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Junction City School District: Enrollment Forecasts, 2007-08 to 2011-12

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**JUNCTION CITY SCHOOL DISTRICT
ENROLLMENT FORECASTS
2007-08 TO 2011-12**

**Prepared By
Population Research Center
Portland State University**

FEBRUARY, 2007

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EXECUTIVE SUMMARY

After a period of sustained enrollment growth from the late 1980s through the 1997-98 school year, total enrollment in the Junction City School District (JCSD) has fallen in eight of the past nine years. During the period, all schools have lost enrollment, and the K-12 total has decreased by 248 students, from 2,083 in 1997-98 to 1,835 in 2006-07.

This report presents enrollment forecasts prepared by the Portland State University Population Research Center (PRC) exploring three possible scenarios for JCSD enrollment during the next five years, each with a unique assumption about the pace of expected housing development.

If there is no increase from the current level of housing development, the District will likely continue to lose enrollment since the number of births within the District has fallen in the past several years, and population growth has been relatively slow. This status quo forecast is characterized as the “LOW SERIES.” The most likely scenario is characterized as the “MID SERIES,” in which about 300 homes are built within new subdivisions in the City of Junction City over the five year horizon. Added to the scattered infill and individual homes built throughout the District, roughly 80 to 100 new homes would be built annually. In the “HIGH SERIES,” housing construction in the currently approved subdivisions is completed within about three years, and additional subdivisions or multi-family developments are approved. In this scenario, 120 to 140 new homes are built annually within the District.

PRC’s methodology utilizes an estimate of the average number of JCSD students expected to reside in the new housing. The estimate is based on comparable housing built since 1990, and it is used to adjust migration rates depending on the pace of future housing development.

There is potential for housing growth at the “MID” level because several large new subdivisions have been prepared for development, and home building is expected to

commence in Spring 2007. Between 1,300 and 1,500 single family homes have been authorized by building permits within Lane County in each of the past five years, and the availability of building lots will enable Junction City to capture an increased share of the County's residential development. However, the pace of development is dependent on economic and population growth in Lane County overall. If an economic downturn dampens the demand for housing in Lane County, Junction City will be affected, and the housing growth may resemble the "LOW" scenario. Conversely, the "HIGH" scenario may develop if a prison or mental hospital is located on the designated site near Highway 99 and construction is fast-tracked. The population projections adopted by the Lane Council of Governments in February, 2005 call for faster long-term growth in the Junction City UGB than in Lane County overall, with the footnote that the "Junction City population projection will be affected by prison construction although timing is not known. Once prison construction moves forward, the projections will be modified."¹

A key finding in this study is that in Fall 2006 there were an average of 0.63 JCSD K-12 students per home in the newer subdivisions built in Northwest Junction City (north of 10th Avenue between Rose Street and Oaklea Drive) since 1990. This average is more than 50 percent higher than the student generation rates for single family homes in the District overall, which have an average of 0.40 JCSD K-12 students per home. Detailed information about the average number of JCSD students per home is presented in the "Housing Development and Student Generation" section of this report.

Table 1 compares recent historical enrollment in five year intervals with forecast enrollments under each of the three scenarios. Table 2 presents the history and MID SERIES forecast by elementary, middle, and high school. Elementary enrollment is influenced by the recent decline in births, resulting in stable enrollment in spite of the higher migration expected in the MID SERIES forecast. Middle school enrollment growth and high school loss is largely influenced by current (2006-07) enrollment. Overall K-12 enrollment is expected to grow slightly in the MID SERIES forecast. More detail is presented in the "Enrollment Forecasts" section.

¹LCOG, "Lane County Coordinated Population Projections." See documents linked from February 24, 2005 Board meeting at <http://www.lcog.org/meetings/lcogbrd.html>

**Table 1
Historic and Forecast K-12 Enrollment
Junction City School District**

	Actual			Forecast
	1996-97	2001-06	2006-07	2011-12
LOW SERIES	2,031	1,998	1,835	1,704
<i>5 year growth</i>		-33	-163	-131
MID SERIES	2,031	1,998	1,835	1,883
<i>5 year growth</i>		-33	-163	48
HIGH SERIES	2,031	1,998	1,835	2,030
<i>5 year growth</i>		-33	-163	195

**Table 2
Historic and MID SERIES Forecast Enrollment
Junction City School District by School Level**

	Actual			MID Series Forecast
	1996-97	2001-06	2006-07	2011-12
K-4	719	671	664	642
<i>5 year growth</i>		-48	-7	-22
5-8	647	675	544	646
<i>5 year growth</i>		28	-131	102
9-12	665	652	627	595
<i>5 year growth</i>		-13	-25	-32
K-12 Total	2,031	1,998	1,835	1,883
<i>5 year growth</i>		-33	-163	48

INTRODUCTION

In Fall 2006, the Junction City School District (JCSD) requested that the Portland State University Population Research Center (PRC) prepare enrollment forecasts for use in the District's planning. This study integrates information about JCSD enrollment trends with local area population, housing, and economic trends, and includes forecasts of district-wide enrollment by grade level for the period between 2007-08 and 2011-12. Information sources include the U.S. Census Bureau, birth data from the Oregon Center for Health Statistics, county population forecasts from the Oregon Office of Economic Analysis, employment trends and forecasts from the Oregon Employment Department, and personal interviews with city and regional officials and developers.

The District serves the City of Junction City and surrounding unincorporated area from the Willamette River on the east to the Coast Range foothills on the west and from the Lane county boundary on the north to the northwestern edge of the City of Eugene on the south. The District's boundary includes the community of Cheshire, as well as about 150 homes within the City of Eugene, near River Road and Beacon Drive. Most of the homes in Eugene have been built since 2000.

Following this introduction are sections presenting recent population, housing, and enrollment trends within the District. Another section is devoted to our research on the average number of JCSD students generated from newer (built since 1990) and older (prior to 1990) housing within the JCSD in general, and the City of Junction City in particular. The study concludes with detailed results of the district-wide enrollment forecasts and a description of the forecast assumptions.

We would like to acknowledge (in alphabetical order) the help of the following individuals who contributed to the study by answering questions, providing local insight, or providing data:

- Kay Bork, LCOG
- Michelle Isom, Harris Private School
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- Melissa Relyea, City of Junction City
- David Richey, LCOG
- Bobbie Smith, Ross Investments, Inc.
- Greg Wilson, All State Real Estate

POPULATION AND HOUSING TRENDS, 1990 to 2006

During the decade between 1990 and 2000, total population within the JCSD grew by 12 percent, from 10,687 persons to 11,941. Lane County grew by 14 percent overall, and nearby Benton and Linn Counties grew by 10 and 13 percent, respectively. Although the area served by the JCSD grew at a slightly slower rate than Lane County, the City of Junction City grew by 28 percent, adding about 1,000 residents in the decade. Because most of the District's population growth occurred within Junction City, the share of the District's population living within the City grew from 35 percent in 1990 to 40 percent in 2000. Since 2000, growth has slowed in Junction City and in Lane County overall. Both areas have grown by only five percent between 2000 and 2006. Table 3 shows the 1990 and 2000 census counts and 2006 population estimates for the City and County.

Table 3
City and Area Population, 1990, 2000, and 2006

	1990	2000	2006	Avg. Annual Growth Rate	
				1990-2000	2000-2006
City of Junction City ¹	3,692	4,721	4,965	2.5%	0.8%
JCSD Total	10,687	11,941	N/A	1.1%	
JCSD Remainder ²	6,995	7,220	N/A	0.3%	
Lane County	282,912	322,959	339,740	1.3%	0.8%

1. The land area of the City of Junction City has increased from 1.3 square miles in 1990 to 1.4 square miles in 2000 and 2.1 square miles in 2006. The population living in annexed areas at the time that the areas were annexed was 7 persons between 1990 and 2000 and 45 persons between 2000 and 2006.

2. JCSD total population minus City of Junction City population.

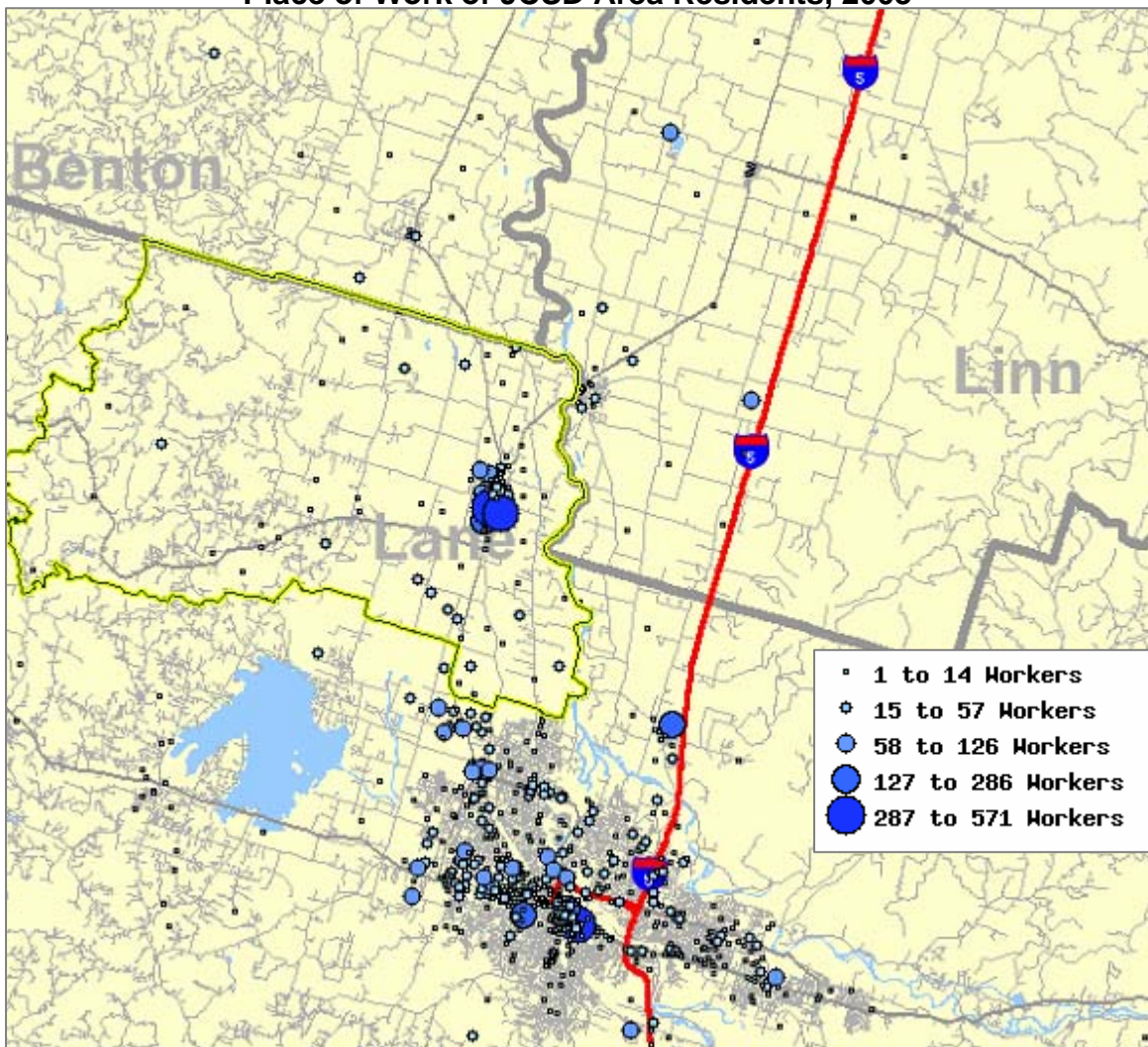
Sources: U.S. Census Bureau, 1990 and 2000 censuses; Portland State University Population Research Center, 2006 estimates.

Much of the population growth in the area is attributable to its proximity to the Eugene-Springfield job market. The 2000 Census revealed that about 42 percent of the area's employed residents worked within the City of Eugene.² Among private sector workers living in the area in 2003, about 15 percent worked in the City of Junction City, while 35

²U.S. Census Bureau, 2000 Census data for Junction City Census County Division, which has boundaries similar to the JCSD. Summary File 3, Table P28.

percent worked in Eugene and another seven percent worked in Springfield.³ The dots on Map 1 below indicate the places of work in 2003 for area residents. In addition to workplaces within the city limits of Eugene and Springfield, Map 1 also shows smaller employment clusters outside of the JCSD including Coburg and the area around the Eugene Airport. Nearly all of the commute destinations are south of the District, with relatively fewer workers heading north to jobs in Corvallis and Albany.

**Map 1
Place of Work of JCSD Area Residents, 2003**



³U.S. Census Bureau, LED Origin-Destination Database (2nd quarter 2003). Commute shed report for residents of Junction City Census County Division (census tracts 4.02, 4.03, and 4.04). Report and map created on line at <http://lehd.dsd.census.gov/led/datatools/onthemap.html>.

Although most workers commute out of the District, the City of Junction City is one of only three cities in Lane County with more jobs than housing units.⁴ By 2004, employment levels within the area had recovered from the early 2000s recession. Annual job totals for private sector employers in the 97448 and 97419 zip codes that closely approximate the JCSD boundaries are shown in Table 4.

Table 4
Private Sector Employment, 1994 to 2004
Establishments in Zip Codes 97448 and 97419

Year	Number of Employees
1994	3,202
1995	3,114
1996	3,190
1997	3,219
1998	3,492
1999	3,679
2000	3,679
2001	3,415
2002	3,168
2003	3,215
2004	3,788

Source: U.S. Census Bureau, County Business Patterns, ZIP Code Business Statistics. Excludes most government employees, railroad employees, and self-employed persons.

Population by Age Group

Population by age group for 1990 and 2000 is shown in Table 5 on the next page. School age population (5 to 17) grew by only three percent between 1990 and 2000, and its share of total population fell from 20.6 percent in 1990 to 19.1 percent in 2000. Population declined in the 25 to 39 and 65 to 74 age groups. Some of this decline was likely related to state and national demographic trends, as those age groups in 2000 related to smaller birth cohorts. Persons age 25 to 34 in 2000 were born during the late 1960s and 1970s “baby bust” that followed the “baby boom.” Those age 65 to 69 were born during the depression era of the early 1930s, when births also fell from previous levels.

⁴Lane Council of Governments, “City of Junction City. A Profile of the Junction City Community.” Prepared for Region 2050 Regional Technical Advisory Committee, November 2000.

The highest growth rates were for age groups between 45 and 59. Part of this growth is related to the baby boom, but the oldest baby boomers were only 54 at the time of the 2000 Census. Other explanations are migration into the District and also “aging in place.” Because the JCSD experienced more population growth in the 1970s than in the 1980s or 1990s, residents who moved to the area as young adults in the 1970s contributed to the relatively high population in the 40s and 50s age groups in 2000.

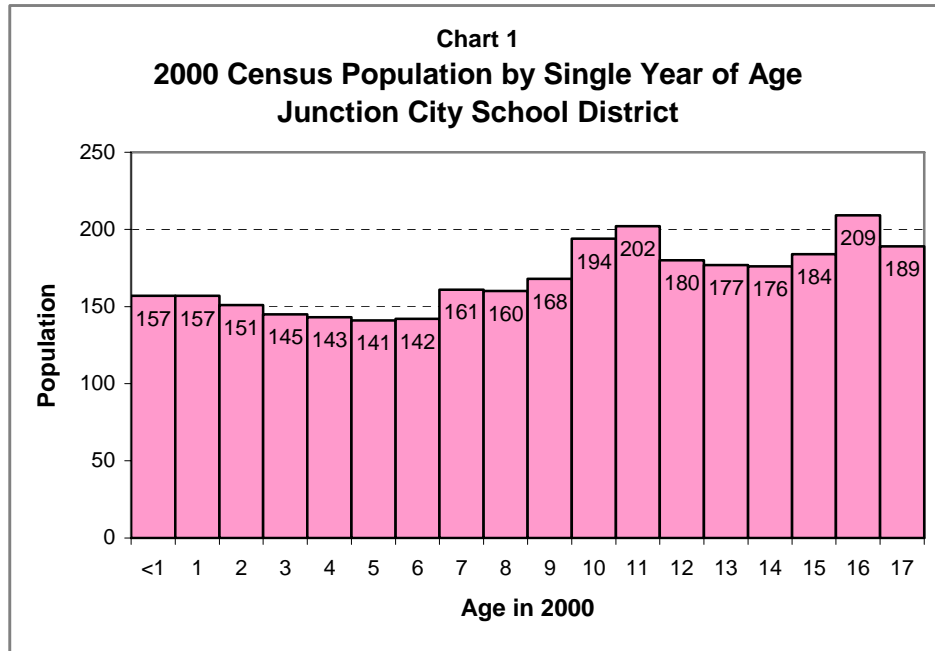
Table 5
Population by Age Group
Junction City School District, 1990 and 2000

	1990	2000	1990 to 2000 Change	
			Number	Percent
Under Age 5	696	753	57	8%
Age 5 to 9	839	772	-67	-8%
Age 10 to 14	874	929	55	6%
Age 15 to 17	493	582	89	18%
Age 18 to 19	251	332	81	32%
Age 20 to 24	519	636	117	23%
Age 25 to 29	672	633	-39	-6%
Age 30 to 34	865	668	-197	-23%
Age 35 to 39	958	836	-122	-13%
Age 40 to 44	840	1,036	196	23%
Age 45 to 49	689	1,020	331	48%
Age 50 to 54	489	875	386	79%
Age 55 to 59	447	744	297	66%
Age 60 to 64	444	503	59	13%
Age 65 to 69	479	388	-91	-19%
Age 70 to 74	417	384	-33	-8%
Age 75 to 79	337	357	20	6%
Age 80 to 84	203	259	56	28%
Age 85 and over	175	234	59	34%
Total Population	10,687	11,941	1,254	12%
Total age 5 to 17	2,206	2,283	77	3%
share age 5 to 17	20.6%	19.1%		

Source: U.S. Census Bureau, 1990 and 2000 Censuses; data aggregated to JCSD boundary by Portland State University Population Research Center.

Chart 1 provides even more age detail for the child population within the JCSD in 2000. Notice the higher population for each individual age 10 and older, which was closely related to the age distribution of adults in the District. With more adults in their 40s than

in their 20s or 30s, it is not surprising that there were more older than younger children. This is partly due to the dominance of owner-occupied single family housing in the JCSD; younger families may initially rent an apartment in an urban neighborhood, then move to a rural or small town setting for more space or to pursue home ownership as their children grow. There were also more older children in the 1990 census, but the age distribution was more distinctly skewed in 2000.



Births and Fertility Rates

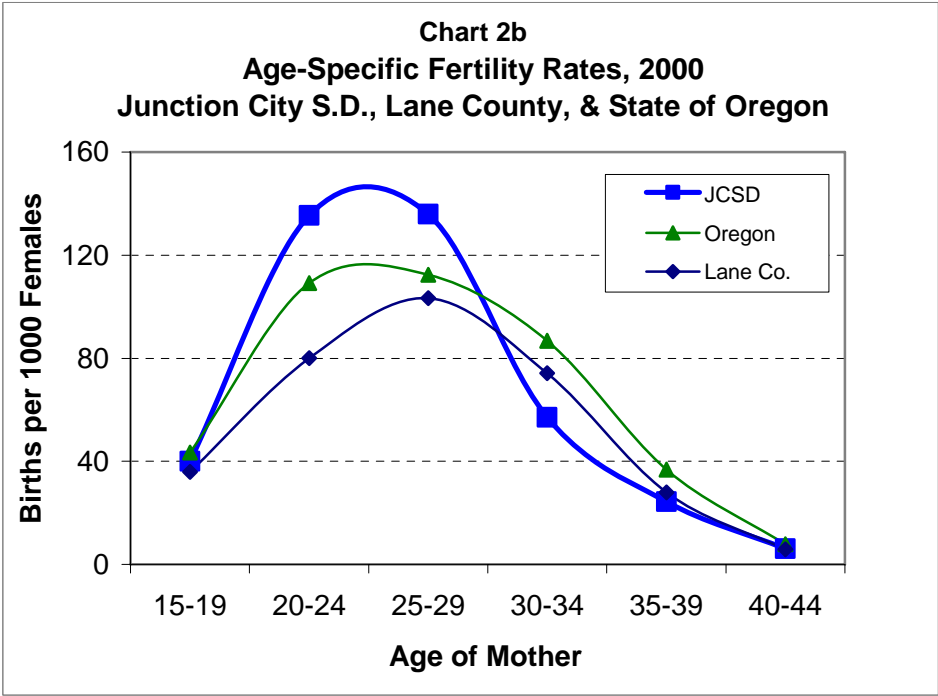
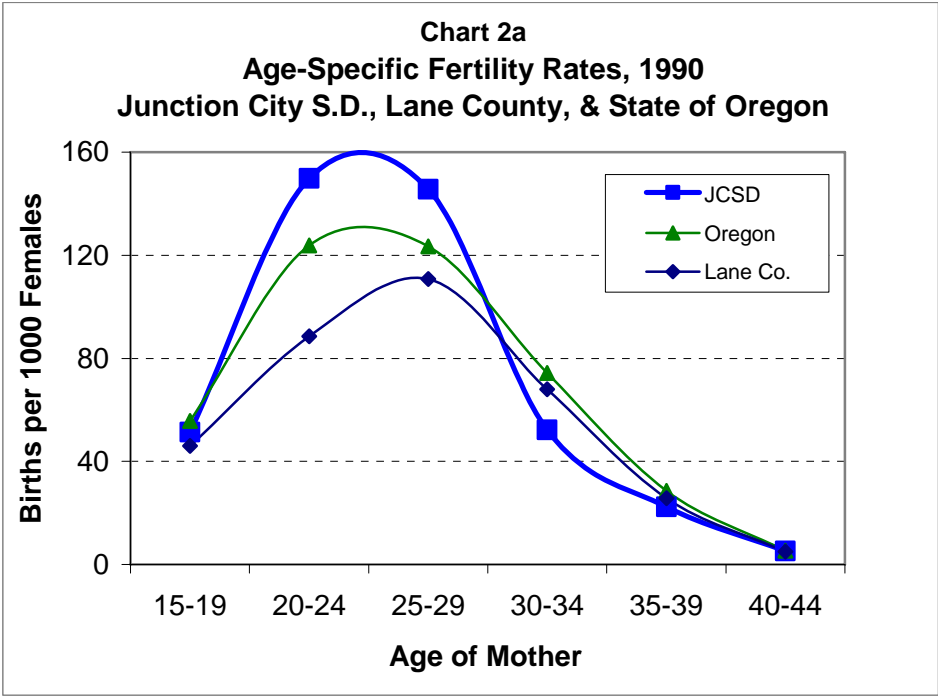
The number of births each year to women living in the JCSD has fluctuated throughout the 1990s and 2000s, but has generally been decreasing since 1998. Table 6 reports the number of births in the District annually from 1990 to 2005. In 2005, the latest year for which data is available, there were fewer births than in any other year in the period, and the three year average between 2003 to 2005 was 18 percent below the 1997 to 1999 average. The District has a relatively low population age 20 to 34 and overall population growth has slowed, so it is not surprising that the birth totals have fallen.

Table 6
Annual Births, 1990 to 2005
Junction City School District

Year	Births
1990	141
1991	129
1992	108
1993	134
1994	118
1995	121
1996	136
1997	134
1998	153
1999	137
2000	133
2001	139
2002	133
2003	122
2004	120
2005	105

Source: PSU-PRC estimates using Oregon Center for Health Statistics data, including published totals for zip codes from 1990 to 2005 and individual birth records from 2001-2004.

Fertility rates for the JCSD in 1990 and 2000 are shown in Charts 2a and 2b on the next page. For comparison, Lane County and State of Oregon fertility rates are also included. The District's rates were calculated for each age group by dividing the average annual number of births in the calendar year by the female population counted in the census. For example, there were 43 births to mothers age 20 to 24 in 2000 and a population of 314 women age 20 to 24 counted in the 2000 Census. Therefore, the fertility rate in 2000 for women age 20 to 24 was $43/314 = 0.135$ births per woman, or 135 per thousand women. The charts show that fertility rates within the JCSD in both 1990 and 2000 were higher than Lane County and the State of Oregon for women in their 20s, but lower for women in their 30s. In spite of this difference, the District shared the national, state, and county trend of declining fertility rates for women under age 30 and increases for women age 30 and over between 1990 and 2000.



Another common measure of fertility is the Total Fertility Rate (TFR). This is an estimate of the number of children that would be born to the average woman during her childbearing years, based on age-specific fertility rates observed at a given time. The 2000 TFR for the District was 1.99, down from 2.13 in 1990. The JCSD TFRs are

similar to statewide rates of 2.05 in 1990 and 1.98 in 2000. Lane County overall has extremely low TFRs of 1.72 in 1990 and 1.64 in 2000 due to its large college population.

Housing Growth

During the 1990s, the number of housing units within the District’s boundaries increased by 623 (15 percent), as shown in Table 7 below. The number of households (occupied housing units) increased by 13 percent. The growth rate for the number of households without children under 18 (16 percent) was double the rate of growth for households with children under 18. Expressed in net change, only 114 of the additional 514 households had children under 18. The share of households in the JCSD that included at least one child under the age of 18 fell from 37 percent in 1990 to 35 percent in 2000. The average number of persons per household fell slightly, from 2.63 in 1990 to 2.60 in 2000.

**Table 7
Junction City School District
Housing and Household Characteristics, 1990 and 2000**

	1990	2000	1990 to 2000 Change	
			Number	Percent
Housing Units	4,161	4,784	623	15%
Single Family	2,710	3,124	414	15%
<i>share of total</i>	65%	65%		
Multiple Family	579	821	242	42%
<i>share of total</i>	14%	17%		
Mobile Home and Other	872	839	-33	-4%
<i>share of total</i>	21%	18%		
Households	4,032	4,546	514	13%
Households with children under 18	1,478	1,592	114	8%
<i>share of total</i>	37%	35%		
Households with no children under 18	2,554	2,954	400	16%
<i>share of total</i>	63%	65%		
Household Population	10,591	11,798	1,207	11%
Persons per Household	2.63	2.60	-0.03	-1%

Source: U.S. Census Bureau, 1990 and 2000 Censuses; data aggregated to JCSD boundary by Portland State University Population Research Center.

Since 2000, the pace of residential development within the District has slowed, particularly within the City of Junction City. The City added more than 400 housing units in the 1990s, including nearly 200 single family homes, nearly 200 apartment units,

and some manufactured homes, but only 83 homes were built in Junction City in the first six years of the current decade. An additional 70 homes were built in the unincorporated area, and nearly half of the new homes within the JCSD were built in the City of Eugene, near River Road south of Beacon Drive. This data is summarized in Table 8. We acquired GIS shape files (digital boundaries to import into mapping software) from Lane Council of Governments (LCOG), including school district boundaries and tax assessor data by tax lot. The tax lot attribute data includes land use type and year built information needed for the tabulation.

Jurisdiction	Year Built						2000-05 Total
	2000	2001	2002	2003	2004	2005	
City of Junction City	3	7	35	12	12	14	83
City of Eugene	1	1	46	34	6	47	135
Unincorporated Area	10	12	7	9	17	15	70
District Total	14	20	88	55	35	76	288

Note: Does not include manufactured homes in parks.

Source: Data compiled by PSU-PRC, using geographic shape files and attribute data from LCOG, November 2006. Housing unit counts were determined by PSU-PRC using the "property class" and "stat class" fields in the tax lot attribute data.

Most of the homes built in Junction City between 2000 and 2005 were built in subdivisions approved in the 1990s, and in the 24 lot Spruce Meadows subdivision. However, the City’s boundaries have grown since 2000, and several larger new subdivisions have been approved since 2005. Infrastructure work is complete in High Pass Meadows, Prarie Meadow, and Brenelain Court, and nearly complete in Raintree Meadow.⁵ Home construction may begin as soon as this Spring in these four subdivisions containing a total of 261 residential lots. The other pending subdivision, Oaklea Meadows, is a 97 lot first phase of a potential 521 unit development, but ground has not yet been broken for the infrastructure work. All of the subdivisions approved in Junction City since 2000 are listed in Table 9 on the next page.

⁵City of Junction City, “Administrator's Almost Weekly E-News” February 9, 2007, available at <http://www.ci.junction-city.or.us/administrator/newsletter.html>

Table 9
New Residential Subdivisions
City of Junction City, 2000 to 2007

Approval	Subdivision Name	Plat Filed	Lots
2001	Spruce Meadows	2004	24
2005	Karotko	2005	16
2005	Deal Street Duplexes	2006	5 (10 units)
2005	Oaklea Meadows	pending	97
2005	High Pass Meadows	2006	39
2005	Prarie Meadow	pending	51
2005	Raintree Meadow	pending	147
2005	Brenelain Court	pending	24

Sources: City of Junction City Planning Department; Lane County Surveyor's Office.

The impact of the new subdivisions on school enrollment will depend on the pace of housing construction and the share of the new homes that are occupied by families with children. The section of this report titled “Housing Development and Student Generation” presents data on the average number of JCSD students in the District’s recently constructed housing units, helping readers to quantify the actual relationship between housing and school enrollment.

ENROLLMENT TRENDS

In the past 10 years, total K-12 enrollment in the Junction City School District has decreased by 10 percent (about 200 students), with K-12 enrollment losses annually for seven years from 1998-99 to 2004-05. Since 2004-05, the K-12 total and the totals for each school level (K-4, 5-8, 9-12) have been relatively stable. Table 10 on the next page summarizes the enrollment history for the District by grade level annually from 1996-97 to 2006-07. Over the 10 year period, each of the school levels lost enrollment, with the losses in middle and high school grades following losses in the elementary grades. Elementary enrollment peaked in 1997-98 and fell each year until 2002-03. Middle school and high school enrollments peaked later (2001-02 and 2000-01, respectively) and fell until 2004-05.

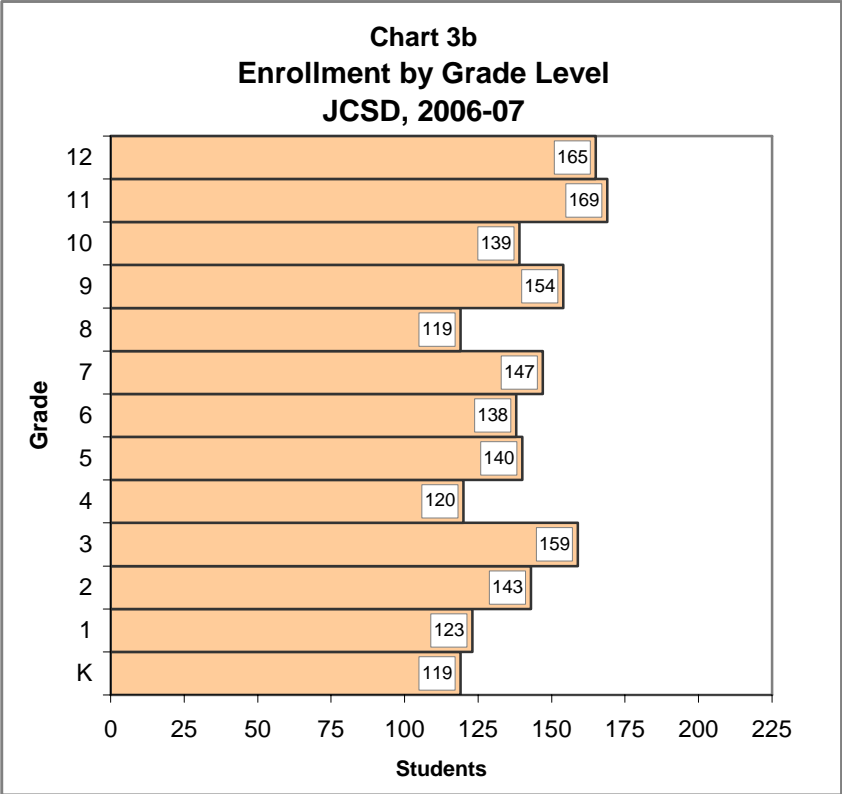
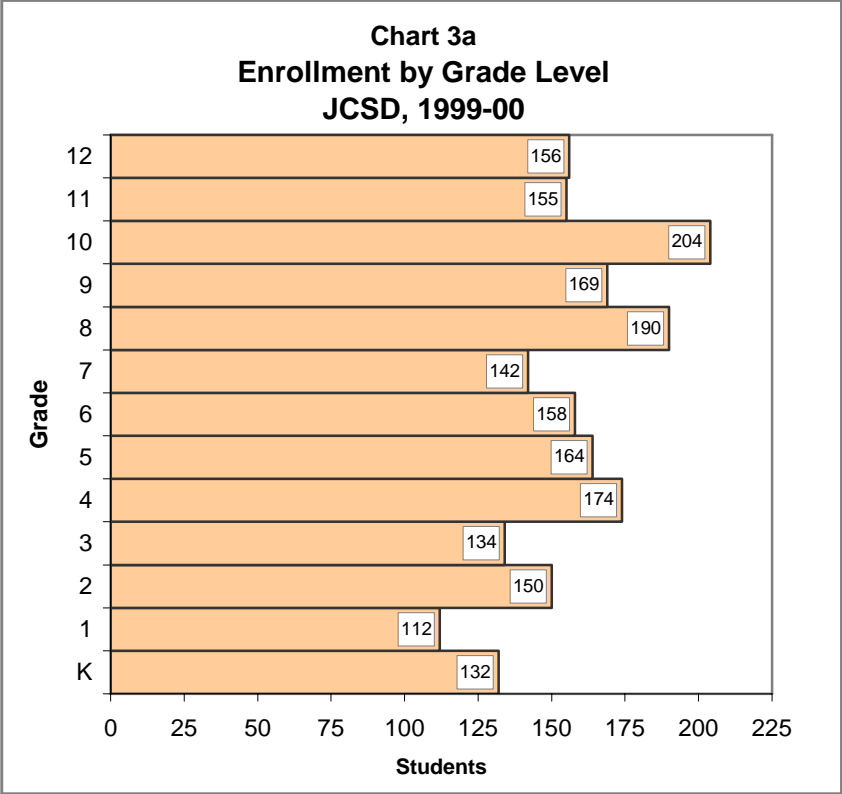
Some of the year-to-year fluctuations in enrollment by grade level relate to annual fluctuation in births and the variance in size of individual age cohorts caused by the District's relatively small population. For example, the largest class in 2003-04 was 8th grade, so when they entered 9th grade in 2004-05, middle school enrollment experienced a big drop. In addition to individual age differences, the age structure of the District helps to explain the general trends by grade level. Recall that Chart 1 in the previous section showed that there were more older than younger children in 2000. That meant that there were more children in upper grades than in primary grades in the 1999-2000 school year, as shown in Chart 3a following Table 10. Although the overall population of the District grew in subsequent years and there was migration of school age children into the district, K-12 enrollment fell as the larger classes graduating from high school were replaced by smaller classes entering the primary grades. By 2006-07, Chart 3b shows that 11th and 12th grade are the largest classes, but enrollment in 1st through 10th grade is more evenly distributed than it was in the past.

**Table 10
Junction City School District, Historic Enrollment, 1996-97 to 2006-07**

Grade	1996-97	1997-98	1998-99	1999-00	2000-01	2001-02	2002-03	2003-04	2004-05	2005-06	2006-07
K	118	120	119	132	132	128	118	137	138	118	119
1	155	128	142	112	142	129	124	124	144	137	123
2	144	180	127	150	129	142	135	129	126	160	143
3	155	158	175	134	143	134	140	128	136	117	159
4	147	164	155	174	133	138	125	134	131	138	120
5	169	154	167	164	178	146	136	124	146	148	140
6	146	178	147	158	162	177	135	130	120	135	138
7	173	156	185	142	162	173	173	141	134	121	147
8	159	180	162	190	135	179	169	185	136	141	119
9	200	197	228	169	198	152	180	167	184	141	154
10	157	173	149	204	169	190	151	168	169	184	139
11	150	139	168	155	190	140	175	133	146	167	169
12	158	156	143	156	151	170	141	166	124	140	165
Total	2,031	2,083	2,067	2,040	2,024	1,998	1,902	1,866	1,834	1,847	1,835
K-4	719	750	718	702	679	671	642	652	675	670	664
5-8	647	668	661	654	637	675	613	580	536	545	544
9-12	665	665	688	684	708	652	647	634	623	632	627

	5 Year Growth: 1996-97 to 2001-02		5 Year Growth: 2001-02 to 2006-07		10 Year Growth: 1996-97 to 2006-07	
	Change	Pct.	Change	Pct.	Change	Pct.
K-4	-48	-7%	-7	-1%	-55	-8%
5-8	28	4%	-131	-19%	-103	-16%
9-12	-13	-2%	-25	-4%	-38	-6%
Total	-33	-2%	-163	-8%	-196	-10%

Source: Junction City School District. In the 1990s, individual grade 1-4 enrollments estimated by PSU-PRC from combined grade 1-2 and grade 3-4 enrollment figures.



Because of the influence of age structure on annual enrollment change, the best way to determine whether more children are moving into or out of a school district is to calculate grade progression rates (GPRs). The GPR is the ratio of enrollment in a specific grade to the enrollment in the preceding grade in the previous year. For example, the number of students enrolled in 2nd grade this year divided by the number of students enrolled in 1st grade last year. Rates for some grades may be consistently high, indicating that new students are entering the District from private schools. For this reason, it is common to see higher GPRs for the kindergarten to 1st and the 8th to 9th grade transitions. After grade 9, low GPRs can indicate that students are leaving school before graduation. But for most elementary grades, if the population entering and leaving the District is in balance and students are not being retained at particular grades for academic reasons, one can expect GPRs very close to 1.00. Rates above 1.00 in the elementary grades usually indicate net migration into the District, while rates below 1.00 indicate net out-migration.

Table 11 shows the average GPRs observed in the most recent five year periods, 1996-97 to 2001-02 and 2001-02 to 2006-07. In the earlier period, the rates for students entering 1st through 8th grade ranged from 0.99 to 1.07, indicating enrollment growth due to migration even during a period when elementary enrollment fell. The 1.14 average for the 8th to 9th grade progression reflects very strong growth at the 9th grade level in the late 1990s. In the more recent period, GPRs are a bit lower at most grade levels, indicating a slowdown in the contribution of migration to school enrollment. Most of the average GPRs in the 2001-02 to 2006-07 period for students entering 1st through 8th grade are above 1.00, indicating that the District has still been gaining more students than it loses due to movement into and out of the District. The 8th to 9th grade progression has averaged only 1.02 in the past five years due to an unusual four year period from 2002-03 to 2005-06 when enrollments did not increase at the 9th grade level. In 2006-07 the 8th to 9th grade progression increased to 1.09.

Table 11
Average Grade Progression Rates*
JCSD, 1996-97 to 2006-07

Grade Transition	1996-97 to 2001-02	2001-02 to 2006-07
K-1	1.05	1.02
1-2	1.07	1.05
2-3	1.02	0.98
3-4	1.00	0.99
4-5	1.05	1.04
5-6	0.99	0.94
6-7	1.03	1.03
7-8	1.03	1.01
8-9	1.14	1.02
9-10	0.90	0.98
10-11	0.93	0.92
11-12	0.97	0.97

**Ratio of enrollment in an individual grade to enrollment in the previous grade the previous year. The figures are averages for each five year period.*

Private and Home School Enrollment

The Oregon Department of Education’s (ODE’s) most recent list of private schools includes just two private schools within the JCSD boundaries. The long established Christ’s Center School in Junction City enrolls 75 students in grades K-8, and Silver Crest School enrolls 12 students, mostly in high school, in a home study program. In nearby Harrisburg, Harris Private School opened in 2002 as an elementary school and added middle school grades in 2005. According to ODE, enrollment at Harris increased from 43 in 2005-06 to 85 in 2006-07. At least a few of their current students are from Junction City. The school plans to continue increasing enrollment, and future expansion to include high school grades is “a very strong possibility.”⁶

Responses to the “long form” of the 2000 Census confirm that the share of JCSD area students attending private schools was relatively low in 2000. The estimate for JCSD

⁶February, 2007 conversation with a Harris Private School parent volunteer.

residents based on the long form sample was that about 100 students in grade K-12, or just over four percent of all K-12 students, attended private schools in 2000.⁷

In addition to public and private schools, the other option is home schooling. Home schooled students are required to register with the Lane Educational Service District (LESD). As of February, 2007 there are 74 JCSD residents registered and in compliance with the home school regulations.⁸ The current number of registered home school students represents between three and four percent of the JCSD's total K-12 residents.

⁷U.S. Census Bureau, 2000 Census data for census block groups approximating the JCSD area. Summary File 3, Table P36.

⁸February, 2007 conversation with Michelle Martin, LESD.

HOUSING DEVELOPMENT AND STUDENT GENERATION

For school districts anticipating significant housing growth, understanding the existing demographics of the district is not enough. A common concern is the impact of new residential development on school enrollment. Without a detailed analysis, community members and school officials are often unsure about the impact. Residential developments generally contribute enrollment growth to local schools, but the average number of students in each home is often lower than many people anticipate, and demographic trends in existing homes may either offset or exacerbate the enrollment gains from new housing. Also, the impacts vary by the characteristics of the new housing. In this section, we present estimates of student generation by jurisdiction for newer (built since 1990) and older (built before 1990) housing in the JCSD. These estimates help to inform the enrollment forecasts, and they can be used by District staff on an *ad hoc* basis to estimate potential student generation from future developments as they are proposed or approved.

We estimated the Fall 2006 number of students per unit with a geographic information system (GIS), combining tax lots from LCOG (polygons) with JCSD student residences (points). Points for student residences were created by matching the student addresses to the tax lot addresses. This method successfully matched 94 percent of the District's students, and resulted in the most accurate geographic representation. Most of the remaining students were matched by street address range, and may or may not be associated with the correct tax lot. A handful of addresses were outside of the school district boundaries. Among those within the District, fewer than three percent of student addresses could not be matched in the GIS. We found that nearly all students in newer subdivisions were associated with the correct lot, since the address information in the tax assessor's data is most accurate in the newest developments. In all cases, the student records used in this study contain no personally identifiable data such as names or birth

dates, and the confidential locations of student residences are reported only in summary form, such as in the tables in this section.

Information from the tax assessor's records is associated with the tax lot polygons. In this analysis we used the "use code" field from the site address files to determine whether each tax lot included housing, and the number of housing units on each lot. For most homes, the tax assessor's information also identifies the year that properties were built. We limited the analysis to homes built in the year 2005 and before, because some of the units built in 2006 may not have been completed and occupied in time for the 2006-07 school year. Also, relatively few of the units built in 2006 had been included in the tax lot shape file at the time that we acquired the data in November, 2006.

Our initial estimates of the number of students per housing unit required adjustments to matched published enrollment, since not all students were matched in the GIS. For example, there were 664 K-4 students reported in Fall 2006, but only 640 matched students. So the K-4 adjustment factor is $664/640 = 1.038$. This has the effect of including out of district students, but the small number of students transferring into the District is approximately offset by those transferring out. The mathematics behind the student generation rates is simple. There were 1,835 JCSD students in Fall 2006, and we identified 5,095 housing units within the District, so the average number of K-12 students per housing unit was $1835/5095 = 0.360$. This means that there was just over one student for every three homes. A summary of the results by type of housing unit is shown in Table 12. The table shows that there are averages of about four JCSD students for every 10 single family (stick-built) housing units, and closer to three students for every 10 apartment units or manufactured homes. Table 12 also reveals the somewhat younger age distribution for families in apartments, since a higher share of students living in apartments are in elementary grades compared with single family and manufactured homes having similar rates for elementary and high school grades.

Table 12
Average Number of JCSD Students per Housing Unit
By Housing Unit Type, Fall 2006

	Grade Level			
	K-4	5-8	9-12	K-12
District Total	0.130	0.107	0.123	0.360
<i>Single Family Homes</i>	<i>0.140</i>	<i>0.119</i>	<i>0.141</i>	<i>0.400</i>
<i>Multiple Family Homes</i>	<i>0.116</i>	<i>0.085</i>	<i>0.070</i>	<i>0.271</i>
<i>Manufactured or Mobile Homes</i>	<i>0.116</i>	<i>0.083</i>	<i>0.106</i>	<i>0.305</i>

Source: Data compiled by PSU-PRC, using geographic shape files and attribute data from LCOG, RLID, November, 2006. Housing unit counts were determined by PSU-PRC using the "usecode" field in the Lane County Site Address attribute data.

Table 13 identifies differences by jurisdiction in the average number of students per single family housing unit. There are very few JCSD students living in the City of Eugene, but not very many homes, either. More significantly, there are more students living in the average Junction City home than the average unincorporated area home. There is more than one JCSD student for every two homes in Junction City, but only about one JCSD student for every three homes in the unincorporated area. The biggest difference is the elementary student generation rate; there are nearly twice as many elementary students per home in Junction City than in the unincorporated area.

Table 13
Average Number of JCSD Students per Housing Unit, Fall 2006
Single Family Homes by Jurisdiction

	Grade Level			
	K-4	5-8	9-12	K-12
District Total	0.140	0.119	0.141	0.400
<i>City of Junction City</i>	<i>0.203</i>	<i>0.151</i>	<i>0.176</i>	<i>0.530</i>
<i>City of Eugene</i>	<i>0.026</i>	<i>0.026</i>	<i>0.021</i>	<i>0.072</i>
<i>Unincorporated Area</i>	<i>0.105</i>	<i>0.105</i>	<i>0.127</i>	<i>0.338</i>

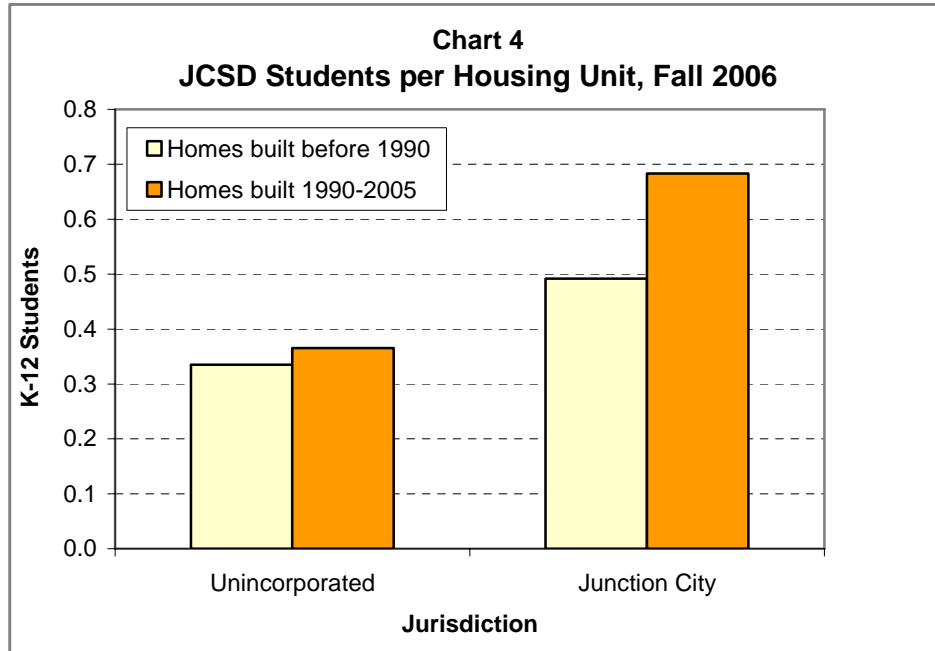
Source: Data compiled by PSU-PRC, using geographic shape files and attribute data from LCOG, RLID, November, 2006. Housing unit counts were determined by PSU-PRC using the "usecode" field in the Lane County Site Address attribute data.

So far we have shown that single family homes have more students than other types of housing and single family homes in Junction City have more students than those in the unincorporated area. In order to predict the impact of new single family homes in

Junction City on school enrollment, we need to measure student generation from *new* single family housing in the City, not just *all* single family housing. Table 14 compares the student generation from single family homes built between 1990 and 2005 with those built before 1990 by jurisdiction, and Chart 4 illustrates the same information. There is relatively little difference between older and newer homes within the unincorporated area, but a significant difference within the City. There are nearly seven students for every 10 newer homes in Junction City. Possible explanations for the difference in student generation are that the older homes are generally smaller than the new homes, or that older homes are occupied by older householders who no longer have children in school.

	Grade Level			
	K-4	5-8	9-12	K-12
City of Junction City	0.203	0.151	0.176	0.530
<i>Built before 1990</i>	<i>0.192</i>	<i>0.147</i>	<i>0.153</i>	<i>0.492</i>
<i>Built 1990 to 2005</i>	<i>0.250</i>	<i>0.165</i>	<i>0.269</i>	<i>0.683</i>
Unincorporated Area	0.105	0.105	0.127	0.338
<i>Built before 1990</i>	<i>0.105</i>	<i>0.102</i>	<i>0.128</i>	<i>0.335</i>
<i>Built 1990 to 2005</i>	<i>0.114</i>	<i>0.138</i>	<i>0.113</i>	<i>0.365</i>

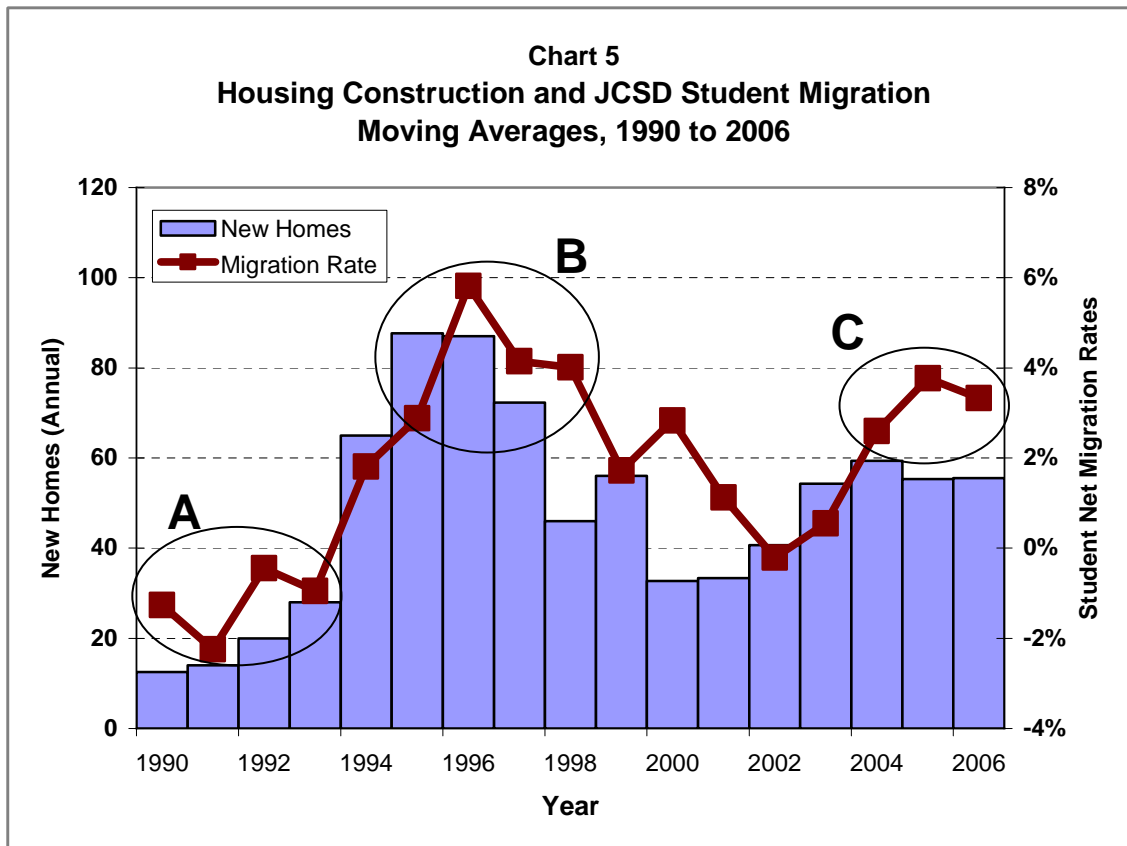
Source: Data compiled by PSU-PRC, using geographic shape files and attribute data from LCOG, RLID, November, 2006. Housing unit counts were determined by PSU-PRC using the "usecode" field in the Lane County Site Address attribute data.



Among the 241 single family homes built between 1990 and 2005 in Junction City, a majority were built in “typical” post-1990 subdivisions, with lot sizes generally ranging from 6,000 to 7,000 square feet, surrounded by similar houses built at about the same time. However, many others are scattered around the City on older lots, built in older subdivisions, or on very large lots. To calculate student generation in the existing homes that are most comparable to the new homes that will soon be built, we identified 155 homes built since 1990 in several contiguous subdivisions north of 10th Avenue between Rose Street and Oaklea Drive. These include Oak Meadows, Rosewood Estates, Oak Haven, and Spruce Meadows. The average number of JCSD K-12 students in these homes was 0.63 — similar to new homes in the City overall, but slightly lower. This is the generation rate used to estimate how many additional students the District can expect from similar homes in new subdivisions.

ENROLLMENT FORECASTS

In previous sections we explored population and housing growth between 1990 and 2006, enrollment change due to net migration, and the influence of new housing on school enrollment. Chart 5 brings this information together to show the relationship between new housing and school-age migration. The chart displays “new homes” in columns, showing the number of homes built within the District each year. The new home figures are smoothed by the use of a three year average lagged to more closely align housing occupancy with school enrollment. For example, the column labeled “1993” reports the average number of new homes in 1991, 1992, and 1993 (28 homes). The “migration rate” line is also a three year average based on grade progression for the most stable elementary grades. That is, the ratio of total 2nd-5th grade enrollment to the previous



year's 1st-4th grade enrollment minus one, expressing net migration rather than grade progression. Values below zero show net out-migration, while those above zero show net in-migration. The marker corresponding to "1993" is the average for the 1992-93, 1993-94, and 1994-95 school years (about negative one percent).

We could have chosen different schemes to compare home construction and net migration. None would have been perfectly aligned, but they all would illustrate that in periods with the fewest new homes built, net migration was close to zero or negative, as in the early 1990s period identified by the letter "A." The period with the most new home construction is related to the period of greatest in-migration, identified by the letter "B." Around 2004 and 2005, the number of new homes increased slightly from its early 2000s low, and so did the District's student migration rate, identified by the letter "C."

If there is no increase from the current level of housing development, the District will likely experience migration rates similar to those in the most recent five years, ranging from close to zero to about three percent. In this status quo forecast characterized as the "LOW SERIES," the District will lose enrollment, since the number of births within the District has fallen in the past several years, and population growth has been relatively slow.

The most likely scenario is characterized as the "MID SERIES," in which about 300 homes are built within new subdivisions in the City of Junction City over the five year horizon. Added to the scattered infill and individual homes built throughout the District, roughly 80 to 100 new homes would be built annually, similar to the 1994 to 1996 period when elementary migration rates were in the three to six percent range.

In the "HIGH SERIES," housing construction in the currently approved subdivisions is completed within about three years, and additional subdivisions or multi-family developments are approved. In this scenario, 120 to 140 new homes are built annually within the District, and migration rates are even higher than in the MID SERIES.

Table 15
Average Grade Progression Rates*
JCSD Forecasts, 2006-07 to 2011-12

Grade Transition	LOW SERIES	MID SERIES	HIGH SERIES
K-1	1.07	1.09	1.09
1-2	1.03	1.05	1.07
2-3	1.01	1.03	1.05
3-4	1.01	1.03	1.05
4-5	1.02	1.04	1.06
5-6	0.96	0.98	1.00
6-7	1.04	1.06	1.08
7-8	1.00	1.02	1.04
8-9	1.04	1.06	1.08
9-10	0.99	1.01	1.02
10-11	0.93	0.94	0.96
11-12	0.95	0.96	0.98

**Ratio of enrollment in an individual grade to enrollment in the previous grade the previous year. The figures are averages for the five year period calculated from the enrollment forecasts.*

Chart 6
JCSD Enrollment Forecast Scenarios, 2007-08 to 2011-12

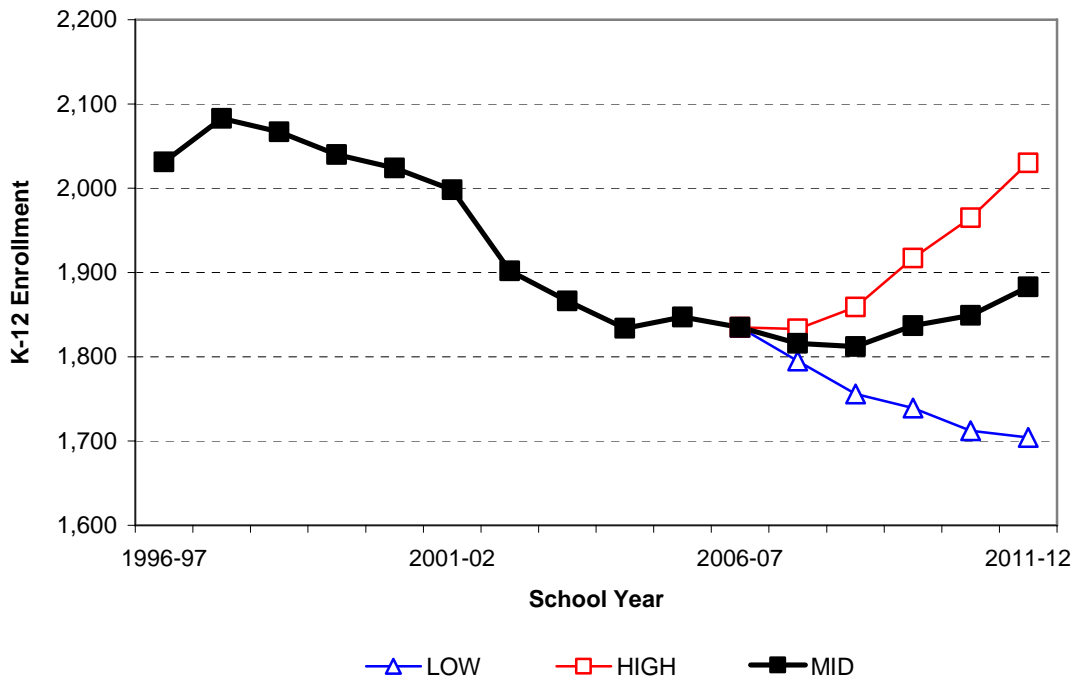


Table 15 on the previous page shows the average GPRs calculated from the enrollment forecasts. Overall K-12 enrollment in the past 10 years and forecasts for each of the three scenarios are displayed in Chart 6. Detailed forecasts by grade level are presented in Tables 16, 17, and 18 at the end of this section.

There is potential for housing growth at the “MID” or “HIGH” level because several large new subdivisions have been prepared for development, and home building is expected to begin in Spring 2007. However, the pace of development is dependent on economic and population growth in Lane County overall. There have been between 1,300 and 1,500 single family homes permitted throughout Lane County in each of the past five years, from 2002 to 2006. The JCSD share of new homes has been a little over three percent, a bit lower than its population share. If home building in Lane County continues at its recent pace, the MID forecast assumes that about six percent of the County’s new homes would be built within the District. Under the HIGH scenario, more than nine percent of the County’s new single family homes would be built in the JCSD. If Lane County housing development slows, it is unlikely that the Junction City area could continue to develop at the MID or HIGH pace. If housing demand increases countywide, it will be relatively easy for Junction City to capture a larger share of development, since it has residential land ready to build.

Population growth in the City of Junction City and in Lane County overall has averaged 0.8 percent annually between 2000 and 2006. Annual population growth in the County is expected to average about 1.0 percent in the next 20 years, while the Junction City Urban Growth Boundary (UGB) is expected to grow by an average of 1.7 percent. Population and employment forecasts published by state and local agencies include:

- The Oregon Office of Economic Analysis forecasts that Lane County’s population will grow by 23 percent (1.0 percent annually) between 2005 and 2025.⁹

⁹“Forecasts of Oregon’s County Populations and Components of Change, 2000 to 2040.” Oregon Department of Administrative Services, Office of Economic Analysis, April, 2004. The forecasts are 333,855 for 2005 and 409,159 for 2025.

- The Lane County Coordinated Population Projections adopted by the LCOG Board in February, 2005 also project average annual growth of 1.0 percent for the county between 2005 and 2025.¹⁰
- LCOG’s adopted projections for the Junction City UGB between 2005 and 2025 yield an average annual growth rate of 1.7 percent, with a footnote that the “Junction City population projection will be affected by prison construction although timing is not known. Once prison construction moves forward, the projections will be modified.”¹¹
- The Oregon Employment Department forecasts that employment in the region is forecast to grow by 15 percent in a ten year period (1.4 percent annually).¹²

In addition to increased new housing construction within Junction City which has been factored into the enrollment forecasts, another potential source of residential growth in the District is the development of some of the area’s Measure 37 claims. There are about 37 claims totaling over 2,500 acres within the JCSD. The timing and magnitude of development is not known, so Measure 37’s impact on school enrollment is also unknown. Finally, if the Eugene UGB expands to the north, it will extend further into the JCSD. This possibility is also not a factor in the five year horizon of this forecast, but could impact JCSD enrollment in the future.

At each school level (elementary, middle, and high) in each year of the forecast, the MID SERIES forecasts higher enrollment than the LOW SERIES, and the HIGH SERIES forecasts higher enrollment than the MID SERIES. The differences are due to future migration assumptions. However, all three forecasts are influenced by the current (2006-07) grade distribution and the recent birth totals within the District. The recent decrease in births causes elementary enrollment loss under the LOW scenario, relatively stable

¹⁰LCOG, “Lane County Coordinated Population Projections.” See documents linked from February 24, 2005 Board meeting at <http://www.lcog.org/meetings/lcogbrd.html>

¹¹The annual average of 1.7 percent is calculated from the LCOG 2025 forecast of 8,500 and the PSU-PRC 2005 estimate of 6,035.

¹²“Employment Projections by Industry, 2004-2014.” Oregon Employment Department, Workforce Analysis, July, 2005. Employment in the Lane County region was 143,700 in 2004 and 164,900 in the 2014 forecast.

elementary enrollment under the MID scenario, and only modest elementary increase under the HIGH scenario. The relationship between 1st grade enrollment and births six years earlier has been stable the past few years. Chart 7 shows this relationship as well as the MID SERIES forecast for 1st grade. Since not all area residents attend JCSD schools, 1st grade forecasts tracking slightly higher than lagged births reflect growth due to migration of children between birth and age six.

Because middle school enrollment is relatively low in 2006-07, it is forecast to grow under all three scenarios. Conversely, since the District's two largest classes are currently grades 11 and 12, high school enrollment falls under both the LOW and MID scenarios and increases only slightly under the HIGH scenario.

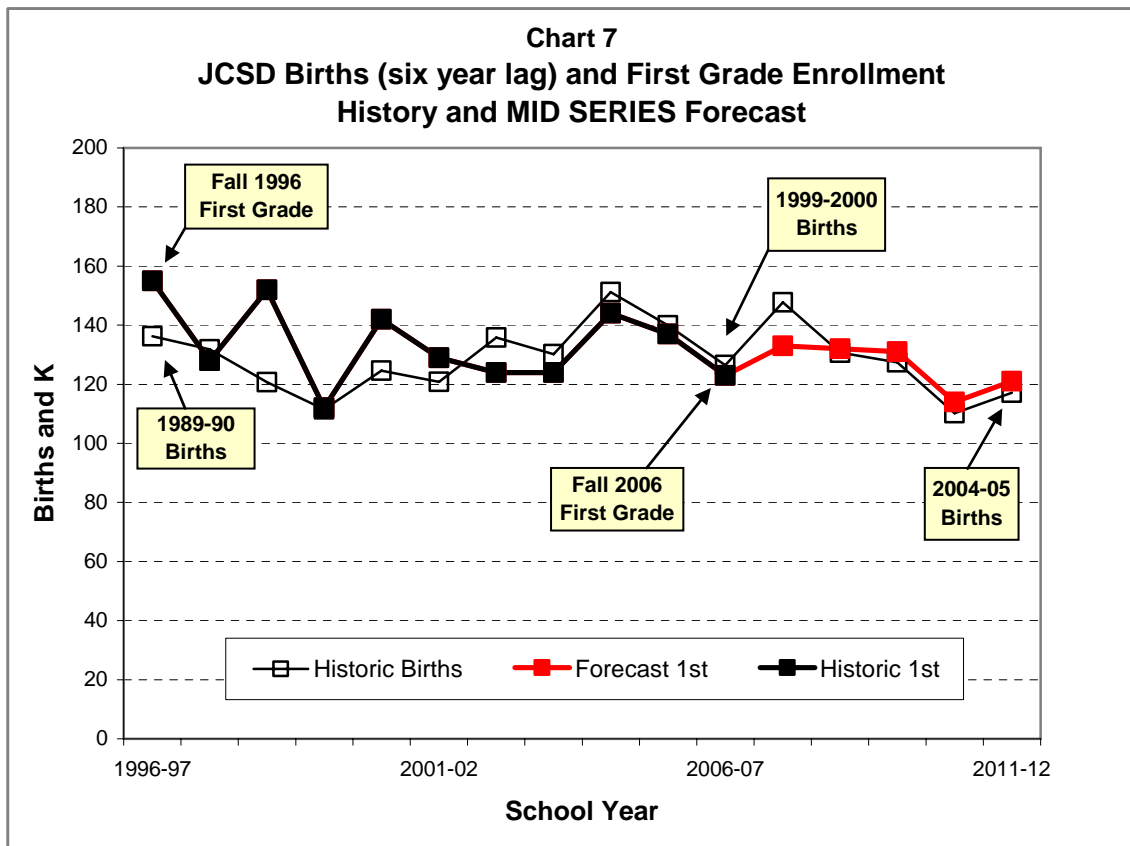


Table 16

Junction City School District, Enrollment History and LOW SERIES Forecasts, 2001-02 to 2011-12

Assume residential development stalls; 40-50 new homes annually (similar to 2000-2005 level)

Grade	Historic Enrollment						Forecast Enrollment (LOW SERIES)				
	2001-02	2002-03	2003-04	2004-05	2005-06	2006-07	2007-08	2008-09	2009-10	2010-11	2011-12
K	128	118	137	138	118	119	118	115	101	105	98
1	129	124	124	144	137	123	130	127	124	107	111
2	142	135	129	126	160	143	127	134	131	128	110
3	134	140	128	136	117	159	144	128	135	132	129
4	138	125	134	131	138	120	161	145	129	136	133
5	146	136	124	146	148	140	122	164	148	132	139
6	177	135	130	120	135	138	134	117	157	142	127
7	173	173	141	134	121	147	144	139	122	163	148
8	179	169	185	136	141	119	147	144	139	122	164
9	152	180	167	184	141	154	124	153	150	145	127
10	190	151	168	169	184	139	153	123	152	149	144
11	140	175	133	146	167	169	130	143	115	142	139
12	170	141	166	124	140	165	161	124	136	109	135
Total	1,998	1,902	1,866	1,834	1,847	1,835	1,795	1,756	1,739	1,712	1,704
<i>One Year Change:</i>		-96 (-4.8%)	-36 (-1.9%)	-32 (-1.7%)	13 (0.7%)	-12 (-0.6%)	-40 (-2.2%)	-39 (-2.2%)	-17 (-1.0%)	-27 (-1.6%)	-8 (-0.5%)
<i>Five Year Change:</i>						-163 (-8.2%)					-131 (-7.1%)
K-4	671	642	652	675	670	664	680	649	620	608	581
<i>One Year Change:</i>		-29 (-4.3%)	10 (1.6%)	23 (3.5%)	-5 (-0.7%)	-6 (-0.9%)	16 (2.4%)	-31 (-4.6%)	-29 (-4.5%)	-12 (-1.9%)	-27 (-4.4%)
<i>Five Year Change:</i>						-7 (-1.0%)					-83 (-12.5%)
5-8	675	613	580	536	545	544	547	564	566	559	578
<i>One Year Change:</i>		-62 (-9.2%)	-33 (-5.4%)	-44 (-7.6%)	9 (1.7%)	-1 (-0.2%)	3 (0.6%)	17 (3.1%)	2 (0.4%)	-7 (-1.2%)	19 (3.4%)
<i>Five Year Change:</i>						-131 (-19.4%)					34 (6.3%)
9-12	652	647	634	623	632	627	568	543	553	545	545
<i>One Year Change:</i>		-5 (-0.8%)	-13 (-2.0%)	-11 (-1.7%)	9 (1.4%)	-5 (-0.8%)	-59 (-9.4%)	-25 (-4.4%)	10 (1.8%)	-8 (-1.4%)	0 (0.0%)
<i>Five Year Change:</i>						-25 (-3.8%)					-82 (-13.1%)

Table 17

Junction City School District, Enrollment History and MID SERIES Forecasts, 2001-02 to 2011-12

Most likely scenario; assume residential development proceeds; 80-100 new homes annually (double 2000-2005 level)

Grade	Historic Enrollment						Forecast Enrollment (MID SERIES)				
	2001-02	2002-03	2003-04	2004-05	2005-06	2006-07	2007-08	2008-09	2009-10	2010-11	2011-12
K	128	118	137	138	118	119	120	120	108	113	106
1	129	124	124	144	137	123	133	132	131	114	121
2	142	135	129	126	160	143	128	140	139	139	121
3	134	140	128	136	117	159	146	132	145	144	144
4	138	125	134	131	138	120	162	150	137	151	150
5	146	136	124	146	148	140	124	168	156	144	159
6	177	135	130	120	135	138	136	122	165	154	143
7	173	173	141	134	121	147	145	144	129	175	163
8	179	169	185	136	141	119	149	148	147	133	181
9	152	180	167	184	141	154	125	158	158	157	142
10	190	151	168	169	184	139	155	126	160	159	158
11	140	175	133	146	167	169	131	146	120	151	150
12	170	141	166	124	140	165	162	126	142	115	145
Total	1,998	1,902	1,866	1,834	1,847	1,835	1,816	1,812	1,837	1,849	1,883
<i>One Year Change:</i>		-96 (-4.8%)	-36 (-1.9%)	-32 (-1.7%)	13 (0.7%)	-12 (-0.6%)	-19 (-1.0%)	-4 (-0.2%)	25 (1.4%)	12 (0.7%)	34 (1.8%)
<i>Five Year Change:</i>						-163 (-8.2%)					48 (2.6%)
K-4	671	642	652	675	670	664	689	674	660	661	642
<i>One Year Change:</i>		-29 (-4.3%)	10 (1.6%)	23 (3.5%)	-5 (-0.7%)	-6 (-0.9%)	25 (3.8%)	-15 (-2.2%)	-14 (-2.1%)	1 (0.2%)	-19 (-2.9%)
<i>Five Year Change:</i>						-7 (-1.0%)					-22 (-3.3%)
5-8	675	613	580	536	545	544	554	582	597	606	646
<i>One Year Change:</i>		-62 (-9.2%)	-33 (-5.4%)	-44 (-7.6%)	9 (1.7%)	-1 (-0.2%)	10 (1.8%)	28 (5.1%)	15 (2.6%)	9 (1.5%)	40 (6.6%)
<i>Five Year Change:</i>						-131 (-19.4%)					102 (18.8%)
9-12	652	647	634	623	632	627	573	556	580	582	595
<i>One Year Change:</i>		-5 (-0.8%)	-13 (-2.0%)	-11 (-1.7%)	9 (1.4%)	-5 (-0.8%)	-54 (-8.6%)	-17 (-3.0%)	24 (4.3%)	2 (0.3%)	13 (2.2%)
<i>Five Year Change:</i>						-25 (-3.8%)					-32 (-5.1%)

Table 18

Junction City School District, Enrollment History and HIGH SERIES Forecasts, 2001-02 to 2011-12

Assume residential development boom; 120-140 new homes annually (triple 2000-2005 level)

Grade	Historic Enrollment						Forecast Enrollment (HIGH SERIES)				
	2001-02	2002-03	2003-04	2004-05	2005-06	2006-07	2007-08	2008-09	2009-10	2010-11	2011-12
K	128	118	137	138	118	119	122	122	110	117	110
1	129	124	124	144	137	123	134	135	134	120	123
2	142	135	129	126	160	143	129	143	144	145	130
3	134	140	128	136	117	159	147	135	151	152	154
4	138	125	134	131	138	120	164	154	143	160	161
5	146	136	124	146	148	140	125	174	163	153	171
6	177	135	130	120	135	138	137	125	174	165	155
7	173	173	141	134	121	147	146	148	135	188	178
8	179	169	185	136	141	119	150	152	154	142	198
9	152	180	167	184	141	154	126	162	166	168	155
10	190	151	168	169	184	139	156	129	168	170	172
11	140	175	133	146	167	169	133	150	126	162	164
12	170	141	166	124	140	165	164	130	149	123	159
Total	1,998	1,902	1,866	1,834	1,847	1,835	1,833	1,859	1,917	1,965	2,030
<i>One Year Change:</i>		-96 (-4.8%)	-36 (-1.9%)	-32 (-1.7%)	13 (0.7%)	-12 (-0.6%)	-2 (-0.1%)	26 (1.4%)	58 (3.1%)	48 (2.5%)	65 (3.3%)
<i>Five Year Change:</i>						-163 (-8.2%)					195 (10.6%)
K-4	671	642	652	675	670	664	696	689	682	694	678
<i>One Year Change:</i>		-29 (-4.3%)	10 (1.6%)	23 (3.5%)	-5 (-0.7%)	-6 (-0.9%)	32 (4.8%)	-7 (-1.0%)	-7 (-1.0%)	12 (1.8%)	-16 (-2.3%)
<i>Five Year Change:</i>						-7 (-1.0%)					14 (2.1%)
5-8	675	613	580	536	545	544	558	599	626	648	702
<i>One Year Change:</i>		-62 (-9.2%)	-33 (-5.4%)	-44 (-7.6%)	9 (1.7%)	-1 (-0.2%)	14 (2.6%)	41 (7.3%)	27 (4.5%)	22 (3.5%)	54 (8.3%)
<i>Five Year Change:</i>						-131 (-19.4%)					158 (29.0%)
9-12	652	647	634	623	632	627	579	571	609	623	650
<i>One Year Change:</i>		-5 (-0.8%)	-13 (-2.0%)	-11 (-1.7%)	9 (1.4%)	-5 (-0.8%)	-48 (-7.7%)	-8 (-1.4%)	38 (6.7%)	14 (2.3%)	27 (4.3%)
<i>Five Year Change:</i>						-25 (-3.8%)					23 (3.7%)

