

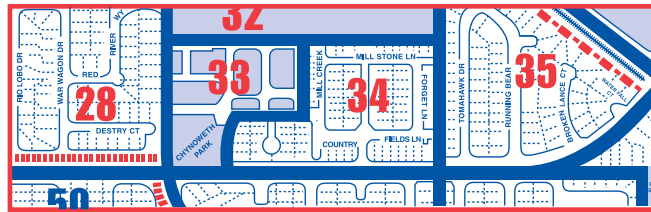
ENROLLMENT PROJECTION CONSULTANTS

Providing School Districts with Accurate Enrollment Forecasts by Location

Area 32
Older Mobile Home Park
450 units, 90 K-8 students, 0.20 SGR

Area 28
Recent Upper-Income Det. Homes
218 units, 85 K-8 students, 0.39 SGR

Area 33
Recent Upscale Townhouses
82 units, 9 K-8 students, 0.11 SGR



Area 34
Recent Middle-Income Det. Homes
94 units, 33 K-8 students, 0.35 SGR

Area 35
Older Middle-income Det. Homes
89 units, 57 K-8 students, 0.64 SGR

Elementary and Middle School
Attendance Boundaries

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

January 13, 2020

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 most consequential changes identified in this update are that the latest kindergarten and local birth totals have declined more significantly than in prior years. A year ago, the San Mateo – Foster City School District (henceforth “SMFC” or “district”) had a moderately lower kindergarten total, but that was after nearly stable totals over the five preceding years. The latest local birth figures that were available then also had rising amounts. Those birth figures were through 2016. The current kindergarten enrollment, however, has fallen even further and the now available 2017 and 2018 birth totals include a small drop in 2017 and a more notable reduction in 2018, to the lowest count since 2001. There have been declining kindergarten and birth totals in most other San Mateo County districts in recent years and the SMFC is no longer an exception to that trend.

The projected total SMFC enrollment falls by 98 students to next October and by 282 students over the next five years. This reduction is concentrated at the middle school level for the next two years, but shifts to being almost entirely, in net, at the elementary level starting in 2023.¹ The projected changes from the “current” (December 2, 2019) figures to those on October 1, 2020, are for two more elementary students and 100 fewer middle school students. The net differences to 2021 are 41 fewer elementary students and 103 fewer middle school students, for a combined reduction by 144. Thereafter the net cumulative differences rebound in the middle school total, with the net projected changes from 2019 to 2024 declining by 278 at the elementary level and just four students at the secondary level.

These enrollment shifts will not be evenly or proportionately distributed between the attendance areas in the two grade levels. The projected changes in the “resident” (home school) K-5 totals to next fall are mostly minor, with the largest differences being 20 additional students in the George Hall area and 14 fewer students in the LEAD area. In three years, however, the cumulative net changes in the K-5 totals include reductions by at least 30 students in each of the San Mateo Park, Baywood, Highlands and LEAD areas and gains of 64 to 75 students in the Sunnybrae and George Hall areas. The projected K-5 total also declines by 142 students from 2019 to 2022 from the City of Foster City region, which currently has three elementary schools but will soon have a fourth. The

¹ Whenever just a year is stated, such as 2023, the reference is for, or in the year or years to, early October of that year.

total forecast in K-5 in that city in 2022, nonetheless, is still well above 2,000, or averaging more than 500 for each of those four schools, with TK students to be added to those amounts at the relevant schools. The resident totals in grades 6-8 for the four middle schools have projected reductions by nearly 30 students in each of the Borel, Abbott and Bowditch areas for next fall, but the only net three-year reduction of significance is in Bayside's region. The latter is forecast to have a net of 52 fewer 6-8 students in 2022, after losing only 11 in 2020.

New housing is a factor in these projected enrollments. There are 2,800 new residences forecast in the next five years, with a projected total of 341 district-enrolled students in 2024. Over 50% of these dwellings (1,420) are in the Sunnybrae area. The George Hall area has the second largest amount, with 368 units projected.

Background Information

We have provided in-depth enrollment forecasts since 2002 for the SMFC. Our 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 current enrollment, in a student file provided to EPC by the SMFC, is 65 below what we had projected in our last study, but much of that is due to special factors. The first factor is that 30 of that difference came from a larger-than-forecast decline (from 209 to 162) in incoming inter-district students. Unless a client district indicates otherwise, we always will assume mostly stable inter-district totals, with the exception of any shifts caused by the graduating upward of different amounts by grade. The second factor is that this year's file, unlike in past years, excludes NPS (Non Public School) students. There were twelve NPS students including in the forecast for the current enrollment. The remaining "resident" student difference is thus by 23 students, or just two-tenths of 1% between the actual and projected amounts. More than 100% of that small remaining divergence is in kindergarten alone, with a much-lower-than-projected current figure. The total in all other grades is instead slightly above the projected amount. That kindergarten difference is the only one of concern for the forecast.

District-Wide Projected Enrollments

The total projected district enrollment declines by 282 students from 2019 to 2024 (see far right column in the larger bold box in Table 1 on page 3). This includes losses that are concentrated in the middle school total for the next two years, but which shift to being almost entirely in the elementary total after 2022 (in net compared to the "current" December 2, 2019, enrollment). The projected differences to October 2020 are to have two more elementary students and 100 fewer middle school students. The net two-year changes are 41 and 103 fewer elementary and middle school students. That, however, could be the low point for the middle school total during the next five years, with a rebound forecast to essentially the current 6-8 total in 2023 and 2024. The elementary total, by contrast, declines further after 2021, to nets of 104 fewer students in 2022 and 278 fewer in 2024.²

The small current fifth grade class and the projected kindergarten amounts are key factors in these varying changes by grade level. The graduation of the former through the middle school grades over the next three years is the main reason for the lower 6-8 totals in 2020 to 2022. The rebound in that grade level occurs after that class graduates from eighth grade. The departure of that same class from the elementary level is why the TK-5 total

² All figures in this report cover some or all of grades TK-8 (transitional kindergarten through eighth grade), including SDC (Special Day Class, a.k.a., Special Education) but excluding a nominal number of NPS students in the current and projected amounts. Also excluded are any preschool SDC students that may be counted in some State reports as part of the SMFC enrollment. Although North Shoreview and Bayside Academy have students in both grade levels, "elementary" refers to totals in TK-5 and "middle school" relates to totals in 6-8, with the North Shoreview and Bayside enrollments parsed accordingly.

Table 1: Actual and Projected Students by Grade and Grade Level in October of 2007 to 2024
 (with color highlighting for totals that were, are, or are expected to be in 8th grade of: pink for 1200+;
 blue for 1150-1199; yellow for 1100-1149; and orange for <1100; the highest recent subtotals are highlighted in gray)

| Fall of | Actual and Projected Total Enrollment by Grade (including SDC students in all years but excluding NPS students in 2019 to 2024) | | | | | | | | | | Actual and Projected Total Enrollment by Grade Group | | |
|---|---|-------|-------|-------|-------|-------|-------|-------|-------|-------|--|-------|--------|
| | TK | K | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | TK-5 | 6-8 | TK-8 |
| 2007* | NA | 1,253 | 1,185 | 1,167 | 1,113 | 1,072 | 1,020 | 1,057 | 1,117 | 1,077 | 6,810 | 3,251 | 10,061 |
| 2008* | NA | 1,366 | 1,271 | 1,182 | 1,159 | 1,116 | 1,076 | 1,022 | 1,044 | 1,092 | 7,170 | 3,158 | 10,328 |
| 2009* | NA | 1,413 | 1,367 | 1,255 | 1,182 | 1,144 | 1,100 | 1,077 | 1,019 | 1,051 | 7,461 | 3,147 | 10,608 |
| 2010* | NA | 1,491 | 1,381 | 1,331 | 1,207 | 1,164 | 1,130 | 1,111 | 1,067 | 1,013 | 7,704 | 3,191 | 10,895 |
| 2011* | NA | 1,461 | 1,451 | 1,367 | 1,307 | 1,191 | 1,157 | 1,104 | 1,087 | 1,070 | 7,934 | 3,261 | 11,195 |
| 2012* | 79 | 1,457 | 1,448 | 1,385 | 1,337 | 1,289 | 1,178 | 1,108 | 1,110 | 1,064 | 8,173 | 3,282 | 11,455 |
| 2013* | 156 | 1,373 | 1,421 | 1,414 | 1,389 | 1,325 | 1,248 | 1,160 | 1,112 | 1,108 | 8,326 | 3,380 | 11,706 |
| 2014* | 261 | 1,306 | 1,360 | 1,411 | 1,378 | 1,355 | 1,308 | 1,237 | 1,154 | 1,086 | 8,379 | 3,477 | 11,856 |
| 2015* | 283 | 1,415 | 1,284 | 1,328 | 1,371 | 1,320 | 1,326 | 1,278 | 1,211 | 1,161 | 8,327 | 3,650 | 11,977 |
| 2016* | 272 | 1,390 | 1,392 | 1,277 | 1,290 | 1,336 | 1,267 | 1,284 | 1,252 | 1,196 | 8,224 | 3,732 | 11,956 |
| 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* | 234 | 1,311 | 1,335 | 1,342 | 1,319 | 1,225 | 1,249 | 1,227 | 1,225 | 1,252 | 8,015 | 3,704 | 11,719 |
| 2019* | 249 | 1,249 | 1,337 | 1,314 | 1,327 | 1,273 | 1,179 | 1,212 | 1,220 | 1,202 | 7,928 | 3,634 | 11,562 |
| 2020 | 260 | 1,302 | 1,229 | 1,320 | 1,287 | 1,289 | 1,243 | 1,135 | 1,203 | 1,196 | 7,930 | 3,534 | 11,464 |
| 2021 | 259 | 1,297 | 1,290 | 1,220 | 1,300 | 1,257 | 1,264 | 1,210 | 1,135 | 1,186 | 7,887 | 3,531 | 11,418 |
| 2022 | 257 | 1,288 | 1,288 | 1,282 | 1,202 | 1,272 | 1,235 | 1,233 | 1,210 | 1,121 | 7,824 | 3,564 | 11,388 |
| 2023 | 249 | 1,250 | 1,280 | 1,280 | 1,265 | 1,177 | 1,251 | 1,210 | 1,232 | 1,194 | 7,752 | 3,636 | 11,388 |
| 2024 | 251 | 1,257 | 1,236 | 1,265 | 1,257 | 1,232 | 1,152 | 1,218 | 1,203 | 1,209 | 7,650 | 3,630 | 11,280 |
| Total Grade-Level Change in One Year, from October 2019 to October 2020 | | | | | | | | | | | 2 | -100 | -98 |
| Total Grade-Level Change in Two Years, from October 2019 to October 2021 | | | | | | | | | | | -41 | -103 | -144 |
| Total Grade-Level Change in Three Years, from October 2019 to October 2022 | | | | | | | | | | | -104 | -70 | -174 |
| Total Grade-Level Change in Four Years, from October 2019 to October 2023 | | | | | | | | | | | -176 | 2 | -174 |
| Total Grade-Level Change in Five Years, from October 2019 to October 2024 | | | | | | | | | | | -278 | -4 | -282 |
| Real Potential Lower Total in 2020 (essentially -0.8% within footnote caveats**) | | | | | | | | | | | 11,370 | | |
| Real Potential Higher Total in 2020 (essentially +0.8% within footnote caveats**) | | | | | | | | | | | 11,550 | | |
| Real Potential Lower Total in 2024 (essentially -4.25% within footnote caveats) | | | | | | | | | | | 10,800 | | |
| Real Potential Higher Total in 2024 (essentially +3.50% within footnote caveats) | | | | | | | | | | | 11,700 | | |
| Projected Students from New Housing: | | | | | | | | | | | | | |
| 2024 | 8 | 41 | 40 | 40 | 38 | 37 | 36 | 35 | 34 | 32 | 240 | 101 | 341 |

* Actual fall enrollments in student files provided to Enrollment Projection Consultants (EPC) by the San Mateo - Foster City School District (SMFCSD). TK (Transitional Kindergarten) started in 2012 and represented essentially one birth month in 2012, two birth months in 2013 and three birth months after 2013. Kindergarten represented essentially 11 birth months in 2012 through 2014, as the shift of the cutoff birthdate for kindergarten eligibility evolved from December 2 to September 1, and 12 birth months in all other years shown. The kindergarten total in 2012 is high despite covering only 11 birth months because that school year correlates to a high birth total from five years earlier, before the recession started. The other two classes containing only 11 birth months are boxed to show those small amounts graduating upward.

** 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, other than for the addition of the pending school in Foster City, 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 2024 deviations are greater to the negative due to possible (1) delays in new housing completions and move-ins and (2) declining birth totals.

does not decline in 2020, but thereafter continued small kindergarten totals will reduce the elementary enrollment. While the projected pending kindergarten enrollments are not as low as this year's, they are lower than any other since 2007. All but one of the kindergarten totals in the decade from 2008 to 2017 was between 1,366 and 1,491, with the average in those years being 1,406. There was then a reduction to 1,311 in 2018 and a further decline to 1,249 this year. The latter is down by 11%, or one out of every nine kindergartners, from that previous average. The projected kindergarten totals for the next three years are close to 1,300, which is higher than the current amount but still around 7% below that previous average. The kindergarten enrollments forecast for 2023 and 2024, however, which are based on the latest local birth figures, are only 1,250 and 1,257. These are 11% below that recent ten-year average.

The projected TK-5 and TK-8 reductions to 2024 are by smaller amounts than those in just the last three years, which, in combination with the latest birth and kindergarten trends in the SMFC and elsewhere, indicate that the updated forecast numbers could be slightly optimistic. This is despite the updated figures being lower than those in our last report. This issue made the "real potential" deviation range be greater in the negative direction in 2024.

Projected Resident Student Populations by the Current Attendance Areas

This forecast is again based on an analysis of where the students live (the resident population³) rather than the schools they 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 5, 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, has 366 currently enrolled K-5 students, which is 122 less than the SMFC-enrolled resident K-5 total of 488 students.⁴ This difference is identified by the "-122" 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 without boundaries. 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 29% of North Shoreview's K-5 enrollment comes from the LEAD region. This is a contributing reason for why LEAD has 208 fewer enrolled K-5 students (439) than its resident K-5 total (647). College Park, with its dual English-Mandarin language program, 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 current net 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,

³ "Resident" throughout this report means physical resident, not legal resident.

⁴ TK numbers are excluded from this comparison because those students are not assigned to every elementary school.

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

| School or Region | Actual Resident Student and Enrollment part | | | | Projected Resident Student part | | | | | |
|-------------------------|--|---|-----------------------|----------------------|--|-------|-------|----------------------|------|------|
| | Actual Res. Stu. Shift in Last Year | Actual October 2019 (excluding TK and NPS) | | | Projected SMFCSD Students Residing in this Area in Relevant Grades (excluding TK and NPS) | | | | | |
| | | Resident Students | Attending Adjust** | Attending Enroll. | Early October of | | | Change to October of | | |
| | | | | | 2020 | 2021 | 2022 | 2020 | 2021 | 2022 |
| San Mateo Park | 16 | 488 | -122 | 366 | 485 | 469 | 456 | -3 | -19 | -32 |
| Baywood | -17 | 697 | -13 | 684 | 692 | 665 | 658 | -5 | -32 | -39 |
| Sunnybrae | -33 | 604 | -201 | 403 | 612 | 623 | 668 | 8 | 19 | 64 |
| Highlands*** | 17 | 634 | -121 | 513 | 628 | 600 | 587 | -6 | -34 | -47 |
| Meadow Heights | -11 | 352 | -44 | 308 | 349 | 354 | 356 | -3 | 2 | 4 |
| Beresford | 8 | 298 | -18 | 280 | 303 | 316 | 319 | 5 | 18 | 21 |
| Laurel | 64 | 727 | -199 | 528 | 733 | 745 | 740 | 6 | 18 | 13 |
| George Hall | -29 | 392 | 19 | 411 | 412 | 457 | 467 | 20 | 65 | 75 |
| LEAD | -30 | 647 | -208 | 439 | 633 | 640 | 617 | -14 | -7 | -30 |
| Bayside (for K-5) | 18 | 513 | -255 | 258 | 523 | 521 | 537 | 10 | 8 | 24 |
| Audubon (current) | -27 | 907 | -156 | 751 | 901 | NA | NA | -6 | | |
| Audubon (future) | -17 | 727 | NA | NA | NA | 721 | 708 | | -6 | -19 |
| Foster City (current) | -19 | 895 | -60 | 835 | 900 | NA | NA | 5 | | |
| Foster City (future) | -20 | 634 | NA | NA | NA | 617 | 576 | | -17 | -58 |
| Pending School | -9 | 441 | NA | NA | NA | 432 | 409 | | -9 | -32 |
| Brewer Island**** | -30 | 407 | 96 | 503 | 398 | 374 | 374 | -9 | -33 | -33 |
| All City of Foster City | -122 | 2,209 | -120 | 2,089 | 2,199 | 2,144 | 2,067 | -10 | -65 | -142 |
| Unassigned (K-5)***** | 2 | 15 | -15 | NA | 14 | 14 | 14 | -1 | -1 | -1 |
| College Park | NA | NA | 447 | 447 | | | | | | |
| Parkside | NA | NA | 244 | 244 | | | | | | |
| Fiesta Gardens | NA | NA | 500 | 500 | | | | | | |
| N. Shoreview (K-5) | NA | NA | 209 | 209 | | | | | | |
| Other K-5***** | -31 | 103 | -103 | NA | 87 | 81 | 82 | -16 | -22 | -21 |
| Borel*** | 39 | 1,166 | -111 | 1,055 | 1,137 | 1,171 | 1,167 | -29 | 5 | 1 |
| Abbott | -40 | 793 | 12 | 805 | 765 | 770 | 792 | -28 | -23 | -1 |
| Bayside (for 6-8) | -26 | 574 | 79 | 653 | 563 | 514 | 522 | -11 | -60 | -52 |
| Bowditch | -27 | 1,043 | -17 | 1,026 | 1,015 | 1,026 | 1,042 | -28 | -17 | -1 |
| Unassigned (6-8)***** | -1 | 1 | -1 | NA | 2 | 3 | 3 | 1 | 2 | 2 |
| N. Shoreview (6-8) | NA | NA | 94 | 94 | | | | | | |
| Independent Study | NA | NA | 1 | 1 | | | | | | |
| Other 6-8***** | -15 | 57 | -57 | NA | 53 | 49 | 41 | -4 | -8 | -16 |

* 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 Borel 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 Audubon and Foster City regions are part of an “option area” for attending Brewer Island. We are treating those students as not in the Brewer Island resident total, which gives that school a big net attending adjustment gain (96 K-5 students).

The second set of data, on the right side of the table, covers the projected pending (2020 to 2022) resident amounts. These are not projected enrollments. They do indicate, however, the extent to which the current and planned (“future”) attendance areas might continue to be suitable for the next three years without any revisions.

Special figures are needed in the City of Foster City region because of the changing resident school areas. A new elementary school will open there for the pending school year, but for which enrollment will be optional from within its attendance area in that first year. The new attendance boundaries for that not-yet-named school, with sections to be taken from the current Audubon and Foster City areas, will not be fully implemented until the following year. For those future attendance areas, the changes between the current and 2022 resident amounts are declines by 19 for Audubon and 58 for Foster City, but these are misleading amounts. The resident reductions from (1) the current totals in the current areas to (2) the 2022 totals in the future areas are much greater, with Audubon’s K-5 total dropping from 907 to 708 (-199) and Foster City’s falling from 895 to 576 (-319).

Key Findings in the Latest Shifts by Attendance Area

The majority of the school resident student totals evolved generally as expected from 2018 to 2019, but there are four notable exceptions. Six of the 13 current elementary regions and three of the four middle school areas have current resident K-5 or 6-8 totals that are within 13 students of the projected amounts.⁵ Four additional elementary regions have within 20 of the projected K-5 totals. The combination of the plus and minus differences in these ten elementary areas is 45 fewer K-5 students than were forecast, with all of that difference, in net, coming from lower-than-projected kindergarten amounts.

The exceptions, however, have much larger deviations. The current Audubon and Brewer Island areas each have 33 fewer students than were forecast, with losses of 27 and 30 students rather than the small projected gains of six and three students, respectively. Those differences are mainly from unexpectedly low current kindergarten totals. Having far more students than were forecast are the Laurel elementary and Borel middle school regions. Laurel added 64 resident K-5 students in 2019 when only a gain of 14 was projected. This large student increase is concentrated in the apartments near Hillsdale Blvd. just west of the shopping center. The Borel region had a 39-student increase in 6-8 this year rather than the projected decline by one student. This growth came from several locations in that attendance area. In both of these Laurel and Borel situations, the current student distribution through the grades (including K-8 for Borel) and the likely evolution of those class totals does not justify projecting additional large student gains to 2022.

It should be mentioned that the “other” totals (mainly incoming inter-district students, along with a nominal number of students each year at residentially unlocatable addresses) declined by 31 in K-5 and 15 in 6-8 this year. Those amounts exceeded the projected reductions by 18 and 12 students, respectively. Having a decline from TK-8 totals of 209 in 2018 to 162 in 2019 (including a reduction by one in TK) is statistically huge, but is improbable to continue to anywhere near that degree (22% in one year).

Key Findings in the Projections by Attendance Areas

The extent and direction of change in the projected resident totals differ greatly by both attendance area and grade level. The only major shifts forecast for 2020 are at the middle school level, with the Borel, Abbott and Bowditch regions each forecast to lose between 28 and 29 resident students (in 6-8). This occurs mainly because of small incoming sixth grade classes. All three of those areas, however, are projected to have smaller net differences in 6-8, compared their current resident totals, in the following two years. The more significant net

⁵ The projected figures being compared to from 2018 are not shown in this Table 2 but instead are from last year’s Table 2.

resident middle school reduction occurs for Bayside Academy (henceforth referred to as “Bayside” for the relevant elementary or middle school attendance area). That secondary region is forecast to have 60 fewer 6-8 students in two years, with only a minor recovery projected in 2022, to a net of 52 fewer students. Extrapolation of the current student distribution in grades 3-8 in that area is the principal cause of this projected decline.

The largest K-5 differences forecast in 2020 in the elementary regions are a rise by 20 students in the George Hall area and a decline by 14 in LEAD’s area. The totals in the remaining elementary areas are forecast to stay within ten students of their current counts for next year.

Much larger K-5 shifts, in divergent directions, are forecast in net to 2022 for some elementary regions. The San Mateo Park, Baywood, Highlands, LEAD and Brewer Island areas are each projected to lose between 30 and 47 students (K-5) over the next three years. As already is noted on the previous page, the resident K-5 changes for Audubon and Foster City, with the pending area reductions included, drop by 199 and 319 from 2019 to 2022, with 409 of those 2022 students assigned to the pending school.

A clearer way to describe the resident K-5 numbers for the City of Foster City part of the district is for the combination of the individual school amounts. That part of the SMFC is forecast to have 142 fewer K-5 students in 2022 than at present. The resultant projected K-5 total of 2,067 students, however, still averages above 515 at each of those four elementaries. That average is higher than the projected resident 2022 totals for four of the ten other elementary schools in the district. It also is in what many districts consider the optimal enrollment range for an elementary school.

We are not showing attendance area estimates beyond 2022 because of difficulty in determining where the 2018 birth decline is concentrated. It is a given, however, that some elementary regions will have kindergarten student reductions in 2023.

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).⁶ There are also residual groupings for students from areas with a mix of housing types and/or values. We are now using October 1, 2014, 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 (2016 to 2019) 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 totals 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 348 students in K-2 in 2016 and there are now 323 students in grades 3-5, which was a net loss of 25 students in that population as it graduated forward by three grades. This is shown by the “-25” 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 27 students due to a reduction from 348 to 321. 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.

⁶ The relative value levels are from a standardized, but nonetheless subjective, EPC evaluation of the housing in each area.

Table 3A: Resident Student Trends in Existing Dwellings by Type and General Value Levels*
(with gray highlighting for the highest recent K-2 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 | 2016 | 348 | 347 | 321 | 1,044 | |
| | 2017 | 345 | 318 | 326 | 1,005 | |
| | 2018 | 332 | 302 | 314 | 973 | |
| | 2019 | 321 | 323 | 303 | 970 | |
| 3-Year Change Within Grade Group | | -27 | | | -74 | -7% |
| 3-Year Change from Prior Grade Group | | | -25 | -44 | | |
| SFD: Modest and Moderate Income | 2016 | 784 | 761 | 756 | 2,355 | |
| | 2017 | 768 | 770 | 757 | 2,353 | |
| | 2018 | 760 | 745 | 745 | 2,291 | |
| | 2019 | 769 | 705 | 734 | 2,257 | |
| 3-Year Change Within Grade Group | | -15 | | | -98 | -4% |
| 3-Year Change from Prior Grade Group | | | -79 | -27 | | |
| SFD: Middle and Upper Income | 2016 | 918 | 854 | 952 | 2,777 | |
| | 2017 | 879 | 870 | 906 | 2,703 | |
| | 2018 | 820 | 866 | 866 | 2,596 | |
| | 2019 | 719 | 878 | 815 | 2,460 | |
| 3-Year Change Within Grade Group | | -199 | | | -317 | -11% |
| 3-Year Change from Prior Grade Group | | | -40 | -39 | | |
| ATT: Most Affordable | 2016 | 264 | 302 | 257 | 835 | |
| | 2017 | 265 | 278 | 281 | 833 | |
| | 2018 | 249 | 272 | 272 | 800 | |
| | 2019 | 240 | 241 | 268 | 765 | |
| 3-Year Change Within Grade Group | | -24 | | | -70 | -8% |
| 3-Year Change from Prior Grade Group | | | -23 | -34 | | |
| ATT: Intermediate | 2016 | 813 | 746 | 675 | 2,293 | |
| | 2017 | 839 | 674 | 658 | 2,222 | |
| | 2018 | 848 | 738 | 673 | 2,327 | |
| | 2019 | 869 | 760 | 674 | 2,356 | |
| 3-Year Change Within Grade Group | | 56 | | | 63 | 3% |
| 3-Year Change from Prior Grade Group | | | -53 | -72 | | |
| ATT: Upscale/ High Amenity | 2016 | 609 | 515 | 476 | 1,648 | |
| | 2017 | 652 | 516 | 481 | 1,694 | |
| | 2018 | 632 | 518 | 499 | 1,676 | |
| | 2019 | 611 | 539 | 509 | 1,698 | |
| 3-Year Change Within Grade Group | | 2 | | | 50 | 3% |
| 3-Year Change from Prior Grade Group | | | -70 | -6 | | |

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
(with gray highlighting for the highest recent K-2 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 | |
| Total for Areas with Virtually No New Housing added since Sept. 2014 (includes some areas with a mix of housing types and/or values) | 2016 | 3,916 | 3,721 | 3,603 | 11,505 | |
| | 2017 | 3,939 | 3,613 | 3,584 | 11,374 | |
| | 2018 | 3,847 | 3,614 | 3,563 | 11,250 | |
| | 2019 | 3,751 | 3,626 | 3,506 | 11,118 | |
| | 3-Year Change Within Grade Group | -165 | | | -387 | -3% |
| | 3-Year Change from Prior Grade Group | | -290 | -215 | | |
| Total for Areas with Consequential New Housing added since Sept. 2014 (includes some areas that also contain older residences &/or demolished units) | 2016 | 74 | 62 | 75 | 214 | |
| | 2017 | 87 | 75 | 67 | 234 | |
| | 2018 | 101 | 85 | 69 | 260 | |
| | 2019 | 111 | 88 | 71 | 282 | |
| | 3-Year Change Within Grade Group | 37 | | | 68 | NA |
| | 3-Year Change from Prior Grade Group | | 14 | 9 | | |
| All Other (incoming inter-district students and a few students at unlocatable addresses) | 2016 | 69 | 110 | 54 | 237 | |
| | 2017 | 55 | 103 | 67 | 227 | |
| | 2018 | 40 | 94 | 72 | 209 | |
| | 2019 | 38 | 65 | 57 | 162 | |
| | 3-Year Change Within Grade Group | -31 | | | -75 | -32% |
| | 3-Year Change from Prior Grade Group | | -4 | -53 | | |

* 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, 2014.

** 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: 34 in 2015, 35 in 2016 and 36 in 2017 and 2018. The 2018 data thus includes two more birth months than 2015, but still has a lower current total in most categories. This shift also has the 3-5 total covering 35 birth months in 2015, 34 in 2016, 33 in 2017 and 34 in 2018.

Table 3, page 2 of 2

Table 3B has the same structure as 3A, but the comparisons are between areas of 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).

Key Findings Related to the Data in Table 3A

There is a significant divergence occurring between the recent student gains in the existing “Intermediate” and “Upscale” ATT units and the recent losses in the four other existing housing categories. The Intermediate ATT group added 63 students, or 3%, since 2016 (and a more significant 134, or 6%, since a dip in 2017). Most of that three-year rise is in K-2, which indicates primarily young families among the new arrivals, with presumably a large number of children under age five as well. This is a key finding for a category that has the second largest current student total (2,356) among the six categories shown. The “Upscale” ATT group added 50 students, or 3%, in net since 2016, but only two of those students are in K-2. More importantly for the forecast, this group had a higher K-2 total in 2017 (up by 43 from 2016) and a marked decline (by 41) since then. There also was a significant student reduction in the graduation from K-2 to 3-5, with more than an 11% decline in falling from 609

to 539. As a result, of these two categories with K-2 and TK-8 gains since 2016, only the “Intermediate” group appears likely to continue that growth trend.

The four categories with losses all had greater TK-8 percentage reductions than the net 3% gains in these two ATT groups. The category with the largest current student total, which is the “Middle and Upper Income” SFD group, also had the greatest TK-8 percentage loss, at -11%. The K-2 and TK-8 totals fell significantly in each of the last three years in these homes, for total reductions by 199 and 317, respectively, since 2016. Note that nearly two-thirds of that total TK-8 decline is in K-2, which indicates aging families with relatively few young families among the new arrivals. That K-2 reduction was by over 21%, or the equivalent of more than one out of every five K-2 students, in net. The other two SFD categories, along with the “Most Affordable” ATT units, also had declining K-2 and TK-8 totals, but those K-2 and TK-8 percentage losses were much smaller (by between 2% and 9% in K-2 and 4% and 8% in TK-8) than in the higher priced SFD homes. These findings, in aggregate, are more negative than those in the past in the SMFC, but also are closer to our recent findings in most other Peninsula and South Bay districts.

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

Key Findings Related to the Data in Table 3B

Areas with significant new housing amounts since 2014 provided 37 more students in K-2 and 68 more in TK-8 over the last three years, but those gains were too little to offset most of the declines elsewhere. The existing housing locations, in aggregate, had net three-year reductions by 165 in K-2 (-4%) and 387 in TK-8 (-3%). Those are four-to-five times greater losses than the gains from new units. Those additional students from new dwellings only essentially matched the K-2 and TK-8 reductions from incoming inter-district attendance. As we doubt, however, that such severe declines in inter-district attendance will continue, the large number of new residences expected in the next five years, which are discussed later, could offset a larger proportion of the further student declines in existing residences.

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.

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 11, with additional data provided in Appendix B (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 “2016 to 2019” 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 “0.79” means that 100 students in first grade in one year would become 79 students seven years later in eighth grade (i.e., a 21% reduction), if these rates continue to occur. The more significant cumulative rate changes have been “boxed” in the table.

Table 4: 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 SMFCSD-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*** | | | | |
|---|----------------------------------|--|--------------|--------------|--------------|------------------|
| | | 2016 to 2019 | 2015 to 2018 | 2014 to 2017 | 2013 to 2016 | Normal Range**** |
| SFD: Relatively Affordable (small student population) | 970 | 0.79 | 0.76 | 0.73 | 0.83 | 0.75 - 1.00 |
| SFD: Modest and Moderate Income | 2,257 | 0.88 | 0.88 | 0.92 | 0.94 | 0.75 - 1.05 |
| SFD: Middle and Upper Income | 2,460 | 0.90 | 0.93 | 0.94 | 0.97 | 0.80 - 1.20 |
| All SFD Categories | 5,687 | 0.87 | 0.88 | 0.89 | 0.93 | NA |
| ATT: Most Affordable (small student population) | 765 | 0.81 | 0.81 | 0.77 | 0.73 | 0.60 - 0.95 |
| ATT: Intermediate | 2,356 | 0.81 | 0.78 | 0.71 | 0.73 | 0.65 - 1.10 |
| ATT: Upscale/ High Amenity | 1,698 | 0.87 | 0.81 | 0.81 | 0.73 | 0.70 - 1.00 |
| All Attached Categories | 4,819 | 0.83 | 0.79 | 0.75 | 0.73 | NA |
| Mix Relatively Affordable SFD and Most Affordable to Intermediate ATT (with majority of students from ATT) (small student population) | 568 | 0.98 | 0.83 | 0.72 | 0.74 | 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 in the three latest periods are from areas with virtually no net added units since Sept. 2014, while those in the earliest period are for virtually no added units since Sept. 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 2016 and Fall 2019 that combine into a 0.79 cumulative rate. This means that, if these rates continue, there eventually would be 79% as many eighth graders (i.e., a 21% 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.

Key Cumulative Rate Findings

The cumulative rates from all existing SFD homes, in aggregate, have continuously declined from the earliest to the most recent periods shown in the table. Falling from 0.93 to 0.89, then 0.88 and 0.87 in these overlapping three-year periods may not sound like much. The result, however, is that nearly twice as many students (13% rather than 7%) are now being lost, in net in the graduation from first to eighth, compared to the rates from the 2013-to-2016 period. This is in a student total that represents almost 50% of the current enrollment.

The opposite evolution has occurred from all existing ATT units, in aggregate. That cumulative rate rose from 0.73 to 0.75, then 0.79 and 0.83. Even the "Most Affordable" ATT dwellings within this aggregate ATT grouping,

despite having had declining student totals, had a rate improvement since the 2013-to-2016 period. While that needs to be put in the context of containing a small student population (under 1,000), within which both “odd” and larger rate swings often occur, this nonetheless is a surprising finding. Even more unusual, however, is for the latest cumulative rates from the totals of all existing SFD and ATT residences to be so close, at 0.87 and 0.83. The norm is for the aggregate SFD rate to be much higher than the ATT rate.

The result of these findings in both cumulative rates and from the previous section on trend numbers is that the district is evolving toward receiving more students from ATT units than from SFD homes. Housing costs presumably contribute to this, with the prices (including rents) of detached residences becoming too high for many young families to be able to afford. Attendance areas with large shares of ATT units thus could be having rising student totals, while those with mainly SFD homes could be having falling totals.

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 1,961 births in “2007” (as adjusted) to mothers with home addresses in the four zip code areas listed. Five years later, in fall 2012, there were 1,504 SMFC kindergartners from the district portion of those zip codes. That is a 77% 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).⁷

The adjustment made in the annual birth numbers was to prorate the amounts in the two calendar years relevant to each kindergarten eligibility period. So the “2007” birth figure shown, for instance, actually represents eleven-twelfths of the 2007 total and one-twelfth of the 2006 total to better correlate to the birth period relevant to the October 2012 kindergarten enrollment, including the one month of TK eligibility (i.e., for all births theoretically occurring from December 2006 through November 2007). The birth ratios evolve in subsequent years to match the evolution to September 2 in the birthdate cutoff for kindergarten eligibility.

Key Findings Related to the Data in Table 5

There are two major concerns from the latest birth and kindergarten figures, neither of which were known when our last study was completed. For the relevant resident kindergarten totals in the six years from 2013 to 2018, the correlative ratios had been between 71% and 74%.⁸ That is a small 3% ratio range, for a relatively consistent trend between births and district-enrolled kindergartners. For the correlative ratio to then sudden drop to 67% for the current kindergartners is a significant change. This is a larger factor than the decline in births for why the current resident kindergarten total is so low, at 1,234 compared to totals in the 1,300s in the five preceding years.

The second concern in the Table 5 data is that the birth totals, after having had a small rebound from a low of 1,828 in “2013” to higher amounts of 1,887 and 1,886 in “2015” and 2016”, have subsequently fallen. That “2016” total was the most recent that was available for our last study. This had indicated to us then that your birth totals

⁷ 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.

⁸ The remaining 26% to 29% of the births presumably became a combination of (1) students enrolled in private schools in kindergarten and (2) net losses of families having moved out of the district during the intervening five years.

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 Students** | Ratio of Kindergarten Population to Births |
|--|---|---|---|
| "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% |
| "2013" Births and Fall 2018 Kindergartners | 1,828 | 1,304 | 71% |
| "2014" Births and Fall 2019 Kindergartners (Current Ratio) | 1,855 | 1,234 | 67% |
| Average Relevant to Kindergarten in last Four Years (poor correlation with 6% range in 67%- 73%) | | | 71% |

| | | | |
|--|--|----------------------|------------------|
| note that latest ratio above and latest birth total below are the lowest in each | Potential SMFC-Enrolled Resident Kindergarten Total (excluding TK)** | | |
| | | at 3-Year Avg. Ratio | at Current Ratio |
| | | 1,342 | 1,255 |
| | | 1,342 | 1,254 |
| | | 1,325 | 1,239 |
| "2015" Births and Potential Fall 2020 Kindergartners | 1,887 | | |
| "2016" Births and Potential Fall 2021 Kindergartners | 1,886 | 1,342 | 1,254 |
| "2017" Births and Potential Fall 2022 Kindergartners | 1,863 | 1,325 | 1,239 |
| "2018" Births and Potential Fall 2023 Kindergartners**** | 1,803 | 1,282 | 1,199 |

* These are proportionate birth amounts in the listed year and the prior year so as to properly correlate to the kindergarten figures shown for each year, such as "2007" births representing one-twelfth of the 2006 birth total and eleven-twelfths (all but December) of the 2007 birth total. The ratios change after the 2007 births to follow the evolution of the birthdate cutoff for kindergarten eligibility from November 1 in 2012 to September 1 starting in 2014, but with a one-month part of the TK student totals added to the 2012 through 2014 kindergarten totals to make those represent twelve birth months.

** These are 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.

**** This is the lowest birth total since 2001 from these zip codes, after having been between 1,891 and 1,961 in 2003 to 2010.

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)

were not about to decline, despite the reductions that already had occurred in most other Peninsula and South Bay districts. The drop to 1,803 in "2018", however, indicates that the SMFC is no longer avoiding this trend. What Table 5 does not show is that the calendar year 2018 total is even lower at 1,778, which is the smallest total since 2001. This sudden reduction also suggests that some of the families of children who were born in the prior years may have moved away before the end of "2018". Having both a falling correlative ratio and declining birth totals is a concerning combination for the expected future kindergarten numbers.

Charts 1 and 2 on page 14 show how significant the within-SMFC and countywide birth declines have become.

Chart 1: Annual Births to Mothers Residing in 94401-94404 Zip Code Areas, 1996 to 2018

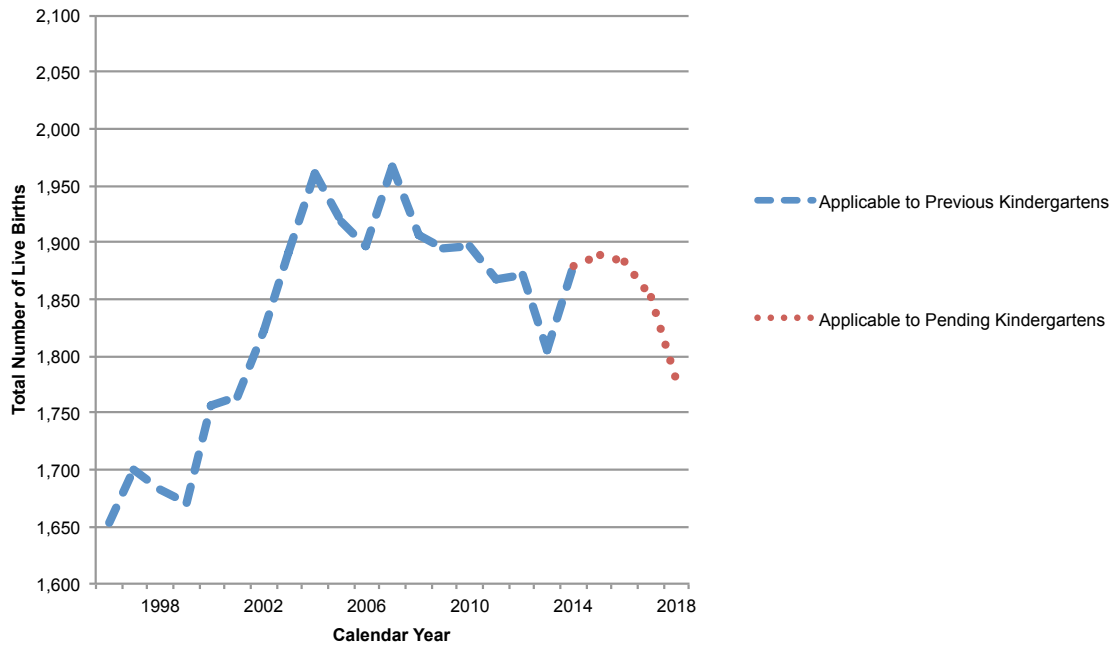
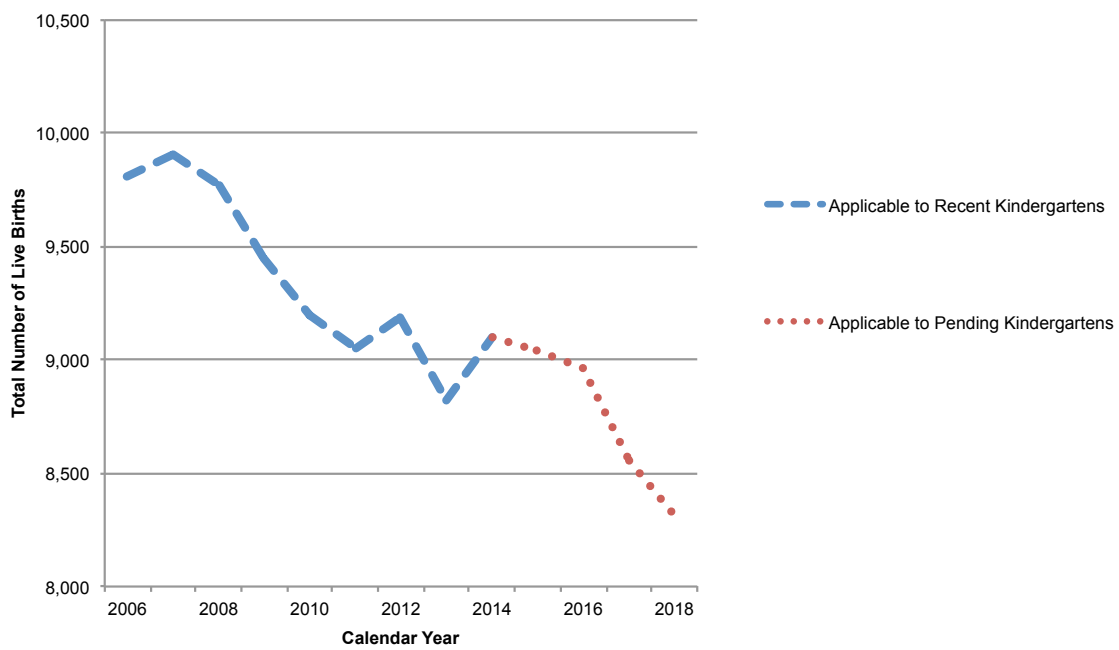


Chart 2: Total Annual Births to Mothers Residing in San Mateo County, 2006 to 2018



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.

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.

Four 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 (see Table 6 on page 16). In Foster City, there are 68 district-enrolled students coming from the 386 apartments in “The Triton” and “One Hundred Grand” complexes, for a 0.18 SGR. That is the rounded equivalent of 18 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, or “Regular”, developments in the City of San Mateo part of the SMFC have been split into two groups. The latest Regular San Mateo developments of SFD homes and/or townhouses have 46 students in 386 residences, for a 0.12 SGR. The recent Regular San Mateo apartment and condo developments, however, have only 43 students in 1,109 units, for a 0.04 SGR. While this last SGR may seem too low to some readers, it is in the vicinity of what we have identified in large samples of recently built, Mainly Market-Rate apartment and condo units in most other Peninsula and South Bay districts. A key reason for such a low SGR is that many of the latest Regular apartment and condo complexes (but not those in Foster City) have high percentages of studios, one-bedroom and/or small two-bedroom units that are designed more for active singles and childless couples than for families.

The two most recently built complexes of “Mainly BMR” units (i.e., with at least 50% of the units originally offered at below-market rates) in the SMFC have 85 students in 122 units, for a 0.70 SGR, which is well within the norm for this category.

Projected New Housing

A total of 2,800 new residences are forecast to be occupied in the next half decade, but with the majority of those units occurring in just 2023 and 2024, as is shown in Table 7 on page 16. The amount projected in one year to October 1, 2020, is 320 units.⁹ The subsequent annual totals rise to 470 in 2021, 590 in 2022, and 710 in each of 2023 and 2024. Those totals in 2023 and 2024 may be overly optimistic, but there are even larger amounts now in various stages of the planning process that could have occupations during the next five years. The forecast includes what we consider to be the realistic maximum total for all of those years, but a lower amount could occur.

These projected dwellings are concentrated in the Sunnybrae, George Hall and Meadow Heights regions. The Sunnybrae area has 1,420 new units forecast, which is just over 50% of the total. This includes 164 of the 260 projected BMR units (63%). The second largest amount is 368 units in the George Hall region, of which 68 are BMR. There are 291 Mainly Market-Rate townhouses forecast in the Meadow Heights area. No other school region is projected to have more than 200 total units or greater than 22 BMR units added in the next five years.

⁹ Although the “current” enrollment is as of December 2, 2019, our experience has been that most of the units occupied after September in any year do not have the school-age children at those addresses become enrolled until the following year. We therefore are projecting the few units occupied in October and November of 2019 as providing new students for October 2020.

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

| Category of Recently Built Housing (Developments of) | 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 SFD and TH in San Mateo | 386 | 27 | 11 | 8 | 46 | 0.12 |
| Mainly Market-Rate APT and CND in San Mateo | 1,109 | 14 | 14 | 15 | 43 | 0.04 |
| All Mainly Market-Rate in San Mateo | 1,495 | 41 | 25 | 23 | 89 | 0.06 |
| All Mainly Market-Rate in Foster City | 386 | 27 | 26 | 15 | 68 | 0.18 |
| Mainly BMR Developments | 122 | 24 | 24 | 37 | 85 | 0.70 |

* Mainly Market-Rate samples contain completed and "fully occupied" (over 90%) developments with all units occupied after 2014. Mainly BMR sample is from two developments occupied in 2010 and 2013. See report text for explanation of these housing types.

Table 7: Projected Additional Dwelling Units

| Housing Category (Developments of) | Projected Additional Residences (excluding units for seniors) in Twelve Months to October 1 of | | | | | Total |
|---|---|------------|------------|------------|------------|--------------|
| | 2020 | 2021 | 2022 | 2023 | 2024 | |
| Mainly Market-Rate SFD and TH in San Mateo | 0 | 50 | 197 | 194 | 119 | 560 |
| Mainly Market-Rate APT and CND in San Mateo | 300 | 260 | 285 | 399 | 556 | 1,800 |
| All Mainly Market-Rate ATT in San Mateo | 300 | 310 | 482 | 593 | 675 | 2,360 |
| All Mainly Market-Rate ATT in Foster City | 20 | 70 | 20 | 35 | 35 | 180 |
| Mainly BMR Developments | 0 | 90 | 88 | 82 | 0 | 260 |
| Total | 320 | 470 | 590 | 710 | 710 | 2,800 |

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.

There are five locations with additional residences forecast in 2020 (i.e., for "first occupations" in twelve months to October 1, 2020). The most significant of these is 179 units in the third building in the Station Green apartments in the Sunnybrae region. Also projected in the Sunnybrae area are (1) 60 condos that have just been completed on the south side of Central Park and (2) 17 condos in a mixed-use development on Claremont Street just north East 4th Avenue. There are 82 condos now being built at the corner of Kyne Street East and Derby Avenue in "Bay Meadows 2", of which 44 are forecast to be occupied by next October. These are in the George Hall area. The Audubon region has 20 under-construction townhouses that all should be occupied by next October.

Nine locations have developments of at least 15 units with projected occupancies in 2021. This includes the remaining 38 units in the aforementioned condo development in "Bay Meadows 2", along with 54 more condos on an adjacent site, in George Hall's region. Also in the George Hall region are 68 BMR units now being built in the northern part of "Bay Meadows 2". These are not expected to have occupancies by next October 1 and are thus included in the 2021 total, but these will be moved into during the 2020-21 school year. The former CSAA site on Delaware Street will have the final 73 Station Green apartments in 2021. These are in the Sunnybrae region, as

are the projected 25 condos over offices at 406 East 3rd Avenue. The Laurel “North Central” areas have two developments forecast in 2021. The first is 64 studio and one-bedroom apartments where Trag’s Market was located in downtown San Mateo. The other has 15 townhouses at the northwest corner of East 3rd Avenue and Fremont Street. Redevelopment of a former neighborhood grocery in the LEAD area is projected to have 35 townhouses. The final major development forecast in 2021 has 70 townhouses and 22 apartments in the Audubon region. Those apartments are intended for public sector employees such as teachers and city staff and have been projected as BMR units.

The timing of developments beyond two years hence has greater potential variation, but there are over a dozen major projects, totaling more than 2,400 units, now in the planning process that could have occupancies in 2022 through 2024. Seven of these have at least 80 units projected during that time. The largest, by far, will have 961 apartments and condos in a mixed-use complex between Concar Drive, Delaware Street, Highway 92 and Grant Street in the Sunnybrae area. The latest plans have 59% of the residences being studios and one-bedroom units. It is debatable whether all of these units will be occupied within five years; the forecast includes only two-thirds of that in 2023 and 2024, with the rest in the following year. Even if all units are in for 2024, however, such a high studio and one-bedroom ratio is unlikely to have many students, with the 0.04 SGR being appropriate to apply. The more significant student source will be the 164 BMR units forecast in 2022 and 2023 in the Sunnybrae area. These will be built just east of downtown San Mateo between Claremont Street, East 4th and 5th Avenues and Railroad Avenue. Also with at least 80 units forecast in 2022 to 2024 in the Sunnybrae region are (1) 80 apartments on the north side of Central Park, (2) 189 apartments by the Hayward Park train station and (3) the final 164 apartments and/or condos in “Bay Meadows 2”. The two remaining large (80+ unit) developments forecast in those years are 291 townhouses on Campus Drive in the Meadow Heights’ area and 190 SFD homes and townhouses on Waters Park Drive in the Bayside elementary region. A combined total of 86 condos also are forecast in these years in two nearby mixed-use projects at 2700 and 2850 South El Camino Real. These are in the Beresford region. Excluded from the forecast is a proposed, but stalled, development of 151 apartments for the current Hillsdale Inn location on the south side of Hillsdale Blvd. just west of U.S. 101 in the George Hall area.

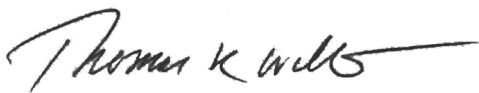
These 2,800 projected units, including in some smaller developments that are not mentioned above, are forecast to provide 341 district-enrolled students in 2024 (as is shown in the bottom data row in Table 1 on page 3).¹⁰

Concluding Commentary

The most consequential changes identified in this update are the extent that the latest kindergarten and birth totals have declined in the district. Soaring housing costs (including rents) already had led to falling kindergarten and birth counts over the last several years in most San Mateo County districts and these trends have now started in the SMFC as well. If these trends continue to a greater degree than we have forecast, then even lower-than-projected SMFC kindergarten totals will occur.

While we do not know which elementary areas will have the largest kindergarten declines over the next five years, the Sunnybrae region will not be one of them. With the significant amount of new housing expected there, including BMR units, the resident Sunnybrae student total instead should have growth through 2024 that could create a capacity issue.

Sincerely,



Thomas R. Williams, principal demographer for Enrollment Projection Consultants

¹⁰ Appreciation is due to city planners Rendell Bustos in San Mateo and Leslie Carmichael in Foster City for their insights into planned and potential new housing. All final decisions on amounts and timing, however, were made by EPC.