

New Housing and Its Impact on Enrollments

Housing construction usually results in enrollment growth, so that accounting for new housing and its impact on enrollments is an important part of a forecast. As we show below, we expect between 52 and 320 new-to-LASD students to live in known future housing developments (“projects under way”), some of which are under construction or have been completed recently. This estimate results from multiplying the number of new units by the expected average number of students per housing unit (“student yields”).

Two assumptions need to be made in order to forecast the number of LASD students who will live in the new housing:

(1) The number of housing units that will be built each year.

The unit counts, by housing type, are based on plans submitted to city planning departments. Note that only identified housing projects are included in our forecast. No doubt other projects will be planned and built five or more years in the future, but we have no information about them now.

(2) The student yields (average number of students per housing unit).

Expected student yields from new housing are based on measurements of actual yields in existing LASD housing that seem comparable to what will be built.

In addition to forecasting enrollments from this new housing, there is a second reason for analyzing the enrollment impact of new housing. Some of the District’s enrollment increases can be attributed to recent housing construction. This is important when we analyze historical trends, especially grade progressions and kindergarten-birth (K/B) ratios (discussed later).³ To guide our two forecast assumptions, we need to know the extent to which the historical grade progressions and K/B ratios are attributable to new housing and to what extent they result from resale of older housing. This understanding guides our forecast assumptions about grade progressions and K/B ratios from older housing.

This section of the report includes the following:

1. Student yields from recently-constructed LASD housing;
2. Future housing planned in the District; and
3. Forecast of students from future housing.

³ Briefly, the K/B ratio measures the difference between the estimated number of children born to District residents (B) and the number of kindergartners enrolled in LASD schools five years later (K).
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Student Yields from Recently-constructed Housing

Table 4 shows enrollments in 2016-17 from housing built since 1997.⁴ In fall 2016, about 300 LASD students lived in post-1997 housing, about one-third of them (109) in The Crossings. This year, we were able to measure how many BCS and LASD students live in this housing and found that fifteen percent enrolled in BCS. Overall, 16 percent in the *new developments* enrolled in BCS, though there is variation by development.

Particularly high LASD+BCS yields in each housing type are from Satake Garden Estates (.97), The Crossings Townhomes (1.38), Peninsula Real condominiums (.41), and Los Altos Gardens II Apartments (.56).

In summary, LASD yields for K-8 students (average number of students per housing unit) by type of new housing have ranged as follows:

- Single-family units: .18 to .80
- Townhouse-style units: .06 to 1.13
- BMR (below market rate, or subsidized) units: 0 to .13
- Apartments (luxury): .04 to .11, with the exception of Los Altos Gardens II (.50)
- Condominium-style⁵ (stacked units): 0 to .30.

Table 5 shows enrollments over time in these developments. In many cases, enrollments have increased as residents' younger children entered LASD schools. Developments that have been occupied for at least five years that show enrollment increases are:

- Satake Garden Estates
- The Crossings – SFU
- Fremont THs
- The Crossings – THs
- Peninsula Real
- Avalon Towers (luxury apts)
- Parc Crossings (condos)

(BCS is not included in our trend data, because we only have information on the most recent BCS students.)

⁴ More homes were built than we have listed here; we include only the larger developments. There has been “in-fill” housing construction of small numbers of homes throughout the period we have studied.

⁵ It is sometimes difficult to distinguish between townhouses and condominiums. “Condominium” can be a legal description, and detached single-family units may sometimes be condominiums, legally. However, for our purposes we define condominiums as units that are “stacked,” with neighbors above and/or below, and they have no private backyards. We describe attached housing units (often two-story) with no upper or lower units as “townhouse style.” Townhouse-style units usually have much higher yields than condominium-style units.

Many of the future developments are luxury apartments. In general, we have found low yields in these units. For example, Avalon Towers, a luxury high-rise apartment building in Mountain View, has had yields between .05 and .11. However, the new Los Altos Gardens II development houses a surprisingly large number of children. The development has consistently had a yield of about .5, or one student for every two units. We have been unable to contact the management to understand why this yield is so high, but we do know that these units are particularly large – some three bedroom, three baths, and some are 2,000 or more square feet. These were originally designed to be condominiums. They appear to be renting for about \$5,000 per month.

In other districts, below market rate units (BMR) units tend to have high yields. However, this has not been the case in LASD. The BMR units at 5100 El Camino Real and in Peninsula Real have surprisingly low yields. These units may be particularly small, suitable only for a single person or couple.

To better understand student yields, we have also studied student yields in older housing and houses that have recently changed ownership. Appendix E provides data on student yields in this older housing. Yields in older rental apartments have increased dramatically in recent years. In the late 1990s and early 2000s, apartment yields averaged .10. By 2006, the yields had increased to .19. Between 2011 and 2014, yields increased again and are currently .27. Student yields in condominiums have increased as well: from .07 in 1997 to .18 in 2016.

Table 4

2016-17 Students in Newer Housing - Including BCS Students							
	Yr built	# units	LASD Students	LASD Yield	BCS Students	Total Yield	% BCS
Detached Single-family housing							
Satake Estates	2010	30	24	0.80	5	0.97	17%
The Crossings - SFUs	1994-97	195	36	0.18	8	0.23	18%
131-157 Fremont	1998	14	8	0.57	0	0.57	0%
Subtotal		239	68	0.28	13	0.34	16%
Townhouse-style (attached SFU)							
Montelena Court	1999	47	20	0.43	5	0.53	20%
The Crossings - THs	1996-97	48	54	1.13	12	1.38	18%
Los Altos Village Square	2010	16	1	0.06	0	0.06	0%
Silverstone/Peninsula Real	2009	16	12	0.75	1	0.81	8%
Tyndall Cottages, plus	1996	8	4	0.50	2	0.75	33%
Tyndall/Cuesta THs	2003-2011	37	8	0.22	0	0.22	0%
Colonnade/Sherwood Gateway	2014	38	12	0.32	6	0.47	33%
Subtotal		210	111	0.53	26	0.65	19%
BMR units							
Silverstone/Peninsula Real	2009	8	1	0.13	0	0.13	0%
5100 El Camino BMR	2008	3	0	0.00	0	0.00	
Subtotal		11	1		0	0.09	0%
Apartments							
Los Altos Gardens	2013	48	24	0.50	3	0.56	11%
Avalon Towers	2002	211	24	0.11	3	0.13	11%
Carmel Village/Sears	2014	300	13	0.04	2	0.05	13%
Domus on the Blvd	2015	193	18	0.09	0	0.09	0%
Colonnade/Apts (Stanford priority)	2015	167	8	0.05	1	0.05	11%
Subtotal		919	87	0.09	9	0.10	9%
Condominiums (stacked)							
396 First Street	2013	20	1	0.05	0	0.05	0%
Silverstone/Peninsula Real	2009	54	16	0.30	6	0.41	27%
5100 El Camino	2008	26	5	0.19	1	0.23	17%
Parc Crossings	1999	129	19	0.15	5	0.19	21%
38 3rd Street	1995	24	0	0.00	0	0.00	n.a.
Subtotal		179	24	0.13	6	0.17	20%
Total		1,558	291	0.19	54	0.22	16%

**Table 5
Number of Students and Student Yields in Post-1997 Housing (Does not Include BCS)**

	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2016 yield	
Detached Single-family housing																						
Yr built # units																						
Satake Estates	2010	30																				0.80
The Crossings - SFUs	1994-97	195	25	32	32	36	48	46	55	53	59	50	45	43	47	45	40	38	34	30	36	0.18
Fremont THs; 131-157 Fremont	1998 - 14	14	1	1	3	5	5	5	5	5	4	3	4	3	3	3	3	2	7	8	8	0.57
Subtotal	239	25	32	32	37	49	49	51	60	58	64	54	48	47	53	57	57	53	60	58	68	
Student Yield		0.13	0.16	0.15	0.18	0.23	0.23	0.24	0.29	0.28	0.31	0.26	0.23	0.22	0.25	0.24	0.24	0.22	0.25	0.24	0.28	0.28
Townhouse-style (attached SFU)																						
Montelena Court	1999	47	12	13	14	14	17	20	20	23	16	18	15	18	20	28	25	28	25	28	20	0.43
The Crossings - THs	1996-97	48	19	23	30	32	27	20	21	24	26	37	33	37	41	48	54	61	58	52	54	1.13
Tyndall Street THs	2003;2011	12																				0.00
Tyndall/Cuesta THs	2003	9																				0.67
Silverstone/Peninsula Real	2009	16																				0.75
Los Altos Village Sq	2010	16																				0.06
Colonnade/Sherwood Gateway	2014	38																				0.32
Subtotal	186	19	23	30	44	40	34	35	32	44	49	62	52	60	63	75	83	106	104	105	105	0.56
Student Yield		0.40	0.48	0.63	0.46	0.42	0.36	0.37	0.34	0.46	0.42	0.53	0.45	0.45	0.48	0.51	0.56	0.72	0.56	0.56	0.56	0.56
BMR units																						
Silverstone/Peninsula Real	2009	8																				0.13
5100 El Camino BMR	2008	3																				0.00
Subtotal	11																					0.00
Student Yield																						0.09
Apartments																						
Los Altos Gardens	2013	48																				0.50
Avalon Towers	2002	211																				0.11
Carmel Village/Sears	2014	300																				0.04
Domus on the Blvd	2015	193																				0.09
Colonnade/Apts (Stanford priority)	2015	167																				0.05
Subtotal	919	7	8	9	12	16	9	15	11	9	15	11	9	15	10	31	61	64	87			0.09
Student Yield (does not include partially occupied complexes)																						0.09
Condominiums (stacked)																						
100 First Street	2015	48																				0.00
396 First Street	2013	20																				0.05
Silverstone/Peninsula Real	2009	54																				0.30
5100 El Camino	2008	26																				0.19
Parc Crossings	1999	129	7	12	15	12	12	10	11	13	8	11	13	16	17	19	17	19	17	19	19	0.15
38 3rd Street	1995	24																				0.00
Subtotal	301	7	12	15	12	12	10	11	13	8	16	23	28	29	37	32	34	35	41			0.14
Student Yield		0.05	0.08	0.10	0.08	0.08	0.07	0.08	0.07	0.08	0.05	0.09	0.10	0.12	0.12	0.16	0.13	0.13	0.12	0.14	0.14	0.14
All Units		1,656	44	55	69	93	104	102	106	111	125	142	133	131	141	154	177	188	223	260	263	302

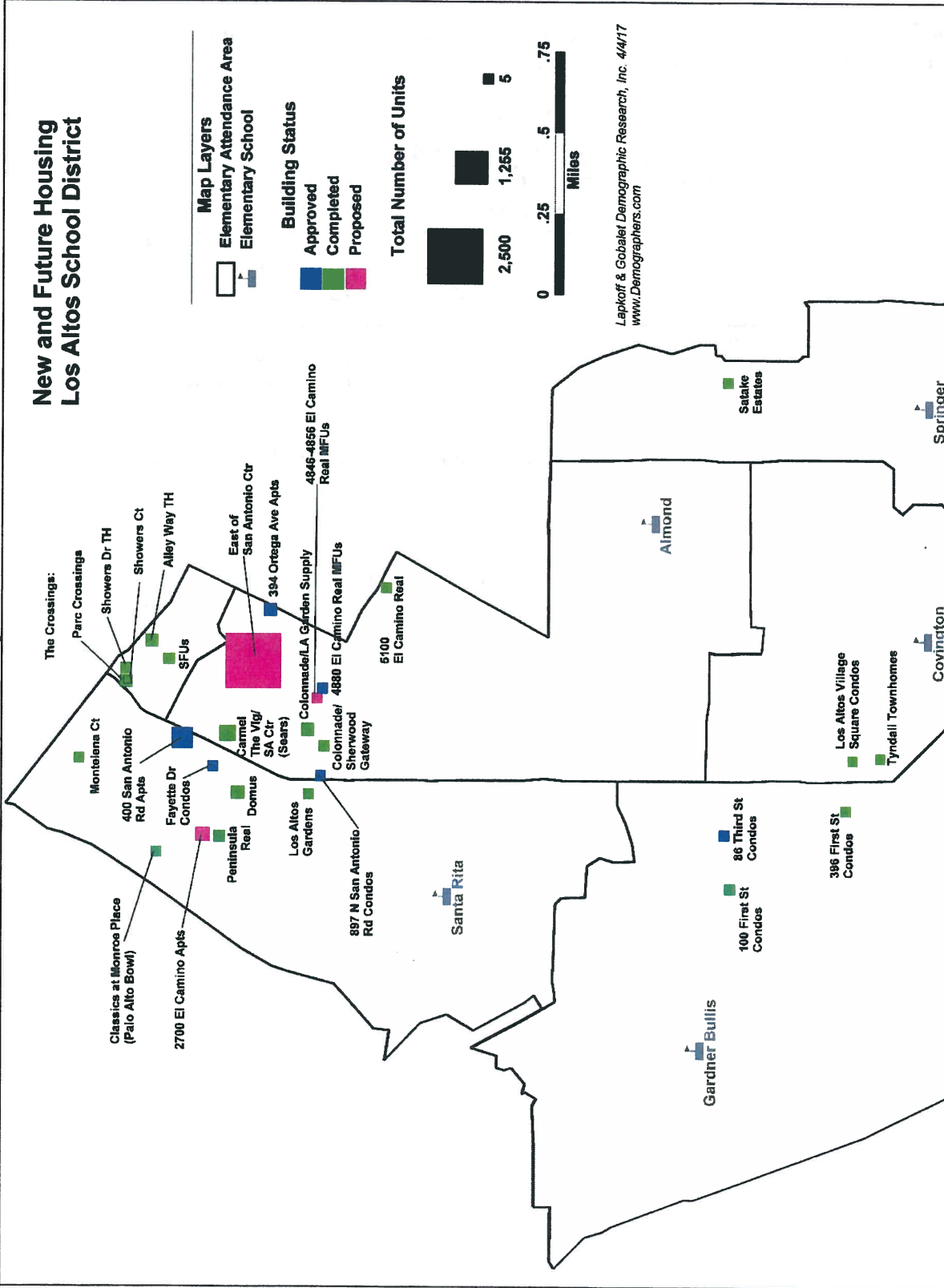
New Housing Developments Planned in LASD

Several new housing developments have been proposed during the last two years, many in Mountain View. Map 1 shows their locations. The size of the symbol for each development is proportional to the number of units that are planned.

- **400 San Antonio Road** in Mountain View is approved for 583 total apartment units, including 50 BMR. The City Council approved this development in September, 2016. The large number of BMR units could increase the enrollment impact on the school district. We expect about 78 students from the project, but the eventual number could be as low as 30 or as high as 183, depending on the mix of unit sizes and the characteristics of the complex.
- **2700 West El Camino Real** in Mountain View is proposed to have 211 apartment units. This project is currently under review. If built, we expect between 11 and 53 students, depending on the size of the units and other characteristics of the complex.
- **394 Ortega in Mountain View** was approved for 144 apartment units, including 10 BMR. We expect between 8 and 44 students.
- **2645 and 2655 Fayette Drive** in Mountain View was approved for 24 condominiums in June 2016. We expect between one and six students.
- **4880 El Camino Real** in Los Altos was approved for 24 apartments (2 and 3 bedrooms). We expect between one and 9 students.
- **4846-4856 El Camino Real** in Los Altos is proposed to have 35 multiple-family units, including 11 BMR. We expect between 2 and 17 students.
- **897 North San Antonio** in Los Altos. A small project with four condominiums.
- **86 Third Street** in Los Altos has been completed. It has 20 condominium units, including two BMR. The units are large, with two and three bedroom. Between four and 10 students are expected to live there. (Most units were completed but not occupied by time of CBEDS 2016 reporting. No students as of CBEDS 2016.)

Map 1

New and Future Housing Los Altos School District



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Table 6 shows the yields assumed under each forecast scenario. Only apartments and condominiums are currently approved or proposed. Condominiums are yielding more students, on average, than apartments, perhaps because they are larger.

**Table 6
Forecast Assumptions**

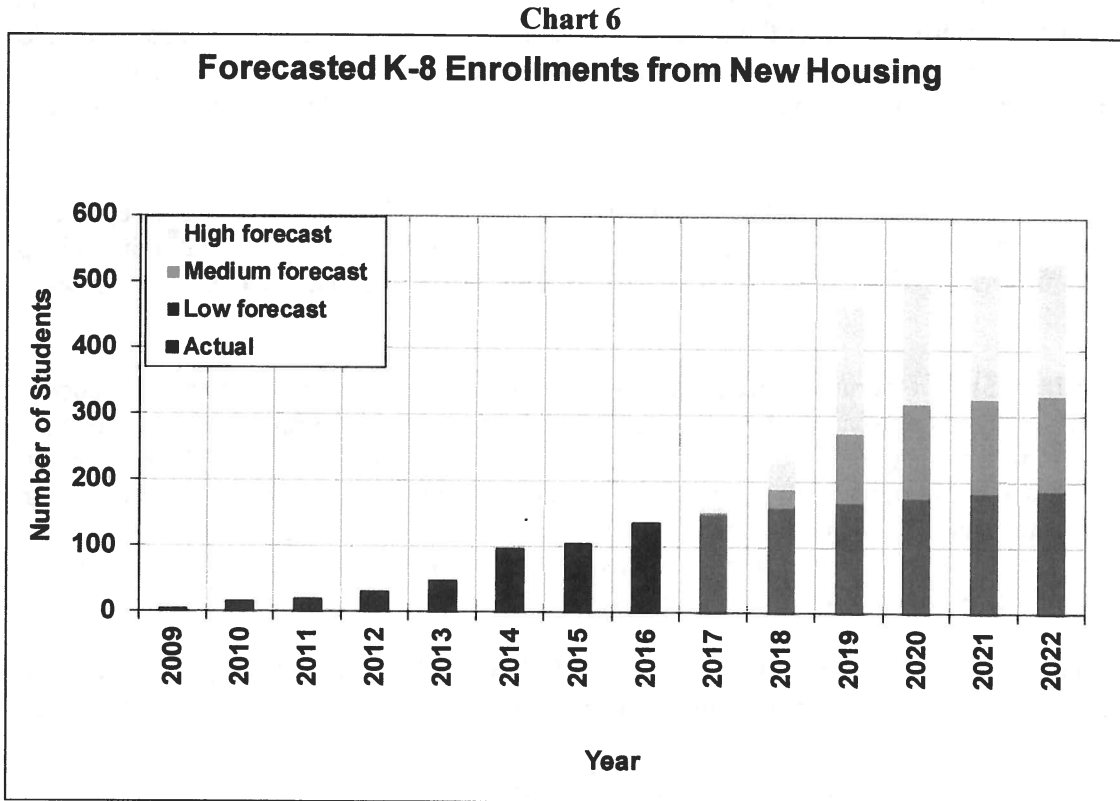
Type of Unit	Low Forecast	Medium Forecast	High Forecast
Condominiums	0.05	0.15	0.25
Apartments	0.05	0.10	0.25
Below Market Rate (BMR) units	0.05	0.50	0.50

Table 7 shows the enrollment forecasted for each development under each yield scenario.

**Table 7
Enrollment Forecasts by Development**

Name/Address	City	# Units	Type	# BMR	Enrollments		
					Low	Medium	High
400 San Antonio Rd	M.V.	583	apts	50	29	78	183
394 Ortega	M.V.	144	apts	10	7	18	44
2645 & 2655 Fayette Drive	M.V.	24	condos	0	1	4	6
2700 W El Camino	M.V.	211	apts	0	11	21	53
86 Third St	Los Altos	20	Condos	2	1	4	7
4880 El Camino	Los Altos	24	MFU	3	1	5	9
897 N. San Antonio Rd	Los Altos	4	Condos	0	0	1	1
4846-4856 El Camino Real	Los Altos	35	MFU	11	2	8	17
Total		1,045			52	138	320

Chart 6 shows the enrollment impact from all housing built since 2008, as well as from future housing under the various forecasts. By 2022, the number of students from housing built after 2008 is between 143 and 532.



Possible Future Housing

Additional, as yet unidentified housing will be built in LASD. We know that there will be a large number of new units in the City of Mountain View, though the majority will be outside LASD’s boundaries.

We cannot forecast the enrollment effects of additional, as yet unspecified, housing growth in the District. Of course, future development will produce additional enrollments, but we lack information at this time that would allow us to model this. As soon as plans are more definite, including the timing of construction and a reasonably accurate count of the number of units, by type, we can include the likely enrollments in our forecasts. We will have this information several years in advance of the beginning of construction, so there will be adequate time for the District to begin to plan to accommodate enrollments from that housing.

Also, please note that all of our forecasts already take into account the enrollments from the small numbers of in-fill housing units that have been constructed in the District. These

enrollments are included in past grade progression data, which are used as a basis for the forecasts.

San Antonio Center East: up to 2,650 housing units

In 2015, Federal Realty REIT acquired the San Antonio Center and has since submitted a Master Plan for the eastern portion of the area. The proposed development covers 31 acres, bounded by El Camino Real, Sherwood Lane, California Street, and Showers Drive. The area now contains large businesses, including Walmart, Kohls, and 24-hour Fitness, along with their large parking lots.

The project is currently “on hold,” but the last formal proposal for the area was to replace Walmart and 24-hour Fitness and their parking lots with up to 2,650 residential units. The plan has a time horizon of 45 years, partly because of long leases of some existing commercial tenants.

The residential development within this project would create the need for additional school capacity. There is no space in LASD schools to accommodate enrollment growth, and there is no school nearby that could be expanded. As Table 8 shows, enrollments could easily reach 490 students, and could range between 133 and 981 students (yield assumptions are based on our measurements of yields, or student generation rates, in similar housing, which are explained in Appendix B).⁶ The Average Yield forecast suggests that an entire school will be needed to educate children living in the project’s residential units.

If the new housing developments contain many Below Market Rate (BMR) units, yields could be higher, since this type of housing tends to be occupied by families with school-aged children.

Table 8

San Antonio Center East							
	<u>Low Forecast</u>		<u>Avg Yield</u>		<u>High Yield</u>		
	<u>Yield</u>	<u>Students</u>	<u>Yield</u>	<u>Students</u>	<u>Yield</u>	<u>Students</u>	
2385 market rate units	0.05	119	0.15	358	0.3	716	
265 BMR units	0.05	13	0.5	133	1	265	
Total		133		490		981	

Note: There is no specific information yet on the number of BMR units in the project.

⁶ When more information about specific characteristics of the proposed developments becomes available, yield assumptions can be revised and enrollment estimates can be more precise.