Fall 2017 that combine into a 0.73 cumulative rate. This means that, if these rates continue, there eventually would be 73% as many eighth graders (i.e., a 27% reduction) in these same housing units as there had been first graders seven years earlier. The rate of change between kindergarten and first is excluded from these cumulative rates because that often is due more to the impacts of students coming out of private kindergarten schools than from housing turnover. While those private kindergarten programs are an important forecast component, that is a separate factor from the main purpose of these cumulative rates (i.e., identifying turnover impacts). Cumulative rates from housing categories with fewer than 1,000 students can be more erratic.

**** "Normal Range" is the recent vicinity that over 80% of our client districts are within for the categories listed.

Notes: (1) Figures exclude some residual categories with smaller student numbers, such as from areas with a mix of higher value SFD and ATT types. (2) See Appendix B for additional information, including the individual grade-to-grade rates.

Comparison of Local Birth Counts to Corresponding Kindergarten Populations

One method for estimating pending kindergarten enrollments is to review local birth statistics. While we feel that identifying evolving trends in each neighborhood and housing category are just as important, birth data is useful if there is a consistent correlation between births and corresponding (five years later) kindergarten populations in the local area. Table 5, on page 13, summarizes such data for the SMFC based on births in the local zip codes.

Understanding the Data in Table 5

Two types of data are of importance in this table: (1) how the birth totals have changed and (2) how the ratio between births and kindergartners has evolved. In the top data row in Table 5, for example, there were 1,898

Table 5: Comparison of Local Births to Corresponding Kindergarten Student Populations

Birth Year* and School Enrollment Date	Total Births in Zip Codes 94401-94404	SMFC-Enrolled Resident Kindergarten Population**	Ratio of Kindergarten Population to Births
"2006" Births and Fall 2011 Kindergarten Students	1,898	1,417	75%
"2007" Births and Fall 2012 Kindergartners plus 100% of TK***	1,961	1,504	77%
"2008" Births and Fall 2013 Kindergartners plus 50% of TK***	1,916	1,427	74%
"2009" Births and Fall 2014 Kindergartners plus 33.3% of TK***	1,897	1,370	72%
"2010" Births and Fall 2015 Kindergartners	1,895	1,398	74%
"2011" Births and Fall 2016 Kindergartners	1,877	1,375	73%
"2012" Births and Fall 2017 Kindergartners	1,870	1,373	73%
Average Relevant to Kindergarten in last Four Years (good correlation with only a 2% range)			73%

	note that totals below dip and then recover compared to totals above	Potential SMFC-Enrolled Resident Kindergarten Total (excluding TK)**	
		at 4-Year Avg. Ratio	at Current Ratio
"2013" Births and Potential Fall 2018 Kindergartners	1,828	1,337	1,342
"2014" Births and Potential Fall 2019 Kindergartners	1,855	1,357	1,362
"2015" Births and Potential Fall 2020 Kindergartners	1,887	1,381	1,385

* These are proportionate birth amounts from the listed year and the prior year so as to properly correlate to the kindergarten eligibility period shown, such as "2006 births" representing one-twelfth of the birth total in 2005 and eleven-twelfths (all but December) of the birth total in 2006. The ratios shift after the 2007 births to match the evolution of the kindergarten eligibility birthdate cutoff from December 2 before 2012 to September 1 starting in 2014.

** These are the resident district-enrolled kindergarten totals in the SMFCSD part of the specified region. The total kindergarten enrollments also include incoming inter-district students and any students listed at residentially unlocatable addresses.

*** 100% of TK students in 2012, 50% of TK students in 2013 and 33.3% of TK students in 2014 are included so that the totals correlate to 12-month birth periods.

Note: These figures are one of many factors in the kindergarten projections. Student trends by location, new housing and economic issues are also key factors, with modest revisions made to those findings where warranted based on this data.

Sources: Birth totals from Calif. Dept. of Health Statistics (before 2013) and San Mateo County Public Health Dept. (after 2012)

births in "2006" (as adjusted) to mothers with home addresses in the four zip code areas listed. Essentially five years later, in fall 2011, there were 1,417 SMFC kindergartners from the district portion of those zip codes. That is a 75% ratio for the resultant kindergartners. We only show the ratios in earlier periods, however, mainly as an FYI on past trends. Our focus is on how the birth counts have changed, especially in relation to the next three kindergarten totals, and on how the ratio has evolved in the last four kindergartens (including current).¹³

The annual birth numbers shown have been pro-rated from the two calendar years relevant to each kindergarten eligibility period. So the "2006" birth figure shown actually represents eleven-twelfths of the 2006 total and one-twelfth of the 2005 total to better correlate to the birth period relevant to the October 2011 kindergarten enrollment (i.e., for all births theoretically occurring from December 2005 through November 2006). The ratios between years then shift after the 2007 births to match the evolution of the kindergarten eligibility birthdate cutoff from December 2 to September 1.

¹³ The 2012 K count includes 100% of TK, 2013 K has 50% of TK and 2014 has 33% of TK so that the data covers 12 months.

Key Findings Related to the Kindergarten Projections

The five latest correlative ratios between local births and the corresponding kindergarten populations have been within 1% of 73%, which is also the ratio for the current kindergartners. Such a consistent ratio thus should be a good indication of how the more recent birth amounts will translate into resident kindergartners in the next three years. With the unusually large amounts of just completed, under-construction and pending housing, however, all future kindergartens could have slightly larger resident totals than these birth figures indicate.

With the single exception of a higher birth total in “2007” (which correlates to the highest adjusted kindergarten amount in 2012), all of the birth figures were between 1,828 and 1,916 in the decade from “2006” through “2015”. That is a much narrower range than we are identifying in most districts. The more common finding has been a consequential decline in the latest years that these births-by-zip-code figures (for the home address of the birth mother) are available. The smallest local birth total of 1,828 in “2013” does correlate to the pending kindergarten, which is the main reason for a slightly lower kindergarten enrollment being projected in 2018. Since “2013”, however, the birth totals have rebounded and the latest figure, the 1,887 from “2015”, is comparable to the totals in “2006” and “2008” through “2010” and higher than those since then. This finding justifies expecting similar, if not slightly higher, birth totals in the SMFC in the following years, with correspondingly high kindergarten amounts after 2019.

With declining birth and kindergarten totals occurring in many San Mateo and Santa Clara County districts, however, there is a possibility that this will start to happen here as well.

Projected Impacts of New Housing

New dwellings impact enrollment through a combination of (1) the number of residences expected in the various housing types, by year and location, and (2) the projected number of students in each of those units. The latter includes timing and local school considerations. These components are discussed in the following subsections, for which the first three, other than the updated SGRs, are repeated from past reports.

Average Student Generation Rates (SGRs)

Student generation rates are the average rates at which residences “yield” students, such as one student in every two homes (a 0.50 SGR). Public school SGRs usually are calculated by identifying the number of district-enrolled students in a suitable sample of residential units from the local area. SGRs identified from recently built housing are often considered the best estimation of what similar future homes will generate, at least in the first few years of occupation. As is explained below, however, that often is less than what the total impact will be over time.

Delayed Enrollment Impacts of New Housing

When a major development is being built, the first units occupied can be surrounded by construction. Such activity is less-than-optimal for families, especially of young children, with the result being that the earliest occupants often have relatively few students. Those tracts can be more appealing to families after the nearby construction is completed. This can lead to more families moving in via turnover. Often the SGR high point is not reached until around the eighth year after a development is completed.

This tendency probably is a key reason why so few district-enrolled students are currently residing in the 1,000+ new housing units occupied in the SMFC in the last five years, especially from Bay Meadows. We suspect that the SGRs will become higher as these latest units will have been occupied for a few more years. Supporting this assumption is the higher birth total in “2015”, with much of that increase occurring in the 94403 zip code region that includes Bay Meadows.

Table 6: Average Student Generation Rates (SGRs) from Sampled Recently Built Housing Units in the SMFCSD

Category of Recently Built Housing*	Number of Units in Sample	Current District-Enrolled Resident Student Population by Grade Range				Current TK-8 SGR
		TK-2	3-5	6-8	TK-8	
Mainly Market-Rate Developments in:						
City of San Mateo	1300	24	30	17	71	0.05
City of Foster City	466	38	27	23	88	0.19
Mainly BMR ATT Developments						
	122	28	35	34	97	0.80

* Aggregates of recently built developments dominated by housing in each category, with Mainly Market Rate samples covering developments occupied since 2012 and the Mainly BMR ATT sample covering developments occupied since 2009. See report text for explanation of these housing types.

Current SGRs in Recently Built Housing

Three SGRs from recently built housing were determined necessary for the projections. The differences between the SGRs in the recent “Mainly Market Rate” developments (i.e., aside from the recent mainly below-market-rate, or BMR, locations) in the Cities of San Mateo and Foster City are too significant to ignore, so we are identifying those SGRs separately. In Foster City, there are 88 district-enrolled students coming from 466 apartments in “The Plaza” and “One Hundred Grand” complexes, for a 0.19 SGR. That is the rounded equivalent of 19 students in every 100 units. This rate is being applied to all projected “Mainly Market Rate” developments in the first year of occupancy in that part of the district. The recent “Mainly Market Rate” developments in the City of San Mateo part of the SMFC currently have 71 students in 1,300 residences in several locations, for a 0.05 SGR.¹⁴

The two complexes of new “Mainly BMR ATT” units (i.e., with at least 50% of the units originally offered at below-market rates) have 97 students in 122 units, for a 0.80 SGR, which is well within the norm for this category.

Projected New Housing

A total of 3,400 new residences are forecast to be occupied in the next seven years, as is shown in Table 7 on page 16. The projected amounts through 2020 are mainly underway and approved developments that are a near certainty to occur within three or four years. The figures for 2021 and 2022 also are known developments, but those could be delayed by two or three years if a recession happens before then. The projected units in 2023 and 2024, however, are mostly conjecture for those years, with real possibilities of occurring well after 2024.

The following text deals with the specific projected developments. For readers who do not need such details, we recommend skipping ahead to the Concluding Commentary section on page 17.

It has become more difficult than in the past to determine the number of new units that will be “first occupied” in the twelve months to the pending October 1, let alone in subsequent years. Historically in a “hot” housing market, active developments could be completed and occupied in a short identifiable timeline. But several factors in the current situation make this year’s total number of first move-ins more of a judgment call than usual. These issues include (1) that there are two large apartment buildings nearing completion that may or may not be fully occupied

¹⁴ This 0.05 SGR from new Mainly Market Rate units in the San Mateo part of the SMFC, while lower than expected, is greater than what we are identifying in many other districts in the greater Silicon Valley region. This is because prices and rents for new dwellings have become too high for many families of school-age children. The 0.19 SGR in Foster City is instead what is far outside (above) the norm for new Mainly Market Rate units in the region. Too few SFD homes have been built recently in the SMFC to calculate those SGRs separately from “Mainly Market Rate” ATT units, but the small available sample in San Mateo does have a similarly low student ratio.

Table 7: Projected Additional Dwelling Units

Housing Developments	Projected Additional Residences in Twelve Months to October 1 of							Total
	2018	2019	2020	2021	2022	2023	2024	
Mainly Market-Rate Developments in:								
City of San Mateo	330	314	393	485	487	289	292	2,590
City of Foster City	170	87	94	2	0	44	43	440
Mainly BMR ATT Developments								
	0	68	0	0	0	152	150	370
Total	500	469	487	487	487	485	485	3,400

by October and (2) a shortage of enough qualified construction workers for all of the underway projects in the county. Apartment complexes often take longer than expected to complete and become fully occupied, although the latter is occurring at a rapid rate in the current economy.

We are estimating that 170 of the 220 apartments in the “Triton” development in Foster City will be occupied by October, with the balance immediately thereafter and thus forecast in the twelve months to the following October, but moved into during the 2018-19 school year. The 37 townhouses in this Triton development also should be completed and occupied between next October 1 and October 1, 2019, but during the 2018-19 school year. Another 70 townhouses and 22 apartment units are forecast nearby for 2020. These are all in the Audubon area.

The other major active apartment development is at the former K-Mart location in the Sunnybrae region. The buildings in that complex are being constructed in staggered phases. The first is nearly complete and the second is fully underway, but no units, of course, can be occupied in a multi-story building until construction on that building is done. Aboveground construction on the rest of this 599-unit complex has not started. We have projected 150 units will be moved into by next October 1, followed by 200 more in 2019, 152 more in 2020 and the final 97 in 2021. A faster timeline could occur. Adjacent to that location is a proposal for 73 apartments that are projected to be occupied in 2020.

Several additional notable housing developments are forecast for occupations in 2018 to 2020. One of these has 27 townhouses that are now being occupied in the San Mateo Park area. Also projected for next fall are the final 26 condos in the “Tidlands” and 42 townhouses in a development on the east side of 101. These are both in the LEAD region. The Sunnybrae region, on top of the aforementioned 672 apartments, also has 60 attached units that are starting to be built on the southern edge of San Mateo’s Central Park. These should be occupied in 2019. The current Trag’s Market site has 64 apartments expected in 2020. This is in a northern (“NC”) part of the Laurel region.

The George Hall area has the third highest number of new residential occupations projected by 2020 (after Sunnybrae and Audubon). The last 51 townhouses in the “Meadow Walk” development at Bay Meadows will be occupied in 2018, as should the adjacent 24 SFD homes being built in “The Victory” project. Another 136 units are expected in Bay Meadows in the following two years. The most significant pending student source at Bay Meadows, however, should be the 68 BMR units forecast in 2019.

Another 351 units are projected at Bay Meadows and nearby (at the current Hillsdale Inn site) in 2021 and 2022, but the highest student-generating development projected in the 2021-to-2024 period has approximately 300 BMR units in Sunnybrae’s region. These are expected on city-owned properties on the east side of the railroad tracks by downtown San Mateo. These BMR units (projected as 302 simply for the purpose of a rounded BMR total in the seven-year forecast period), however, may not be built until after 2024. If such a delay occurs, then

the projected total enrollment in 2024 may be slightly optimistic. Also forecast for move-ins in 2021 to 2024 in Sunnybrae's region are (1) the first 471 out of 935 potential units on the south side of Concar Drive between Delaware and Grant Streets and (2) 80 condos just north of San Mateo's Central Park. The three remaining major developments forecast after 2020 have a rough EPC estimate of 250 units by southernmost El Camino Real in the Laurel region, 190 residences replacing an office building just southeast of the 92 and 101 freeway interchange in the Bayside area, and fewer than 100 additional units at a to-be-determined site in the Audubon region. The latter development is conjecture by EPC.

A total of 2,200 regular and BMR units, including a few small developments that have not been discussed above, are forecast in the next seven years in the Sunnybrae area. That is just under two-thirds of the projected total. Most of the Sunnybrae student impact, however, is not expected until late in the forecast period when that large BMR development could be built. The larger short-term student impacts from new housing should occur in the Audubon and George Hall areas.¹⁵

Concluding Commentary

We were surprised by the higher local birth total in "2015", compared to those in the four previous years, and had hoped that the "2016" figures might be available in time for this report. Having those "2016" figures would have shown whether the rise in "2015" had continued in "2016" or instead was partly an anomaly. With significant new housing amounts having been occupied since 2015 in the Bay Meadows and Foster City parts of the SMFC, such a further increase in births definitely could have occurred. But as we said in this section in our last report, considering the birth and kindergarten enrollment declines that are occurring elsewhere, the potential deviation from the projected amounts, both in kindergarten and overall, is more to the downside than the upside.

Sincerely,



Thomas R. Williams, principal demographer for Enrollment Projection Consultants

¹⁵ Appreciation is due to city planners Darcy Forsell in San Mateo and Curtis Banks in Foster City for their insights into planned and potential new housing. All final decisions on amounts and timing, however, were made by EPC. The cumulative student totals from the projected residences through 2022 and 2024 are shown in the lowest data rows in Table 1 on page 4.