WASATCH
COUNTY SCHOOL DISTRICT

Ten Year
Student Population Forecasts
By Residence

SY 2021/22 to SY 2031/32
(Based on Fall 2021 Data)

Prepared by

DAVIS
DEMOGRAPHICS

December 22, 2021

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**Additional Census information based on spatial relation of the district boundary compared to existing Census data. Used for reference information only and not developed by Davis Demographics*

INTRODUCTION AND DISTRICT BACKGROUND

The Wasatch County School District (WCSD) has contracted with Davis Demographics to develop and analyze demographic data relevant to the District's facility planning efforts. The scope of contracted work includes updating District mapping files, analyzing District's past four years of geocoded student data files (each representative of late October's head count), developing, and researching pertinent demographic data in and around the District, identifying current and future residential development plans and preparing a ten-year student population projection.

The purpose of this report is to identify and inform the District of the demographic trends occurring within the community, how these trends may affect future student populations, and to assist in illustrating facility adjustments that may be necessary to accommodate the potential student population shifts, to assist the District in evaluating future site requirements and the need for potential attendance area boundary changes.

Wasatch County SD has contracted with Davis Demographics, a non-biased third-party consultant, to prepare and maintain a ten-year demographic study. The District hired Davis as part of a 2018 study. In this study, Davis Demographics produced detailed neighborhood and attendance area population projections based on the residential address of students like the previous studies. Davis Demographics bases its projections on the belief that school facility planning is more accurate when facilities are located where the greatest number of students reside. This study is intended to help the District notice specific demographic trends that could assist them in making informed decisions regarding long-range planning efforts.

The **Sources of Data** section details how the two sources of data, geographic and non-geographic, are collected and used in the ten-year student population projection model.

The **Ten-Year Projection Methodology** section discusses, in detail, how the factors used in the study were calculated, and why they were used. These factors include area birthrates and their effect on incoming kindergarten classes, the effects of student mobility, student yield factors based on historic housing data and trends, and a detailed review of future residential development within the District.

The **Student Resident Projection Summary** sections offer a review of this year's student resident projection results. Included in these sections are the district wide student population projection summary and a projected resident student population summary for each of the existing attendance areas and of the individual study areas from which they were calculated.

While reading this report, it is important to remember that it is based on data gathered during Fall of 2021. Because population demographics, development plans, funding opportunities, and District priorities are all subject to change, it is recommended that these factors are reevaluated on an annual basis, with new ten-year resident projections produced annually.

EXECUTIVE SUMMARY

Davis Demographics is assisting the Wasatch County School District to plan for future student population changes. By factoring current and historical student data with the latest demographic data and planned residential development information, Davis Demographics calculated a ten-year student population projection. This projection is based on the residence of students, not school enrollment, and is designed to alert the District as to when and where student population shifts will occur. Research and data are based on geographic reference, figures reflect the calculation of study areas that make up areas within the WCSD. This allows Davis Demographics to present existing attendance area and newly adopted area information without disconnect from historical data.

Key Items in the District-wide Analysis Section of the Report:

- Overall, the student population for Wasatch County School District is projected to increase 2,270 resident students in ten years, a net increase of 30% if current trends continue.
- Currently, there are approximately 10,762 active, planned or future units in active WCSD with over 7,553 that could come online after ten years.
- The county has been experiencing overall births between 410 and 480 children a year for the last six years.
- The elementary population is projected to increase 750 students through the next five years.
- The middle school population is projected to increase 362 students by year five of these projections.
- The district high school population could experience growth of 1,762 more high school students within five years.

The following chart summarizes the projected student populations from SY2021 to SY2032.

Table 1: District Summary

Historic Resident Counts					Current	Forecasted Resident Counts									
Grade	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
K	460	478	460	474	504	573.1	552.6	537.9	554.5	592.4	579.0	580.6	597.7	609.2	623.6
1	489	489	498	447	507	539.4	629.3	596.2	581.6	591.3	616.3	601.2	607.3	632.1	646.7
2	484	518	513	485	501	538.7	591.0	669.8	636.5	614.3	610.5	634.4	623.4	636.1	663.3
3	523	496	540	509	521	532.7	590.8	630.8	710.6	669.4	633.4	628.4	656.9	652.8	668.0
4	546	537	516	540	548	551.9	583.1	629.5	670.3	743.4	688.2	650.3	649.5	685.1	683.3
5	571	554	528	526	570	568.8	591.6	611.3	656.9	691.1	750.6	694.6	661.2	667.3	705.3
6	502	602	564	552	581	627.0	644.9	657.4	677.1	719.1	739.4	800.7	746.5	718.9	727.9
7	571	548	626	585	575	610.8	675.1	682.5	693.5	707.3	735.4	754.4	819.5	771.3	746.4
8	565	587	546	610	631	603.1	657.0	711.2	717.6	722.6	722.2	748.9	770.6	841.9	796.5
9	528	613	614	584	653	689.0	680.1	725.9	783.7	783.1	776.6	774.0	806.0	835.3	913.1
10	537	545	617	606	595	674.3	729.2	709.9	754.2	805.6	793.1	784.1	783.7	822.7	853.1
11	487	542	542	607	610	611.3	709.0	754.9	736.2	772.1	812.3	796.3	792.5	796.8	838.8
12	515	490	542	547	623	639.1	658.3	749.0	794.8	769.3	792.5	830.5	817.7	820.2	826.4
Resident Student Totals by Grade Configuration															
K-5	3,073	3,072	3,055	2,981	3,151	3,304.6	3,538.4	3,675.5	3,810.4	3,901.9	3,878.0	3,789.5	3,796.0	3,882.6	3,990.2
6-8	1,638	1,737	1,736	1,747	1,787	1,840.9	1,977.0	2,051.1	2,088.2	2,149.0	2,197.0	2,304.0	2,336.6	2,332.1	2,270.8
9-12	2,067	2,190	2,315	2,344	2,481	2,613.7	2,776.6	2,939.7	3,068.9	3,130.1	3,174.5	3,184.9	3,199.9	3,275.0	3,431.4
K-12	6,778	6,999	7,106	7,072	7,419	7,759.2	8,292.0	8,666.3	8,967.5	9,181.0	9,249.5	9,278.4	9,332.5	9,489.7	9,692.4
Unmatched Students															
K-5	3	3	6	22	18	18.0	18.0	18.0	18.0	18.0	18.0	18.0	18.0	18.0	18.0
6-8	1	1	2	5	11	11.0	11.0	11.0	11.0	11.0	11.0	11.0	11.0	11.0	11.0
9-12	8	8	4	10	9	9.0	9.0	9.0	9.0	9.0	9.0	9.0	9.0	9.0	9.0
K-12	12	12	12	37	38	38.0	38.0	38.0	38.0	38.0	38.0	38.0	38.0	38.0	38.0
Out-of-District Students															
K-5	10	10	4	1,588	991	991.0	991.0	991.0	991.0	991.0	991.0	991.0	991.0	991.0	991.0
6-8	6	5	4	341	265	265.0	265.0	265.0	265.0	265.0	265.0	265.0	265.0	265.0	265.0
9-12	22	19	12	21	21	21.0	21.0	21.0	21.0	21.0	21.0	21.0	21.0	21.0	21.0
K-12	38	34	20	1,950	1,277	1,277.0	1,277.0	1,277.0	1,277.0	1,277.0	1,277.0	1,277.0	1,277.0	1,277.0	1,277.0
Total Students															
K-5	3,086	3,085	3,065	4,591	4,160	4,313.6	4,547.4	4,684.5	4,819.4	4,910.9	4,887.0	4,798.5	4,805.0	4,891.6	4,999.2
6-8	1,645	1,743	1,742	2,093	2,063	2,116.9	2,253.0	2,327.1	2,364.2	2,425.0	2,473.0	2,580.0	2,612.6	2,608.1	2,546.8
9-12	2,097	2,217	2,331	2,375	2,511	2,643.7	2,806.6	2,969.7	3,098.9	3,160.1	3,204.5	3,214.9	3,229.9	3,305.0	3,461.4
K-12	6,828	7,045	7,138	9,059	8,734	9,074.2	9,607.0	9,981.3	10,282.5	10,496.0	10,564.5	10,593.4	10,647.5	10,804.7	11,007.4
Annual Change															
K-5 Difference	-1	-20	1,526	-431	153.6	233.8	137.1	134.9	91.5	-23.9	-88.5	6.5	86.6	107.6	
6-8 Difference	98	-1	351	-30	53.9	136.1	74.1	37.1	60.8	48.0	107.0	32.6	-4.5	-61.3	
9-12 Difference	120	114	44	136	132.7	162.9	163.1	129.2	61.2	44.4	10.4	15.0	75.1	156.4	
K-12 Difference	217	93	1,921	-325	340.2	532.8	374.3	301.2	213.5	68.5	28.9	54.1	157.2	202.7	
Notes															
Forecast based on student data as of 10/1/2021.															

More detailed information and analysis is provided in Section Four

SECTION ONE – METHODOLOGY

Sources of Data

Geographic Map Data

Five (5) geographic data layers were modified or created for use in the ten-year student population projections:

1. Street Centerline Database / Parcels
2. Study Areas
3. Schools
4. Students – Historical and Current
5. Planned Residential Development

1) Street Centerline Data / Parcels

The main function of the street centerline /parcel data file is in the geocoding process of the student data. The geocoding process places a point on the map for every student in the exact location that student resides. Each student is geocoded to the streets by their given residence address. This enables Davis Demographics to analyze student data in a geographic manner.

Another vital utilization of the digital street database is in the construction of study areas. Freeways, major streets, and neighborhood streets are generally used as boundaries for the study areas.

2) Study Areas

Study areas are small geographic areas, like neighborhoods or portions of neighborhoods, and are the building blocks of school district attendance areas. Study areas are geographically defined following logical boundaries of the neighborhood such as freeways, streets, railroad tracks, or green space. Each study area is then coded with the corresponding elementary, middle, and high school that the students in the area are assigned to attend. By gathering information about the district at the study area level, Davis Demographics and the WCSD can closely monitor growth and demographic trends regions and identify potential need for boundary or facility adjustments. Currently, 309 study areas make up the Wasatch County SD boundary.

3) Schools

School facility information including school name, address, unique identifying code, grade ranges, and permanent capacity were provided to Davis Demographics by district staff.

4) Student Data

a. Historic Student Data - Historic population data is used to compare past student population trends as well as the effects of mobility (student movement in or out of existing housing) throughout the District. The data from SY2018 to SY2020 was used to serve as the basis for calculating student Mobility Factors.

b. Current Student Data - A student data file representing student membership as of fall was provided to Davis Demographics by district staff. This data was summarized by grade level and each student was located by residential address to identify current study area populations. This data is used as a base for student population forecasts. The forecasts run each of the next ten years from SY2021-22 through SY2031-32.

c. Student Accounting - The Student Verification (Table 2) indicates the total student enrollment as of October 1, 2021 and the number of students used in the ten-year student population forecasts. The forecast model is based upon student residence and typically excludes students residing outside of the District's boundaries.

Chart 1: Student Data Analysis

According to the fall snap shots, this years enrollment is down by 325 students. 12th grade has seen the highest increase, with 80 new students, while 3rd grade has declined by 94 students. All schools, except Daniels Canyon ES and Wasatch Learning Academy, have experienced an increase in student enrollment from Fall 2020 to Fall 2021.

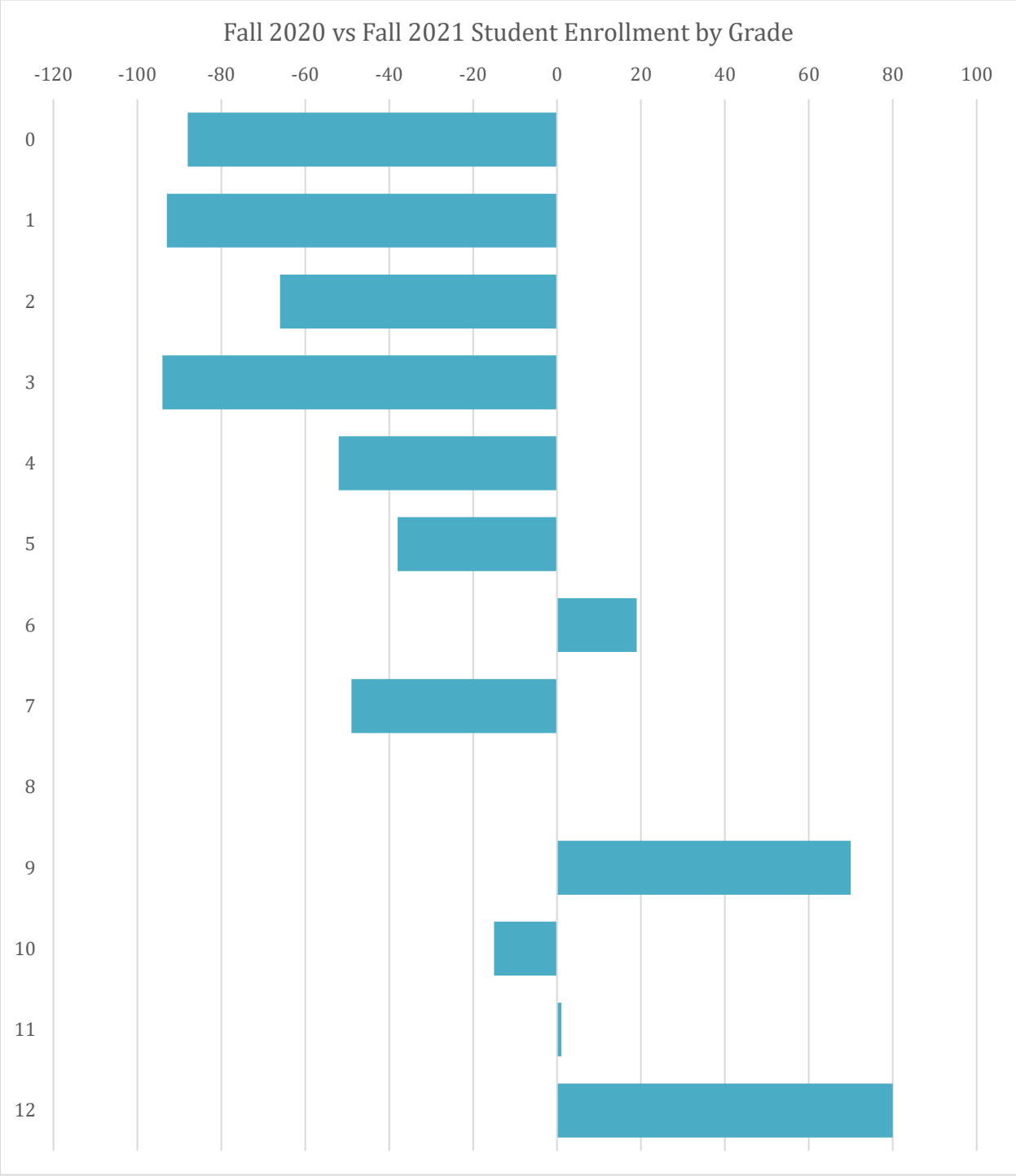


Chart 1: Student Data Analysis (cont)

Table 2: Verified Student Data Form

DAVIS DEMOGRAPHICS

Student Data Verification Form
Current SY 2021 - 2022

District: Wasatch County Schools
To: Dustin Miller
Email: dustin.miller@wasatch.edu

From: Jasmine Berganza
Email: jberganza@davisdemographics.com

Date Received
10/28/2021
Date Processed
10/29/2021
Initial | Date of Data (Fall Snapshot)
10/1/2021
File Name
Student_demographics_2022_20201028.xlsx
Student Records
8,734
Valid Address Fields
8,713
*PO Boxes
19
*Invalid/Empty Address Fields
2

*Will not be geocoded

Data Fields In File:
The following fields are included in the file. If additional fields are necessary to correctly indentify students in various categories or programs for boundary planning or other types of analysis deemed important by the District, immediately notify Davis Demographics and send a new complete student data file with the added fields. PLEASE SEND A LIST OF VALUES (Data Dictionary) FOR EACH FIELD.
Student ID
Last Name
First Name
Street Address
City
State
Zip
Grade Level
School ID Number
Special Day Class
Ethnicity
Transfer Code
Advanced Placement
English Proficiency/LEP
Free/Reduced Lunch
Gender
Primary Disability
Primary Language
Service Level
Title 1
edate
xdate

Attribute Details

School ID Number	# of Records
Herber Valley ES (106)	540
Midway ES (108)	637
J R Smith ES (110)	633
Old Mill ES (114)	775
Daniels Canyon ES (116)	534
Wasatch Learning Academy (206)	1,346
Rocky Mountain MS (310)	756
Timpanogos MS (314)	1,002
Wasatch HS (704)	2,511
Total	**8,734**

Transfer Code	# of Records
FE	2
(blank)	8,732
Total	**8,734**

Ethnicity	# of Records
American Indian or Alaska Native	14
Asian	35
Black or African American	32
Hispanic	1,551
Multiple	205
Native Hawaiian or Other Pacific Islander	25
White	6,872
Total	**8,734**

Primary Disability	# of Records
NULL	8,032
Speech/Language Impairment	244
Specific Learning Disability	234
Other Health Impairment	90
Autism	56
Developmental Delay	24
Intellectual Disability	19
Multiple Disabilities	16
Emotional Disturbance	6
Traumatic Brain Injury	4
Visual Impairment	3
Hearing Impairment/Deafness	3
Orthopedic Impairment	2
Deaf/Blindness	1
Total	**8,734**

Grade Level	# of Records
0	662
1	671
2	707
3	691
4	720
5	709
6	711
7	651
8	701
9	661
10	599
11	618
12	633
Total	**8,734**

Gender	# of Records
F	4,179
M	4,542
O	13
Total	**8,734**

Free/Reduced Lunch	# of Records
F	1,245
R	255
(blank)	7,234
Total	**8,734**

English Proficiency/LEP	# of Records
N	7,726
Y	1,008
Total	**8,734**

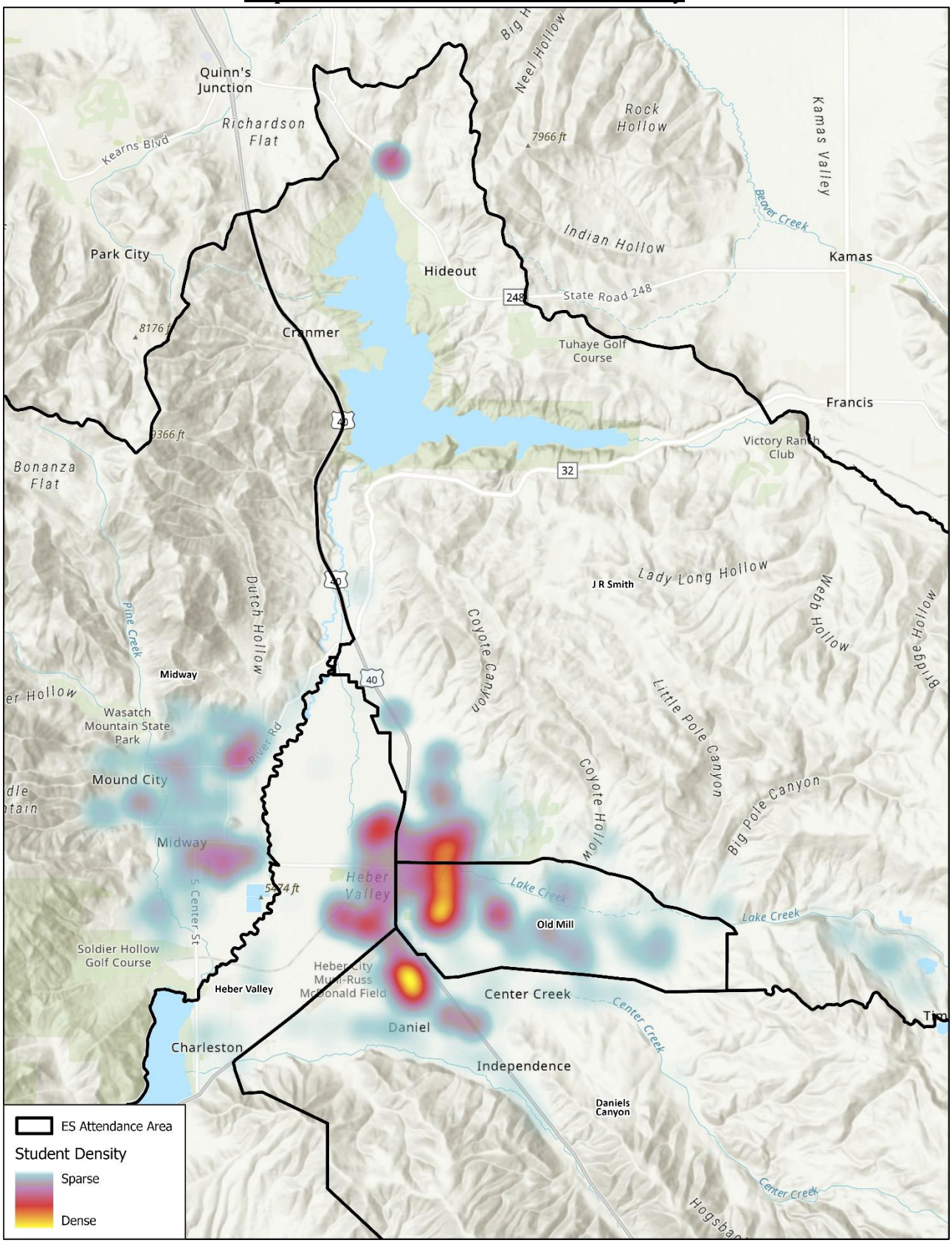
IMPORTANT! PLEASE READ CAREFULLY, COMPLETE AND SIGN

The District acknowledges by signature below that the above numbers accurately reflect the enrollment of the District as of the annual fall reporting date. In addition, the District represents that the fields included with the file, as listed above, are the only fields necessary to identify any students the District deems important for all anticipated types of boundary planning and analysis. Davis Demographics will be basing its project work on this file. If errors are later found to exist in the file or if important fields are not included, additional fees may be required by Davis Demographics to correct any inaccuracies and the project timeline may need to be extended.

Dust Mill — Signature
11/1/2021 — Date
Dustin Miller — Printed Name
Director of Technology — Title

We will proceed with this file once this form has been returned signed. Time is of the essence, but accuracy is more important. Please contact us with any questions ASAP. Thank you!

Map 1: Resident Student SY2021-22 Density



5) Planned Residential Development

Data was obtained through discussions with the local municipalities. Davis Demographics researched possible new development that could affect the future student counts and reviewed information with WCSD staff. This data includes development name, location, housing type, total number of units of development, remaining number of units in development, and project phasing (projected move in dates).

The planned residential development information is subject to changes in the marketplace, this data should be reevaluated annually. Davis Demographics and WCSD are monitoring projects closely during this study.

Data Used for Variables

Three sets of data were compiled and reviewed for use in the ten-year student population projections by residence:

1. Births by County
2. Mobility Factors
3. Student Yield Factors

1) Births by County

Birth data by county (correlated to the Ogden SD boundaries) was obtained from the Utah Office of Vital Records and Statistics. Past changes in historical birth rates are used to estimate future incoming kindergarten student population from existing housing. Birth rates could not be analyzed at regional levels within the district due to the limited reported information.

2) Mobility Factors

Mobility refers to the increase or decrease in the movement of students within and out of the District boundary. Mobility, which is essentially a modified cohort, is applied as a percentage of increase/decrease among each grade for every year of the projections.

3) Student Yield Factors (SYFs)

Student Yield Factors (sometimes referred to as "Student Generation Rates") are used to determine possible impact to enrollment from forecasted residential construction. Davis conducted an extensive review of existing housing types for used in student generation.

Ten Year Projection Methodology

The projection methodology used in this study combines historic student population counts, past and present demographic characteristics, and planned residential development to forecast future student population at the study area level. District-wide projections are summarized from the individual study area projections. **These projections are based on where the students reside and where they are assigned to attend school. In order to provide the most accurate estimate of where future school facilities may be needed, Davis Demographics uses the location of where the students reside as opposed to their school of enrollment.** The best way to plan for future student population shifts is to know where the next group of students will be living. The following details the methodology used in preparing the student population projections by residence.

Ten-Year Projections

Projections are calculated out ten years from the date of projection for several reasons. The planning horizon for any type of facility is typically no less than five years, often longer. Ten years is usually enough to adequately plan for any new facility. Projections beyond ten years are based on speculation due to the lack of reliable information on birth rates, new home construction, and economic conditions.

Why Projections are Calculated by Residence

Typically, district generated projections are based on school enrollments and are projected for staffing and budgetary needs. However, this method is often inadequate for long-range planning needs, such as the location of future school facilities, because the location of the students is not taken into consideration. A school's enrollment can fluctuate annually not only due to population trends but also due to variables in the curriculum, program changes, school administration, and open enrollment policies. These variables can skew the apparent need for new or additional facilities in an area.

The method used by Davis Demographics is unique because it modifies a standard cohort projection with demographic factors and student residential location. **Davis Demographics bases its projections on the belief that school facility planning is more accurate when facilities are located where the greatest number of students reside.**

The best way to plan for facility requirements is to know where the next group of students will be residing. The following details the methodology used in preparing the student population projections.

Projection Variables

Each year of the projections, 12th grade students graduate, and continuing students' progress through to the next grade level. This normal progression of students is modified by the factors below.

Incoming Kindergarten

Live birth data is reported to Utah Department of Health. Annual births are the preceding fiscal year. For example, 2016 births equal births occurring from July 1, 2015 through June 30, 2016. Davis Demographics uses the birth data correlating to the District boundary and applies the data accordingly.

The assumption underlying the use of birth statistics from year to year is that increases or decreases in the number of births in the area will translate to increases or decreases in future kindergarten enrollment. For example, the SY 2021-2022 kindergarten class in Ogden School District was born five years prior in 2016. Any subsequent changes in births in 2017 compared to 2016 and 2018 to 2016, etc. would either increase or decrease future kindergarten class sizes. Live births were estimated for years 2022-2026 by using a rolling average of the birth data for the previous four years.

Incoming kindergarten classes for existing homes are estimated by comparing changes in past births in the area. Davis Demographics compared the total births in 2016 to the total births in 2017 to determine a factor for next year's kindergarten class (SY2022-23). The 2016 births were compared to 2018 (SY2022-23 K class), 2015 to 2018 (SY2023-22 K class), and on.

Davis Demographics collected birth data for the District and listed the live birth counts from 2005 through 2019. The 2005 to 2014 data is not used in the actual birth rate calculations but more for historic reference.

1. To calculate the birth rates that would be used to determine the incoming kindergarten class for SY2021-22, Davis Demographics compared the BY2016 live birth counts (representing the future SY2021-22 K class) and compared it to the BY2017 counts.

2. Since the future students representing SY2025-26 through SY2031-32 (BY2020 to BY2026 births) are not yet born, Davis Demographics had to take certain steps to determine the birth factors used for SY2025 through SY2031. Davis Demographics used a linear trend model of the previous four years of birth rates to create the last six years birth rates. This was done to avoid over or under projecting the number of new kindergarteners in the final years of the forecast and is a very common practice.

Table 3: Births and Factors Used in Study

Births by County				Birth Rate		
Birth Year	Kinder Year	Wasatch County	Total	% Change*	Birthrate Used in Forecast	School Year
2005	**2010**	365	**365**	83.0%		2010/11
2006	**2011**	393	**393**	89.3%		2011/12
2007	**2012**	408	**408**	92.7%		2012/13
2008	**2013**	433	**433**	98.4%		2013/14
2009	**2014**	389	**389**	88.4%		2014/15
2010	**2015**	398	**398**	90.5%		2015/16
2011	**2016**	371	**371**	84.3%		2016/17
2012	**2017**	379	**379**	86.1%		2017/18
2013	**2018**	412	**412**	93.6%		2018/19
2014	**2019**	422	**422**	95.9%		2019/20
2015	**2020**	474	**474**	107.7%		2020/21
2016	**2021**	440	**440**	Base Year		2021/22
2017	**2022**	478	**478**	108.6%	**1.086**	2022/23
2018	**2023**	431	**431**	98.0%	**0.980**	2023/24
2019	**2024**	408	**408**	92.7%	**0.927**	2024/25
2020	**2025**	407	**407**	92.5%	**0.925**	2025/26
2021	**2026**	Birth Data was not available at the time of study.		98.0%	**0.980**	2026/27
2022	**2027**			95.3%	**0.953**	2027/28
2023	**2028**			94.6%	**0.946**	2028/29
2024	**2029**			96.0%	**0.960**	2029/30
2025	**2030**			95.3%	**0.953**	2031/31
2026	**2031**			95.3%	**0.953**	2031/32

** % Change refers to the change in total births for each year compared to the base year.*

Source: Kem C. Gardner Policy Institute, UT

Student Mobility Factors

Student mobility factors further refine the ten-year student population projections. Mobility refers to the increase or decrease in the movement of students within and out of the District boundary (move-in/move-out of students from existing housing). Mobility Factors consider apartment movement within the District, housing resales, foreclosures, movement out of the district, and high school dropout rates. Mobility, like a cohort, is applied as a percentage of increase/decrease to each grade for every year of the projections.

A net increase or decrease of zero students over time is represented by a factor of **1.000** or a 100% pass through rate. A net student loss is represented by a factor less than **1.000** (such as .97 or a -3% net loss) and a net gain by a factor greater than **1.000** (such as 1.02 or a 2% net increase).

How is Mobility Applied?

		100	Kindergarten students in SY2021-22
Example:	**X**	**1.03**	(Daniels Canyon ES 1st grade mobility)
	=	103	1st grade students in SY2022-23

The sampling used to calculate student mobility was taken over a four-year period using "address matched" (located by place of residence) student data from SY2018-19 through SY2021-22 for individual grade comparisons. For example, a comparison was made for the SY2018-19 Kindergarten student population to the SY2019-20 1st grade students; the same for SY2018-19 1st graders to SY2019-20 2nd graders, etc. This comparison was also conducted through 12th grade and for the following school years comparing SY2019-20 students to SY2020-21 students and comparing SY2020-21 student data to SY2021-22 students.

There are a few main reasons for using the last four years of data and not using more or less years for the Mobility Study. If student data going back too far (5+ years) is used, then specific trends that were occurring during that time that are not occurring in now will be factored into the forecasts and therefore not reflect the most recent patterns. If only the last few years of student data (i.e., SY2019-20 and SY2020-21 only) are used, then isolated anomalies occurring in the District (sharp rise or decline in the student population) would then be overrepresented in the ten-year forecasts. Davis Demographics' experience has shown that using the last four years of data and averaging the three years of change provides a more balanced and accurate mobility trend for ten-year student forecasts.

Having historical student data categorized by Study Area is extremely helpful in calculating accurate Student Mobility Factors. For this year's report, Davis Demographics used current elementary school attendance areas as the basis to calculate Mobility Factors. In other words, 5 sets of Mobility Factors were used to calculate student projections (listed in Table 4), using these, smaller geographic areas help to identify and focus on trends within the district. Focusing Mobility Factors at the Elementary Area or Zone instead of the entire district will help to refine those changes at the neighborhood area and better assist in forecasting projections.

The advantage to running the Mobility Factors at the attendance area level rather than looking only at a District-wide average is that you can focus on specific trends that are occurring in specific neighborhoods, which can lead to more accurate projections. Remember, the Mobility

Factors are summaries of school attendance areas and those neighborhoods within the areas. This intensive study will allow the District to review forecasted figures at the smallest level – the planning area.

Table 4: Mobility Factors

Attendance Area	K to 1	1 to 2	2 to 3	3 to 4	4 to 5	5 to 6	6 to 7	7 to 8	8 to 9	9 to 10	10 to 11	11 to 12
Daniels Canyon ES	1.03	0.96	0.98	1.01	0.96	1.06	0.98	1.01	1.02	1.01	0.97	1.03
Heber Valley ES	0.99	1.00	0.97	1.02	1.02	0.98	1.04	0.96	1.02	0.93	0.95	1.01
J R Smith ES	1.05	1.02	1.00	1.01	1.02	1.04	1.01	0.98	1.08	0.97	0.96	0.96
Midway ES	0.99	1.00	1.08	0.97	0.96	1.10	1.00	1.01	1.06	1.08	0.97	0.98
Old Mill ES	1.03	1.05	1.02	1.03	0.99	1.07	0.99	1.02	1.05	0.97	1.05	1.04

It is important to remember that the mobility study is evaluating all grade levels within the elementary attendance area. Elementary attendance areas are the smallest geographic area that can produce a granular focus to show local trends. This helps the District see the neighborhood level of information needed to project future shifts demographically and spatially. For an example on how to interpret the Mobility Factors listed in Table 4, let us look at what is going on in the current Daniels Canyon ES attendance area. The column with the heading "K to 1" represents the rate to apply the attendance area as the Kindergarten students transition to 1st grade. For the Kindergarten grade level in the Daniels Canyon ES attendance area, there is a gain of .03, or 1.03% of those students move through to the 1st grade while remaining in the attendance area.

Student Yield Factors (SYF)

The Student Yield Factors are used to forecast growth from new residential development. Student Yield Factors (Student Generation Rates) were calculated by Davis Demographics. Student counts were based on the Fall 2021 student data. The student data is compared spatially to existing housing types (single-family detached, multi-family, single-family attached, apartments, etc.) by overlaying the students points by grade configurations to the parcel polygons (example in image). WCSD is fortunate to have a county providing timely GIS data and assessment information. Having current data will provide the district and Davis more timely relationships of students to housing.

Table 5: Student Yields

SFD = Single Family Detached, SFA = Single Family Attached, APT = Apartment,

MIDWAY						
Grade	Single Family Detached		Single Family Attached		Apartments	
	1,434	Units	676	Units	0	Units
	Students	Factor	Students	Factor	Students	Factor
K-5	423	0.295	39	0.058	0	0.000
6-8	268	0.187	16	0.024	0	0.000
9-12	304	0.212	33	0.049	0	0.000
K-12	995	0.694	88	0.130	0	0.000

HEBER						
Grade	Single Family Detached		Single Family Attached		Apartments	
	1,500	Units	267	Units	289	Units
	Students	Factor	Students	Factor	Students	Factor
K-5	820	0.547	91	0.341	67	0.232
6-8	383	0.255	44	0.165	31	0.107
9-12	444	0.296	56	0.210	30	0.104
K-12	1,647	1.098	191	0.715	128	0.443

RED LEDGES						
Grade	Single Family Detached		Single Family Attached		Apartments	
	258	Units	42	Units	0	Units
	Students	Factor	Students	Factor	Students	Factor
K-5	4	0.016	1	0.024	0	0.000
6-8	9	0.035	1	0.024	0	0.000
9-12	15	0.058	4	0.095	0	0.000
K-12	28	0.109	6	0.143	0	0.000

JORDANELLE						
Grade	Single Family Detached		Single Family Attached		Apartments	
	2,943	Units	832	Units	0	Units
	Students	Factor	Students	Factor	Students	Factor
K-5	481	0.163	8	0.010	0	0.000
6-8	284	0.097	7	0.008	0	0.000
9-12	449	0.153	5	0.006	0	0.000
K-12	1,214	0.413	20	0.024	0	0.000

MAYFLOWER						
Grade	Single Family Detached		Single Family Attached		Apartments	
	301	Units	0	Units	0	Units
	Students	Factor	Students	Factor	Students	Factor
K-5	99	0.329	0	0.000	0	0.000
6-8	51	0.169	0	0.000	0	0.000
9-12	81	0.269	0	0.000	0	0.000
K-12	231	0.767	0	0.000	0	0.000

Table 6: Forecasted Student Generations

MAP ID	PROJECT	TYPE	STATUS	SUBDISTRICT	UNITS IN FORECAST	SYF K-5	K-5 STUDENTS*	SYF 6-8	6-8 STUDENTS*	SYF 9-12	9-12 STUDENTS*	K-12 TOTALS*
1	Alder Meadows	SFD	ACT	MIDWAY	22	0.295	6.490	0.187	4.114	0.212	4.664	15.268
2	Appenzell	SFD	ACT	MIDWAY	8	0.295	2.360	0.187	1.496	0.212	1.696	5.552
3	Aspenhof Estates	SFD	ACT	MIDWAY	4	0.295	1.180	0.187	0.748	0.212	0.848	2.776
4	Burgi Hill Ranches	SFD	ACT	MIDWAY	5	0.295	1.475	0.187	0.935	0.212	1.060	3.470
6	Cascades at Soldier Hollow Ph II	SFD	ACT	MIDWAY	47	0.295	13.865	0.187	8.789	0.212	9.964	32.618
7	Deer Creek Estates	SFD	ACT	MIDWAY	2	0.295	0.590	0.187	0.374	0.212	0.424	1.388
8	Dutch Canyon	SFD	ACT	MIDWAY	15	0.295	4.425	0.187	2.805	0.212	3.180	10.410
9	Deer Ridge Estates	SFD	ACT	MIDWAY	9	0.295	2.655	0.187	1.683	0.212	1.908	6.246
10	Dutch Fields	SFD	ACT	MIDWAY	8	0.295	2.360	0.187	1.496	0.212	1.696	5.552
11	Eldon Place	SFD	ACT	MIDWAY	1	0.295	0.295	0.187	0.187	0.212	0.212	0.694
12	Farm Springs	SFD	ACT	MIDWAY	6	0.295	1.770	0.187	1.122	0.212	1.272	4.164
13	Fox Point	SFD	ACT	MIDWAY	11	0.295	3.245	0.187	2.057	0.212	2.332	7.634
14	Haven Farms	SFD	ACT	MIDWAY	11	0.295	3.245	0.187	2.057	0.212	2.332	7.634
15	Indian Summer	SFD	ACT	MIDWAY	23	0.295	6.785	0.187	4.301	0.212	4.876	15.962
16	Lucerne Estates	SFD	FUT	MIDWAY	16	0.295	4.720	0.187	2.992	0.212	3.392	11.104
17	Midway Highlands	SFD	ACT	MIDWAY	5	0.295	1.475	0.187	0.935	0.212	1.060	3.470
18	Redmond Farms Phase 2	SFD	ACT	MIDWAY	29	0.295	8.555	0.187	5.423	0.212	6.148	20.126
19	Redmond Farms Phase 3a	SFD	PLN	MIDWAY	11	0.295	3.245	0.187	2.057	0.212	2.332	7.634
20	Redmond Farms Phase 3b	SFD	PLN	MIDWAY	10	0.295	2.950	0.187	1.870	0.212	2.120	6.940
22	Saddle Creek Ranch Pud	SFD	ACT	MIDWAY	36	0.295	10.620	0.187	6.732	0.212	7.632	24.984
23	Saint Prex	SFD	ACT	MIDWAY	10	0.295	2.950	0.187	1.870	0.212	2.120	6.940
26	Scotch Fields P4 & P5	SFD	ACT	MIDWAY	45	0.295	13.275	0.187	8.415	0.212	9.540	31.230
28	Snake Creek Lodges	SFA	ACT	MIDWAY	17	0.058	0.986	0.024	0.408	0.049	0.833	2.227
29	Sunburst	SFD	ACT	MIDWAY	15	0.295	4.425	0.187	2.805	0.212	3.180	10.410
30	Swiss Mountain Estates	SFD	ACT	MIDWAY	18	0.295	5.310	0.187	3.366	0.212	3.816	12.492
31	The Kantons At Village Green	SFA	ACT	MIDWAY	8	0.058	0.464	0.024	0.192	0.049	0.392	1.048
32	Whitaker Farm and Annexation	SFD	ACT	MIDWAY	50	0.295	14.750	0.187	9.350	0.212	10.600	34.700
38	Brookside P1	SFD	ACT	HEBER	7	0.547	3.829	0.255	1.785	0.296	2.072	7.686
39	Brookside P4	SFD	ACT	HEBER	10	0.547	5.470	0.255	2.550	0.296	2.960	10.980
40	Coyote Ridge P1	SFD	PLN	JORDANELLE	175	0.163	28.525	0.097	16.975	0.153	26.775	72.275
41	Duke Farms	SFD	FUT	HEBER	38	0.547	20.786	0.255	9.690	0.296	11.248	41.724
43	Heber Meadows P1	SFD	ACT	HEBER	34	0.547	18.598	0.255	8.670	0.296	10.064	37.332
44	Highlands Annexation	SFA	FUT	JORDANELLE	525	0.010	5.250	0.008	4.200	0.006	3.150	12.600
45	Jordanelle Ridge Townhomes	SFA	ACT	JORDANELLE	201	0.010	2.010	0.008	1.608	0.006	1.206	4.824
46	Old Mill Village (APT)	APT	FUT	HEBER	64	0.232	14.848	0.107	6.848	0.104	6.656	28.352
47	Meadows At Southfield A	SFD	PLN	HEBER	23	0.547	12.581	0.255	5.865	0.296	6.808	25.254
48	Meadows At Southfield B	SFD	PLN	HEBER	24	0.547	13.128	0.255	6.120	0.296	7.104	26.352
49	Mill Road Apartments	APT	PLN	HEBER	30	0.232	6.960	0.107	3.210	0.104	3.120	13.290
51	New London	SFA	FUT	HEBER	120	0.341	40.920	0.165	19.800	0.210	25.200	85.920
52	North Village Crossings Annexation	SFA	FUT	JORDANELLE	200	0.010	2.000	0.008	1.600	0.006	1.200	4.800
53	North Village Views Annexation	SFA	FUT	JORDANELLE	120	0.010	1.200	0.008	0.960	0.006	0.720	2.880
54	Parkview Place (SFD)	SFD	ACT	HEBER	13	0.547	7.111	0.255	3.315	0.296	3.848	14.274
55	Sawmill 1A (CON)	SFA	ACT	HEBER	110	0.341	37.510	0.165	18.150	0.210	23.100	78.760
56	Sawmill 1B (SFD)	SFD	PLN	HEBER	14	0.547	7.658	0.255	3.570	0.296	4.144	15.372
57	Sawmill 2B	SFD	PLN	HEBER	59	0.547	32.273	0.255	15.045	0.296	17.464	64.782
58	Sawmill 6 (SFD)	SFD	PLN	HEBER	28	0.547	15.316	0.255	7.140	0.296	8.288	30.744
59	Sawmill 5	SFA	ACT	HEBER	62	0.341	21.142	0.165	10.230	0.210	13.020	44.392
60	Sawmill 8 (SFA)	SFA	PLN	HEBER	12	0.341	4.092	0.165	1.980	0.210	2.520	8.592
61	Sequoia Apts @ Turner Mill	APT	PLN	HEBER	144	0.232	33.408	0.107	15.408	0.104	14.976	63.792
62	Parkview Place (SFA)	SFA	ACT	HEBER	36	0.341	12.276	0.165	5.940	0.210	7.560	25.776
65	Stone Creek	SFD	ACT	RED LEDGES	57	0.016	0.912	0.035	1.995	0.058	3.306	6.213

**Forecasted students across 10 years*

Table 6: Forecasted Student Generations (cont)

MAP ID	PROJECT	TYPE	STATUS	SUBDISTRICT	UNITS IN FORECAST	SYF K-5	K-5 STUDENTS*	SYF 6-8	6-8 STUDENTS*	SYF 9-12	9-12 STUDENTS*	K-12 TOTALS*
66	The Orchard	SFD	ACT	HEBER	16	0.547	8.752	0.255	4.080	0.296	4.736	17.568
68	Turner Mill (SFD)	SFD	ACT	HEBER	32	0.547	17.504	0.255	8.160	0.296	9.472	35.136
69	Valley Heights A, B & C	SFD	ACT	HEBER	16	0.547	8.752	0.255	4.080	0.296	4.736	17.568
70	Wasatch Vista A	SFD	ACT	HEBER	7	0.547	3.829	0.255	1.785	0.296	2.072	7.686
72	Wasatch Vista C	SFD	ACT	HEBER	42	0.547	22.974	0.255	10.710	0.296	12.432	46.116
73	Wellberg Annexation	UNK	FUT	RED LEDGES	0	0.000	0.000	0.000	0.000	0.000	0.000	0.000
74	ZEB LLC Annexation	UNK	FUT	HEBER	0	0.000	0.000	0.000	0.000	0.000	0.000	0.000
75	Red Ledges	SFD	ACT	RED LEDGES	40	0.016	0.640	0.035	1.400	0.058	2.320	4.360
76	Red Ledges- Summit Loop, Hook, Mountainsite, Fairw	SFD	ACT	RED LEDGES	87	0.016	1.392	0.035	3.045	0.058	5.046	9.483
77	Red Ledges-Cabin At Red Ledges	SFD	ACT	RED LEDGES	8	0.016	0.128	0.035	0.280	0.058	0.464	0.872
78	Red Ledges-Cabins	SFD	ACT	RED LEDGES	15	0.016	0.240	0.035	0.525	0.058	0.870	1.635
79	Red Ledges-Equestrian	SFD	ACT	RED LEDGES	45	0.016	0.720	0.035	1.575	0.058	2.610	4.905
80	Red Ledges-Mountainside	SFD	PLN	RED LEDGES	18	0.016	0.288	0.035	0.630	0.058	1.044	1.962
81	Red Ledges-Red Mountain	SFD	ACT	RED LEDGES	11	0.016	0.176	0.035	0.385	0.058	0.638	1.199
82	Red Ledges-Signal Peak	SFD	ACT	RED LEDGES	11	0.016	0.176	0.035	0.385	0.058	0.638	1.199
83	Red Ledges-Summit Knoll	SFD	PLN	RED LEDGES	15	0.016	0.240	0.035	0.525	0.058	0.870	1.635
84	Red Ledges-The Heights	SFD	ACT	RED LEDGES	9	0.016	0.144	0.035	0.315	0.058	0.522	0.981
85	Red Ledges 1h And 2	SFD	ACT	RED LEDGES	1	0.016	0.016	0.035	0.035	0.058	0.058	0.109
86	Red Ledges Juniper Hills	SFD	ACT	RED LEDGES	17	0.016	0.272	0.035	0.595	0.058	0.986	1.853
87	Red Ledges Ph 2J	SFD	ACT	RED LEDGES	3	0.016	0.048	0.035	0.105	0.058	0.174	0.327
88	Red Ledges Ph2	SFD	ACT	RED LEDGES	2	0.016	0.032	0.035	0.070	0.058	0.116	0.218
90	Red Ledges Phase 2j	SFD	ACT	RED LEDGES	9	0.016	0.144	0.035	0.315	0.058	0.522	0.981
94	Red Ledges P2C	SFD	ACT	RED LEDGES	9	0.016	0.144	0.035	0.315	0.058	0.522	0.981
95	Red Ledges P1K	SFD	ACT	RED LEDGES	16	0.016	0.256	0.035	0.560	0.058	0.928	1.744
96	Black Rock Ridge 5	SFA	ACT	JORDANELLE	43	0.010	0.430	0.008	0.344	0.006	0.258	1.032
97	Deer Cove (SFA)	SFA	PLN	MAYFLOWER	90	0.024	2.160	0.024	2.160	0.095	8.550	12.870
98	Deer Cove (SFD)	SFD	PLN	MAYFLOWER	80	0.329	26.320	0.169	13.520	0.269	21.520	61.360
99	Sawmill 1B (SFA)	SFA	PLN	HEBER	12	0.341	4.092	0.165	1.980	0.210	2.520	8.592
100	Deer Vistas	SFD	ACT	JORDANELLE	60	0.163	9.780	0.097	5.820	0.153	9.180	24.780
101	East Park	SFD	PLN	MAYFLOWER	35	0.329	11.515	0.169	5.915	0.269	9.415	26.845
102	Gimbel Lands	SFD	PLN	MAYFLOWER	55	0.329	18.095	0.169	9.295	0.269	14.795	42.185
103	Jordanelle View	SFD	FUT	MAYFLOWER	72	0.329	23.688	0.169	12.168	0.269	19.368	55.224
104	Mayflower Lakeside Condos A-D	SFA	ACT	MAYFLOWER	84	0.024	2.016	0.024	2.016	0.095	7.980	12.012
105	Mayflower Lakeside P1	SFA	ACT	MAYFLOWER	34	0.024	0.816	0.024	0.816	0.095	3.230	4.862
106	Mayflower Lakeside Village Townhomes South	SFA	PLN	MAYFLOWER	200	0.024	4.800	0.024	4.800	0.095	19.000	28.600
107	Mayflower South (SFD)	SFD	FUT	MAYFLOWER	200	0.329	65.800	0.169	33.800	0.269	53.800	153.400
108	Mayflower South (SFA)	SFA	ACT	MAYFLOWER	450	0.024	10.800	0.024	10.800	0.095	42.750	64.350
109	Mayflower South (EAST)	SFD	FUT	MAYFLOWER	150	0.329	49.350	0.169	25.350	0.269	40.350	115.050
110	Sage Hen Hallows	SFD	PLN	MAYFLOWER	60	0.329	19.740	0.169	10.140	0.269	16.140	46.020
111	Skyridge	SFA	ACT	MAYFLOWER	90	0.024	2.160	0.024	2.160	0.095	8.550	12.870
112	Skyridge Constellation	SFD	ACT	MAYFLOWER	103	0.329	33.887	0.169	17.407	0.269	27.707	79.001
113	Star Harbor Estates	SFD	ACT	MAYFLOWER	9	0.329	2.961	0.169	1.521	0.269	2.421	6.903
116	The Point	SFA	FUT	MAYFLOWER	96	0.024	2.304	0.024	2.304	0.095	9.120	13.728
117	Wasatch Springs 2	SFA	ACT	JORDANELLE	20	0.010	0.200	0.008	0.160	0.006	0.120	0.480
118	Benloch Ranch P1 (SFD)	SFD	ACT	JORDANELLE	104	0.163	16.952	0.097	10.088	0.153	15.912	42.952
119	Benloch Ranch Remaining Phases	SFA	FUT	JORDANELLE	250	0.010	2.500	0.008	2.000	0.006	1.500	6.000
120	Hailstone Estates	SFD	FUT	JORDANELLE	64	0.163	10.432	0.097	6.208	0.153	9.792	26.432
121	Jackson Fork	SFD	FUT	JORDANELLE	32	0.163	5.216	0.097	3.104	0.153	4.896	13.216
122	North Village Resort	SFA	FUT	JORDANELLE	240	0.010	2.400	0.008	1.920	0.006	1.440	5.760
123	River Meadows Ranch	SFD	ACT	MIDWAY	17	0.295	5.015	0.187	3.179	0.212	3.604	11.798
124	Jordanelle Ridge (SFA)	SFA	ACT	JORDANELLE	29	0.010	0.290	0.008	0.232	0.006	0.174	0.696

**Forecasted students across 10 years*

Table 6: Forecasted Student Generations (cont)

MAP ID	PROJECT	TYPE	STATUS	SUBDISTRICT	UNITS IN FORECAST	SYF K-5	K-5 STUDENTS*	SYF 6-8	6-8 STUDENTS*	SYF 9-12	9-12 STUDENTS*	K-12 TOTALS*
126	Jordanelle Village 2 Pod 20 (SFA)	SFA	PLN	JORDANELLE	264	0.010	2.640	0.008	2.112	0.006	1.584	6.336
127	Jordanelle Village 2 Pod 21 (SFA)	SFA	PLN	JORDANELLE	186	0.010	1.860	0.008	1.488	0.006	1.116	4.464
128	Jordanelle Village 2 Pod 20 (SFD)	SFA	PLN	JORDANELLE	90	0.010	0.900	0.008	0.720	0.006	0.540	2.160
129	Jordanelle Village 2 Pod 21 (SFD)	SFA	PLN	JORDANELLE	65	0.010	0.650	0.008	0.520	0.006	0.390	1.560
130	Jordanelle Ridge Pod 22	SFA	FUT	JORDANELLE	60	0.010	0.600	0.008	0.480	0.006	0.360	1.440
131	Jordanelle Ridge Pod 18 (AH)	SFD	FUT	JORDANELLE	0	0.163	0.000	0.097	0.000	0.153	0.000	0.000
132	Jordanelle Village Pod 12	SFA	FUT	JORDANELLE	15	0.010	0.150	0.008	0.120	0.006	0.090	0.360
133	Jordanelle Village Pod 13	SFA	FUT	JORDANELLE	30	0.010	0.300	0.008	0.240	0.006	0.180	0.720
134	Jordanelle Village Pod 14	SFA	FUT	JORDANELLE	24	0.010	0.240	0.008	0.192	0.006	0.144	0.576
135	Jordanelle Village Pod 15	SFA	FUT	JORDANELLE	140	0.010	1.400	0.008	1.120	0.006	0.840	3.360
136	Jordanelle Village Pod 16	SFA	FUT	JORDANELLE	60	0.010	0.600	0.008	0.480	0.006	0.360	1.440
137	Jordanelle Village Pod 17	SFA	FUT	JORDANELLE	22	0.010	0.220	0.008	0.176	0.006	0.132	0.528
138	Jordanelle Village Pod 19	SFA	FUT	JORDANELLE	44	0.010	0.440	0.008	0.352	0.006	0.264	1.056
139	Jordanelle Village Pod 4	SFA	FUT	JORDANELLE	105	0.010	1.050	0.008	0.840	0.006	0.630	2.520
140	Jordanelle Village Pod 5	SFA	FUT	JORDANELLE	60	0.010	0.600	0.008	0.480	0.006	0.360	1.440
141	Jordanelle Village Pod 6	SFA	FUT	JORDANELLE	175	0.010	1.750	0.008	1.400	0.006	1.050	4.200
142	Jordanelle Village Pod 7	SFA	FUT	JORDANELLE	140	0.010	1.400	0.008	1.120	0.006	0.840	3.360
143	Jordanelle Village Pod 9	SFA	FUT	JORDANELLE	70	0.010	0.700	0.008	0.560	0.006	0.420	1.680
144	Beaufontaine	SFD	ACT	HEBER	12	0.547	6.564	0.255	3.060	0.296	3.552	13.176
148	The Crossings At Lake Creek P1	SFD	ACT	HEBER	12	0.547	6.564	0.255	3.060	0.296	3.552	13.176
149	The Crossings At Lake Creek	SFD	ACT	HEBER	6	0.547	3.282	0.255	1.530	0.296	1.776	6.588
150	The Crossings At Lake Creek P4	SFD	ACT	HEBER	8	0.547	4.376	0.255	2.040	0.296	2.368	8.784
151	The Crossings At Lake Creek PXIV	SFD	ACT	HEBER	25	0.547	13.675	0.255	6.375	0.296	7.400	27.450
152	The Woods At Cobblestone	SFD	ACT	HEBER	1	0.547	0.547	0.255	0.255	0.296	0.296	1.098
153	Views at Lindsey Hill	SFD	ACT	HEBER	5	0.547	2.735	0.255	1.275	0.296	1.480	5.490
154	Tuhaye - multiple developments	SFD	ACT	JORDANELLE	0	0.163	0.000	0.097	0.000	0.153	0.000	0.000
156	Golden Eagle	SFD	ACT	JORDANELLE	63	0.163	10.269	0.097	6.111	0.153	9.639	26.019
157	Hideout Canyon	SFD	ACT	JORDANELLE	4	0.163	0.652	0.097	0.388	0.153	0.612	1.652
158	Hideout Canyon - Glistening Ridge	SFD	ACT	JORDANELLE	53	0.163	8.639	0.097	5.141	0.153	8.109	21.889
159	Hideout Canyon - Overlook Village	SFD	ACT	JORDANELLE	18	0.163	2.934	0.097	1.746	0.153	2.754	7.434
162	Shoreline Phase P2	SFA	ACT	JORDANELLE	51	0.010	0.510	0.008	0.408	0.006	0.306	1.224
163	Silver Sky	SFD	ACT	JORDANELLE	0	0.163	0.000	0.097	0.000	0.153	0.000	0.000
164	Soaring Hawk	SFD	ACT	JORDANELLE	118	0.163	19.234	0.097	11.446	0.153	18.054	48.734
165	Victory Ranch	SFD	ACT	JORDANELLE	136	0.163	22.168	0.097	13.192	0.153	20.808	56.168
166	Benloch Ranch P1 (SFA)	SFA	ACT	JORDANELLE	50	0.010	0.500	0.008	0.400	0.006	0.300	1.200
167	Benloch Ranch P2	SFD	PLN	JORDANELLE	228	0.163	37.164	0.097	22.116	0.153	34.884	94.164
168	Klaim Views at Hideout	SFA	ACT	JORDANELLE	88	0.010	0.880	0.008	0.704	0.006	0.528	2.112
169	Deer Springs 1A (SFA)	SFA	ACT	JORDANELLE	22	0.010	0.220	0.008	0.176	0.006	0.132	0.528
170	Sawmill 4 (SFA)	SFA	PLN	HEBER	12	0.341	4.092	0.165	1.980	0.210	2.520	8.592
171	Deer Springs 1A (SFD)	SFD	ACT	JORDANELLE	9	0.163	1.467	0.097	0.873	0.153	1.377	3.717
172	Deer Springs 1B (SFA)	SFA	ACT	JORDANELLE	8	0.010	0.080	0.008	0.064	0.006	0.048	0.192
173	Deer Springs 1B (SFD)	SFD	ACT	JORDANELLE	6	0.163	0.978	0.097	0.582	0.153	0.918	2.478
174	Deer Springs Cottages	SFD	FUT	JORDANELLE	16	0.163	2.608	0.097	1.552	0.153	2.448	6.608
175	Deer Springs P2	SFA	PLN	JORDANELLE	60	0.010	0.600	0.008	0.480	0.006	0.360	1.440
176	Wildflower (Brookside P5)	SFD	ACT	HEBER	21	0.547	11.487	0.255	5.355	0.296	6.216	23.058
177	Brookside P2	SFD	ACT	HEBER	25	0.547	13.675	0.255	6.375	0.296	7.400	27.450
178	Midway point	SFD	FUT	MIDWAY	27	0.295	7.965	0.187	5.049	0.212	5.724	18.738
179	Wildflower (Brookside P6)	SFD	ACT	HEBER	21	0.547	11.487	0.255	5.355	0.296	6.216	23.058
180	Brookside P3	SFD	PLN	HEBER	30	0.547	16.410	0.255	7.650	0.296	8.880	32.940
181	Brookside Remaining Phases	SFD	ACT	HEBER	12	0.547	6.564	0.255	3.060	0.296	3.552	13.176
182	Sawmill 4 (SFD)	SFD	ACT	HEBER	15	0.547	8.205	0.255	3.825	0.296	4.440	16.470

**Forecasted students across 10 years*

Table 6: Forecasted Student Generations (cont)

MAP ID	PROJECT	TYPE	STATUS	SUBDISTRICT	UNITS IN FORECAST	SYF K-5	K-5 STUDENTS*	SYF 6-8	6-8 STUDENTS*	SYF 9-12	9-12 STUDENTS*	K-12 TOTALS*
183	Sawmill 7 (SFD)	SFD	PLN	HEBER	16	0.547	8.752	0.255	4.080	0.296	4.736	17.568
184	Sawmill 7 (SFA)	SFA	PLN	HEBER	6	0.341	2.046	0.165	0.990	0.210	1.260	4.296
185	Sawmill 9	SFA	ACT	HEBER	78	0.341	26.598	0.165	12.870	0.210	16.380	55.848
186	Sawmill 3 (55+)	SNR	FUT	HEBER	0	0.000	0.000	0.000	0.000	0.000	0.000	0.000
187	Sawmill 6 (SFA)	SFA	PLN	HEBER	42	0.341	14.322	0.165	6.930	0.210	8.820	30.072
188	Sawmill 8 (CON)	SFA	PLN	HEBER	40	0.341	13.640	0.165	6.600	0.210	8.400	28.640
189	Turner Mill (SFA)	SFA	ACT	HEBER	118	0.341	40.238	0.165	19.470	0.210	24.780	84.488
190	Springs at Coyote Ridge (SFD)	SFD	ACT	JORDANELLE	14	0.163	2.282	0.097	1.358	0.153	2.142	5.782
191	Springs at Coyote Ridge (CON)	SFA	PLN	JORDANELLE	93	0.010	0.930	0.008	0.744	0.006	0.558	2.232
193	Center Creek	SFD	ACT	HEBER	2	0.547	1.094	0.255	0.510	0.296	0.592	2.196
194	Christensen Farms	SFD	ACT	HEBER	15	0.547	8.205	0.255	3.825	0.296	4.440	16.470
195	LDS Church	SFD	FUT	HEBER	250	0.547	136.750	0.255	63.750	0.296	74.000	274.500
196	Future Development	UNK	FUT	HEBER	0	0.000	0.000	0.000	0.000	0.000	0.000	0.000
197	Red Ledges P2 (SFD)	SFD	ACT	RED LEDGES	44	0.016	0.704	0.035	1.540	0.058	2.552	4.796
198	Red Ledged-Villas at	SFD	ACT	RED LEDGES	23	0.016	0.368	0.035	0.805	0.058	1.334	2.507
199	Highlands at Soldier Hollow	SFD	ACT	MIDWAY	10	0.295	2.950	0.187	1.870	0.212	2.120	6.940
200	Center Creek Meadows	SFD	ACT	HEBER	10	0.547	5.470	0.255	2.550	0.296	2.960	10.980
201	Deer Waters P2	SFA	ACT	JORDANELLE	18	0.010	0.180	0.008	0.144	0.006	0.108	0.432
202	Deer Waters P3	SFA	ACT	JORDANELLE	22	0.010	0.220	0.008	0.176	0.006	0.132	0.528
203	Deer Waters P4	SFA	PLN	JORDANELLE	24	0.010	0.240	0.008	0.192	0.006	0.144	0.576
204	Lakeview Estates	SFA	FUT	JORDANELLE	67	0.010	0.670	0.008	0.536	0.006	0.402	1.608
205	Berg Ridge	SFA	FUT	JORDANELLE	181	0.010	1.810	0.008	1.448	0.006	1.086	4.344
206	Old Mill Village (SFA)	SFA	FUT	HEBER	104	0.341	35.464	0.165	17.160	0.210	21.840	74.464
207	Mayflower Lakeside P2	SFA	ACT	MAYFLOWER	62	0.024	1.488	0.024	1.488	0.095	5.890	8.866
208	Pioche Village (SFA)	SFA	ACT	MAYFLOWER	66	0.024	1.584	0.024	1.584	0.095	6.270	9.438
209	Pioche Village (SFD)	SFD	ACT	MAYFLOWER	36	0.329	11.844	0.169	6.084	0.269	9.684	27.612
210	The Reserve at Midway P2	SFD	ACT	MIDWAY	22	0.295	6.490	0.187	4.114	0.212	4.664	15.268
211	The Reserve at Midway P1	SFD	ACT	MIDWAY	26	0.295	7.670	0.187	4.862	0.212	5.512	18.044
212	Kimball Villas	SFA	ACT	HEBER	65	0.341	22.165	0.165	10.725	0.210	13.650	46.540
213	Jordanelle Village Pod 10	SFA	FUT	JORDANELLE	140	0.010	1.400	0.008	1.120	0.006	0.840	3.360
214	Jordanelle Village Pod 11	SFA	FUT	JORDANELLE	105	0.010	1.050	0.008	0.840	0.006	0.630	2.520
215	Jordanelle Village Pod 24	SFA	FUT	JORDANELLE	105	0.010	1.050	0.008	0.840	0.006	0.630	2.520
216	Jordanelle Village Pod 25	SFA	FUT	JORDANELLE	90	0.010	0.900	0.008	0.720	0.006	0.540	2.160
217	Jordanelle Village Pod 26	SFA	FUT	JORDANELLE	45	0.010	0.450	0.008	0.360	0.006	0.270	1.080
218	Jordanelle Village Pod 27	SFA	FUT	JORDANELLE	45	0.010	0.450	0.008	0.360	0.006	0.270	1.080
219	Jordanelle Village Pod 28	SFA	FUT	JORDANELLE	45	0.010	0.450	0.008	0.360	0.006	0.270	1.080
220	Jordanelle Village Pod 29	SFA	FUT	JORDANELLE	45	0.010	0.450	0.008	0.360	0.006	0.270	1.080
221	Jordanelle Village Pod 30	SFA	FUT	JORDANELLE	150	0.010	1.500	0.008	1.200	0.006	0.900	3.600
222	Jordanelle Village Pod 33	SFA	FUT	JORDANELLE	20	0.010	0.200	0.008	0.160	0.006	0.120	0.480
223	Jordanelle Village Pod 34	SFA	FUT	JORDANELLE	50	0.010	0.500	0.008	0.400	0.006	0.300	1.200
224	Jordanelle Village Pod 35	SFA	FUT	JORDANELLE	50	0.010	0.500	0.008	0.400	0.006	0.300	1.200
225	Jordanelle Village Pod 36	SFA	FUT	JORDANELLE	30	0.010	0.300	0.008	0.240	0.006	0.180	0.720
226	Jordanelle Village Pod 37	SFA	FUT	JORDANELLE	10	0.010	0.100	0.008	0.080	0.006	0.060	0.240
227	Jordanelle Village Pod 38	SFA	FUT	JORDANELLE	10	0.010	0.100	0.008	0.080	0.006	0.060	0.240
229	Jordanelle Village Pod 39	SFA	FUT	JORDANELLE	0	0.010	0.000	0.008	0.000	0.006	0.000	0.000
230	Jordanelle Village Pod 40	SFA	FUT	JORDANELLE	0	0.010	0.000	0.008	0.000	0.006	0.000	0.000
231	Jordanelle Village Pod 41	SFA	FUT	JORDANELLE	0	0.010	0.000	0.008	0.000	0.006	0.000	0.000
232	Jordanelle Village Pod 42	SFA	FUT	JORDANELLE	0	0.010	0.000	0.008	0.000	0.006	0.000	0.000
233	Jordanelle Village Pod 43	SFA	FUT	JORDANELLE	0	0.010	0.000	0.008	0.000	0.006	0.000	0.000
234	Jordanelle Village Pod 44	SFA	FUT	JORDANELLE	0	0.010	0.000	0.008	0.000	0.006	0.000	0.000
235	Jordanelle Village Pod 46	SFA	FUT	JORDANELLE	0	0.010	0.000	0.008	0.000	0.006	0.000	0.000

**Forecasted students across 10 years*

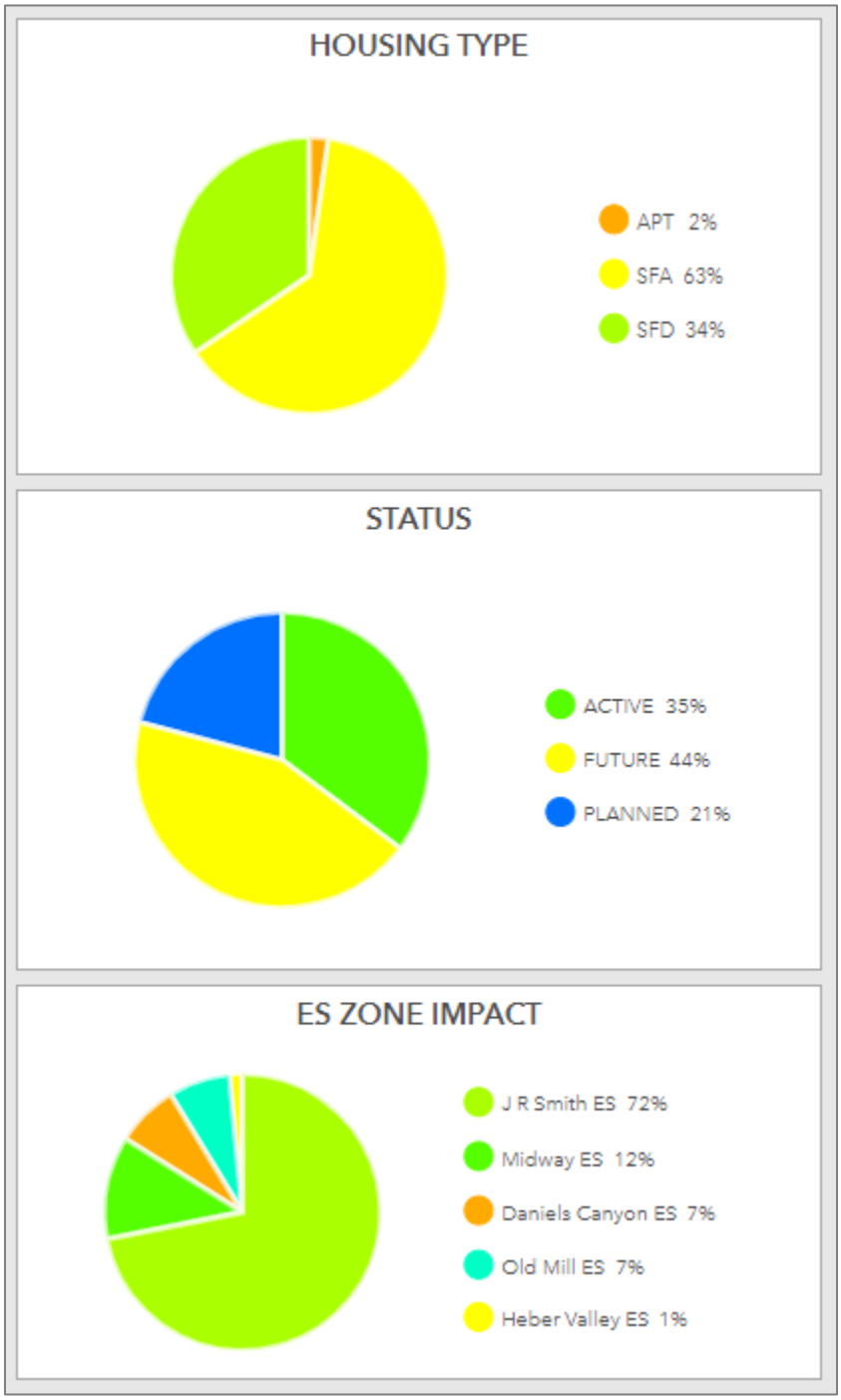
6: Forecasted Student Generations (cont)

MAP ID	PROJECT	TYPE	STATUS	SUBDISTRICT	UNITS IN FORECAST	SYF K-5	K-5 STUDENTS*	SYF 6-8	6-8 STUDENTS*	SYF 9-12	9-12 STUDENTS*	K-12 TOTALS*
236	Jordanelle Village Pod 47	SFA	FUT	JORDANELLE	0	0.010	0.000	0.008	0.000	0.006	0.000	0.000
237	Jordanelle Village Pod 48	SFA	FUT	JORDANELLE	0	0.010	0.000	0.008	0.000	0.006	0.000	0.000
238	Jordanelle Village Pod 49	SFA	FUT	JORDANELLE	0	0.010	0.000	0.008	0.000	0.006	0.000	0.000
239	Jordanelle Village Pod 50	SFA	FUT	JORDANELLE	0	0.010	0.000	0.008	0.000	0.006	0.000	0.000
240	Jordanelle Village Pod 51	SFA	FUT	JORDANELLE	0	0.010	0.000	0.008	0.000	0.006	0.000	0.000
241	Jordanelle Village Pod 52	SFA	FUT	JORDANELLE	0	0.010	0.000	0.008	0.000	0.006	0.000	0.000

**Forecasted students across 10 years*

Residential Development

Residential development has continued to explode across Wasatch County. There are more than 230 sites of development being monitored. These include projects with their multiple phases and housing types. Counting units that are built, the district can expect to have as many as 21,366 new housing units over the next several years. Davis Demographics drove through WCSD late November, early December visiting 47 development sites. 63% of the development is single-family attached. 44% of the units currently being monitored are classified as future, and subject to change. Lastly, 72% of the development is occurring in the J R Smith Elementary Attendance Area.



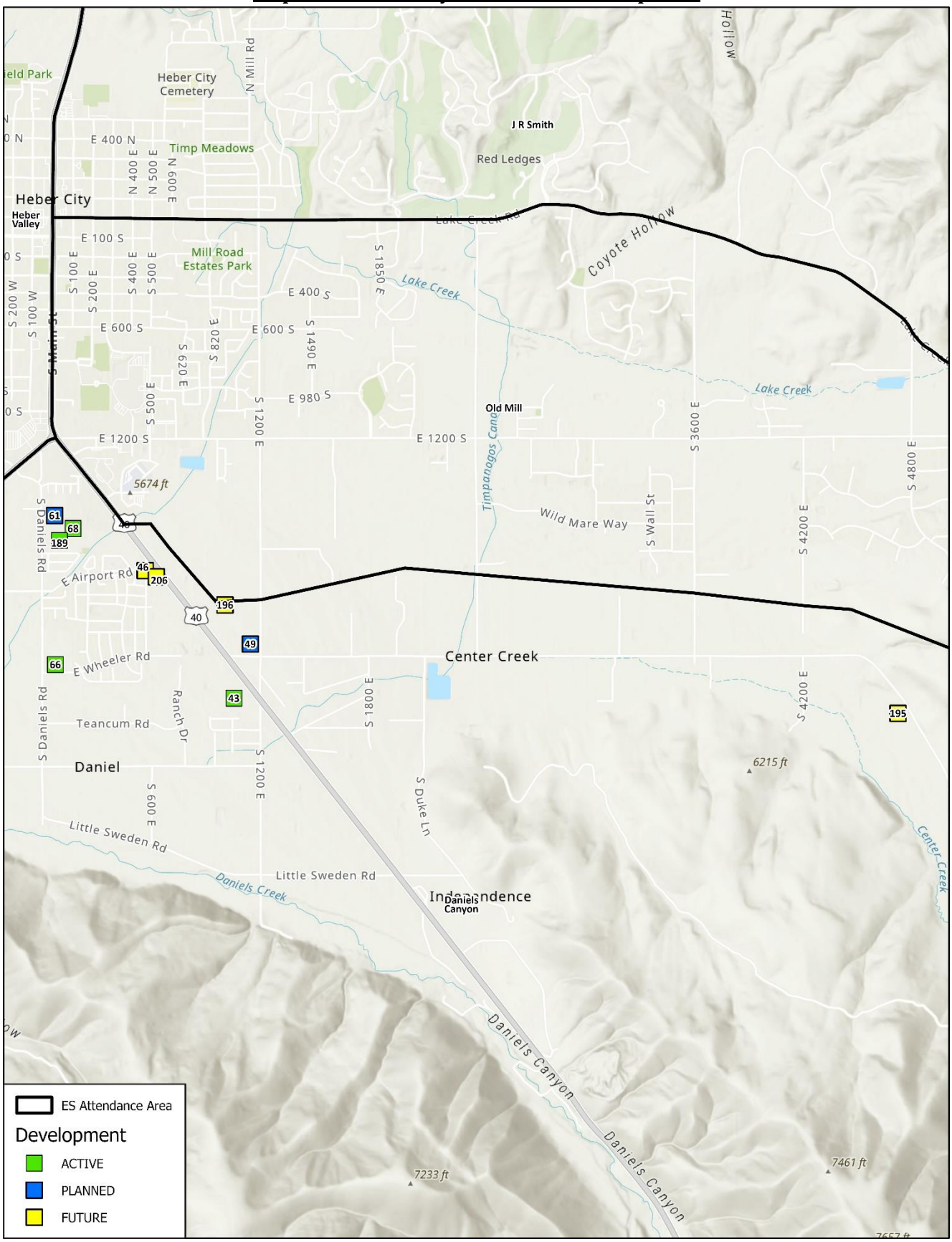
Development Projects in Daniels Canyon Elementary School Attendance Zone

The Orchard (16 total dwelling units)

Table 7: Daniels Canyon Resident Development List

Map ID#	Project	Developer	Total Project Units	Units in Forecast	Units Post Forecast	Type	Status	Estimated First Occupancy	Estimated Full Occupancy
195	LDS Church		250	250	0	SFD	FUT	2029	2031
206	Old Mill Village (SFA)	Bule/Kollman	104	104	0	SFA	FUT	2025	2026
189	Turner Mill (SFA)	DB Urban Communities	118	118	0	SFA	ACT	2024	2026
43	Heber Meadows P1	Kyle Honeycutt	54	34	0	SFD	ACT	Before 2021	2023
46	Old Mill Village (APT)	Bule/Kollman	64	64	0	APT	FUT	2024	2024
68	Turner Mill (SFD)	DB Urban Communities	32	32	0	SFD	ACT	2022	2024
61	Sequoia Apts @ Turner Mill	DB Urban	140	144	0	APT	PLN	2023	2023
49	Mill Road Apartments	Heber Homes	30	30	0	APT	PLN	2023	2023
66	The Orchard	Aubrey Green	16	16	0	SFD	ACT	2023	2023
196	Future Development		0	0	0	UNK	FUT	NA	NA

Map 2: Daniels Canyon Resident Development



Development Projects in J R Springs Elementary School Attendance Zone

Springs at Coyote Ridge - SFD (14 total dwelling units)

Valley Heights A,B, & C - SFD (26 total dwelling units)

Table 8: J R Smith Resident Development Listing

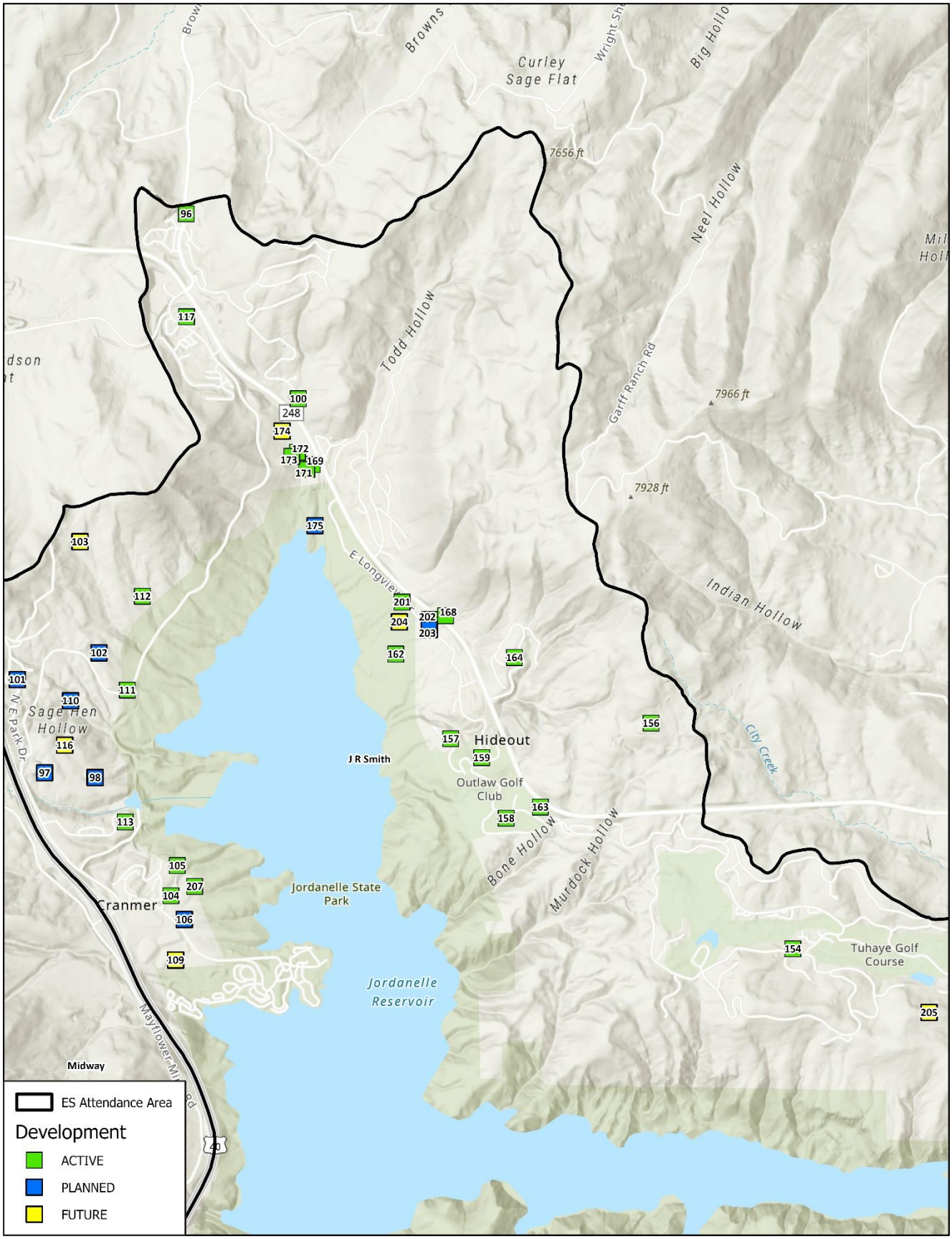
Map ID#	Project	Developer	Total Project Units	Units in Forecast	Units Post Forecast	Type	Status	Estimated First Occupancy	Estimated Full Occupancy
166	Benloch Ranch P1 (SFA)	Mackay Developments	50	50	0	SFA	ACT	2023	2024
118	Benloch Ranch P1 (SFD)	Mackay Developments	104	104	0	SFD	ACT	2023	2024
167	Benloch Ranch P2	Mackay Developments	228	228	0	SFD	PLN	2025	2027
119	Benloch Ranch Remaining Phases	Mackay Developments	1618	250	1568	SFA	FUT	2027	After 2031
205	Berg Ridge		181	181	0	SFA	FUT	2026	2031
96	Black Rock Ridge 5		99	43	0	SFA	ACT	Before 2021	2023
40	Coyote Ridge P1	Ivory Homes	175	175	0	SFD	PLN	2024	2030
97	Deer Cove (SFA)		100	90	10	SFA	PLN	2023	After 2031
98	Deer Cove (SFD)		100	80	20	SFD	PLN	2024	After 2031
169	Deer Springs 1A (SFA)	Holmes Homes	22	22	0	SFA	ACT	2022	2022
171	Deer Springs 1A (SFD)	Holmes homes	9	9	0	SFD	ACT	2022	2022
172	Deer Springs 1B (SFA)	Holmes homes	8	8	0	SFA	ACT	2022	2022
173	Deer Springs 1B (SFD)	Holmes homes	6	6	0	SFD	ACT	2022	2022
174	Deer Springs Cottages	Holmes homes	16	16	0	SFD	FUT	2025	2025
175	Deer Springs P2	Holmes homes	60	60	0	SFA	PLN	2025	2027
100	Deer Vistas		103	60	0	SFD	ACT	Before 2021	2024
201	Deer Waters P2	Holmes Homes	18	18	0	SFA	ACT	2022	2022
202	Deer Waters P3	Holmes Homes	22	22	0	SFA	ACT	2023	2023
203	Deer Waters P4	Holmes Homes	24	24	0	SFA	PLN	2024	2024
41	Duke Farms		38	38	0	SFD	FUT	2026	2026
101	East Park		35	35	0	SFD	PLN	2023	2026
102	Gimbel Lands		55	55	0	SFD	PLN	2023	2028
156	Golden Eagle	GCD	328	63	265	SFD	ACT	2023	After 2031
120	Hailstone Estates		64	64	0	SFD	FUT	2026	2028
157	Hideout Canyon		9	4	4	SFD	ACT	2024	After 2031
158	Hideout Canyon - Glistening Ridge		70	53	0	SFD	ACT	Before 2021	2031
159	Hideout Canyon - Overlook Village		62	18	15	SFD	ACT	Before 2021	After 2031
44	Highlands Annexation	Cardinal Funding	1122	525	497	SFA	FUT	2026	After 2031
121	Jackson Fork	Mackay Developments	32	32	0	SFD	FUT	2027	2027
124	Jordanelle Ridge (SFA)		73	29	0	SFA	ACT	Before 2021	2028
131	Jordanelle Ridge Pod 18 (AH)		0	0	0	SFD	FUT	NA	NA
130	Jordanelle Ridge Pod 22		100	60	40	SFA	FUT	2026	After 2031
45	Jordanelle Ridge Townhomes	Holmes Homes	201	201	0	SFA	ACT	2022	2029
103	Jordanelle View		72	72	0	SFD	FUT	2029	2031
126	Jordanelle Village 2 Pod 20 (SFA)		264	264	0	SFA	PLN	2024	2029
128	Jordanelle Village 2 Pod 20 (SFD)		90	90	0	SFA	PLN	2024	2026

Map ID#	Project	Developer	Total Project Units	Units in Forecast	Units Post Forecast	Type	Status	Estimated First Occupancy	Estimated Full Occupancy
127	Jordanelle Village 2 Pod 21 (SFA)		186	186	0	SFA	PLN	2024	2028
129	Jordanelle Village 2 Pod 21 (SFD)		65	65	0	SFA	PLN	2024	2026
213	Jordanelle Village Pod 10		200	140	60	SFA	FUT	2025	After 2031
214	Jordanelle Village Pod 11		150	105	45	SFA	FUT	2025	After 2031
132	Jordanelle Village Pod 12		15	15	0	SFA	FUT	2031	2031
133	Jordanelle Village Pod 13		150	30	120	SFA	FUT	2031	After 2031
134	Jordanelle Village Pod 14		120	24	96	SFA	FUT	2031	After 2031
135	Jordanelle Village Pod 15		200	140	60	SFA	FUT	2025	After 2031
136	Jordanelle Village Pod 16		60	60	0	SFA	FUT	2025	2027
137	Jordanelle Village Pod 17		110	22	88	SFA	FUT	2031	After 2031
138	Jordanelle Village Pod 19		220	44	176	SFA	FUT	2031	After 2031
215	Jordanelle Village Pod 24		350	105	245	SFA	FUT	2029	After 2031
216	Jordanelle Village Pod 25		300	90	210	SFA	FUT	2029	After 2031
217	Jordanelle Village Pod 26		150	45	105	SFA	FUT	2029	After 2031
218	Jordanelle Village Pod 27		150	45	105	SFA	FUT	2029	After 2031
219	Jordanelle Village Pod 28		150	45	105	SFA	FUT	2029	After 2031
220	Jordanelle Village Pod 29		150	45	105	SFA	FUT	2029	After 2031
221	Jordanelle Village Pod 30		500	150	350	SFA	FUT	2029	After 2031
222	Jordanelle Village Pod 33		100	20	80	SFA	FUT	2031	After 2031
223	Jordanelle Village Pod 34		350	50	200	SFA	FUT	2031	After 2031
224	Jordanelle Village Pod 35		350	50	200	SFA	FUT	2031	After 2031
225	Jordanelle Village Pod 36		150	30	120	SFA	FUT	2031	After 2031
226	Jordanelle Village Pod 37		20	10	10	SFA	FUT	2031	After 2031
227	Jordanelle Village Pod 38		20	10	10	SFA	FUT	2031	After 2031
229	Jordanelle Village Pod 39		150	0	150	SFA	FUT	NA	NA
139	Jordanelle Village Pod 4		150	105	45	SFA	FUT	2025	After 2031
230	Jordanelle Village Pod 40		10	0	10	SFA	FUT	NA	NA
231	Jordanelle Village Pod 41		100	0	100	SFA	FUT	NA	NA
232	Jordanelle Village Pod 42		50	0	50	SFA	FUT	NA	NA
233	Jordanelle Village Pod 43		100	0	100	SFA	FUT	NA	NA
234	Jordanelle Village Pod 44		100	0	100	SFA	FUT	NA	NA
235	Jordanelle Village Pod 46		50	0	50	SFA	FUT	NA	NA
236	Jordanelle Village Pod 47		50	0	50	SFA	FUT	NA	NA

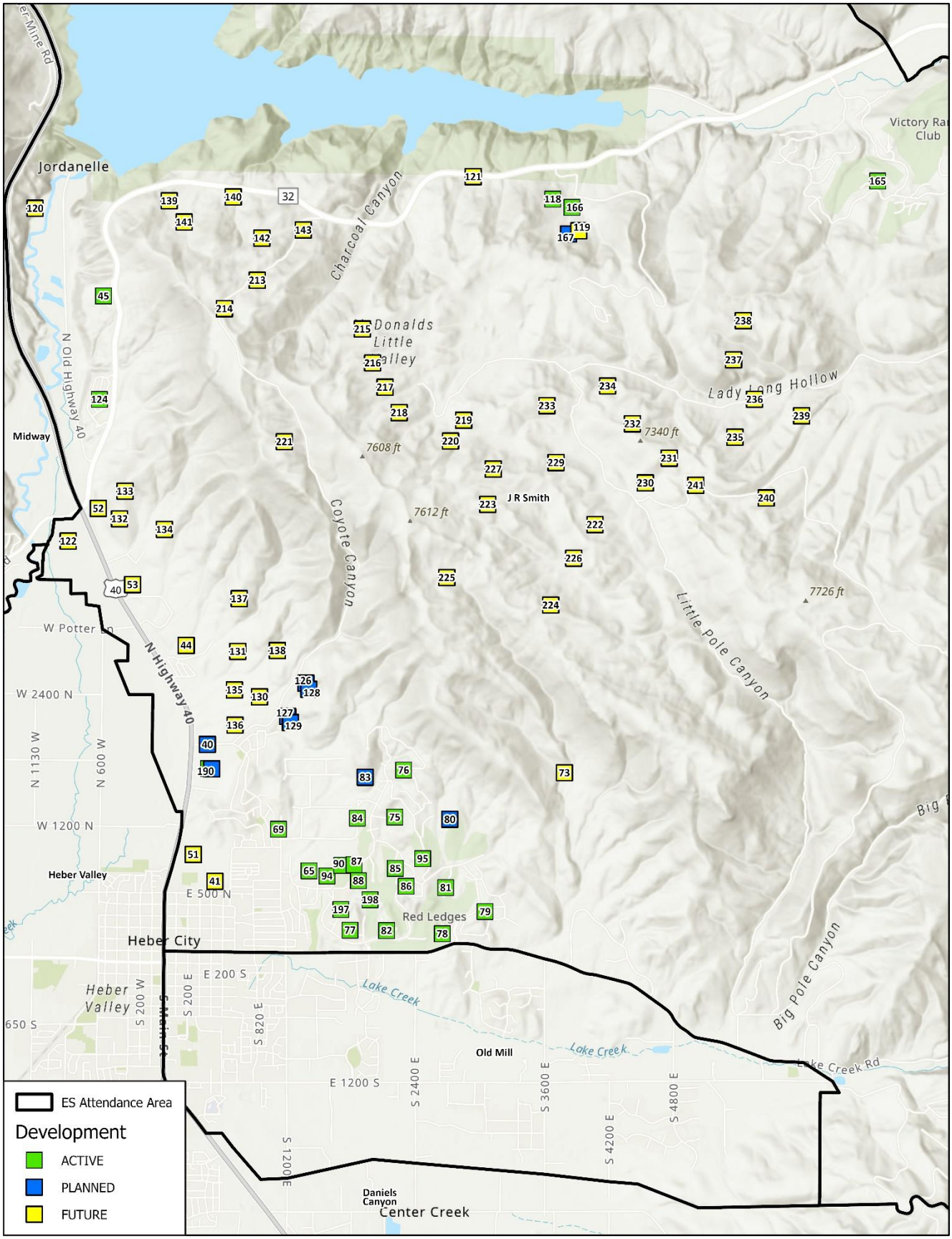
Map ID#	Project	Developer	Total Project Units	Units in Forecast	Units Post Forecast	Type	Status	Estimated First Occupancy	Estimated Full Occupancy
237	Jordanelle Village Pod 48		50	0	50	SFA	FUT	NA	NA
238	Jordanelle Village Pod 49		50	0	50	SFA	FUT	NA	NA
140	Jordanelle Village Pod 5		60	60	0	SFA	FUT	2025	2030
239	Jordanelle Village Pod 50		20	0	20	SFA	FUT	NA	NA
240	Jordanelle Village Pod 51		10	0	10	SFA	FUT	NA	NA
241	Jordanelle Village Pod 52		50	0	50	SFA	FUT	NA	NA
141	Jordanelle Village Pod 6		250	175	75	SFA	FUT	2025	After 2031
142	Jordanelle Village Pod 7		200	140	60	SFA	FUT	2025	After 2031
143	Jordanelle Village Pod 9		75	70	5	SFA	FUT	2025	After 2031
168	Klaim Views at Hideout		88	88	0	SFA	ACT	2022	2025
204	Lakeview Estates	Holmes Homes	67	67	0	SFA	FUT	2023	2024
104	Mayflower Lakeside Condos A-D		84	84	0	SFA	ACT	2023	2025
105	Mayflower Lakeside P1		34	34	0	SFA	ACT	2022	2023
207	Mayflower Lakeside P2		62	62	0	SFA	ACT	2023	2024
106	Mayflower Lakeside Village Townhomes South		200	200	0	SFA	PLN	2025	2029
109	Mayflower South (EAST)		192	150	42	SFD	FUT	2030	After 2031
51	New London	The Ritchie Group/Millstream	333	120	213	SFA	FUT	2026	After 2031
52	North Village Crossings Annexation	Multiple	401	200	201	SFA	FUT	2027	After 2031
122	North Village Resort	Granite Development	487	240	207	SFA	FUT	2026	After 2031
53	North Village Views Annexation		240	120	100	SFA	FUT	2026	After 2031
198	Red Ledged-Villas at		23	23	0	SFD	ACT	2022	2022
75	Red Ledges	Red ledges real estate	64	40	0	SFD	ACT	Before 2021	2026
85	Red Ledges 1h And 2	Red ledges real estate	25	1	0	SFD	ACT	Before 2021	2022
86	Red Ledges Juniper Hills	Red ledges real estate	22	17	0	SFD	ACT	Before 2021	2030
95	Red Ledges P1K	Red ledges real estate	26	16	0	SFD	ACT	2023	2030
197	Red Ledges P2 (SFD)		44	44	0	SFD	ACT	2023	2025
94	Red Ledges P2C	Red ledges real estate	10	9	0	SFD	ACT	Before 2021	2030
87	Red Ledges Ph 2J	Red ledges real estate	15	3	0	SFD	ACT	Before 2021	2023
88	Red Ledges Ph2	Red ledges real estate	17	2	0	SFD	ACT	Before 2021	2022
90	Red Ledges Phase 2j	Red ledges real estate	25	9	0	SFD	ACT	Before 2021	2030
76	Red Ledges- Summit Loop, Hook, Mountainsite, Fairw	Red ledges real estate	126	87	0	SFD	ACT	Before 2021	2030

Map ID#	Project	Developer	Total Project Units	Units in Forecast	Units Post Forecast	Type	Status	Estimated First Occupancy	Estimated Full Occupancy
77	Red Ledges-Cabin At Red Ledges	Red Ledges Land Devevelopment	42	8	0	SFD	ACT	Before 2021	2023
78	Red Ledges-Cabins	Red Ledges Real Estate	33	15	0	SFD	ACT	Before 2021	2026
79	Red Ledges-Equestrian	Red Ledges Real Estate	110	45	0	SFD	ACT	Before 2021	2030
80	Red Ledges-Mountainside	Red Ledges Real Estate	18	18	0	SFD	PLN	2023	2024
81	Red Ledges-Red Mountain	Red Ledges Real Estate	21	11	0	SFD	ACT	Before 2021	2027
82	Red Ledges-Signal Peak	Red Ledges Real Estate	27	11	0	SFD	ACT	Before 2021	2025
83	Red Ledges-Summit Knoll	Red Ledges Real Estate	15	15	0	SFD	PLN	2023	2024
84	Red Ledges-The Heights	Red ledges real estate	27	9	4	SFD	ACT	Before 2021	After 2031
110	Sage Hen Hallows		60	60	0	SFD	PLN	2023	2028
162	Shoreline Phase P2		104	51	0	SFA	ACT	Before 2021	2022
163	Silver Sky		26	0	0	SFD	ACT	NA	NA
111	Skyridge		383	90	293	SFA	ACT	2022	After 2031
112	Skyridge Constellation		103	103	0	SFD	ACT	2022	2031
164	Soaring Hawk	GCD	146	118	0	SFD	ACT	Before 2021	2031
191	Springs at Coyote Ridge (CON)		93	93	0	SFA	PLN	2022	2023
190	Springs at Coyote Ridge (SFD)		14	14	0	SFD	ACT	2022	2023
113	Star Harbor Estates		15	9	0	SFD	ACT	Before 2021	2025
65	Stone Creek	Salt City Construction LLC, Ivory Homes	125	57	0	SFD	ACT	Before 2021	2025
116	The Point		160	96	64	SFA	FUT	2026	After 2031
154	Tuhaye - multiple developments	Story Deer Valley	400	0	0	SFD	ACT	NA	NA
69	Valley Heights A, B & C	Millstream	26	16	0	SFD	ACT	Before 2021	2025
165	Victory Ranch		350	136	0	SFD	ACT	Before 2021	2029
117	Wasatch Springs 2	Holmes homes	88	20	0	SFA	ACT	Before 2021	2022
73	Wellberg Annexation	Wellberg	0	0	0	UNK	FUT	NA	NA

Map 3: J R Smith (North) Resident Development



Map 4: J R Smith (South) Resident Development



Development Projects in Midway Elementary School Attendance Zone

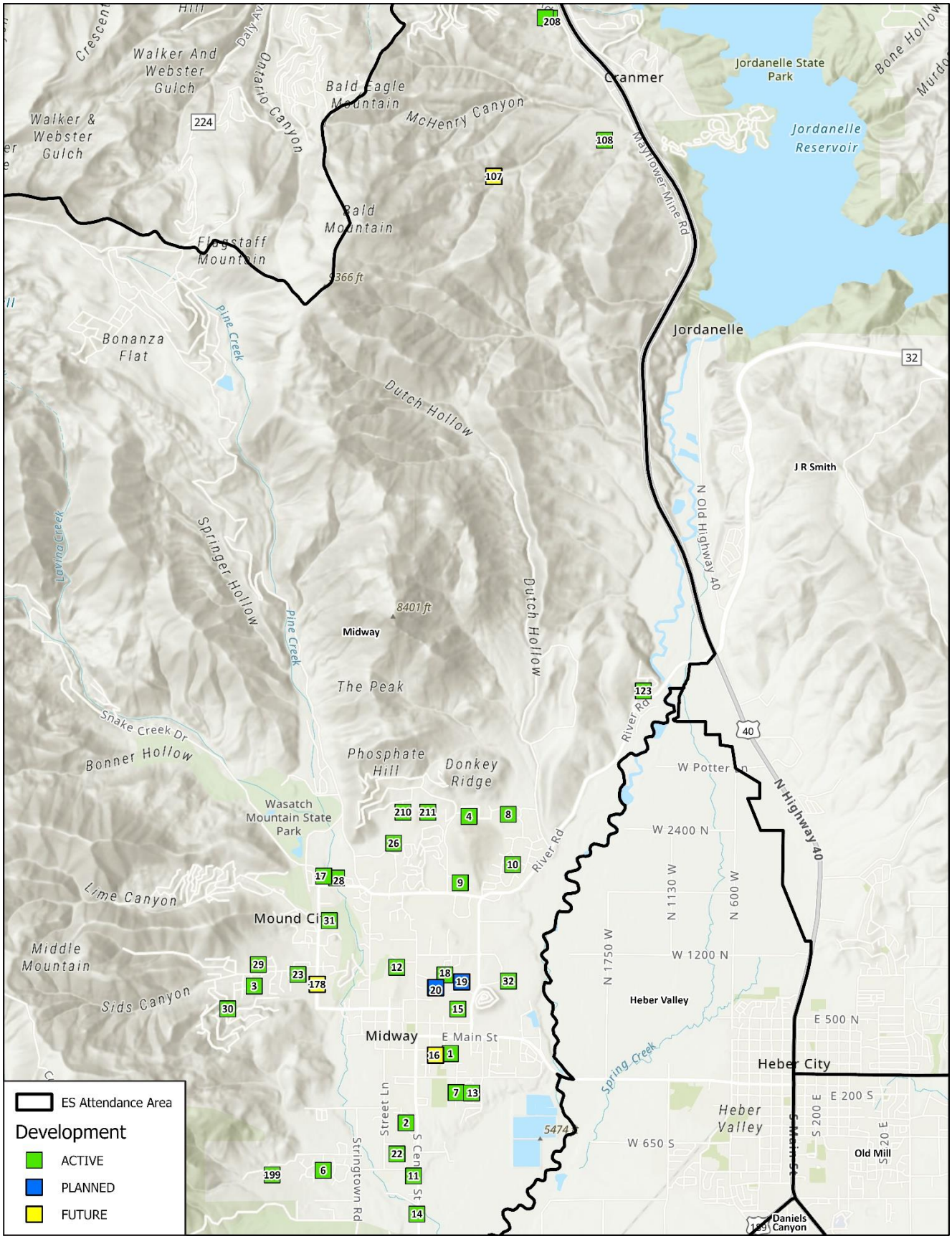
Whitaker Farms – SFD (50 total dwelling units)

Saddle Creek Ranch - SFD (36 total dwelling units)

Table 9: Midway Resident Development Listing

Map ID#	Project	Developer	Total Project Units	Units in Forecast	Units Post Forecast	Type	Status	Estimated First Occupancy	Estimated Full Occupancy
1	Alder Meadows		22	22	0	SFD	ACT	2022	2029
2	Appenzell		39	8	0	SFD	ACT	Before 2021	2025
3	Aspenhof Estates		12	4	0	SFD	ACT	Before 2021	2025
4	Burgi Hill Ranches		44	5	0	SFD	ACT	Before 2021	2024
6	Cascades at Soldier Hollow Ph II		90	47	0	SFD	ACT	Before 2021	2030
7	Deer Creek Estates	Ivory Homes	20	2	0	SFD	ACT	Before 2021	2022
9	Deer Ridge Estates		19	9	0	SFD	ACT	Before 2021	2024
8	Dutch Canyon	Watts Enterprises	25	15	0	SFD	ACT	Before 2021	2024
10	Dutch Fields	Artisan	144	8	0	SFD	ACT	Before 2021	2029
11	Eldon Place		5	1	0	SFD	ACT	Before 2021	2022
12	Farm Springs		15	6	0	SFD	ACT	Before 2021	2027
13	Fox Point		55	11	0	SFD	ACT	Before 2021	2024
14	Haven Farms	Hube's Construction, Inc.	12	11	0	SFD	ACT	Before 2021	2030
199	Highlands at Soldier Hollow	Juliet Companies	25	10	10	SFD	ACT	Before 2021	After 2031
15	Indian Summer		27	23	0	SFD	ACT	Before 2021	2026
16	Lucerne Estates		16	16	0	SFD	FUT	2027	2027
108	Mayflower South (SFA)		700	450	250	SFA	ACT	2023	After 2031
107	Mayflower South (SFD)		324	200	124	SFD	FUT	2028	After 2031
17	Midway Highlands		9	5	0	SFD	ACT	Before 2021	2025
178	Midway point		27	27	0	SFD	FUT	2026	2026
208	Pioche Village (SFA)	MIDA	66	66	0	SFA	ACT	2023	2024
209	Pioche Village (SFD)	MIDA	36	36	0	SFD	ACT	2025	2026
18	Redmond Farms Phase 2		42	29	0	SFD	ACT	Before 2021	2024
19	Redmond Farms Phase 3a		11	11	0	SFD	PLN	2023	2024
20	Redmond Farms Phase 3b		10	10	0	SFD	PLN	2022	2022
123	River Meadows Ranch		39	17	0	SFD	ACT	Before 2021	2027
22	Saddle Creek Ranch Pud	Unknown	36	36	0	SFD	ACT	2023	2031
23	Saint Prex		16	10	0	SFD	ACT	Before 2021	2023
26	Scotch Fields P4 & P5	Probst Enterprise & Dennis Higley	51	45	0	SFD	ACT	Before 2021	2023
28	Snake Creek Lodges	KW PARK CITY KELLER WILLIAMS REAL ESTATE	62	17	0	SFA	ACT	Before 2021	2022
29	Sunburst		50	15	0	SFD	ACT	Before 2021	2025
30	Swiss Mountain Estates		272	18	158	SFD	ACT	Before 2021	After 2031
31	The Kantons At Village Green	Berkshire Hathaway HomeServices	33	8	0	SFA	ACT	Before 2021	2023
211	The Reserve at Midway P1		26	26	0	SFD	ACT	2024	2024
210	The Reserve at Midway P2		22	22	0	SFD	ACT	2025	2025
32	Whitaker Farm and Annexation	Luster Development, et al	50	50	0	SFD	ACT	2022	2025

Map 5: Midway Resident Development



Development Projects in Old Mill Elementary School Attendance Zone

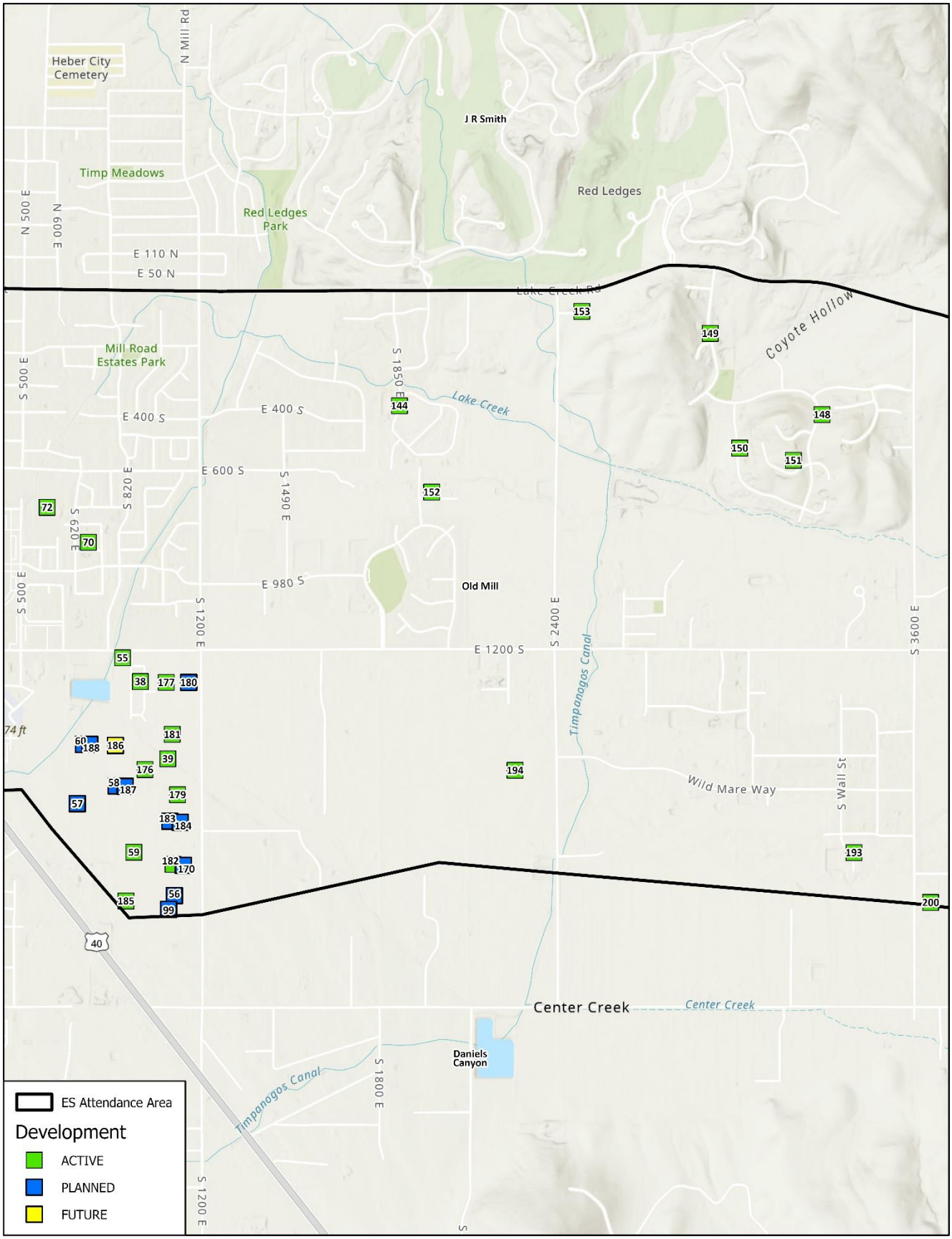
Center Creek Meadows - SFD (32 total dwelling units)

Brookside P2 (26 total dwelling units)

Table 10: Old Mill Resident Development Listing

Map ID#	Project	Developer	Total Project Units	Units in Forecast	Units Post Forecast	Type	Status	Estimated First Occupancy	Estimated Full Occupancy
144	Beaufontaine	Lake City Custom Homes	22	12	0	SFD	ACT	Before 2021	2031
38	Brookside P1	Millhaven Homes, Millhaven, Mtn Sky	19	7	0	SFD	ACT	Before 2021	2022
177	Brookside P2		26	25	0	SFD	ACT	Before 2021	2023
180	Brookside P3		30	30	0	SFD	PLN	2024	2025
39	Brookside P4	Millhaven	39	10	0	SFD	ACT	Before 2021	2022
181	Brookside Remaining Phases	Millhaven Homes, Millhaven, Mtn Sky	12	12	0	SFD	ACT	2025	2025
193	Center Creek	Elements Custom Homes	18	2	0	SFD	ACT	Before 2021	2023
200	Center Creek Meadows	Brett Walker	14	10	3	SFD	ACT	Before 2021	After 2031
194	Christensen Farms		32	15	0	SFD	ACT	Before 2021	2023
55	Sawmill 1A (CON)	Ridge Point	110	110	0	SFA	ACT	2022	2023
99	Sawmill 1B (SFA)	Ridge Point	12	12	0	SFA	PLN	2023	2023
56	Sawmill 1B (SFD)	Ridge Point	14	14	0	SFD	PLN	2023	2023
57	Sawmill 2B	Ridge Point	59	59	0	SFD	PLN	2024	2025
186	Sawmill 3 (55+)	Ridge Point	0	0	0	SNR	FUT	NA	NA
170	Sawmill 4 (SFA)	Ridge Point	12	12	0	SFA	PLN	2023	2023
182	Sawmill 4 (SFD)	Ridge Point	15	15	0	SFD	ACT	2023	2023
59	Sawmill 5	Ridge Point	62	62	0	SFA	ACT	2023	2024
187	Sawmill 6 (SFA)	Ridge Point	42	42	0	SFA	PLN	2025	2026
58	Sawmill 6 (SFD)	Ridge Point	28	28	0	SFD	PLN	2025	2026
184	Sawmill 7 (SFA)	Ridge Point	6	6	0	SFA	PLN	2024	2024
183	Sawmill 7 (SFD)	Ridge Point	16	16	0	SFD	PLN	2024	2024
188	Sawmill 8 (CON)	Ridgepoint	40	40	0	SFA	PLN	2025	2025
60	Sawmill 8 (SFA)	Ridgepoint	12	12	0	SFA	PLN	2024	2024
185	Sawmill 9	Ridge Point	78	78	0	SFA	ACT	2025	2026
149	The Crossings At Lake Creek		21	6	0	SFD	ACT	Before 2021	2023
148	The Crossings At Lake Creek P1		27	12	0	SFD	ACT	Before 2021	2024
150	The Crossings At Lake Creek P4		26	8	0	SFD	ACT	Before 2021	2024
151	The Crossings At Lake Creek PXIV		57	25	0	SFD	ACT	Before 2021	2026
152	The Woods At Cobblestone		11	1	0	SFD	ACT	2023	2023
153	Views at Lindsey Hill		6	5	0	SFD	ACT	Before 2021	2026
70	Wasatch Vista A	Self-Help Homes	54	7	0	SFD	ACT	Before 2021	2022
72	Wasatch Vista C	Self-Help Homes	42	42	0	SFD	ACT	2023	2024
176	Wildflower (Brookside P5)	Regal Homes	26	21	0	SFD	ACT	Before 2021	2023
179	Wildflower (Brookside P6)	Regal Homes	21	21	0	SFD	ACT	2022	2023

Map 6: Old Mill Resident Development



Development Projects in Heber Valley Elementary School Attendance Zone

Kimball Villas (64 total dwelling units)

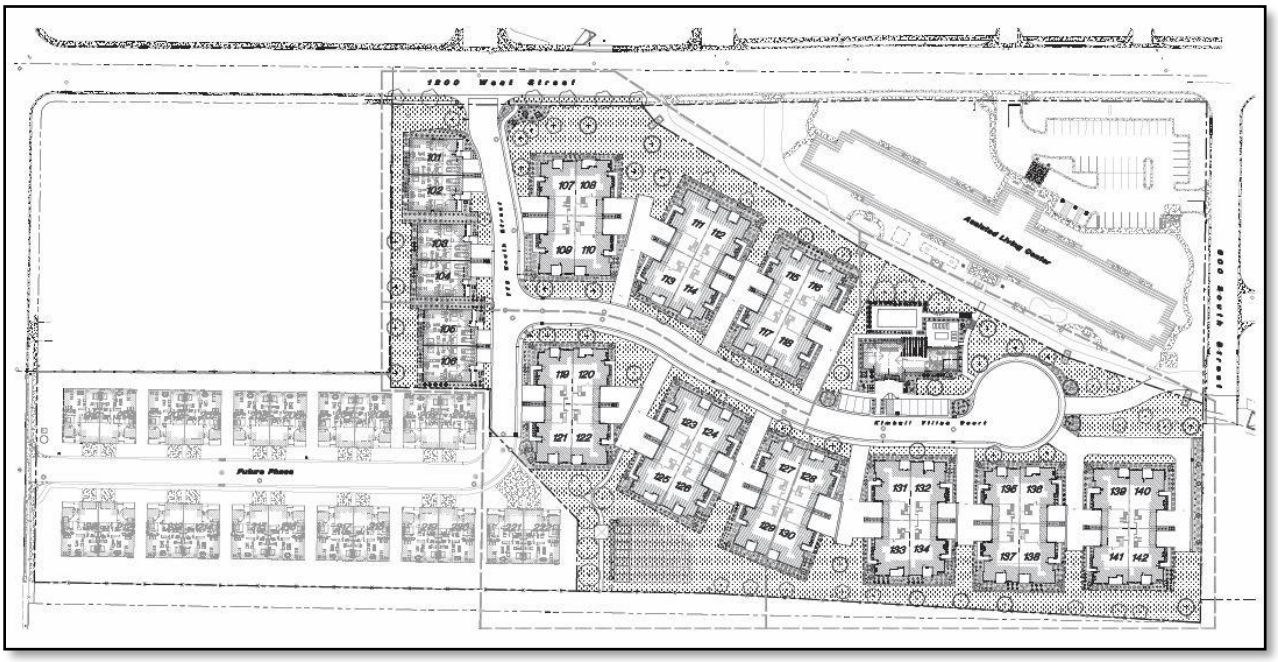


Table 11: Heber Valley Resident Development Listing

Map ID#	Project	Developer	Total Project Units	Units in Forecast	Units Post Forecast	Type	Status	Estimated First Occupancy	Estimated Full Occupancy
62	Parkview Place (SFA)	Housing Help	36	36	0	SFA	ACT	2022	2024
212	Kimball Villas		65	65	0	SFA	ACT	2023	2024
48	Meadows At Southfield B	Ryan Davis	24	24	0	SFD	PLN	2023	2024
47	Meadows At Southfield A	Ryan Davis	23	23	0	SFD	PLN	2023	2023
54	Parkview Place (SFD)	Housing Help	13	13	0	SFD	ACT	2022	2023
74	ZEB LLC Annexation	ZEB LLC	0	0	0	UNK	FUT	NA	NA

Map 7: Heber Valley Resident Development

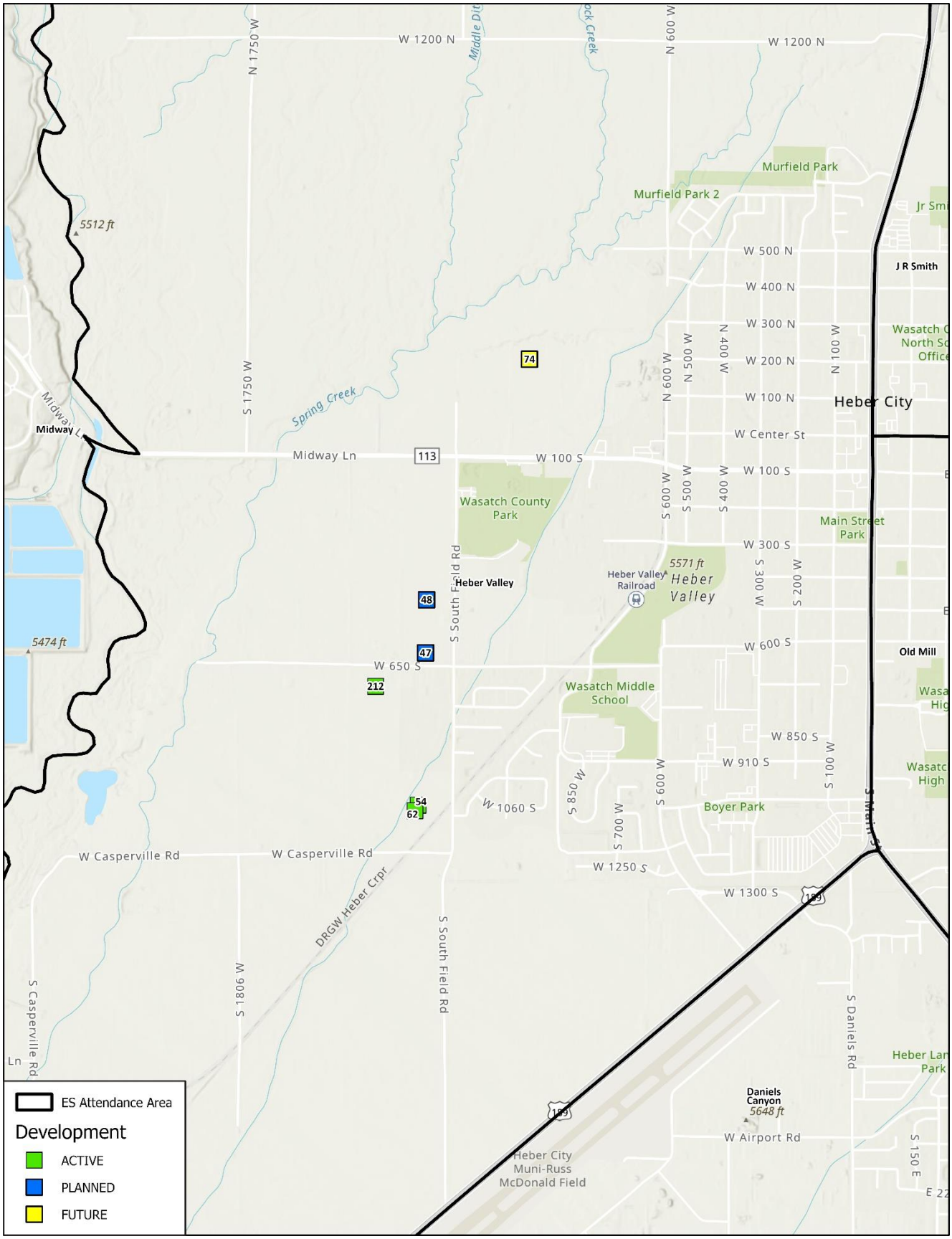
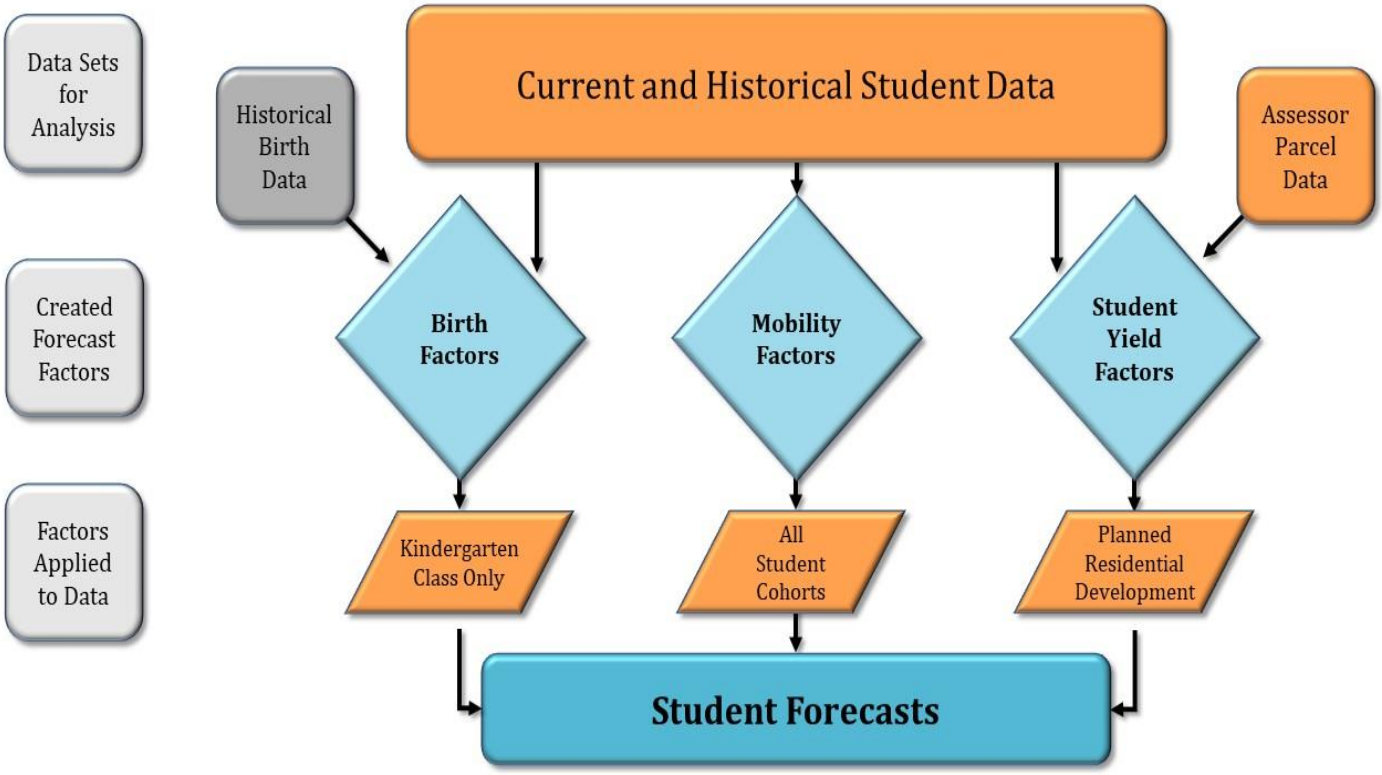


Chart 2: Projections by Residence Flowchart



SECTION TWO – ATTENDANCE MATRIX

An attendance matrix has been included to provide a better understanding of where students reside and where they attend school. **Remember, Davis Demographics projections are based on where the students reside, not where the student is enrolled. This method allows Davis Demographics to provide the most accurate forecast of where shifts in student population may occur and changes to future facilities (if necessary) should be located**. Because Davis Demographics projections are based on where the students reside, the figures we use as a base for each school's resident projection may be slightly higher or lower than the actual reported enrollment for each school. The best way to plan for future facilities is to know where the next group of students will be coming from, not necessarily which school they are currently attending.

Attendance matrices act as a "check and balance" for student accounting, illustrating where the students reside (in what School of Residence) based upon their geocoded address and which school they attend (School of Attendance) based upon District provided student data. It is essential to show how the students used in the projections match up to the District's records of enrollment for each school. Furthermore, intra-district transferring patterns can be determined by comparing School of Residence data to the School of Attendance data. The student counts used in the matrix represent WCSD's enrollment as of Fall 2021.

READING THE MATRIX

The Attendance Matrix lists the school and its SY2021/22 fall enrollment in the first row. The columns provide the number of students attending (enrolled) at a school and where they live. They can be enrolled at one site, but they live in another assignment area other than the identified school. For example, Daniels Canyon ES has an enrollment of 534 students this fall. Of those 534 students, 468 are resident students attending regular day classes from the Daniels Canyon ES attendance area (column labeled Daniels Canyon ES). Continuing down the column, the matrix shows 21 students living in the Heber Valley ES area, 17 in JR Smith attendance area, 3 in Midway ES, and 23 in Old Mill ES attendance area. The total number of elementary students living within the district and enrolled at Daniels Canyon ES is 532, with 2 students from outside the district boundaries or Unmatched, which you see in the rows beneath the matrices.

In order to determine where all regular day class students currently living in the Daniels Canyon ES attendance area are enrolled, simply follow the row labeled Daniels Canyon ES. The first cell identifies 468 elementary students living in the Daniels Canyon ES attendance area are enrolled at Daniels Canyon ES. Daniels Canyon resident students can be found enrolled at all four of the other campuses plus the new Wasatch Learning Academy. This SY2021, the total number of K-5 elementary regular day class students living in the Daniels Canyon ES attendance area is 518.

Table 12: Elementary School Attendance Matrix

SCHOOL OF ENROLLMENT

SCHOOL OF RESIDENCE: Attendance Area	Count of Students Living in Attendance Area	DANIELS CANYON ES	HEBER VALLEY ES	J R SMITH ES	MIDWAY ES	OLD MILL ES	Wasatch Learning Academy
DANIELS CANYON ES	**518**	**468**	20	10	3	12	5
HEBER VALLEY ES	**609**	21	**441**	80	31	11	25
J R SMITH ES	**588**	17	25	**499**	6	27	14
MIDWAY ES	**606**	3	9	0	**581**	8	5
OLD MILL ES	**830**	23	30	41	6	**712**	18
Total Resident Students	**3,151**	**532**	**525**	**630**	**627**	**770**	**67**
Non-Resident Students	991	1	11	3	7	4	965
Unmatched Students	18	1	4	0	3	1	9
Total Enrollment	**4,142**	**534**	**540**	**633**	**637**	**775**	**1041**

Attendance Area	Campus Capacity	Resident Students	Enrolled Students	Utilization*		Resident Student Transfers		Non-Resident Students In	Net Total Transfers In
				Resident Students	Enrolled Students	Students In	Students Out		
DANIELS CANYON ES	850	518	534	60.9%	62.8%	64	50	1	65
HEBER VALLEY ES	700	609	540	87.0%	77.1%	84	168	11	95
J R SMITH ES	700	588	633	84.0%	90.4%	131	89	3	134
MIDWAY ES	700	606	637	86.6%	91.0%	46	25	7	53
OLD MILL ES	900	830	775	92.2%	86.1%	58	118	4	62

* Utilization is the number of students divided by capacity. The resident student column shows what utilization would be all resident students attended their assigned school. The enrolled students column shows the current utilization based on actual students attending.

Table 13: Middle & High School Attendance Matrix

SCHOOL OF RESIDENCE	Attendance Area	Count of Students Living in Attendance Area	SCHOOL OF ENROLLMENT: ROCKY MOUNTAIN MS	TIMAPANOGOS MS	WASATCH HS	WASATCH LEARNING ACADEMY
	ROCKY MOUNTAIN MS	**788**	**703**	62	**---**	23
	TIMPANOGOS MS	**999**	44	**937**	---	18
	WASATCH HS	**2,481**	---	---	**2,481**	**---**
	Resident Students	**4,268**	**747**	**999**	**2,481**	**41**
	Non-Resident Students	286	2	3	21	260
	Unmatched Students	20	7	0	9	4
	Total Enrollment	**4,574**	**756**	**1,002**	**2,511**	**305**

Attendance Area	Campus Capacity	Resident Students	Enrolled Students	Utilization*		Resident Student Transfers		Non-Resident Students In	Net Total Transfers In
				Resident Students	Enrolled Students	Students In	Students Out		
ROCKY MOUNTAIN MS	800	788	756	98.5%	94.5%	44	85	2	46
TIMPANOGOS MS	1,200	999	1,002	83.3%	83.5%	62	62	3	65
WASATCH HS	NA	2,481	2,481	NA	NA	0	0	21	21

* Utilization is the number of students divided by capacity. The resident student column shows what utilization would be if all resident students attended their assigned school. The enrolled students column shows the current utilization based on actual students attending.

SECTION THREE – DISTRICT-WIDE STUDENT POPULATION FORECASTS

The student population is projected out ten years for each of the study areas, attendance areas and for the entire Wasatch County School District. The district-wide summary enables the District to see a broad overview of future population shifts and what affect these shifts may have on existing and future facilities. Each attendance area is summarized to give a local view of population changes and identify variances within the district.

Together, these projection summaries present the means for identifying the timing of future population shifts and overall facility adjustments needed to accommodate these shifts. Study areas and their projected resident students can be shifted between schools to assist in balancing enrollment through boundary changes, grade-level reassignments, or other means identified to better utilize school facilities. Projections provided in this report are based on students who live in the district fall 2021. WCSD should continue to update development information and student forecasting annually to help track trends within the district student population.

District-Wide Student Forecast Trends

The basic units in the projections are the individual study areas. There is currently a total of 312 study areas in the Wasatch County School District. The current attendance areas are made up of specific study areas. The entire District Summary is simply the compilation of all of study areas. For each study area, the student counts are projected over ten years (Current: SY2021-22; Forecasted: SY2022-23 through SY2031-32). The district-wide K-12 forecasts can be found on page 43 and a chart depicting the District's current enrollment and its next projected ten years is on page 44.

Overall, the student population for Wasatch County SD is expected to increase in enrollment over the next ten years. The K-12 district population is projected to increase more than 2,200 students in ten years, a net increase of 30%. This can be attributed to residential development, heightened birth counts, and in-ward migration into existing housing. The resident student population increased by 347 students. However, the total students enrolled in the district declined by 431 due to the decrease in out of district enrollment. The district has seen a rebound in student growth surpassing pre-pandemic numbers.

Currently, WCSD has a total of five elementary, two middle and one high school. In October 2021, the District reported a total of 3,151 K-5 resident students, 1,748 6-8 resident students, 2,481 9-12 resident students, a total of 7,419 resident students enrolled in Wasatch County schools. According to the projections, the District is expected to see annual increases.

WCSD elementary schools to are projected to increase around 830 more students to approximately 3,900 students by year ten. Increases can be correlated to the increase in new home construction. Staff should continue to maintain their communications with the county and city planning department regarding their residential planning. The chart to the right provides the current distribution of planned and actively constructed homes in the district.

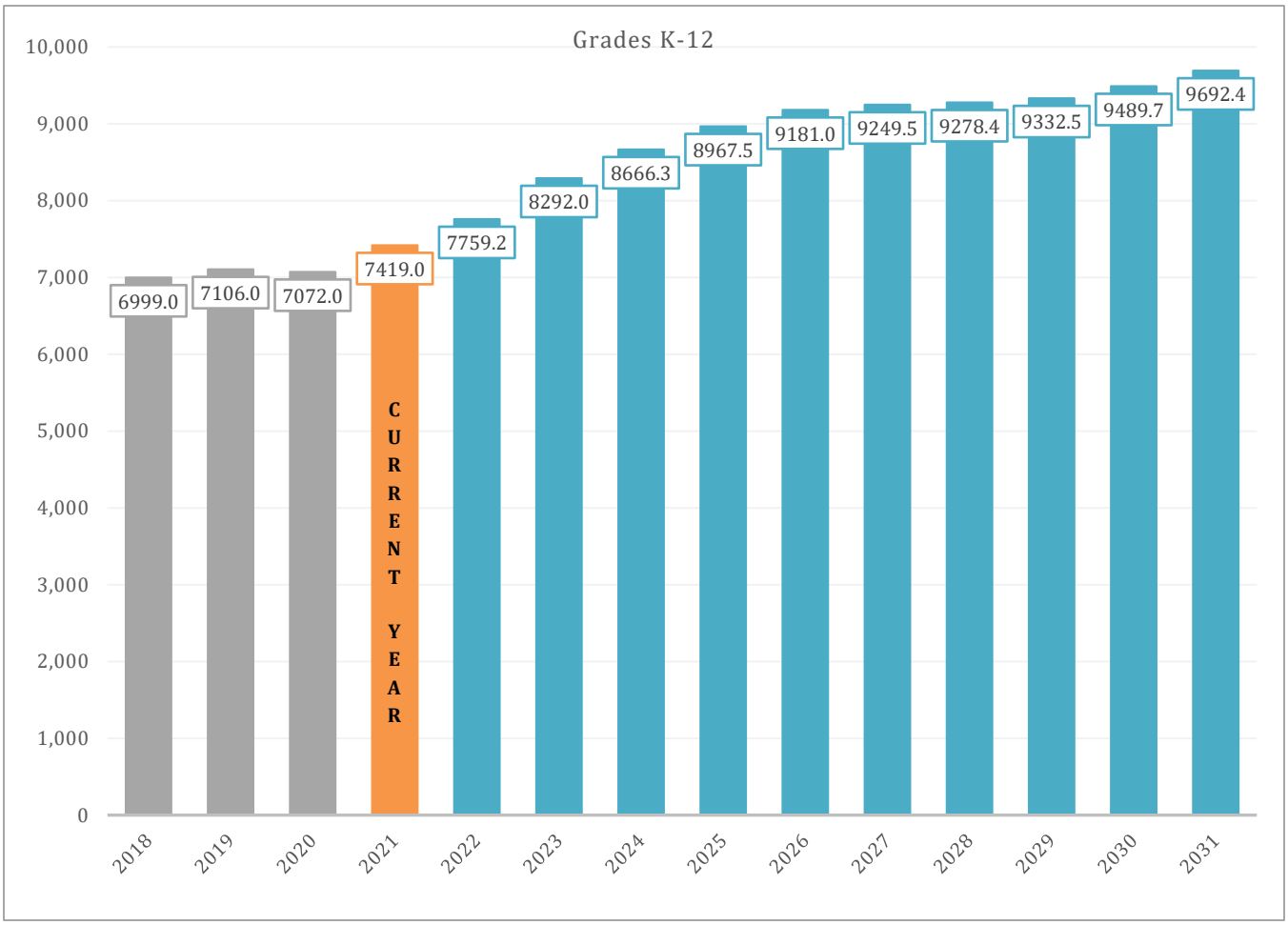
Middle School (grades 6-8) student population is expected to grow 27% over the next ten years. Growth can be expected in the middle school directly correlated to the increase in available new housing and several large student populations graduating through into the middle school. The district could see a middle school population reaching 2,200 resident students by year eight of these projections.

The WCSD's high school student enrollment has been experiencing growth like the younger grade configurations. The district high school population could experience the greatest increase in, approximately 38%. This has to do with new housing and in-ward migration but also a bubble in the existing student population that is matriculating into high school. This is a phenomenon that is being experienced at districts throughout the nation, but size and impact is relevant to the region of the country.

Table 14: District Summary

Historic Resident Counts					Current	Forecasted Resident Counts									
Grade	**2017**	**2018**	**2019**	**2020**	**2021**	**2022**	**2023**	**2024**	**2025**	**2026**	**2027**	**2028**	**2029**	**2030**	**2031**
K	460	478	460	474	504	573.1	552.6	537.9	554.5	592.4	579.0	580.6	597.7	609.2	623.6
1	489	489	498	447	507	539.4	629.3	596.2	581.6	591.3	616.3	601.2	607.3	632.1	646.7
2	484	518	513	485	501	538.7	591.0	669.8	636.5	614.3	610.5	634.4	623.4	636.1	663.3
3	523	496	540	509	521	532.7	590.8	630.8	710.6	669.4	633.4	628.4	656.9	652.8	668.0
4	546	537	516	540	548	551.9	583.1	629.5	670.3	743.4	688.2	650.3	649.5	685.1	683.3
5	571	554	528	526	570	568.8	591.6	611.3	656.9	691.1	750.6	694.6	661.2	667.3	705.3
6	502	602	564	552	581	627.0	644.9	657.4	677.1	719.1	739.4	800.7	746.5	718.9	727.9
7	571	548	626	585	575	610.8	675.1	682.5	693.5	707.3	735.4	754.4	819.5	771.3	746.4
8	565	587	546	610	631	603.1	657.0	711.2	717.6	722.6	722.2	748.9	770.6	841.9	796.5
9	528	613	614	584	653	689.0	680.1	725.9	783.7	783.1	776.6	774.0	806.0	835.3	913.1
10	537	545	617	606	595	674.3	729.2	709.9	754.2	805.6	793.1	784.1	783.7	822.7	853.1
11	487	542	542	607	610	611.3	709.0	754.9	736.2	772.1	812.3	796.3	792.5	796.8	838.8
12	515	490	542	547	623	639.1	658.3	749.0	794.8	769.3	792.5	830.5	817.7	820.2	826.4
Resident Student Totals by Grade Configuration															
K-5	3,073	3,072	3,055	2,981	3,151	3,304.6	3,538.4	3,675.5	3,810.4	3,901.9	3,878.0	3,789.5	3,796.0	3,882.6	3,990.2
6-8	1,638	1,737	1,736	1,747	1,787	1,840.9	1,977.0	2,051.1	2,088.2	2,149.0	2,197.0	2,304.0	2,336.6	2,332.1	2,270.8
9-12	2,067	2,190	2,315	2,344	2,481	2,613.7	2,776.6	2,939.7	3,068.9	3,130.1	3,174.5	3,184.9	3,199.9	3,275.0	3,431.4
K-12	6,778	6,999	7,106	7,072	7,419	7,759.2	8,292.0	8,666.3	8,967.5	9,181.0	9,249.5	9,278.4	9,332.5	9,489.7	9,692.4
Unmatched Students															
K-5	3	3	6	22	18	18.0	18.0	18.0	18.0	18.0	18.0	18.0	18.0	18.0	18.0
6-8	1	1	2	5	11	11.0	11.0	11.0	11.0	11.0	11.0	11.0	11.0	11.0	11.0
9-12	8	8	4	10	9	9.0	9.0	9.0	9.0	9.0	9.0	9.0	9.0	9.0	9.0
K-12	12	12	12	37	38	38.0	38.0	38.0	38.0	38.0	38.0	38.0	38.0	38.0	38.0
Out-of-District Students															
K-5	10	10	4	1,588	991	991.0	991.0	991.0	991.0	991.0	991.0	991.0	991.0	991.0	991.0
6-8	6	5	4	341	265	265.0	265.0	265.0	265.0	265.0	265.0	265.0	265.0	265.0	265.0
9-12	22	19	12	21	21	21.0	21.0	21.0	21.0	21.0	21.0	21.0	21.0	21.0	21.0
K-12	38	34	20	1,950	1,277	1,277.0	1,277.0	1,277.0	1,277.0	1,277.0	1,277.0	1,277.0	1,277.0	1,277.0	1,277.0
Total Students															
K-5	3,086	3,085	3,065	4,591	4,160	4,313.6	4,547.4	4,684.5	4,819.4	4,910.9	4,887.0	4,798.5	4,805.0	4,891.6	4,999.2
6-8	1,645	1,743	1,742	2,093	2,063	2,116.9	2,253.0	2,327.1	2,364.2	2,425.0	2,473.0	2,580.0	2,612.6	2,608.1	2,546.8
9-12	2,097	2,217	2,331	2,375	2,511	2,643.7	2,806.6	2,969.7	3,098.9	3,160.1	3,204.5	3,214.9	3,229.9	3,305.0	3,461.4
K-12	6,828	7,045	7,138	9,059	8,734	9,074.2	9,607.0	9,981.3	10,282.5	10,496.0	10,564.5	10,593.4	10,647.5	10,804.7	11,007.4
Annual Change															
K-5 Difference	-1	-20	1,526	-431	153.6	233.8	137.1	134.9	91.5	-23.9	-88.5	6.5	86.6	107.6	
6-8 Difference	98	-1	351	-30	53.9	136.1	74.1	37.1	60.8	48.0	107.0	32.6	-4.5	-61.3	
9-12 Difference	120	114	44	136	132.7	162.9	163.1	129.2	61.2	44.4	10.4	15.0	75.1	156.4	
K-12 Difference	217	93	1,921	-325	340.2	532.8	374.3	301.2	213.5	68.5	28.9	54.1	157.2	202.7	
Notes															
Forecast based on student data as of 10/1/2021.															

Chart 3: Historic and Forecasted Trends SY2018-SY2031



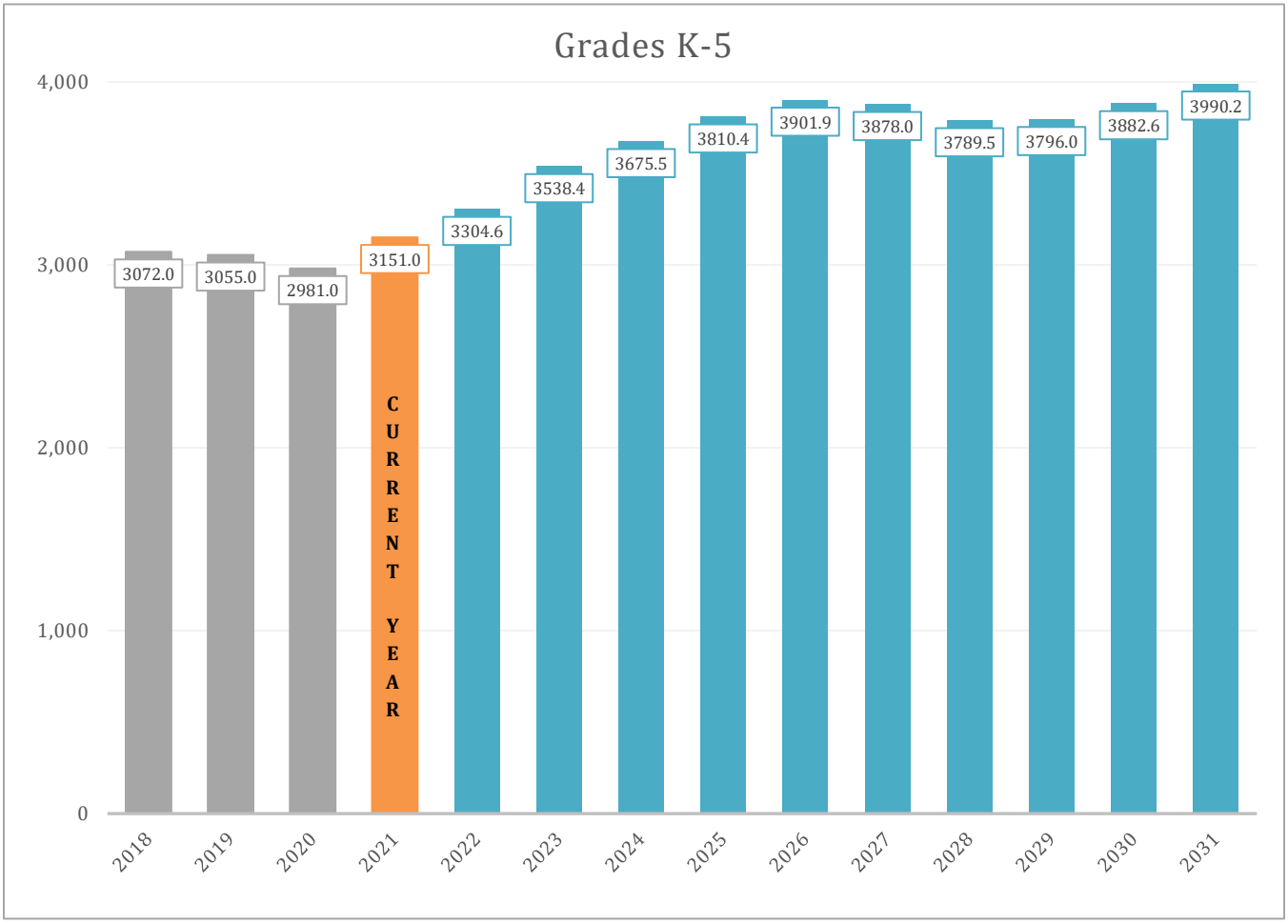
Blue lines are forecasted resident figures for the next ten years.

SECTION FOUR – ATTENDANCE AREA PROJECTIONS BY RESIDENCE

Elementary Attendance Area (K-5) Student Population Projection Trends

Wasatch County SD elementary schools have been experiencing growth the last several years. A slight decrease may occur in years 6 & 7, but will pick back up year 8. The growth trend should continue through to SY2031. The increases in the current population combined with the increase in new housing availability will help drive the projected forecasts the next ten years. The district elementary student population is projected to increase another 26% over the next ten years. Areas where few or no students are now but new development is planned. J R Smith ES is expected to see the most significant resident student growth of all the elementary schools. The campus could exceed capacity as early as SY2024, if all resident students enrolled. Old Mill ES could also exceed campus capacity in SY2023.

Chart 4: Historic and Projected Enrollment ES Students



IMPACTS ON THE WASATCH COUNTY SD ELEMENTARY SCHOOLS

Table 15: Forecasted Increases in Elementary Attendance Areas SY2021 – SY2031

Daniels Canyon ES														
Grade	Historic Resident Students			Current	Forecasted Resident Students									
	SY 2018	SY 2019	SY 2020	SY 2021	SY 2022	SY 2023	SY 2024	SY 2025	SY 2026	SY 2027	SY 2028	SY 2029	SY 2030	SY 2031
K	88	76	80	73	82.6	83.3	80.1	83.4	89.5	85.3	84.8	90.4	96.9	101.8
1	95	88	82	84	78.6	95.3	91.3	88.6	90.8	92.2	87.9	92.0	102.5	109.2
2	92	91	90	77	83.8	85.0	96.6	93.3	89.6	87.2	88.5	88.7	97.1	107.1
3	108	88	98	87	78.7	91.9	88.5	100.5	96.1	87.8	85.5	91.2	95.9	104.1
4	95	98	95	102	91.2	89.6	98.2	95.4	106.3	97.0	88.7	90.9	101.3	106.1
5	100	86	101	95	101.1	97.1	91.1	99.9	96.1	102.0	93.2	89.5	96.0	106.0
Actual Resident Students					Forecasted Resident Students									
Total K-5	578	527	546	518	516.0	542.2	545.8	561.1	568.4	551.5	528.6	542.7	589.7	634.3

Annual Change	2018 to 2019	2019 to 2020	2020 to 2021	2021 to 2022	2022 to 2023	2023 to 2024	2024 to 2025	2025 to 2026	2026 to 2027	2027 to 2028	2028 to 2029	2029 to 2030	2031 to 2032
	-51.0	19.0	-28.0	-2.0	26.2	3.6	15.3	7.3	-16.9	-22.9	14.1	47.0	44.6
	-8.8%	3.6%	-5.1%	-0.4%	5.1%	0.7%	2.8%	1.3%	-3.0%	-4.2%	2.7%	8.7%	7.6%

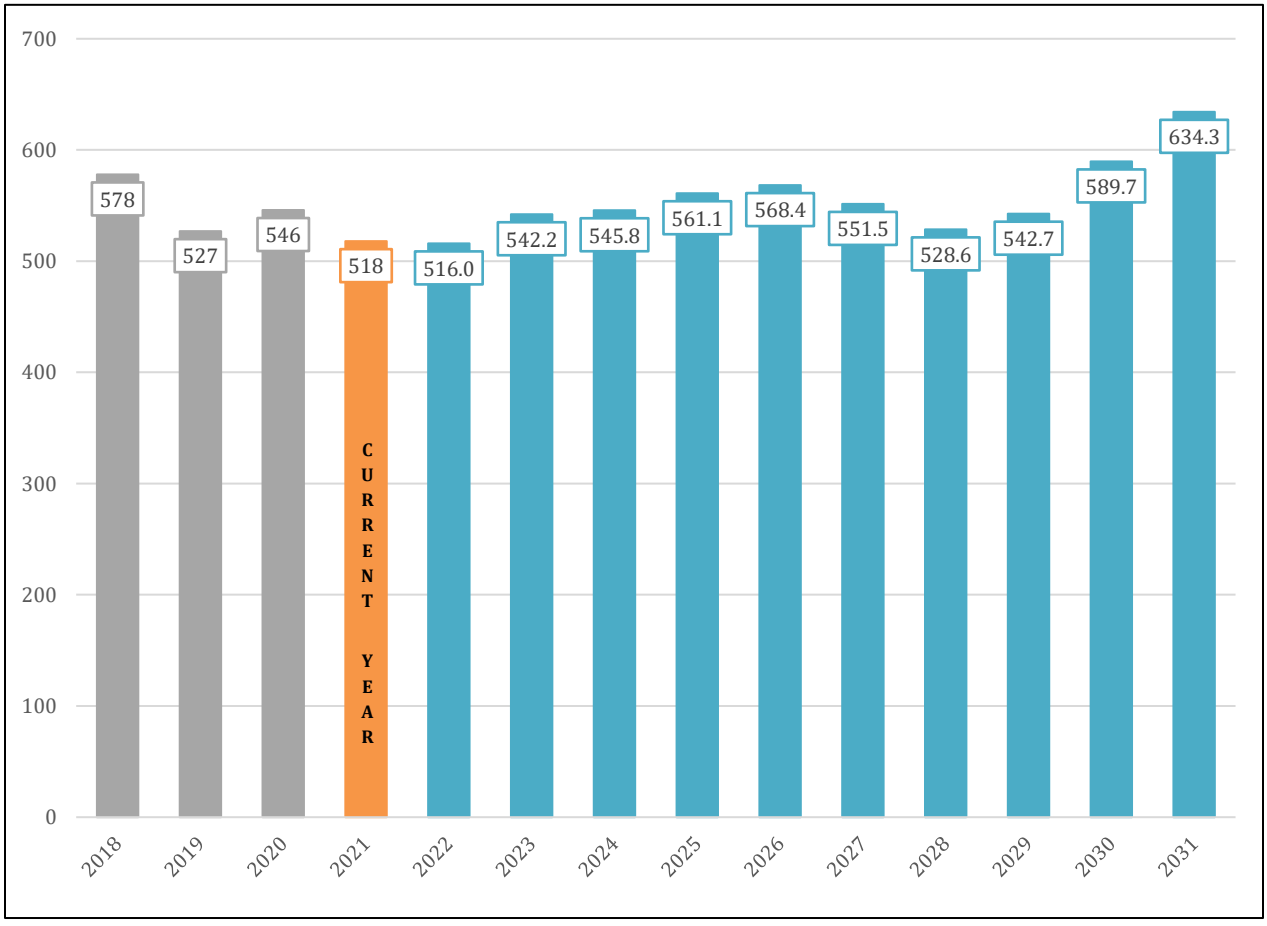


Table 15: Forecasted Increases in Elementary Attendance Areas SY2021 – SY2031

Heber Valley ES														
Grade	Historic Resident Students			Current	Forecasted Resident Students									
	SY 2018	SY 2019	SY 2020	SY 2021	SY 2022	SY 2023	SY 2024	SY 2025	SY 2026	SY 2027	SY 2028	SY 2029	SY 2030	SY 2031
K	95	96	99	107	117.6	111.8	106.9	105.0	110.9	108.0	107.3	108.7	108.0	108.0
1	116	99	94	91	107.3	122.5	114.3	105.8	104.0	109.8	106.9	106.2	107.7	106.9
2	101	109	93	108	92.4	113.5	126.2	114.3	105.8	104.0	109.8	106.9	106.2	107.7
3	100	96	110	90	106.1	95.6	113.6	122.4	110.8	102.7	100.8	106.5	103.7	103.0
4	104	98	100	112	93.2	114.5	101.2	115.9	124.8	113.1	104.7	102.9	108.6	105.8
5	103	94	111	101	115.6	101.4	120.5	103.2	118.2	127.3	115.3	106.8	104.9	110.8
Actual Resident Students					Forecasted Resident Students									
Total K-5	619	592	607	609	632.2	659.3	682.7	666.6	674.5	664.9	644.8	638.0	639.1	642.2

Annual Change	2018 to 2019	2019 to 2020	2020 to 2021	2021 to 2022	2022 to 2023	2023 to 2024	2024 to 2025	2025 to 2026	2026 to 2027	2027 to 2028	2028 to 2029	2029 to 2030	2031 to 2032
	-27.0	15.0	2.0	23.2	27.1	23.4	-16.1	7.9	-9.6	-20.1	-6.8	1.1	3.1
	-4.4%	2.5%	0.3%	3.8%	4.3%	3.5%	-2.4%	1.2%	-1.4%	-3.0%	-1.1%	0.2%	0.5%

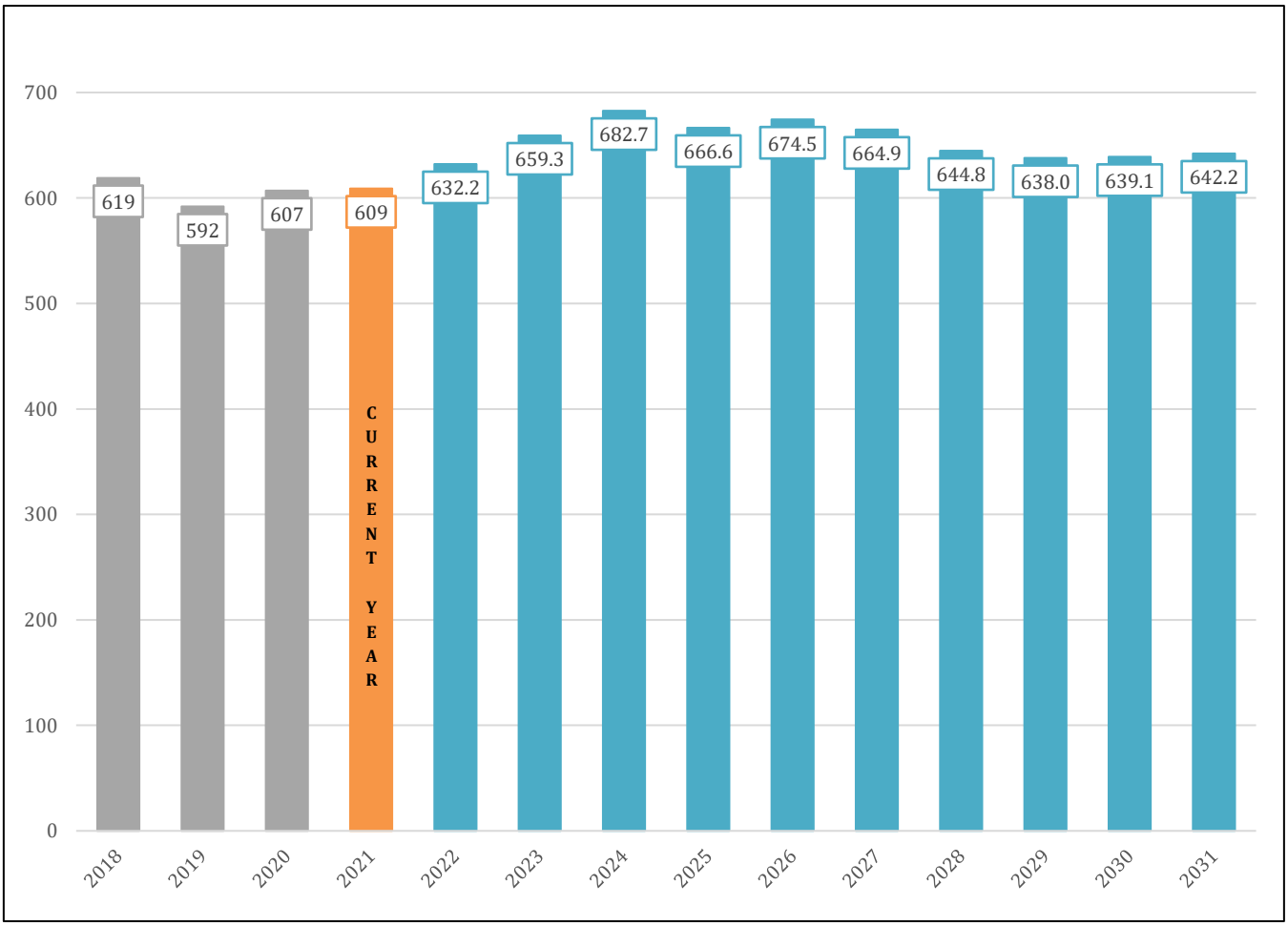


Table 15: Forecasted Increases in Elementary Attendance Areas SY2021 – SY2031

J R Smith ES														
Grade	Historic Resident Students			Current	Forecasted Resident Students									
	SY 2018	SY 2019	SY 2020	SY 2021	SY 2022	SY 2023	SY 2024	SY 2025	SY 2026	SY 2027	SY 2028	SY 2029	SY 2030	SY 2031
K	95	84	85	99	111.3	105.8	105.3	110.0	124.2	125.4	126.8	131.7	136.9	144.9
1	82	99	74	97	107.9	124.0	119.4	119.5	128.8	140.7	138.6	140.0	147.6	156.5
2	85	94	87	92	102.8	117.0	134.5	130.4	134.8	141.3	150.2	148.0	151.9	163.0
3	93	107	82	94	95.8	109.6	124.9	142.9	143.1	144.6	147.9	156.7	156.9	164.0
4	103	100	97	90	98.8	103.6	118.6	134.7	157.2	154.4	152.7	156.0	167.2	170.8
5	109	109	95	116	95.7	107.7	113.7	129.6	150.3	170.3	164.2	162.4	168.2	183.0
Actual Resident Students					Forecasted Resident Students									
Total K-5	567	593	520	588	612.3	667.7	716.4	767.1	838.4	876.7	880.4	894.8	928.7	982.2

Annual Change	2018 to 2019	2019 to 2020	2020 to 2021	2021 to 2022	2022 to 2023	2023 to 2024	2024 to 2025	2025 to 2026	2026 to 2027	2027 to 2028	2028 to 2029	2029 to 2030	2031 to 2032
	26.0	-73.0	68.0	24.3	55.4	48.7	50.7	71.3	38.3	3.7	14.4	33.9	53.5
	4.6%	-12.3%	13.1%	4.1%	9.0%	7.3%	7.1%	9.3%	4.6%	0.4%	1.6%	3.8%	5.8%

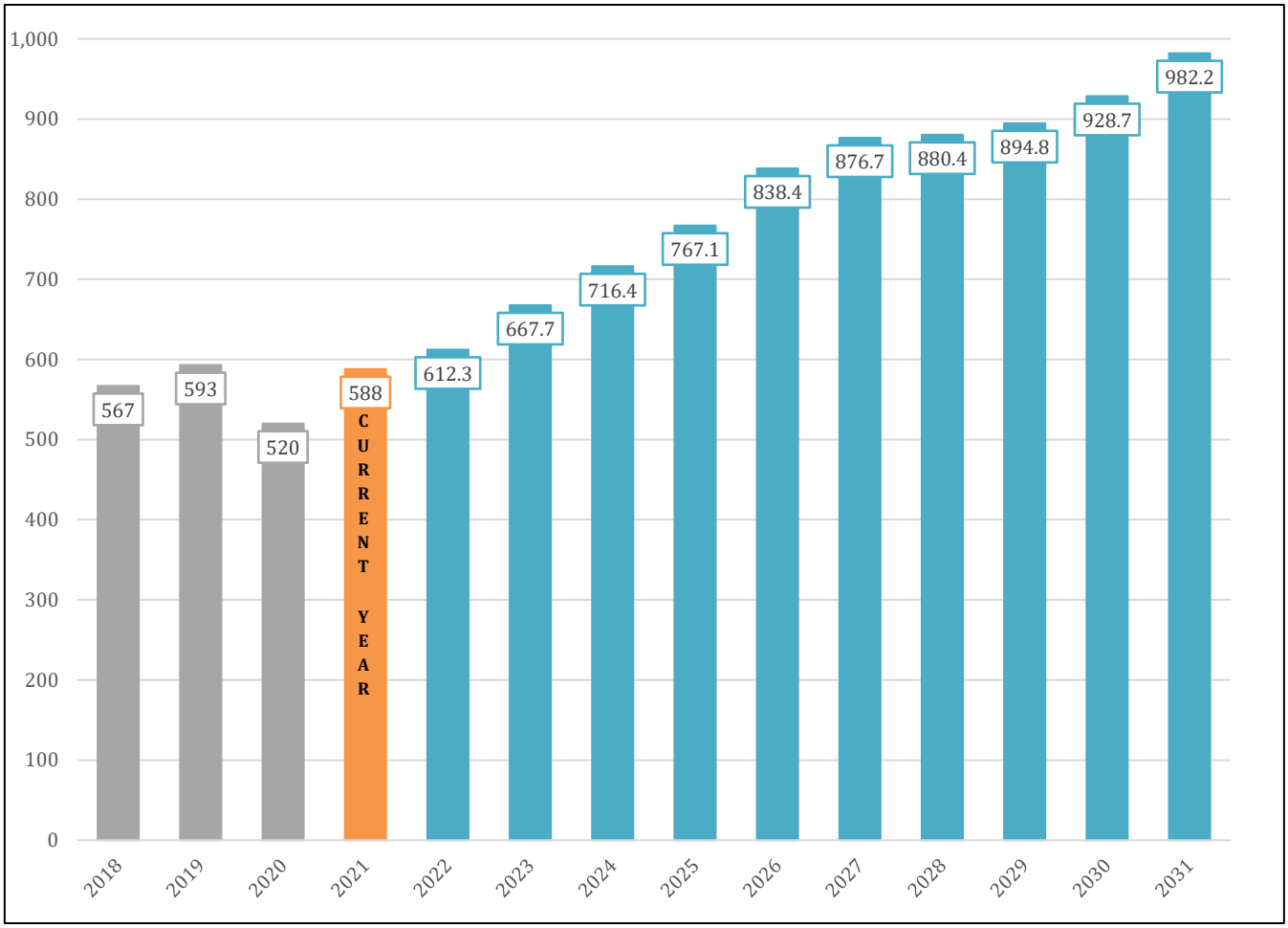


Table 15: Forecasted Increases in Elementary Attendance Areas SY2021 – SY2031

Midway ES														
Grade	Historic Resident Students			Current	Forecasted Resident Students									
	SY 2018	SY 2019	SY 2020	SY 2021	SY 2022	SY 2023	SY 2024	SY 2025	SY 2026	SY 2027	SY 2028	SY 2029	SY 2030	SY 2031
K	86	101	84	95	109.2	101.7	99.4	100.8	107.8	105.5	107.8	111.0	112.3	113.7
1	94	101	83	98	100.0	113.4	105.8	102.3	103.4	108.7	108.2	110.3	113.5	114.3
2	103	109	93	94	104.0	105.3	118.6	109.8	106.0	105.3	112.5	111.9	114.0	116.6
3	81	120	95	104	108.0	118.1	119.4	132.4	122.5	116.6	117.9	125.4	124.8	126.5
4	102	108	102	111	106.7	109.9	119.6	119.7	132.0	120.7	116.8	117.9	125.2	124.1
5	119	116	97	104	113.5	108.7	111.7	119.9	119.6	129.9	120.8	116.8	117.9	124.5
Actual Resident Students					Forecasted Resident Students									
Total K-5	585	655	554	606	641.4	657.1	674.5	684.9	691.3	686.7	684.0	693.3	707.7	719.7

Annual Change	2018 to 2019	2019 to 2020	2020 to 2021	2021 to 2022	2022 to 2023	2023 to 2024	2024 to 2025	2025 to 2026	2026 to 2027	2027 to 2028	2028 to 2029	2029 to 2030	2031 to 2032
	70.0	-101.0	52.0	35.4	15.7	17.4	10.4	6.4	-4.6	-2.7	9.3	14.4	12.0
	12.0%	-15.4%	9.4%	5.8%	2.4%	2.6%	1.5%	0.9%	-0.7%	-0.4%	1.4%	2.1%	1.7%

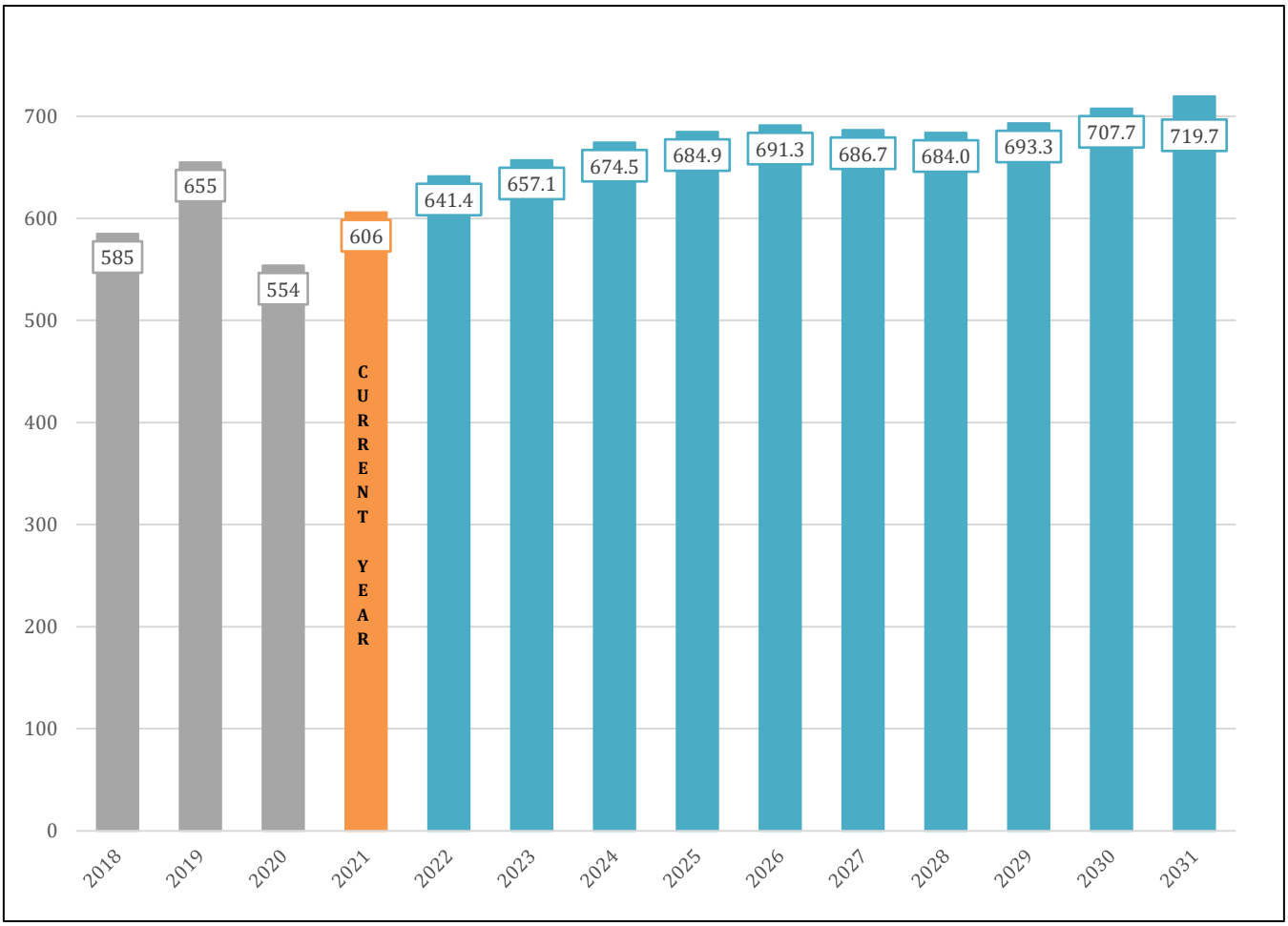
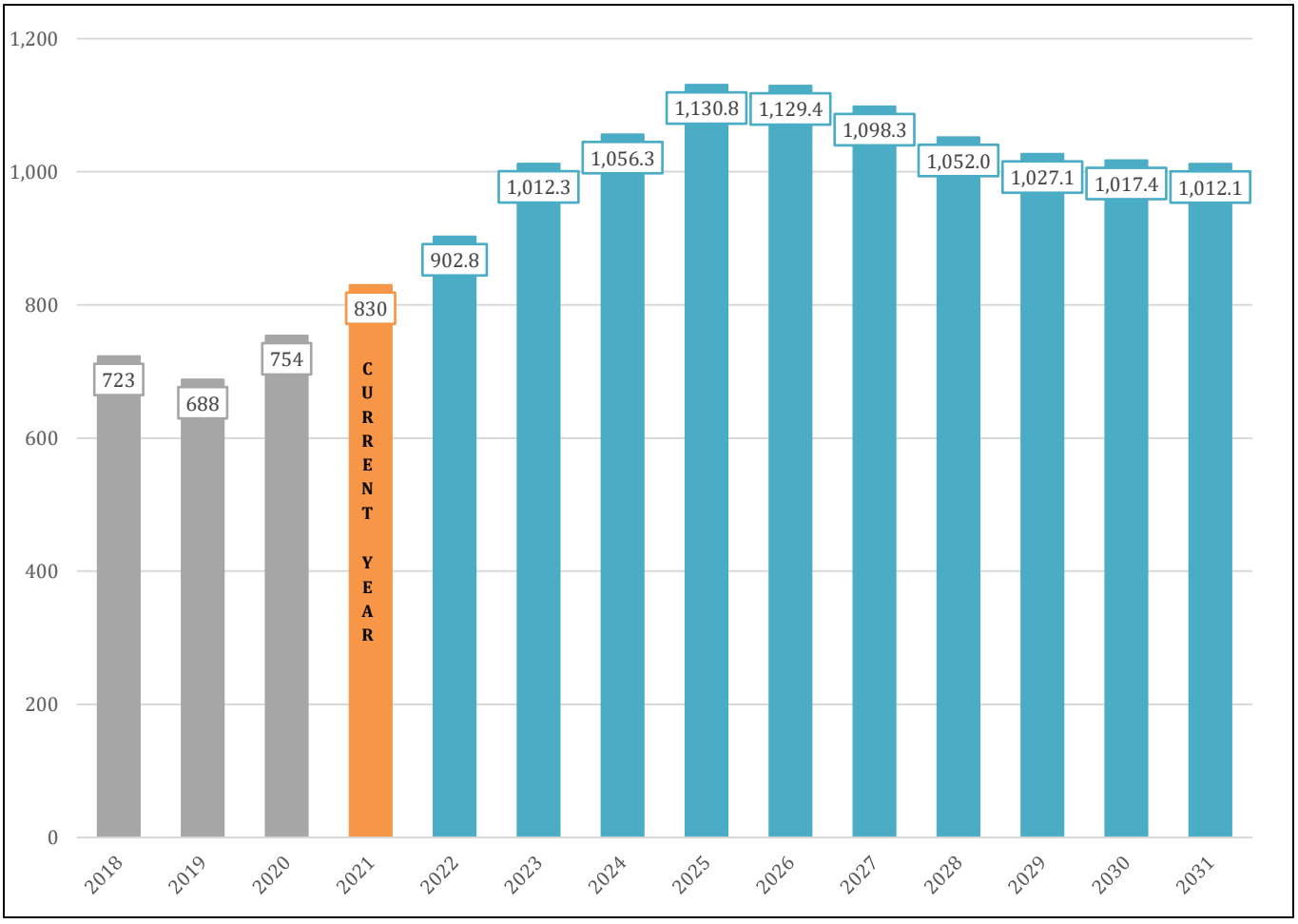


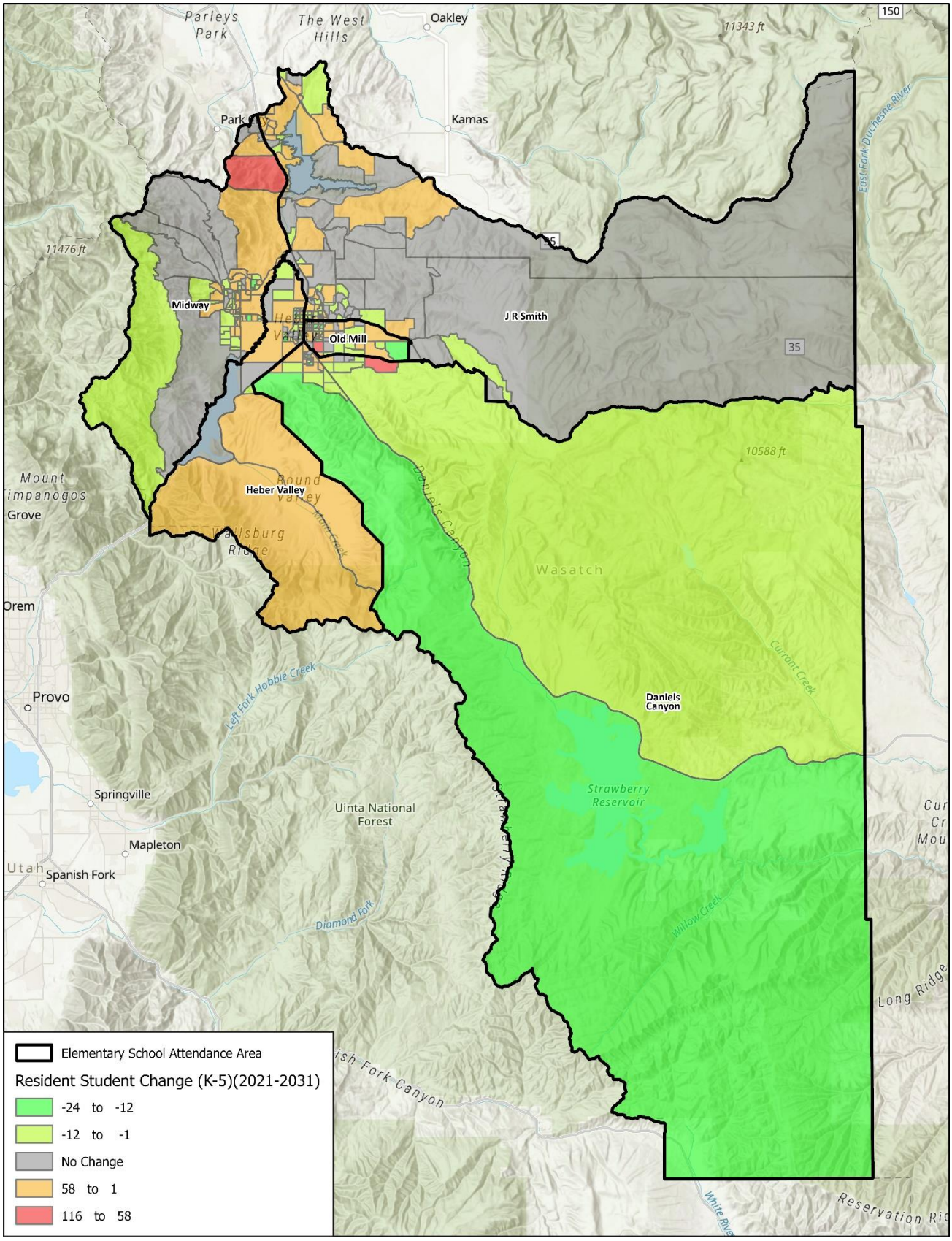
Table 15: Forecasted Increases in Elementary Attendance Areas SY2021 – SY2031

Old Mill ES														
Grade	Historic Resident Students			Current	Forecasted Resident Students									
	SY 2018	SY 2019	SY 2020	SY 2021	SY 2022	SY 2023	SY 2024	SY 2025	SY 2026	SY 2027	SY 2028	SY 2029	SY 2030	SY 2031
K	114	103	126	130	152.5	150.0	146.1	155.3	160.1	154.8	154.0	155.9	155.2	155.1
1	102	111	114	137	145.6	174.1	165.5	165.3	164.3	165.0	159.6	158.8	160.8	159.9
2	137	110	122	130	155.7	170.2	194.0	188.8	178.0	172.7	173.5	167.8	167.0	169.0
3	114	129	124	146	144.1	175.7	184.4	212.5	196.9	181.7	176.4	177.1	171.4	170.4
4	133	112	146	133	162.0	165.5	191.9	204.7	223.2	203.0	187.4	181.8	182.7	176.7
5	123	123	122	154	142.9	176.8	174.4	204.2	206.9	221.1	201.1	185.7	180.3	181.0
Actual Resident Students					Forecasted Resident Students									
Total K-5	723	688	754	830	902.8	1,012.3	1,056.3	1,130.8	1,129.4	1,098.3	1,052.0	1,027.1	1,017.4	1,012.1

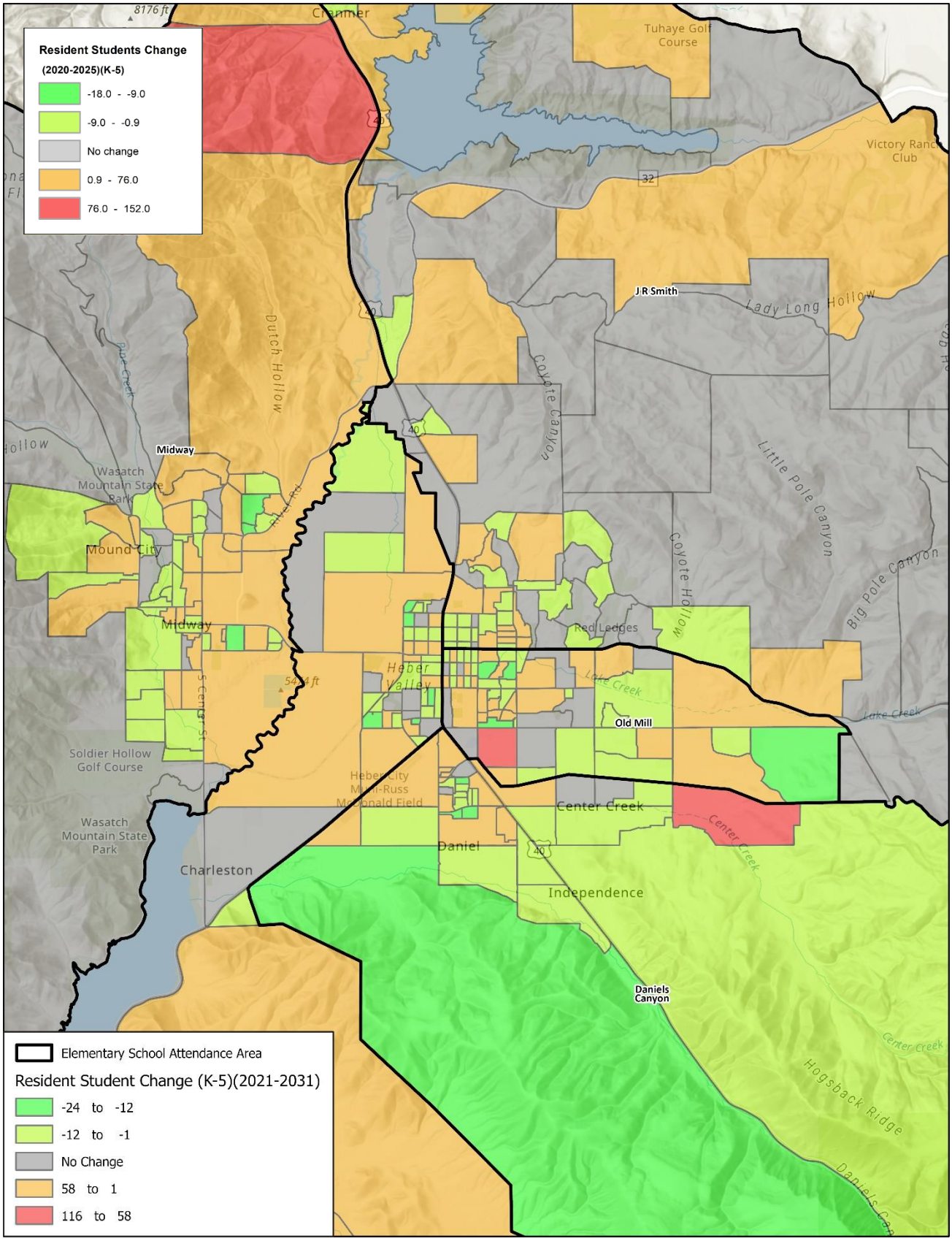
Annual Change	2018 to 2019	2019 to 2020	2020 to 2021	2021 to 2022	2022 to 2023	2023 to 2024	2024 to 2025	2025 to 2026	2026 to 2027	2027 to 2028	2028 to 2029	2029 to 2030	2031 to 2032
	-35.0	66.0	76.0	72.8	109.5	44.0	74.5	-1.4	-31.1	-46.3	-24.9	-9.7	-5.3
	-4.8%	9.6%	10.1%	8.8%	12.1%	4.3%	7.1%	-0.1%	-2.8%	-4.2%	-2.4%	-0.9%	-0.5%



Map 8: Projected Changes in Resident ES Student SY2021-22 – SY2031-32



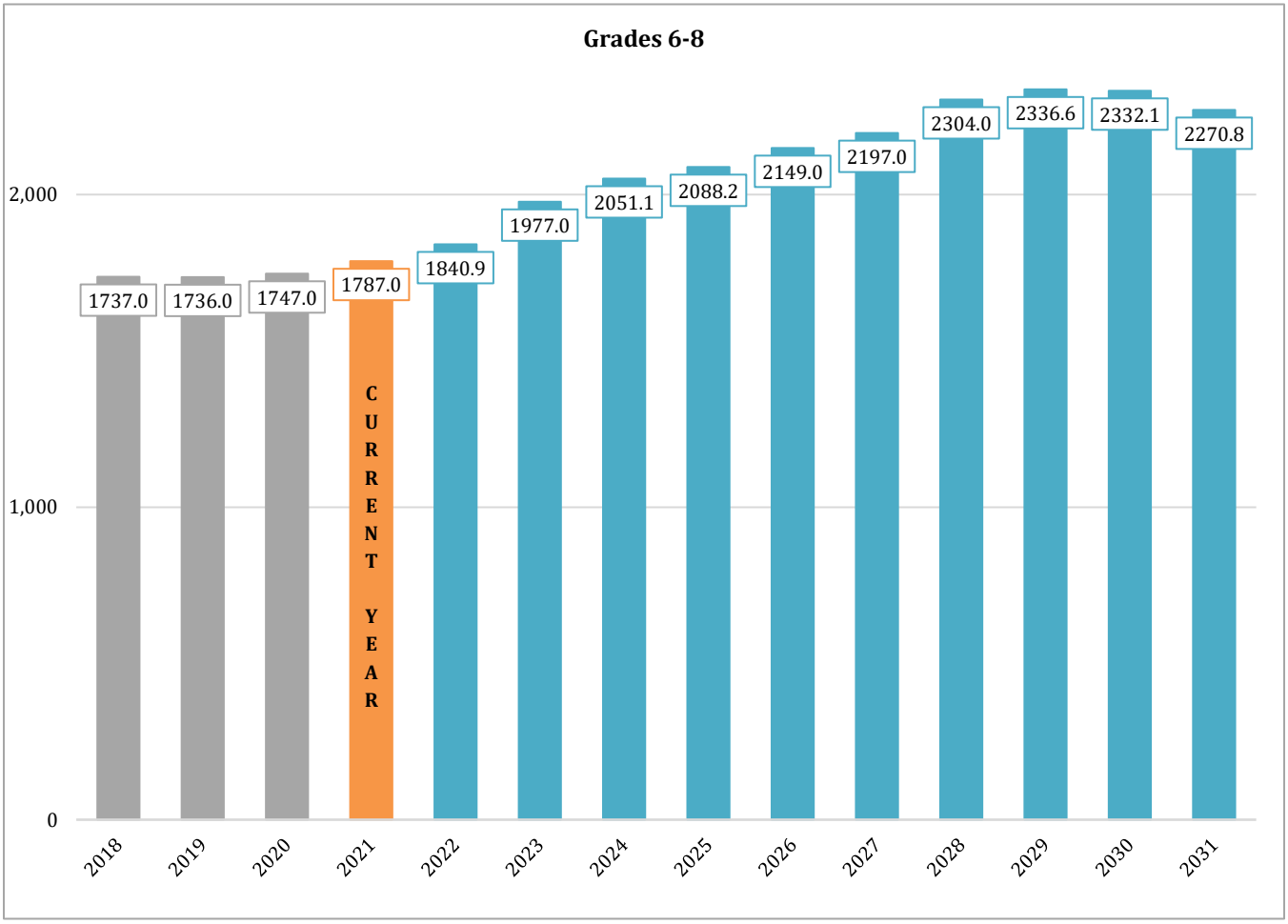
Map 9: Projected Changes in Resident ES Student SY2021-22 – SY2030-31



Middle School Attendance Area (6-8) Student Population Projection Trends

Wasatch County Middle School had been increasing for the past several years. The next eight years are expected to see significant growth. A slight dip could occur in SY2030-2031 as smaller elementary class sized matriculate through. Growth can be expected in the middle school directly correlated to the increase in available new housing and several large student populations graduating through into the middle school. The district could see a middle school population reaching 2,200 resident students by year seven of these projections exceeding the district's total capacity. Rocky Mountain MS has reached capacity if all the resident students attend the site and current trends continue. Eventually there could be over 1000 resident middle school students in RMMS zone. Timpanogos MS zone has projected population increases that could meet capacity by SY2026.

Chart 5: MS Students Historic and Forecasted Trends SY2018-SY2031



IMPACTS ON THE WASATCH COUNTY SD MIDDLE SCHOOLS

Table 16: Middle School Resident Projections and Enrollment Forecast

Rocky Mountain MS														
Grade	Historic Resident Students			Current	Forecasted Resident Students									
	SY 2018	SY 2019	SY 2020	SY 2021	SY 2022	SY 2023	SY 2024	SY 2025	SY 2026	SY 2027	SY 2028	SY 2029	SY 2030	SY 2031
6	262	278	245	254	260.4	292.5	278.0	298.7	307.4	332.0	363.8	342.5	333.2	340.1
7	264	301	265	258	272.2	286.3	317.9	297.8	319.0	325.8	348.7	380.5	361.1	354.8
8	278	257	268	276	268.8	290.0	303.3	329.3	309.7	328.8	333.8	355.6	389.2	373.2
Actual Resident Students					Forecasted Resident Students									
Total 6-8	804	836	778	788	801.4	868.8	899.2	925.8	936.1	986.6	1,046.3	1,078.6	1,083.5	1,068.1

Annual Change	2018 to 2019	2019 to 2020	2020 to 2021	2021 to 2022	2022 to 2023	2023 to 2024	2024 to 2025	2025 to 2026	2026 to 2027	2027 to 2028	2028 to 2029	2029 to 2030	2031 to 2032
	32.0	-58.0	10.0	13.4	67.4	30.4	26.6	10.3	50.5	59.7	32.3	4.9	-15.4
	4.0%	-6.9%	1.3%	1.7%	8.4%	3.5%	3.0%	1.1%	5.4%	6.1%	3.1%	0.5%	-1.4%

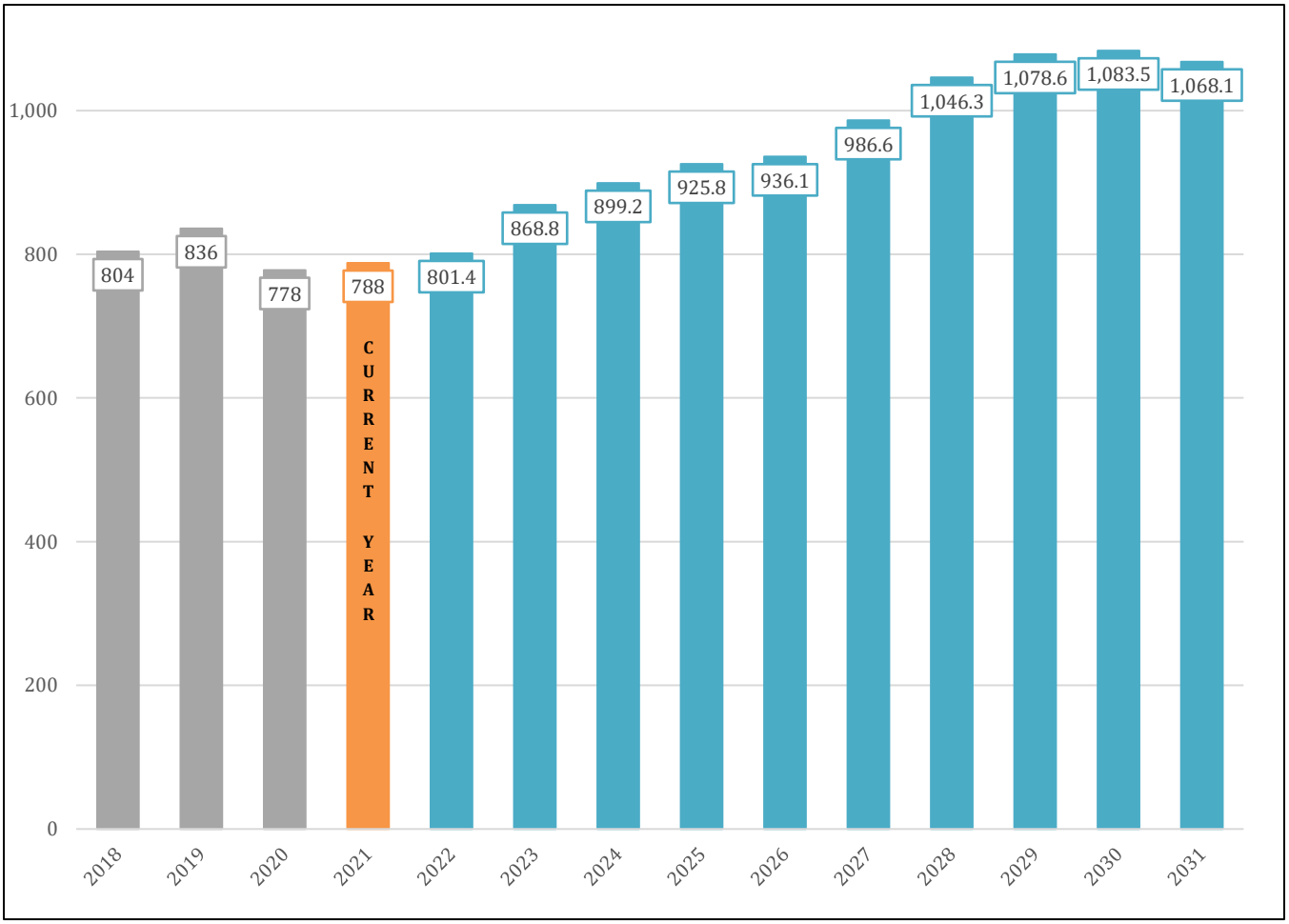
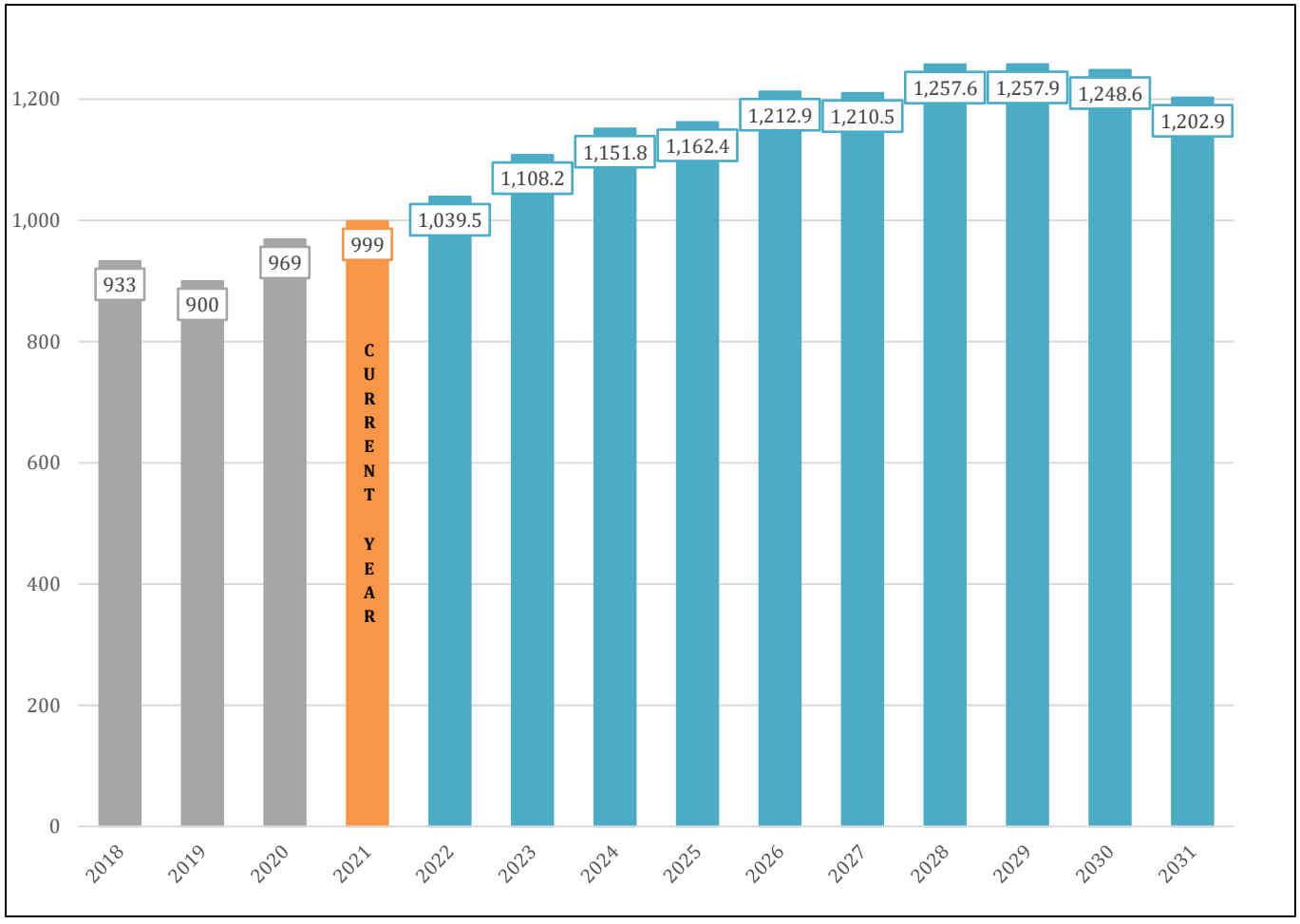


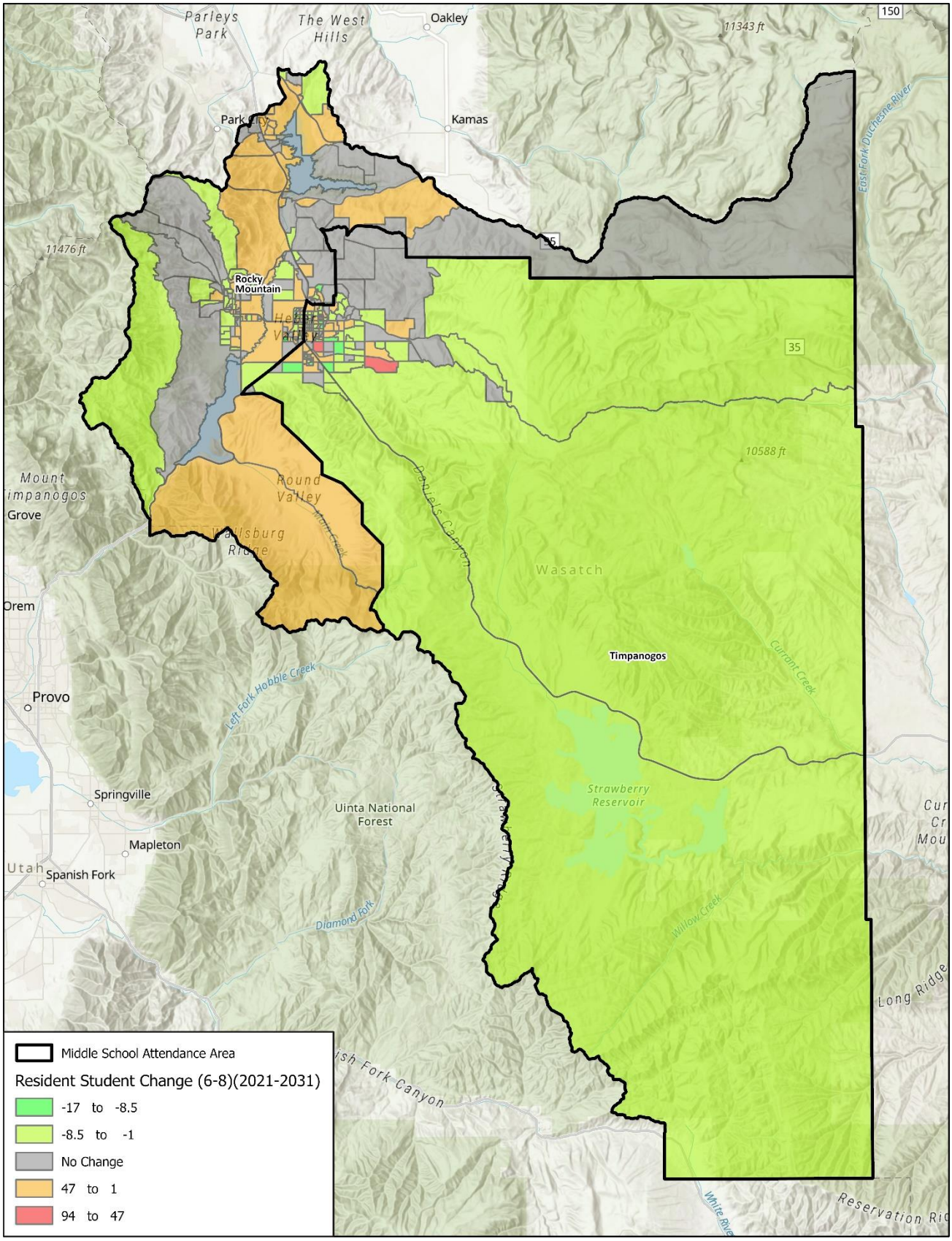
Table 16: Middle School Resident Projections and Enrollment Forecast

Timpanogos MS														
Grade	Historic Resident Students			Current	Forecasted Resident Students									
	SY 2018	SY 2019	SY 2020	SY 2021	SY 2022	SY 2023	SY 2024	SY 2025	SY 2026	SY 2027	SY 2028	SY 2029	SY 2030	SY 2031
6	340	286	307	327	366.6	352.4	379.4	378.4	411.7	407.4	436.9	404.0	385.7	387.9
7	284	325	320	317	338.6	388.8	364.5	395.7	388.3	409.7	405.6	438.9	410.2	391.7
8	309	289	342	355	334.3	367.0	407.9	388.3	412.9	393.4	415.1	415.0	452.7	423.3
Actual Resident Students					Forecasted Resident Students									
Total 6-8	933	900	969	999	1,039.5	1,108.2	1,151.8	1,162.4	1,212.9	1,210.5	1,257.6	1,257.9	1,248.6	1,202.9

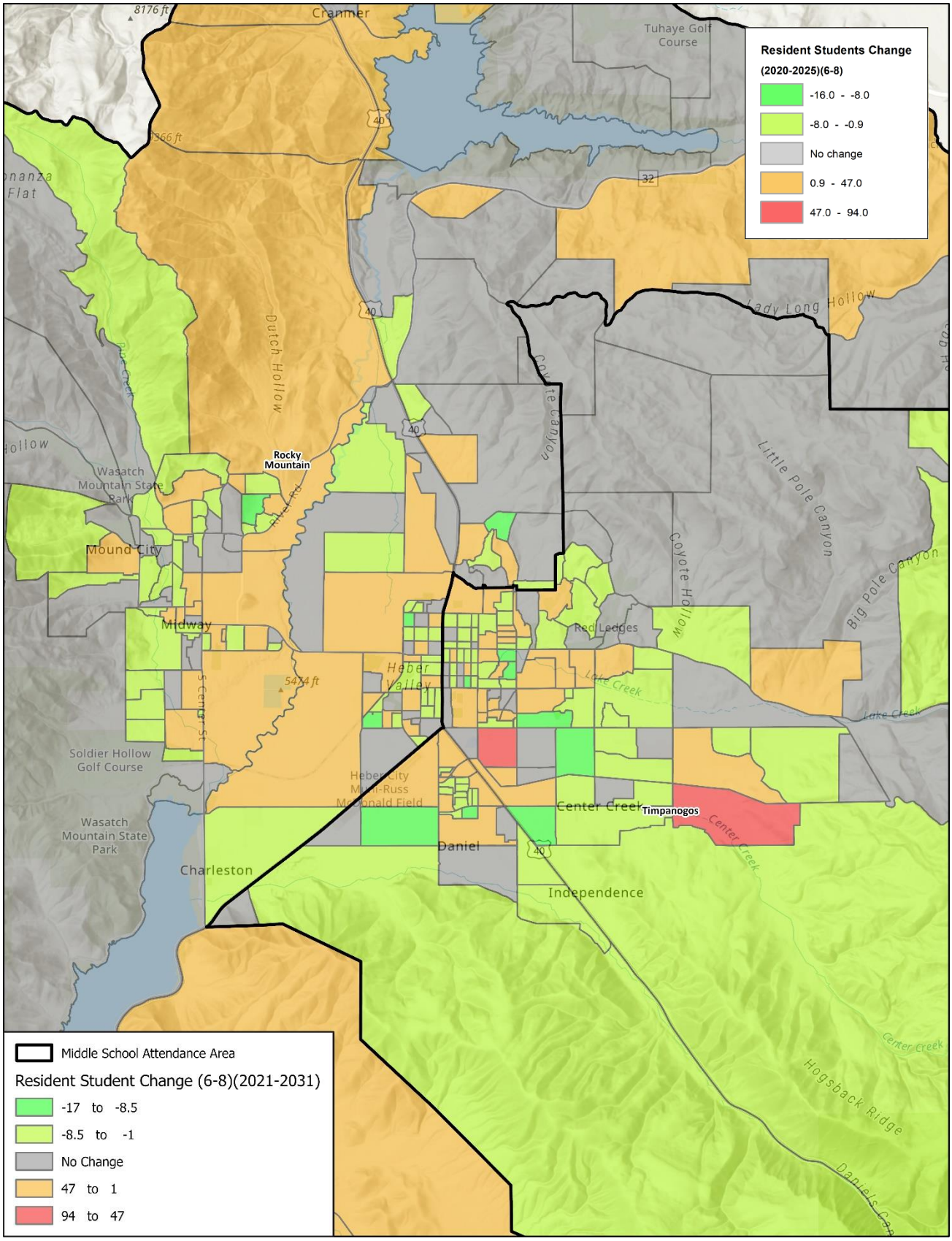
Annual Change	2018 to 2019	2019 to 2020	2020 to 2021	2021 to 2022	2022 to 2023	2023 to 2024	2024 to 2025	2025 to 2026	2026 to 2027	2027 to 2028	2028 to 2029	2029 to 2030	2031 to 2032
	-33.0	69.0	30.0	40.5	68.7	43.6	10.6	50.5	-2.4	47.1	0.3	-9.3	-45.7
	-3.5%	7.7%	3.1%	4.1%	6.6%	3.9%	0.9%	4.3%	-0.2%	3.9%	0.0%	-0.7%	-3.7%



Map 10: Projected Changes in Resident MS Student SY2021-22 – SY2031-32



Map 11: Projected Changes in Resident MS Student SY2021-22 – SY2031-32



High School Attendance Area (9-12) Student Population Projection Trends

Wasatch High School utilizes three sites like a small college setting. WHS has been experiencing an annual 6% growth since SY2017, with the exception of SY2020 during the pandemic. In SY2021, the high schools reverted back to pre-pandemic trends. There is a huge influence in the forecasts from residential development especially the next several years. The high school could see an increase of 5.3% next year. There could be 3,000 resident students in the district within four years. This may require some balancing of programs between the three sites to help with capacity utilization.

Chart 6: Historic and Projected Resident HS Students

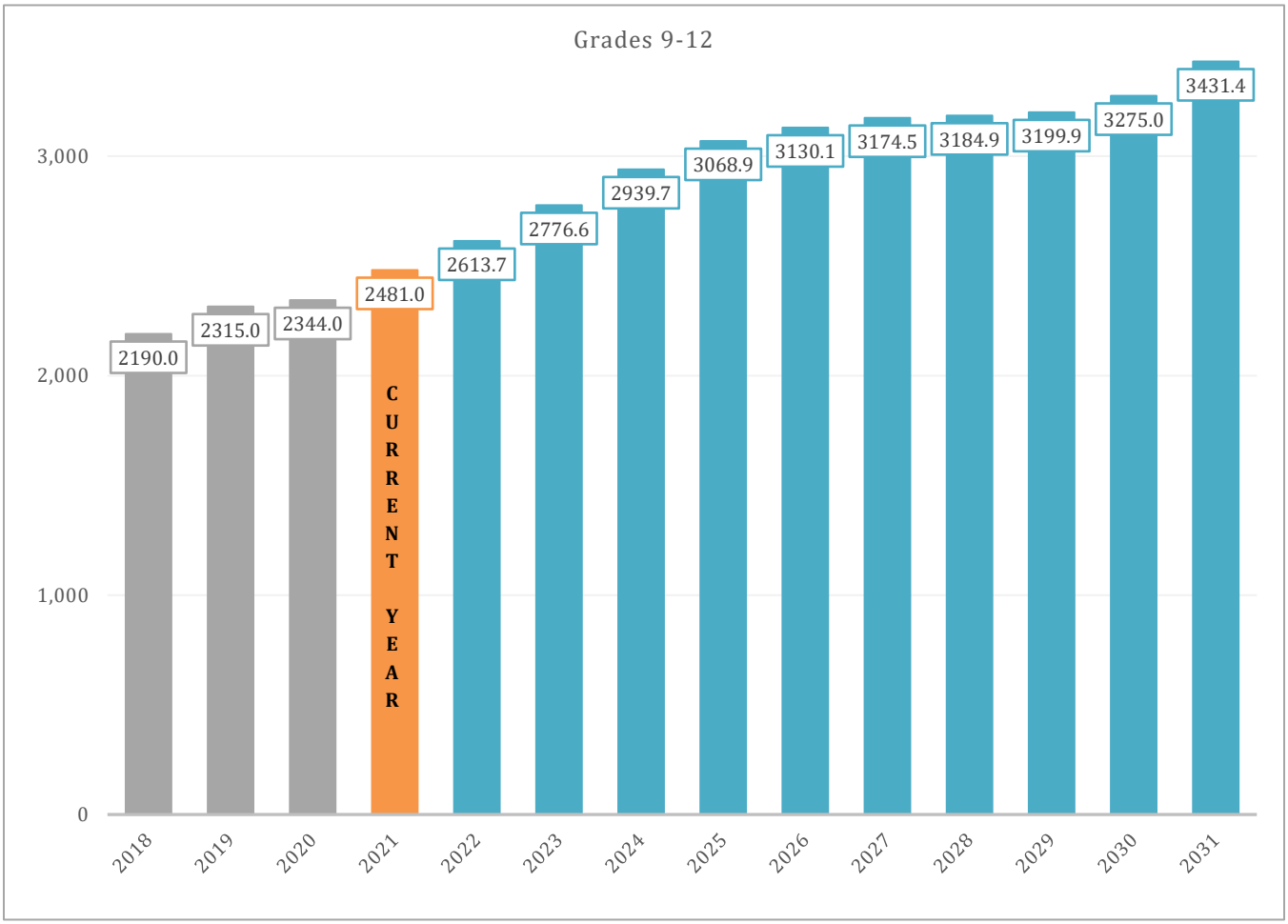
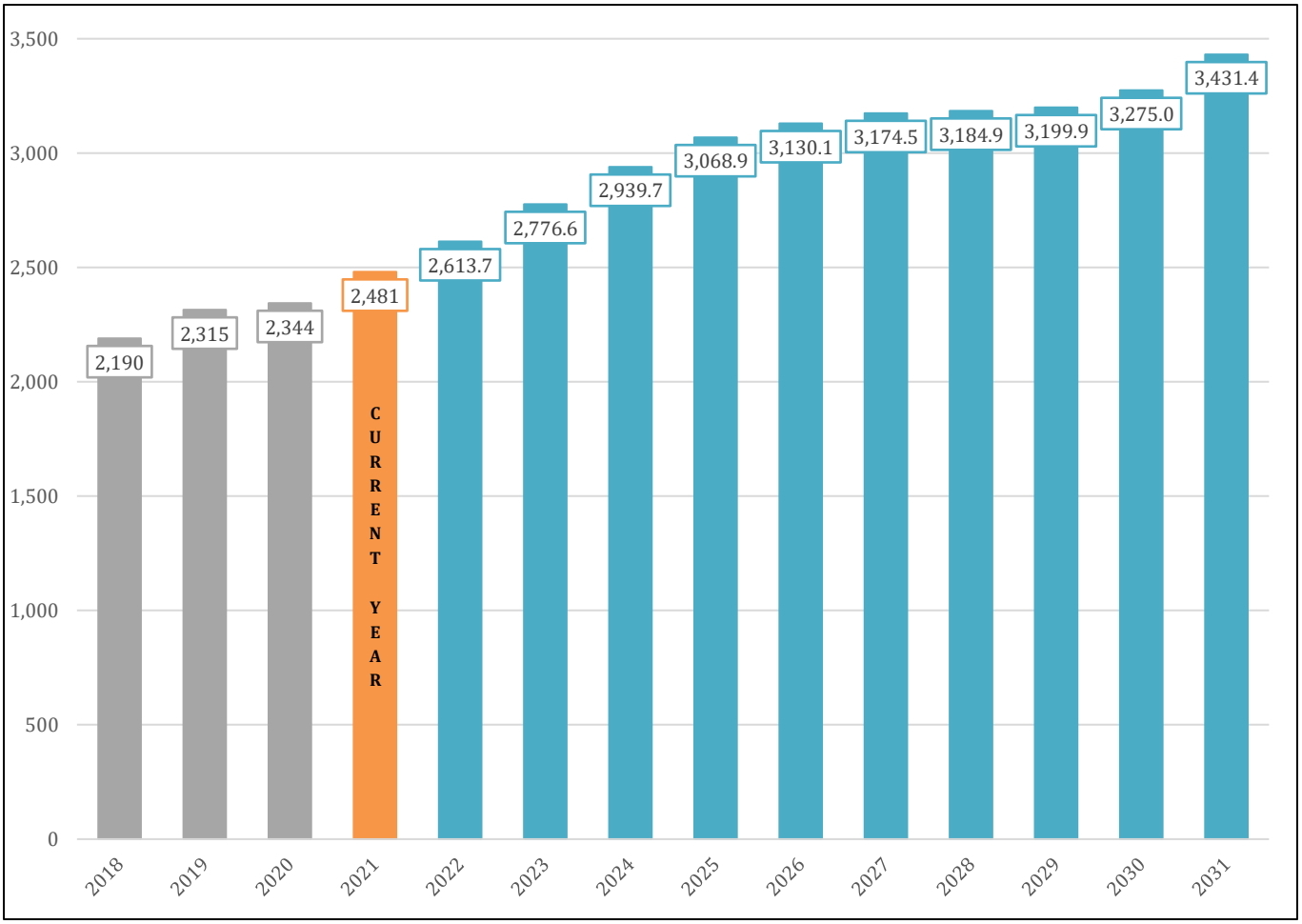


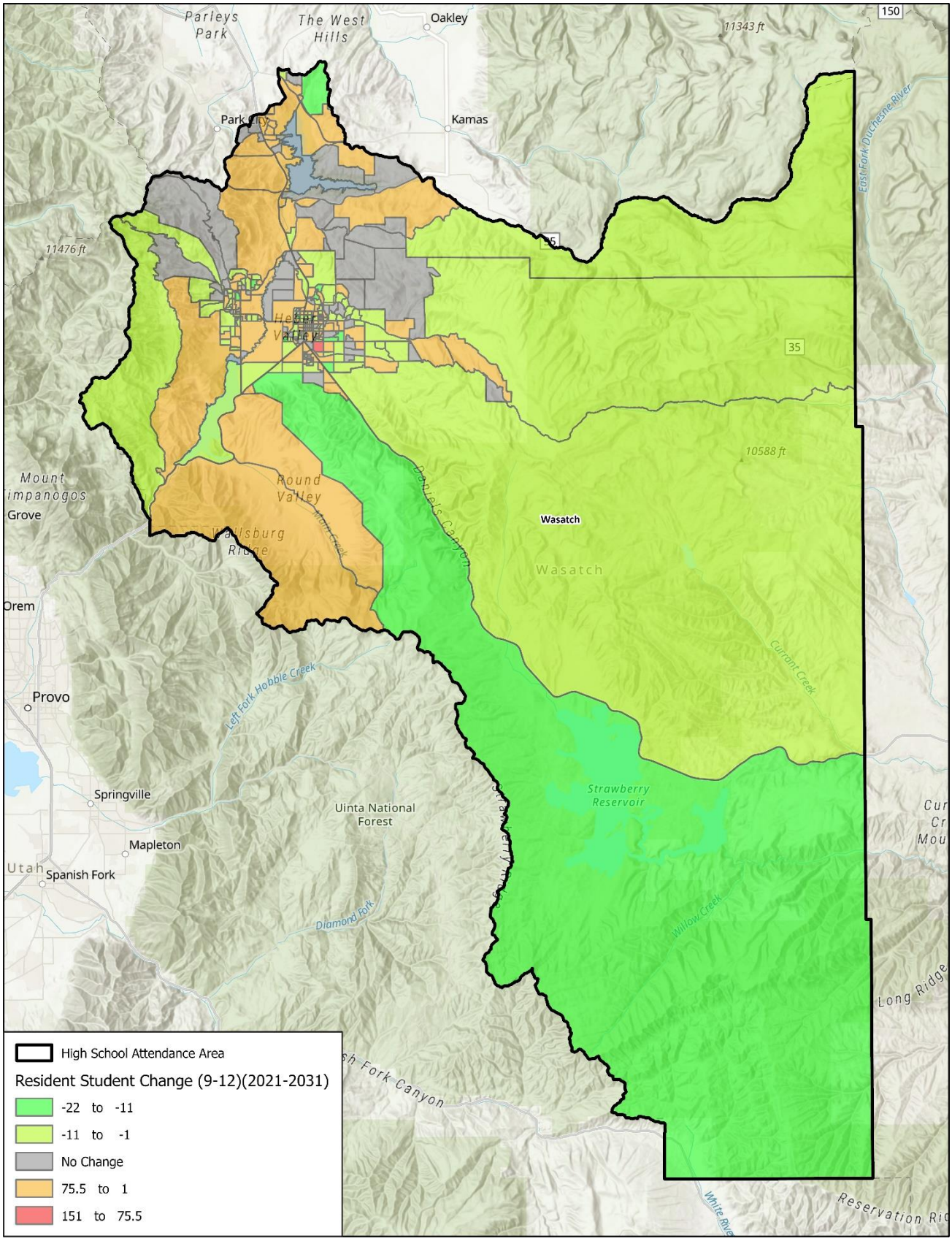
Table 17: High School Resident Projections and Enrollment Forecast

Wasatch High School														
Grade	Historic Resident Students			Current	Forecasted Resident Students									
	SY 2018	SY 2019	SY 2020	SY 2021	SY 2022	SY 2023	SY 2024	SY 2025	SY 2026	SY 2027	SY 2028	SY 2029	SY 2030	SY 2031
9	613	614	584	653	689.0	680.1	725.9	783.7	783.1	776.6	774.0	806.0	835.3	913.1
10	545	617	606	595	674.3	729.2	709.9	754.2	805.6	793.1	784.1	783.7	822.7	853.1
11	542	542	607	610	611.3	709.0	754.9	736.2	772.1	812.3	796.3	792.5	796.8	838.8
12	490	542	547	623	639.1	658.3	749.0	794.8	769.3	792.5	830.5	817.7	820.2	826.4
Actual Resident Students					Forecasted Resident Students									
Total 9-12	2,190	2,315	2,344	2,481	2,613.7	2,776.6	2,939.7	3,068.9	3,130.1	3,174.5	3,184.9	3,199.9	3,275.0	3,431.4

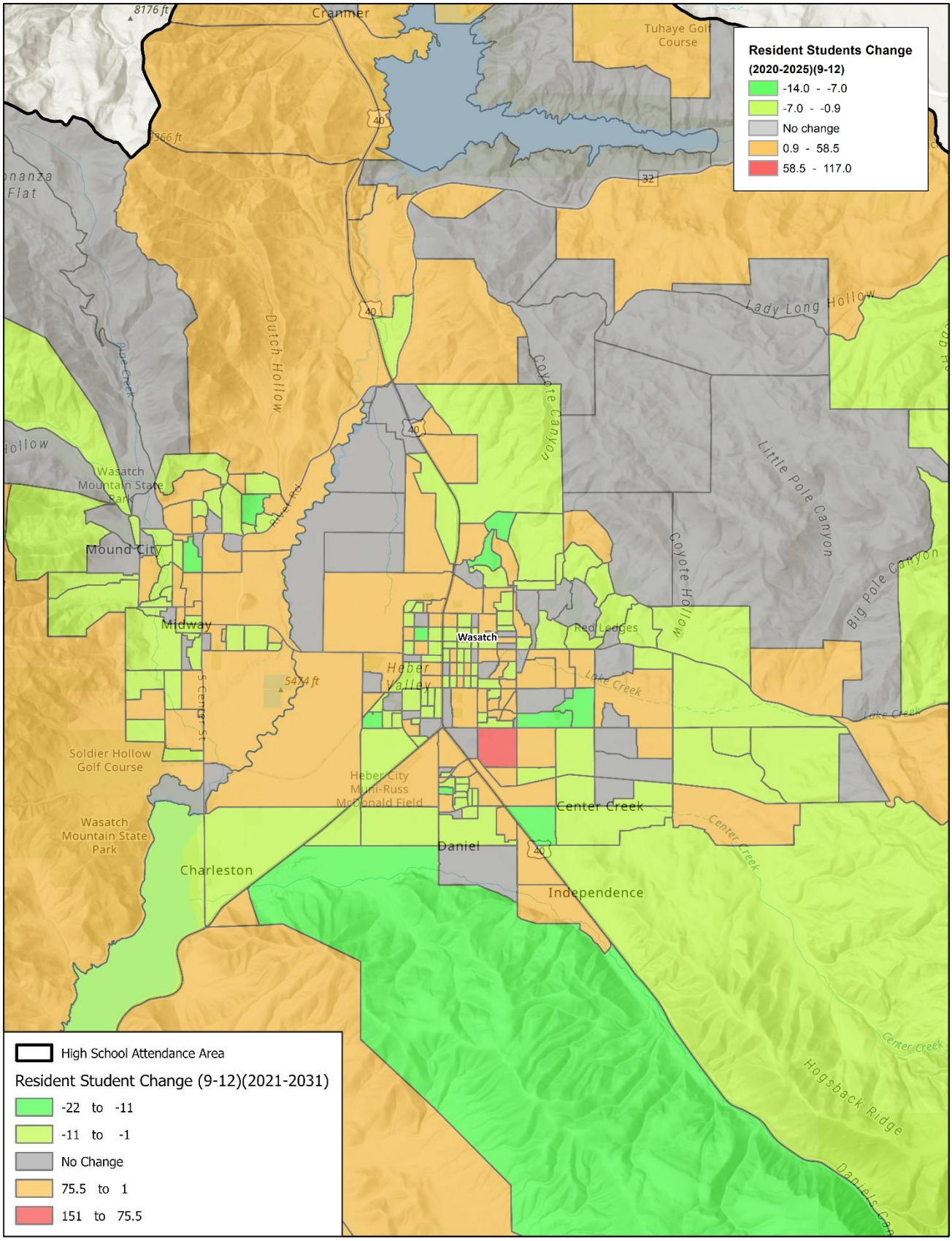
Annual Change	2018 to 2019	2019 to 2020	2020 to 2021	2021 to 2022	2022 to 2023	2023 to 2024	2024 to 2025	2025 to 2026	2026 to 2027	2027 to 2028	2028 to 2029	2029 to 2030	2031 to 2032
	125.0	29.0	137.0	132.7	162.9	163.1	129.2	61.2	44.4	10.4	15.0	75.1	156.4
	5.7%	1.3%	5.8%	5.3%	6.2%	5.9%	4.4%	2.0%	1.4%	0.3%	0.5%	2.3%	4.8%



Map 12: Projected Changes in Resident HS Student SY2021-22 – SY2031-32



Map 13: Projected Changes in Resident HS Student SY2021-22 – SY2031-32



DEMOGRAPHIC AND INCOME PROFILE PROVIDED BY CENSUS

Data provided on the following pages is based on geographically related information of Wasatch County School District based on a third-party source using Esri analytics in combination with Census information and American Community Survey. This information is provided by Davis Demographics as supplemental information about the district. Davis did not research nor guarantees accuracy of the Census data.

Methodology Statement

- **Demographic and Income Profile / Community Profile:** Esri presents the 2020/2025 demographic forecasts. Esri Updated Demographics are point estimates representing July 1 of the current and forecast years. The following table summarizes the updated demographic variables. Also included are select averages, medians, aggregates, and per capita values.
- **American Community Survey (ACS) Housing Summary:** Esri provides reports, data enrichment, and thematic mapping for ACS estimates in standard geographies, current ZIP codes, and user-defined polygons. Reports include two summary profiles, Population and Housing. Esri's reports/maps are designed to simplify the data and enhance its usability with reliability thresholds. ACS data provides much of the information previously available through the decennial census. ACS uses a continuous measurement or "rolling" sample, in which a small percent of the population is sampled every month. The ACS is updated and released more frequently than the decennial census—every year instead of every ten years. Smaller sample sizes and variable collection times have introduced a margin of error into their estimates.
- **Tapestry Segmentation:** provides an accurate, detailed description of America's neighborhoods—U.S. residential areas are divided into 67 distinctive segments based on their socioeconomic and demographic composition—then further classifies the segments into LifeMode and Urbanization Groups. Each year, population and household counts by Tapestry segment are updated. While most geographic areas retain their original Tapestry Segment assignment, select areas may be assigned a new market segment when research uncovers new or significant local growth. The entire Tapestry Segmentation system is refreshed every three to five years, resulting in a more comprehensive reassignment in rapidly changing neighborhoods. Tapestry is a geodemographic segmentation system that integrates consumer traits with residential characteristics to identify markets and classify US neighborhoods. Neighborhoods with the most similar characteristics are grouped together, while neighborhoods with divergent characteristics are separated. Internally homogenous, externally heterogeneous market segments depict consumers' lifestyles and lifestages. Tapestry Segmentation combines the "who" of lifestyle demography with the "where" of local geography to create a classification model with 67 distinct, behavioral market segments.
    - WCSD Largest Tapestry segment is Soccer Moms with 24.1%, Green Acres (23.7%), Middleburg (21.5%), and Up and Coming Families (21.1%). Soccer Moms is defined as an affluent, family-oriented market with a country flavor. Residents are partial to new housing away from the bustle of the city but close enough to commute to professional job centers. Life in this suburban wilderness offsets the hectic pace of two working parents

with growing children. They favor time-saving devices, like banking online or housekeeping services, and family-oriented pursuits. Terms were created by a third-party firm to help provide relevance to data.

Demographic and Income Profile

Prepared using SchoolSite by DDP

Summary	Census 2010	2021	2026
Population	23,530	35,945	43,332
Households	7,287	11,103	13,377
Families	5,822	8,771	10,534
Average Household Size	3.19	3.21	3.22
Owner Occupied Housing Units	5,471	8,376	10,509
Renter Occupied Housing Units	1,816	2,727	2,868
Median Age	31.5	33.0	32.6

Trends: 2021-2026 Annual Rate	Area	State	National
Population	3.81%	1.70%	0.71%
Households	3.80%	1.69%	0.71%
Families	3.73%	1.64%	0.64%
Owner HHs	4.64%	1.97%	0.91%
Median Household Income	1.29%	1.99%	2.41%

	2021		2026	
Households by Income	Number	Percent	Number	Percent
<$15,000	387	3.5%	389	2.9%
$15,000 - $24,999	629	5.7%	711	5.3%
$25,000 - $34,999	794	7.2%	884	6.6%
$35,000 - $49,999	1,046	9.4%	1,230	9.2%
$50,000 - $74,999	1,998	18.0%	2,306	17.2%
$75,000 - $99,999	1,563	14.1%	1,764	13.2%
$100,000 - $149,999	2,554	23.0%	3,288	24.6%
$150,000 - $199,999	806	7.3%	1,017	7.6%
$200,000+	1,326	11.9%	1,788	13.4%
Median Household Income	$84,418		$89,987	
Average Household Income	$109,183		$118,979	
Per Capita Income	$33,735		$36,738	

	Census 2010		2021		2026	
Population by Age	Number	Percent	Number	Percent	Number	Percent
0 - 4	2,334	9.9%	3,247	9.0%	3,905	9.0%
5 - 9	2,370	10.1%	3,363	9.4%	4,067	9.4%
10 - 14	2,126	9.0%	3,265	9.1%	3,986	9.2%
15 - 19	1,715	7.3%	2,638	7.3%	3,282	7.6%
20 - 24	1,227	5.2%	1,881	5.2%	2,288	5.3%
25 - 34	3,301	14.0%	4,569	12.7%	5,630	13.0%
35 - 44	3,301	14.0%	5,276	14.7%	6,098	14.1%
45 - 54	2,911	12.4%	3,948	11.0%	4,975	11.5%
55 - 64	2,228	9.5%	3,569	9.9%	3,688	8.5%
65 - 74	1,240	5.3%	2,787	7.8%	3,380	7.8%
75 - 84	615	2.6%	1,072	3.0%	1,629	3.8%
85+	162	0.7%	330	0.9%	404	0.9%

	Census 2010		2021		2026	
Race and Ethnicity	Number	Percent	Number	Percent	Number	Percent
White Alone	21,275	90.4%	30,862	85.9%	36,684	84.7%
Black Alone	79	0.3%	168	0.5%	221	0.5%
American Indian Alone	127	0.5%	260	0.7%	345	0.8%
Asian Alone	181	0.8%	485	1.3%	647	1.5%
Pacific Islander Alone	29	0.1%	103	0.3%	141	0.3%
Some Other Race Alone	1,513	6.4%	3,148	8.8%	4,046	9.3%
Two or More Races	326	1.4%	919	2.6%	1,248	2.9%
Hispanic Origin (Any Race)	3,184	13.5%	6,547	18.2%	8,423	19.4%

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026.

December 23, 2021

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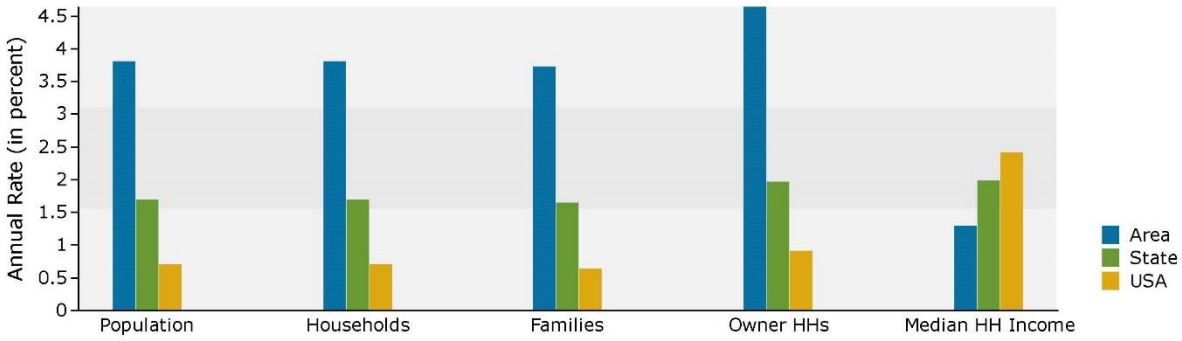
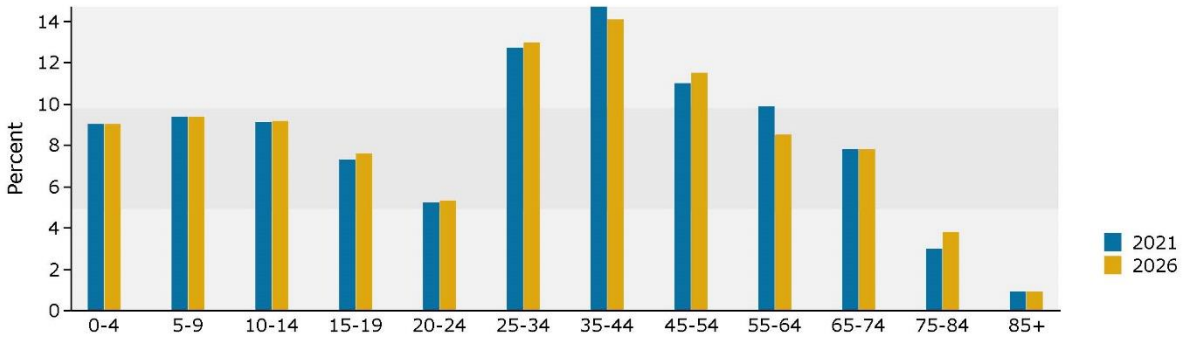
Demographic and Income Profile

Prepared using SchoolSite by DDP

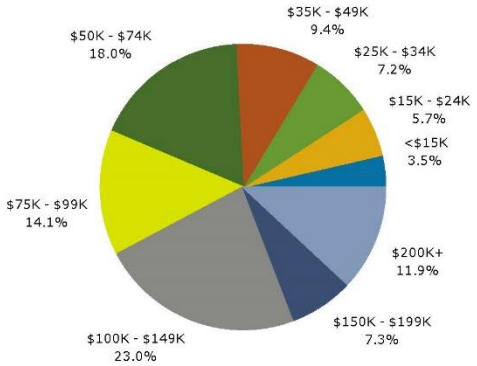
Trends 2021-2026



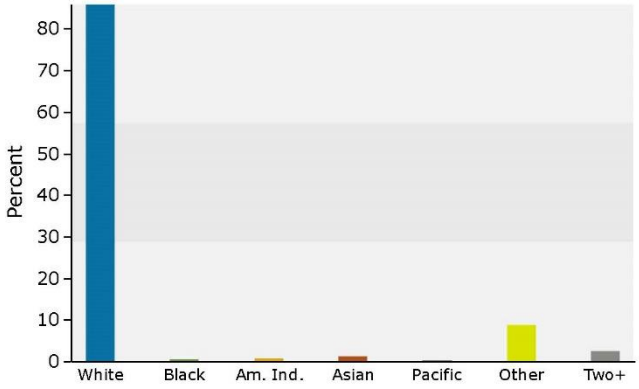
Population by Age



2021 Household Income



2021 Population by Race



2021 Percent Hispanic Origin:18.2%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026.

December 23, 2021

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ACS Housing Summary

Prepared using SchoolSite by DDP

	2015-2019 ACS Estimate	Percent	MOE(±)	Reliability
TOTALS				
Total Population	31,708		1,707	high
Total Households	9,879		490	high
Total Housing Units	13,221		521	high
OWNER-OCCUPIED HOUSING UNITS BY MORTGAGE STATUS				
Total	7,209	100.0%	443	high
Housing units with a mortgage/contract to purchase/similar debt	4,919	68.2%	406	high
Second mortgage only	120	1.7%	63	medium
Home equity loan only	637	8.8%	160	medium
Both second mortgage and home equity loan	73	1.0%	72	low
No second mortgage and no home equity loan	4,089	56.7%	396	high
Housing units without a mortgage	2,290	31.8%	278	high
AVERAGE VALUE BY MORTGAGE STATUS				
Housing units with a mortgage	$480,012		$67,592	high
Housing units without a mortgage	$509,203		$97,825	high
OWNER-OCCUPIED HOUSING UNITS BY MORTGAGE STATUS & SELECTED MONTHLY OWNER COSTS				
Total	7,209	100.0%	443	high
With a mortgage: Monthly owner costs as a percentage of household income in past 12 months				
Less than 10.0 percent	326	4.5%	113	medium
10.0 to 14.9 percent	849	11.8%	212	medium
15.0 to 19.9 percent	1,050	14.6%	240	medium
20.0 to 24.9 percent	868	12.0%	198	medium
25.0 to 29.9 percent	518	7.2%	144	medium
30.0 to 34.9 percent	413	5.7%	121	medium
35.0 to 39.9 percent	172	2.4%	78	medium
40.0 to 49.9 percent	312	4.3%	112	medium
50.0 percent or more	411	5.7%	123	medium
Not computed	0	0.0%	0	
Without a mortgage: Monthly owner costs as a percentage of household income in past 12 months				
Less than 10.0 percent	1,160	16.1%	190	high
10.0 to 14.9 percent	355	4.9%	119	medium
15.0 to 19.9 percent	449	6.2%	166	medium
20.0 to 24.9 percent	122	1.7%	62	medium
25.0 to 29.9 percent	9	0.1%	11	low
30.0 to 34.9 percent	17	0.2%	19	low
35.0 to 39.9 percent	61	0.8%	67	low
40.0 to 49.9 percent	3	0.0%	4	low
50.0 percent or more	109	1.5%	95	low
Not computed	5	0.1%	5	low

Source: U.S. Census Bureau, 2015-2019 American Community Survey

Reliability: high medium low

December 23, 2021

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ACS Housing Summary

Prepared using SchoolSite by DDP

	2015-2019 ACS Estimate	Percent	MOE(±)	Reliability
RENTER-OCCUPIED HOUSING UNITS BY CONTRACT RENT				
Total	2,670	100.0%	355	
With cash rent	2,420	90.6%	344	
Less than $100	0	0.0%	0	
$100 to $149	0	0.0%	0	
$150 to $199	0	0.0%	0	
$200 to $249	0	0.0%	0	
$250 to $299	0	0.0%	0	
$300 to $349	3	0.1%	5	
$350 to $399	23	0.9%	25	
$400 to $449	0	0.0%	0	
$450 to $499	28	1.0%	30	
$500 to $549	55	2.1%	46	
$550 to $599	13	0.5%	19	
$600 to $649	100	3.7%	90	
$650 to $699	42	1.6%	50	
$700 to $749	15	0.6%	19	
$750 to $799	167	6.3%	96	
$800 to $899	141	5.3%	89	
$900 to $999	102	3.8%	60	
$1,000 to $1,249	660	24.7%	181	
$1,250 to $1,499	333	12.5%	127	
$1,500 to $1,999	344	12.9%	140	
$2,000 to $2,499	215	8.1%	132	
$2,500 to $2,999	170	6.4%	110	
$3,000 to $3,499	0	0.0%	0	
$3,500 or more	9	0.3%	9	
No cash rent	250	9.4%	122	
Median Contract Rent	$1,197		N/A	
Average Contract Rent	$1,353		$302	
RENTER-OCCUPIED HOUSING UNITS BY INCLUSION OF UTILITIES IN RENT				
Total	2,670	100.0%	355	
Pay extra for one or more utilities	2,482	93.0%	351	
No extra payment for any utilities	188	7.0%	98	

Source: U.S. Census Bureau, 2015-2019 American Community Survey

Reliability: high medium low

December 23, 2021

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ACS Housing Summary

Prepared using SchoolSite by DDP

	2015-2019 ACS Estimate	Percent	MOE(±)	Reliability
RENTER-OCCUPIED HOUSING UNITS BY GROSS RENT				
Total:	2,670	100.0%	355	
With cash rent:	2,420	90.6%	344	
Less than $100	0	0.0%	0	
$100 to $149	0	0.0%	0	
$150 to $199	0	0.0%	0	
$200 to $249	0	0.0%	0	
$250 to $299	0	0.0%	0	
$300 to $349	3	0.1%	5	
$350 to $399	12	0.4%	15	
$400 to $449	0	0.0%	0	
$450 to $499	21	0.8%	26	
$500 to $549	0	0.0%	0	
$550 to $599	31	1.2%	31	
$600 to $649	15	0.6%	19	
$650 to $699	16	0.6%	19	
$700 to $749	8	0.3%	12	
$750 to $799	73	2.7%	75	
$800 to $899	275	10.3%	144	
$900 to $999	121	4.5%	61	
$1,000 to $1,249	422	15.8%	144	
$1,250 to $1,499	466	17.5%	160	
$1,500 to $1,999	453	17.0%	156	
$2,000 to $2,499	319	11.9%	160	
$2,500 to $2,999	16	0.6%	20	
$3,000 to $3,499	133	5.0%	99	
$3,500 or more	36	1.3%	44	
No cash rent	250	9.4%	122	
Median Gross Rent	$1,364		N/A	
Average Gross Rent	$1,521		$338	

Source: U.S. Census Bureau, 2015-2019 American Community Survey

Reliability: high medium low

December 23, 2021

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ACS Housing Summary

Prepared using SchoolSite by DDP

	2015-2019 ACS Estimate	Percent	MOE(±)	Reliability
HOUSING UNITS BY UNITS IN STRUCTURE				
Total	13,221	100.0%	521	high
1, detached	10,326	78.1%	474	high
1, attached	918	6.9%	233	medium
2	271	2.0%	145	medium
3 or 4	217	1.6%	120	medium
5 to 9	445	3.4%	193	medium
10 to 19	512	3.9%	149	medium
20 to 49	301	2.3%	157	medium
50 or more	109	0.8%	64	medium
Mobile home	122	0.9%	87	low
Boat, RV, van, etc.	0	0.0%	0	
HOUSING UNITS BY YEAR STRUCTURE BUILT				
Total	13,221	100.0%	521	high
Built 2014 or later	1,087	8.2%	230	medium
Built 2010 to 2013	1,143	8.6%	256	medium
Built 2000 to 2009	4,329	32.7%	430	high
Built 1990 to 1999	2,348	17.8%	337	high
Built 1980 to 1989	940	7.1%	209	medium
Built 1970 to 1979	1,547	11.7%	290	high
Built 1960 to 1969	392	3.0%	149	medium
Built 1950 to 1959	171	1.3%	91	medium
Built 1940 to 1949	223	1.7%	108	medium
Built 1939 or earlier	1,041	7.9%	216	medium
Median Year Structure Built	2000		N/A	
OCCUPIED HOUSING UNITS BY YEAR HOUSEHOLDER MOVED INTO UNIT				
Total	9,879	100.0%	490	high
Owner occupied				
Moved in 2017 or later	568	5.7%	162	medium
Moved in 2015 to 2016	1,020	10.3%	195	high
Moved in 2010 to 2014	1,935	19.6%	297	high
Moved in 2000 to 2009	2,085	21.1%	312	high
Moved in 1990 to 1999	780	7.9%	177	medium
Moved in 1989 or earlier	821	8.3%	164	medium
Renter occupied				
Moved in 2017 or later	618	6.3%	208	medium
Moved in 2015 to 2016	747	7.6%	212	medium
Moved in 2010 to 2014	863	8.7%	195	medium
Moved in 2000 to 2009	352	3.6%	150	medium
Moved in 1990 to 1999	48	0.5%	49	low
Moved in 1989 or earlier	42	0.4%	38	low
Median Year Householder Moved Into Unit	2011		N/A	

Source: U.S. Census Bureau, 2015-2019 American Community Survey

Reliability: high medium low

December 23, 2021

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ACS Housing Summary

Prepared using SchoolSite by DDP

	2015-2019 ACS Estimate	Percent	MOE(±)	Reliability
OCCUPIED HOUSING UNITS BY HOUSE HEATING FUEL				
Total	9,879	100.0%	490	
Utility gas	8,096	82.0%	468	
Bottled, tank, or LP gas	465	4.7%	141	
Electricity	898	9.1%	212	
Fuel oil, kerosene, etc.	5	0.1%	6	
Coal or coke	16	0.2%	14	
Wood	306	3.1%	119	
Solar energy	17	0.2%	20	
Other fuel	58	0.6%	69	
No fuel used	18	0.2%	19	
OCCUPIED HOUSING UNITS BY VEHICLES AVAILABLE				
Total	9,879	100.0%	490	
Owner occupied				
No vehicle available	128	1.3%	83	
1 vehicle available	750	7.6%	190	
2 vehicles available	3,473	35.2%	369	
3 vehicles available	1,604	16.2%	238	
4 vehicles available	729	7.4%	185	
5 or more vehicles available	525	5.3%	147	
Renter occupied				
No vehicle available	72	0.7%	49	
1 vehicle available	990	10.0%	219	
2 vehicles available	966	9.8%	245	
3 vehicles available	430	4.4%	169	
4 vehicles available	124	1.3%	89	
5 or more vehicles available	88	0.9%	70	
Average Number of Vehicles Available	2.4		0.2	
VACANT HOUSING UNITS				
Total vacant housing units	3,342	100.0%	363	
For rent	205	6.1%	143	
Rented, not occupied	0	0.0%	0	
For sale only	47	1.4%	46	
Sold, not occupied	0	0.0%	0	
Seasonal/occasional	2,994	89.6%	331	
For migrant workers	0	0.0%	0	
Other	96	2.9%	83	

Source: U.S. Census Bureau, 2015-2019 American Community Survey

Reliability: high medium low

December 23, 2021

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ACS Housing Summary

Prepared using SchoolSite by DDP

	2015-2019 ACS Estimate	Percent	MOE(±)	Reliability
OWNER-OCCUPIED HOUSING UNITS BY VALUE				
Total	7,209	100%	443	
Less than $10,000	73	1.0%	60	
$10,000 to $14,999	16	0.2%	24	
$15,000 to $19,999	0	0.0%	0	
$20,000 to $24,999	28	0.4%	35	
$25,000 to $29,999	8	0.1%	13	
$30,000 to $34,999	19	0.3%	31	
$35,000 to $39,999	14	0.2%	16	
$40,000 to $49,999	1	0.0%	4	
$50,000 to $59,999	0	0.0%	0	
$60,000 to $69,999	4	0.1%	5	
$70,000 to $79,999	7	0.1%	8	
$80,000 to $89,999	0	0.0%	0	
$90,000 to $99,999	0	0.0%	0	
$100,000 to $124,999	46	0.6%	44	
$125,000 to $149,999	37	0.5%	32	
$150,000 to $174,999	117	1.6%	71	
$175,000 to $199,999	155	2.2%	76	
$200,000 to $249,999	486	6.7%	134	
$250,000 to $299,999	783	10.9%	191	
$300,000 to $399,999	1,580	21.9%	259	
$400,000 to $499,999	1,160	16.1%	201	
$500,000 to $749,999	1,621	22.5%	270	
$750,000 to $999,999	688	9.5%	181	
$1,000,000 to $1,499,999	282	3.9%	105	
$1,500,000 to $1,999,999	37	0.5%	35	
$2,000,000 or more	47	0.7%	38	
Median Home Value	$419,871		N/A	
Average Home Value	$489,285		$52,030	

Data Note: N/A means not available.

2015-2019 ACS Estimate: The American Community Survey (ACS) replaces census sample data. Esri is releasing the 2015-2019 ACS estimates, five-year period data collected monthly from January 1, 2015 through December 31, 2019. Although the ACS includes many of the subjects previously covered by the decennial census sample, there are significant differences between the two surveys including fundamental differences in survey design and residency rules.

Margin of error (MOE): The MOE is a measure of the variability of the estimate due to sampling error. MOEs enable the data user to measure the range of uncertainty for each estimate with 90 percent confidence. The range of uncertainty is called the confidence interval, and it is calculated by taking the estimate +/- the MOE. For example, if the ACS reports an estimate of 100 with an MOE of +/- 20, then you can be 90 percent certain the value for the whole population falls between 80 and 120.

Reliability: These symbols represent threshold values that Esri has established from the Coefficients of Variation (CV) to designate the usability of the estimates. The CV measures the amount of sampling error relative to the size of the estimate, expressed as a percentage.

- High Reliability: Small CVs (less than or equal to 12 percent) are flagged green to indicate that the sampling error is small relative to the estimate and the estimate is reasonably reliable.
- Medium Reliability: Estimates with CVs between 12 and 40 are flagged yellow-use with caution.
- Low Reliability: Large CVs (over 40 percent) are flagged red to indicate that the sampling error is large relative to the estimate. The estimate is considered very unreliable.

Source: U.S. Census Bureau, 2015-2019 American Community Survey

Reliability: high medium low

December 23, 2021

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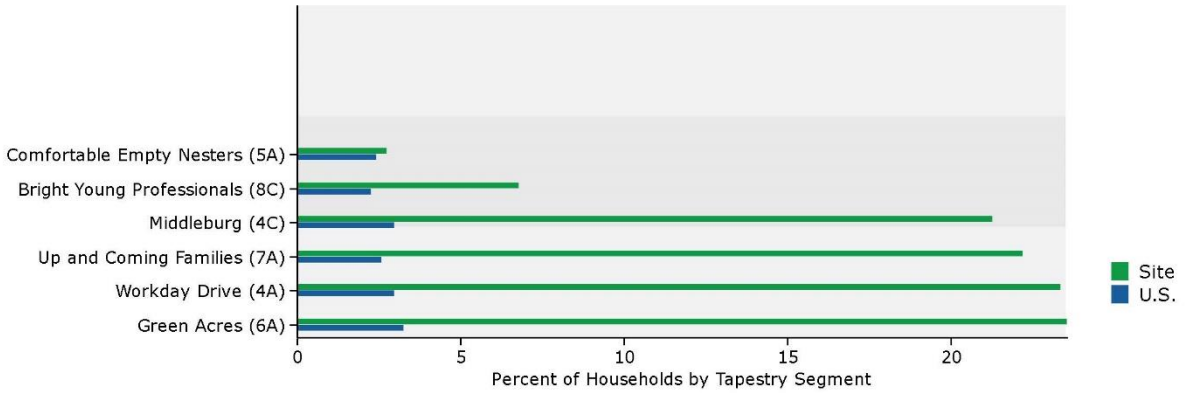
Tapestry Segmentation Area Profile

Prepared using SchoolSite by DDP

Top Twenty Tapestry Segments

Rank	Tapestry Segment	2021 Households Percent	2021 Households Cumulative Percent	2021 U.S. Households Percent	2021 U.S. Households Cumulative Percent	Index
1	Green Acres (6A)	23.6%	23.6%	3.3%	3.3%	723
2	Workday Drive (4A)	23.4%	46.9%	3.0%	6.2%	788
3	Up and Coming Families (7A)	22.2%	69.2%	2.6%	8.8%	851
4	Middleburg (4C)	21.3%	90.4%	3.0%	11.8%	716
5	Bright Young Professionals (8C)	6.8%	97.2%	2.3%	14.1%	300
	Subtotal	**97.3%**		**14.2%**		
6	Comfortable Empty Nesters (5A)	2.8%	100.0%	2.4%	16.5%	113
	Subtotal	**2.8%**		**2.4%**		
	Total	**100.0%**		**16.5%**		**605**

Top Ten Tapestry Segments Site vs. U.S.



Data Note: This report identifies neighborhood segments in the area, and describes the socioeconomic quality of the immediate neighborhood. The index is a comparison of the percent of households or Total Population 18+ in the area, by Tapestry segment, to the percent of households or Total Population 18+ in the United States, by segment. An index of 100 is the US average.
Source: Esri

December 23, 2021

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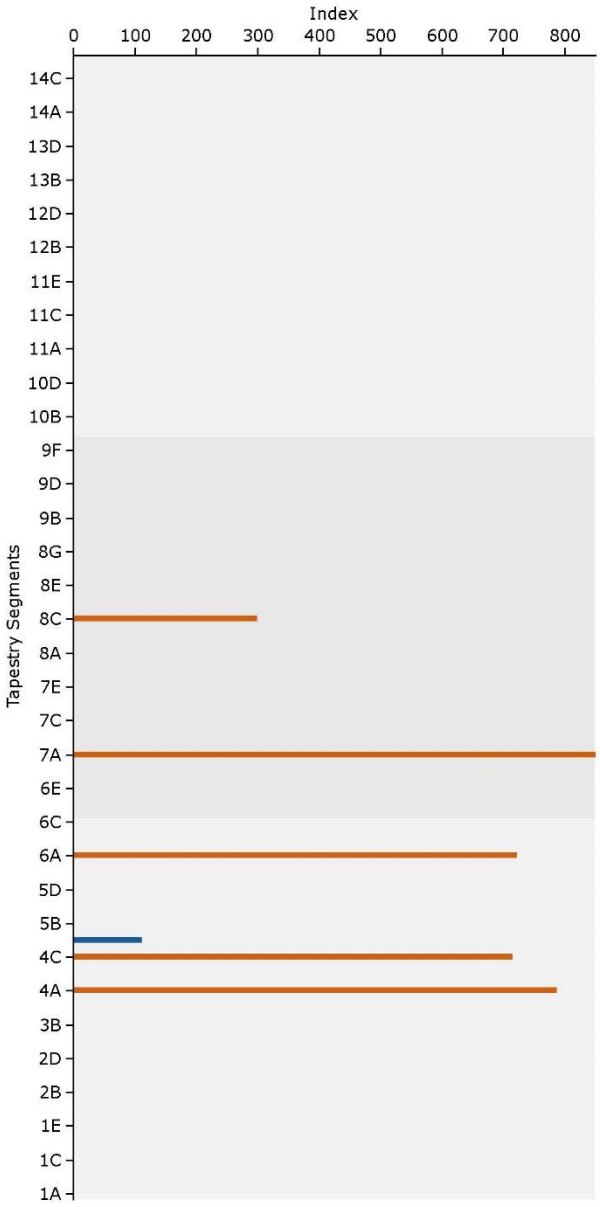
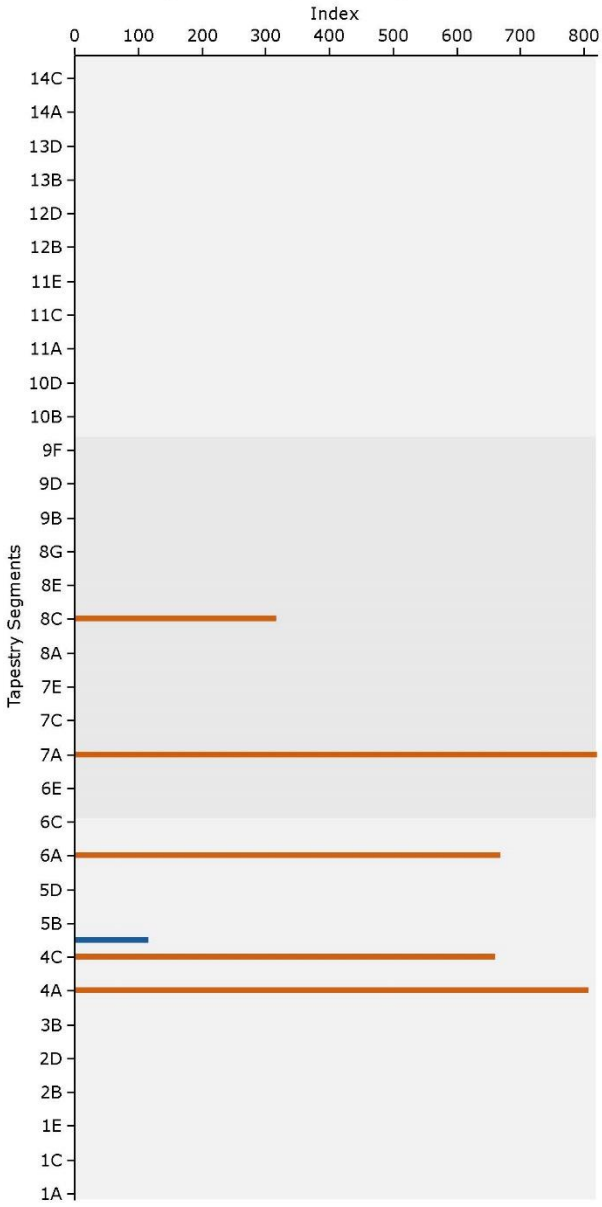
Tapestry Segmentation Area Profile

Prepared using SchoolSite by DDP

2021 Tapestry Indexes by Households



2021 Tapestry Indexes by Total Population 18+



Data Note: This report identifies neighborhood segments in the area, and describes the socioeconomic quality of the immediate neighborhood. The index is a comparison of the percent of households or Total Population 18+ in the area, by Tapestry segment, to the percent of households or Total Population 18+ in the United States, by segment. An index of 100 is the US average.
Source: Esri

December 23, 2021

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DAVIS DEMOGRAPHICS

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Tapestry Segmentation Area Profile

Prepared using SchoolSite by DDP

Tapestry LifeMode Groups	2021 Households			2021 Adult Population		
	Number	Percent	Index	Number	Percent	Index
Total:	11,103	100.0%		24,353	100.0%	
1. Affluent Estates	**0**	**0.0%**	**0**	**0**	**0.0%**	**0**
Top Tier (1A)	0	0.0%	0	0	0.0%	0
Professional Pride (1B)	0	0.0%	0	0	0.0%	0
Boomburbs (1C)	0	0.0%	0	0	0.0%	0
Savvy Suburbanites (1D)	0	0.0%	0	0	0.0%	0
Exurbanites (1E)	0	0.0%	0	0	0.0%	0
2. Upscale Avenues	**0**	**0.0%**	**0**	**0**	**0.0%**	**0**
Urban Chic (2A)	0	0.0%	0	0	0.0%	0
Pleasantville (2B)	0	0.0%	0	0	0.0%	0
Pacific Heights (2C)	0	0.0%	0	0	0.0%	0
Enterprising Professionals (2D)	0	0.0%	0	0	0.0%	0
3. Uptown Individuals	**0**	**0.0%**	**0**	**0**	**0.0%**	**0**
Laptops and Lattes (3A)	0	0.0%	0	0	0.0%	0
Metro Renters (3B)	0	0.0%	0	0	0.0%	0
Trendsetters (3C)	0	0.0%	0	0	0.0%	0
4. Family Landscapes	**4,958**	**44.7%**	**585**	**11,054**	**45.4%**	**569**
Workday Drive (4A)	2,596	23.4%	788	6,263	25.7%	808
Home Improvement (4B)	0	0.0%	0	0	0.0%	0
Middleburg (4C)	2,362	21.3%	716	4,791	19.7%	662
5. GenXurban	**307**	**2.8%**	**25**	**686**	**2.8%**	**26**
Comfortable Empty Nesters (5A)	307	2.8%	113	686	2.8%	116
In Style (5B)	0	0.0%	0	0	0.0%	0
Parks and Rec (5C)	0	0.0%	0	0	0.0%	0
Rustbelt Traditions (5D)	0	0.0%	0	0	0.0%	0
Midlife Constants (5E)	0	0.0%	0	0	0.0%	0
6. Cozy Country Living	**2,616**	**23.6%**	**195**	**5,507**	**22.6%**	**190**
Green Acres (6A)	2,616	23.6%	723	5,507	22.6%	669
Salt of the Earth (6B)	0	0.0%	0	0	0.0%	0
The Great Outdoors (6C)	0	0.0%	0	0	0.0%	0
Prairie Living (6D)	0	0.0%	0	0	0.0%	0
Rural Resort Dwellers (6E)	0	0.0%	0	0	0.0%	0
Heartland Communities (6F)	0	0.0%	0	0	0.0%	0
7. Sprouting Explorers	**2,466**	**22.2%**	**309**	**5,527**	**22.7%**	**271**
Up and Coming Families (7A)	2,466	22.2%	851	5,527	22.7%	821
Urban Villages (7B)	0	0.0%	0	0	0.0%	0
Urban Edge Families (7C)	0	0.0%	0	0	0.0%	0
Forging Opportunity (7D)	0	0.0%	0	0	0.0%	0
Farm to Table (7E)	0	0.0%	0	0	0.0%	0
Southwestern Families (7F)	0	0.0%	0	0	0.0%	0

Data Note: This report identifies neighborhood segments in the area, and describes the socioeconomic quality of the immediate neighborhood. The index is a comparison of the percent of households or Total Population 18+ in the area, by Tapestry segment, to the percent of households or Total Population 18+ in the United States, by segment. An index of 100 is the US average.
Source: Esri

December 23, 2021

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Tapestry Segmentation Area Profile

Prepared using SchoolSite by DDP

Tapestry LifeMode Groups	2021 Households			2021 Adult Population		
	Number	Percent	Index	Number	Percent	Index
Total:	11,103	100.0%		24,353	100.0%	
8. Middle Ground	**756**	**6.8%**	**63**	**1,579**	**6.5%**	**65**
City Lights (8A)	0	0.0%	0	0	0.0%	0
Emerald City (8B)	0	0.0%	0	0	0.0%	0
Bright Young Professionals (8C)	756	6.8%	300	1,579	6.5%	318
Downtown Melting Pot (8D)	0	0.0%	0	0	0.0%	0
Front Porches (8E)	0	0.0%	0	0	0.0%	0
Old and Newcomers (8F)	0	0.0%	0	0	0.0%	0
Hometown Heritage (8G)	0	0.0%	0	0	0.0%	0
9. Senior Styles	**0**	**0.0%**	**0**	**0**	**0.0%**	**0**
Silver & Gold (9A)	0	0.0%	0	0	0.0%	0
Golden Years (9B)	0	0.0%	0	0	0.0%	0
The Elders (9C)	0	0.0%	0	0	0.0%	0
Senior Escapes (9D)	0	0.0%	0	0	0.0%	0
Retirement Communities (9E)	0	0.0%	0	0	0.0%	0
Social Security Set (9F)	0	0.0%	0	0	0.0%	0
10. Rustic Outposts	**0**	**0.0%**	**0**	**0**	**0.0%**	**0**
Southern Satellites (10A)	0	0.0%	0	0	0.0%	0
Rooted Rural (10B)	0	0.0%	0	0	0.0%	0
Economic BedRock (10C)	0	0.0%	0	0	0.0%	0
Down the Road (10D)	0	0.0%	0	0	0.0%	0
Rural Bypasses (10E)	0	0.0%	0	0	0.0%	0
11. Midtown Singles	**0**	**0.0%**	**0**	**0**	**0.0%**	**0**
City Strivers (11A)	0	0.0%	0	0	0.0%	0
Young and Restless (11B)	0	0.0%	0	0	0.0%	0
Metro Fusion (11C)	0	0.0%	0	0	0.0%	0
Set to Impress (11D)	0	0.0%	0	0	0.0%	0
City Commons (11E)	0	0.0%	0	0	0.0%	0
12. Hometown	**0**	**0.0%**	**0**	**0**	**0.0%**	**0**
Family Foundations (12A)	0	0.0%	0	0	0.0%	0
Traditional Living (12B)	0	0.0%	0	0	0.0%	0
Small Town Simplicity (12C)	0	0.0%	0	0	0.0%	0
Modest Income Homes (12D)	0	0.0%	0	0	0.0%	0
13. Next Wave	**0**	**0.0%**	**0**	**0**	**0.0%**	**0**
Diverse Convergence (13A)	0	0.0%	0	0	0.0%	0
Family Extensions (13B)	0	0.0%	0	0	0.0%	0
NeWest Residents (13C)	0	0.0%	0	0	0.0%	0
Fresh Ambitions (13D)	0	0.0%	0	0	0.0%	0
High Rise Renters (13E)	0	0.0%	0	0	0.0%	0
14. Scholars and Patriots	**0**	**0.0%**	**0**	**0**	**0.0%**	**0**
Military Proximity (14A)	0	0.0%	0	0	0.0%	0
College Towns (14B)	0	0.0%	0	0	0.0%	0
Dorms to Diplomas (14C)	0	0.0%	0	0	0.0%	0
Unclassified (15)	0	0.0%	0	0	0.0%	0

Data Note: This report identifies neighborhood segments in the area, and describes the socioeconomic quality of the immediate neighborhood. The index is a comparison of the percent of households or Total Population 18+ in the area, by Tapestry segment, to the percent of households or Total Population 18+ in the United States, by segment. An index of 100 is the US average.
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December 23, 2021

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Tapestry Segmentation Area Profile

Prepared using SchoolSite by DDP

Tapestry Urbanization Groups	2021 Households			2021 Adult Population		
	Number	Percent	Index	Number	Percent	Index
Total:	11,103	100.0%		24,353	100.0%	
1. Principal Urban Center	**0**	**0.0%**	**0**	**0**	**0.0%**	**0**
Laptops and Lattes (3A)	0	0.0%	0	0	0.0%	0
Metro Renters (3B)	0	0.0%	0	0	0.0%	0
Trendsetters (3C)	0	0.0%	0	0	0.0%	0
Downtown Melting Pot (8D)	0	0.0%	0	0	0.0%	0
City Strivers (11A)	0	0.0%	0	0	0.0%	0
NeWest Residents (13C)	0	0.0%	0	0	0.0%	0
Fresh Ambitions (13D)	0	0.0%	0	0	0.0%	0
High Rise Renters (13E)	0	0.0%	0	0	0.0%	0
2. Urban Periphery	**756**	**6.8%**	**41**	**1,579**	**6.5%**	**37**
Pacific Heights (2C)	0	0.0%	0	0	0.0%	0
Rustbelt Traditions (5D)	0	0.0%	0	0	0.0%	0
Urban Villages (7B)	0	0.0%	0	0	0.0%	0
Urban Edge Families (7C)	0	0.0%	0	0	0.0%	0
Forging Opportunity (7D)	0	0.0%	0	0	0.0%	0
Southwestern Families (7F)	0	0.0%	0	0	0.0%	0
City Lights (8A)	0	0.0%	0	0	0.0%	0
Bright Young Professionals (8C)	756	6.8%	300	1,579	6.5%	318
Metro Fusion (11C)	0	0.0%	0	0	0.0%	0
Family Foundations (12A)	0	0.0%	0	0	0.0%	0
Modest Income Homes (12D)	0	0.0%	0	0	0.0%	0
Diverse Convergence (13A)	0	0.0%	0	0	0.0%	0
Family Extensions (13B)	0	0.0%	0	0	0.0%	0
3. Metro Cities	**0**	**0.0%**	**0**	**0**	**0.0%**	**0**
In Style (5B)	0	0.0%	0	0	0.0%	0
Emerald City (8B)	0	0.0%	0	0	0.0%	0
Front Porches (8E)	0	0.0%	0	0	0.0%	0
Old and Newcomers (8F)	0	0.0%	0	0	0.0%	0
Hometown Heritage (8G)	0	0.0%	0	0	0.0%	0
Retirement Communities (9E)	0	0.0%	0	0	0.0%	0
Social Security Set (9F)	0	0.0%	0	0	0.0%	0
Young and Restless (11B)	0	0.0%	0	0	0.0%	0
Set to Impress (11D)	0	0.0%	0	0	0.0%	0
City Commons (11E)	0	0.0%	0	0	0.0%	0
Traditional Living (12B)	0	0.0%	0	0	0.0%	0
College Towns (14B)	0	0.0%	0	0	0.0%	0
Dorms to Diplomas (14C)	0	0.0%	0	0	0.0%	0

Data Note: This report identifies neighborhood segments in the area, and describes the socioeconomic quality of the immediate neighborhood. The index is a comparison of the percent of households or Total Population 18+ in the area, by Tapestry segment, to the percent of households or Total Population 18+ in the United States, by segment. An index of 100 is the US average.
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Tapestry Segmentation Area Profile

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Tapestry Urbanization Groups	2021 Households			2021 Adult Population		
	Number	Percent	Index	Number	Percent	Index
Total:	11,103	100.0%		24,353	100.0%	
4. Suburban Periphery	**5,369**	**48.4%**	**151**	**12,476**	**51.2%**	**156**
Top Tier (1A)	0	0.0%	0	0	0.0%	0
Professional Pride (1B)	0	0.0%	0	0	0.0%	0
Boomburbs (1C)	0	0.0%	0	0	0.0%	0
Savvy Suburbanites (1D)	0	0.0%	0	0	0.0%	0
Exurbanites (1E)	0	0.0%	0	0	0.0%	0
Urban Chic (2A)	0	0.0%	0	0	0.0%	0
Pleasantville (2B)	0	0.0%	0	0	0.0%	0
Enterprising Professionals (2D)	0	0.0%	0	0	0.0%	0
Workday Drive (4A)	2,596	23.4%	788	6,263	25.7%	808
Home Improvement (4B)	0	0.0%	0	0	0.0%	0
Comfortable Empty Nesters (5A)	307	2.8%	113	686	2.8%	116
Parks and Rec (5C)	0	0.0%	0	0	0.0%	0
Midlife Constants (5E)	0	0.0%	0	0	0.0%	0
Up and Coming Families (7A)	2,466	22.2%	851	5,527	22.7%	821
Silver & Gold (9A)	0	0.0%	0	0	0.0%	0
Golden Years (9B)	0	0.0%	0	0	0.0%	0
The Elders (9C)	0	0.0%	0	0	0.0%	0
Military Proximity (14A)	0	0.0%	0	0	0.0%	0
5. Semirural	**2,362**	**21.3%**	**226**	**4,791**	**19.7%**	**216**
Middleburg (4C)	2,362	21.3%	716	4,791	19.7%	662
Heartland Communities (6F)	0	0.0%	0	0	0.0%	0
Farm to Table (7E)	0	0.0%	0	0	0.0%	0
Senior Escapes (9D)	0	0.0%	0	0	0.0%	0
Down the Road (10D)	0	0.0%	0	0	0.0%	0
Small Town Simplicity (12C)	0	0.0%	0	0	0.0%	0
6. Rural	**2,616**	**23.6%**	**139**	**5,507**	**22.6%**	**133**
Green Acres (6A)	2,616	23.6%	723	5,507	22.6%	669
Salt of the Earth (6B)	0	0.0%	0	0	0.0%	0
The Great Outdoors (6C)	0	0.0%	0	0	0.0%	0
Prairie Living (6D)	0	0.0%	0	0	0.0%	0
Rural Resort Dwellers (6E)	0	0.0%	0	0	0.0%	0
Southern Satellites (10A)	0	0.0%	0	0	0.0%	0
Rooted Rural (10B)	0	0.0%	0	0	0.0%	0
Economic BedRock (10C)	0	0.0%	0	0	0.0%	0
Rural Bypasses (10E)	0	0.0%	0	0	0.0%	0
Unclassified (15)	0	0.0%	0	0	0.0%	0

Data Note: This report identifies neighborhood segments in the area, and describes the socioeconomic quality of the immediate neighborhood. The index is a comparison of the percent of households or Total Population 18+ in the area, by Tapestry segment, to the percent of households or Total Population 18+ in the United States, by segment. An index of 100 is the US average.
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