

SPUR Forum
August 31, 2016

GROWING POPULATION

Growing Schools



SAN FRANCISCO
PUBLIC SCHOOLS

CONTEXT



**EXTENSIVE
DEMOGRAPHIC
SHIFTS VISIBLY**
transforming
San Francisco

174,045 more people
will need 72,530 new housing units by 2030

Community Suggestions
Mission Bay, Candlestick,
Parkmerced, Shipyard

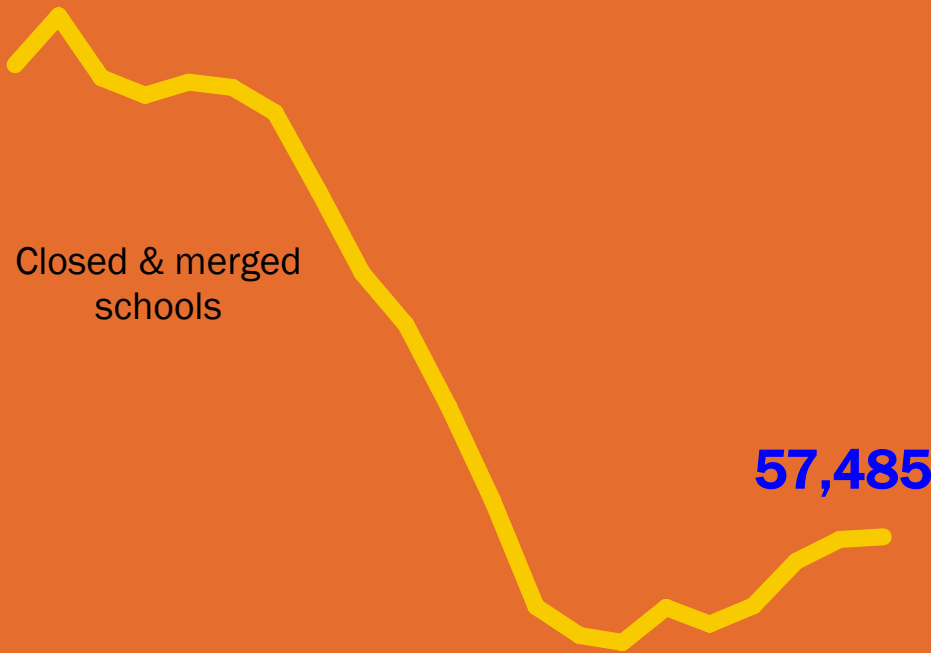
VISION 2025
transforming
public schools

**Implications for
PORTFOLIO OF PUBLIC SCHOOLS
in San Francisco**

1994-2015



62,293



ENROLLMENT

1994 to 2008
decreasing

Since 2008 increasing

Future enrollment?

PROJECTIONS



1

are exercises showing
POSSIBLE FUTURE ENROLLMENT

2

make assumptions
ABOUT FUTURE TRENDS

3

can vary significantly
DEPENDING ON ASSUMPTIONS

APPROACH



Collaborative

Data Driven

O N G O I N G

- SF Planning Department
- Office of Community Investment & Infrastructure
- Mayor's Office of Housing & Community Development

- Lapkoff Gobalet Demographic Research Inc.

- 2002, 2010, 2013, 2015 forecasts
- Enrollment from housing growth close to forecasts – actual enrollment close to median
- Plan to continue evaluating student yields as details about new housing become available

METHOD



EXISTING HOUSING

- Birth to kindergarten ratio
- Grade progressions

NEW HOUSING

- Student yields

ENROLLMENT PROJECTIONS

Students in
existing housing
+
Students from
new housing

Birth to Kinder Ratio

**BIRTH TRENDS EXCELLENT
PREDICTOR OF FUTURE
KINDERGARTEN ENROLLMENT**

Kindergarten Enrollment
(# births 5 years prior) \times (K/birth ratio)

- Kindergarten enrollments usually about $\frac{1}{2}$ number of births five years earlier
 - ✓ Ratio stable between 1990 and 2008
 - ✓ Since 2008 increase in ratio, 54 to 57%
- Number of births increased during the 2000s
 - ✓ Kindergarten cohorts larger since 2008
- Birth rates fairly stable, so K enrollment should continue to grow/be relatively stable

Grade Progressions

Grade Progressions =

Changes in cohort size as students move through grades

- ✓ Start with current enrollments
- ✓ Age students to next grade using historical grade progressions to predict future rates [some leave, others enter]

Finding from Analysis of Grade Progressions

- ES – relatively stable over time
- MS – recently fewer students than prior years
- HS – starting 5 years ago, more students staying in SFUSD schools

Student Yields

AVERAGE NUMBER OF STUDENTS PER HOUSING UNIT

PROJECTIONS CAN VARY
SIGNIFICANTLY
**DEPENDING ON
ASSUMPTIONS**

More than 70,000 new
housing units planned

- If student yield were .10,
forecast 7,000 new students
- If student yield were .20,
forecast 14,000 new students

Important to base assumptions about student
yields on careful study of all available information
about current and future housing

Student Yields

- Measured student yields in existing housing using 9 years of enrollment data
- Yields varied widely by nature of housing
 - Type: condos, apartments, townhouses, single-family houses
 - Cost of housing
 - Where units located
 - Size of units
- Modified historical yields to generate ranges for market-rate units
- Used yields to forecast enrollment
(# future units) x (student yield)

Need More Information

TO REFINE ASSUMPTIONS ABOUT STUDENT YIELDS

- **HOW MARKET RATE UNITS WILL BE DISTRIBUTED** across housing categories (e.g., tower, condo midrise, townhouse, etc.). Student yields vary a lot in different types of market-rate units.
- **NUMBER OF SENIOR UNITS** in each development. Want to use number of family units as denominator when computing student yields rather than total unit count.
- **BEDROOM MIX** of developments, especially new developments that contain no children.

KNOW ENOUGH TO MAKE SOME POLICY DECISIONS

don't know everything we'd like to, but confident in our approach

KEY FINDINGS



1. ENROLLMENT WILL CONTINUE TO GROW

extent depends on assumptions
about yields

2. GREATEST NUMBER OF NEW STUDENTS WILL LIVE IN

Bayview, S. Market, Treasure Is,
Financial District & Lakeshore

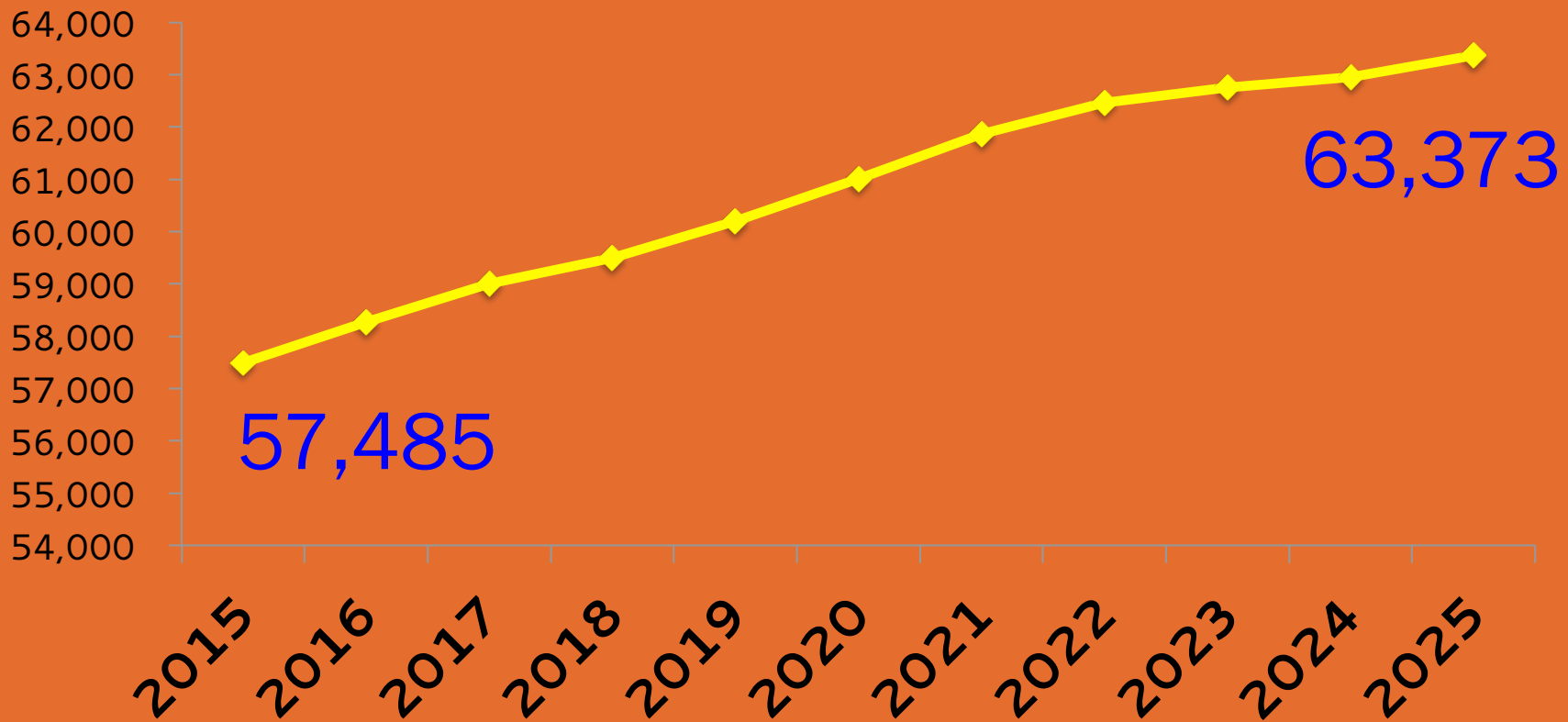
3. 25% OF CURRENT STUDENTS LIVE IN 3 NHOODS

Bayview, Excelsior, & Mission

PROJECTIONS TO 2025

K-BIRTH RATIO + GRADE PROGRESSIONS + STUDENT YIELDS FROM NEW HOUSING

5,888 More Students by 2025



SPACE FOR GROWTH

	Current Enrollment	Growth by 2025	2025 Projected Enrollment	Capacity	# Additional Seats Needed
Elementary	27,610	2,355	29,965	29,045	-920
Middle	12,075	1,232	13,307	14,438	1,131
High	17,800	2,301	20,101	19,933	-168
Total	57,485	5,888	63,373	63,416	

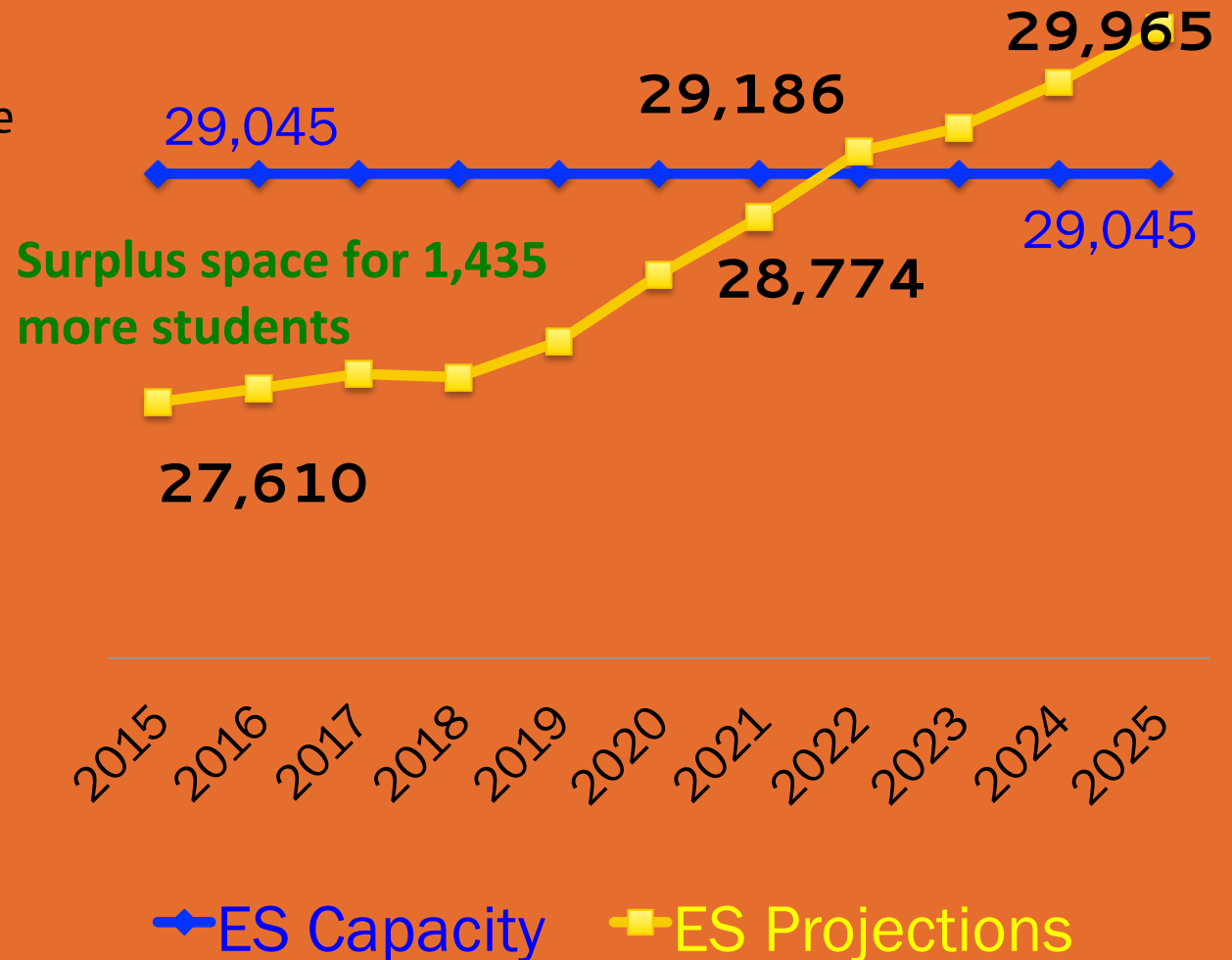
ELEMENTARY GROWTH



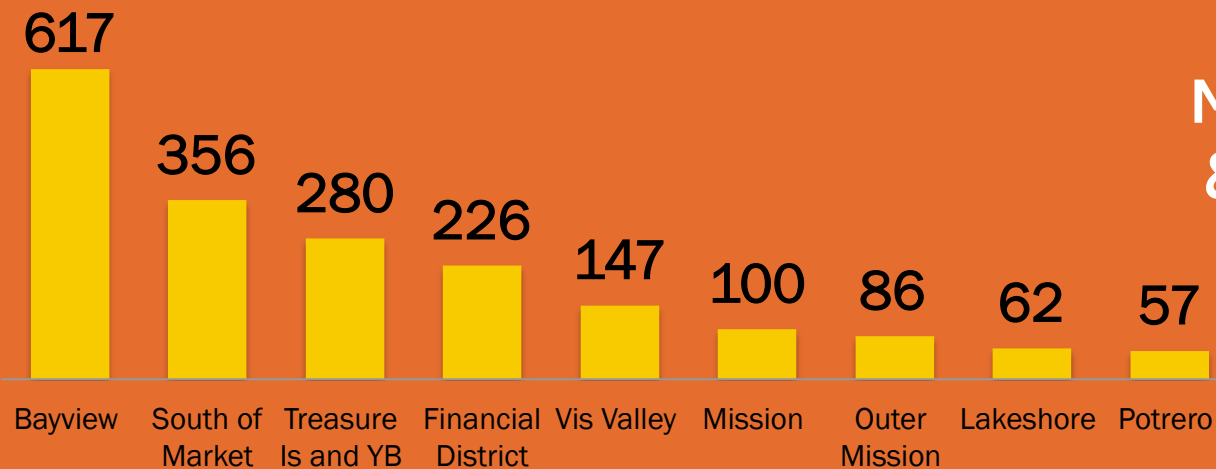
OK UNTIL 2020 – BY 2025 NEED 900 MORE SPACES

Assumptions

- 100% of surplus space is filled, &
- Charter school enrollment stays at 600, &
- Inter district enrollment stays at 460, &
- Historical student yields from new housing are accurate.



ES GROWTH BY NHOOD



Bayview, South of Market, Treasure Is, & Financial District will experience greatest growth

SF Planning Neighborhood	Current Students	New Students	Enrollment by 2025
Bayview	2,707	617	3,324
Mission	1,968	100	2,068
Vis Valley	1,572	147	1,719
Outer Mission	1,252	86	1,338
South of Market	614	356	970
Potrero	469	57	526
Lakeshore	457	62	519
Treasure Is and YB	136	280	416
Financial District	67	226	293

Bayview, Mission, Vis Valley, & Outer Mission will have over 8,000 elementary students by 2025

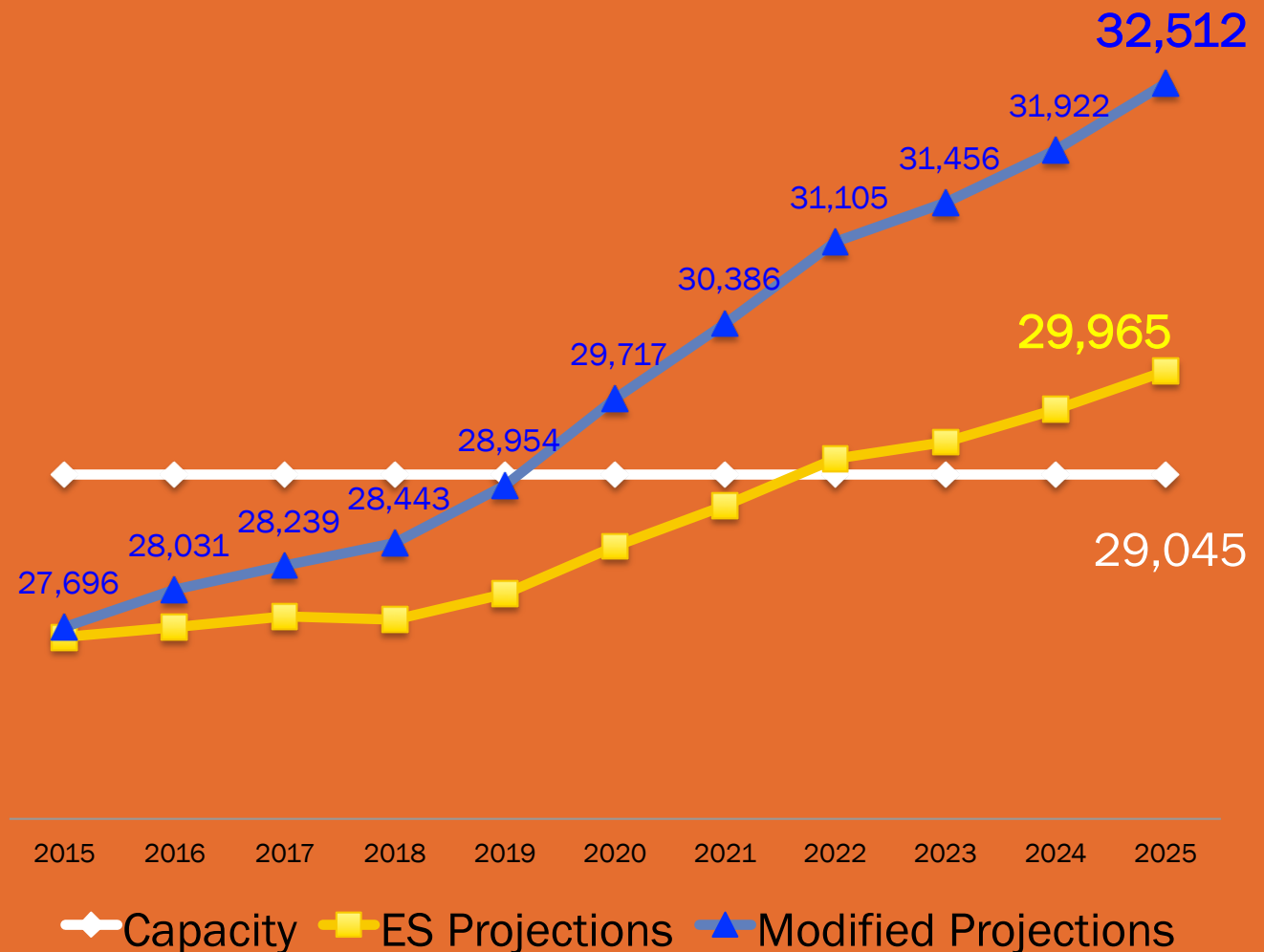
IF YIELDS ARE HIGHER



Have enough space until 2020

Need 672 more spaces by 2020

Need 3,467 more spaces by 2025



STAFF OBSERVATIONS



1. STUDENTS NEEDS & DESIRES ARE PARAMOUNT

Discussions about capacity to accommodate enrollment growth must extend beyond discussions about physical space. We need to create opportunities that will meet the needs and desires of our students and families.

2. REVERSE OUT MIGRATION FROM BAYVIEW

Policies and practices have unintentionally contributed to a pattern of underenrolled and racially isolated schools in one of the most densely populated and diverse neighborhoods in the City. Over 6,000 students live in the Bayview, and more than 70% are enrolled in schools outside the Bayview. We need a better understanding of the commitments and investments needed to reverse the out migration from the Bayview.

STAFF RECOMMENDATIONS TO BOARD

- 1. TRANSFORM SURPLUS SPACE** in our current elementary schools into openings that will meet the needs and desires of our families and students. This will increase our capacity to enroll 1,435 more students providing enough space until 2020, and perhaps until 2022.
- 2. WORK CLOSELY WITH THE TREASURE ISLAND DEVELOPMENT AUTHORITY** No new students expected before 2020, however, 277 expected between 2020 and 2025.

STAFF RECOMMENDATIONS TO BOARD

3. CONSTRUCT TWO OR MORE ELEMENTARY SCHOOLS

in the following San Francisco Planning Neighborhoods

- Bayview
- South of Market

4. USE THE FOLLOWING QUESTIONS TO GUIDE THE DECISION MAKING PROCESS

when identifying a specific location for new construction

- Have developers set aside land / facilities / financial resources to build new schools to support growth from new housing?
- Could we repurpose existing facilities?
- Could we increase the size of current schools?

NEXT STEPS



- 1. CONTINUE TO STUDY STUDENT YIELDS** and modify projections based on findings
- 2. SHARE INFORMATION** with key stakeholders (all staff, City partners, community)
- 3. USE INFORMATION** to inform policy decisions

QUESTIONS & DISCUSSION



APPENDIX

Current number of elementary students & schools in each SF Planning Neighborhood sorted by # students to school



SF Planning Neighborhood	# Students (4 yr avg)	# ES	# Students to ES *
Downtown/Civic Ctr	942	1	942
Visitacion Valley	1,572	2	786
Ocean View	1,384	2	692
Bayview	2,707	4	677
Outer Mission	1,252	2	626
Outer Richmond	1,176	2	588
Parkside	1,078	2	539
Excelsior	2,056	5	411
Mission	1,968	5	394
Western Addition	1,128	3	376
Noe Valley	368	1	368
Outer Sunset	1,817	5	363
Bernal Heights	1,081	3	360
Crocker Amazon	685	2	342
South of Market	614	2	307

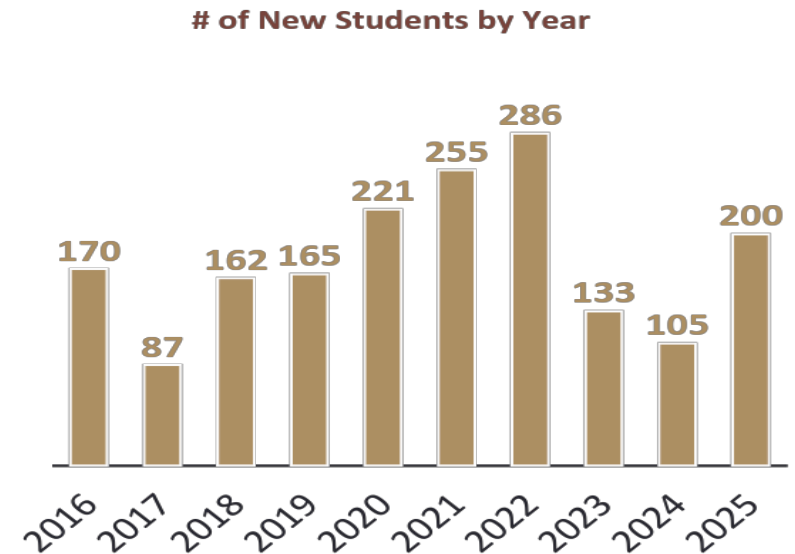
SF Planning Neighborhood	# Students (4 yr avg)	# ES	# Students to ES *
West of Twin Peaks	717	3	239
Potrero Hill	469	2	235
Inner Richmond	928	4	232
Lakeshore	457	2	228
Glen Park	221	1	221
Inner Sunset	649	3	216
Chinatown	423	2	212
Nob Hill	339	2	169
Russian Hill	294	2	147
North Beach	275	2	138
Twin Peaks	126	1	126
Haight Ashbury	350	3	117
Pacific Heights	86	1	86
Castro	245	3	82
Marina	129	2	64

* = # students divided by # schools

1,784 new students by 2025 and 2,653 by 2040 from Major Housing Developments



Housing Development	2016-2025	2026-2040	Total
Treasure and YB	277	231	509
Candlestick	154	278	432
Hunters Point Shipyard	280	129	409
Mission Bay	209	-	209
Transbay Zone 1	201	-	201
Potrero HOPE SF	47	77	123
Park Merced	52	63	115
Sunnydale HOPE SF	30	70	101
Central Corridor	52	46	97
Vis Valley/Schlage Lock	81	13	95
Executive Park	87	-	87
Market and Octavia	57	9	66
Balboa Park Station	58	-	58
Eastern Neighborhoods	41	3	44
Hunters View HOPE SF	36	-	36
Transit Center District	24	-	24
Mission Rock	18	-	18
Western SOMA	11	3	13
Rincon Hill	9	-	9
5M Project	2	5	7



Number of new students each year from 20 new housing developments



SF Planning												Total New Students by 2025
Neighborhood	Housing Development	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	
Bayview (557)	Hunters Point Shipyard	29	41	19	15	6	57	41	28	22	22	280
	Candlestick	-	-	19	19	18	19	19	19	19	22	154
	Executive Park	-	14	15	14	15	14	15	-	-	-	87
	Hunters View HOPE SF	12	12	12	-	-	-	-	-	-	-	36
Financial District (225)	Transbay	-	4	0	38	48	68	43	-	-	-	201
	Transit Center District	-	0	13	-	-	11	-	-	-	-	24
Lakeshore	Park Merced	-	-	14	13	-	16	-	9	-	-	52
Mission	Market and Octavia	43	0	1	0	3	2	2	2	2	1	57
Outer Mission	Balboa Park Station	6	6	6	6	6	6	6	6	6	6	58
Potrero	Potrero HOPE SF	-	6	-	6	-	10	-	6	14	6	47
South of Market (432)	Mission Bay	66	-	45	24	38	-	34	-	-	2	209
	Central Corridor	-	-	6	6	6	6	6	6	6	6	52
	Eastern Neighborhoods	5	4	6	9	10	1	1	1	1	1	41
	Mission Rock	-	-	5	5	4	5	-	-	-	-	18
	Western SOMA	3	-	-	3	0	1	1	0	1	1	11
	Rincon Hill	6	-	1	1	-	1	-	-	-	-	9
	5M Project	-	-	-	-	-	-	-	-	-	2	2
Treasure Is	Treasure and YB	-	-	-	-	43	8	96	24	8	98	277
Vis Valley (111)	Vis Valley/Schlage Lock	-	-	-	-	13	14	13	13	14	13	81
	Sunnydale HOPE SF	-	-	-	6	-	6	-	8	2	8	30
	<i>Sub Total</i>	<i>170</i>	<i>87</i>	<i>162</i>	<i>165</i>	<i>211</i>	<i>245</i>	<i>277</i>	<i>124</i>	<i>96</i>	<i>190</i>	<i>1,726</i>
	BMR	-	-	-	-	10	10	9	9	10	10	58
	Total	170	87	162	165	221	255	286	133	106	200	1,784

Data Sources & Assumptions



➤ **LGDR Demographic Analyses and Enrollment Forecasts for SFUSD, November 2015**

- Available online: www.sfusd.edu/EnrollmentProjections
- Page 99: *Combined Forecast with Modified Housing Yield Scenario*
- Page 100: *Combined Forecast with Historical Housing Yield Scenario*
- Page 18: *Students from Future Housing with Historical Yield Scenario*

➤ **School Capacity**

- April 2010 Principal Survey and LEAD walkthrough capacity numbers used to design the attendance area boundaries
- EPC 2016 Capacity Report
- 2014 Facilities Property Inventory

➤ **Assumptions about 2025**

- It takes at least 3 to 5 years to build a school
- Bond 2016 can cover growth through 2025
- We'll continue to monitor and refine projections
- If need additional space beyond 2025, will include in 2022 Bond