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Enrollment Trends and Forecast for Alameda Unified School District

March 12, 2007
Revised June 19, 2007

Executive Summary

Between 1997 and 1999, AUSD enrollments grew by more than 300 students, to a total of 10,795. However, the pattern reversed, and between 1999 and 2006, K-12 enrollments declined by 899 students.

Alameda Unified School District (AUSD) is a complicated community in which to study enrollment trends and patterns for the following reasons:

- Closure of Alameda Naval Air Station and its reuse have affected enrollments.
- In 2004 and 2005, a very large apartment complex (Harbor Island Apartments) that held about 500 AUSD students was refurbished. Tenants were evicted and about half of these students left Alameda public schools.
- Some parts of the District have experienced significant housing and population growth during the last two decades.
- Test scores vary within the District, and that appears to be related to different demographic patterns within Alameda. Schools with higher API scores seem to attract students. On the other hand, Chipman Middle School now has "Program Improvement" status, meaning that parents have the option to send their child to a different school, one with higher test scores.
- Future housing growth is likely to have a substantial impact on enrollments, but the timing of that development is very uncertain.

To understand this complex array of factors, we have divided the District into subareas that allow us to isolate and thus account for special events that have affected enrollments. We show the historical enrollment changes in each subarea, and forecast enrollments by subarea. District-wide forecasts result from the summation of subarea forecasts.

Map 1 and Table 1 show the way in which we divided the district into subareas. Table 1 shows enrollments changes between 1997 and 1999 and between 1999 and 2006 for each of these subareas. As mentioned above,

since 1999, AUSD enrollments declined by 899 students. Several trends by subarea emerged during the 1999 to 2006 period:

- Enrollment *increases* were experienced in Bay Farm Island and the area East of Park Street on the Main Island.
- Enrollment decline was experienced in the central part of the Main Island, between Park and Webster Streets.
- The most pronounced enrollment decline occurred in the western part of the Main Island outside the former Naval base (between Webster and Main Streets, south of Atlantic Avenue); this area declined by 543 students because of the eviction of tenants before conversion of Harbor Island Apartments to Summer House. Another 246 students were lost from other parts of the subarea.
- Mixed enrollment changes were experienced on the former Naval base. On the one hand, enrollments declined in North Village Housing (the older Coast Guard Housing, which was abandoned) and in Marina Village (newer Coast Guard housing). On the other hand, there were enrollment increases farther west, as Alameda Point Collaborative provided homes for disadvantaged families.
- The number of out-of-district students increased by 75 between 1999 and 2006, somewhat offsetting the overall enrollment decline.

Enrollments in all of these subareas are tracked in Table 1. For more information about enrollment changes by school level and subarea, see Table 5 (on pages 42-43).

Forecast Results

Ten-year forecasts of enrollments from each subarea were produced. During the next five years, between 2006 and 2011, overall enrollment is projected to drop by 106 students. Enrollment *increases* are anticipated from Bayport, from new housing on the Northern Waterfront, and in the area East of Park Street on the Main Island. These enrollment increases, however, are more than offset by projected declines in Bay Farm Island, Central Alameda (Park to Webster), and non-military West Alameda (between Main and Webster Streets, south of Atlantic Avenue).

One of the potentially biggest impacts on future enrollments is housing development on the former Naval base and in the Northern Waterfront area. These two developments are likely to generate about 1,200 new AUSD K-12 students. However, there is great uncertainty about the timing of the development. Redevelopment of the base has been postponed many times. After it begins, AUSD should count on a stream of new students that will probably last for many years. In the forecasts presented here, we have

assumed that some development on the Northern Waterfront begins in 2009, but starts in earnest in 2012 and that base redevelopment will begin in 2011 with the Alameda Landing project. Development is completed by 2030. We have indicated enrollments specifically from new development in the forecast tables, so that the reader can easily modify the forecasts to assume that development occurs sooner or later.

The number of students from new housing has a large impact on the forecasts. Without housing growth, K-12 enrollments are projected to decline by 429 students during the next 10 years. Our forecast of students from new housing, which assumes that development will actually occur, offsets that decline. As a result, we expect little change in K-12 enrollments by the end of the 10-year projection period.

Contingency Planning

We have provided a set of forecasts that represent our best estimate of future enrollments in the District and its subareas. However, it is very likely that actual enrollments will differ somewhat from these forecasts, especially within relatively small subareas of the District and for years relatively far in the future. This is because random variation affects small populations more than larger ones. Also, for every year that we add to the forecast, the greater the chances are that unforeseen changes will affect enrollments. The District might consider planning to accommodate the enrollments forecasted here, but have contingency plans for enrollments that are 10 percent higher or lower than forecasted. In our experience, this kind of contingency planning will prepare a district for almost any eventuality during the forecast period.

It should be noted that elementary forecasts after 2010 are more uncertain, because no birth data are available for kindergarten enrollment forecasts (2005 is the last year for which we have birth data).

Acknowledgments

This report was done under the direction of Luz T. Cázares, Chief Financial Officer and Ardella Dailey, Superintendent. Other AUSD staff members who provided helpful comments on our research include David Dierking, Robert DeLuca, Debbie Wong and Brandon Krueger.

We appreciate the time and assistance of the following people who helped us in our research: Andrew Thomas, Alameda City Planning Department, Debbie Garlick of Warmington Homes, Domingo Cruz of the Coast Guard Housing Office, Elizabeth Cook of the City of Alameda Development Services Department, and realtors Hanna Fry and Rosemary McNally.

Map 1: AUSD Subareas for Demographic Analysis

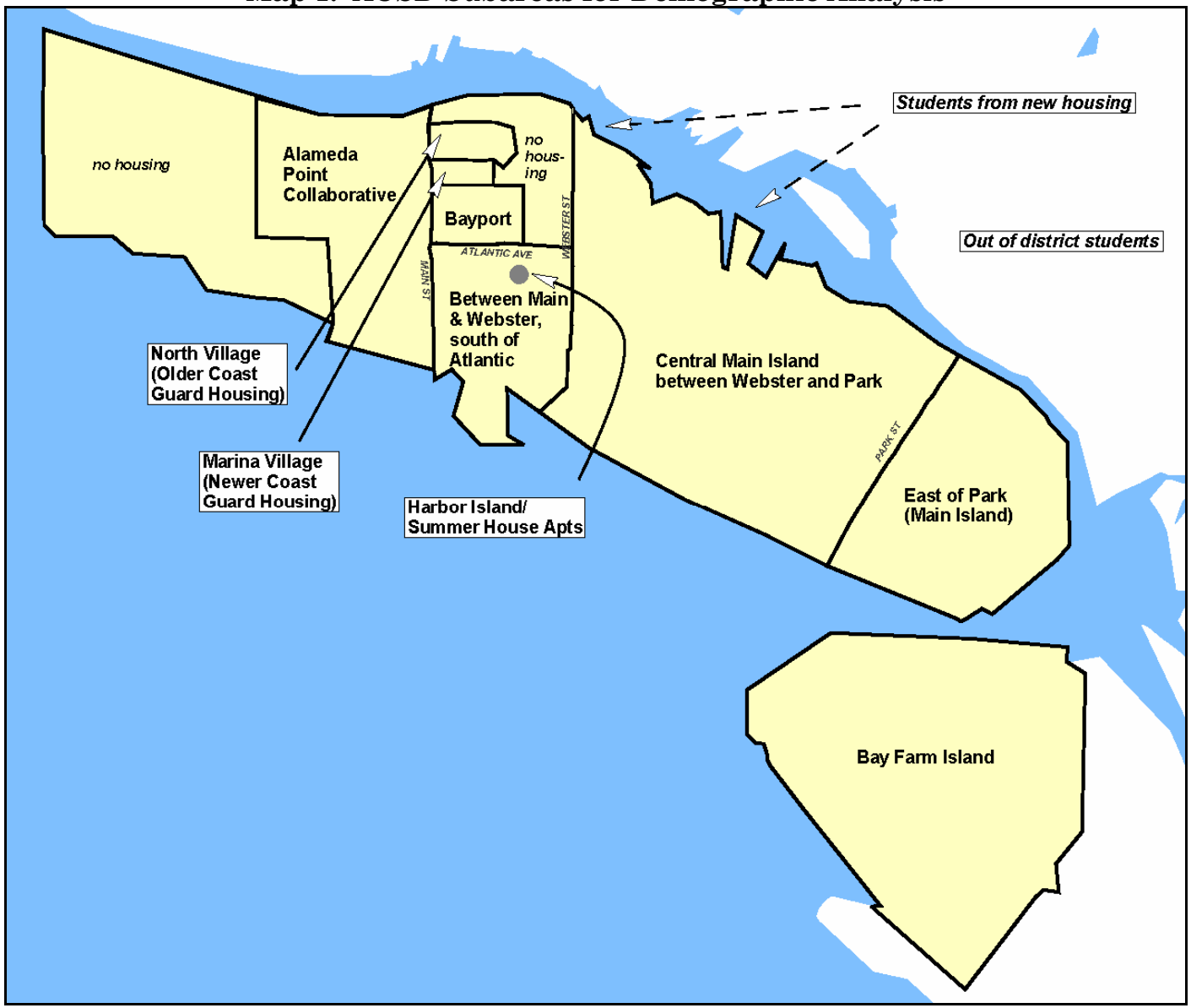

Table 1
Enrollment History

	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	Change	
	K to 12 Enrollments										1997-99	1999-2006
Bay Farm Island	2,007	2,145	2,168	2,212	2,182	2,220	2,202	2,212	2,196	2,202	161	34
East of Park, Main Island	1,927	1,928	1,876	1,871	1,820	1,805	1,847	1,885	1,945	1,974	-51	98
Park to Webster	4,101	4,221	4,222	4,008	3,937	3,810	3,852	3,804	3,830	3,818	121	-404
Webster to Main, S. of Atlantic	1,294	1,303	1,310	1,262	1,210	1,169	1,157	1,110	1,086	1,064	16	-246
Harbor Island/Summer House Apts	463	503	554	524	487	486	449	227	12	11	91	-543
Bayport	0	0	0	0	0	0	0	0	12	70	0	70
Marina Village (New CG housing)	165	129	158	143	143	125	120	123	118	114	-7	-44
North Housing (Old CG housing)	89	74	80	132	137	140	107	66	8	0	-9	-80
Alameda Point	5	8	21	46	81	154	181	208	172	162	16	141
Out-of-District students	422	379	406	514	391	439	410	496	535	481	-16	75
Subtotal	10,473	10,690	10,795	10,712	10,388	10,348	10,325	10,131	9,914	9,896	322	-899

These enrollments are based on student address data and do not exactly match CBEDS enrollments.
BASE and ACLC charter students are not included in these figures.

Table 2

Enrollment Forecast

	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	Change	
	K to 12 Enrollments											2006-2011	2011-2016
Bay Farm Island	**2,202**	2,195	2,181	2,157	2,107	2,069	2,049	2,010	1,989	1,954	1,941	**-133**	**-128**
East of Park, Main Island	**1,974**	2,020	2,042	2,096	2,133	2,131	2,142	2,160	2,165	2,172	2,180	**157**	**48**
Park to Webster	**3,818**	3,777	3,713	3,671	3,594	3,582	3,503	3,484	3,479	3,447	3,440	**-236**	**-142**
Webster to Main, S. of Atlantic	**1,064**	1,023	994	948	902	876	854	841	838	826	821	**-188**	**-55**
Harbor Island/Summer House Apts	**11**	52	91	91	91	91	91	91	91	91	91	**80**	**0**
Bayport	**70**	139	184	216	215	216	215	212	212	215	215	**146**	**-1**
Marina Village (New CG housing)	**114**	118	118	118	118	118	118	118	118	118	118	**4**	**0**
North Housing (Old CG housing)	**0**	0	0	0	0	0	0	0	0	0	0	**0**	**0**
Alameda Point	**162**	181	181	181	181	181	181	181	181	181	181	**19**	**0**
Out-of-District students	**481**	481	481	481	481	481	481	481	481	481	481	**0**	**0**
Subtotal	**9,896**	9,986	9,985	9,960	9,822	9,745	9,634	9,578	9,554	9,485	9,468	**-151**	**-278**
Students from new housing		0	0	20	20	45	120	195	233	315	398	**45**	**353**
Total	**9,896**	9,986	9,985	9,980	9,842	9,790	9,754	9,773	9,786	9,800	9,865	**-106**	**75**

These enrollments are based on student address data and do not exactly match CBEDS enrollments.
BASE and ACLC charter students are not included in these figures.

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Introduction

Alameda Unified School District (AUSD) is a complicated community in which to study enrollment trends and patterns. Enrollments have been affected by many different and anomalous events and various demographic trends. The Alameda Naval Air Station closure is the most obvious example. As Navy personnel left, both Alameda's population and AUSD enrollments dropped. Simultaneously, other parts of the district had enrollment increases. Sorting out the various demographic patterns has been challenging for two reasons: first, because of the various one-time events affecting enrollments; and second, because of the varied on-going demographic changes in the different parts of Alameda.

Specifically, the following events and their effects need to be considered in order to understand the demographic patterns that have evolved in AUSD and the demographic changes AUSD is likely to experience in the future:

- The Naval base closure in 1996 and 1997;
- The subsequent use of the base by the Coast Guard (at first, Coast Guard personnel inhabited both Marina Village and North Village Housing, but now reside only in the Marina Village Housing);
- The abandonment of the North Village Housing units on the old Naval base;
- The reuse of Naval base housing west of Main Street by Alameda Point Collaborative;
- The construction of Bayport;
- The construction of Harbor Bay on Bay Farm Island during the 1980s and 1990s;
- The transformation of Harbor Island Apartments (on Buena Vista Avenue) to Summer House Apartments;
- The admission of more out-of-district students to offset enrollment losses;
- Changes in private school attendance; and
- The formation of two charter schools: Bay Area School of Enterprise (BASE) and Alameda Community Learning Center (ACLC).

To understand AUSD enrollments it is necessary to understand the separate effects of all these important events. Therefore, most of our historical investigation separately analyzed enrollment changes in these various geographic areas. Rather than examine the district as a whole or the individual school enrollment boundary areas, we decided it would be more helpful and demographically interesting to divide the district into subareas defined by many of these events and their effects. We looked at each geographic area separately in order to determine its demographic

patterns. We determined whether each area gained or lost students. Understanding these historical developments helped us choose assumptions for the forecast model.

One of the most important events that will impact future AUSD enrollments is possible future housing growth. Reuse of the Naval base will potentially add more than 1,700 new housing units. Development of the Northern Waterfront has the potential to add another 500 units. Plans have been underway for so long, at least with respect to the Naval base, that some may wonder whether housing units will ever be built or will be built so far in the future that they are not yet relevant for forecasting purposes. However, the potential for construction is a reality, and homes could be built within the next decade. It is important for District decision-makers to be ready to accommodate enrollments resulting from significant housing growth on the Main Island. The good news is that there should be plenty of advance warning before construction actually begins.

In this report, we first discuss past district-wide enrollment trends and then review the following individual components of historical enrollments:

- Inter-District Transfer Students (IDTs)
- Students living in Harbor Island Apartments/Summer House Apartments
- Marina Village Housing (also called Newer Coast Guard Housing)
- North Village Housing (also called Older Coast Guard Housing), now vacant
- Alameda Point Housing, now occupied by Alameda Point Collaborative.
- Students living in Bayport (Including The Breakers and The Landing, which are subsidized units within Bayport)
- Bay Farm Island
- East Main Island (Main Island east of Park)
- Central Main Island (Park to Webster)
- West (Webster to Main, South of Atlantic)
- Students from future housing.

After discussing District-wide trends, we then turn to our forecasts for individual components and the combined district-wide forecast.

District-wide Trends

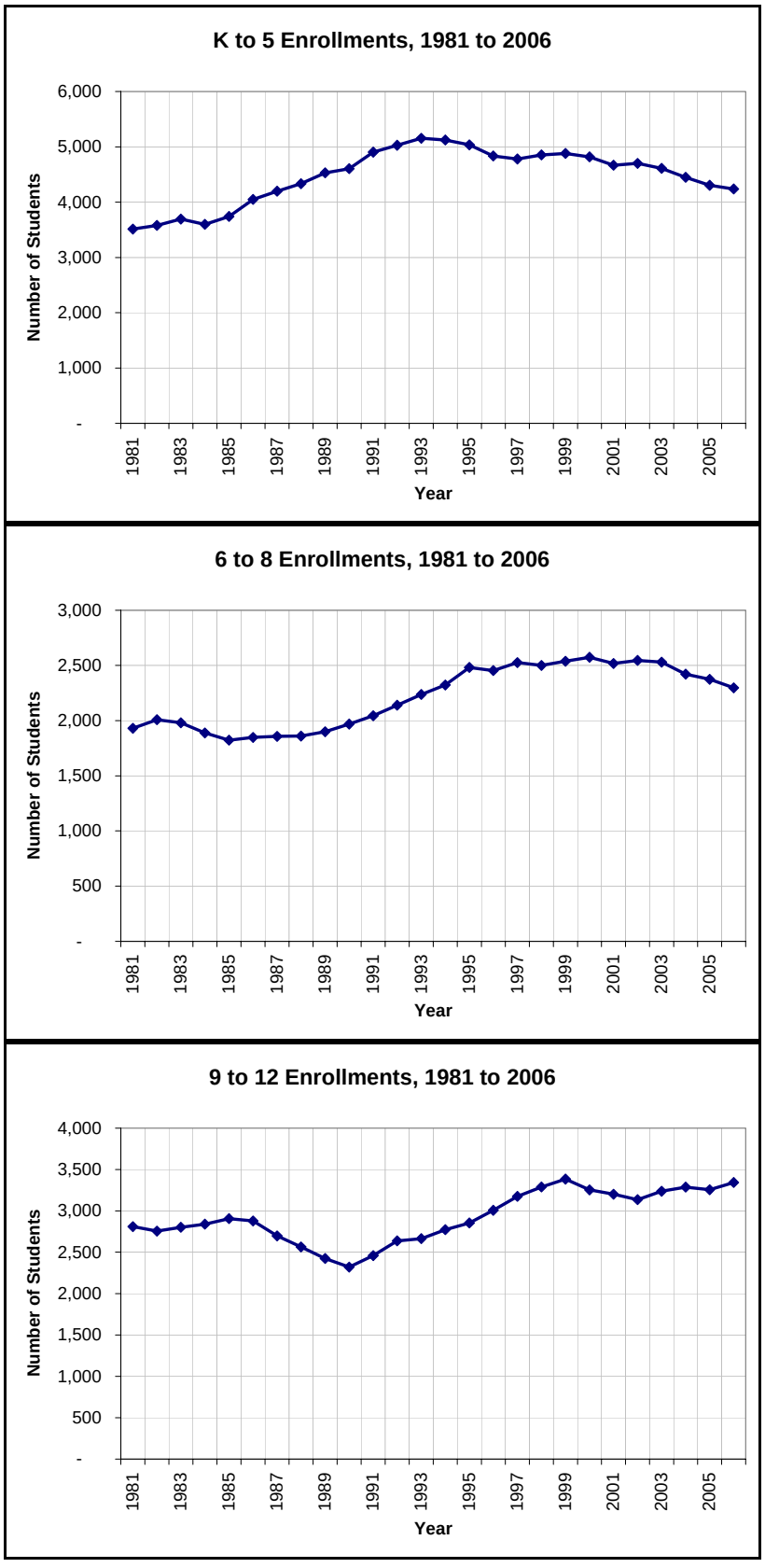
Chart 1 shows total AUSD enrollments from 1981 to 2006, by school level. Elementary enrollments increased from 1981 to 1994, then they began a steady decline. Of course, the Naval base was closed in 1996 and 1997, which reduced enrollments. The effect of the base closure actually seems minor, given the significant exodus by the military. We understand that AUSD administrators offset the decline by bringing in more Inter-District Transfer students.[1] After 2000, elementary enrollments continued to decline, and in fall 2006 they were about the same level as they were in the late 1980s. Mere inspection of the trend in the enrollment figures, without regard to any knowledge of events and socio-economic currents in the district, might lead one to expect elementary enrollments to continue to decline. However, detailed analysis of the reasons behind the trends suggests that this may not be the case.

Middle school enrollments increased even more rapidly than elementary enrollments throughout the 1980s and 1990s, up until the Naval base closure. In 1996, middle school enrollments stopped increasing and remained stable for nearly a decade. Since 2004, middle school enrollments have been declining.

High school enrollments increased steeply through the 1990s. High school enrollments show no evidence of a base closure effect; nothing seems to have dampened enrollment growth during the 1990s. Since 2000, high school enrollments have had annual fluctuations, but the overall level has remained much the same. Note that BASE charter school opened in 2001 and ACLC opened originally as a program within Encinal High School, then became a (dependent) charter school in 2001. Neither of these charter schools is included in the enrollment figures for the district, since the District receives funding only for non-charter students.

[1] We have detailed student address data beginning in 1997 that we have electronically pin-mapped (geocoded), so we can tell which students lived outside AUSD boundaries from 1997-2006. However, before 1997, we do not know how many students were inter-district transfers. Administrative staff members who were present during the base closure years provided information about pre-1997 patterns.

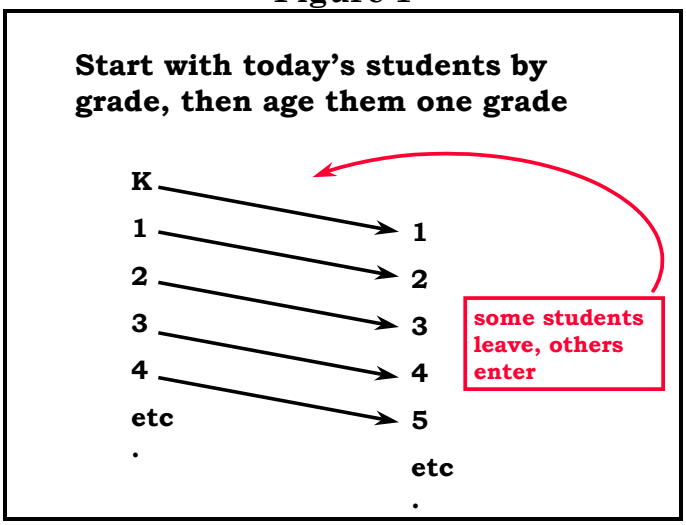
Chart 1


K to 5 Enrollments, 1981 to 2006
Number of Students
6,000
5,000
4,000
3,000
2,000
1,000
-
1981
1983
1985
1987
1989
1991
1993
1995
1997
1999
2001
2003
2005
Year
6 to 8 Enrollments, 1981 to 2006
Number of Students
3,000
2,500
2,000
1,500
1,000
500
-
1981
1983
1985
1987
1989
1991
1993
1995
1997
1999
2001
2003
2005
Year
9 to 12 Enrollments, 1981 to 2006
Number of Students
4,000
3,500
3,000
2,500
2,000
1,500
1,000
500
-
1981
1983
1985
1987
1989
1991
1993
1995
1997
1999
2001
2003
2005
Year

District-wide Grade Progressions

We use the "cohort survival" method to forecast future enrollments. We begin with the current student body, by grade (each grade is a cohort), and advance students one grade for each year of the forecast period. One year's kindergarten students become the next year's first graders, first graders become second graders, and so on. This process is illustrated in Figure 1.

Figure 1



Of course, not all students progress to the next grade. Some leave the community, leave the district to enter private school, or repeat or skip grades. Meanwhile, new students enter the district each year, either because they move into the area or change from private to public schools. The net differences in cohort size as groups of students progress to the next grade are called "grade progressions."

Typically, the primary reason that cohort sizes change from one grade to the next is migration into and out of the district. Housing turnover often results in more students entering the District, as younger households replace older ones. Also, new housing construction brings more students into the district, increasing grade progressions. Besides migration, transfers between public and private schools have a pronounced effect on certain grade progressions, such as between eighth and ninth grades and sometimes between kindergarten and first grade.

The cohort survival forecast method uses grade progression measures to age students for each year of the forecast. The set of grade progressions used is the most important assumption in a forecast of enrollments. Typically, we choose grade progressions to use in the forecast that are based on the district's own historical experience. We measure, evaluate, and analyze the district's historical grade

progressions before choosing the forecast assumptions. Not only are the historical grade progressions used as an input for the forecast model, but also they tell us about a community's migration pattern - whether more families have moved into the district than moved out, or the reverse. Comparing grade progressions over time often reveals the effects of business cycles, housing price changes, and other events on the community's migration levels.

Chart 2a shows the district-wide grade progressions in AUSD between Fall 2005 and Fall 2006. Each bar in the chart shows the change in the number of students as the cohort moved from October 2005 to October 2006. For example, the first bar shows that there were 15 more first graders in 2006 than kindergartners in 2005 (this is a net figure).

Chart 2b shows the percentage change in the size of the cohorts as they progressed to the next grade. Note that the pattern is the same in Charts 2a and 2b; the percentage change gives a bit more context for interpreting the numeric change in cohort enrollment.

We want to know whether the latest set of grade progressions resembles those experienced historically. To compare this year's grade progressions with those for past years, we construct three summary measures for each year's set of grade progressions and then compare these summary measures. The summary measure is the summation of the individual grade progressions at each level (elementary, middle, and high). For example, the elementary aggregated grade progression sums the first five grade progressions between 2005 and 2006. Another interpretation is that we compared the students in grades K to 4 in 2005 with the students in grades 1 to 5 in 2006. This summary measure was constructed for 25 different pairs of years, back to 1981, the first year for which we have enrollment data for the District. These aggregated grade progressions show the total net number of new (rather than continuing) students entering AUSD schools.

Chart 3a shows these aggregated grade progressions over time at each school level. The last bar on each of the graphs shows the 2005 to 2006 progressions, which summarizes the data in Chart 2a. Chart 3b shows the *percentage* change in the cohorts in each level; the last bar on the chart corresponds to the data in Chart 2b.

The aggregated elementary grade progressions show significant variations over time. It is surprising that the progressions were not higher than they were in the 1980s and 1990s, given the number of housing units built on Bay Farm Island during that period. New housing generally brings households with children into the community, and this usually results in positive grade progressions.

Chart 2a

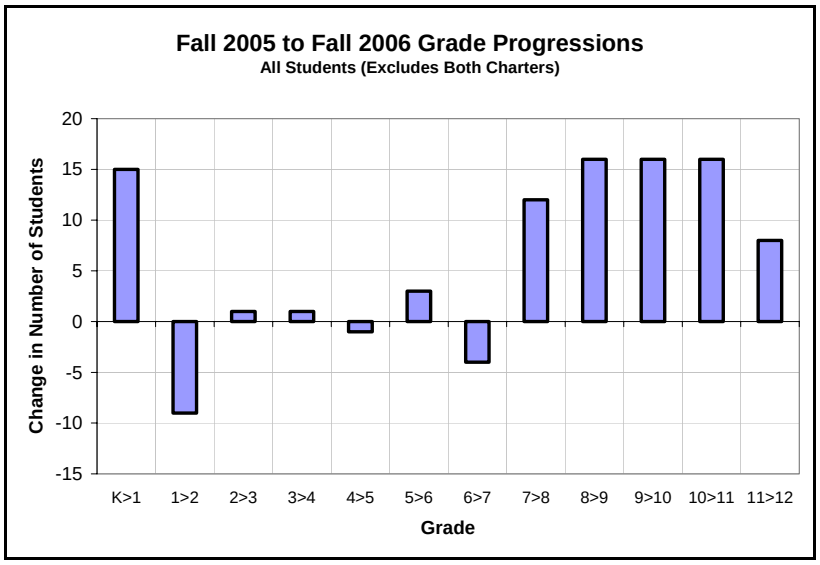
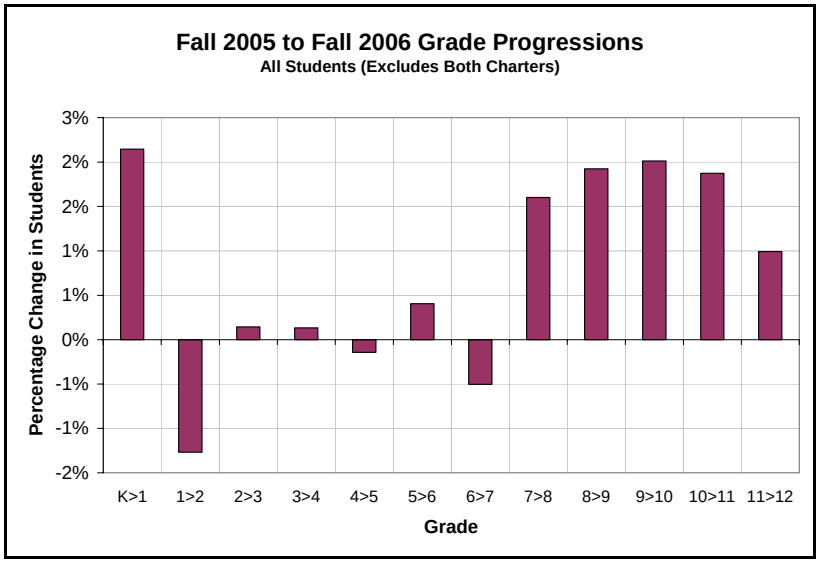


Chart 2b



Between 1994 and 1995 and then between 1995 and 1996, there were severe declines in the elementary grade progressions. Between 1994 and 1995, the elementary cohorts lost 155 students, or almost four percent of its enrollment. The following year it lost another 240 students, and nearly six percent of its enrollment. It is likely this was due to the imminent base closure, with many military families leaving before the official closure.

Before ACLC opened, middle school grade progressions had been generally positive, with more students entering the district than leaving. The middle school grade progression between 2000 and 2001 is especially negative as many AUSD students enrolled in the charter school. After 2001, grade progressions have taken on a new pattern due to ACLC. While ACLC's effect is not nearly as strong as in its opening

year, grade progressions will still be lower than they otherwise would be as sixth graders[2] enroll new in ACLC each year, many whom were previously enrolled in a regular AUSD school.

High school grade progressions have varied a lot through the years, sometimes the District gains more high school students than it loses, while other times the reverse is true. In the most recent years, the high school grade progressions have been more positive than the longer history suggests. The ACLC charter has very little effect on the high school grade progressions because most students enter in the middle school grades. The single time it did have a substantial impact on high school grade progressions was between 2000 and 2001, when students left their AUSD schools to enroll in ACLC.

There are many, many factors that affect these grade progressions. It would be unwise to assume blindly that recent or historical grade progressions will continue, since some events that affected them will not be repeated. Our job has been to separate the various factors affecting grade progressions to give us a better picture of Alameda's underlying demographics. The next several sections discuss events and analyze enrollments by subarea in the District so that we can better understand AUSD's historical grade progressions in each geographic area.

[2] Or seventh graders between 2001 and 2003.

Chart 3a

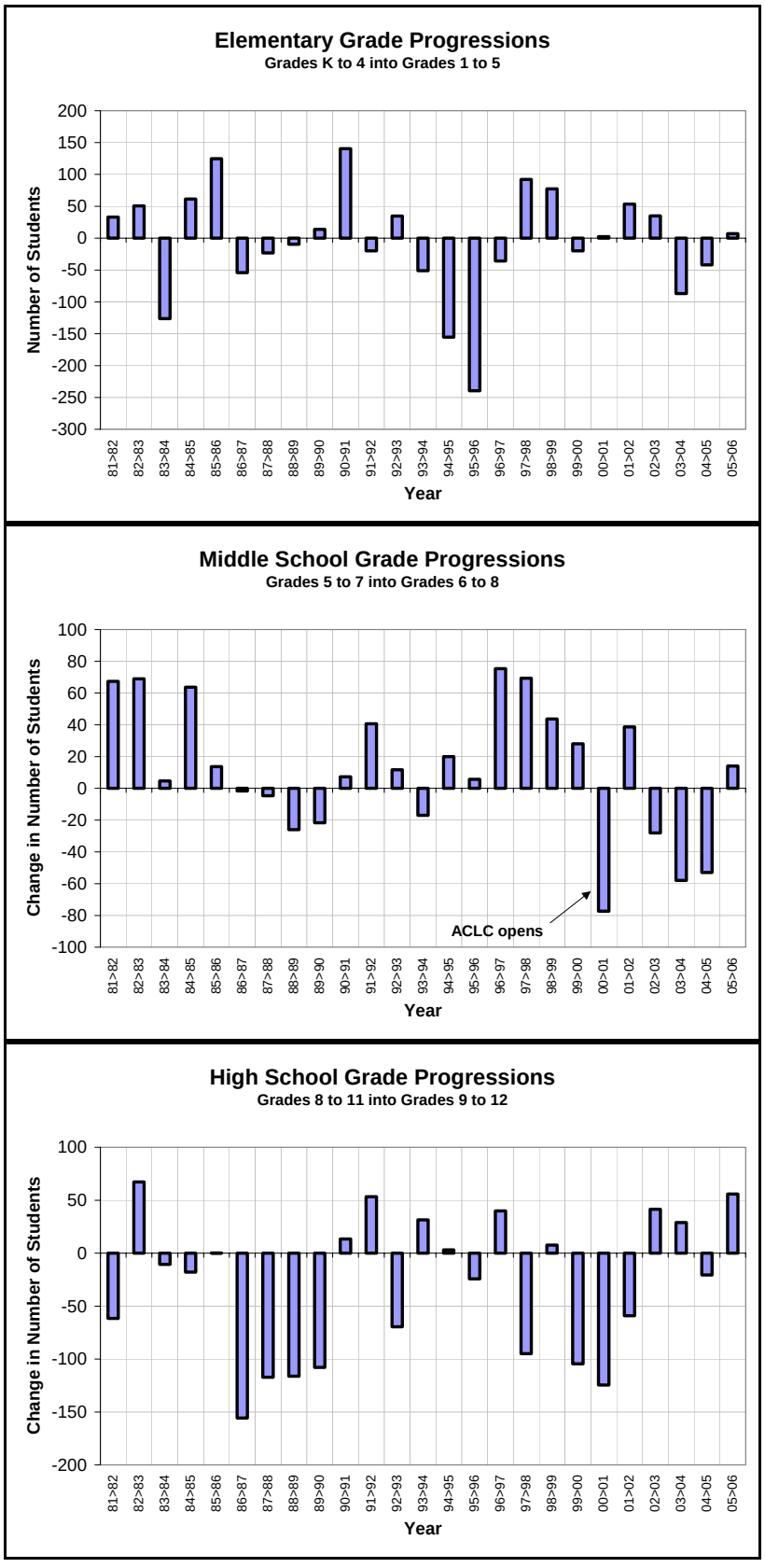
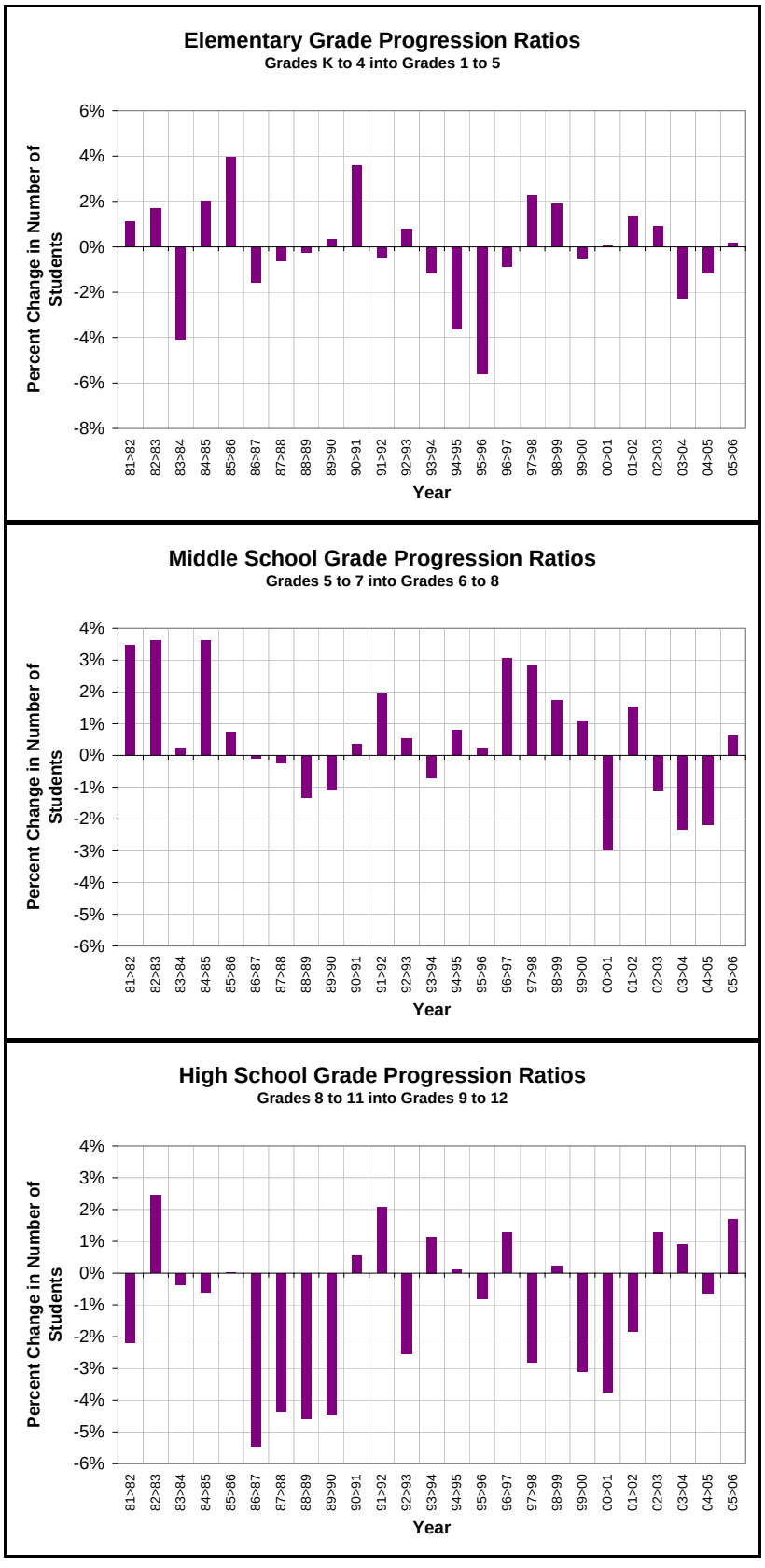

Elementary Grade Progressions
Grades K to 4 into Grades 1 to 5
Number of Students
200
150
100
50
0
-50
-100
-150
-200
-250
-300
81>82
82>83
83>84
84>85
85>86
86>87
87>88
88>89
89>90
90>91
91>92
92>93
93>94
94>95
95>96
96>97
97>98
98>99
99>00
00>01
01>02
02>03
03>04
04>05
05>06
Year
Middle School Grade Progressions
Grades 5 to 7 into Grades 6 to 8
Change in Number of Students
100
80
60
40
20
0
-20
-40
-60
-80
-100
ACLC opens
Year
High School Grade Progressions
Grades 8 to 11 into Grades 9 to 12
Change in Number of Students
100
50
0
-50
-100
-150
-200
Year

Chart 3b


Elementary Grade Progression Ratios
Grades K to 4 into Grades 1 to 5
Percent Change in Number of Students
6%
4%
2%
0%
-2%
-4%
-6%
-8%
81>82 82>83 83>84 84>85 85>86 86>87 87>88 88>89 89>90 90>91 91>92 92>93 93>94 94>95 95>96 96>97 97>98 98>99 99>00 00>01 01>02 02>03 03>04 04>05 05>06
Year
Middle School Grade Progression Ratios
Grades 5 to 7 into Grades 6 to 8
Percent Change in Number of Students
4%
3%
2%
1%
0%
-1%
-2%
-3%
-4%
-5%
-6%
81>82 82>83 83>84 84>85 85>86 86>87 87>88 88>89 89>90 90>91 91>92 92>93 93>94 94>95 95>96 96>97 97>98 98>99 99>00 00>01 01>02 02>03 03>04 04>05 05>06
Year
High School Grade Progression Ratios
Grades 8 to 11 into Grades 9 to 12
Percent Change in Number of Students
4%
3%
2%
1%
0%
-1%
-2%
-3%
-4%
-5%
-6%
81>82 82>83 83>84 84>85 85>86 86>87 87>88 88>89 89>90 90>91 91>92 92>93 93>94 94>95 95>96 96>97 97>98 98>99 99>00 00>01 01>02 02>03 03>04 04>05 05>06
Year

Categories of Students: Subarea Analyses and Forecasts

We have electronically pin-mapped (geocoded) AUSD students from 1997-2006 according to their place of residence. We therefore have been able to distinguish among those living outside the District and those living in various geographical subareas, and to analyze enrollments in each category. We have based forecast assumptions on our understanding of these discrete patterns.

We discuss the following categories of students:

1. Students living outside AUSD boundaries (Inter-District Transfer students).
2. Students formerly and currently living in a large apartment complex on Buena Vista Avenue (Harbor Island, which was extensively refurbished and upgraded, becoming the newly-reopened Summer House Apartments).
3. Residents of the former Naval base west of Main Street.
4. Residents of Marina Village ("New Coast Guard Housing," west of Webster and north of Tinker/Midway).
5. Residents of North Village Housing (former Navy and Coast Guard housing west of Webster, north of Singleton).
6. Residents of the new Bayport housing development (part of the area east of Main and north of Atlantic).
7. Residents of Bay Farm Island.
8. Residents of the area east of Park Street (Main Island).
9. Residents of the area between Park and Webster Streets.
10. Residents of the area between Webster and Main Streets, south of Atlantic Avenue.

Map 1 (page iv) shows these geographical subareas.

Students Living Outside the District

Because the number of Inter-District Transfer students (IDTs) is controlled by District practice, changes in numbers do not reflect demographic trends within AUSD. We separated these students from resident enrollments in our analyses so that we could measure demographic trends within the District. We estimated the numbers of future resident and non-resident students separately, and then combined the groups for a forecast of total enrollments.

Currently, a sizeable IDT student population enrolls in AUSD schools. We have data back to 1997; in most years, the total was between 400 and 500 students. Our discussions with District staff members indicate that IDT enrollments were deliberately increased when the base closed in 1996 and 1997 as a way to reduce enrollment declines. IDT enrollment has remained high since then.

Chart 4 shows the total number of IDT students from 1997 to 2006.

Chart 4

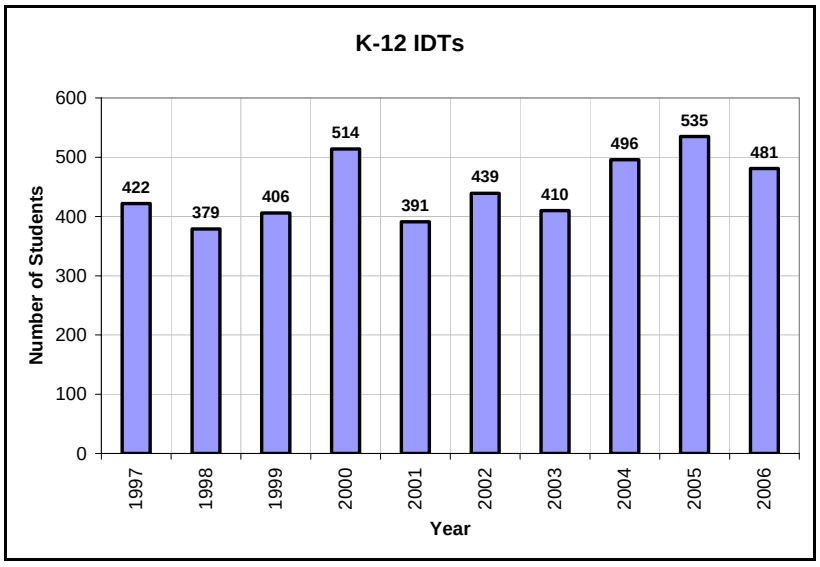


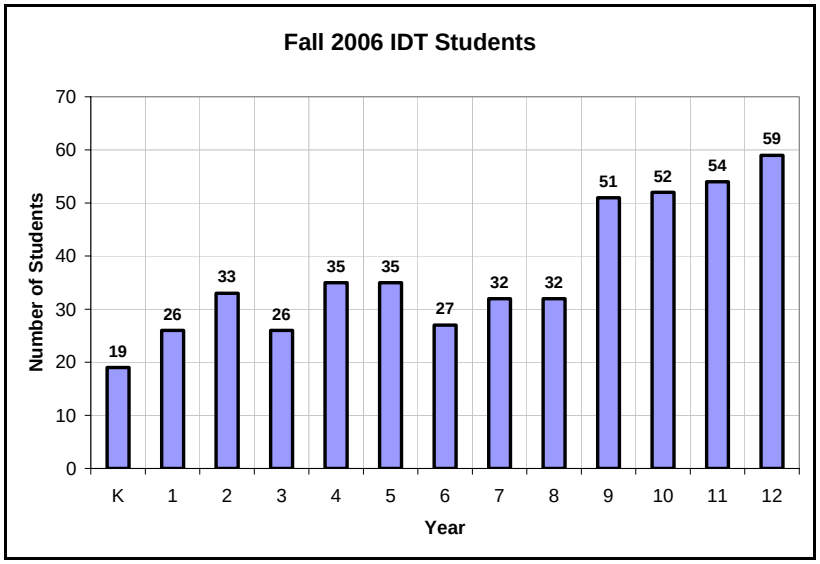
Chart 5 shows the grade distribution of IDT students in 2006. Note the greater numbers of students in the higher grades.

Chart 6 shows the grade level of the IDTs over time. Recently, the number of IDT students in elementary and high schools increased. The number of IDTs has fluctuated a lot in the middle schools. As we show in Appendix C, IDTs are most concentrated at Encinal High School, Chipman Middle School, and Ruby Bridges and Washington Elementaries, where there has been more available space.

The forecast of IDTs will depend largely on AUSD policy.[3] To a large degree, IDT enrollments can be increased or decreased based on what optimizes AUSD operations. The forecasts assume that the IDT population will remain similar to current levels, based on discussions with AUSD staff members.

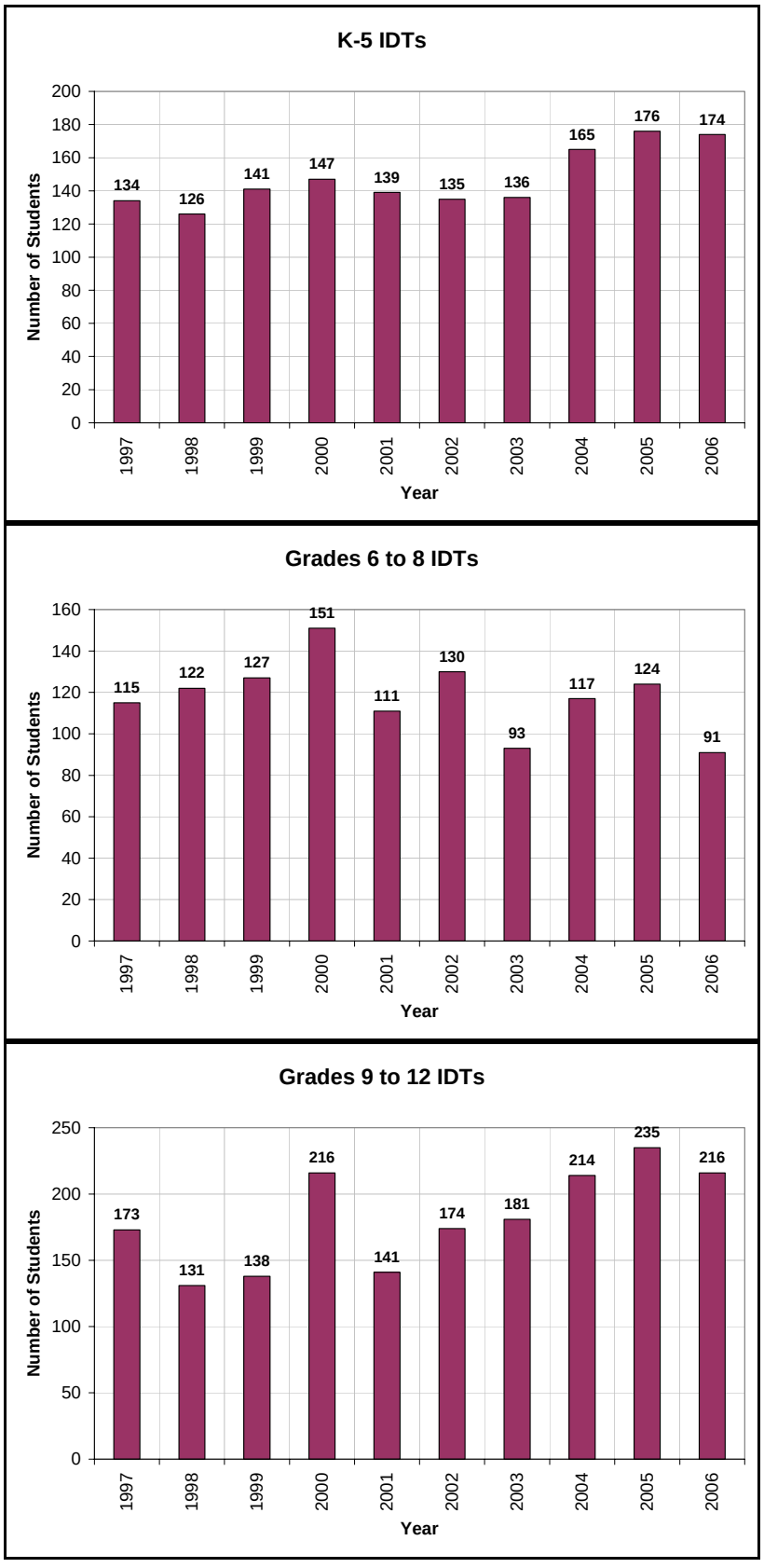
When analyzing historical trends, we deliberately omit these IDT students because changes in their numbers would disguise underlying AUSD trends. For example, the recent increase in the elementary and high school IDT numbers would inflate overall elementary and high school grade progressions. As we analyze enrollments by subarea, we eliminate IDT students so that they do not influence interpretation of AUSD historical enrollment patterns.

Chart 5



[3] There is one possible constraint to AUSD taking in more IDT students. The number of IDTs depends partly on whether the "sending" districts permit students to leave their district for another public school. If students are denied permission, they can appeal to the Alameda County Board of Education (although some families do not appeal). There is some concern that Oakland Unified may start denying permission to enroll in AUSD schools because Oakland has been experiencing severe enrollment declines. If this were to happen, the number of AUSD IDT students might decline, particularly in the higher grades. In grades K to 8, some parents can claim "Allen Bill status," meaning that they work in Alameda and have the right to send their child to AUSD.

Chart 6

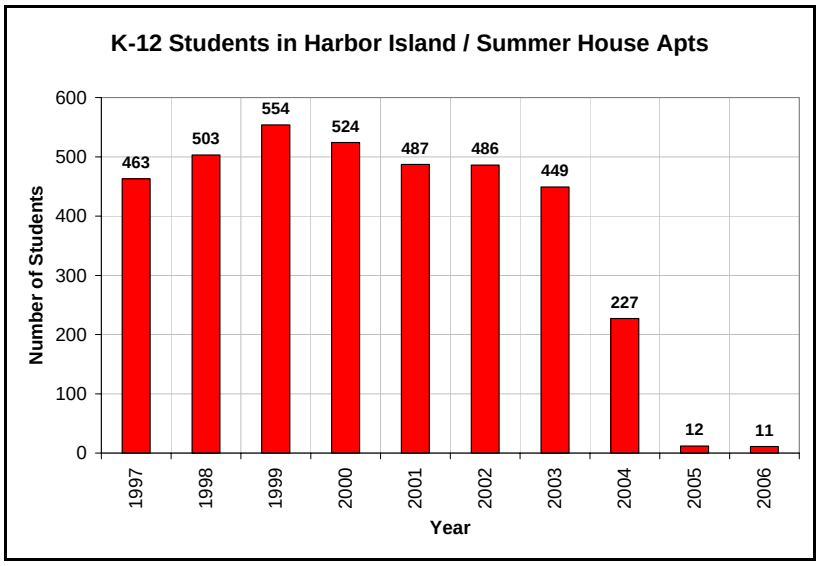

K-5 IDTs
Number of Students
Year
1997 1998 1999 2000 2001 2002 2003 2004 2005 2006
134 126 141 147 139 135 136 165 176 174
Grades 6 to 8 IDTs
Number of Students
Year
1997 1998 1999 2000 2001 2002 2003 2004 2005 2006
115 122 127 151 111 130 93 117 124 91
Grades 9 to 12 IDTs
Number of Students
Year
1997 1998 1999 2000 2001 2002 2003 2004 2005 2006
173 131 138 216 141 174 181 214 235 216

Students in Harbor Island / Summer House Apartments

In 2004 and 2005, the large Harbor Island Apartment complex (433 to 535 Buena Vista Avenue) was refurbished. Tenants were evicted as the buildings were remodeled. About 500 AUSD students had lived in this complex. By Fall 2005, nearly all the children had moved elsewhere, either to other Alameda housing or out of the District. This had a one-time significant impact on District enrollments. The new units will not yield nearly as many students as the older units because the new units, called Summer House Apartments, have much higher rents and are unlikely to attract many households with children. In October 2006, 11 AUSD students lived in Summer House.

Chart 7 shows the number of students living in the Harbor Island/Summer House Apartments. Students were distributed fairly evenly across the grades, with approximately 40 students per grade during the late 1990s and early 2000s.

Chart 7



We tracked individual students who lived in Harbor Island Apartments at any point between Fall 2003 and Fall 2007, and found that about 35 percent of those who left the complex moved to other parts of the Island and stayed in AUSD schools and 15 percent stayed in AUSD schools but moved outside Alameda and became inter-district transfer students.

Another perspective on this event is that the community lost many low-income housing units as a result of the transition of the property from Harbor Island Apartments to Summer House Apartments. There are now fewer places for lower-income households with children to live in Alameda. Although 35 percent of the students found homes elsewhere in Alameda, other families could not move into Alameda who otherwise might have. We make this point because it is not clear how

to evaluate the loss of Harbor Island Apartments. One perspective is that space for 500 students was lost. Another perspective is that the loss was less than that, since 35 percent of the students stayed in the community.

In any event, the refurbishing of Harbor Island Apartments significantly reduced the district-wide grade progressions between 2003 and 2004 and between 2004 and 2005. This was a one-time only effect. If we re-visit Chart 3, showing the aggregate grade progressions, we see that elementary and middle school grade progressions were particularly low during the years in which the students were evicted from these units. High school grade progressions also look like they were affected, but not as much as the elementary or middle school progressions.

Meanwhile, in October 2006, 11 students lived in Summer House Apartments, which took the place of Harbor Island Apartments. At that time, about one-eighth of the units were occupied. We assume a total of 91 students will live in these units when the housing is fully remodeled.

Enrollments from Alameda Point

The Former Naval Base West of Main Street

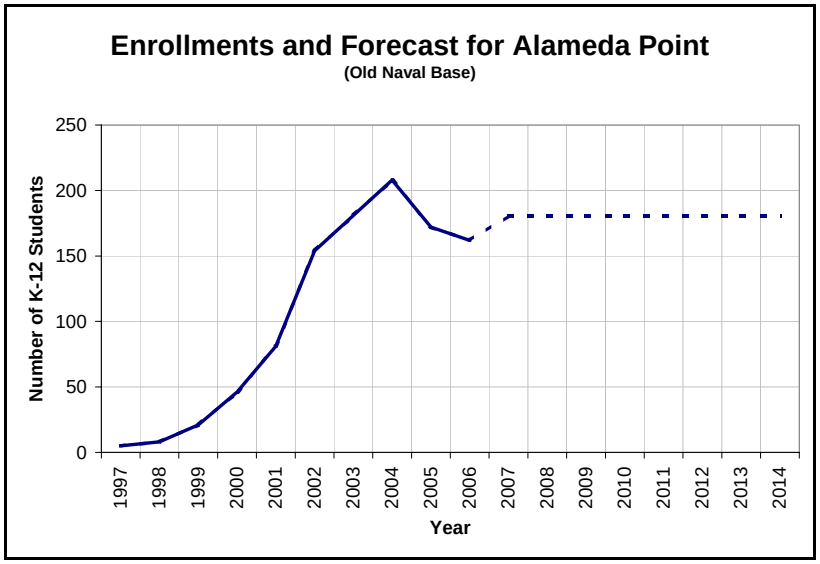
Enrollments on the Naval base fell precipitously just before closure in 1996-97. While we do not have detailed enrollment records by address before 1997, the overall figures show tremendous losses, especially of elementary-aged children, between 1994 and 1995 and between 1995 and 1996. This had to have been the effect of the base closure.

In 1997, our records show a total of five students living on the western portion of the Base. Enrollments grew more recently, however, when the Alameda Point Collaborative took over 34 acres of land, including 239 housing units on the old base. In October 2006, 162 students enrolled in AUSD schools lived in this area. This was down from 181 students in October 2004. Our interview with APC staff indicated that few housing changes are anticipated in the foreseeable future. Half of the housing is for transition purposes, to help homeless individuals and families.

Because of the transitional nature of the housing, the standard cohort survival methodology is probably not the best way to forecast enrollments for this part of the District. Instead, we simply assume future enrollments will be an average of the last three years. Essentially, we assume no change in enrollments from this area. This is because the residents will not "age in place," but will move on and be replaced by students who, on average, resemble those who left. See Chart 8.

The forecast shows a slight increase from 2006 figures because future enrollment levels are based on a three-year average, which is slightly higher than current enrollments.

Chart 8



Enrollments from Marina Village

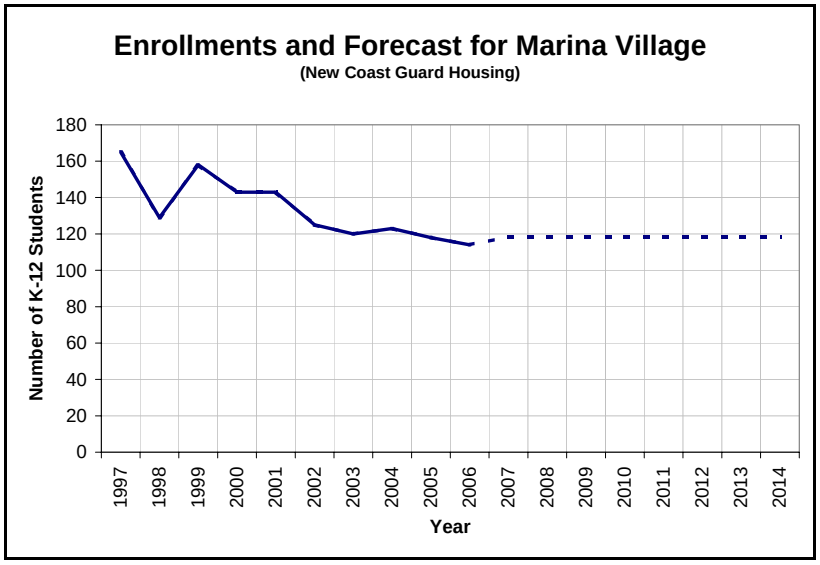
("New Coast Guard Housing"; West of Webster, North of Tinker/Midway)

Coast Guard personnel now occupy about 300 housing units in Marina Village. This is the area west of Webster and North of Tinker Avenue and Midway Road.

Between 1997 and 2002, Marina Village enrollments declined, but we do not know why. During the last five years, AUSD enrollments have been relatively constant. The Coast Guard has no plans for either expansion or cutback of staff living in its housing.

As is the case with Alameda Point, this housing serves households on a transitional basis; Coast Guard personnel typically stay only a few years. Therefore, a cohort survival method of forecasting is not warranted. Instead, our forecasts assume enrollments will be the average level of the last three years. See Chart 9.

Chart 9



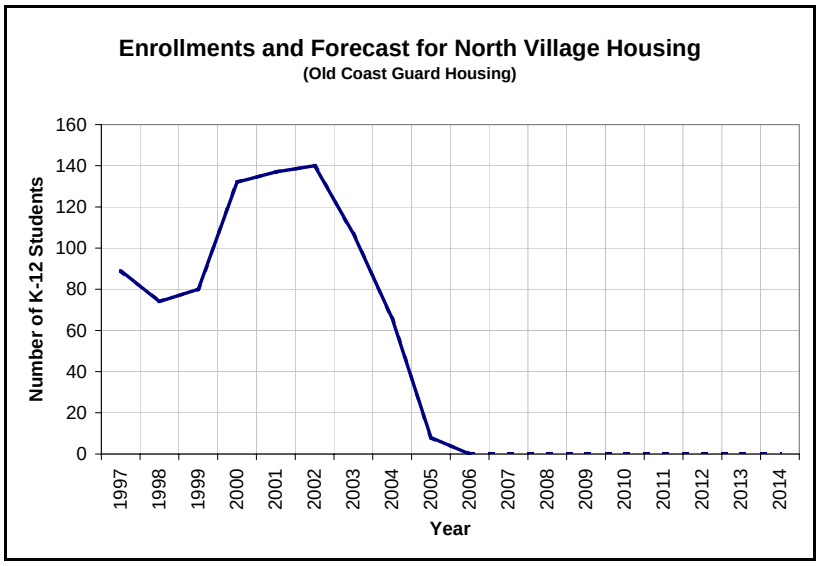
Enrollments from North Village Housing

(West of Webster, North of Singleton)

North Village Housing (also called the old Coast Guard Housing) is now abandoned. Enrollments peaked between 2000 and 2002, but then sharply declined. At this time, no future students are expected to live in the housing units.

We assume that no future students will live in the current housing units. However, this is one of the regions that the City of Alameda may eventually develop for housing, and future AUSD students may live there. Forecasts of these students are discussed and accounted for in the "New Housing" section of this report.

Chart 10



Enrollments from Bay Farm Island

Bay Farm Island (BFI) experienced significant housing growth during the 1980s and 1990s. Housing construction is now fairly complete. While the island experienced continuous expansion and population growth in the past, this will no longer be the case. Therefore, we analyzed these enrollments separately.

Chart 12 shows BFI's 1990 and 2000 U.S. Census populations. Note the increase in population during the decade. Also, the adult population got older: in 1990 adults in their 30s and early 40s were most numerous, but by 2000, adults in the 40s and early 50s were most numerous. In general, the population aged, with many more adults in their 40s and 50s by 2000. During the decade, the number of children aged 5 to 19 increased significantly. Despite the overall population increase, however, the population aged 0 to 4 remained the same. As a share of the population, those 0-to-4-year-olds fell from 7.8 to 6.4 percent of the total between 1990 and 2000. This is another indicator of BFI's population aging.

Chart 13 shows birth data for BFI residents. The number of births dropped between 1992 and 1996. Since 1996, the numbers of births has fluctuated annually. Because of the small numbers involved, random variation can play a large role in patterns. There is a slight downward slope to the birth data, suggesting fewer children may be enrolling in future years. Analysis of Census population data also supports the idea that the Island's population is maturing, with fewer adults in the childbearing ages and fewer children.

Chart 14 shows aggregated elementary grade progressions for this subarea. This chart compares the number of students in kindergarten through fourth grade with the number of students in first through fifth grades the following year. Note that we measure the number of students *living* in Bay Farm Island, regardless of where they attend school. Similarly, students living outside of Bay Farm Island but attending either Bay Farm or Earhart Elementary School are not counted in these figures. These data refer only to those living in Bay Farm Island and attending any AUSD schools. We show the elementary grade progressions because they are the most important indicator of migration of families into or out of the area.

The grade progressions show that in most years, more BFI students enter than leave AUSD elementary schools. This could be due to several factors, including housing turnover, new housing construction, and changes between public and private schooling. Housing turnover in older neighborhoods can have a big effect on grade progressions. As homes change ownership, it is often from a senior household to a young family. Positive grade progressions can also be due to households moving to newly constructed housing. BFI has had several housing projects during the last decade, including Hillery Lane, The Headlands, and Freeport (See Appendix A.) During the last two years, the grade progressions were almost

neutral, meaning very little net change in the size of cohorts as they progressed to the next grade.

To forecast enrollments, we started with the current student body living on Bay Farm Island (regardless of which AUSD school they attended). Students were progressed one grade for each projection year, and grade progression rates were applied. Using birth data, we forecasted kindergarten enrollments. The forecast shows the number of kindergarten students slightly declining, following the birth trend.

Chart 15 shows past enrollments of students living in Bay Farm Island along with the forecast of enrollments. From 1997 through 2006, BFI enrollments were fairly stable. In most years, enrollments were between 2,000 and 2,200 students. During this time, elementary enrollments slightly declined while high school enrollments slightly increased. We forecast a slight decline of students living in Bay Farm Island, due to the aging population. We anticipate slightly lower kindergarten enrollments, followed by decreasing numbers of students in higher grades.

Note that even if the number of residents declines, actual enrollees in BFI schools may not decline in the future because students from outside BFI may attend these schools.

Private School Enrollment

There are two private schools located on Bay Farm Island: The Peter Pan Academy and the Chinese Christian School. (See Appendix B for a discussion of private school enrollments.) The Peter Pan Academy has been losing enrollment for several years. In 2005-06, only 33 students attended, down from 100 students in 1999-00. Meanwhile, the Chinese Christian School opened in 2003 and has been expanding its enrollments. In 2005-06, enrollments had reached 170.

Of course, students living outside Bay Farm Island may be attending these schools and students living on Bay Farm Island could be attending private schools elsewhere. Nonetheless, the change in private schools on Bay Farm Island could impact public school enrollments. The expansion of the Chinese Christian School could further reduce the number of BFI residents enrolled in AUSD public schools, and may have been responsible for the recent low grade progression rates.

Test Scores

The two BFI elementary schools have high test scores. Thus, despite the opening of the successful Chinese Christian School, many parents wish to enroll their children in public schools. In 2005, Bay Farm Elementary had the highest AUSD API test score (949). Earhart had the third highest test score (884). In general, we expect that these high test scores tend to cause families to buy or rent homes in the area so that they can enroll children in these schools.

Chart 12

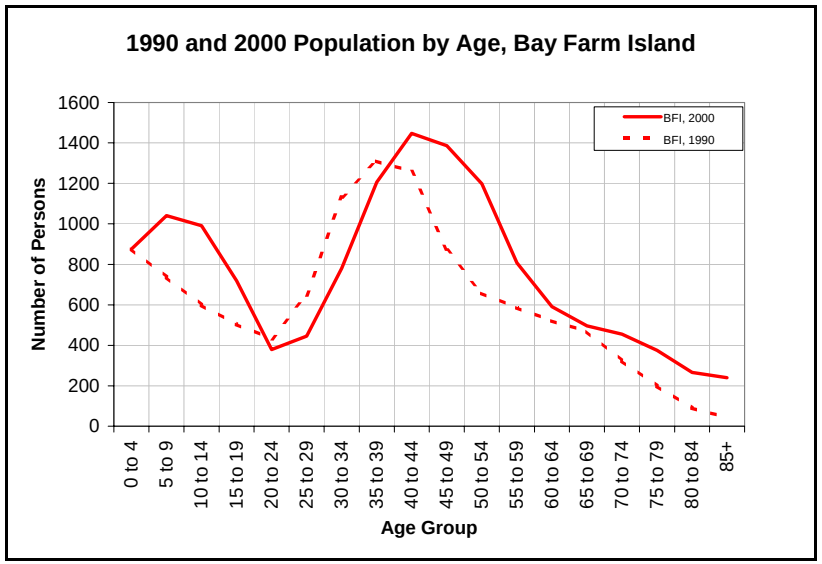


Chart 13

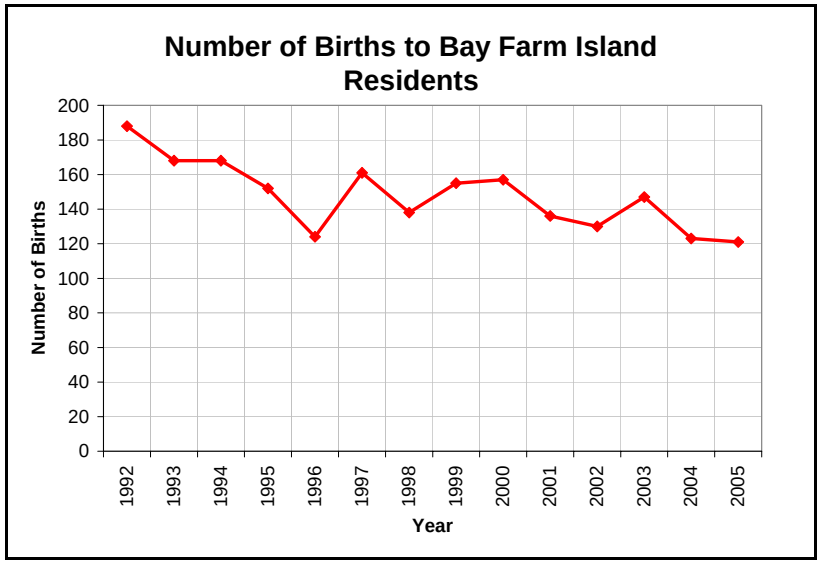


Chart 14

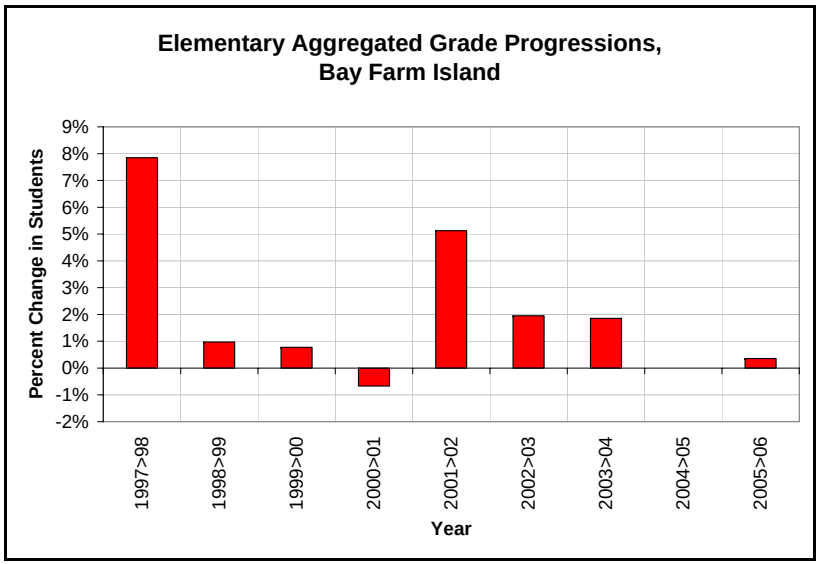
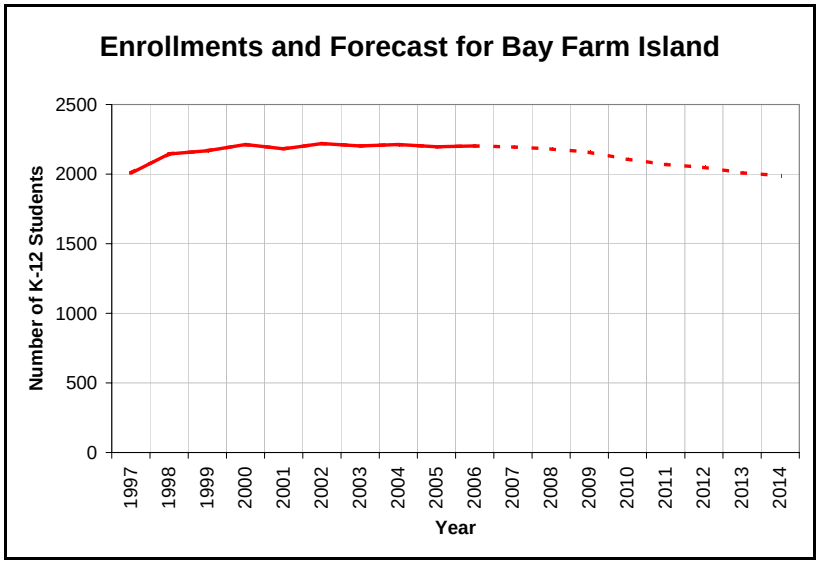


Chart 15



Enrollments from the Main Island, East of Park

The area east of Park Street on the Main Island is quite populous, with more than 14,000 total residents in 2000. The area east of Park had slightly more residents than all of Bay Farm Island. As Chart 16 shows, the adult population grew older between 1990 and 2000; in 1990, adults were concentrated in their 30s and early 40s, by 2000, adults were concentrated in the 40s and 50s. The number of children aged 0 to 4 was virtually the same in 1990 and 2000, though there were somewhat more 5 to 19 year olds in 2000 than in 1990.

As Chart 17 shows, the number of births to residents of this subarea has remained quite constant over the last 14 years. There is some year-to-year fluctuation, but this is to be expected from random variation, given the small numbers of births each year. Resident kindergarten enrollment in this subarea has also been quite flat. Despite the high grade progressions (see below), the overall number of residents enrolled in AUSD schools has remained fairly constant due to the constant kindergarten enrollment numbers.

Chart 18 shows grade progressions in this subarea. In most years, the elementary cohorts have grown by two to four percent as students progress to the next grade. The very positive grade progressions mean that many families are moving into the area, a result of housing turnover (although some may be transferring from private to public schools as well).

Our forecast of enrollments from this subarea starts with the current grade distribution of resident students. The three-year historical average grade progression rates are applied as students move through the grades. Kindergarten enrollments are based on the birth trend. Because the number of births was high in 2004, we expect kindergarten enrollments increasing in 2009, five years later. The forecast of enrollments shows a slight increase during the next few years, both because of the increase in births and subsequent kindergarten enrollments and because the three-year average grade progressions are a bit higher than in previous years.

Private School Enrollment

St. Phillip Neri is located in the heart of the area East of Park Street. This is a popular private school, with almost 300 K-8 students enrolled in Fall 2005. During the last five years, however, enrollments in the lower grades have dropped. Instead of kindergarten classes of 30 students, enrollments have been closer to 20 students.

Test Scores

Edison and Otis Elementaries are located in this subarea. Edison has the second highest API score in AUSD (909). We assume that many parents wish to buy or rent homes in this attendance area, and have learned that homes in the Edison

attendance area command a higher price than comparable homes elsewhere. For this reason, grade progressions from this subarea, at least at the elementary level, are likely to remain high, keeping enrollments high.

Chart 16

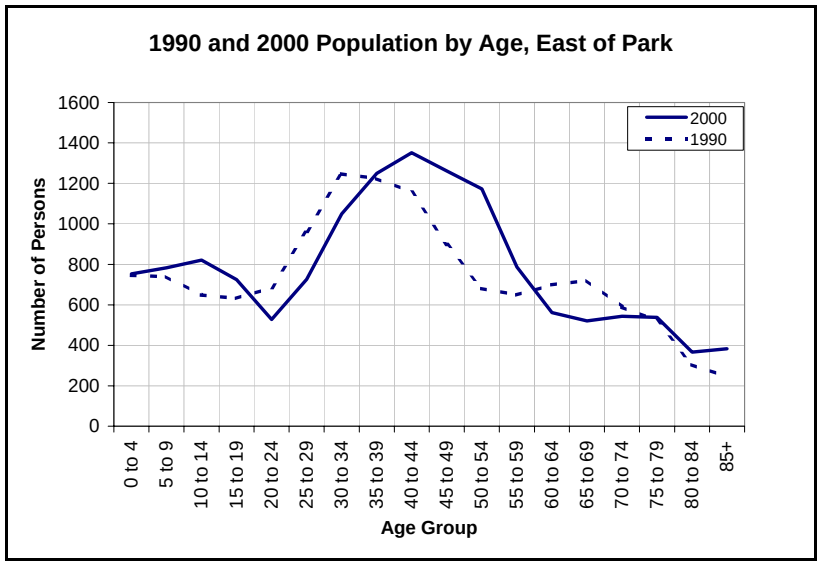


Chart 17

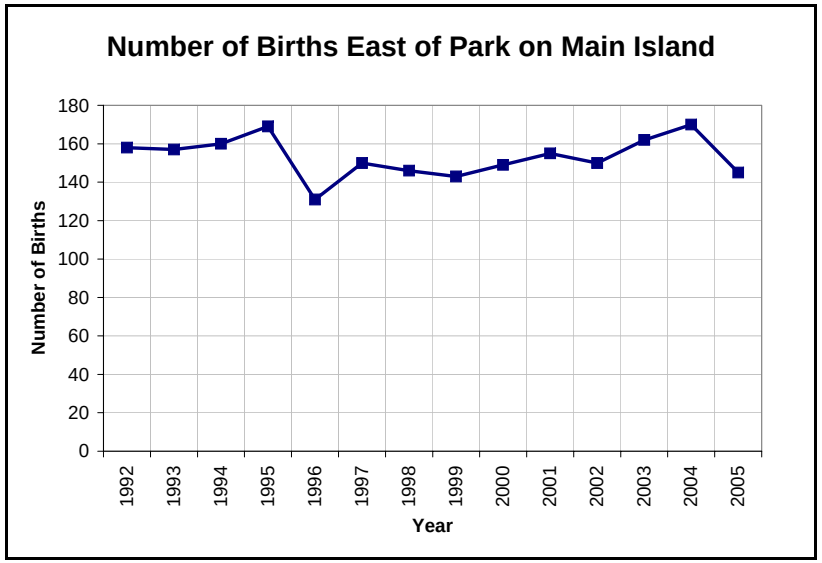


Chart 18

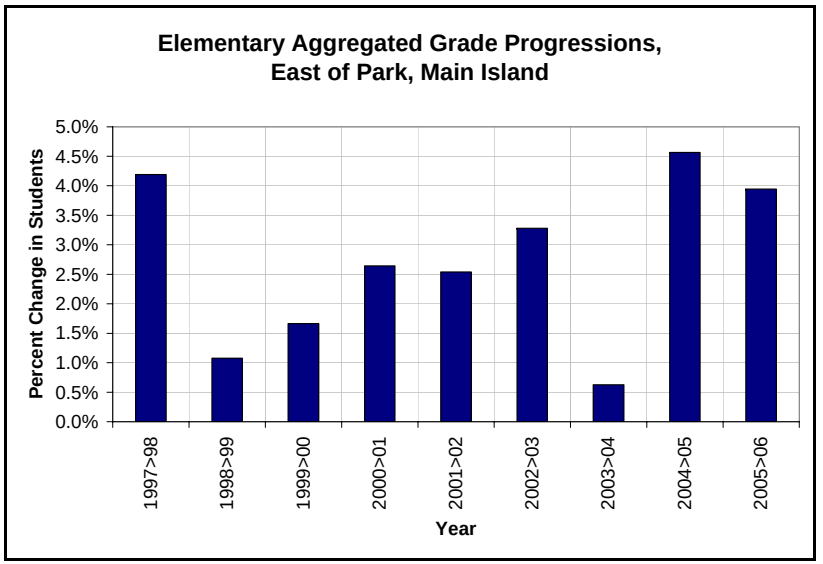
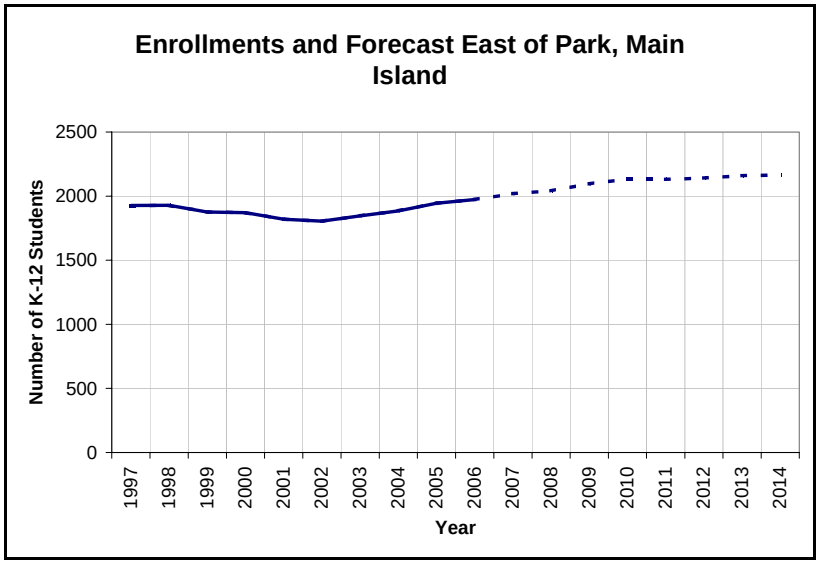


Chart 19



Enrollments from Central Main Island

Between Park and Webster Streets

The central area of the Main Island, between Park and Webster, is the most populous of any of the subareas we have studied. Census 1990 counted 30,540 residents. The population grew 20 percent by 2000, to 36,500. As Chart 20 shows, the adult population became much older during the decade. The largest gains were in adults in their 40s and 50s. The population in their 20s declined, despite the 20 percent population growth. The child population also grew in number during the decade. This is one of the few subareas that show a gain in the population aged 0 to 4, as well as in the older children.

Unfortunately, we do not have AUSD resident student counts for this subarea before 1997 as a way to check if this population grew between 1990 and 2000. What we do know is that between 1997 and 2006, there were between 3,800 and 4,300 AUSD students living there. Enrollments declined slightly during the late 1990s but have since been quite stable. There is no sign of an increase in the student population paralleling that shown in Census data (at least in the late 1990s).

Several housing developments were built in this area during the 1990s, notably Heritage Harbor and Marina Village. Nonetheless, these developments do not come close to explaining the large population increase during that decade.

Chart 21 shows that the number of births fell between 1992 and 1998, but since then has been remarkably stable.

Chart 22 shows that the elementary grade progressions have fluctuated annually. In the nine years we can use to calculate resident grade progressions, four years indicate out-migration, four years indicate in-migration, and one pair of years shows no change. This suggests that a forecast of enrollments in the area may be inaccurate for any one year, but on average be accurate.

The forecast starts with the current grade distribution of students and applies the average historical grade progressions as students are progressed to the next grade for each year of the forecast. Future kindergarten numbers are assumed to be similar to current enrollments, since birth levels have been constant. The forecast shows declining enrollments (See Chart 23).

The Northern Waterfront is within the subarea. We have not included future enrollments from this potential development in this part of our forecast. Instead, these students are forecasted in a later section, and added to the district-wide forecast in their own separate category.

Private School Enrollment

Several elementary private schools are located in this subarea, namely St. Joseph, Central Christian, and Alameda Christian. Central Christian is a new small school, which opened in 2002. In 2005, it enrolled 48 students. Meanwhile, St. Joseph enrollments are down from more than 300 between 1989 and 2003 to 261 students in 2005. (2006 enrollment data are not yet available.) Alameda Christian also shows recent enrollment declines, but this is offset by the enrollment increase in Central Christian.

Chart 20

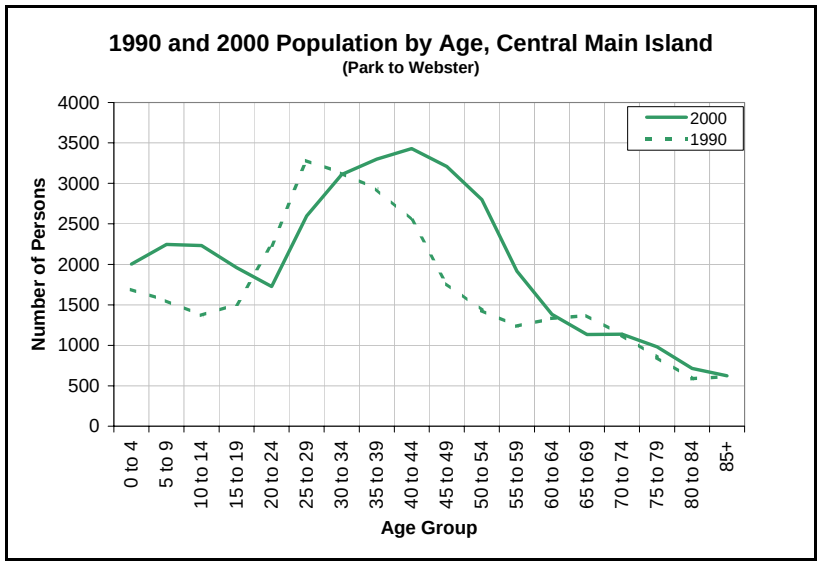


Chart 21

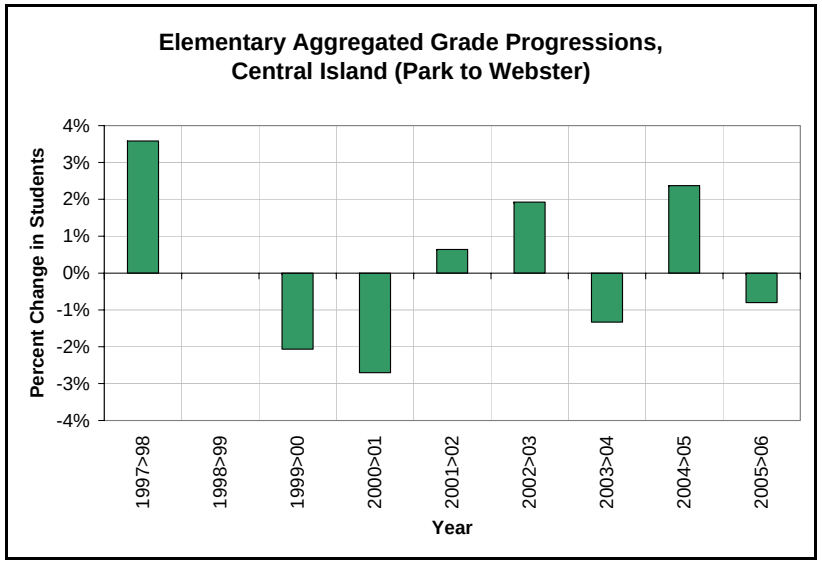


Chart 22

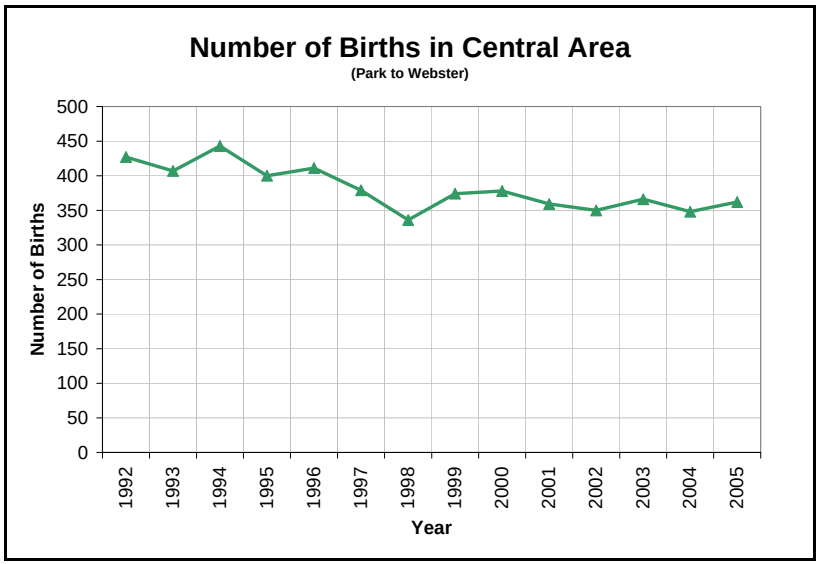
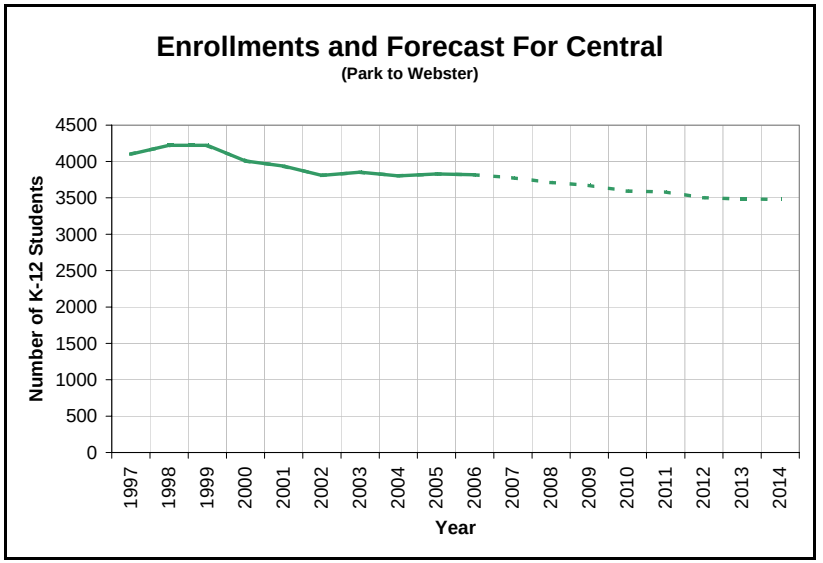


Chart 23



Enrollments from the Main Island, Between Webster and Main, South of Atlantic (West, Non-military)

The area between Webster and Main Streets, south of Atlantic Avenue, is adjacent to Bayport, Alameda Point, and Marina Village Coast Guard housing, but contains no current or former military land. Analysis of this subarea is complicated by the fact that the Harbor Island Apartment Complex – now Summer House – is located in this area. As mentioned above, about 500 students used to live in the apartment complex, but in October 2006 only 11 students lived there. The mass exodus of evicted Harbor Island Apartment dwellers overwhelms any analysis of the area. Therefore, we have taken out the students from this complex when analyzing the area's demographic trends. We were not able to take out the effect on births, but we were able to remove apartment dwellers when measuring grade progression ratios. Note that U.S. Census 2000 population counts would include Harbor Island Apartment residents, because the departure of residents did not begin until several years later.

Chart 24 shows the Census populations in 1990 and 2000. In 1990, 9,306 people lived in this subarea. The population grew almost 10 percent during the decade, to 10,209. There were fewer 0 to 4 years olds in 2000 than in 1990, though there were more 5 to 19 year olds in 2000. As in the other subareas, the adult population grew older, with fewer adults in the twenties, and more adults in their 40s and 50s.

Chart 25 shows the number of births in this subarea. The number of births declined substantially between 1992 and 1998. Perhaps some military personnel inhabited this area and when the base closed, the population declined. The analysis of Census populations showed that there were more 20 to 34 year olds in 1990 than in 2000, another indication that military base personnel probably were part of the adult population, even though this area is outside the official military housing areas. Note that births declined again, steeply, between 2004 and 2005. This is probably the result of the tenants leaving Harbor Island Apartments.

Chart 26 shows that the grade progressions of residents of this subarea are quite negative, meaning that households with elementary-aged children were more likely to leave the area than to enter (or to change from public to private schools). These grade progressions were measured after excluding students from Harbor Island Apartments. The grade progressions were still quite negative, even without the effect of the Harbor Island apartment evictions.

We forecast enrollments from this area by applying the historical grade progression rates (without Harbor Island Apartment dwellers) to the current student population, by grade. The forecast needed to make an assumption about future kindergarten enrollments. Since the births included children of Harbor Island Apartment dwellers, we could not use the birth pattern as a guide. Instead, the

forecast assumes that kindergarten enrollments throughout the projection period will equal the level in October 2006.

Chart 27 shows the forecast of enrollments in this subarea. The top solid line includes Harbor Island dwellers, and the bottom excludes them. The forecast shows enrollment decline in this subarea.

Chart 24

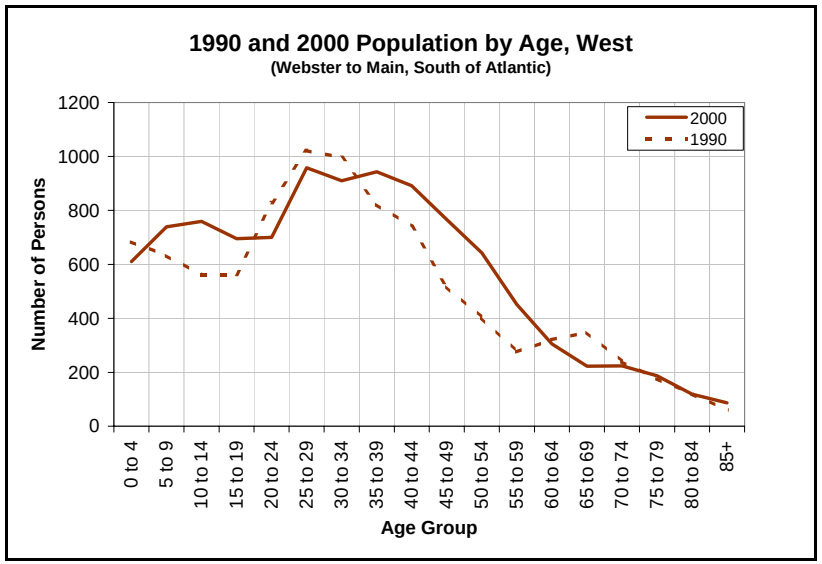


Chart 25

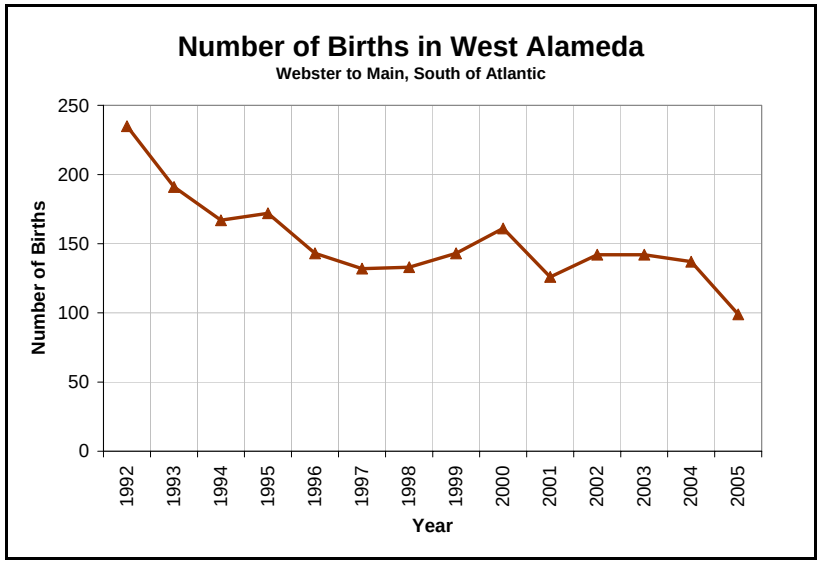


Chart 26

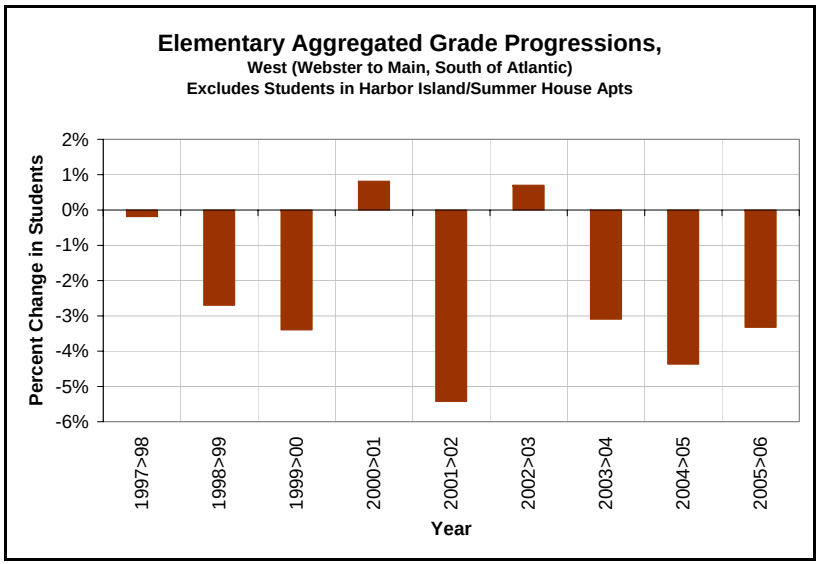
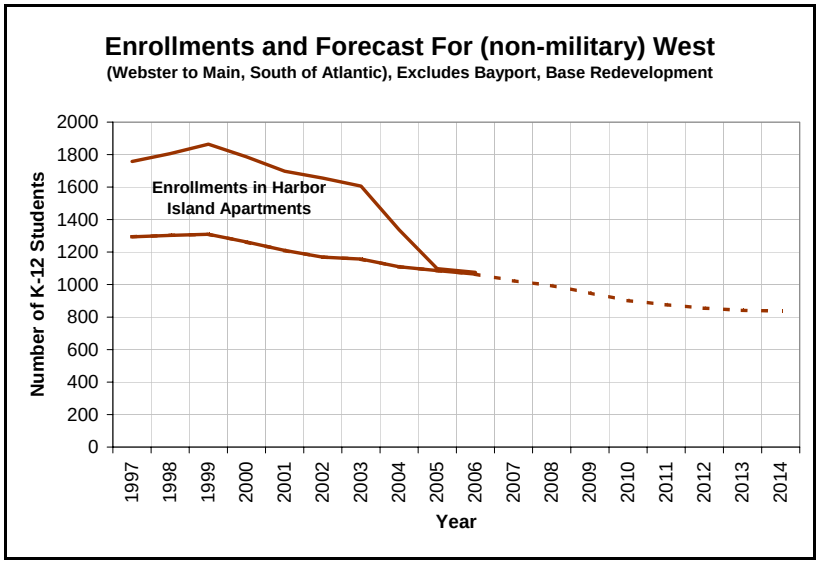


Chart 27



New Housing

As new housing is built, people move into Alameda, some with children who will attend AUSD schools. New housing increases grade progressions when families who previously lived elsewhere arrive with school-aged children. In some cases, when a new housing development is expected to have a large enrollment impact, we forecast students from the new development separately.

This section presents forecasts of enrollments for Bayport, the redevelopment of the Naval base (both in the North Village Housing area and Alameda Point), and from redevelopment of the Northern Waterfront. Before presenting the individual forecasts, we first discuss the methodology of forecasting enrollments from new housing, with special attention to describing Alameda "student yields."

Methodology

To forecast the number of students from new development, we multiply the number of housing units expected to be built by the "student yield," or average number of expected students per housing unit. For example, if 100 housing units are planned and we believe that there will be one student living in each house, the forecast would equal 100 students. The equation is a simple one:

Number of Students = Number of housing units x Student Yield

Overall, the district-wide student yield in Alameda houses is .38.[4] This means that for every 100 homes, 38 K-12 students attend AUSD schools. But student yields vary by many factors, including the type of housing unit (house, townhouse, apartment, condominium), the age, price, and size of the housing unit, as well as the neighborhood characteristics. Since the easy accessibility of test scores in the 2000s, we have noticed higher student yields in areas with higher test scores. Appendix A shows student yields in many different AUSD housing areas.

Yields in recently-constructed housing are particularly important because they can guide assumptions in the forecast about student yields from housing that will be built in the future. Details for five housing projects built in Alameda recently are presented in Table 3.

The yields are quite high in most of the developments. The yields in two BFI developments built recently are particularly high. This is perhaps due to a "BFI effect": yields in BFI are higher than on the Main Island (see Appendix A). Willet Court, located in the West, also has a high yield, but the number of units is so small (eight), that we do not want to overstate the significance of this finding.

[4] See Appendix A, Table A-1, bottom row.

The Marina Cove development has a yield more similar to the District's average. The Gardens in the Ruby Bridges attendance area had the lowest yield (.23 K-12 students per unit).

Table 3

Student Yields in 2006 in Recently-Constructed Housing

	# Units in 2006	Total Units to be built	Yr Built	Elementary Attendance Area	Students in 2006	Yield
Hillery Way	21	21	2003	Earhart	20	0.95
Headlands	88	88	1997-98	Bay Farm	70	0.80
Marina Cove	83	83	2002	Haight	39	0.47
The Gardens	83	83	1999-00	Ruby Bridges	19	0.23
Willet Lane	8	8	1999-2002	Ruby Bridges	11	1.38

It is not obvious to us how many students are likely to reside in future housing developments, although Bayport is comparable to housing that will be built in the other redevelopment areas. It has a mix of market rate and below market rate housing, and has enough houses to generate a good sample size.

We do have very preliminary data on student yields at Bayport, which show relatively low yields in Fall 2006. However, the development is still under construction and we have found that student yields during the construction phase of a project are not very good indicators of future yields. This is partly because it is often difficult to get an accurate account of how many homes are actually occupied at the time the student census is taken. Some families may not move in right away, or only part of the family moves in during the first year. Some families may keep their children at their former school for an additional year before enrolling them in their new neighborhood's school. For whatever reasons, we often find that student yields are abnormally low before the development is completed. With this caveat in mind, we show the student yields to date in Bayport.

There are three types of housing in Bayport: market rate units, Below Market Rate duplexes (called The Landing), and below market rate apartments and for-sale townhouses (called The Breakers). Each of these housing areas had students living in them in October 2006.

The Breakers was most complete, with all 52 rental units occupied and perhaps a few of the for-sale townhouses. There were 39 students living in these apartments. The Breakers student yield is estimated at .63, which is 39 divided by 58 units. This yield is similar to yields we have measured from BMR units in other school districts. Typically, we use a .70 yield for BMR units.

The Landing is the Bayport duplex model. These units are scattered throughout the development. Seven students were living in these units as of October 2006. It is unclear how many units were built and occupied at that time. Eventually, 48 units will be built. We suspect at least half were built by last October. If so, the yield would be .29 (seven students divided by 24 units). A yield of .29 is very low for BMR units. When the development is completed, we believe the yield will be much higher. We would expect a total of 34 students to live in the 48 units. However, it is possible, though not likely, that the low yield measured this year will continue.

The yields for the market rate units at Bayport are the most troublesome. If the data are valid, the data suggest a very, very low yield. In October 2006, 21 students lived in the market rate homes. A Warmington Homes representative said that 249 homes had closed escrow by August 2006. If we assume that the 21 students living there in October were in 200[5] units, the yield would have been only .105. We do not believe this low yield accurately indicates future yields, especially with the new Ruby Bridges Elementary School so conveniently located for families in the development.

It is especially important to re-measure student yields in Bayport once the development is completed. The student yields in Bayport can then be used to forecast enrollment from housing to be built in the other redevelopment areas. Meanwhile, we think it reasonable to assume an eventual K-12 student yield of .50 per unit for the redevelopment areas. This yield includes the higher rate from the below market rate units.

We now turn to the forecasts of enrollments for the individual developments.

Bayport Forecast

Bayport is a new development currently under construction in the area just north of Atlantic Avenue, between Main Street and the College of Alameda. The new Ruby Bridges Elementary School is in the center of the development, and the College of Alameda is just to the east. There will be four distinct housing types in Bayport:

1. Market rate single-family units: a total of 437 units.
2. The Landing: 48 duplexes available for lower-income households;
3. The Breakers: 62 units for lower-income families; 52 units are for rent, 10 units are for sale; and
4. 39-unit project: 39 apartment units for lower-income households

An interview with Debbie Garlick of Warmington Homes suggested that construction will be completed by 2009 (possibly sooner). Her impression was that

[5] Some of the 249 units are in The Landing, and some houses may not have been occupied.

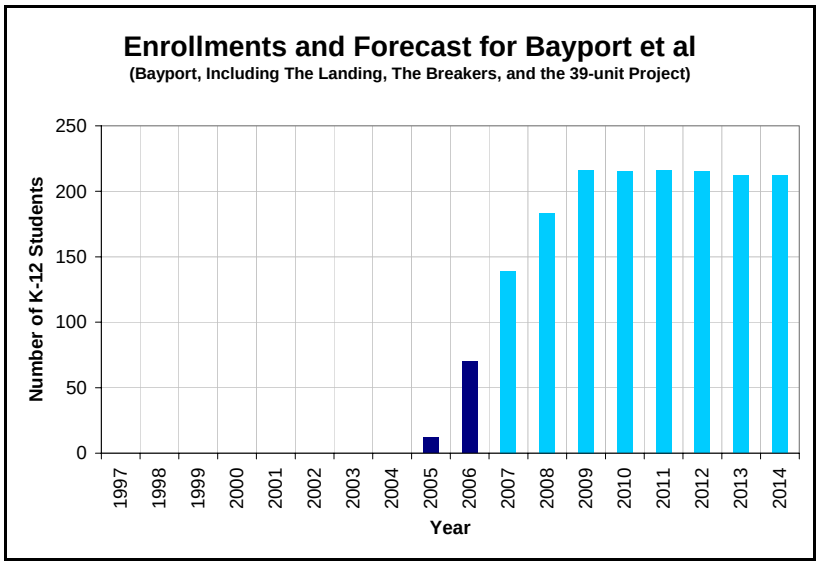
many of the people that bought homes had pre-school aged children. The 39-unit apartment project is expected to be built in 2008 and occupied by Fall 2009.

We assume that each of the below market rate projects (The Landing, The Breakers, and the 39-unit apartment project) will yield .70 students per unit. This is consistent with what we observe in The Breakers, which was nearly complete last October. It also resembles student yields we have seen in other districts.

We assume that the market rate units at Bayport will have a K-12 yield of .25 AUSD students per unit. This may be too low, given the convenience of the Ruby Bridges Elementary School and the overall AUSD yields. However, the preliminary data from Bayport market rate units may suggest that yields could be quite low. The .25 yield is similar to what we measured for The Gardens development, also in the Ruby Bridges attendance area.

These assumptions lead to a forecast of 215 K-12 students in Bayport by 2009, when all the construction is completed. See Chart 11.

Chart 11



Naval Base Housing Redevelopment

Redevelopment of the Naval base depends on many factors, including when cleanup is completed, when the authority is transferred, when a Master Developer is selected, as well as the timing of other local government processes. When the base was first closed, it was anticipated that the redevelopment would be much further along than it currently is (the transfer of the base from the Navy to the City was scheduled for 2000, but has not yet happened). Some believe the Naval base may never be redeveloped. Others believe that redevelopment faces so many obstacles that it will be a decade or more before any construction begins.

Despite the repeated postponements of base redevelopment, it is possible that housing construction will start within the next five years. We asked Andrew Thomas, Alameda City Planning Director, to describe a "best case" scenario. He suggested the earliest possible date for housing occupancy was be 2011. The City is currently reviewing applications for a new Master Developer. If a Master Developer is chosen in the summer of 2007, the Environmental Impact Report (EIR) and other planning documents could be adopted by 2009. Demolition, soil testing, and cleanup could occur the following year, with housing construction started by 2011. This is an optimistic scenario. To be on the conservative side, district administrators may want to be prepared for additional students beginning in 2011. Perhaps a more realistic forecast is for occupancy to begin in 2015 or after, and this is what is assumed in the forecast.

Current planning documents for redevelopment of Alameda Point and Alameda Landing include a total of 2,035 new housing units. Approximately 300 units are shown for Alameda Landing and 1,150 units are shown for Phase I in what we are calling the old Coast Guard or North Village Housing. Currently this area contains abandoned housing. At least 25 percent of the homes built in each phase must be "affordable units." Income-restricted properties tend to yield more students than market rate housing (because it is easier for larger families to qualify to rent or buy). The 25-percent requirement will ensure that students will be living in the new developments, increasing AUSD enrollments over what they otherwise would be.

Again we are faced with what to assume regarding the student yield resulting from the development. The 25 percent affordable housing component ensures that the yield will be substantial. Based on what yields have been in other recently constructed AUSD housing and the overall yield for AUSD homes, we suggest a yield of .50 for the development as a whole (including the affordable units). This is about what would result if we assumed the market rate units had the community-wide average of .38 and the affordable units had a rate of .70.

This assumption should be revisited in a few years once the Bayport development is completed and yields can be measured from its various housing categories.

A yield of .50 means that of the total 2,035 units to be built, the District should anticipate about 1,018 new K-12 students.

In Alameda, students in recently constructed housing are fairly evenly distributed through the grades. There is no particular concentration in the elementary grades, for example. Therefore, the forecast model assumes that students from future housing will be evenly distributed through the grades, and that the full enrollment impact of the development will be felt soon after construction stops. (This is unlike

what we have seen in other districts, where students from new housing are concentrated in the elementary grades. In these cases, student yields rise over time, as younger students age.)

We assume 115 housing units would be occupied each year, on average, once development begins. (This is similar to the pace of Bayport construction.) This pace would give the district time to adjust to the enrollment increases.

Our forecasts assume almost 60 additional students entering AUSD schools annually during a 17-year period. The question for decision-makers is when this process will begin. The earliest it could occur is 2011. Our forecasts assume the process will begin in 2015.

Northern Waterfront

The Northern Waterfront is the other large redevelopment area that is expected to bring new housing to Alameda. Currently, the area has a mix of industrial uses, including the Del Monte warehouse, a self-storage area, the Encinal Terminal (a trucking container/storage facility), and a variety of other industrial and retail uses.

A General Plan Amendment is expected to be brought to the City Council for approval within the next several months. This will further define the development potential of this area. Currently, about 500 additional housing units are being planned. At least 15 percent of the units must be allocated to affordable housing, and the City may negotiate for a higher percentage on a project-specific basis.

As with the former Naval base, we assume a student yield of .50.

The most uncertain aspect of the development is timing. This may be clarified during the next few months when the General Plan Amendment is adopted. Forty units have already been approved in the Grand Marina area, and we assume these units will be completed in 2009. The report assumes additional housing will be available in 2012 at a pace of 50 units per year.

Forecast of Students from the Former Naval Base and Northern Waterfront

Table 4 shows a simple forecast of students from new housing. If decision-makers decide that housing construction will be sooner or later than we have assume, the forecast can easily be modified. The forecast now shows about 1,200 K-12 students from future housing development, with enrollments increasing gradually.

Because the timing of housing development is so uncertain, perhaps the key information for decision-makers to keep in mind is that *eventually*, about 1,200 additional students will need to be accommodated in the District's schools.

Table 4

Forecast of Students from Housing Development in the Northern Waterfront and Former Naval Base (includes Alameda Landing)

	Northern Waterfront		Naval Base Redevelopment		
	Units Built, Cumulative	Students, Cumulative	Units Built, Cumulative	Students, Cumulative	Total Number of Students
2009	40	20			20
2010	40	20			20
2011	40	20	50	25	45
2012	90	45	150	75	120
2013	140	70	250	125	195
2014	190	95	275	138	233
2015	240	120	390	195	315
2016	290	145	505	253	398
2017	340	170	620	310	480
2018	390	195	735	368	563
2019	440	195	850	425	620
2020	490	195	965	483	678
2021	500	195	1080	540	735
2022	500	195	1195	598	793
2023	500	195	1310	655	850
2024	500	195	1425	713	908
2025	500	195	1540	770	965
2026	500	195	1655	828	1023
2027	500	195	1770	885	1080
2028	500	195	1885	943	1138
2029	500	195	2000	1000	1195

Assumes a student yield of .50.

Putting the Forecasts Together

Table 5 shows historical AUSD enrollments from 1997 through 2006. We used individual student records to analyze enrollments by subarea,[6] measuring how particular neighborhoods have changed over time. We also were able to isolate the impact of various events like base closure and the transformation of a large apartment complex.

Between 1997 and 1999, enrollments increased at each school level, but most markedly in the elementary and high schools. Elementary enrollments increased by 114 students, reaching 4,883 in 1999, mostly from increases in Bay Farm Island and in Harbor Island Apartments. High school enrollments increased by 192 students, reaching 3,381 in 1999, with increases primarily in the area between Park to Webster and secondarily in Bay Farm Island.

Enrollment Trends between 1999 and 2006

Between 1999 and 2006, enrollments declined substantially, especially at the elementary level. Elementary enrollments declined by 627 students during this seven-year period to a low of 4,256. Almost all subareas experienced enrollment declines, with the largest decline resulting from the evictions from Harbor Island Apartments. The closure of North Village Housing created enrollment declines, but offsetting this were enrollment increases on Alameda Point as the Alameda Point Collaborative created housing for disadvantaged families.

Enrollment losses were also experienced at the middle school level. Enrollments declined by 234 students, to a low of 2,297 in 2006. Several factors were at work: evictions of Harbor Island Apartment residents, the opening of ACLC as a charter school, and demographic changes in the areas between Webster and Main, South of Atlantic and in Park to Webster.

High school enrollments had a modest decline with some areas experiencing enrollment gains while other areas suffered enrollment losses. BFI and Alameda Point had enrollment increases. Also, the number of IDT students was increased substantially, partly for the ASTI program. Meanwhile, enrollment losses occurred from the Harbor Island evictions in the area between Main and Webster, south of Atlantic, and in the Park to Webster subarea. In 2001, both BASE and ACLC opened, resulting in many AUSD students leaving regular schools and enrolling in the charter. Recently, many districts have experienced high school enrollment increases as the large cohorts born around 1990 reached high school. This demographic trend has not been experienced by AUSD because of the increase in high school charter enrollments.

[6] These enrollment figures are from the District's student address database and in some years do not exactly match CBEDS enrollments. There were 91 students with no specific addresses (post office boxes). We allocated these students to subareas based on the school they were attending.

Forecast Method and Assumptions

In previous sections, we have forecasted enrollments in each subarea. In this section, all subarea forecasts are combined to show district-wide trends. Table 6 shows the forecasts, by subarea.

In most areas, the method used to forecast enrollments is called "cohort survival." In this method, we start with current students by grade and progress the students one grade for each projection year. Cohort sizes are adjusted as students move to the next grade based on historical experience. Two key assumptions concern: the grade progressions (rates at which students progress to the next grade) and future kindergarten enrollments. Usually, births five years earlier multiplied by the historical kindergarten-to-birth relationship (the kindergarten to birth ratio).

New housing areas are forecasted differently, using a student yield method. The number of housing units is multiplied by the average number of students expected per unit (the student yield). Students from new housing enter the district gradually. The forecasts show enrollment growth from housing in the Northern Waterfront beginning in 2009, in Alameda Landing in 2011, and in other parts of the former Naval base in 2015. While the timing is quite uncertain, District administrators should have time to plan for these future enrollments whenever the developments are approved.

Finally, a different method is used for forecasting students from Coast Guard families, Alameda Point families, and outside the district. For the Coast Guard and Alameda Point families, we assume a constant grade mix of students. We assume that average enrollments by grade during the last three years continue. For out-of-district students, we kept enrollments equal to the level in Fall 2006.

Table 7 summarizes the assumptions used to forecast each area or category of student.

Table 5
Enrollment History

	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	Change	
	K to 5 Enrollments										1997-99	1999-2006
Bay Farm Island	1,039	1,104	1,088	1,102	1,036	1,072	1,037	1,035	1,026	999	49	-89
East of Park, Main Island	781	791	780	803	769	771	784	769	795	824	-1	44
Park to Webster	1,805	1,859	1,842	1,793	1,703	1,693	1,699	1,670	1,657	1,617	37	-225
Webster to Main, S. of Atlantic	621	622	607	572	562	537	509	496	471	461	-14	-146
Harbor Island/Summer House Apts	224	257	263	234	211	220	201	81	6	5	39	-258
Bayport	0	0	0	0	0	0	0	0	4	35	0	35
Marina Village (New CG housing)	91	76	93	85	86	74	77	80	75	75	2	-18
North Housing (Old CG housing)	70	57	56	85	97	98	71	41	4	0	-14	-56
Alameda Point	4	6	13	23	48	94	93	110	89	66	9	53
Out-of-District students	134	126	141	147	139	135	136	165	176	174	7	33
Total	4,769	4,898	4,883	4,844	4,651	4,694	4,607	4,447	4,303	4,256	114	-627
	6 to 8 Enrollments										1997-99	1999-2006
Bay Farm Island	460	500	503	537	550	538	548	541	532	528	43	25
East of Park, Main Island	503	450	455	437	431	433	455	462	479	493	-48	38
Park to Webster	992	975	960	949	969	941	937	882	919	877	-32	-83
Webster to Main, S. of Atlantic	303	304	312	298	276	278	299	265	252	222	9	-90
Harbor Island/Summer House Apts	92	106	119	118	120	137	105	60	4	2	27	-117
Bayport	0	0	0	0	0	0	0	0	2	16	0	16
Marina Village (New CG housing)	38	29	39	36	23	24	20	21	21	21	1	-18
North Housing (Old CG housing)	11	9	14	37	27	25	16	10	2	0	3	-14
Alameda Point	1	0	2	12	18	38	49	58	38	47	1	45
Out-of-District students	115	122	127	151	111	130	93	117	124	91	12	-36
Total	2,515	2,495	2,531	2,575	2,525	2,544	2,522	2,416	2,373	2,297	16	-234

Table 5, continued
Enrollment History

	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	Change	
	9 to 12 Enrollments										1997-99	1999-2006
Bay Farm Island	508	541	577	573	596	610	617	636	638	675	69	98
East of Park, Main Island	643	687	641	631	620	601	608	654	671	657	-2	16
Park to Webster	1,304	1,387	1,420	1,266	1,265	1,176	1,216	1,252	1,254	1,324	116	-96
Webster to Main, S. of Atlantic	370	377	391	392	372	354	349	349	363	381	21	-10
Harbor Island/Summer House Apts	147	140	172	172	156	129	143	86	2	4	25	-168
Bayport	0	0	0	0	0	0	0	0	6	19	0	19
Marina Village (New CG housing)	36	24	26	22	34	27	23	22	22	18	-10	-8
North Housing (Old CG housing)	8	8	10	10	13	17	20	15	2	0	2	-10
Alameda Point	0	2	6	11	15	22	39	40	45	49	6	43
Out-of-District students	173	131	138	216	141	174	181	214	235	216	-35	78
Total	3,189	3,297	3,381	3,293	3,212	3,110	3,196	3,268	3,238	3,343	192	-38
	K to 12 Enrollments										1997-99	1999-2006
Bay Farm Island	2,007	2,145	2,168	2,212	2,182	2,220	2,202	2,212	2,196	2,202	161	34
East of Park, Main Island	1,927	1,928	1,876	1,871	1,820	1,805	1,847	1,885	1,945	1,974	-51	98
Park to Webster	4,101	4,221	4,222	4,008	3,937	3,810	3,852	3,804	3,830	3,818	121	-404
Webster to Main, S. of Atlantic	1,294	1,303	1,310	1,262	1,210	1,169	1,157	1,110	1,086	1,064	16	-246
Harbor Island/Summer House Apts	463	503	554	524	487	486	449	227	12	11	91	-543
Bayport	0	0	0	0	0	0	0	0	12	70	0	70
Marina Village (New CG housing)	165	129	158	143	143	125	120	123	118	114	-7	-44
North Housing (Old CG housing)	89	74	80	132	137	140	107	66	8	0	-9	-80
Alameda Point	5	8	21	46	81	154	181	208	172	162	16	141
Out-of-District students	422	379	406	514	391	439	410	496	535	481	-16	75
Subtotal	10,473	10,690	10,795	10,712	10,388	10,348	10,325	10,131	9,914	9,896	322	-899

Table 6

Enrollment Forecast

	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	Change	
K to 5 Enrollments												**2006-2011**	**2011-2016**
Bay Farm Island	**999**	988	984	972	959	941	924	914	884	882	882	**-58**	**-59**
East of Park, Main Island	**824**	834	856	886	895	889	880	875	860	838	838	**65**	**-51**
Park to Webster	**1,617**	1,603	1,574	1,557	1,558	1,537	1,540	1,548	1,545	1,555	1,555	**-80**	**18**
Webster to Main, S. of Atlantic	**461**	457	445	441	430	444	444	444	444	444	444	**-17**	**0**
Harbor Island/Summer House Apts	**5**	24	42	42	42	42	42	42	42	42	42	**37**	**0**
Bayport	**35**	67	87	103	104	104	103	103	103	103	103	**69**	**-1**
Marina Village (New CG housing)	**75**	77	77	77	77	77	77	77	77	77	77	**2**	**0**
North Housing (Old CG housing)	**0**	0	0	0	0	0	0	0	0	0	0	**0**	**0**
Alameda Point	**66**	88	88	88	88	88	88	88	88	88	88	**22**	**0**
Out-of-District students	**174**	174	174	174	174	174	174	174	174	174	174	**0**	**0**
Subtotal	**4,256**	4,313	4,328	4,341	4,328	4,296	4,271	4,265	4,217	4,202	4,202	**40**	**-94**
Students from new housing		0	0	9	9	21	55	90	107	145	183	**21**	**163**
Total	**4,256**	4,313	4,328	4,350	4,337	4,317	4,327	4,355	4,325	4,348	4,386	**61**	**69**
6 to 8 Enrollments												**2006-2011**	**2011-2016**
Bay Farm Island	**528**	510	525	499	491	475	478	475	487	472	462	**-53**	**-13**
East of Park, Main Island	**493**	485	489	499	496	510	526	539	548	562	557	**17**	**47**
Park to Webster	**877**	870	823	811	805	794	785	778	760	752	760	**-83**	**-34**
Webster to Main, S. of Atlantic	**222**	200	190	182	189	163	159	148	162	162	162	**-59**	**-2**
Harbor Island/Summer House Apts	**2**	12	21	21	21	21	21	21	21	21	21	**0**	**0**
Bayport	**16**	35	43	45	44	47	48	50	49	49	48	**31**	**1**
Marina Village (New CG housing)	**21**	21	21	21	21	21	21	21	21	21	21	**0**	**0**
North Housing (Old CG housing)	**0**	0	0	0	0	0	0	0	0	0	0	**0**	**0**
Alameda Point	**47**	48	48	48	48	48	48	48	48	48	48	**1**	**0**
Out-of-District students	**91**	91	91	91	91	91	91	91	91	91	91	**0**	**0**
Subtotal	**2,297**	2,273	2,250	2,218	2,207	2,170	2,177	2,172	2,186	2,177	2,170	**-127**	**0**
Students from new housing		0	0	5	5	10	28	45	54	73	92	**10**	**81**
Total	**2,297**	2,273	2,250	2,222	2,211	2,180	2,205	2,217	2,240	2,250	2,262	**-117**	**81**

Table 6, continued
Enrollment Forecast

	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	Change	
	9 to 12 Enrollments											**2006-2011**	**2011-2016**
Bay Farm Island	**675**	697	673	686	657	653	647	620	618	600	597	**-22**	**-56**
East of Park, Main Island	**657**	700	697	711	742	733	736	745	757	773	785	**76**	**52**
Park to Webster	**1,324**	1,303	1,316	1,302	1,230	1,250	1,178	1,158	1,174	1,140	1,125	**-74**	**-126**
Webster to Main, S. of Atlantic	**381**	366	359	326	283	269	252	249	232	220	216	**-112**	**-54**
Harbor Island/Summer House Apts	**4**	16	28	28	28	28	28	28	28	28	28	**24**	**0**
Bayport	**19**	37	54	68	67	65	64	59	60	63	64	**46**	**-1**
Marina Village (New CG housing)	**18**	21	21	21	21	21	21	21	21	21	21	**3**	**0**
North Housing (Old CG housing)	**0**	0	0	0	0	0	0	0	0	0	0	**0**	**0**
Alameda Point	**49**	45	45	45	45	45	45	45	45	45	45	**-4**	**0**
Out-of-District students	**216**	216	216	216	216	216	216	216	216	216	216	**0**	**0**
Subtotal	**3,343**	3,400	3,407	3,401	3,288	3,279	3,185	3,141	3,150	3,106	3,095	**-64**	**-184**
Students from new housing		0	0	6	6	14	37	60	72	97	122	**14**	**108**
Total	**3,343**	3,400	3,407	3,407	3,294	3,293	3,222	3,201	3,222	3,203	3,218	**-50**	**-76**
	K to 12 Enrollments											**2006-2011**	**2011-2016**
Bay Farm Island	**2,202**	2,195	2,181	2,157	2,107	2,069	2,049	2,010	1,989	1,954	1,941	**-133**	**-128**
East of Park, Main Island	**1,974**	2,020	2,042	2,096	2,133	2,131	2,142	2,160	2,165	2,172	2,180	**157**	**48**
Park to Webster	**3,818**	3,777	3,713	3,671	3,594	3,582	3,503	3,484	3,479	3,447	3,440	**-236**	**-142**
Webster to Main, S. of Atlantic	**1,064**	1,023	994	948	902	876	854	841	838	826	821	**-188**	**-55**
Harbor Island/Summer House Apts	**11**	52	91	91	91	91	91	91	91	91	91	**80**	**0**
Bayport	**70**	139	184	216	215	216	215	212	212	215	215	**146**	**-1**
Marina Village (New CG housing)	**114**	118	118	118	118	118	118	118	118	118	118	**4**	**0**
North Housing (Old CG housing)	**0**	0	0	0	0	0	0	0	0	0	0	**0**	**0**
Alameda Point	**162**	181	181	181	181	181	181	181	181	181	181	**19**	**0**
Out-of-District students	**481**	481	481	481	481	481	481	481	481	481	481	**0**	**0**
Subtotal	**9,896**	9,986	9,985	9,960	9,822	9,745	9,634	9,578	9,554	9,485	9,468	**-151**	**-278**
Students from new housing		0	0	20	20	45	120	195	233	315	398	**45**	**353**
Total	**9,896**	9,986	9,985	9,980	9,842	9,790	9,754	9,773	9,786	9,800	9,865	**-106**	**75**

These enrollments are based on student address data and do not exactly match CBEDS enrollments.
BASE and ACLC charter students are not included in these figures.

Table 7: Forecast Assumptions

1. Bay Farm Island, East of Park, and Park to Webster	3-year average grade progressions; K/B ratio from 2006 (most current year)
2. West of Webster, South of Atlantic	3-year average grade progressions after excluding Harbor Island Apt residents; Kindergarten enrollment set equal to 2006 level (due to Harbor Island Apt effects on birth trends)
3. Alameda Point	3-year average enrollment by grade
4. Marina Village (new Coast Guard housing)	3-year average enrollment by grade
5. Interdistrict Transfer Students (IDTs) or Out-of-District Students	Same as current year
6. Bayport	.25 student yield for market rate units; .70 student yield for all below market rate units
7. Redevelopment of the former Naval Base	.50 student yield; 115 units built per year, development begins 2015
8. Redevelopment of Northern Waterfront	.50 student yield; 40 units in 2009; then 50 units/year starting in 2012
9. Kindergarten enrollment post 2010	Assumes level remains the same as 2010 enrollments

Forecast Results
Table 6 shows the forecasts of elementary enrollments for the next 10 years.

Elementary enrollments for the most part stop declining. Enrollments from the area east of Park Street (Main Island) are expected to continue increasing, as will enrollments from Bayport and future housing. The forecasts show that these enrollment increases offset declines in Bay Farm Island and in the Park to Webster subarea. The net effect is very little change.

While we provide forecasts at the elementary level through 2016, we must caution the reader about the uncertainty of elementary forecasts, in particular, beyond 2010. Kindergarten forecasts are based primarily on birth data. Birth data are not

available after 2005 and there is no solid basis for forecasting kindergarten enrollment beyond 2010. Kindergarten enrollments after 2010 are set equal to the 2010 level. Therefore, the elementary forecasts beyond 2010 gradually become much less certain. In 2011, we do not have birth data to forecast kindergarten enrollment. In 2012, kindergarten and first grades had no birth data upon which to base our forecasts. By 2016, none of the elementary enrollments are based on actual birth or enrollment data. Essentially, by 2016, the forecast is a result of assuming all future kindergarten classes will be the same level as in 2010. There is no reason to expect that this will actually be the case, but we have no basis for making other assumptions. Please note that 2016 middle and high school forecasts are based on past birth and enrollment data, so they are more certain.

Middle school enrollments are expected to decline during the next five years by another 117 students. Declines are expected in most of the subareas, with the exception of the area East of Park Street. Between 2011-2016, enrollment stabilizes in most areas, and new housing results in a modest enrollment increase.

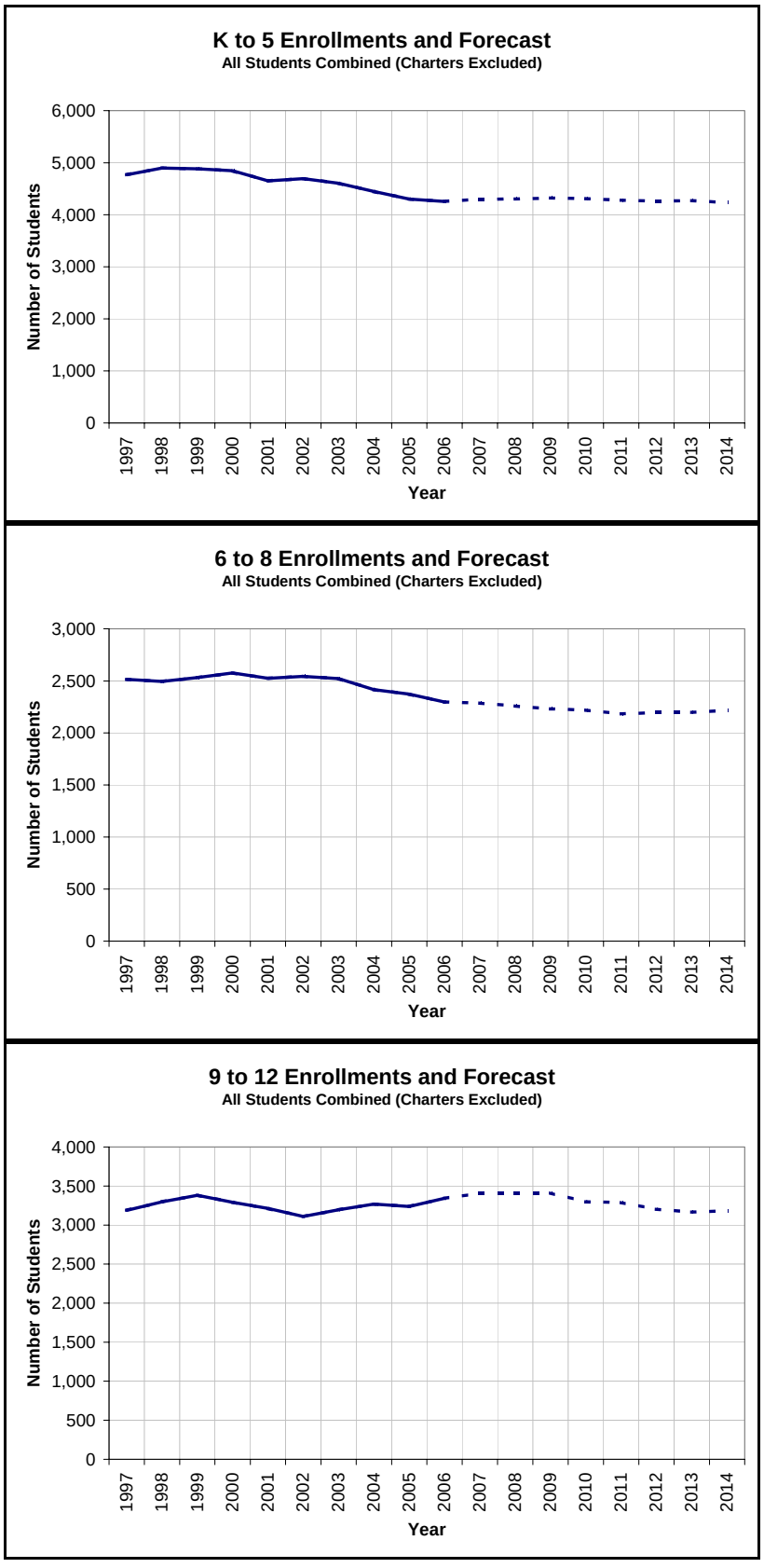
High school enrollments first increase a bit then decline, with the larger decline occurring in the second half of the projection period, 2011-2016. During the next 10 years, overall enrollment is likely to decline by another 126 students. (This assumes no expansion of the charter schools. Expansion of the charter schools at the high school level would result in a greater decline in regular AUSD schools.) By 2016, there are 108 students from redevelopments; the natural enrollment decline predicted for the high school students would be even greater if it were not for this offsetting effect from new housing.

Effect of Charter Enrollments: When we analyzed ACLC charter enrollments, we noticed that many ACLC students had previously been enrolled in a regular AUSD school. For this reason, it seems likely that any increase in ACLC charter enrollments are likely to reduce enrollments in regular AUSD schools. There is some indication that there is a desire by charter administrators to expand the program. In these forecasts, we assume no expansion occurs. If subsequent charter expansion occurs, these forecasts should be updated to reflect that fact.

Chart 28 shows the enrollment history and forecasts at each school level.

Appendix D shows the grade detail for each of the subarea forecasts.

Chart 28


K to 5 Enrollments and Forecast
All Students Combined (Charters Excluded)
Number of Students
6,000
5,000
4,000
3,000
2,000
1,000
0
1997 1998 1999 2000 2001 2002 2003 2004 2005 2006 2007 2008 2009 2010 2011 2012 2013 2014
Year
6 to 8 Enrollments and Forecast
All Students Combined (Charters Excluded)
Number of Students
3,000
2,500
2,000
1,500
1,000
500
0
1997 1998 1999 2000 2001 2002 2003 2004 2005 2006 2007 2008 2009 2010 2011 2012 2013 2014
Year
9 to 12 Enrollments and Forecast
All Students Combined (Charters Excluded)
Number of Students
4,000
3,500
3,000
2,500
2,000
1,500
1,000
500
0
1997 1998 1999 2000 2001 2002 2003 2004 2005 2006 2007 2008 2009 2010 2011 2012 2013 2014
Year

Where Students Live and Where They Enroll

Our report has focused mostly on where AUSD students live rather than on where they enroll. This is because we needed to forecast students who will live in each subarea in the future. Also, *resident* enrollments (the area in which students live) are most appropriate to consider when comparing facilities with student counts.

However, it is also important to understand the relationship between where students live and where they actually enroll for school. Some students do not attend their assigned schools. There are many reasons for this. Some choose to be intra-district transfers, and some are overflowed if there is not enough space at their neighborhood school or if class size maximums have been reached there. We cannot determine why some students do not attend their neighborhood schools, but we have analyzed these patterns.

The tables below are somewhat complicated to read but contain valuable information. We begin with high school patterns, which are perhaps the least complex because there are fewer schools at this level.

Table 8 compares high school enrollees with the numbers of attendance area residents. The table's rows show where students were enrolled while the columns show where they lived. For example, the first row shows that 1,858 students were enrolled at Alameda High School in October 2006. Of these, 1,827 lived in the Alameda High School Attendance Area and 22 lived in the Encinal High School Attendance Area. Four lived outside AUSD boundaries, and we had no street address for five students.

Cells in bold with dark borders contain the number of students enrolled at the school who lived in that school's attendance area. All tables show the places of residence and enrollment of SDC students. The farthest right columns show the percent of students enrolled at each school who lived in that school's attendance area. The percentages below the "Subtotal" row show the share of attendance area residents who attended their assigned (or "neighborhood") school.

The first column of Table 8 shows that of the 2,201 Alameda High School Attendance Area residents, 1,827 enrolled at Alameda High, 107 enrolled at Encinal High, 47 were Special Day Class (SDC) students enrolled at Alameda High, and 11 were SDC students enrolled at Encinal High. Another 62 Alameda High Attendance area residents attended ACLC, 40 attended ASTI, and 107 enrolled at Island High.

Some key findings from Table 8 are:

- About two-thirds of high school students lived in the AHS attendance area,
- More IDT students were enrolled at Encinal than at Alameda High,
- More students transferred from AHS to Encinal than the reverse, and
- A disproportionate number of Encinal area residents attended ACLC (perhaps because of its location).

Ninety percent of the 2,950 students enrolled in the two comprehensive high schools lived in their school's attendance area. This percentage is high, although the difference between Alameda High's figure (98 percent) and Encinal High's share (75 percent) is substantial. This suggests that Alameda High is more of a "neighborhood" school, and shows that Encinal High's student body is more geographically diverse than Alameda High's.

Of the students 1,934 Alameda High attendance area residents enrolled at either Alameda High or Encinal High, 94 percent were enrolled at their assigned school (Alameda High). The comparable percentage for Encinal High was 97 percent. Overall, 95 percent of the students enrolled at the comprehensive high schools were enrolled at their assigned school. Of the students enrolled at the comprehensive high schools, 90 percent lived in the attendance area of the school they attended. These percentages are higher than we see in many school districts.[7]

Table 9 gives the same information for the middle schools. Key findings are:

- The number of middle school attendance area students ranged widely, with Lincoln's attendance area having almost twice the number of Chipman's area,
- Most of the District's middle school IDT students attended Chipman,
- There were relatively few intra-and inter-district transfers at Lincoln, and
- A relatively large share of Chipman Attendance Area residents attended ACLC.

The share of middle school student bodies that resided in their school's attendance area ranged from 73 percent (Chipman) to 99 percent (Lincoln). Chipman's 73 percent student body share results from the fact that nearly all the District's middle school IDTs are enrolled at that school. The share of attendance area residents enrolled at their assigned school ranged from 90 percent (Wood) to 96 percent (Lincoln). Again, these percentages are high compared with what we generally see.

[7] The difference between the share of the student body living in that school's attendance area and the share of the attendance area residents enrolled at their assigned school results from the inclusion of IDTs (and students with P.O. Box addresses) in the measure of the student body share.

Table 10 gives the same information for the elementary schools. Appendix C presents maps that show where students attending each school in Fall 2006 lived. Each dot represents at least one student (if more than one student lived at an address, the dots are stacked). Some of the same information about where students live versus where they enroll can be seen in these maps.

The elementary school enrollment patterns are more varied than those for the middle and high schools. This is partly a result of the recent realignment of attendance boundaries (combined with the opening of Ruby Bridges Elementary and closure of Longfellow, Miller, and Woodstock). "Grand-fathering" of students is temporarily reducing the shares of student bodies living in some schools' attendance areas and the share of students enrolled in their attendance area's school.

Edison's student body was mostly comprised of Edison area residents (92 percent). On the other hand, only 63 percent of Paden and Washington students lived in the home attendance areas. IDT students were concentrated in Ruby Bridges and Washington. Many Ruby Bridges residents attended Paden, perhaps because these students were in Paden prior to the boundary change.

Table 10 also shows the percent of the residents of each attendance area who were enrolled at their assigned school. These percentages range from 93 percent (Bay Farm) to 60 percent (Washington).

Table 8: Where Fall 2006 High School Students Enrolled and Where they Lived

High School Students, Fall 2006

	High School Attendance Area of Residence					
Enrolled At:	Alameda High	Encinal High	Not AUSD	P.O. Box Address	Total Enrolled	Percent of enrollment from attendance area
Alameda High School	**1,827**	22	4	5	1,858	98%
Encinal High School	107	**820**	165		1,092	75%
Subtotal	1,934	842	169	5	2,950	90%
Percent enrolled in attendance area of residence	94%	97%				95%
Other High School Enrollments:						
SDC Alameda High School	**47**	10	1		58	
SDC Encinal High School	11	**37**	4		52	
Alameda Community Learning Center	62	61	2		125	
Alameda Science & Technology Inst	40	24	34		98	
Island High School	107	70	8	2	187	
Total attendance area residents	2,201	1,044	218	7	3,470	

Table 9: Where Fall 2006 Middle School Students Enrolled and Where they Lived

Middle School Students, Fall 2006

	Middle School Attendance Area of Residence						
Enrolled At:	Chipman	Lincoln	Wood	Not AUSD	P.O. Box Address	Total Enrolled	Percent of enrollment from attendance area
Chipman School	**432**	14	60	80	3	589	73%
Lincoln School	1	**925**	7		3	936	99%
Wood School	26	28	**602**	2		658	91%
Subtotal	459	967	669	82	6	2,183	90%
Percent enrolled in attendance area of residence	94%	96%	90%				94%
Other Middle School Enrollments:							
SDC Bay Farm Elementary School	1						
SDC Chipman Middle School	**12**	2	2	3		19	
SDC Lincoln Middle School	3	**16**	5	1		25	
SDC Wood Middle School	10	7	**18**	2		37	
Bay Farm Elementary School	1	**27**	3	1		32	
Alameda Community Learning Center	38	22	22	1		83	
Total attendance area residents	523	1040	719	89	9	2,380	

Table 10: Where Fall 2006 Elementary School Students Enrolled and Where they Lived

Elementary School Students, Fall 2006

	Elementary School Attendance Area of Residence													
Enrolled At:	Bay Farm	Earhart	Edison	Franklin	Haight	Lum	Otis	Paden	Ruby Bridges	Washing-ton	Not AUSD	P.O. Box Address	Total Enrolled	Percent of enrollment from attendance area
Bay Farm	**444**	33	6	2	6	8	8	0	0	3	3	3	516	86%
Earhart	32	**456**	2	1	6	6	19	0	0	7	9	0	538	85%
Edison	0	0	**336**	2	4	0	22	0	0	1	1	0	366	92%
Franklin	0	0	0	**223**	29	6	2	0	0	23	2	0	285	78%
Haight	0	3	3	7	**356**	22	7	1	7	17	12	0	435	82%
Lum	0	5	4	6	30	**382**	21	5	5	20	13	0	491	78%
Otis	0	6	10	1	1	7	**347**	0	0	1	7	0	380	91%
Paden	0	2	2	9	20	9	9	**220**	42	20	16	0	349	63%
Ruby Bridges	0	2	1	7	8	5	6	8	**325**	46	57	0	465	70%
Washington	0	0	0	23	14	7	1	8	19	**203**	48	0	323	63%
Subtotal	476	507	364	281	474	452	442	242	398	341	168	3	4,148	79%
Percent enrolled in attendance area of residence	93%	90%	92%	79%	75%	85%	79%	91%	82%	60%				83%
Other Elementary School Enrollments:														
SDC Bay Farm	**0**	4	0	1	0	0	1	0	0	3	0	0	9	
SDC Earhart	0	**2**	0	0	1	0	2	1	2	0	0	0	8	
SDC Edison	0	1	**3**	0	1	1	0	0	1	1	1	0	9	
SDC Haight	1	0	0	0	**1**	1	1	0	0	3	0	0	7	
SDC Lum	0	1	1	0	1	**7**	1	1	1	2	0	0	15	
SDC Otis	1	0	0	1	1	1	**3**	1	0	0	0	0	8	
SDC Paden	3	2	0	1	2	0	5	**3**	1	2	2	0	21	
SDC Ruby Bridges	0	1	0	0	3	1	0	1	**11**	1	0	0	18	
SDC Washington	0	0	0	1	2	1	1	3	3	**2**	0	0	13	
Total attendance area residents	481	518	368	285	486	464	456	252	417	355	171	3	4,256	

Appendix A – Student Yields[8]

This appendix provides information on student enrollments by housing area and student yields in particular. Student yields are the average number of students per housing unit. For example, if we have a 100-unit apartment building and observe 10 students living in the complex, the yield is .10 (10 divided by 100).

In this appendix, we provide two types of analyses:

1. AUSD K-12 student yields from homes built during various decades within general geographies (west, central, east, and BFI subareas).
2. AUSD student yields from specific, identifiable neighborhoods.

Student Yields by Decade Built by Geography for Single Family Units (houses)

Tables A-1 and A-2 show student yields in AUSD for single-family units (houses), by decade built and area of the District. The data reveal that:

- Single family units, on average, in all areas and of all ages of homes, yield .38 K-12 students per unit;
- Student yields are highest for newer homes;
- Even after controlling for age of housing, BFI homes have much higher yields than homes in other parts of the district;
- Except for homes built in the 1960s, East of Park homes have higher yields than those in other parts of the Main Island;
- Yields from housing built in the 1950s increased between 2001 and 2006; and
- Yields from housing built in the 1980s decreased between 2001 and 2006.

[8] This section uses enrollment data that includes ACLC students.

Table A-1

Student Yields in Single Family Units by Decade Built

Decade Built	# Units	Number of Students 2001	2002	2003	2004	2005	2006	Student Yield 2001	2002	2003	2004	2005	2006
		Bay Farm Island						Bay Farm Island					
<1920	5	3	4	8	6	4	4						
1930s	9	7	6	5	6	8	9	sample size too small					
1940s	16	3	4	4	5	5	4						
1950s	151	62	76	80	81	83	95	0.41	0.50	0.53	0.54	0.55	0.63
1960s	239	102	92	102	99	100	97	0.43	0.38	0.43	0.41	0.42	0.41
1970s	60	28	32	34	26	22	33	0.47	0.53	0.57	0.43	0.37	0.55
1980s	1839	914	921	903	869	823	812	0.50	0.50	0.49	0.47	0.45	0.44
1990s	972	547	575	550	548	576	586	0.56	0.59	0.57	0.56	0.59	0.60
		East of Park						East of Park					
<1920	812	339	320	332	322	342	333	0.42	0.39	0.41	0.40	0.42	0.41
1920s	954	301	308	302	315	312	311	0.32	0.32	0.32	0.33	0.33	0.33
1930s	622	171	164	165	183	207	222	0.27	0.26	0.27	0.29	0.33	0.36
1940s	539	163	176	189	186	196	195	0.30	0.33	0.35	0.35	0.36	0.36
1950s	340	99	102	106	113	113	112	0.29	0.30	0.31	0.33	0.33	0.33
1960s	305	62	60	58	66	66	64	0.20	0.20	0.19	0.22	0.22	0.21
1970s	43	18	18	19	22	20	21	0.42	0.42	0.44	0.51	0.47	0.49
1980s	68	36	29	29	25	27	30	0.53	0.43	0.43	0.37	0.40	0.44
1990s	11	11	10	8	6	5	2	sample size too small					
		Park to Webster						Park to Webster					
<1920	1875	770	719	706	692	678	691	0.41	0.38	0.38	0.37	0.36	0.37
1920s	582	154	147	161	167	163	165	0.26	0.25	0.28	0.29	0.28	0.28
1930s	230	72	61	61	58	53	50	0.31	0.27	0.27	0.25	0.23	0.22
1940s	173	48	50	57	56	44	38	0.28	0.29	0.33	0.32	0.25	0.22
1950s	72	33	28	32	30	27	24	0.46	0.39	0.44	0.42	0.38	0.33
1960s	758	225	240	242	224	222	231	0.30	0.32	0.32	0.30	0.29	0.30
1970s	50	22	18	15	14	20	20	0.44	0.36	0.30	0.28	0.40	0.40
1980s	74	23	21	17	14	11	20	0.31	0.28	0.23	0.19	0.15	0.27
1990s	129	29	31	34	41	42	40	0.22	0.24	0.26	0.32	0.33	0.31
		West of Webster, South of Atlantic						West of Webster, South of Atlantic					
<1920	310	123	124	109	108	100	92	0.40	0.40	0.35	0.35	0.32	0.30
1920s	146	53	45	46	52	35	36	0.36	0.31	0.32	0.36	0.24	0.25
1930s	57	15	17	23	21	16	13	0.26	0.30	0.40	0.37	0.28	0.23
1940s	125	45	42	40	35	37	40	0.36	0.34	0.32	0.28	0.30	0.32
1950s	25	20	19	16	19	21	25						
1960s	6	0	2	4	4	1	0	sample size too small					
1970s	3	0	0	0	0	0	0						
1980s	12	1	1	3	2	2	1						
1990s	41	7	13	11	17	17	16	0.17	0.32	0.27	0.41	0.41	0.39
		All Areas						All Areas					
<1920	3002	1235	1167	1155	1128	1124	1120	0.41	0.39	0.38	0.38	0.37	0.37
1920s	1750	544	531	540	563	543	543	0.31	0.30	0.31	0.32	0.31	0.31
1930s	918	265	248	254	268	284	294	0.29	0.27	0.28	0.29	0.31	0.32
1940s	853	259	272	290	282	282	277	0.30	0.32	0.34	0.33	0.33	0.32
1950s	588	214	225	234	243	244	256	0.36	0.38	0.40	0.41	0.41	0.44
1960s	1308	389	394	406	393	389	392	0.30	0.30	0.31	0.30	0.30	0.30
1970s	156	68	68	68	62	62	74	0.44	0.44	0.44	0.40	0.40	0.47
1980s	1993	974	972	952	910	863	863	0.49	0.49	0.48	0.46	0.43	0.43
1990s	1153	594	629	603	612	640	644	0.52	0.55	0.52	0.53	0.56	0.56
All SFUs	11721	4542	4506	4502	4461	4431	4463	0.39	0.38	0.38	0.38	0.38	0.38

Table A-2

2006-07 Student Yields in Single Family Units by Decade Built

Decade Built	Subarea	# Units	# Students	Yield
<1920	East of Park	812	333	0.41
<1920	Park to Webster	1875	691	0.37
<1920	West of Webster, South of Atlantic	310	92	0.30
1920s	East of Park	954	311	0.33
1920s	Park to Webster	582	165	0.28
1920s	West of Webster, South of Atlantic	146	36	0.25
1930s	East of Park	622	222	0.36
1930s	Park to Webster	230	50	0.22
1930s	West of Webster, South of Atlantic	57	13	0.23
1940s	East of Park	539	195	0.36
1940s	Park to Webster	173	38	0.22
1940s	West of Webster, South of Atlantic	125	40	0.32
1950s	Bay Farm Island	151	95	0.63
1950s	East of Park	340	112	0.33
1950s	Park to Webster	72	24	0.33
1960s	Bay Farm Island	239	97	0.41
1960s	East of Park	305	64	0.21
1960s	Park to Webster	758	231	0.30
1970s	Bay Farm Island	60	33	0.55
1970s	East of Park	43	21	0.49
1970s	Park to Webster	50	20	0.40
1980s	Bay Farm Island	1839	812	0.44
1980s	East of Park	68	30	0.44
1980s	Park to Webster	74	20	0.27
1990s	Bay Farm Island	972	586	0.60
1990s	Park to Webster	129	40	0.31
1990s	West of Webster, South of Atlantic	41	16	0.39

Student Yields by Housing Areas

We have calculated student yields in particular neighborhoods. Table A-3 shows the number of K-12 students and the student yields in each area between 1997 and 2006. Maps A-1 through A-3 show the location of the Housing Areas in which we have measured yields.

Areas experiencing substantial enrollment growth between 1997 and 2006 are:

- Bay Farm Island (built 1965-89)
- Bay Farm Island A (built 1955-65)
- Bay Farm Island C (built 1965-70)
- Columbia (built 1991-96)
- Catamar (built 1992-96)
- The Willows (built early 1960s)
- Fernside area (built 1920-40)
- Heritage Harbor (built 1980s).

Areas experiencing substantial enrollment loss between 1997 and 2006 are:

- Bay Isle Pointe (built 1979-86)
- Pelican Bay (built 1979–91)
- Shell-Gate Sunset (built 1963-65).

The declining enrollments in some areas are similar to the finding above that housing built in the 1980s had declining yields during the last decade. Areas with increasing enrollments were either relatively new housing areas or areas that were quite old and were becoming rejuvenated.

Housing areas with particularly low yields are:

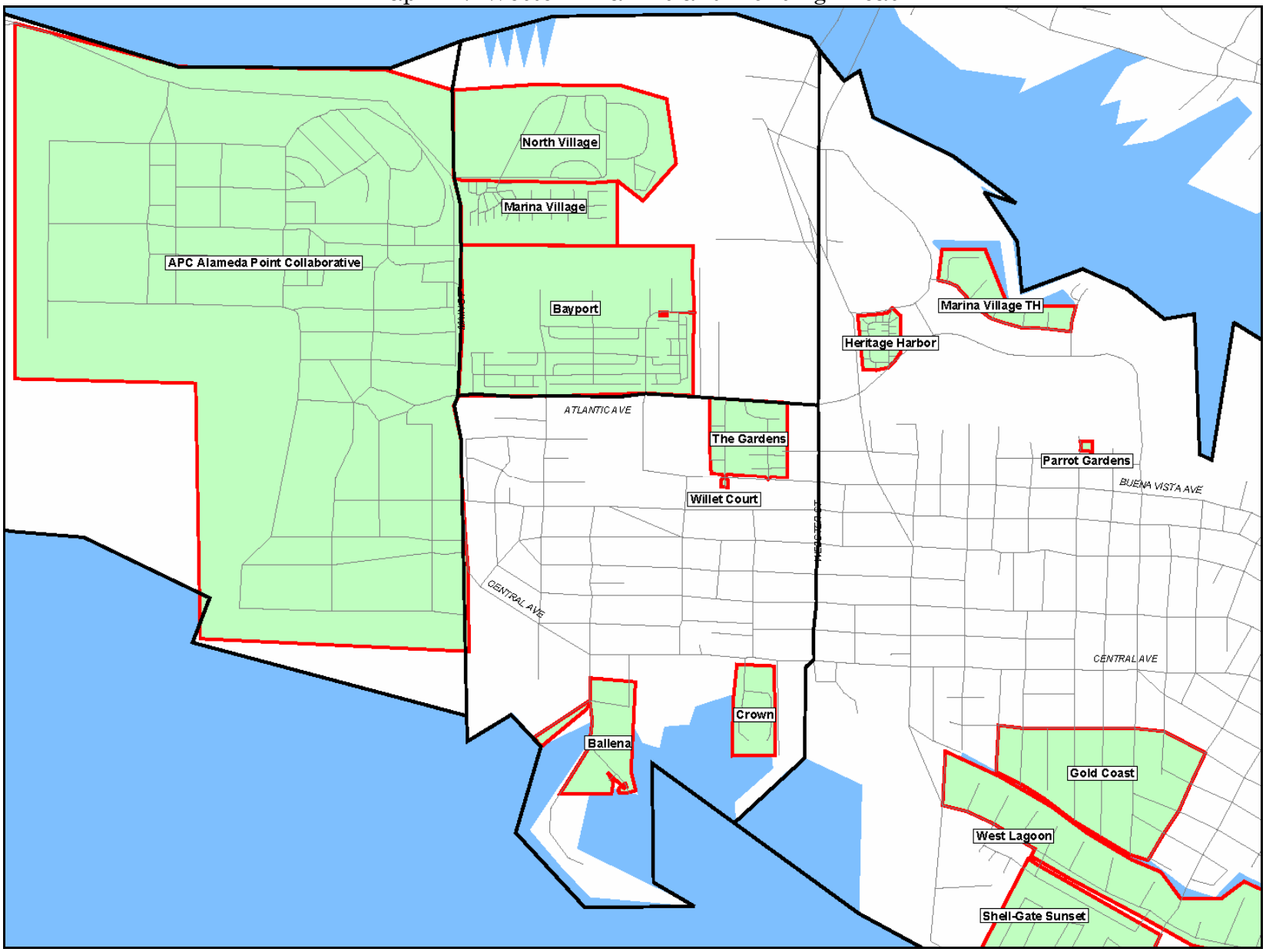
- Promontory (.21 yield in 2006),
- Gold Coast (.20 yield in 2006),
- The Willows (.25 yield in 2006).

Table A-3

Number of Students and Student Yield by Housing Area

					Number of Students										Student Yield									
Yield Study Area	Region	Units	Type	Year(s) Built	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006
Bay Farm Island B	BFI	282	SFU	1955-1965	136	133	129	117	112	116	130	123	123	137	0.48	0.47	0.46	0.41	0.40	0.41	0.46	0.44	0.44	0.49
Bay Farm Island A	BFI	383	SFU/TH	1955-65	138	143	145	156	168	167	171	177	178	183	0.36	0.37	0.38	0.41	0.44	0.44	0.45	0.46	0.46	0.48
Bay Farm Island C	BFI	253	TH	1965-1970	72	62	67	82	80	79	94	121	126	115	0.28	0.25	0.26	0.32	0.32	0.31	0.37	0.48	0.50	0.45
Bay Farm Island	BFI	1258	SFU/TH	1965-89	428	467	490	495	482	491	478	491	472	474	0.34	0.37	0.39	0.39	0.38	0.39	0.38	0.39	0.38	0.38
Bay Isle Pointe	BFI	362	SFU	1979-86	231	231	226	208	201	186	192	184	178	175	0.64	0.64	0.62	0.57	0.56	0.51	0.53	0.51	0.49	0.48
Bayview Harbor	BFI	64	SFU	1979-80, 1986	30	29	26	26	23	25	24	24	25	25	0.47	0.45	0.41	0.41	0.36	0.39	0.38	0.38	0.39	0.39
Sandpiper Cove	BFI	252	SFU	1979-86	74	86	90	81	78	77	70	75	72	82	0.29	0.34	0.36	0.32	0.31	0.31	0.28	0.30	0.29	0.33
Clipper Cove	BFI	202	SFU	1980-86	78	80	72	84	93	97	89	81	82	81	0.39	0.40	0.36	0.42	0.46	0.48	0.44	0.40	0.41	0.40
Pelican Bay	BFI	204	SFU	1979-91	105	128	124	128	124	126	120	114	105	101	0.51	0.63	0.61	0.63	0.61	0.62	0.59	0.56	0.51	0.50
Lantern Bay	BFI	128	SFU	1979 & 1986-88	87	88	74	79	73	82	86	83	78	76	0.68	0.69	0.58	0.62	0.57	0.64	0.67	0.65	0.61	0.59
Seastrand	BFI	27	SFU	1984-89	9	14	18	16	16	14	16	15	10	12	0.33	0.52	0.67	0.59	0.59	0.52	0.59	0.56	0.37	0.44
Woodbridge	BFI	248	SFU	1987-91	169	172	165	179	175	184	170	167	166	147	0.68	0.69	0.67	0.72	0.71	0.74	0.69	0.67	0.67	0.59
Costa Brava	BFI	201	SFU	1989-91	99	103	115	121	127	136	136	140	134	120	0.49	0.51	0.57	0.60	0.63	0.68	0.68	0.70	0.67	0.60
Promontory	BFI	33	SFU	1987-96	9	6	7	10	11	7	5	5	7	7	0.27	0.18	0.21	0.30	0.33	0.21	0.15	0.15	0.21	0.21
Columbia	BFI	208	SFU	1991-96	99	104	111	114	119	117	113	123	143	149	0.48	0.50	0.53	0.55	0.57	0.56	0.54	0.59	0.69	0.72
Cantamar	BFI	127	SFU	1992-96	56	62	70	67	76	82	76	76	81	91	0.44	0.49	0.55	0.53	0.60	0.65	0.60	0.60	0.64	0.72
Freeport	BFI	99	SFU	1995-97	17	32	38	43	49	55	55	55	49	59	0.17	0.32	0.38	0.43	0.49	0.56	0.56	0.56	0.49	0.60
Headlands	BFI	88	SFU	1997-98	20	40	51	67	69	74	72	62	67	70	0.23	0.45	0.58	0.76	0.78	0.84	0.82	0.70	0.76	0.80
Hillery Way	BFI	21	SFU	2003							12	16	22	20								0.76	1.05	0.95
Baywood Village	BFI	239	TH/Condo	1975-79	64	66	66	50	44	48	40	48	50	49	0.27	0.28	0.28	0.21	0.18	0.20	0.17	0.20	0.21	0.21
Brittany Landing Harbor	BFI	82	TH/Condo	1983-86	13	15	20	20	19	20	18	11	8	8	0.16	0.18	0.24	0.24	0.23	0.24	0.22	0.13	0.10	0.10
Harbor Pointe	BFI	47	TH/Condo	1979 & 1984-88	1	4	3	4	3	2		1			0.02	0.09	0.06	0.09	0.06	0.04	0.00	0.02	0.00	0.00
Brittany Landing Bay	BFI	142	TH/Condo	1985-88	19	19	15	11	15	17	19	16	17	21	0.13	0.13	0.11	0.08	0.11	0.12	0.13	0.11	0.12	0.15
Bay Colony	BFI	108	TH/Condo	1991-94	37	40	30	32	36	34	32	28	27	28	0.34	0.37	0.28	0.30	0.33	0.31	0.30	0.26	0.25	0.26
Centre Court	BFI	112	Condo	1982-85	13	18	12	16	17	18	14	11	9	9	0.12	0.16	0.11	0.14	0.15	0.16	0.13	0.10	0.08	0.08
Gold Coast	Central	251	SFU	1875-1970	36	36	41	36	43	42	40	40	43	50	0.14	0.14	0.16	0.14	0.17	0.17	0.16	0.16	0.17	0.20
Sandcreek Way	Central	50	SFU	late 1950s	23	20	24	27	26	28	23	22	23	34	0.46	0.40	0.48	0.54	0.52	0.56	0.46	0.44	0.46	0.68
The Willows	Central	987	SFU	early 1960s	229	225	232	206	216	232	240	251	254	251	0.23	0.23	0.24	0.21	0.22	0.24	0.24	0.25	0.26	0.25
Shell-Gate Sunset	Central	308	SFU	1963-65	111	121	112	125	112	126	119	99	99	85	0.36	0.39	0.36	0.41	0.36	0.41	0.39	0.32	0.32	0.28
West Lagoon	Central	218	SFU	1963-65	52	49	47	47	54	53	54	62	59	65	0.24	0.22	0.22	0.22	0.25	0.24	0.25	0.28	0.27	0.30
Marina Village TH	Central	176	TH/Condo	1992-96	8	8	10	8	6	6	5	2	2	1	0.05	0.05	0.06	0.05	0.03	0.03	0.03	0.01	0.01	0.01
Marina Cove	Central	83	SFU	2002-03							18	29	39	39	0.00	0.00	0.00	0.00	0.00	0.00	0.22	0.35	0.47	0.47
Waterside Terrace	East	255	SFU	1910-1940	51	51	57	62	59	61	63	57	55	57	0.20	0.20	0.22	0.24	0.23	0.24	0.25	0.22	0.22	0.22
Fernside Area	East	556	SFU	1920-40	136	138	147	156	165	156	169	168	169	175	0.24	0.25	0.26	0.28	0.30	0.28	0.30	0.30	0.30	0.31
Bayview Estates	East	170	SFU	1964	28	28	28	24	24	19	19	25	28	31	0.16	0.16	0.16	0.14	0.14	0.11	0.11	0.15	0.16	0.18
Ravens Cove	East	48	TH	1972	17	16	17	12	11	8	11	13	14	9	0.35	0.33	0.35	0.25	0.23	0.17	0.23	0.27	0.29	0.19
Washington Ct	East	30	SFU	1984	20	18	21	23	20	15	13	12	9	8	0.67	0.60	0.70	0.77	0.67	0.50	0.43	0.40	0.30	0.27
Ballena	West	n.a.	mixed	1969-75	10	18	16	17	16	11	12	10	11	11										
Crown	West	77	Condo	1980			2	3	2	2	2	2	1	1	0.00	0.00	0.03	0.04	0.03	0.03	0.03	0.03	0.01	0.01
Heritage Harbor	West	106	SFU	1979-80 & 1986	3	6	12	18	17	17	24	30	28	28	0.03	0.06	0.11	0.17	0.16	0.16	0.23	0.28	0.26	0.26
The Gardens	West	83	SFU	1999				15	22	22	21	24	21	19				0.18	0.27	0.27	0.25	0.29	0.25	0.23
Willet Ct	West	8	SFU	1999-2002					1	3	6	6	9	11					0.13	0.38	0.75	0.75	1.13	1.38
The Breakers	West	62	MFU	2006										39										0.65
Landing (BMR in Bayport)	West	48	duplex	2006-07									2	7										0.29
Bayport	West	437	SFU	2005-2008									10	24										

Map A-1: Western Main Island Housing Areas



Map A-2 Eastern Main Island Housing Areas

Map A-3: Bay Farm Island Housing Areas

Student Yields in Apartments

Apartment yields can vary tremendously. Some apartments house no students, while others, especially subsidized units, can have higher yields than most single family homes. Also, apartment yields can vary substantially from year to year, because renters are more mobile than homeowners.

Table A-3 shows student yields in some of the larger apartment complexes in Alameda, which include more than 2.200 units. On average, the yield in apartments is .14, but it varies significantly by complex. The highest yielding complex is Surfside Palms with a yield of .86.

Table A-4

Number of Students and Student Yields in Apartments

Name	# Units	Yr. Built	Number of Students										Student Yield									
			1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006
Surfside Palms Apartments	50	1962	36	37	42	39	35	35	33	39	37	43	0.72	0.74	0.84	0.78	0.70	0.70	0.66	0.78	0.74	0.86
Californian Apartments	58	1963	48	33	31	29	27	33	29	28	23	25	0.83	0.57	0.53	0.50	0.47	0.57	0.50	0.48	0.40	0.43
Central and Grand Apartments	30	1959	12	14	13	13	4	9	8	8	12	12	0.40	0.47	0.43	0.43	0.13	0.30	0.27	0.27	0.40	0.40
Del Coronado Apartments	72	1966	13	17	17	13	10	15	17	19	19	27	0.18	0.24	0.24	0.18	0.14	0.21	0.24	0.26	0.26	0.38
1901 Shoreline Apartments	38	1961	6	8	3	3	5	9	10	10	7	14	0.16	0.21	0.08	0.08	0.13	0.24	0.26	0.26	0.18	0.37
Garden Court Apartments	64	1963	22	14	8	8	8	11	30	26	28	23	0.34	0.22	0.13	0.13	0.13	0.17	0.47	0.41	0.44	0.36
Marshall Manor Apartments	26	1964	12	13	13	9	10	7	7	4	7	9	0.46	0.50	0.50	0.35	0.38	0.27	0.27	0.15	0.27	0.35
Shore Line Apartments	202	1963-64	58	70	70	63	61	66	65	62	64	63	0.29	0.35	0.35	0.31	0.30	0.33	0.32	0.31	0.32	0.31
Tradewinds Apartments	43	1961	10	7	7	2	6	8	10	9	11	9	0.23	0.16	0.16	0.05	0.14	0.19	0.23	0.21	0.26	0.21
Tower Apartments	76	1968	2	2	6	3	7	11	5	11	16	15	0.03	0.03	0.08	0.04	0.09	0.14	0.07	0.14	0.21	0.20
Bay View Apartments	33	1959	11	9	11	9	10	10	6	5	7	6	0.33	0.27	0.33	0.27	0.30	0.30	0.18	0.15	0.21	0.18
Wavecrest Lanai Apartments	52	1962	16	15	16	10	12	13	10	9	8	8	0.31	0.29	0.31	0.19	0.23	0.25	0.19	0.17	0.15	0.15
Marine View Apartments	65	1967	9	9	8	6	8	8	8	11	10	9	0.14	0.14	0.12	0.09	0.12	0.12	0.12	0.17	0.15	0.14
Neptune Courts Apartments	42	1922	5	5	2	9	8	6	6	2	5	5	0.12	0.12	0.05	0.21	0.19	0.14	0.14	0.05	0.12	0.12
Bay Royal Apartments	44	1962	3	3	5	5	6	7	6	8	8	5	0.07	0.07	0.11	0.11	0.14	0.16	0.14	0.18	0.18	0.11
Islander Apartments	38	1961	1	5	5	2		2	6	5	3	4	0.03	0.13	0.13	0.05	0.00	0.05	0.16	0.13	0.08	0.11
Alameda Park Apartments	64	1963	14	14	16	12	7	3	9	8	13	6	0.22	0.22	0.25	0.19	0.11	0.05	0.14	0.13	0.20	0.09
Villa Marina Apartments	70	1966	8	7	5	6	5	10	10	10	8	6	0.11	0.10	0.07	0.09	0.07	0.14	0.14	0.14	0.11	0.09
Dunes Apartments	84	1967	7	9	11	8	20	14	17	11	10	7	0.08	0.11	0.13	0.10	0.24	0.17	0.20	0.13	0.12	0.08
Mediterranean Apartments	36	1927		1				1	1	2	1	2	0.00	0.03	0.00	0.00	0.00	0.03	0.03	0.06	0.03	0.06
Tropic Sands Apartments	56	1968	2	2	1	2	1	1	1	1	3	3	0.04	0.04	0.02	0.04	0.02	0.02	0.02	0.02	0.05	0.05
Norris Apartments	24	1940							2	1	1	1	0.00	0.00	0.00	0.00	0.00	0.00	0.08	0.04	0.04	0.04
Franciscan Apartments	75	1962	9	13	11	6	6	6	9	4	6	3	0.12	0.17	0.15	0.08	0.08	0.08	0.12	0.05	0.08	0.04
Kona Kai Apartments	36	1964	2	1	3	1	1	2	4	9	12	1	0.06	0.03	0.08	0.03	0.03	0.06	0.11	0.25	0.33	0.03
Alameda Arms Apartments	42	1928				2	1				1	1	0.00	0.00	0.00	0.05	0.02	0.00	0.00	0.00	0.02	0.02
South Shore Beach & Tennis Club	454	1974		3	3	3	2	1	6	11	11	8	0.00	0.01	0.01	0.01	0.00	0.00	0.01	0.02	0.02	0.02
Lincoln House Apartments	35	1966			1	1							0.00	0.00	0.03	0.03	0.00	0.00	0.00	0.00	0.00	0.00
101 Crolls Garden Ct.	299	1990 & 1984	1										0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total	2208		307	311	308	264	260	288	315	313	331	315	0.14	0.14	0.14	0.12	0.12	0.13	0.14	0.14	0.15	0.14

Appendix B: Private School Enrollments

Map 2 shows the larger private schools currently located within AUSD boundaries, with symbol size indicating Fall 2005 enrollments (2006 enrollment information is not yet available). Table B-1 shows enrollment in each private school located in AUSD between 1983 and 2005, and Chart B-1 shows the overall school enrollment trends in all private schools combined.

For the most part, private school enrollments have been declining. Between 1993 and 2002, private K-8 enrollments declined. Recently two new private schools opened: Chinese Christian with 170 students (in 2005) and Central Christian with 48 students (in 2005). Had it not been for the opening of these two schools, private enrollments would be down substantially. Of course, if these schools were not open, some of their students might have attended other private schools in the area.

Private school enrollments were discussed in the main body of this report at the points where they seemed relevant to the public school enrollment trends.

Map B-1

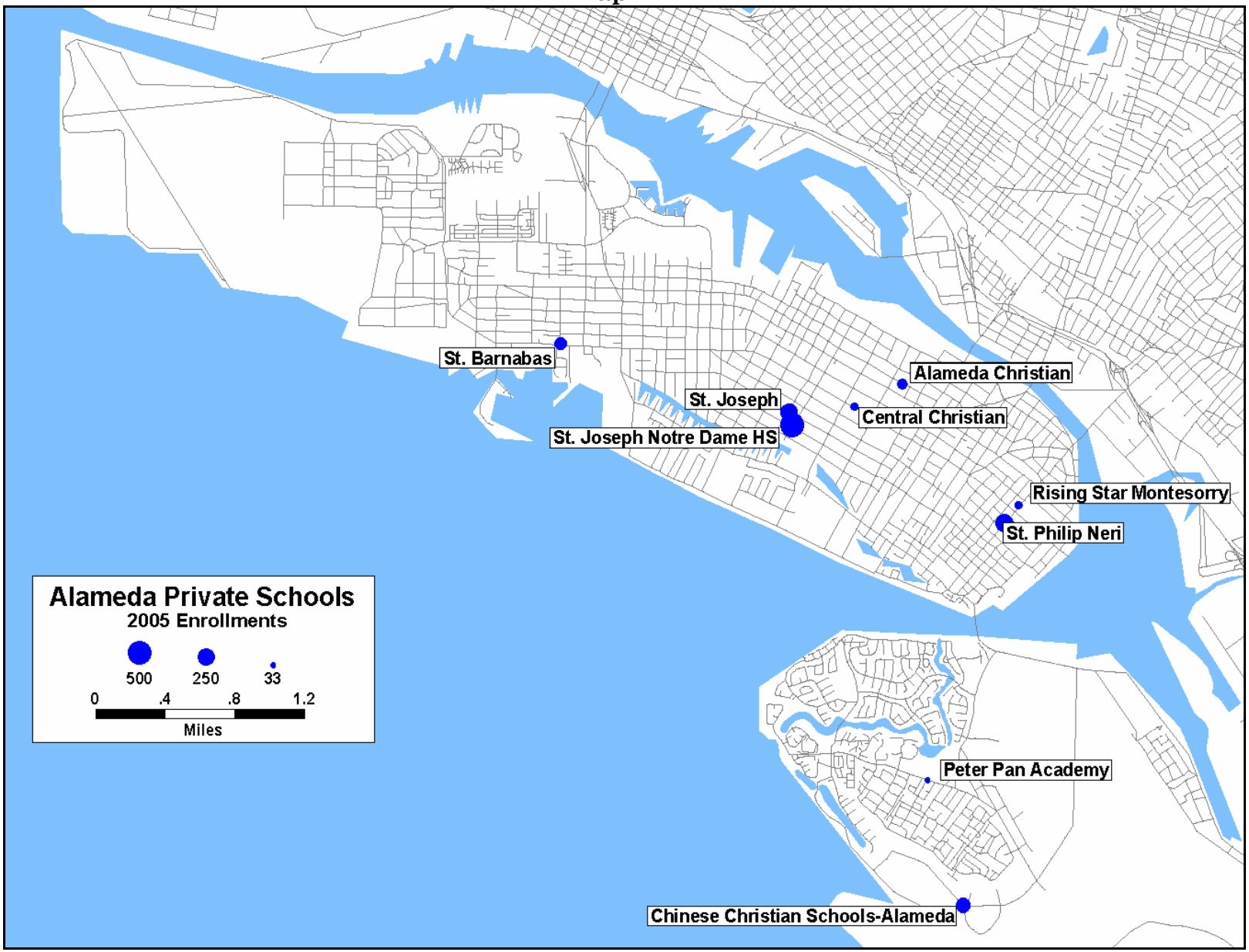
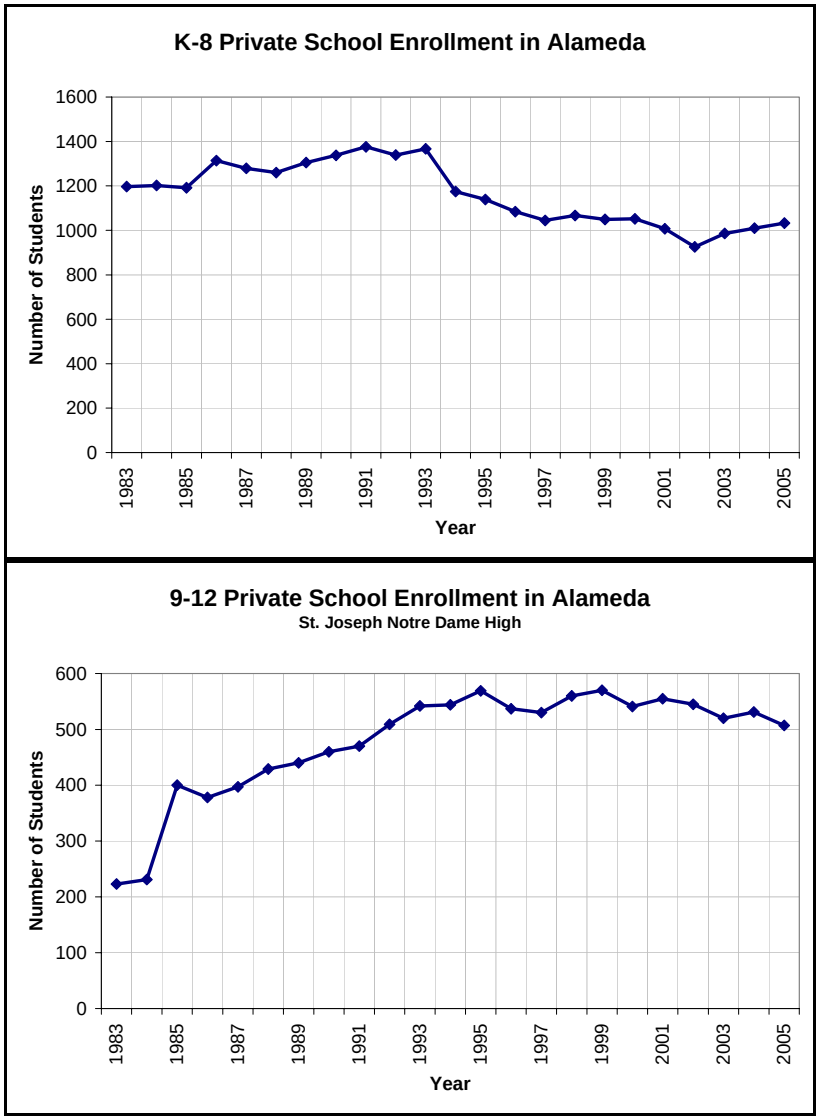

St. Barnabas
Alameda Christian
St. Joseph
Central Christian
St. Joseph Notre Dame HS
Rising Star Montesorry
St. Philip Neri
Peter Pan Academy
Chinese Christian Schools-Alameda
Alameda Private Schools
2005 Enrollments
500
250
33
0
.4
.8
1.2
Miles

Table B-1
Enrollments in Private Schools Located in Alameda Unified

	Alameda Christian	Appleseed	Calvary Christian	Carden	Central Christian	Child Unique Montessori	Chinese Christian-Alameda	Garner Primary	Peter Pan	Redwood Day	Rising Star Montessori	St. Barnabas	St. Joseph Elem	St. Philip Neri	Total K-8	St. Joseph Notre Dame High
1983	93	46						71	141		51	268	246	281	1197	223
1984	97	47							151		80	269	264	294	1202	231
1985	85	44	30			7			145		84	265	260	272	1192	400
1986	77		47	145		21			117		77	263	292	275	1314	378
1987	92		33	145		24			99		93	233	276	284	1279	397
1988	79		42	145		20			93		101	215	286	279	1260	429
1989	92		56			22			87	163	77	221	303	284	1305	440
1990	92		64			40			74	178	46	253	302	289	1338	460
1991	101		79			42			84	175	44	246	308	297	1376	470
1992	72		87			23			92	181	39	239	309	297	1339	509
1993	65		78			37			103	186	48	246	310	294	1367	542
1994	35		81			20		53	104		49	230	312	291	1175	544
1995	42		75			22		64	84		42	217	311	282	1139	569
1996	37		76			41			94		44	199	309	284	1084	537
1997	66					19			99		45	210	312	294	1045	530
1998	66					26			89		47	226	313	300	1067	560
1999	70					6			100		49	222	310	292	1049	570
2000	98								79		60	207	311	297	1052	541
2001	100								65		49	196	306	291	1007	555
2002	97				22				48			168	307	284	926	545
2003	93				30		86		51			141	307	278	986	520
2004	93				35		135		32			153	291	271	1010	531
2005	78				48		170		33		45	124	261	274	1033	507

Chart B-1


K-8 Private School Enrollment in Alameda
Number of Students
1600
1400
1200
1000
800
600
400
200
0
1983
1985
1987
1989
1991
1993
1995
1997
1999
2001
2003
2005
Year
9-12 Private School Enrollment in Alameda
St. Joseph Notre Dame High
Number of Students
600
500
400
300
200
100
0
1983
1985
1987
1989
1991
1993
1995
1997
1999
2001
2003
2005
Year

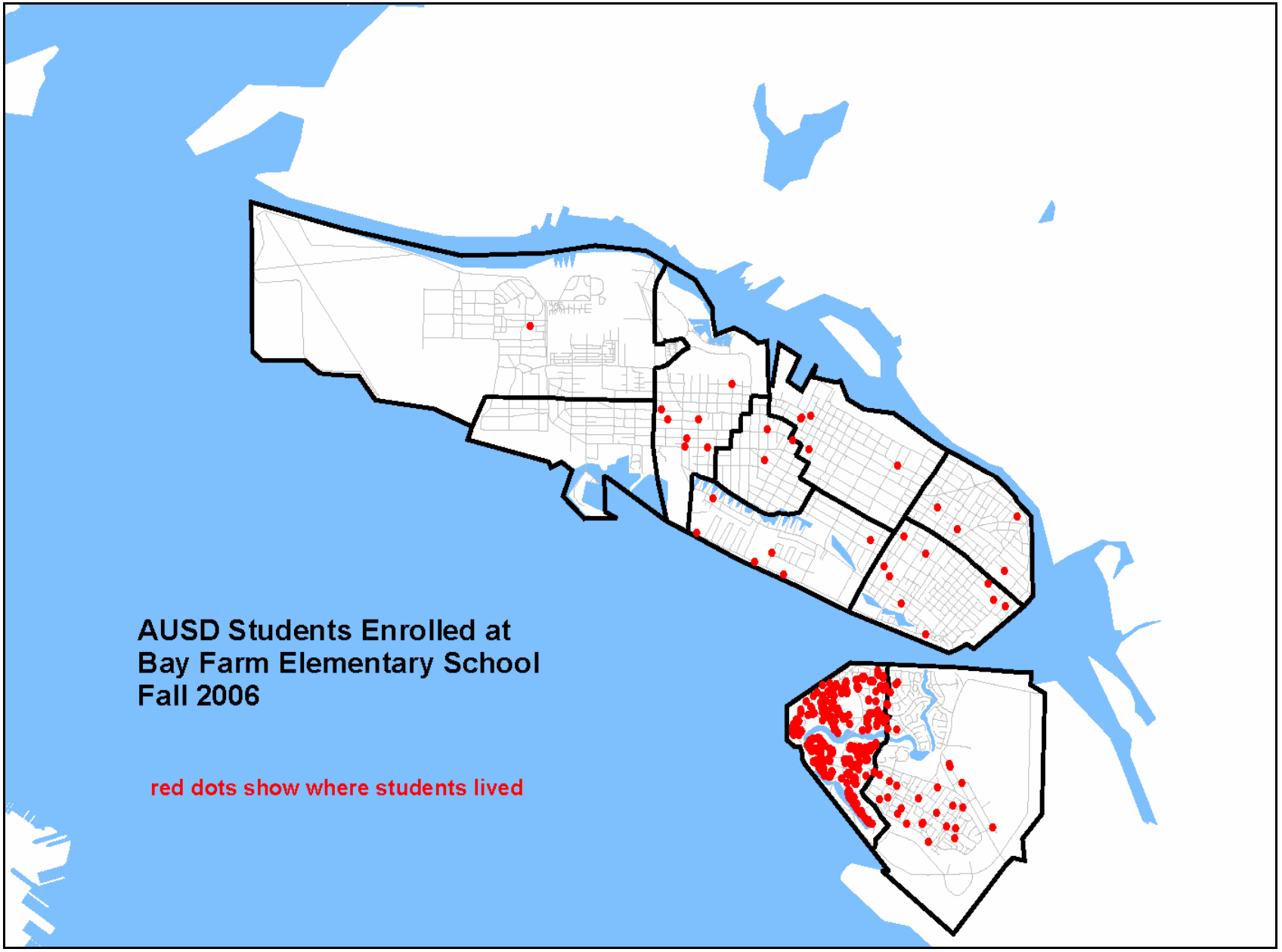
Appendix C: Maps of Students' Residences

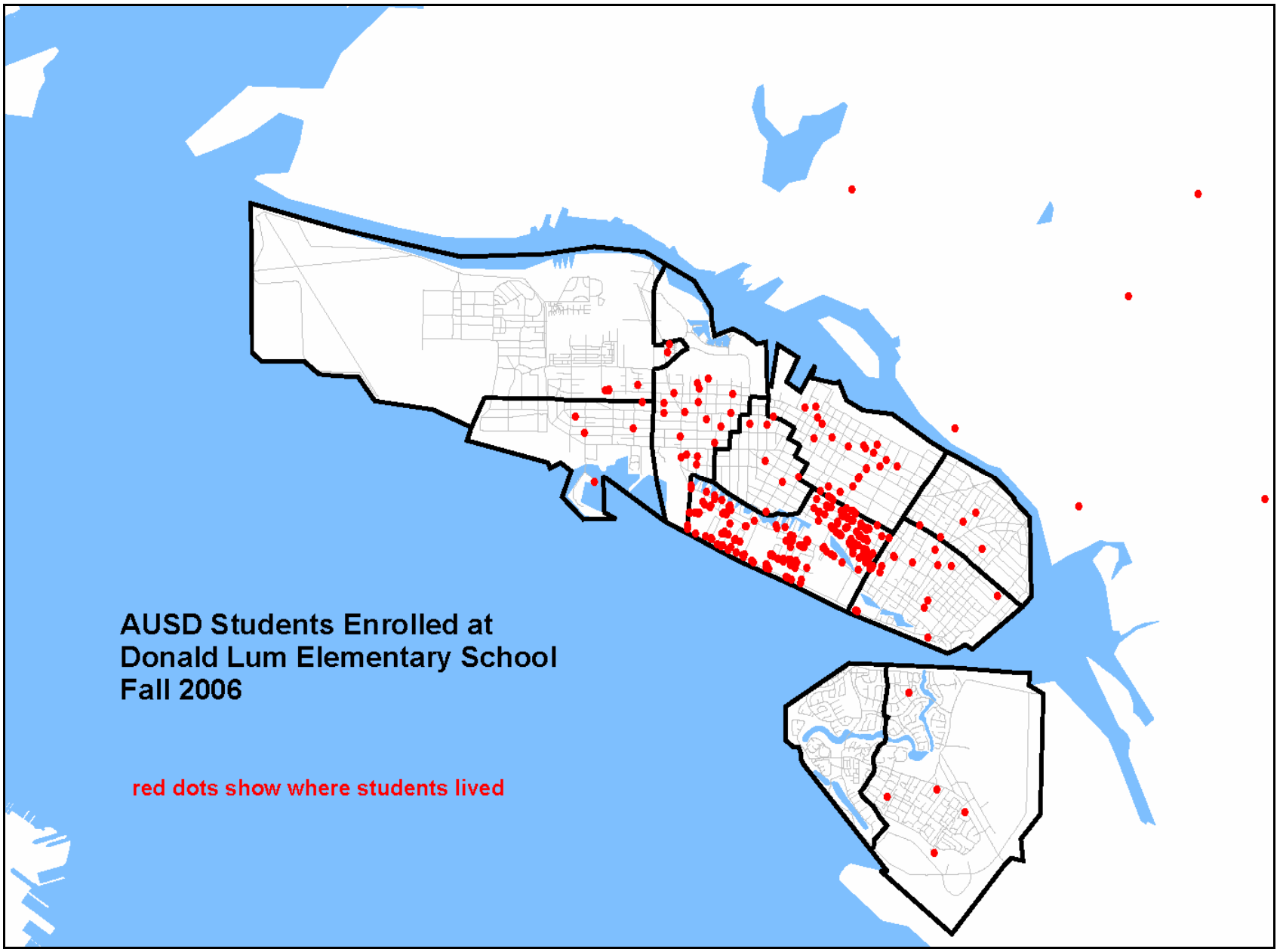
Elementary
Bay Farm, Donald Lum, Earhart, Edison, Franklin, Haight, Otis, Paden, Ruby Bridges, Washington

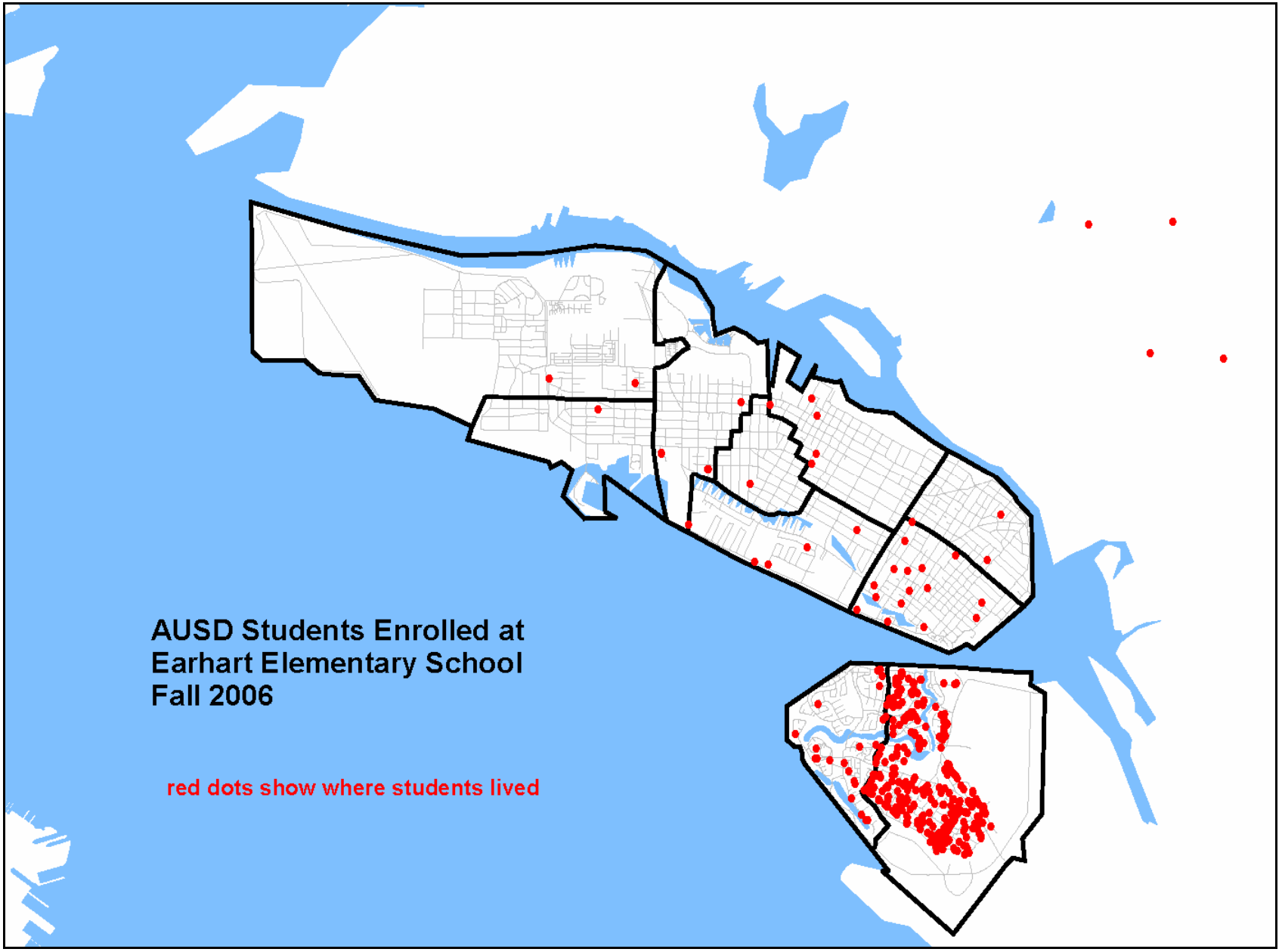
Middle
Chipman, Lincoln, Wood

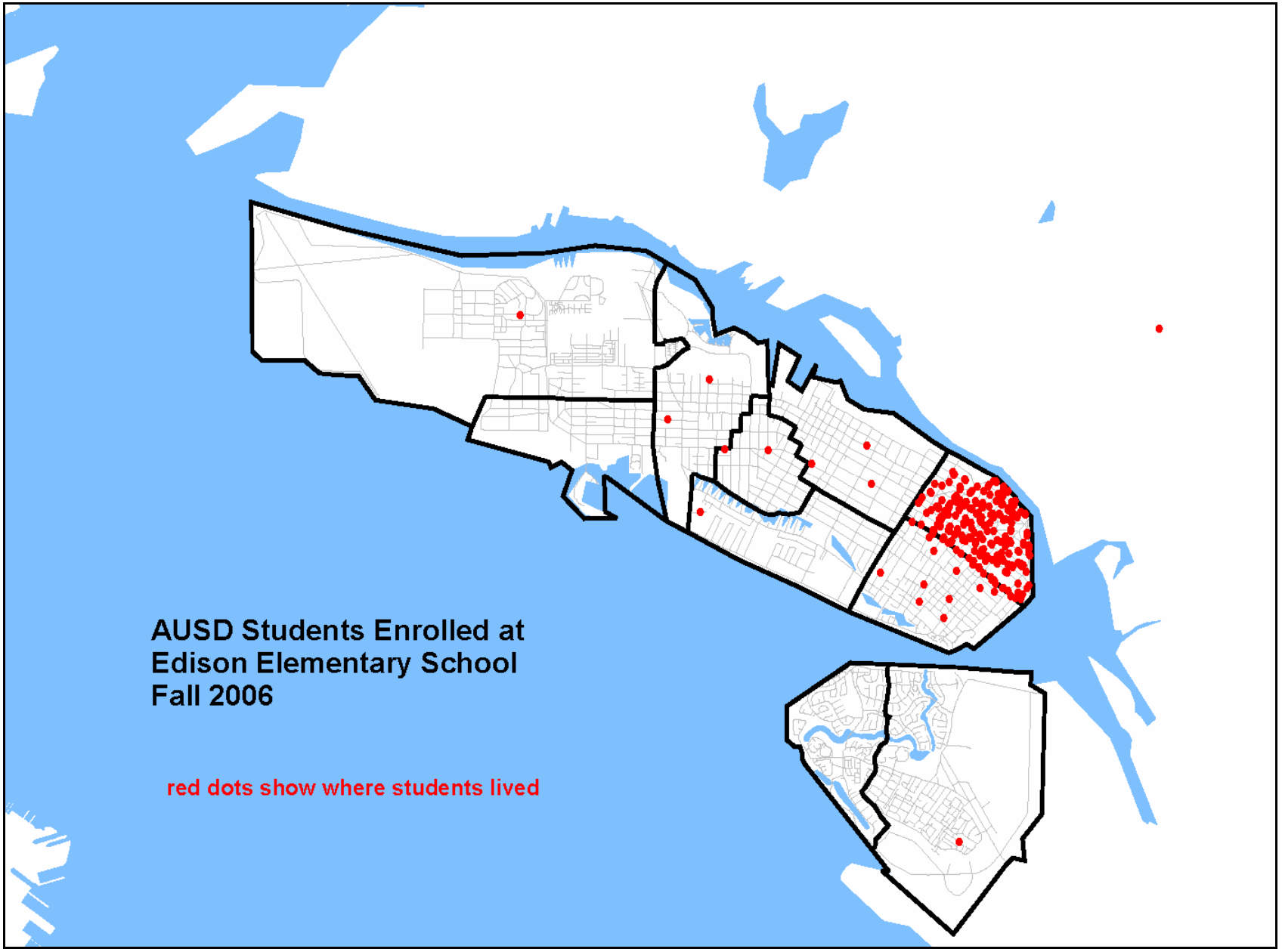
High School
Alameda HS, Encinal HS, Island HS

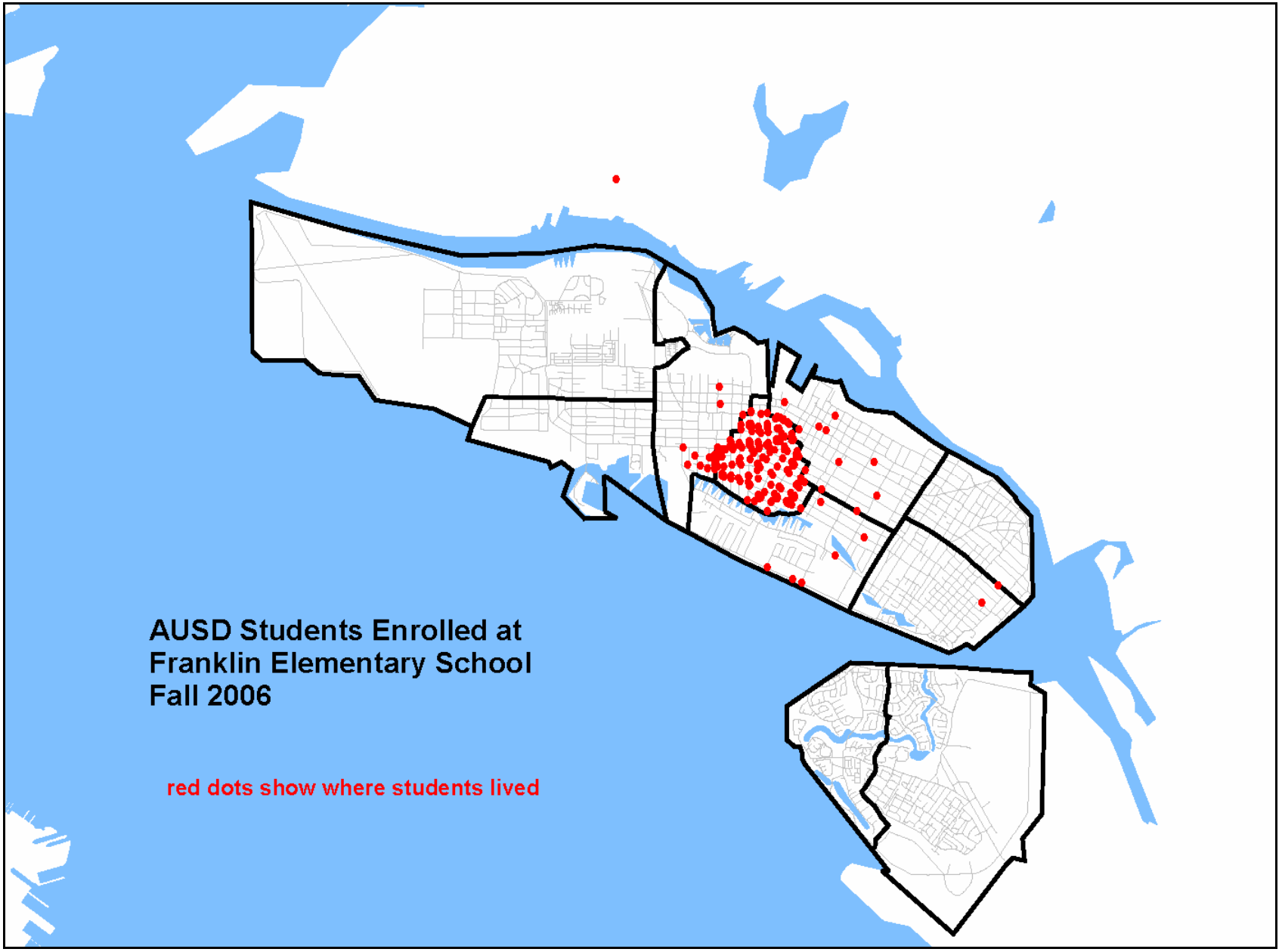
Other Programs
ASTI, ACLC

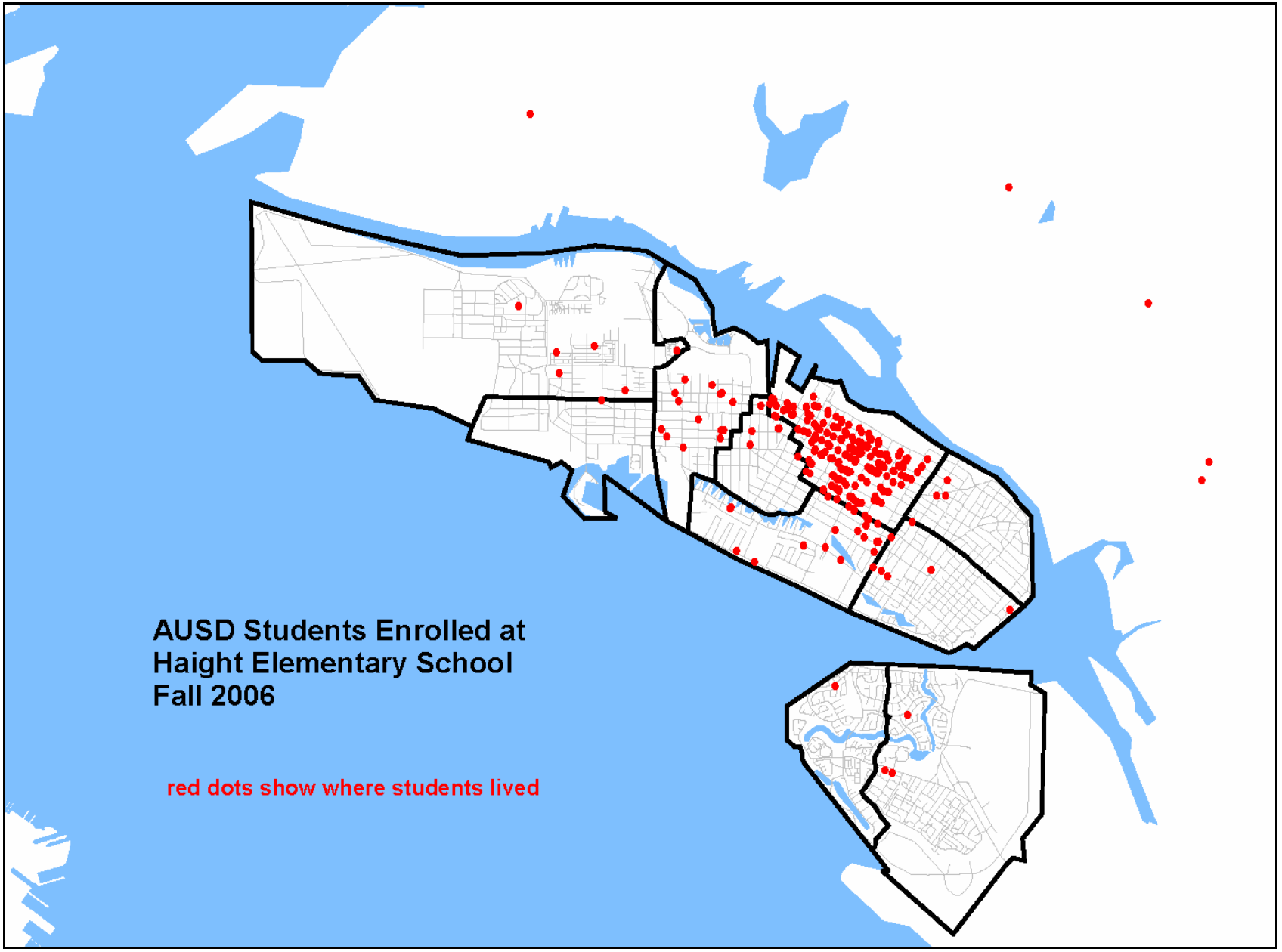

AUSD Students Enrolled at
Bay Farm Elementary School
Fall 2006
red dots show where students lived

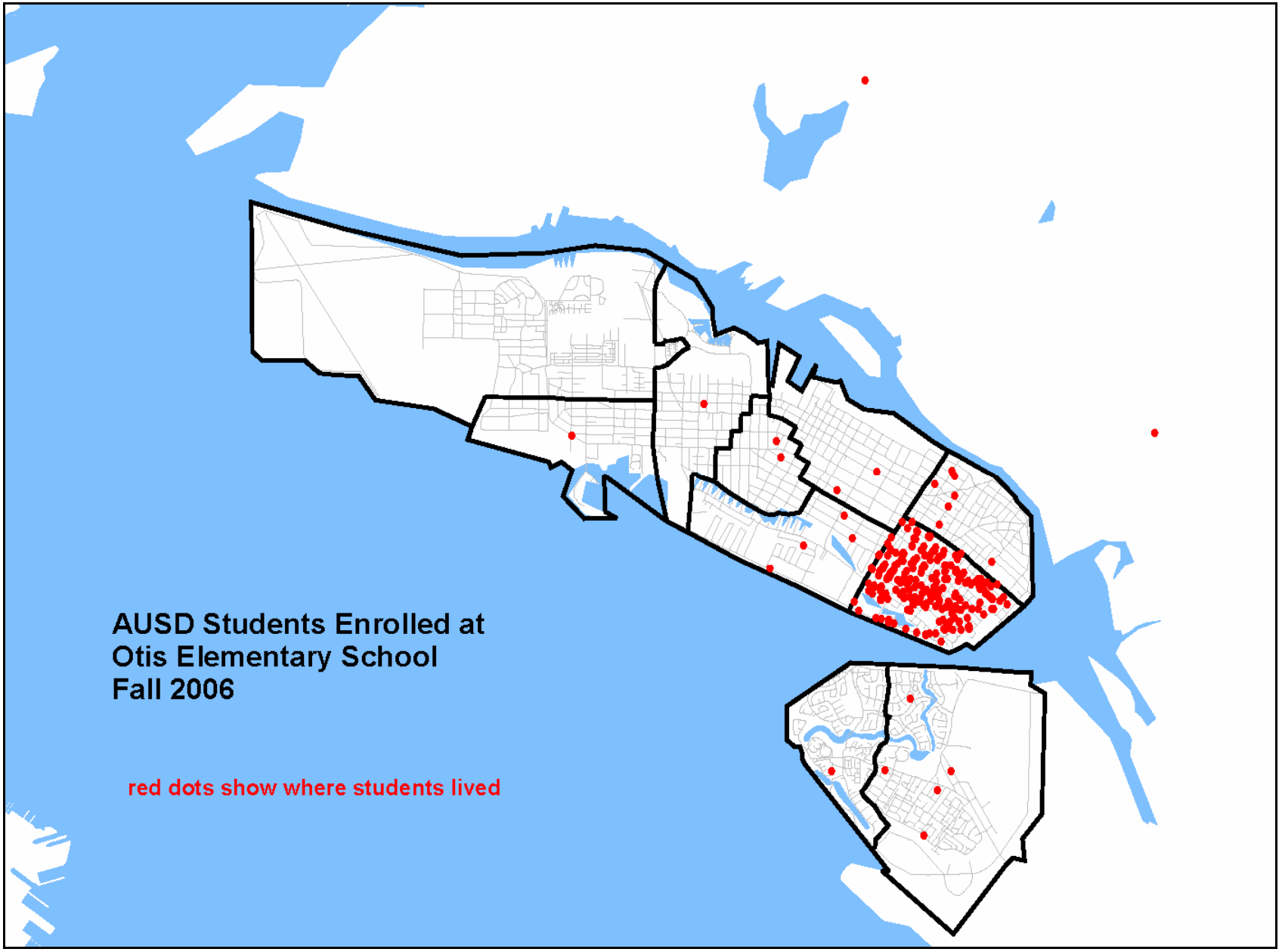

AUSD Students Enrolled at
Donald Lum Elementary School
Fall 2006
red dots show where students lived

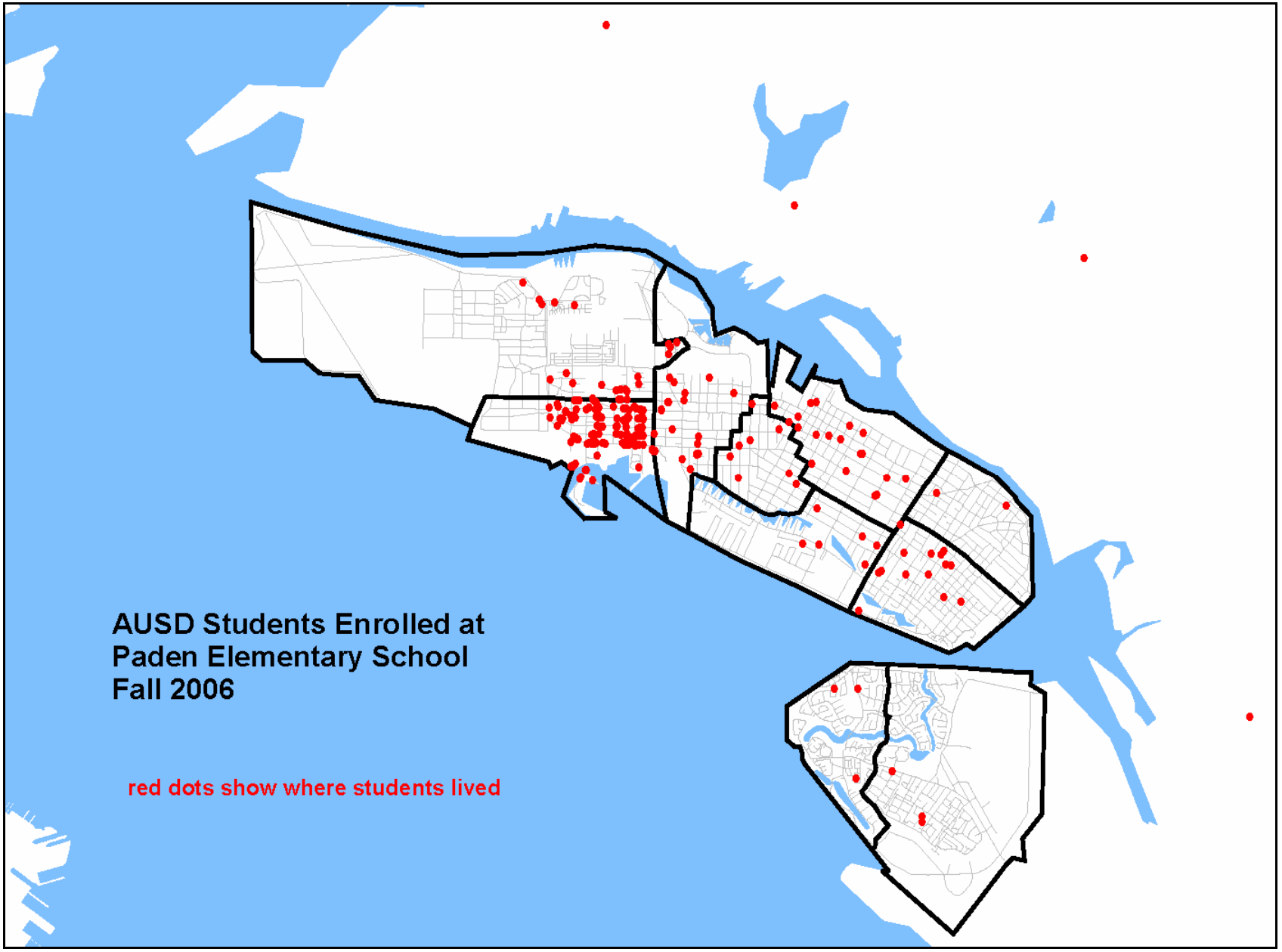

AUSD Students Enrolled at
Earhart Elementary School
Fall 2006
red dots show where students lived

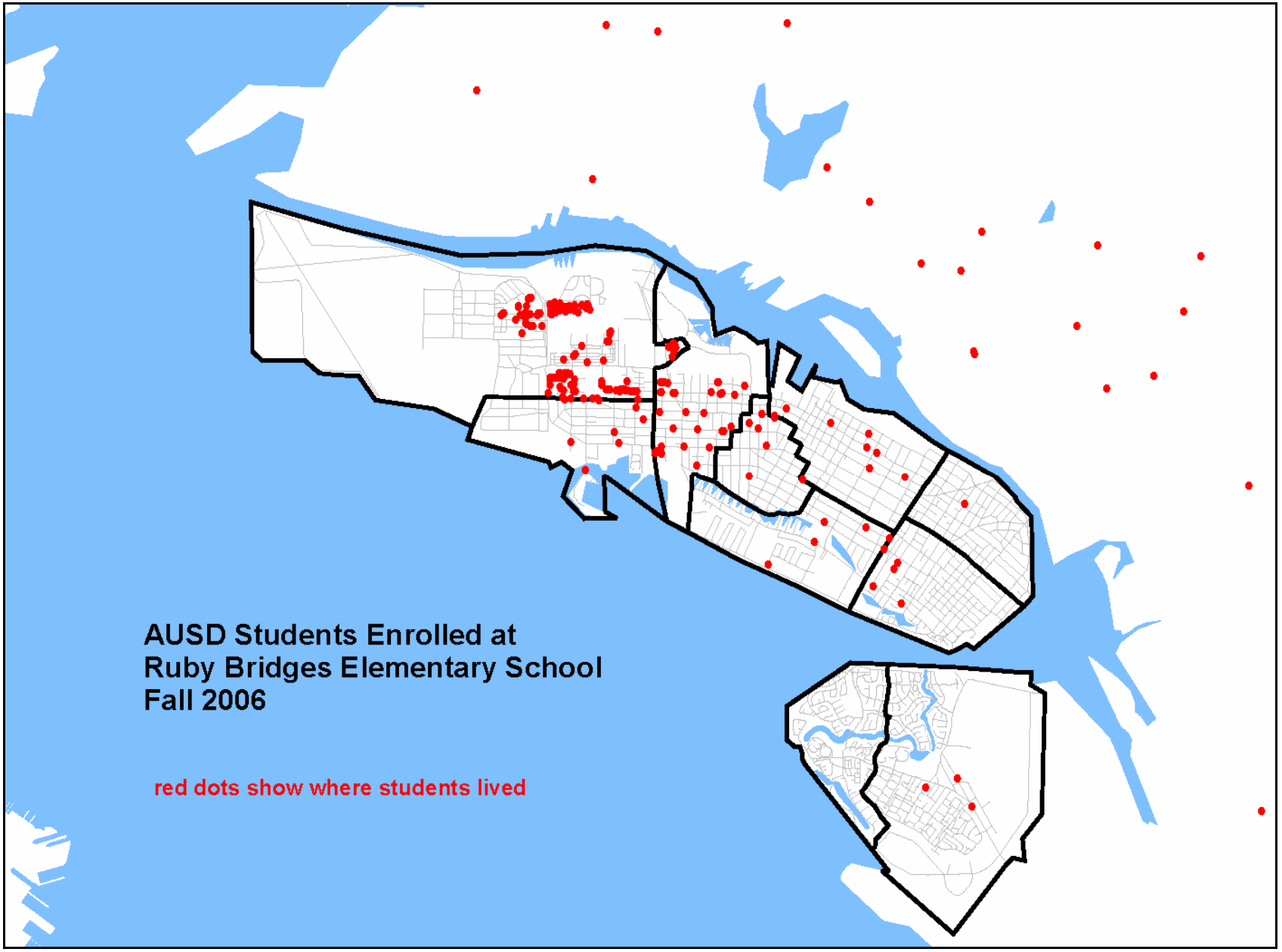

AUSD Students Enrolled at
Edison Elementary School
Fall 2006
red dots show where students lived

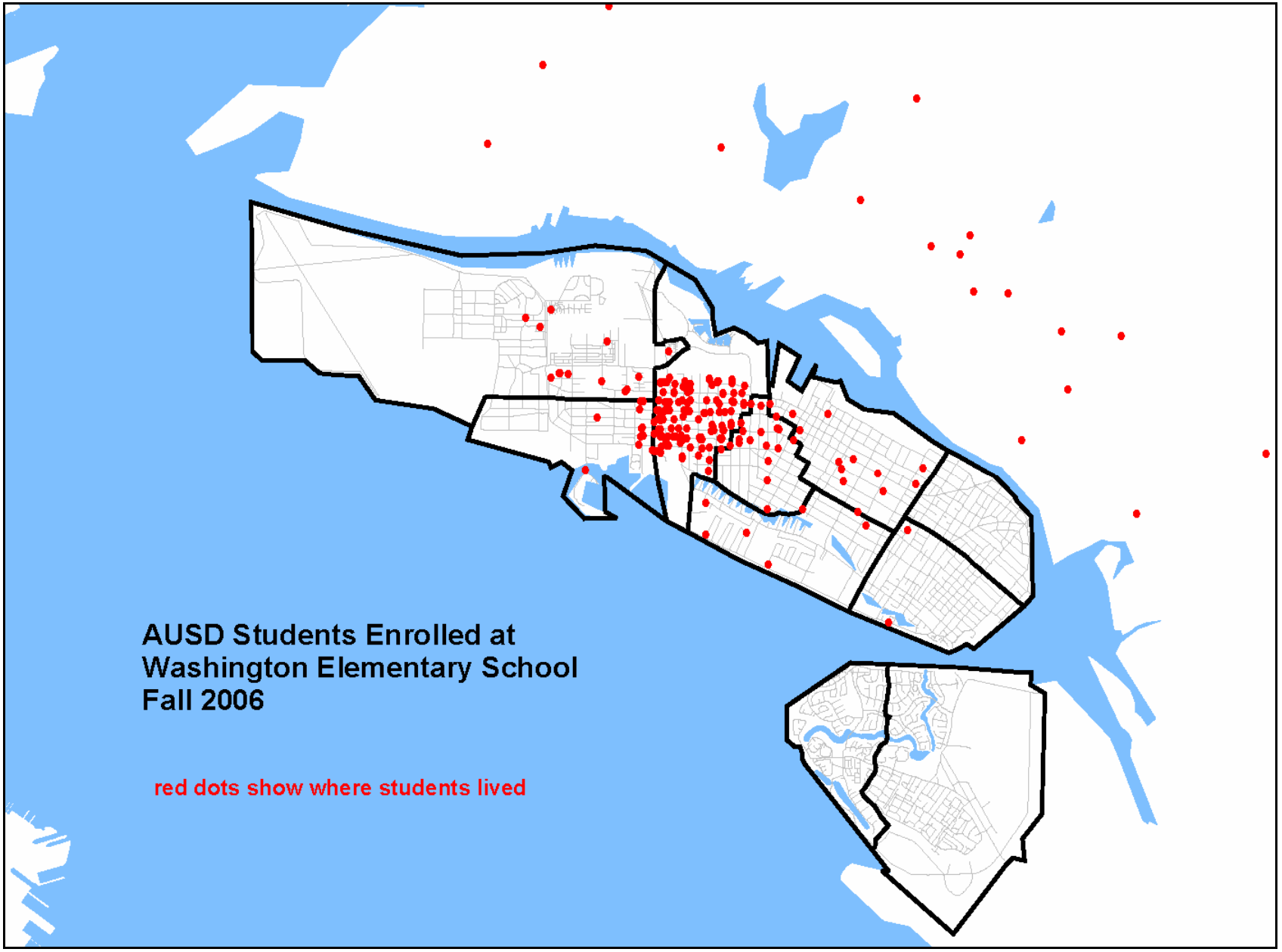

AUSD Students Enrolled at
Franklin Elementary School
Fall 2006
red dots show where students lived

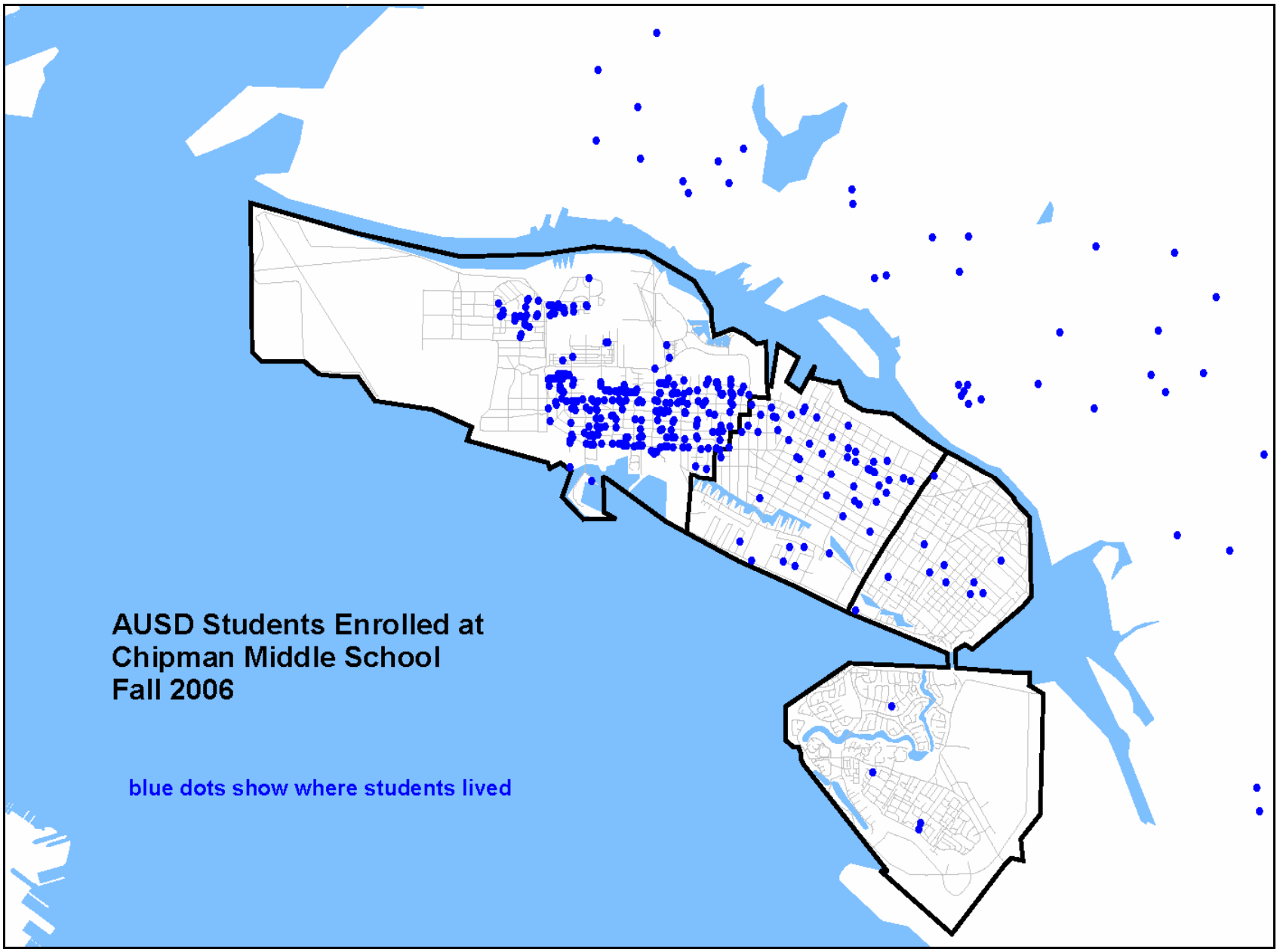

AUSD Students Enrolled at
Haight Elementary School
Fall 2006
red dots show where students lived

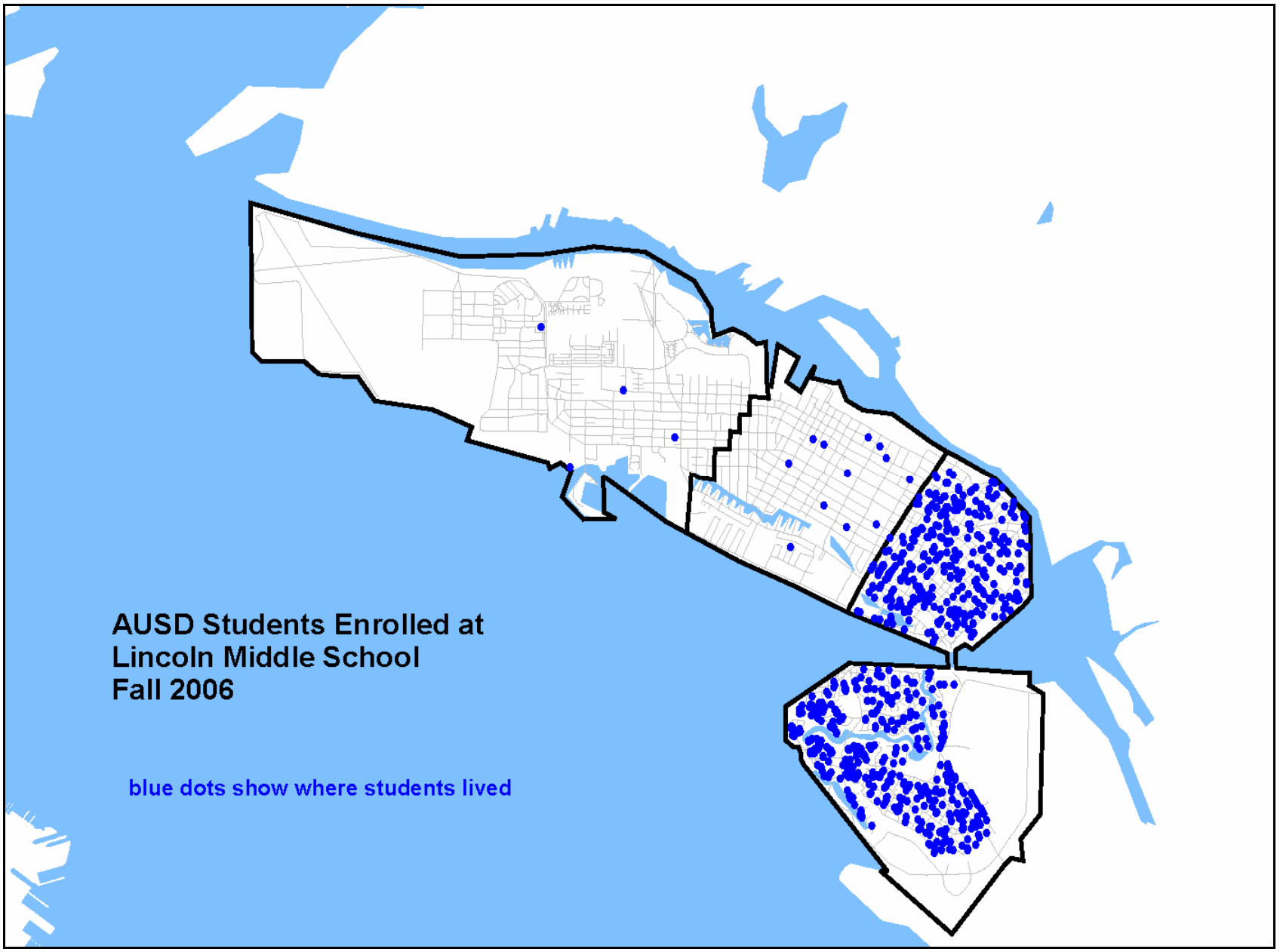

AUSD Students Enrolled at
Otis Elementary School
Fall 2006
red dots show where students lived

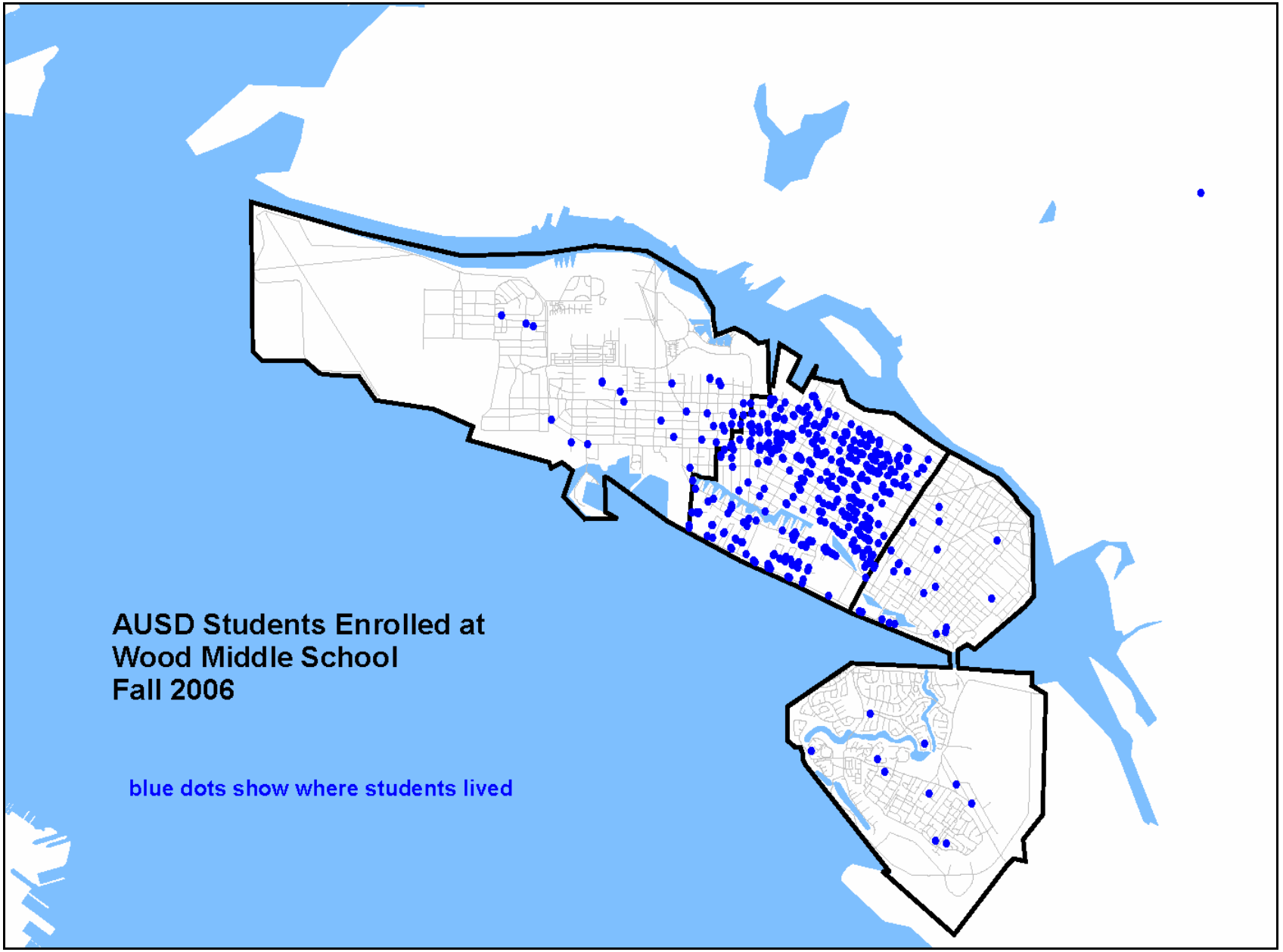

AUSD Students Enrolled at
Paden Elementary School
Fall 2006
red dots show where students lived

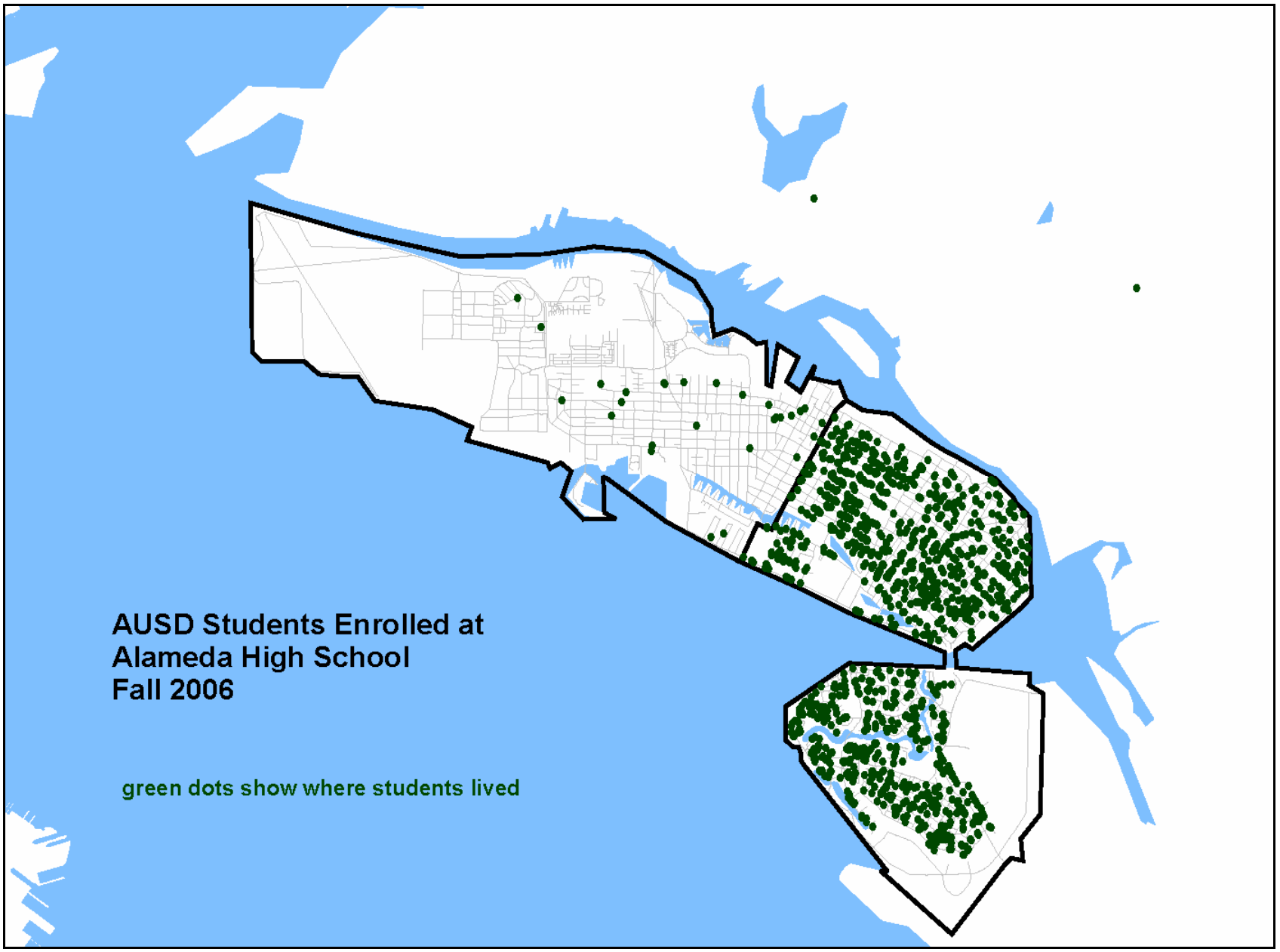

AUSD Students Enrolled at
Ruby Bridges Elementary School
Fall 2006
red dots show where students lived

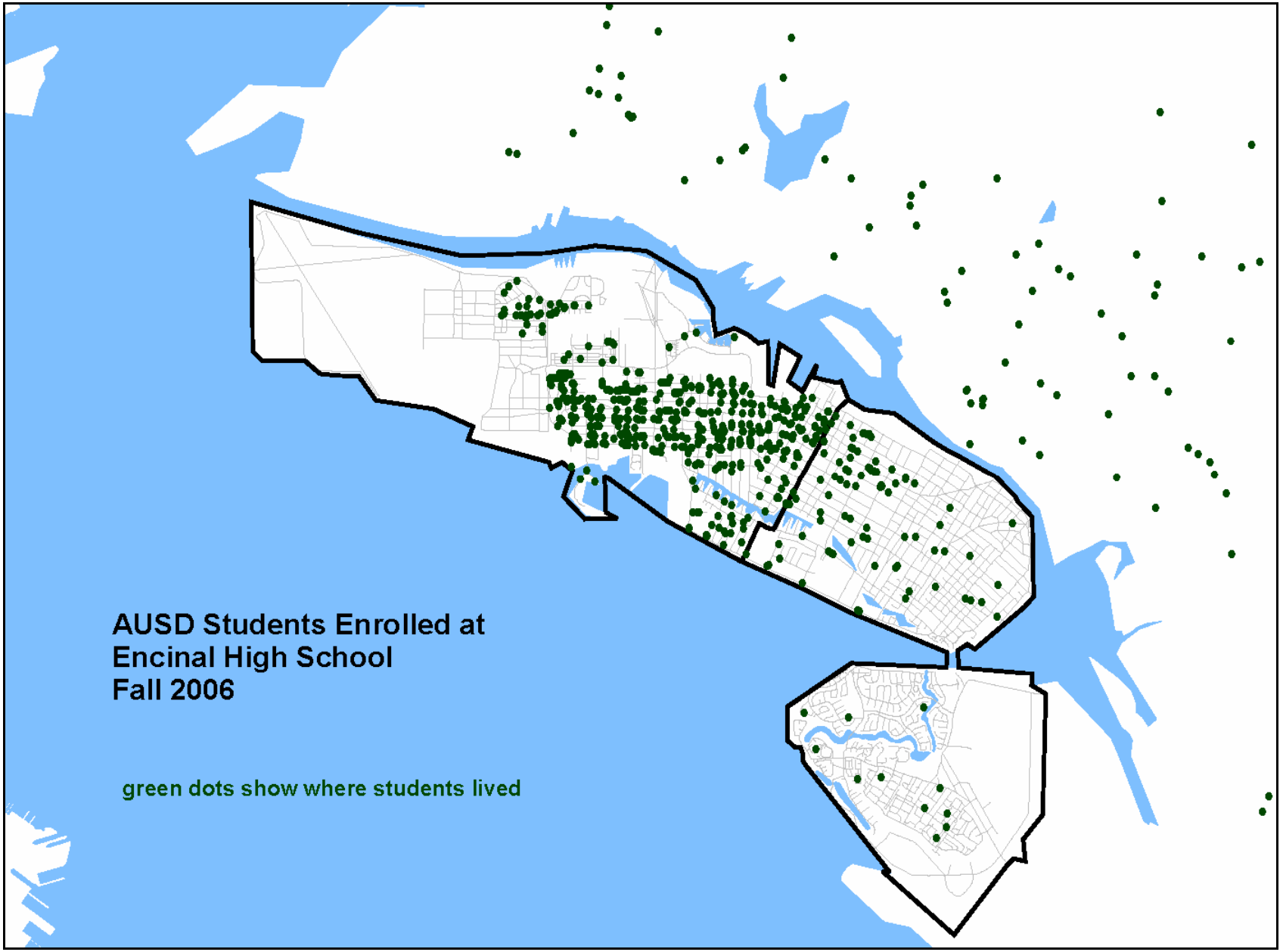

AUSD Students Enrolled at
Washington Elementary School
Fall 2006
red dots show where students lived

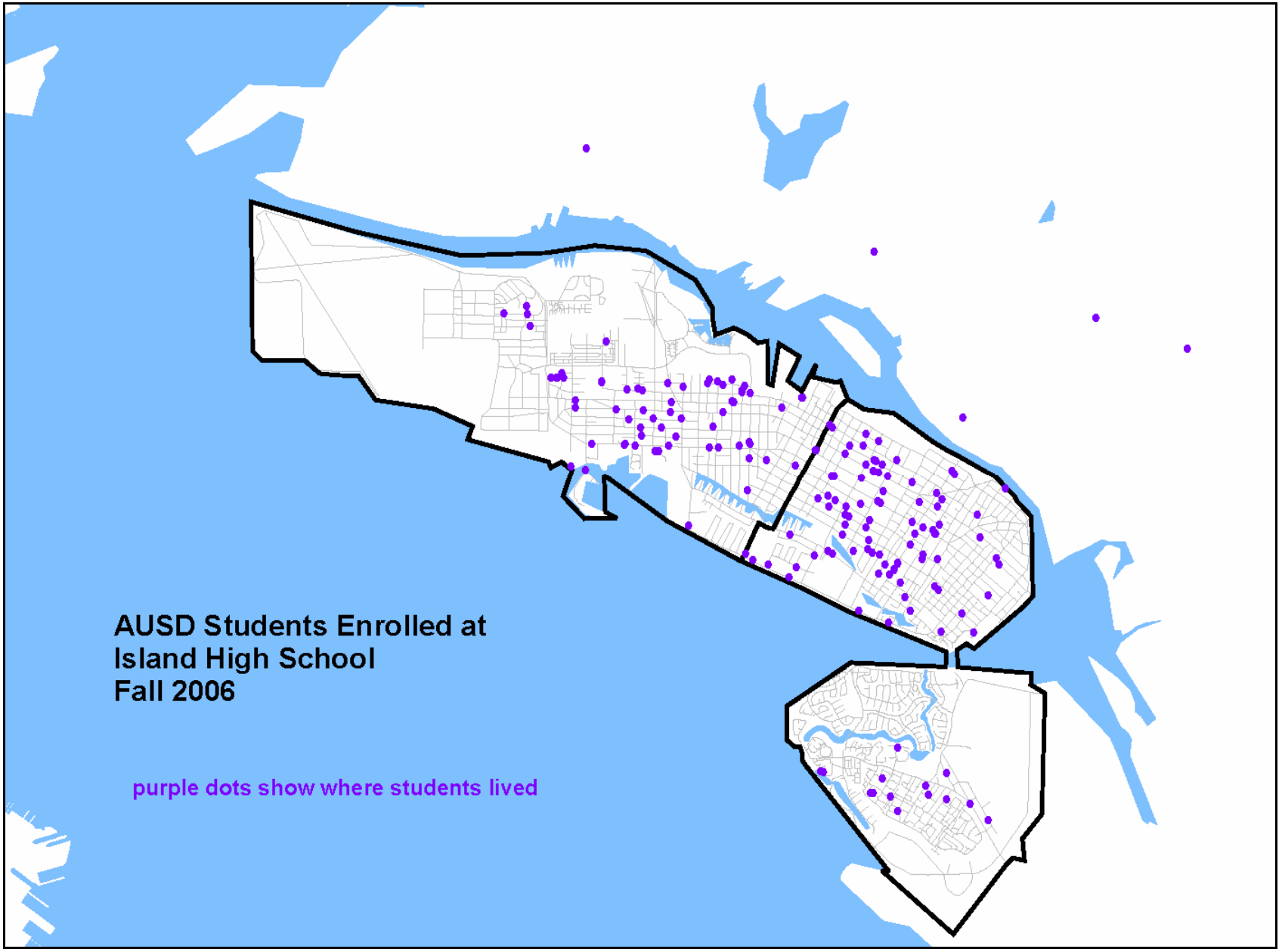

AUSD Students Enrolled at
Chipman Middle School
Fall 2006
blue dots show where students lived

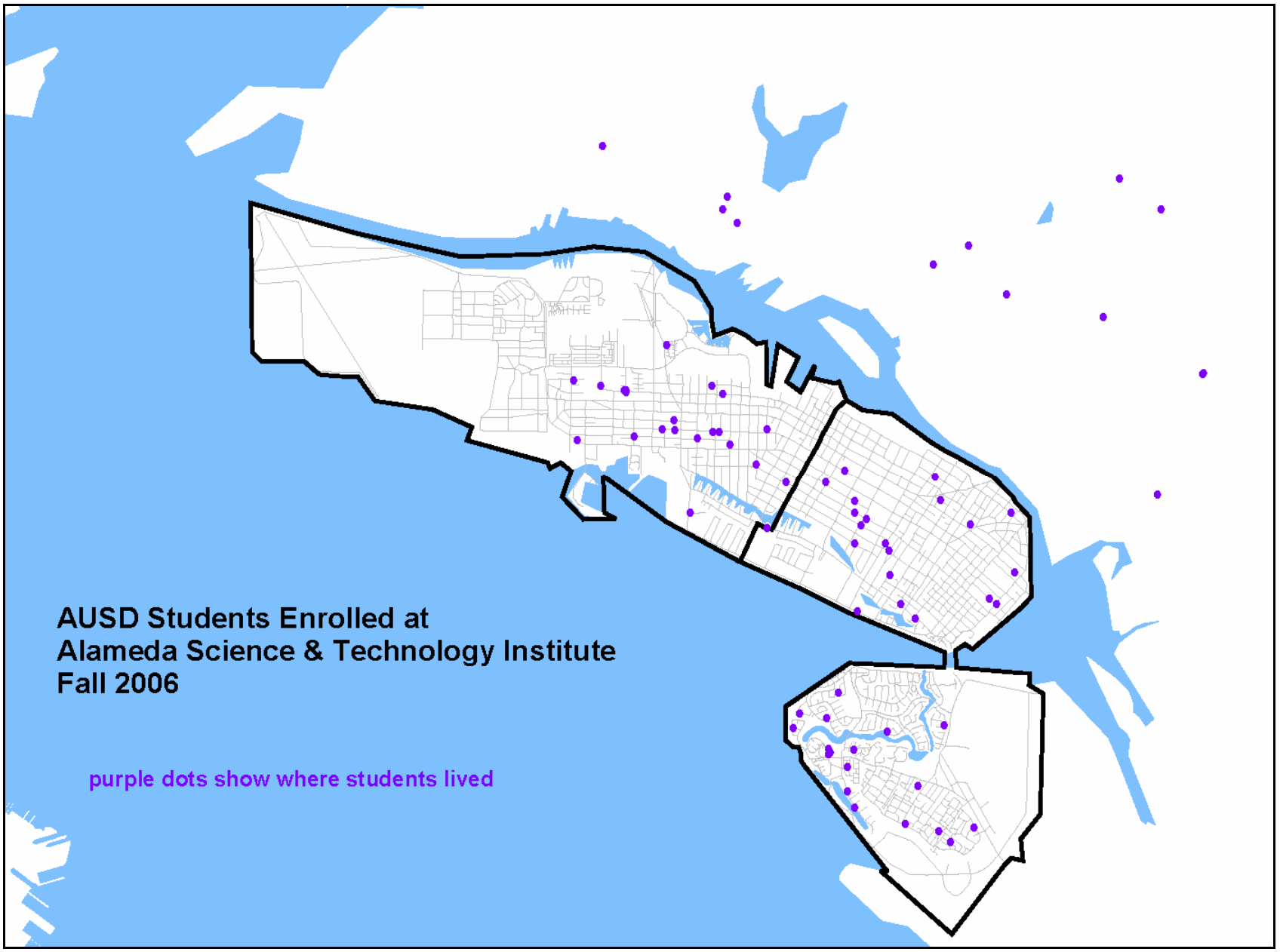

AUSD Students Enrolled at
Lincoln Middle School
Fall 2006
blue dots show where students lived

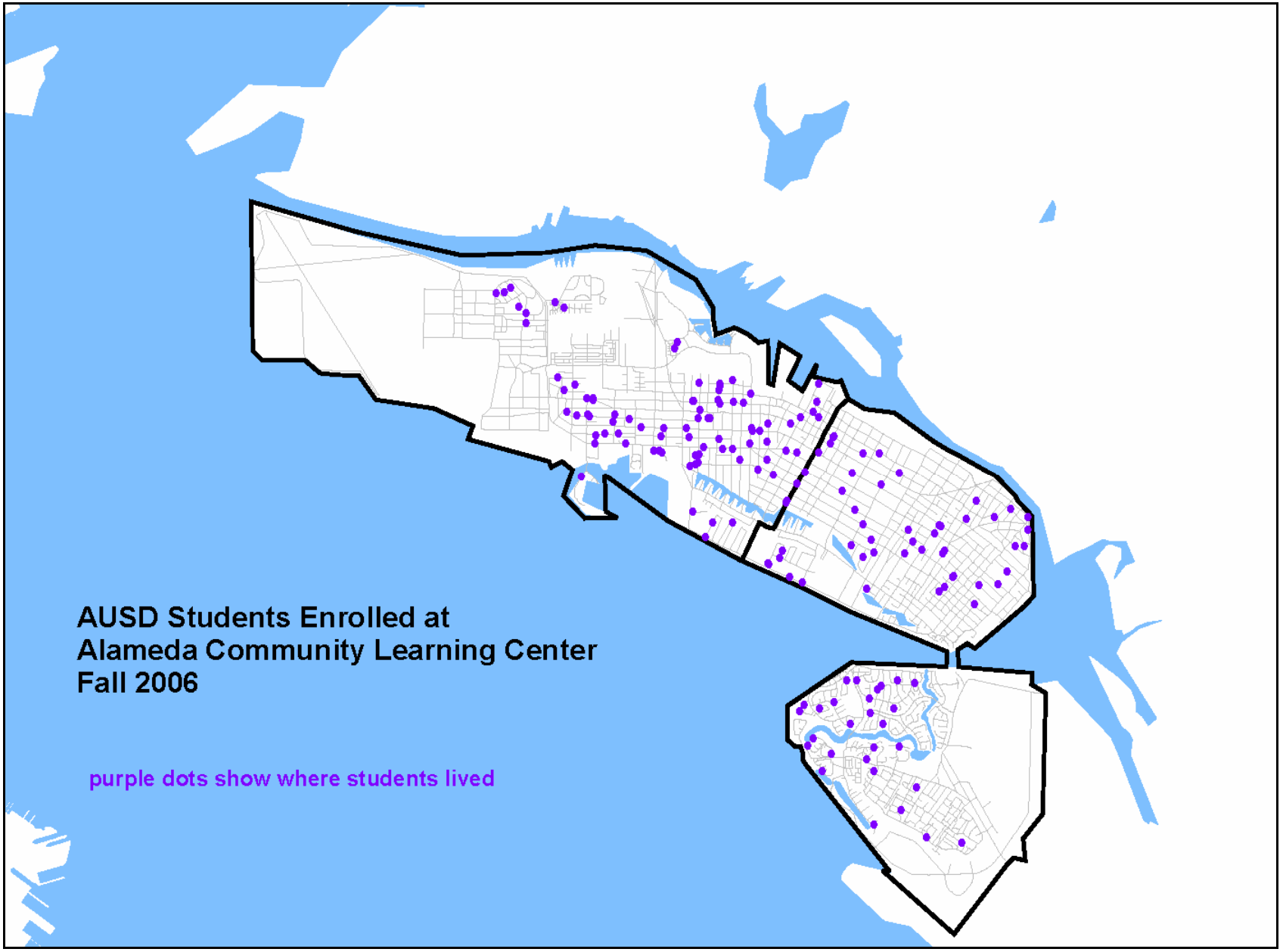

AUSD Students Enrolled at
Wood Middle School
Fall 2006
blue dots show where students lived


AUSD Students Enrolled at
Alameda High School
Fall 2006
green dots show where students lived


AUSD Students Enrolled at
Encinal High School
Fall 2006
green dots show where students lived


AUSD Students Enrolled at
Island High School
Fall 2006
purple dots show where students lived


AUSD Students Enrolled at
Alameda Science & Technology Institute
Fall 2006
purple dots show where students lived


AUSD Students Enrolled at
Alameda Community Learning Center
Fall 2006
purple dots show where students lived

Appendix D: Forecast Tables by Grade and Subarea

All Students (Excludes Charter Students)

	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016
K	**781**	**752**	**775**	**782**	**683**	**769**	**715**	**709**	**699**	**684**	678	724	696	681	684	688	695	697	704	710
1	**784**	**845**	**783**	**793**	**790**	**743**	**773**	**708**	**710**	**714**	719	706	751	719	706	712	717	721	726	734
2	**847**	**815**	**837**	**769**	**784**	**768**	**731**	**766**	**701**	**701**	735	734	720	760	730	720	727	729	736	741
3	**768**	**868**	**823**	**851**	**753**	**802**	**773**	**707**	**754**	**702**	701	727	723	705	747	721	711	715	720	728
4	**813**	**798**	**862**	**793**	**825**	**772**	**832**	**757**	**700**	**755**	717	719	742	734	719	765	739	726	733	738
5	**776**	**820**	**803**	**856**	**816**	**840**	**783**	**800**	**739**	**700**	764	719	718	738	732	720	766	737	728	735
6	**820**	**865**	**875**	**873**	**899**	**847**	**892**	**773**	**795**	**743**	717	770	722	717	739	737	725	768	742	733
7	**836**	**811**	**858**	**869**	**836**	**866**	**797**	**850**	**749**	**792**	746	720	769	717	714	740	738	723	770	744
8	**859**	**819**	**798**	**833**	**790**	**831**	**833**	**793**	**829**	**762**	809	761	732	777	727	728	754	749	738	784
9	**856**	**895**	**866**	**813**	**812**	**772**	**833**	**840**	**790**	**848**	798	838	787	754	802	755	756	779	778	766
10	**847**	**820**	**874**	**866**	**816**	**791**	**775**	**836**	**850**	**810**	879	826	863	809	778	829	783	781	807	806
11	**765**	**835**	**811**	**849**	**794**	**788**	**787**	**791**	**803**	**870**	824	896	840	874	821	794	845	796	798	824
12	**721**	**747**	**830**	**765**	**790**	**759**	**801**	**801**	**795**	**815**	899	848	917	858	893	844	817	866	820	822
K to 5	**4,769**	**4,898**	**4,883**	**4,844**	**4,651**	**4,694**	**4,607**	**4,447**	**4,303**	**4,256**	4,313	4,328	4,350	4,337	4,317	4,327	4,355	4,325	4,348	4,386
6 to 8	**2,515**	**2,495**	**2,531**	**2,575**	**2,525**	**2,544**	**2,522**	**2,416**	**2,373**	**2,297**	2,273	2,250	2,222	2,211	2,180	2,205	2,217	2,240	2,250	2,262
9 to 12	**3,189**	**3,297**	**3,381**	**3,293**	**3,212**	**3,110**	**3,196**	**3,268**	**3,238**	**3,343**	3,400	3,407	3,407	3,294	3,293	3,222	3,201	3,222	3,203	3,218
Total	**10,473**	**10,690**	**10,795**	**10,712**	**10,388**	**10,348**	**10,325**	**10,131**	**9,914**	**9,896**	9,986	9,985	9,980	9,842	9,790	9,754	9,773	9,786	9,800	9,865

Bay Farm Island

	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016
K	**157**	**169**	**151**	**193**	**149**	**170**	**148**	**156**	**159**	**155**	148	168	140	138	138	138	138	138	138	138
1	**180**	**185**	**175**	**171**	**193**	**171**	**179**	**164**	**165**	**167**	166	159	179	151	149	149	149	149	149	149
2	**191**	**190**	**192**	**161**	**162**	**187**	**171**	**181**	**165**	**162**	167	166	159	179	151	149	149	149	149	149
3	**177**	**197**	**184**	**193**	**166**	**171**	**186**	**176**	**181**	**164**	163	168	167	160	180	153	150	150	150	150
4	**162**	**187**	**200**	**175**	**188**	**173**	**179**	**190**	**171**	**186**	165	165	170	169	162	181	154	152	152	152
5	**172**	**176**	**186**	**209**	**178**	**200**	**174**	**168**	**185**	**165**	179	158	157	162	161	154	174	147	144	144
6	**150**	**190**	**171**	**193**	**202**	**176**	**201**	**178**	**174**	**188**	169	183	162	162	167	166	159	178	151	149
7	**154**	**152**	**183**	**167**	**177**	**186**	**163**	**200**	**170**	**161**	181	162	176	155	154	159	158	151	171	144
8	**156**	**158**	**149**	**177**	**171**	**176**	**184**	**163**	**188**	**179**	160	180	161	175	154	153	158	157	150	170
9	**145**	**150**	**160**	**139**	**159**	**159**	**151**	**165**	**166**	**183**	172	153	173	154	168	147	146	151	150	143
10	**135**	**138**	**149**	**158**	**140**	**161**	**152**	**148**	**175**	**160**	183	172	153	173	154	168	147	147	152	151
11	**123**	**131**	**140**	**146**	**150**	**145**	**170**	**163**	**143**	**181**	164	187	176	157	177	158	172	151	151	156
12	**105**	**122**	**128**	**130**	**147**	**145**	**144**	**160**	**154**	**151**	177	160	184	173	154	173	155	168	148	147
K to 5	**1039**	**1104**	**1088**	**1102**	**1036**	**1072**	**1037**	**1035**	**1026**	**999**	988	984	972	959	941	924	914	884	882	882
6 to 8	**460**	**500**	**503**	**537**	**550**	**538**	**548**	**541**	**532**	**528**	510	525	499	491	475	478	475	487	472	462
9 to 12	**508**	**541**	**577**	**573**	**596**	**610**	**617**	**636**	**638**	**675**	697	673	686	657	653	647	620	618	600	597
Total	**2007**	**2145**	**2168**	**2212**	**2182**	**2220**	**2202**	**2212**	**2196**	**2202**	2195	2181	2157	2107	2069	2049	2010	1989	1954	1941

Birth year	**1992**	**1993**	**1994**	**1995**	**1996**	**1997**	**1998**	**1999**	**2000**	**2001**	2002	2003	2004	2005
Births	**188**	**168**	**168**	**152**	**124**	**161**	**138**	**155**	**157**	**136**	130	147	123	121
K/B ratio	**84%**	**101%**	**90%**	**127%**	**120%**	**106%**	**107%**	**101%**	**101%**	**114%**	114%	114%	114%	114%

East of Park

	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016
K	**127**	**120**	**123**	**130**	**109**	**125**	**123**	**127**	**131**	**139**	135	145	152	130	130	130	130	130	130	130
1	**118**	**134**	**119**	**119**	**136**	**124**	**122**	**129**	**125**	**141**	144	139	150	157	135	135	135	135	135	135
2	**147**	**126**	**135**	**134**	**122**	**130**	**127**	**121**	**129**	**126**	141	144	139	150	157	135	135	135	135	135
3	**112**	**157**	**127**	**129**	**134**	**124**	**127**	**128**	**131**	**132**	131	146	148	144	155	162	139	139	139	139
4	**140**	**113**	**158**	**131**	**129**	**137**	**139**	**130**	**143**	**142**	142	140	155	158	154	164	171	149	149	149
5	**137**	**141**	**118**	**160**	**139**	**131**	**146**	**134**	**136**	**144**	143	142	141	156	159	154	165	172	150	150
6	**163**	**138**	**154**	**123**	**157**	**144**	**142**	**169**	**148**	**148**	160	159	159	157	172	175	171	181	188	166
7	**156**	**159**	**141**	**169**	**122**	**169**	**151**	**141**	**179**	**164**	156	169	167	167	166	181	183	179	190	197
8	**184**	**153**	**160**	**145**	**152**	**120**	**162**	**152**	**152**	**181**	169	161	173	172	172	170	185	188	184	194
9	**177**	**178**	**159**	**166**	**154**	**153**	**146**	**177**	**165**	**151**	190	178	170	182	181	181	179	194	197	193
10	**162**	**177**	**171**	**157**	**164**	**146**	**166**	**158**	**192**	**165**	160	199	187	179	191	190	190	188	203	206
11	**166**	**160**	**167**	**164**	**146**	**159**	**142**	**164**	**151**	**185**	160	155	194	181	174	186	185	184	183	198
12	**138**	**172**	**144**	**144**	**156**	**143**	**154**	**155**	**163**	**156**	191	165	160	199	187	179	192	190	190	189
K to 5	**781**	**791**	**780**	**803**	**769**	**771**	**784**	**769**	**795**	**824**	834	856	886	895	889	880	875	860	838	838
6 to 8	**503**	**450**	**455**	**437**	**431**	**433**	**455**	**462**	**479**	**493**	485	489	499	496	510	526	539	548	562	557
9 to 12	**643**	**687**	**641**	**631**	**620**	**601**	**608**	**654**	**671**	**657**	700	697	711	742	733	736	745	757	773	785
Total	**1927**	**1928**	**1876**	**1871**	**1820**	**1805**	**1847**	**1885**	**1945**	**1974**	2020	2042	2096	2133	2131	2142	2160	2165	2172	2180

Birth year	**1992**	**1993**	**1994**	**1995**	**1996**	**1997**	**1998**	**1999**	**2000**	**2001**	2002	2003	2004	2005
Births	**158**	**157**	**160**	**169**	**131**	**150**	**146**	**143**	**149**	**155**	150	162	170	145
K/B ratio	**80%**	**76%**	**77%**	**77%**	**83%**	**83%**	**84%**	**89%**	**88%**	**90%**	90%	90%	90%	90%

Central: Webster to Park

	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016
K	**279**	**298**	**305**	**276**	**264**	**278**	**268**	**258**	**275**	**254**	248	259	246	256	256	256	256	256	256	256
1	**315**	**298**	**304**	**306**	**270**	**276**	**291**	**263**	**279**	**286**	263	257	268	255	265	265	265	265	265	265
2	**314**	**323**	**293**	**292**	**306**	**264**	**272**	**302**	**270**	**266**	288	265	258	270	257	267	267	267	267	267
3	**282**	**322**	**321**	**306**	**278**	**311**	**274**	**261**	**295**	**266**	259	280	257	251	262	250	259	259	259	259
4	**317**	**296**	**326**	**299**	**288**	**275**	**326**	**266**	**255**	**283**	257	250	272	249	242	254	241	251	251	251
5	**298**	**322**	**293**	**314**	**297**	**289**	**268**	**320**	**283**	**262**	289	263	256	278	255	248	260	247	257	257
6	**306**	**325**	**341**	**308**	**346**	**307**	**332**	**266**	**331**	**276**	263	290	264	257	278	255	249	260	248	257
7	**355**	**316**	**319**	**328**	**316**	**321**	**292**	**312**	**267**	**330**	269	256	283	257	250	272	249	242	254	241
8	**331**	**334**	**300**	**313**	**307**	**313**	**313**	**304**	**321**	**271**	338	278	264	291	266	258	280	257	251	262
9	**341**	**367**	**368**	**290**	**310**	**289**	**321**	**325**	**296**	**346**	281	348	287	274	301	275	268	290	267	260
10	**368**	**334**	**359**	**361**	**314**	**289**	**292**	**328**	**326**	**308**	353	287	355	294	281	308	282	275	296	273
11	**314**	**371**	**323**	**331**	**328**	**294**	**298**	**295**	**324**	**349**	315	360	295	362	301	288	315	289	282	304
12	**281**	**315**	**370**	**284**	**313**	**304**	**305**	**304**	**308**	**321**	354	321	365	300	367	307	293	320	295	287
K to 5	**1805**	**1859**	**1842**	**1793**	**1703**	**1693**	**1699**	**1670**	**1657**	**1617**	1603	1574	1557	1558	1537	1540	1548	1545	1555	1555
6 to 8	**992**	**975**	**960**	**949**	**969**	**941**	**937**	**882**	**919**	**877**	870	823	811	805	794	785	778	760	752	760
9 to 12	**1304**	**1387**	**1420**	**1266**	**1265**	**1176**	**1216**	**1252**	**1254**	**1324**	1303	1316	1302	1230	1250	1178	1158	1174	1140	1125
Total	**4101**	**4221**	**4222**	**4008**	**3937**	**3810**	**3852**	**3804**	**3830**	**3818**	3777	3713	3671	3594	3582	3503	3484	3479	3447	3440

Birth year	**1992**	**1993**	**1994**	**1995**	**1996**	**1997**	**1998**	**1999**	**2000**	**2001**	2002	2003	2004	2005
Births	**427**	**407**	**443**	**400**	**411**	**379**	**336**	**374**	**378**	**359**	350	366	348	362
K/B ratio	**65%**	**73%**	**69%**	**69%**	**64%**	**73%**	**80%**	**69%**	**73%**	**71%**	71%	71%	71%	71%

West of Webster, S of Atlantic (Excluding Harbor Island/ Summer House Apts)

	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016
K	**134**	**97**	**102**	**89**	**67**	**101**	**78**	**89**	**77**	**83**	83	83	83	83	83	83	83	83	83	83
1	**92**	**128**	**92**	**102**	**100**	**76**	**92**	**71**	**84**	**60**	73	73	73	73	73	73	73	73	73	73
2	**94**	**97**	**121**	**87**	**94**	**92**	**72**	**91**	**73**	**84**	60	74	74	74	74	74	74	74	74	74
3	**103**	**94**	**104**	**117**	**84**	**85**	**91**	**70**	**85**	**77**	83	59	72	72	72	72	72	72	72	72
4	**103**	**103**	**81**	**96**	**116**	**74**	**87**	**91**	**72**	**85**	78	83	60	73	73	73	73	73	73	73
5	**95**	**103**	**107**	**81**	**101**	**109**	**89**	**84**	**80**	**72**	80	73	79	55	68	68	68	68	68	68
6	**114**	**111**	**103**	**115**	**90**	**101**	**119**	**74**	**77**	**71**	62	70	63	68	45	58	58	58	58	58
7	**85**	**103**	**102**	**99**	**107**	**82**	**91**	**108**	**76**	**77**	68	59	67	60	65	42	55	55	55	55
8	**104**	**90**	**107**	**84**	**79**	**95**	**89**	**83**	**99**	**74**	71	62	52	61	53	59	35	49	49	49
9	**104**	**119**	**84**	**111**	**91**	**74**	**89**	**90**	**87**	**96**	75	71	62	53	61	54	60	36	49	49
10	**90**	**92**	**109**	**84**	**110**	**95**	**77**	**91**	**83**	**97**	98	76	73	64	55	63	56	61	38	51
11	**73**	**93**	**106**	**100**	**83**	**99**	**83**	**81**	**100**	**85**	102	103	81	78	69	60	68	61	66	43
12	**103**	**73**	**92**	**97**	**88**	**86**	**100**	**87**	**93**	**103**	91	108	109	88	84	75	66	74	67	73
K to 5	**621**	**622**	**607**	**572**	**562**	**537**	**509**	**496**	**471**	**461**	457	445	441	430	444	444	444	444	444	444
6 to 8	**303**	**304**	**312**	**298**	**276**	**278**	**299**	**265**	**252**	**222**	200	190	182	189	163	159	148	162	162	162
9 to 12	**370**	**377**	**391**	**392**	**372**	**354**	**349**	**349**	**363**	**381**	366	359	326	283	269	252	249	232	220	216
Total	**1294**	**1303**	**1310**	**1262**	**1210**	**1169**	**1157**	**1110**	**1086**	**1064**	1023	994	948	902	876	854	841	838	826	821

Harbor Island/ Summer House Apartments

	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016
K	**37**	**39**	**45**	**34**	**25**	**33**	**30**	**11**		**1**	4	7	7	7	7	7	7	7	7	7
1	**35**	**50**	**46**	**42**	**35**	**27**	**28**	**14**	**2**	**1**	4	7	7	7	7	7	7	7	7	7
2	**42**	**35**	**37**	**41**	**41**	**36**	**29**	**10**	**1**	**1**	4	7	7	7	7	7	7	7	7	7
3	**42**	**49**	**40**	**40**	**35**	**44**	**31**	**10**	**1**	**1**	4	7	7	7	7	7	7	7	7	7
4	**39**	**51**	**50**	**35**	**37**	**43**	**42**	**16**	**1**		4	7	7	7	7	7	7	7	7	7
5	**29**	**33**	**45**	**42**	**38**	**37**	**41**	**20**	**1**	**1**	4	7	7	7	7	7	7	7	7	7
6	**30**	**41**	**44**	**48**	**53**	**41**	**37**	**25**		**1**	4	7	7	7	7	7	7	7	7	7
7	**33**	**31**	**41**	**38**	**40**	**53**	**32**	**18**	**2**		4	7	7	7	7	7	7	7	7	7
8	**29**	**34**	**34**	**32**	**27**	**43**	**36**	**17**	**2**	**1**	4	7	7	7	7	7	7	7	7	7
9	**35**	**33**	**52**	**49**	**41**	**31**	**42**	**19**	**1**		4	7	7	7	7	7	7	7	7	7
10	**37**	**38**	**42**	**46**	**43**	**34**	**38**	**24**		**3**	4	7	7	7	7	7	7	7	7	7
11	**41**	**35**	**42**	**37**	**36**	**34**	**32**	**24**		**1**	4	7	7	7	7	7	7	7	7	7
12	**34**	**34**	**36**	**40**	**36**	**30**	**31**	**19**	**1**		4	7	7	7	7	7	7	7	7	7
K to 5	**224**	**257**	**263**	**234**	**211**	**220**	**201**	**81**	**6**	**5**	24	42	42	42	42	42	42	42	42	42
6 to 8	**92**	**106**	**119**	**118**	**120**	**137**	**105**	**60**	**4**	**2**	12	21	21	21	21	21	21	21	21	21
9 to 12	**147**	**140**	**172**	**172**	**156**	**129**	**143**	**86**	**2**	**4**	16	28	28	28	28	28	28	28	28	28
Total	**463**	**503**	**554**	**524**	**487**	**486**	**449**	**227**	**12**	**11**	52	91	91	91	91	91	91	91	91	91

New Coast Guard Housing (Marina Village)

	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016
K	**17**	**9**	**22**	**21**	**17**	**9**	**19**	**17**	**17**	**15**	16	16	16	16	16	16	16	16	16	16
1	**16**	**19**	**9**	**13**	**11**	**13**	**6**	**22**	**12**	**17**	17	17	17	17	17	17	17	17	17	17
2	**17**	**14**	**17**	**11**	**17**	**13**	**11**	**5**	**18**	**13**	12	12	12	12	12	12	12	12	12	12
3	**13**	**13**	**16**	**15**	**11**	**15**	**13**	**9**	**10**	**14**	11	11	11	11	11	11	11	11	11	11
4	**16**	**12**	**12**	**13**	**19**	**13**	**14**	**12**	**8**	**10**	10	10	10	10	10	10	10	10	10	10
5	**12**	**9**	**17**	**12**	**11**	**11**	**14**	**15**	**10**	**6**	10	10	10	10	10	10	10	10	10	10
6	**14**	**12**	**11**	**12**	**7**	**10**	**7**	**6**	**7**	**7**	7	7	7	7	7	7	7	7	7	7
7	**15**	**9**	**20**	**10**	**8**	**5**	**10**	**4**	**9**	**7**	7	7	7	7	7	7	7	7	7	7
8	**9**	**8**	**8**	**14**	**8**	**9**	**3**	**11**	**5**	**7**	8	8	8	8	8	8	8	8	8	8
9	**14**	**8**	**9**	**7**	**11**	**7**	**8**	**5**	**8**	**3**	5	5	5	5	5	5	5	5	5	5
10	**13**	**6**	**4**	**3**	**8**	**7**	**4**	**8**	**5**	**4**	6	6	6	6	6	6	6	6	6	6
11	**7**	**6**	**7**	**8**	**8**	**6**	**5**	**3**	**7**	**6**	5	5	5	5	5	5	5	5	5	5
12	**2**	**4**	**6**	**4**	**7**	**7**	**6**	**6**	**2**	**5**	4	4	4	4	4	4	4	4	4	4
K to 5	**91**	**76**	**93**	**85**	**86**	**74**	**77**	**80**	**75**	**75**	77	77	77	77	77	77	77	77	77	77
6 to 8	**38**	**29**	**39**	**36**	**23**	**24**	**20**	**21**	**21**	**21**	21	21	21	21	21	21	21	21	21	21
9 to 12	**36**	**24**	**26**	**22**	**34**	**27**	**23**	**22**	**22**	**18**	21	21	21	21	21	21	21	21	21	21
Total	**165**	**129**	**158**	**143**	**143**	**125**	**120**	**123**	**118**	**114**	118	118	118	118	118	118	118	118	118	118

Old Coast Guard North Village Housing

	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016
K	**9**	**7**	**13**	**17**	**25**	**20**	**17**	**8**												
1	**9**	**11**	**10**	**17**	**18**	**21**	**14**	**8**												
2	**13**	**9**	**8**	**16**	**17**	**15**	**13**	**8**												
3	**14**	**10**	**11**	**12**	**17**	**18**	**8**	**7**	**3**											
4	**12**	**12**	**6**	**11**	**7**	**16**	**9**	**5**	**1**											
5	**13**	**8**	**8**	**12**	**13**	**8**	**10**	**5**												
6	**3**	**8**	**6**	**13**	**6**	**11**	**5**	**6**	**1**											
7	**2**		**7**	**12**	**13**	**4**	**6**	**1**	**1**											
8	**6**	**1**	**1**	**12**	**8**	**10**	**5**	**3**												
9	**3**	**3**	**2**	**3**	**6**	**4**	**10**	**3**												
10		**1**	**4**	**4**	**3**	**6**	**1**	**6**	**1**											
11	**3**	**3**		**2**	**3**	**5**	**6**	**1**												
12	**2**	**1**	**4**	**1**	**1**	**2**	**3**	**5**	**1**											
K to 5	**70**	**57**	**56**	**85**	**97**	**98**	**71**	**41**	**4**	**0**	0	0	0	0	0	0	0	0	0	0
6 to 8	**11**	**9**	**14**	**37**	**27**	**25**	**16**	**10**	**2**	**0**	0	0	0	0	0	0	0	0	0	0
9 to 12	**8**	**8**	**10**	**10**	**13**	**17**	**20**	**15**	**2**	**0**	0	0	0	0	0	0	0	0	0	0
Total	**89**	**74**	**80**	**132**	**137**	**140**	**107**	**66**	**8**	**0**	0	0	0	0	0	0	0	0	0	0

Alameda Point Collaborative

	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016
K				**5**	**8**	**18**	**19**	**16**	**10**	**11**	12	12	12	12	12	12	12	12	12	12
1	**1**	**2**	**3**	**1**	**8**	**15**	**19**	**21**	**10**	**7**	13	13	13	13	13	13	13	13	13	13
2		**1**	**3**	**4**	**5**	**14**	**13**	**22**	**21**	**12**	18	18	18	18	18	18	18	18	18	18
3	**1**	**1**	**3**	**7**	**4**	**16**	**16**	**13**	**16**	**14**	14	14	14	14	14	14	14	14	14	14
4	**2**	**1**	**2**	**5**	**14**	**14**	**16**	**19**	**14**	**12**	15	15	15	15	15	15	15	15	15	15
5		**1**	**2**	**1**	**9**	**17**	**10**	**19**	**18**	**10**	16	16	16	16	16	16	16	16	16	16
6			**2**	**5**	**5**	**20**	**22**	**15**	**14**	**17**	15	15	15	15	15	15	15	15	15	15
7				**2**	**9**	**7**	**22**	**21**	**9**	**16**	15	15	15	15	15	15	15	15	15	15
8	**1**			**5**	**4**	**11**	**5**	**22**	**15**	**14**	17	17	17	17	17	17	17	17	17	17
9		**1**	**2**	**3**	**7**	**3**	**14**	**8**	**12**	**11**	10	10	10	10	10	10	10	10	10	10
10		**1**	**1**	**3**	**3**	**7**	**7**	**16**	**7**	**16**	13	13	13	13	13	13	13	13	13	13
11			**1**	**4**	**2**	**7**	**9**	**9**	**16**	**7**	11	11	11	11	11	11	11	11	11	11
12			**2**	**1**	**3**	**5**	**9**	**7**	**10**	**15**	11	11	11	11	11	11	11	11	11	11
K to 5	**4**	**6**	**13**	**23**	**48**	**94**	**93**	**110**	**89**	**66**	88	88	88	88	88	88	88	88	88	88
6 to 8	**1**	**0**	**2**	**12**	**18**	**38**	**49**	**58**	**38**	**47**	48	48	48	48	48	48	48	48	48	48
9 to 12	**0**	**2**	**6**	**11**	**15**	**22**	**39**	**40**	**45**	**49**	45	45	45	45	45	45	45	45	45	45
Total	**5**	**8**	**21**	**46**	**81**	**154**	**181**	**208**	**172**	**162**	181	181	181	181	181	181	181	181	181	181

Bayport, Including The Landing, The Breakers, and The 39-unit Apt Project

	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016
K									**2**	**7**	13	14	18	17	18	17	18	17	18	17
1									**1**	**9**	13	15	17	18	17	18	17	18	17	18
2									**1**	**4**	12	15	17	16	17	16	17	16	17	16
3									**0**	**8**	10	15	17	17	16	17	16	17	16	17
4									**0**	**2**	11	13	17	17	17	16	17	16	17	16
5									**0**	**5**	8	14	15	17	17	17	16	17	16	17
6									**0**	**8**	10	12	16	15	17	17	17	16	17	16
7									**1**	**5**	14	13	13	15	14	16	16	16	15	16
8									**1**	**3**	11	17	15	13	15	14	16	16	16	15
9									**3**	**7**	10	14	19	15	13	15	14	16	16	16
10									**0**	**5**	11	13	16	19	15	13	15	14	16	16
11									**3**	**2**	9	14	15	16	19	15	13	15	14	16
12									**0**	**5**	7	12	16	15	16	19	15	13	15	14
K to 5	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**4**	**35**	67	87	103	104	104	103	103	103	103	103
6 to 8	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**2**	**16**	35	43	45	44	47	48	50	49	49	48
9 to 12	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**6**	**19**	37	54	68	67	65	64	59	60	63	64
Total	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**12**	**70**	139	184	216	215	216	215	212	212	215	215

Bayport Market rate units

	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016
K									**1**	**3**	6	8	8	8	8	8	8	8	8	8
1										**3**	6	8	8	8	8	8	8	8	8	8
2									**1**	**1**	6	8	8	8	8	8	8	8	8	8
3										**3**	6	8	8	8	8	8	8	8	8	8
4										**1**	6	8	8	8	8	8	8	8	8	8
5										**2**	6	8	8	8	8	8	8	8	8	8
6											6	8	8	8	8	8	8	8	8	8
7									**1**	**1**	6	8	8	8	8	8	8	8	8	8
8									**1**		6	8	8	8	8	8	8	8	8	8
9									**3**	**3**	6	8	8	8	8	8	8	8	8	8
10										**2**	6	8	8	8	8	8	8	8	8	8
11									**3**	**2**	6	8	8	8	8	8	8	8	8	8
12										**3**	6	8	8	8	8	8	8	8	8	8
K to 5	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**2**	**13**	36	49	50	50	50	50	50	50	50	50
6 to 8	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**2**	**1**	18	25	25	25	25	25	25	25	25	25
9 to 12	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**6**	**10**	24	33	34	34	34	34	34	34	34	34
Total	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**10**	**24**	78	107	109	109	109	109	109	109	109	109
															Implied yield		0.25	0.25	0.25	0.25

The Landing

	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016
K									**1**		3	3	3	3	3	3	3	3	3	3
1									**1**	**2**	3	3	3	3	3	3	3	3	3	3
2										**1**	2	3	3	3	3	3	3	3	3	3
3										**2**	2	3	3	3	3	3	3	3	3	3
4											2	3	3	3	3	3	3	3	3	3
5											1	3	3	3	3	3	3	3	3	3
6										**1**	1	3	3	3	3	3	3	3	3	3
7											1	2	2	2	2	2	2	2	2	2
8											1	2	2	2	2	2	2	2	2	2
9											1	2	2	2	2	2	2	2	2	2
10										**1**	1	2	2	2	2	2	2	2	2	2
11											1	2	2	2	2	2	2	2	2	2
12											1	2	2	2	2	2	2	2	2	2
K to 5	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**2**	**5**	13	18	18	18	18	18	18	18	18	18
6 to 8	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**1**	3	7	7	7	7	7	7	7	7	7
9 to 12	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**1**	4	8	8	8	8	8	8	8	8	8
Total	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**2**	**7**	20	33	33	33	33	33	33	33	33	33
									implied yield					0.69	0.69	0.69	0.69	0.69	0.69	0.69

The Breakers

	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016
K										**4**	4	3	4	3	4	3	4	3	4	3
1										**4**	4	4	3	4	3	4	3	4	3	4
2										**2**	4	4	4	3	4	3	4	3	4	3
3										**3**	2	4	4	4	3	4	3	4	3	4
4										**1**	3	2	4	4	4	3	4	3	4	3
5										**3**	1	3	2	4	4	4	3	4	3	4
6										**7**	3	1	3	2	4	4	4	3	4	3
7										**4**	7	3	1	3	2	4	4	4	3	4
8										**3**	4	7	3	1	3	2	4	4	4	3
9										**4**	3	4	7	3	1	3	2	4	4	4
10										**2**	4	3	4	7	3	1	3	2	4	4
11										**0**	2	4	3	4	7	3	1	3	2	4
12										**2**	0	2	4	3	4	7	3	1	3	2
K to 5	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**17**	18	20	21	22	22	21	21	21	21	21
6 to 8	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**14**	14	11	7	6	9	10	12	11	11	10
9 to 12	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**8**	9	13	18	17	15	14	9	10	13	14
Total	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**39**	41	44	46	45	46	45	42	42	45	45
											implied yield		0.74	0.73	0.74	0.73	0.68	0.68	0.73	0.73

39-unit Project near Bayport

	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016
K													3	3	3	3	3	3	3	3
1													3	3	3	3	3	3	3	3
2													2	2	2	2	2	2	2	2
3													2	2	2	2	2	2	2	2
4													2	2	2	2	2	2	2	2
5													2	2	2	2	2	2	2	2
6													2	2	2	2	2	2	2	2
7													2	2	2	2	2	2	2	2
8													2	2	2	2	2	2	2	2
9													2	2	2	2	2	2	2	2
10													2	2	2	2	2	2	2	2
11													2	2	2	2	2	2	2	2
12													2	2	2	2	2	2	2	2
K to 5	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	0	0	14	14	14	14	14	14	14	14
6 to 8	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	0	0	6	6	6	6	6	6	6	6
9 to 12	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	0	0	8	8	8	8	8	8	8	8
Total	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	0	0	28	28	28	28	28	28	28	28
											Implied yield		0.72							

Students from Redevelopments

	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016
K													2	2	3	9	15	18	24	31
1													2	2	3	9	15	18	24	31
2													2	2	3	9	15	18	24	31
3													2	2	3	9	15	18	24	31
4													2	2	3	9	15	18	24	31
5													2	2	3	9	15	18	24	31
6													2	2	3	9	15	18	24	31
7													2	2	3	9	15	18	24	31
8													2	2	3	9	15	18	24	31
9													2	2	3	9	15	18	24	31
10													2	2	3	9	15	18	24	31
11													2	2	3	9	15	18	24	31
12													2	2	3	9	15	18	24	31
K to 5	0	0	0	0	0	0	0	0	0	0	0	0	9	9	21	55	90	107	145	183
6 to 8	0	0	0	0	0	0	0	0	0	0	0	0	5	5	10	28	45	54	73	92
9 to 12	0	0	0	0	0	0	0	0	0	0	0	0	6	6	14	37	60	72	97	122
Total	0	0	0	0	0	0	0	0	0	0	0	0	20	20	45	120	195	233	315	398
									Northern Waterfront				40	40	40	90	140	190	240	290
									Alameda Landing						50	150	250	275	275	275
									Former Naval Base										115	230
									Sum				40	40	90	240	390	465	630	795
									Yield	**0.5**										

Not AUSD

	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016
K	**21**	**13**	**14**	**17**	**19**	**15**	**13**	**27**	**28**	**19**	19	19	19	19	19	19	19	19	19	19
1	**18**	**18**	**25**	**22**	**19**	**20**	**22**	**16**	**32**	**26**	26	26	26	26	26	26	26	26	26	26
2	**29**	**20**	**31**	**23**	**20**	**17**	**23**	**26**	**23**	**33**	33	33	33	33	33	33	33	33	33	33
3	**24**	**25**	**17**	**32**	**24**	**18**	**27**	**33**	**32**	**26**	26	26	26	26	26	26	26	26	26	26
4	**22**	**23**	**27**	**28**	**27**	**27**	**20**	**28**	**35**	**35**	35	35	35	35	35	35	35	35	35	35
5	**20**	**27**	**27**	**25**	**30**	**38**	**31**	**35**	**26**	**35**	35	35	35	35	35	35	35	35	35	35
6	**40**	**40**	**43**	**56**	**33**	**37**	**27**	**34**	**43**	**27**	27	27	27	27	27	27	27	27	27	27
7	**36**	**41**	**45**	**44**	**44**	**39**	**30**	**45**	**35**	**32**	32	32	32	32	32	32	32	32	32	32
8	**39**	**41**	**39**	**51**	**34**	**54**	**36**	**38**	**46**	**32**	32	32	32	32	32	32	32	32	32	32
9	**37**	**36**	**30**	**45**	**33**	**52**	**52**	**48**	**52**	**51**	51	51	51	51	51	51	51	51	51	51
10	**42**	**33**	**35**	**50**	**31**	**46**	**38**	**57**	**61**	**52**	52	52	52	52	52	52	52	52	52	52
11	**38**	**36**	**25**	**57**	**38**	**39**	**42**	**51**	**59**	**54**	54	54	54	54	54	54	54	54	54	54
12	**56**	**26**	**48**	**64**	**39**	**37**	**49**	**58**	**63**	**59**	59	59	59	59	59	59	59	59	59	59
K to 5	**134**	**126**	**141**	**147**	**139**	**135**	**136**	**165**	**176**	**174**	174	174	174	174	174	174	174	174	174	174
6 to 8	**115**	**122**	**127**	**151**	**111**	**130**	**93**	**117**	**124**	**91**	91	91	91	91	91	91	91	91	91	91
9 to 12	**173**	**131**	**138**	**216**	**141**	**174**	**181**	**214**	**235**	**216**	216	216	216	216	216	216	216	216	216	216
Total	**422**	**379**	**406**	**514**	**391**	**439**	**410**	**496**	**535**	**481**	481	481	481	481	481	481	481	481	481	481

Appendix E: Enrollment Data Sources

School board and staff members might be most familiar with CBEDS enrollment data, which are enrollment counts taken usually the first Wednesday in October each year and reported to the state. These data have been gathered since 1981 and are available on the California Department of Education website. We prefer to use these data whenever possible because they are collected at the same time each year, are relatively consistent, and are readily available.

CBEDS records provide counts by grade and school of enrollment, as well as by ethnicity and gender. However, they do not include information about where students live. For example, students living outside the district and those not attending their neighborhood school are not identified in the data. Therefore, these data are of limited value. They are excellent for providing historical context starting in 1981, subarea analyses are not possible.

The District keeps administrative records that contain a record for each student's name, address, grade, SDC status, and school attended. We have files for active students each CBEDS date beginning with October 1997 which we have used for most of the analyses reported here. We call this the "student address database." We used computer mapping software (also called Geographic Information Systems, or GIS) to electronically pin-map students, or "geo-code" them to a specific location. This allowed us to analyze enrollments by subarea, and even to track individual students, like those living in Harbor Island Apartments.

The address database is available for internal, or in-house, uses. These data are not given officially to the state, as the CBEDS data are. In many school districts, for various reasons,[9] the number of student records in the database does not always match CBEDS enrollment totals.

The AUSD address database included ACLC charter students. We excluded them from most of our analyses. The District does not receive funding for these students, so enrollment trends and forecasts that exclude these students show the district's enrollment funding base.

The BASE charter students are not included in AUSD's address database.

[9] A possible reason that CBEDS enrollment numbers may not match the number of individual records we have in the address database are that the latter files may include some students who were not active on CBEDS date or may not include some active students. Fortunately, for most school districts, these discrepancies tend to be small.

Table E-1 shows CBEDS enrollments from 1997 to 2005. (All years refer to the October date, so that "1998" refers to October 1998, or the 1998-99 school year.) CBEDS reports include the charter schools. To make the CBEDS and address databases consistent, we eliminated charter student counts from the CBEDS data. Note also that CBEDS includes ungraded students in the "other" category. There were especially large numbers of these students in 2001.

Table E-2 compares CBEDS student counts with totals for the address database, and shows how we subtracted charter students. The table compares the numbers of students by grade, but this is awkward because of the "other category" in CBEDS that is not in the address database. For this reason, it is best to compare only the totals. In most years, the two databases are close. The greatest differences are in 1998 and 2003 with approximately 50-student differences.

Table E-1

Official CBEDS Enrollments - Includes BASE, ACLC Charter Students

	1997	1998	1999	2000	2001	2002	2003	2004	2005
K	767	740	764	763	672	765	715	708	699
1	772	820	772	786	782	741	773	709	710
2	880	805	830	760	773	776	731	766	701
3	772	847	818	841	736	805	775	707	754
4	819	789	853	787	798	773	833	757	700
5	765	814	806	843	761	840	783	801	740
6	831	859	870	867	869	852	896	798	818
7	832	802	851	866	830	894	838	884	780
8	860	820	798	822	798	858	865	837	862
9	886	888	864	801	803	843	894	911	844
10	865	811	867	854	814	840	837	893	905
11	756	830	806	828	795	818	821	827	857
12	648	731	824	752	801	800	836	838	842
Other elem	8	57	56	56	217	0	0	0	0
Other sec	20	28	23	19	132	10	24	18	16
Total	10481	10641	10802	10645	10581	10615	10621	10454	10228

BASE and ACLC Charter Students

	1997	1998	1999	2000	2001	2002	2003	2004	2005
6					0	0	0	24	24
7					26	28	38	32	31
8					26	31	31	42	31
9					49	67	58	71	53
10					25	49	56	56	55
11					38	24	32	37	54
12					32	35	29	36	47
Other elem					0	0	0	0	0
Other sec					0	0	0	0	0
Total					196	234	244	298	295

Official CBEDS Enrollments - Excludes BASE, ACLC Charter Students

	1997	1998	1999	2000	2001	2002	2003	2004	2005
K	767	740	764	763	672	765	715	708	699
1	772	820	772	786	782	741	773	709	710
2	880	805	830	760	773	776	731	766	701
3	772	847	818	841	736	805	775	707	754
4	819	789	853	787	798	773	833	757	700
5	765	814	806	843	761	840	783	801	740
6	831	859	870	867	869	852	896	774	794
7	832	802	851	866	804	866	800	852	749
8	860	820	798	822	772	827	834	795	831
9	886	888	864	801	754	776	836	840	791
10	865	811	867	854	789	791	781	837	850
11	756	830	806	828	757	794	789	790	803
12	648	731	824	752	769	765	807	802	795
Other elem	8	57	56	56	217	0	0	0	0
Other sec	20	28	23	19	132	10	24	18	16
Total	10481	10641	10802	10645	10385	10381	10377	10156	9933

Table E-2

Comparison of CBEDS and Address Databases

Official CBEDS Enrollments - Excludes BASE, ACLC Charter Students

	1997	1998	1999	2000	2001	2002	2003	2004	2005
K	767	740	764	763	672	765	715	708	699
1	772	820	772	786	782	741	773	709	710
2	880	805	830	760	773	776	731	766	701
3	772	847	818	841	736	805	775	707	754
4	819	789	853	787	798	773	833	757	700
5	765	814	806	843	761	840	783	801	740
6	831	859	870	867	869	852	896	774	794
7	832	802	851	866	804	866	800	852	749
8	860	820	798	822	772	827	834	795	831
9	886	888	864	801	754	776	836	840	791
10	865	811	867	854	789	791	781	837	850
11	756	830	806	828	757	794	789	790	803
12	648	731	824	752	769	765	807	802	795
Other elem	8	57	56	56	217	0	0	0	0
Other sec	20	28	23	19	132	10	24	18	16
Total	10481	10641	10802	10645	10385	10381	10377	10156	9933

Address Database, Excludes Charter Students

	1997	1998	1999	2000	2001	2002	2003	2004	2005
K	781	752	775	782	683	769	715	709	699
1	784	845	783	792	790	743	773	708	710
2	847	815	837	767	784	768	731	766	701
3	768	868	823	848	753	802	773	707	754
4	813	798	862	789	825	772	832	757	700
5	776	820	803	851	816	840	783	800	739
6	820	865	875	867	899	847	892	773	795
7	836	811	858	862	836	866	797	850	749
8	859	819	798	825	790	831	833	793	829
9	856	895	866	804	812	772	833	840	790
10	847	820	874	856	816	791	775	836	850
11	765	835	811	838	794	788	787	791	803
12	721	747	830	753	790	759	801	801	795
Other elem									
Other sec									
Total	10473	10690	10795	10634	10388	10348	10325	10131	9914

Difference

	1997	1998	1999	2000	2001	2002	2003	2004	2005
K	-14	-12	-11	-19	-11	-4	0	-1	0
1	-12	-25	-11	-6	-8	-2	0	1	0
2	33	-10	-7	-7	-11	8	0	0	0
3	4	-21	-5	-7	-17	3	2	0	0
4	6	-9	-9	-2	-27	1	1	0	0
5	-11	-6	3	-8	-55	0	0	1	1
6	11	-6	-5	0	-30	5	4	1	-1
7	-4	-9	-7	4	-32	0	3	2	0
8	1	1	0	-3	-18	-4	1	2	2
9	30	-7	-2	-3	-58	4	3	0	1
10	18	-9	-7	-2	-27	0	6	1	0
11	-9	-5	-5	-10	-37	6	2	-1	0
12	-73	-16	-6	-1	-21	6	6	1	0
Other elem	8	57	56	56	217	0	0	0	0
Other sec	20	28	23	19	132	10	24	18	16
Total	8	-49	7	11	-3	33	52	25	19