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Enrollment Forecast (2006-2015) for Greater Albany Public School District

Portland State University. Population Research Center

Risa S. Proehl
Portland State University

Sonoko Endo
Portland State University

Renee Ramey
Portland State University

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Portland State University. Population Research Center; Proehl, Risa S.; Endo, Sonoko; and Ramey, Renee, "Enrollment Forecast (2006-2015) for Greater Albany Public School District" (2005). *School District Enrollment Forecast Reports*. 70.
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Enrollment Forecast (2005-2015)

for

Greater Albany Public School District

Prepared by:

Population Research Center,

Portland State University

March 2005

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Project Staff:

Risa Proehl, Demographic Analysis Coordinator

Sonoko Endo, Graduate Research Assistant

Renee Ramey, Graduate Research Assistant

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Summary

This report, prepared by the Population Research Center (PRC) provides a district-wide enrollment forecast, enrollment forecasts for individual schools, and demographic information for Greater Albany Public School District (GAPSD). The report considers several factors that are likely to affect the school district's enrollments between the October 2004 and 2015, including the future number of births, net migrants, and the proportion of school-age children and youth enrolled in the public schools.

For the district-wide forecast, three scenarios of population, housing, and enrollment changes were developed to account for different probabilities of demographic events. Forecasts were prepared for the District by grade level using three scenarios: (a) the most likely enrollment growth which extends similar recent housing and population growth trends throughout the forecast period; (b) lower growth, assuming that population and housing growth rates in the district will noticeably decline thereby influencing a decrease in enrollments; and (c) higher growth, assuming higher average population, housing, and enrollment growth rates than expected.

Since at least 1990, enrollments in GAPSD have increased almost continually on an annual basis. However, the District's population and housing growth accelerated during the second half of the decade. The high growth rates have continued almost consistently through 2004. Growth rates from 2004 to 2015 are predicted to be similar , but slightly lower in the most likely forecast scenario. In all three forecast scenarios, however, there continues to be an increase in population and in the number of housing units in the District, but each scenario assumes the increase to occur in the future at different rates.

There are a few driving forces that have affected recent increases in public school enrollment growth in the Greater Albany Public School District and are expected to continue to influence enrollments in the future. An average of about 350-450 housing units have been added per year in the District since at least the late 1990s. Most housing units that are added in the District are single-family dwellings and are in the price range that target young families. Additionally, fertility rates in GAPSD have increased since 1990 and are higher than the rates for Linn County and Oregon.. The number of births

has increased at an average annual rate of 2 percent in GAPSD since 1993. The average number of births per year since 1993 is over 750.

Another dynamic in the District that has influenced school enrollment is the growth of the Hispanic population. The Hispanic population has been increasing in the district and has almost tripled since 1990. The continued in-migration of Hispanic population will keep the fertility rates high in the District and will boost the capture rate - the proportion of children residing in the District and attending GAPSD schools. High fertility rates and high capture rates of children are typically associated with the Hispanic population group.

Under all three growth scenarios, the housing growth expected to take place in the District will generate enrollment increases in GAPSD. The growth of the Hispanic population in the District will keep enrollment growth at the current rates even if housing growth were to slightly decline.

The most likely growth forecast produces a 16 percent increase in GAPSD enrollments from 2004 to 2015. Under the low growth scenario, a 11 percent increase is predicted. Enrollments are expected to increase by 21 percent in the high growth forecast.

For each of the fourteen elementary schools, three middle schools, two high schools, and two alternative schools, a separate enrollment forecast by grade level from 2004 to 2015 was developed in order to better reflect different population and housing dynamics that are likely to occur in different parts of the District.

The enrollment forecasts for individual schools are based on the most-likely growth scenario. All elementary schools are expected to experience overall increases in enrollment from 2004 to 2015 except two. Enrollments in Takena and Lafayette elementary schools in 2015 will most likely decrease, by approximately 9 percent and 2 percent respectively. The elementary schools in the district that are expected to see the highest rate of increase in enrollment are Clover Ridge at 54 percent, Central at 37 percent, and Tangent at 28 percent.

During the forecast period, Memorial and North Albany Middle Schools are both predicted to have similar growth and are expected to increase by 23 percent and 20 percent, respectively. However, Calapooia Middle School is anticipated to only see an 8 percent change in enrollments. It is anticipated that West Albany and South Albany High Schools will see enrollment increases of 15 percent and 13 percent, respectively.

Introduction

This study, conducted by the Population Research Center (PRC), forecasts enrollment changes for Greater Albany Public School District (GAPSD) from October 2004 to the year 2015. In addition to considering historical demographic trends, this report examines recent demographic changes experienced in the District and places emphasis on the 2000-2004 time period as having the most influence on GAPSD future enrollment patterns.

Expected future enrollments that will result from the most likely population and housing trends in the District are presented in this report along with two other district-wide enrollment forecasts that are based on lower and higher growth scenarios. Each scenario is based on alternate future population and housing growth assumptions predicted for the Albany area. Also included in this study is a forecast for the District's total population in 5-year age groups for the years 2005 and 2015.

An individual forecast for each of the 14 elementary schools, three Middle schools, two high schools, and two alternative schools in the District has been developed. Both District-wide and individual school enrollment forecasts are prepared by grade-level.

The report covers the following topics:

1. District Demographic Trends. A description of recent demographic trends, and factors that influence population changes in the District, including fertility, migration, and housing growth. Also included in this section is a description of some additional factors that influence enrollment changes – capture rates, and private and home schooling trends.

2. Enrollment Trends. A description of historical and current enrollment patterns in the District.

3. Housing and Population Growth Assumptions. A description of the assumptions used in the low, medium, and high growth District forecasts.

4. Summary of the Most-Likely, and Low and High District Enrollment Forecasts (District-Wide Results). The results are presented along with an analysis of enrollment changes.

5. Elementary School Attendance Area Specific Trends. A description of the significant population, housing, and enrollment trends that are specific to the individual elementary school attendance areas and individual schools.

6. Summary of the School Enrollment Forecasts. A presentation of the results of the individual forecasts

7. Methods and Data Employed for District Forecast. A description of the population and enrollment model and data sources used for the district-wide forecast.

8. Methods and Data Employed for Individual School Forecasts. A description of the model and data used for these forecasts.

9. Appendices. Detailed District and school forecast tables, notes documenting the conversations with local planners, and the housing developer survey conducted by PRC are presented.

Please note that when adding enrollments in the tables, some totals might be off by 1 due to rounding of numbers.

Demographic Trends in the Greater Albany Public School District:
Factors Affecting Greater Albany Public School District Enrollments

Population

It is estimated that the total population in GAPSD reached approximately 53,500 in 2004. Most of the District's population, 82 percent, reside within the City off Albany. The District overlaps two counties with 86 percent of GAPSD population residing in Linn County and 14 percent in Benton County. The population trends of the District have closely followed those for the City of Albany, however growth rates of population in GAPSD are slightly lower because much of the area outside of Albany that the District encompasses in Linn and Benton Counties have growth rates that are lower than the rates in Albany.

Population continually increased in Albany during the 1990s with an average annual growth rate of 2.0 percent. Growth rates after 2000 are estimated to be almost the same at 1.9 percent per year. The total population in the Greater Albany Public School District has been increasing at an average rate of about 1.5 percent per year since 1990. The number of persons between the ages of 0-19 has also been increasing, but at a slightly lower rate than the total population (1.3 percent).

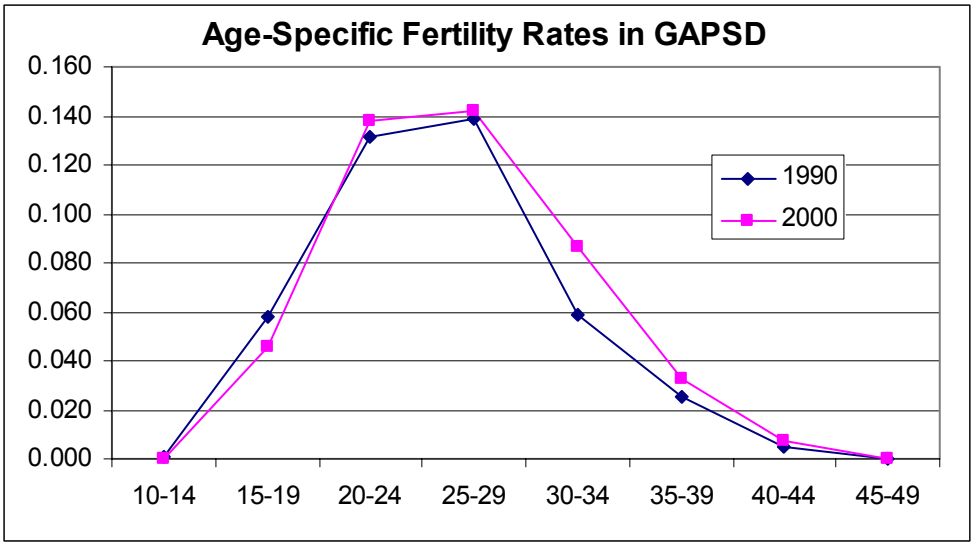
The population of Whites in GAPSD has been decreasing in the last several years and the ethnic minority population has been increasing. The ethnic minority population more than doubled from 1990-2000. In 2000, the ethnic minority population represented about 10 percent of the total population in GAPSD and over one-half were Hispanic. Of all ethnic minority groups, the Hispanic population is increasing at the fastest pace in GAPSD.

Fertility and Births

The total fertility rate in GAPSD increased from 2.09 children per woman of child-bearing age in 1990 to 2.26 in 2000. The 2000 fertility rate in GAPSD is slightly higher than in Linn County. The increase in the fertility rate is likely attributed to the increase of the Hispanic population group. Hispanics traditionally are associated with higher fertility than Whites or than the other ethnic minority population groups residing in GAPSD.

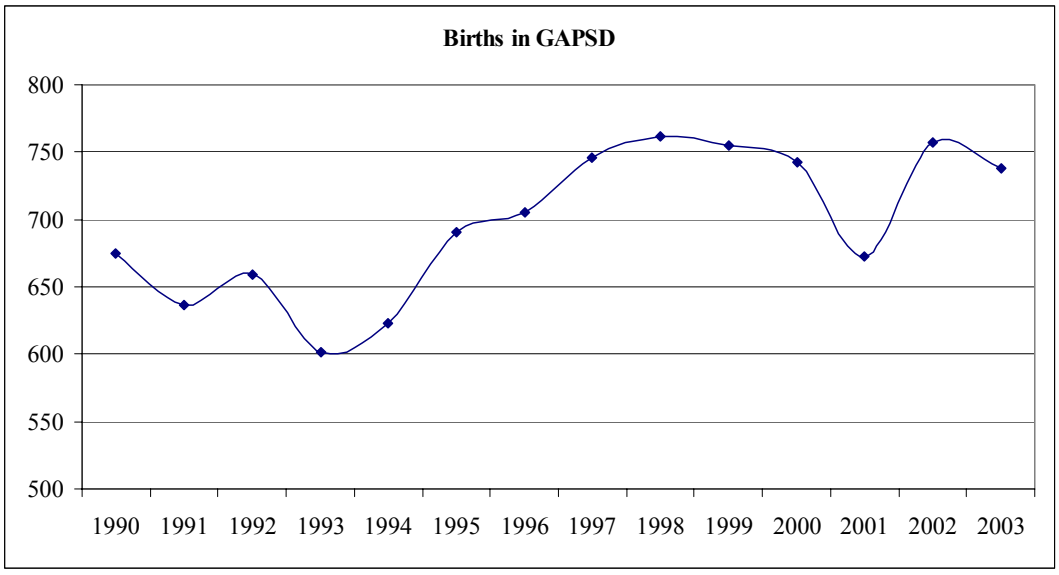
The chart below show age-specific fertility rates for women of child-bearing ages residing in GAPSD. Most births occur to women ages 20-29. The number of births to women ages 20-44 have increased, with the greatest increase experienced by women ages 30-34. Births to teen mothers have decreased.

Figure 1. Fertility Rates in GAPSD



In 2003, there were about 740 births in the District. The number of births in GAPSD has been increasing since 1993 at an average annual rate of about 2 percent. Although there have been some annual fluctuations, an average of 14 additional births per year have occurred in the District from 1993 to 2003. The number of births to ethnic minority mothers has been increasing, as well. The percentage of births that were to ethnic minority mothers increased from 6 percent in 1990 to almost 20 percent in 2003. Of the 20 percent in 2003, three-quarters of the births were to Hispanic mothers.

Figure 2. District Births, 1990-2003



Housing and Households

Since 1990, the average number of new housing units (single-family and multi-family units combined) added in the District has been about 300-450 units per year. In 2000, there were 21,305 housing units in GAPSD. It is estimated that almost 1,700 new units have been added since 2000 so that in 2004, there were approximately 23,000 housing units in GAPSD. About 90 percent of the District's new housing, most of which are single-family residential structures, is located in Albany. Housing is priced so that it is affordable to young families.

There is developable land in several regions throughout the district. Most of the areas are within the cities of Albany, Tangent, and Millersburg. Areas around Albany where future residential development could occur are located are toward the edge of town or just outside the city limits.

In 2000, the number of households with children was approximately 3,950. The proportion of households with children to the total number of households in the District, was 20 percent. Assuming the same percentages as in 2000, it is estimated that there are 4,280 households in GAPSD with children.

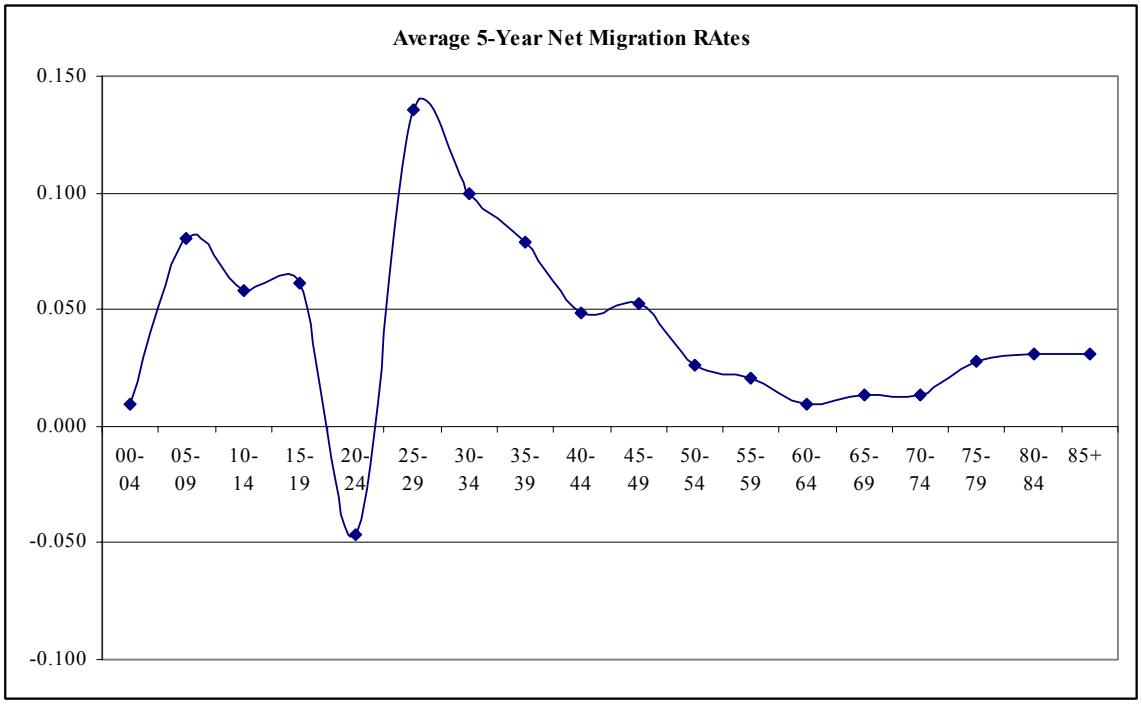
The average number of persons per housing unit in GAPSD is 2.52, close to the average number in Albany (2.49) and slightly lower than in Linn County (2.61). By housing type, the average number of persons per single-family housing unit is 2.7, and per multi-family unit, the average is lower at 2.0 persons.

Migration

During the 1990s, more persons moved into the District than moved out. GAPSD experienced a net in-migration of all age groups except one. The only age group with a net out-migration was young adults ages 20-24, which is typical in areas located away from a metropolis. There was a significant net in-migration of school-age children and of persons in the corresponding age groups that their parents fall in, ages 25-49. The net migration pattern for GAPSD and for Albany are assumed to be about the same.

To account for the lower population growth rates experienced in Albany during 2000-2004 is estimated that migration rates have decreased slightly during this time period. The same is assumed to be occurring in the District.

Figure 3. GAPSD Average Net Migration Rates by Age Group, 1990-2000



GAPSD Capture Rates, Transfer Students, and Private and Home Schooling

The overall capture rate, the rate that reflects how many children attend local public education, was about .88 in 1990 and decreased to .84 in 2000. This means that 84 out of 100 school age children residing in the District were attending GAPSD schools in 2000. The capture rate for grades 6-8 was the highest at .86, and the lowest rate characterized K-5 students at .83. It is estimated that the District's capture rate has increased a bit since 2000 so that in 2004 the overall rate was .85.

The number students that reside outside of the District and attend GAPSD schools has increased from at least 2000 to 2004. However, the number of students residing in GAPSD but attending public school outside of the District, also increased during the same period, and the effect on GAPSD enrollments has been minor. The annual net gain or loss of students due to inter-district transferring has fluctuated between -17 and +10 students since 2000. In 2004, 157 children residing in GAPSD transferred out and 125 transferred in, resulting in a net loss of 32 students.

A survey of local private schools conducted by PRC indicate that private school attendance of children residing in GAPSD may have been decreasing a bit in the past year or two. However, no extreme or continuous trend has appeared to be significantly influencing changes in GAPSD enrollment. It is estimated that the number of children residing in GAPSD that attend private schools is approximately 10 children per 100. Students in grades K-3 and 9-12 generally have a higher attendance rate in private schools than students in the other grades.

Children attending home schools in the District has remained stable since at least 2000. In 2004, 400 children were attending home school and represent about 4 students per 100 children residing in the District. The number does not significantly affect district enrollment trends.

GAPSD Enrollment Trends

The District includes fourteen elementary schools, three middle schools, two high schools, and two alternative schools. The configuration of the grade levels is grades K-5 in elementary schools, grades 6-8 in middle school, and grades 9-12 in high school. There is an alternative school for grades 6-8 and one for grades 9-12.

Historical and Recent Trends

GAPSD has experienced almost continuous annual increases in total enrollment since at least 1990. From 1990 to 2000, enrollment increased from 7,240 to 8,025 at an annual average rate of 1.0 percent, adding 80 students per year. After 2000, the growth rates of enrollment increased to an average of 1.5 percent per year with an annual average of 123 additional students. In 2004, enrollments reached 8,517.

Figure 4. District Enrollment, 1990-2004

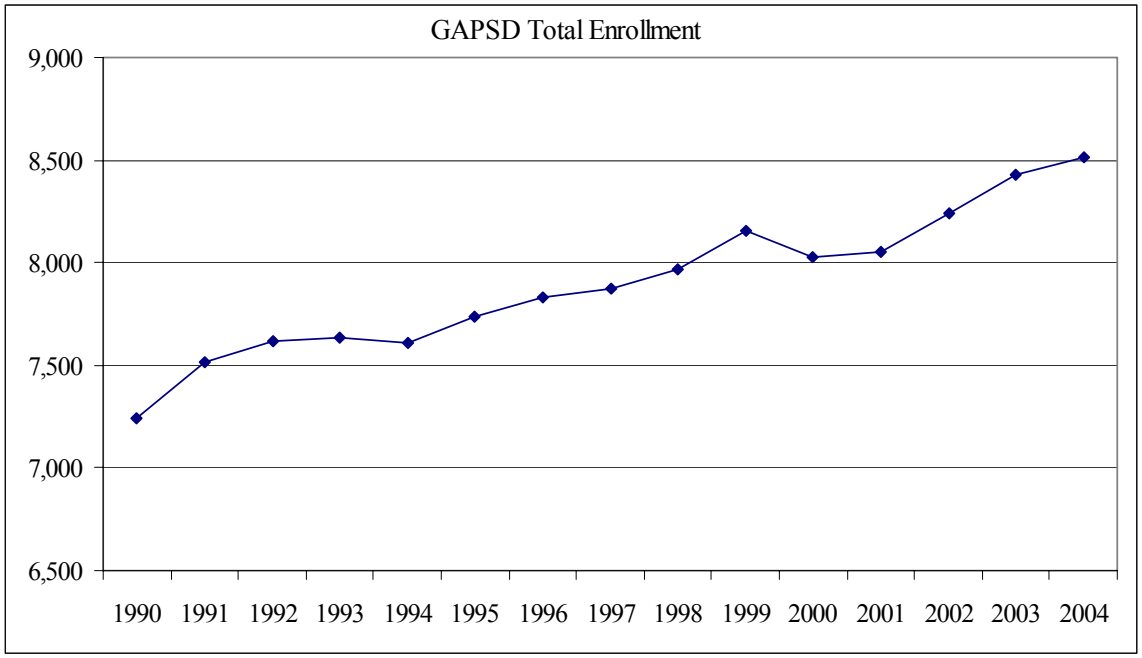
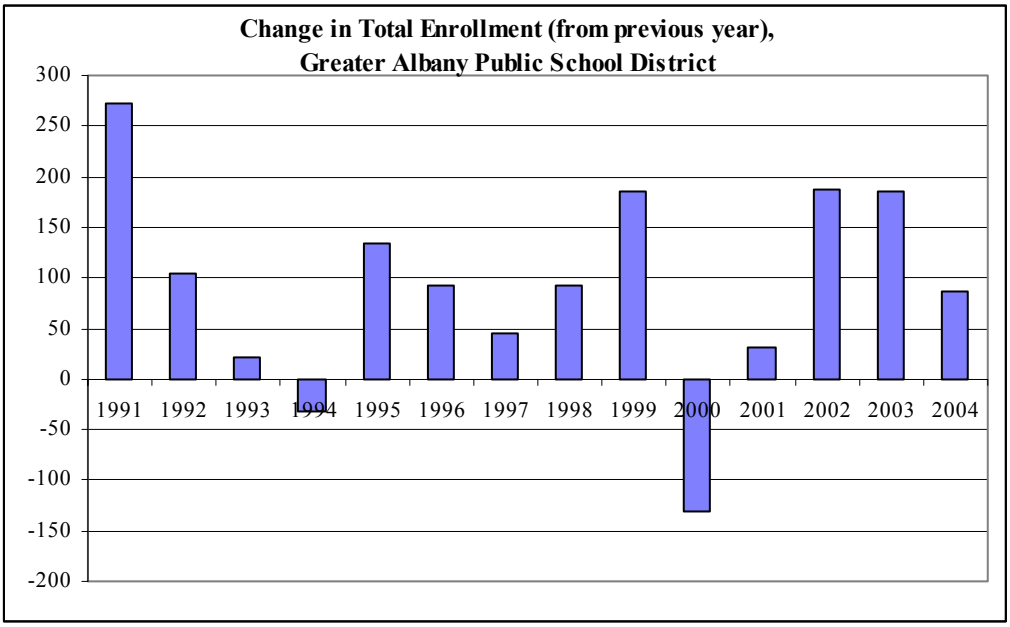
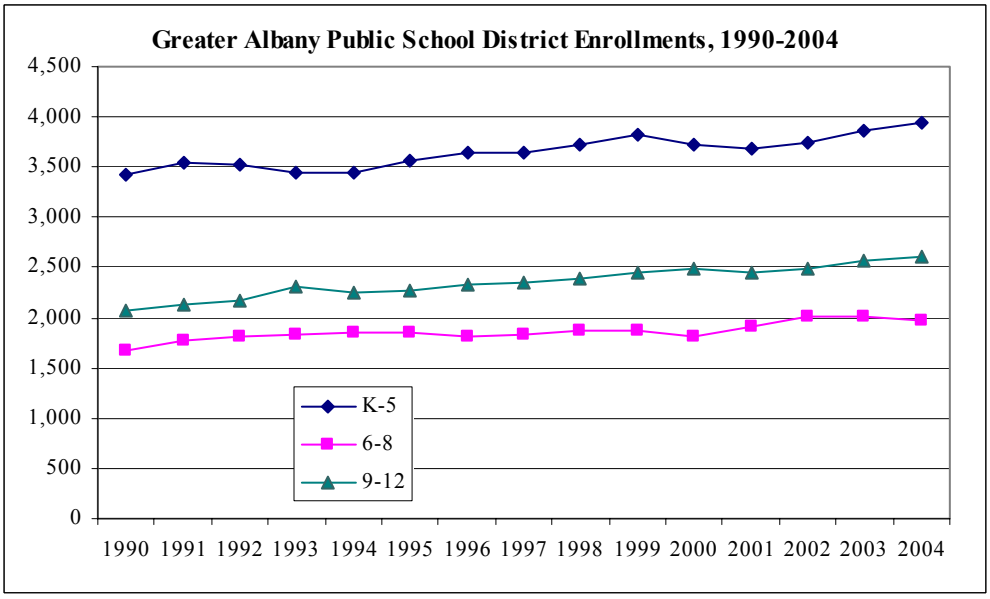


Figure 5. District Enrollment Changes



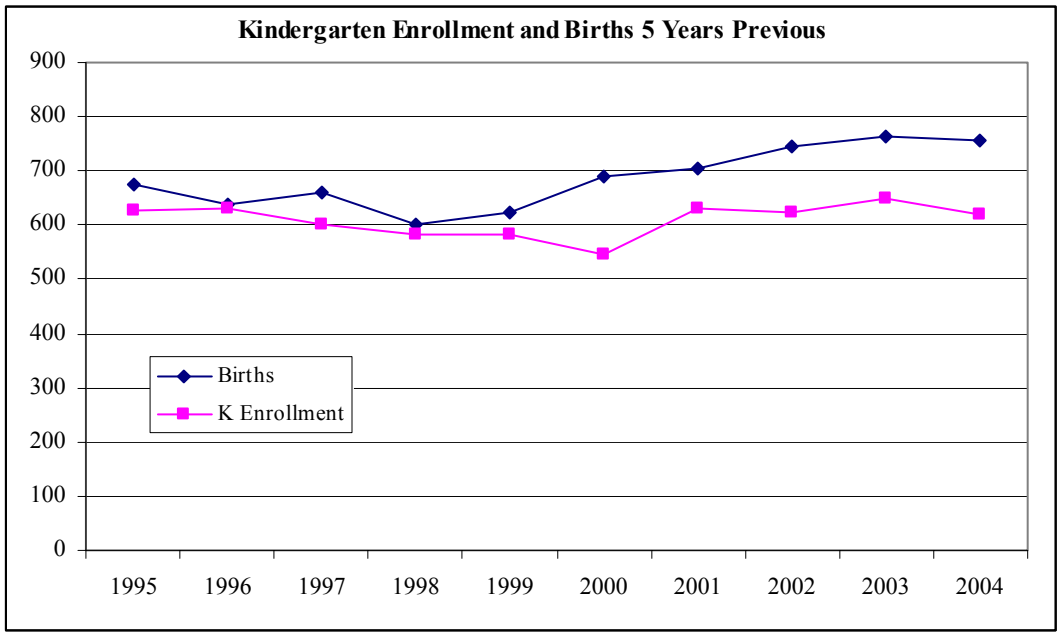
Of all grade levels, during the 1990s enrollment in grades 9-12 increased the most. Since 2000, grades K-5 (specifically k-2) and 6-8 experienced the greatest increases. (see Figure 6).

Figure 6. District Enrollment by Grade Level



After some fluctuation in during the 1990s, since 2000 kindergarten enrollment has had an overall upward trend. Enrollments in kindergarten during 2000 to 2004 has ranged between 620-650. The overall pattern of growth in kindergarten enrollment in GAPSD is similar to the pattern of births five years previous, although the number of births in the District is consistently higher than the number of students enrolled in kindergarten 5 years later. The relationship between births and kindergarten enrollment in the District is largely due to the number of kindergartners attending private or home school.

Figure 7. District Kindergarten Enrollment 1995-2004 and Births 5 Years Previous



Demographic Assumptions for the Enrollment Forecasts

Three growth scenarios (low, medium, and high) are assumed for the District-wide enrollment forecasts. The forecasts are based on population and housing assumptions derived from studies made by the Population Research Center and local planners.

The population of an area is determined by the number of births and deaths that occur in the same area, and number of net migrants moving in or out. The number of net migrants is influenced by factors such as housing availability and the economy. In addition to an area's population characteristics, capture rates also determine public school enrollment.

Three growth scenarios (low, medium, and high) are utilized for the District-wide enrollment forecasts. The different scenarios are based on predictions of future demographic trends in the GAPSD area and the state of the economy. Population and housing in Greater Albany Public School District have been increasing since at least 1990. This trend is expected to continue during the next eleven years, and it is assumed that there will be no dramatic changes in the economy that will greatly impact population and housing growth in the District. All three scenarios for which GAPSD enrollment forecasts were developed assume that rates of population and housing growth, and of fertility will continue at different levels. Each scenario considers the impact of in-migration by the Hispanic population group on GAPSD enrollments and assumes that capture rates slightly will increase.

Assumptions of Demographic Change for Each Growth Scenario

The most-likely, or medium growth, forecast is based on the assumption that during the forecast period, population and housing growth rates in GAPSD will be similar, but slightly lower than current rates. A corresponding faint decline in GAPSD enrollment growth rates, however, is offset by the continued in-migration of young families, high growth rate of the Hispanic population and on-going high fertility.

The medium level forecast anticipates that there will be an average of **300-400 new housing units** added in the District each year from present until 2015. The average

annual increase for the District's population from 2004 to 2015 is 1.4 percent under this assumption.

For **the low-growth forecast**, an assumption is made that current population and housing growth rates will decrease from current levels a little more dramatically than in the most-likely growth scenario. Housing and population will continue to increase in the District but at a slower pace and growth rates will continue to slightly decline during the forecast period. Under this scenario, it is assumed that an average of **250-300 new housing units** will be added annually in the District. In addition, high fertility rates are presumed to decline a little, but will still maintain a rate higher than the State of Oregon. The District's average annual population growth rate from 2004-2015 under the low-growth scenario would be 1.1 percent.

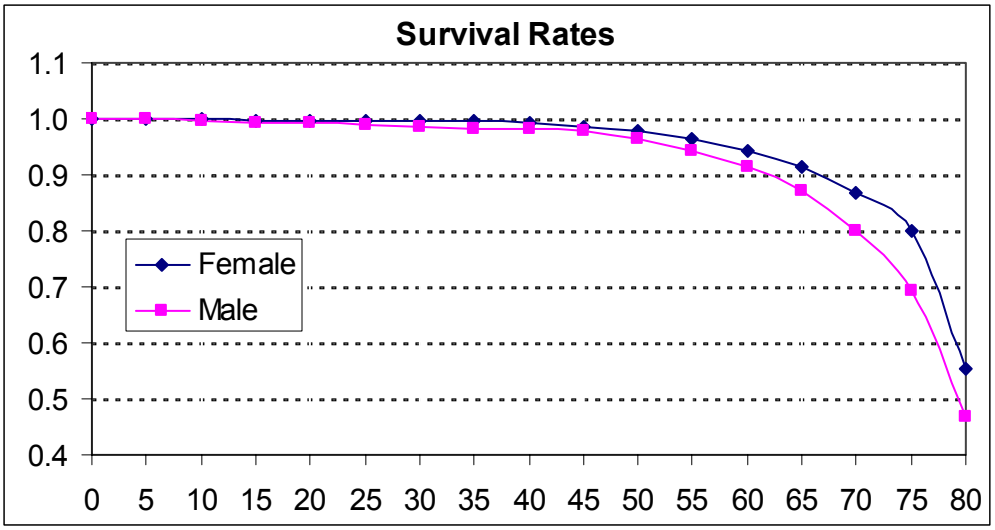
It is assumed for **the high-growth forecast** that population and housing growth rates will slightly rise from current levels. It is projected that there will be an average **of 400-450 new housing units** added each year in the District. Under the high growth scenario fertility rates are predicted to increase slightly, as well. The average annual increase for population under this model would be approximately 1.6 percent.

Other Components of Population and Enrollment Change

In addition to housing growth and fertility, there are other factors that directly influence population and enrollment growth. Although some are less sensitive to changes than others, there are some components of population change that need to be taken into account. They are: survivorship, and net-migration. The capture rate is another factor that affects enrollment, but not population growth. This factor is the proportion of school-age children residing in the District that are attending public schools. All three scenarios used to forecast population and enrollment in this study assume the same survival, and capture rates. However, the migration rates are adjusted differently for each scenario to yield higher or lower population in the District according to how much housing growth or net in-migration is predicted.

Survival rates reflect chances of a given cohort to live till the next five-year period and change vary little over time, especially for the young ages. Almost 100% of school-age children will survive to be included into the next cohort. This study utilizes the survival rates calculated from data provided by the Oregon Health Division (Figure 8).

Figure 8. Oregon Survival Rates



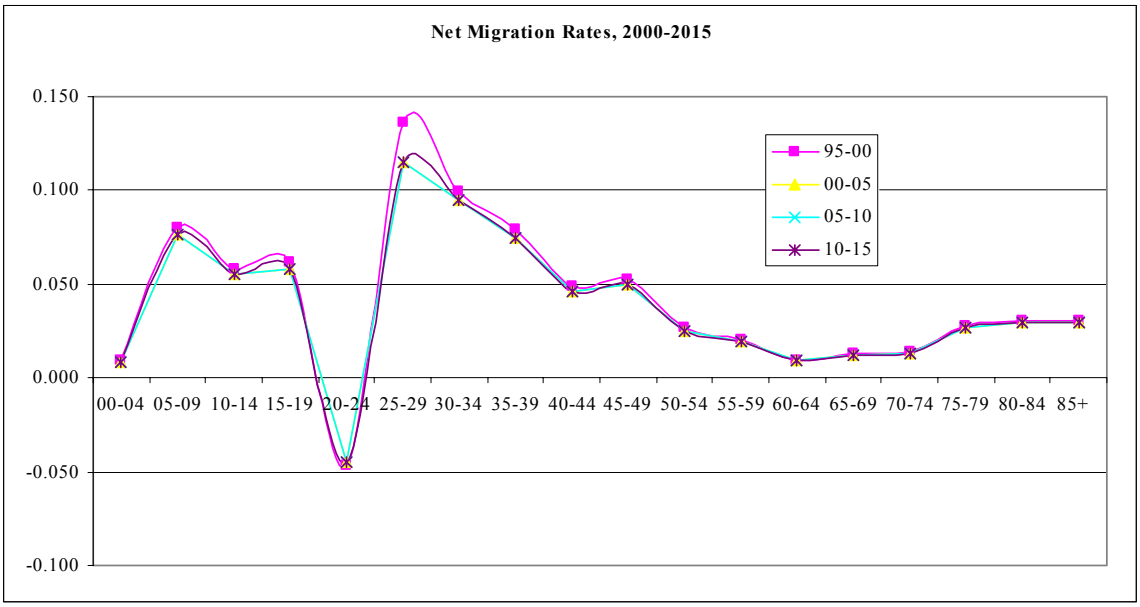
Since the rates are likely to remain stable during the projection period, 2000 rates for Oregon are used for each forecasting period. It is unlikely that changes in mortality will affect the school enrollment forecast for the years 2004 to 2015.

Of all demographic factors, migration rates tend to be least certain and are subject to a time lag, but they do have some upper and lower limits. An initial estimate of migration rates was made based on a comparison of the District's 1990 and 2000 population by age groups. The historical net in-migration data for the District's population was adjusted in order to predict enrollment from 1990 to 2004. This "calibration" ensures that the assumptions made about births, deaths, and migration correspond closely to actual changes in school enrollment from 1990 to 1995, from 1995 to 2000, and from 2000 to 2004. The pattern of net in-migration that was derived for the District is shown below (Figure 9). This figure shows that there is net in-migration of families with children as well as a net in-migration for the elderly. There is a distinctive pattern of net out-migration, however, for younger adults in the ages of 18 to 24 years. This pattern is not

unusual and reflects the movement out of the District of younger persons to attend college, obtain jobs in other cities, or simply to leave their parents' home. The usual trend is for them to eventually return in their late 20s as Figure 9 shows.

The migration rates in GAPSD are slightly lower in 2005-2015 than in the 1990s under the medium and low growth scenarios. In the high growth scenario, the rates are slightly higher.

Figure 9. Net Migration Rates by Age Group, 2000-2015: Greater Albany Public School District.



While migration rates were tested and produced a close fit with actual enrollment changes for 1990-1995 and 1995-2000, a longer forecast time period or unknown future influences on demographics provides more chances for the rates to change in response to a number of factors. Such factors could include a recession that would increase out-migration and halt in-migration, or accelerated economic growth with a surge of construction of housing that would bring in many new residents at a rapid pace. However, in the absence of such major changes – an assumption reflected in the medium-growth scenario – the 2005-2015 migration rates were adjusted so that predicted trends of population growth and population composition are carried into the future.

Capture rates do not influence population components directly, but reflect how attractive public education is for families. Analyzing 1990 and 2000 Census data and data on GAPSD enrollment revealed that the District's capture rate decreased from .88 in 1990 to .84 in 2000. The rate for grades 3 through 6 are typically highest and lowest for high school. The lower capture rate for high school is typical and is due to students dropping out of school. All three growth scenarios assume the capture rates will increase slightly, The increase is mostly attributed to the high growth rates of the Hispanic population and the tendency for Hispanic children to attend public school at higher rate than the general school-age population.

If the future population and housing trends deviate significantly from the assumptions presented here, this enrollment forecast will be affected.

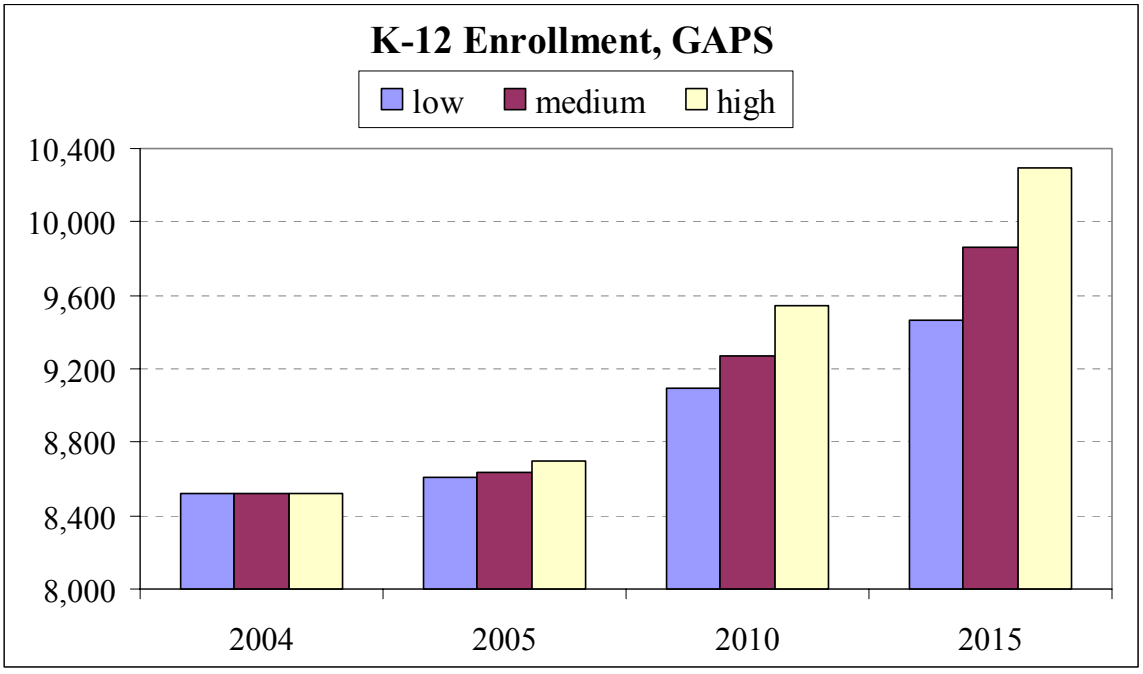
District Enrollment Forecast – Three Growth Scenarios

Summary of the Results

This section presents the results based on the assumptions made for each of the three growth scenarios. As Figure 10 illustrates, all three scenarios – low growth and medium (or most likely) growth - predict that GAPSD enrollment will increase during the forecast period. The difference between the low, medium, and high assumptions becomes more pronounced after a few years. In the immediate two or three years, there are relatively smaller differences between the three assumptions. After a few years, it will become fairly apparent whether the District's population experiences more rapid growth or continues at closer to current growth levels.

It should be noted that the forecasting model employed in this study projects long-term school enrollment levels, but will not necessarily be accurate on a year-to-year basis.

Figure 10. Historical and Projected Enrollment: Three Growth Scenarios



Tables 1, 2, and 3 below provide enrollment forecasts by grade level for each of the three scenarios. More detailed tables are located at the end of this report in Appendix 1. Each trend is discussed below.

The **most likely enrollment growth** forecast predicts a total enrollment increase of 16 percent from the present to the year 2015. Total enrollment will increase by 1,344 students at an average annual rate of 1.3 percent between 2004 and 2015. Enrollment in all grade levels will increase, however at slightly different rates. Enrollments in grades K-5 will undergo the greatest change of all the grade levels: enrollment will increase by 17 percent, a gain of 656 students between 2004 and 2015. Enrollment in grades 6-8 will increase at a similar rate of 16.5 percent, but the number of students expected to increase will be about 326. High school, the grade level with an increase at the smallest rate of 14 percent, will have 362 additional students in 2015.

Table 1.

Most Likely Growth	2004 (actual)	2005	2010	2015	2004-2015 Change	
					Number	Percent
Elementary, K-5	3,937	4,026	4,332	4,593	656	16.7%
Middle School, 6-8	1,980	1,974	2,153	2,306	326	16.5%
High School, 9-12	2,600	2,634	2,784	2,962	362	13.9%
Total	8,517	8,633	9,268	9,861	1,344	15.8%

Under the **low growth** forecast, there will be an increase of students, but at lower rates than in the most-likely scenario. The low enrollment forecast suggests that total enrollment will increase by 11 percent, or 945 students, between 2004 and 2015. Enrollment in all grade levels, K-5, 6-8, and 9-12 will experience increases between 10 and 12 percent.

Table 2.

Low Growth	2004 (actual)	2005	2010	2015	2004-2015 Change	
					Number	Percent
Elementary, K-5	3,937	4,014	4,220	4,412	475	12.1%
Middle School, 6-8	1,980	1,971	2,127	2,199	219	11.0%
High School, 9-12	2,600	2,628	2,743	2,851	251	9.7%
Total	8,517	8,613	9,090	9,462	945	11.1%

Under the **high growth** scenario, the total enrollment increase in enrollment in the District will be by 21 percent. Overall enrollment in 2015 will be 1,776 students higher than in 2004. The high enrollment forecast suggests an increase in all grade levels of around 21 percent.

Table 3.

High Growth	2004 (actual)	2005	2010	2015	2004-2015 Change	
					Number	Percent
Elementary, K-5	3,937	4,068	4,458	4,768	831	21.1%
Middle School, 6-8	1,980	1,982	2,231	2,393	413	20.8%
High School, 9-12	2,600	2,646	2,856	3,132	532	20.5%
Total	8,517	8697	9,546	10,293	1,776	20.9%

Elementary School Attendance Area Trends and Plans for Future Growth

Different growth patterns occur in different parts of the District. Each of the thirteen elementary school attendance areas (ESAA) was examined for any significant characteristics or changes in population or housing growth that might influence individual school forecasts. Plans for future housing growth were also considered.

Population

The most recent year for which population data are available is 2000 (census data). The attendance areas that experienced the greatest population increase during 1990-2000 are Periwinkle and South Shore, followed by Liberty, Sunrise and Fir/Oak Grove. Periwinkle and South Shore each increased their population by at least 1,400 persons during the 1990s. The remaining ESAAs also saw a population increase during the same time period except Takena, Lafayette, and Central. Central underwent the greatest decrease in population during the 1990s, but only by 185 persons.

South Shore, Sunrise, and Oak ESAA capture the largest share of the District's population. This has not changed since 1990. In 2000, Takena had the smallest share of the district's population and in 1990 Periwinkle did.

The Hispanic population has been increasing in GAPSD. The ESAAs where the highest percentage of the District's Hispanic population reside, or where the percentage is increasing are: Periwinkle, South Shore, Waverly, Sunrise, Central, Lafayette, Liberty, and Tangent.

Housing

Housing growth during 2000-2004 has occurred in most ESAA throughout the District. Lafayette, Waverly, and Takena are the ESAAs where little to no recent housing growth has occurred.

During the next several years, the greatest amount of residential construction will take place in Clover Ridge, Central, Liberty, and South Shore ESAAs. Other ESAAs with

planned housing development are Fir/Oak Grove, North Albany, Oak, Sunrise and Tangent.

Table 4. Housing Units Planned for Construction in next 3-5 Years By ESAA

ESAA	# Planned Housing Units	Percent of Total
Clover Ridge	352	28.7%
Central	272	22.2%
Liberty	190	15.5%
South Shore	151	12.3%
Oak	70	5.7%
Sunrise	66	5.4%
Fir/Oak Grove	64	5.2%
Tangent	36	2.9%
North Albany	24	2.0%

The ESAAs in the District where there is a significant amount of buildable land for future housing development are: Fir/Oak Grove, North Albany, Tangent, and Clover Ridge.

Births

Of the total number of births during 2000-2003, most occurred to mothers residing in the Sunrise and South Shore ESAAs. Sunrise captured 15 percent of all births during the period, and 13 percent of births were to mothers residing in South Shore. The ESAA with the fewest births was North Albany representing only 4 percent of all District births. The share of District births in all other ESAAs was between 5 percent and 9 percent (see Table 5).

Table 5. Estimated Births in GAPSD, 2001-2003

ESAA	Births	Share of District Births
Central	145	6.7%
Clover Ridge	119	5.5%
Fir & Oak Grove	119	5.5%
Lafayette	197	9.1%
Liberty	177	8.2%
North Albany	85	3.9%
Oak	164	7.6%
Periwinkle	155	7.1%
South Shore	291	13.4%
Sunrise	335	15.4%
Takena	104	4.8%
Tangent	104	4.8%
Waverly	173	8.0%
Total	2,168	

Fir/Oak Grove, Central, Clover Ridge, Liberty, Periwinkle, and North Albany ESAAs saw the greatest increase of births during 2000-2003. Takena, Oak, South Shore, and Lafayette were the only ESAAs to experience an decrease in the number of births during the same period.

Table 6. Estimated Number of District Births by ESAA, 2001-2003

ESAA	2001 Births	2002 Births	2003 Births
Central	42	39	64
Clover Ridge	31	38	50
Fir & Oak Grove	25	40	54
Lafayette	76	71	50
Liberty	53	53	71
North Albany	22	24	38
Oak	52	75	37
Periwinkle	41	55	59
South Shore	103	104	84
Sunrise	97	138	99
Takena	38	31	36
Tangent	34	36	34
Waverly	58	53	62
Total	673	757	738

Kindergarten Enrollment Trends

The ratio of the number of students enrolled in GAPSD kindergarten to the number of estimated births 5 years previous by attendance area is highest in Periwinkle, North Albany, Fir/Oak Grove, and Clover Ridge. The 5-year average ratio is 1.7 in Periwinkle and North Albany. This means that the number of students entering kindergarten in Periwinkle and North Albany elementary schools 1.7 times the number of births in Periwinkle and North Albany ESAAs 5 years previous. Waverly, South Shore, and Takena have the lowest average kindergarten-to-birth ratio at 0.5, which means that fewer students attend kindergarten at Waverly, South Shore, and Takena than were born in their ESAAs 5 years earlier. (see Table 7).

A high ratio indicates that either the elementary school is popular amongst students living elsewhere in the District, or that there is in-migration of young children into the ESAA. A low ratio provides evidence that children that were born in the ESAA are either moving away, or are attending school elsewhere.

Table 7. Estimated Births to Kindergarten Enrollment

ESAA/Elementary School	5-year Average Births to K Enrollment Ratio*
Central	0.8
Clover Ridge	1.3
Fir & Oak Grove	1.5
Lafayette	0.8
Liberty	1.0
North Albany	1.7
Oak	0.8
Periwinkle	1.7
South Shore	0.5
Sunrise	0.7
Takena	0.5
Tangent	0.8
Waverly	0.5

*1999 through 2004 kindergarten enrollments to estimated 1994 through 1999 births; the number of births by ESAA were estimated by applying the share of District births during years 1994-1999 that each ESAA represented in 2001.

School Enrollment Trends, 2000-2004

Of the elementary schools, seven experienced an increase in K-5 enrollment between 2000 and 2004. Periwinkle and Sunrise each had an increase of over 50 students. The remaining elementary schools that experienced an increase during 20000-2004 added between 25 and 45 during the period. The increase in the number of students in Albany and Tangent elementary schools, however, were at the highest rate of 20 percent and 16 percent, respectively.

The elementary schools to experience the greatest decline in students during 2000-2004 were Takena and Liberty. There were 22 and 20 fewer students in Liberty and Takena, respectively in 2004 than in 2000. Takena lost 13 percent of its 2000 enrollment and Liberty lost 6 percent. The remaining elementary schools with a decrease in K-5 enrollment during the same time period saw a decline between 1 percent and 4 percent.

The enrollments at all GAPSD secondary schools underwent increases from 2000 to 2004. Calapooia and North Albany Middle School both experienced similar increases in enrollment. Calapooia's enrollment increased by 5 percent, or by 37 students and enrollment in North Albany increased by 8 percent, or 46 students. Memorial Middle School, however, experienced a greater increase than the two other middle schools. Enrollments in Memorial increased by 91 students, or by 17 percent. Enrollment increased at both High Schools by about 5-6 percent, or by 64-66 students.

Enrollment in the Albany Options schools has fluctuated during 2000-2004 and represent a small share of District enrollment. Albany Options Middle School represents only a fraction of 1 percent of the total enrollment in grades 6-8. The average enrollment during the time period was 15 students. Enrollment in Albany Options High School is slightly higher and represents about 4 percent of all high school enrollment with a 2000-2004 enrollment average of 98 students.

Table 8. Historical Enrollment of Individual GAPSD Schools

Elementary Schools	**1995**	**1996**	**1997**	**1998**	**1999**	**2000**	**2001**	**2002**	**2003**	**2004**	**Change 2000-2004**
Central	242	233	225	213	211	208	216	219	212	205	-1.4%
Clover Ridge	289	269	256	240	241	246	245	249	270	280	13.8%
Fir & Oak Grove	233	236	249	263	279	274	275	301	310	304	10.9%
Lafayette	384	397	391	392	396	396	397	389	380	381	-3.8%
Liberty	358	378	403	404	416	398	369	361	369	376	-5.5%
North Albany	195	214	215	217	216	230	230	244	251	275	19.6%
Oak	323	319	312	314	311	300	302	295	300	287	-4.3%
Periwinkle	372	387	354	375	404	402	422	462	438	464	15.4%
South Shore	324	319	347	435	458	390	344	333	385	424	8.7%
Sunrise	397	418	413	363	384	379	402	403	441	433	14.2%
Takena	118	134	131	130	143	151	145	149	146	131	-13.2%
Tangent	119	127	143	151	145	152	141	143	172	177	16.4%
Waverly	210	217	205	218	222	204	194	201	186	200	-2.0%
Middle Schools											
Calapooia	756	715	735	764	767	714	758	787	780	751	5.2%
Memorial	542	531	539	513	497	531	570	608	606	622	17.1%
North Albany	552	558	545	571	596	551	576	595	616	597	8.3%
Albany Options (Alt. School)			13	17	18	17	16	23.5	9	10	-41.2%
High Schools											
South Albany	1137	1162	1107	1124	1134	1130	1093	1181	1183	1196	5.8%
North Albany	1129	1165	1135	1178	1218	1233	1271	1235	1267	1297	5.2%
Alb. Options (Formerly Alt. HS)			115	87	99	119	91	65	109	107	-10.1%

Individual School Enrollment Forecasts

It is assumed that enrollments in the schools are influenced by demographic characteristics and change in the attendance areas in which they are located. Patterns of where students reside and the schools that they attend are captured in the forecasting models.

The following tables display enrollment projections for each individual schools within the Greater Albany Public School District. Enrollments in Fir Grove and Oak Grove schools are combined for purposes of reporting a total K-5 enrollment. Enrollment in individual grades for each school separately is shown in Appendix 2.

All elementary schools are expected to experience increases in enrollment from 2004 to 2015 except for two: Lafayette and Takena. Decreases in enrollments in these two schools will be slight, however. Enrollment in Takena will decrease by 12 students and Lafayette by 6 students during the forecast period. Of the elementary schools that will see an increase in enrollment, Clover Ridge is predicted to undergo the greatest change increasing its K-5 enrollment by 151 students, or by 54 percent. Enrollment increases in the remaining elementary schools will be in the range of 31 to 79 additional students in 2015.

Table 9. Enrollment Forecasts for GAPSD Elementary Schools

Total Enrollment, K-5	2004 (actual)	2005	2010	2015	Change 2004-2015	
					Number	Percent
Central	205	222	259	281	76	37%
Clover Ridge	280	305	378	431	151	54%
Fir & Oak Grove	304	290	310	358	54	18%
Lafayette	381	381	364	375	-6	-2%
Liberty	376	378	405	436	60	16%
North Albany	275	289	319	328	53	19%
Oak	287	295	311	318	31	11%
Periwinkle	464	468	491	498	34	7%
South Shore	424	429	470	503	79	19%
Sunrise	433	442	462	481	48	11%
Takena	131	132	119	119	-12	-9%
Tangent	177	185	213	227	50	28%
Waverly	200	210	231	238	38	19%

All GAPSD Middle Schools during the forecast period are projected to have increases in enrollment. The highest number of students will be added to Memorial followed by North Albany Middle School.

Table 10. Enrollment Forecasts for GAPSD Middle Schools

Total Enrollment, Grades 6-8	2004 (actual)	2005	2010	2015	2004-2015 Change	
					Number	Percent
Calapooia	751	733	803	808	57	8%
Memorial	622	611	667	764	142	23%
North Albany	597	613	664	714	117	20%
Albany Options MS (Alt. Schl)	11	16	18	19	8	73%

At the High School level, increases of 13-15 percent will be seen by the end of the forecast period by South Albany and West Albany High Schools. West Albany will experience a slightly greater increase than South Albany High School. A few additional students are expected to be attending Albany Options High School during the forecast period.

Table 11. Enrollment Forecasts for GAPSD High Schools

Total Enrollment, Grades 9-12	**2004 (actual)**	**2005**	**2010**	**2015**	**2004-2015 Change**	
					Number	**Percent**
South Albany	1,196	1225	1286	1,349	153	13%
West Albany	1,297	1306	1390	1,497	200	15%
Albany Options HS	107	102	108	116	9	8%

Detailed forecast tables by grade level for each school are presented in Appendix 2.

Methods and Data Used for District Forecasts

Cohort-Component Model

The method used in this study employs an enhanced version of a commonly used demographic projection model called the Cohort-Component Model. It models future populations and school enrollments as outcomes of the life events that occur in populations over time. These events are comprised of births, deaths, and relocations (migrations) into or out of the area. Thus, the District population grows when births outnumber deaths and more people move into the District than leave it. These events occur more often in certain age groups, or cohorts, than in others. For example, people tend to move around the most when they are in their 20s and the elderly have lower chances than people in their 40s to survive over the next 5 years. Applying appropriate age- and gender-specific rates of birth, death and migration to the existing population cohorts of the District would produce its future population including school-age children. Most of these children would attend the area's public schools, however, some of them would not be "captured" by the system: some might attend private schools, be home-schooled, or attend schools outside of the local school district. To address this phenomenon, capture rates have to be applied to derive figures of future public school enrollment.

The cohort-component method of forecasting enrollment depends on the availability of accurate data on age and sex composition of the District's population. The most precise information about population structure in an area is usually provided by the most recent U.S. Census of Population. The cohort-component model is also sensitive to the rates of life events that are applied to the known population cohorts. These rates are usually derived from known data such as those provided by the U.S. Census, and then modified to account for the most recent trends as well as for future ones. Examples of such trends that may affect the future population of an area include the recent tendency among women of childbearing ages to delay having their first child, or a predisposition of young men (ages 20 to 24) to be more mobile than women in the same age cohort. After a decision is made about the plausibility of these trends to evolve in the study area, a set of

assumptions is developed to address likely changes in the initial rates of life events. Since the existing population structure defines future population composition of the area, the method works best in a forecasting period of 5-15 years.

The population and housing data came from the 1990 and 2000 Censuses of Population; additional housing information and building permit data were obtained from local housing developers, and from the Albany, Millersburg, Tangent, Linn County, and Benton County Planning Departments; the Oregon Health Division provided information on fertility and mortality; the Department of Education and the Greater Albany Public School District furnished past and current enrollment data, information about home schooling, and drop-out rates; and PRC conducted a survey of local private schools.

The 1990 and 2000 population of the Greater Albany Public School District was derived from the 1990 and 2000 Census at the census-block level by age group and sex. The census blocks were allocated into the District's boundaries. The 1990 population data were then organized into five-year cohorts, such as 0 to 4 years, 5 to 9 years, and so on. Each of these cohorts was then "survived", or aged into the next cohort by the year 1995. "Surviving" the cohorts is accomplished by applying age- and sex-specific survival rates. These rates represent the proportion of population in each younger cohort that would survive during a given time period (such as the 5 years between 1990 and 1995) to become the next older cohort. This process is repeated for each five-year interval between 1990 and 2015. Forecasting known population in 2000 enables appropriate adjustments to be made to the model so that the forecasted population becomes aligned with the actual population and ensures the accuracy of the model's projections.

During each five-year interval, a certain number of live births occur to the women in childbearing ages. To calculate the number of newly born residents of the District, age-specific fertility rates were applied to the numbers of women in childbearing cohorts (10-14, 15 to 19, 20 to 24, and so on till 45 years and over). Fertility rates indicate how many children women in a given age group are likely to have during each five-year period. Once developed, the data on new children become subject to survival rates and is "moved" through the system like all the other cohorts.

The most difficult part is an estimate of the in- and out-migration for the area. In reality, since little reliable data are available to study in- and out-migration, one works with net migration rates, or the balance between in- and out-migration. Net migration can be calculated if the population is known at the beginning and the end of a time period, as well as the number of births and deaths. Net migration is positive when more people move into the area than leave it; it is negative if the opposite is true. Net migration rates used in the cohort-component model can be interpreted as the number of people who are added to (or subtracted from) a given cohort per each 100 persons due to migration over a given period of time (in this case, five years). The initial net migration rates for the cohort-component model were derived from the 1990 and 2000 population cohorts of the census tracts that the District lies in, and births and deaths that occurred in them during 1990-2000. The rates were adjusted so that the forecasted population for the year 2000 fit the actual population obtained from the 2000 Census. The net migration rates used to forecast the District's population in 2005-2015 were further modified to reflect the most likely future migration patterns; these migration patterns are greatly influenced by housing growth in the area, both current and forecasted. When making the final adjustments to the net migration rates, consideration was given to what local planners predict will happen in the area.

The longer the time span of the forecast, the more variables come into play, increasing the uncertainty in rates and assumptions. Thus, it is crucial to have recent data that would allow testing, or calibrating, the assumptions used in the model. The District's historical enrollment helped to calibrate and adjust original migration rates so that a better fit between actual and predicted enrollment figures could be achieved.

Methods Used for School Forecasts

The Grade Progression Model

Enrollment forecasts for individual schools in GAPSD from 2004 to 2015 were prepared based on current trends in each of the elementary attendance areas and in enrollments in each of the schools except Albany Options. To capture localized recent trends, a grade progression ratio (GPR) model was created for each school. The Grade Progression Model accounts for the effects of migration, changes in population, housing growth due to new construction, dropout rates, and the percentage of students residing within the District attending private schools or in home-schooling. The Grade Progression Model is comprised of recent grade progression ratios for GAPSD students by grade level and school attending. The grade progression ratio is the proportion of students enrolled at one grade level divided by the number of students enrolled in the preceding grade level in the previous year.

In order to predict the grade progression ratios for 2005 , weighted averages of ratios from the past four years were calculated and then applied to the Fall 2004 enrollments to forecast the 2005 enrollments. The weighted averages "smooth" annual enrollment fluctuations and yield a more accurate forecast than using averages that are not weighted. This procedure was repeated on the forecasted enrollments until 2015. Slight adjustments were made to the grade progression ratios by grade level to account for predicted future demographic change in the District. Adjustments were made depending on changes in migration, the number of births in the District, residential building activity, and patterns of students to remain in the attendance area they reside in to attend school. The adjustments were based on findings from the analysis of data on student enrollment and population, and birth and building permit records.

Only minor adjustments had to be made to the grade progression ratios in order to reconcile the sum of attendance of all schools to equal the District total. The District-wide forecast under the most-likely scenario served as the control.

The numbers of students entering kindergarten from 2005 to 2015 were forecasted from another method. To forecast the number of kindergartners enrolled in GAPSD after 2008, the number of births that occurred annually between 2003 and 2010 had to be predicted. The births were projected based on four-year historical trends. The ratio of the actual number of GAPSD kindergarten students to the number of births in the District five years earlier was calculated for four separate years. A weighted average of the kindergarten enrollment to births ratios were used to forecast the number of kindergartners that will attend GAPSD schools in 2004 to 2015.

A different forecasting method was employed to project the number of students in the Albany Options schools. The students enrolled in Albany Options were forecasted by taking a 4-year average of the proportion they represent of the total enrollment in the District by grade level. The same proportion was applied to the forecasted enrollments for each year 2005 to 2015 to obtain the total number of students forecasted to be enrolled in Albany Options Middle and High Schools.

Appendix 1

Greater Albany Public School District
District-wide Population And Enrollment Forecast, 2004-2015:
Detailed Results

Medium Growth Enrollment Forecast by Grade, 2004-2015
Greater Albany Public School District

	Actual	Projected >										
	2004	**2005**	**2006**	**2007**	**2008**	**2009**	**2010**	**2011**	**2012**	**2013**	**2014**	**2015**
K	621	649	660	671	683	694	706	714	721	728	736	743
1	685	668	699	710	720	732	745	755	760	767	775	783
2	685	697	677	705	714	721	732	742	751	758	768	777
3	699	697	712	692	722	729	737	747	757	767	774	784
4	617	673	662	674	658	687	695	703	713	723	733	740
5	630	642	702	689	701	686	717	727	735	746	756	765
6	642	652	663	721	706	719	703	734	743	751	763	773
7	639	649	653	659	715	699	711	695	724	733	741	752
8	699	672	690	694	698	756	738	750	731	763	772	780
9	720	722	702	724	730	734	794	775	787	768	801	810
10	664	695	685	664	687	693	698	756	739	750	732	764
11	584	618	642	631	612	634	640	644	698	682	693	676
12	632	598	638	663	650	631	653	658	663	718	702	712
K-5	3,937	4,026	4,111	4,142	4,197	4,250	4,332	4,387	4,438	4,490	4,541	4,593
6-8	1,980	1,974	2,005	2,074	2,119	2,174	2,153	2,178	2,199	2,247	2,275	2,306
9-12	2,600	2,634	2,667	2,683	2,680	2,692	2,784	2,833	2,886	2,918	2,928	2,962
Total	8,517	8,633	8,784	8,899	8,996	9,116	9,268	9,398	9,522	9,655	9,744	9,861

Low Growth Enrollment Forecast by Grade, 2004-2015
Greater Albany Public School District

	Actual	Projected >									
	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015
K	621	645	653	662	670	679	688	694	700	706	712	718
1	685	667	693	699	706	714	723	730	735	741	748	754
2	685	696	672	696	700	704	710	717	725	731	739	747
3	699	695	707	685	709	713	716	724	732	739	745	753
4	617	671	658	668	650	674	679	684	691	698	704	709
5	630	641	698	684	694	677	704	710	714	720	726	731
6	642	651	661	717	700	711	694	719	723	726	731	737
7	639	648	650	655	709	692	703	684	706	709	711	717
8	699	671	687	690	693	749	730	738	715	739	742	745
9	720	721	699	720	724	726	783	762	770	747	772	776
10	664	694	682	659	680	685	687	742	722	729	708	733
11	584	617	639	626	606	626	630	632	682	664	671	652
12	632	597	636	659	644	623	643	647	649	700	682	690
K-5	3,937	4,014	4,083	4,094	4,129	4,161	4,220	4,258	4,296	4,336	4,374	4,412
6-8	1,980	1,971	1,998	2,062	2,103	2,152	2,127	2,141	2,144	2,173	2,185	2,199
9-12	2,600	2,628	2,655	2,664	2,654	2,659	2,743	2,782	2,822	2,840	2,833	2,851
Total	8,517	8,613	8,736	8,820	8,885	8,972	9,090	9,181	9,262	9,348	9,392	9,462

High Growth Enrollment Forecast, 2004-2015
Greater Albany Public School District

	Actual	Projected >									
	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015
K	621	664	675	686	698	709	721	730	740	749	759	769
1	685	676	723	730	738	749	761	772	781	791	802	813
2	685	705	690	732	735	740	749	760	772	783	796	809
3	699	702	722	706	748	751	756	768	780	793	804	816
4	617	676	669	685	671	714	719	726	738	749	760	769
5	630	645	708	698	715	705	752	758	764	774	783	793
6	642	655	669	732	721	740	730	775	777	782	791	800
7	639	652	659	669	730	719	738	724	765	766	770	780
8	699	675	697	705	714	776	763	778	760	803	806	812
9	720	726	710	736	745	752	817	801	815	798	846	851
10	664	699	693	675	701	710	716	778	764	780	766	815
11	584	621	649	641	624	648	656	663	722	711	727	715
12	632	600	644	672	661	643	667	676	684	746	734	751
K-5	3,937	4,068	4,187	4,237	4,304	4,368	4,458	4,514	4,575	4,639	4,704	4,768
6-8	1,980	1,982	2,025	2,106	2,165	2,235	2,231	2,277	2,302	2,351	2,367	2,393
9-12	2,600	2,646	2,695	2,724	2,732	2,753	2,856	2,918	2,986	3,035	3,073	3,132
Total	8,517	8,697	8,907	9,067	9,201	9,356	9,546	9,709	9,862	10,025	10,144	10,293

Total and School-Age Population

by 5-year age groups, 1990-2015

Medium Growth Forecast

	00-04	05-09	10-14	15-19	20-24	25-29	30-34	35-39	40-44	45-49	50-54	55-59	60-64	65-69	70-74	75-79	80-84	85+	Total
1990	3,167	3,267	3,039	3,039	2,930	3,283	3,403	3,561	3,389	2,730	2,077	1,725	1,758	1,854	1,505	1,149	732	580	43,188
1995	3,333	3,417	3,455	3,278	2,882	3,224	3,554	3,704	3,731	3,455	2,807	2,140	1,720	1,703	1,630	1,272	878	696	46,879
2000	3,559	3,596	3,613	3,659	3,109	3,258	3,522	3,799	3,843	3,876	3,484	2,785	2,059	1,618	1,543	1,404	988	850	50,563
2005	3,785	3,825	3,792	3,815	3,477	3,449	3,542	3,751	3,933	3,983	3,904	3,452	2,679	1,934	1,464	1,327	1,088	991	54,191
2010	4,003	4,069	4,034	4,004	3,630	3,858	3,750	3,772	3,883	4,076	4,011	3,869	3,320	2,518	1,748	1,258	1,028	1,119	57,951
2015	4,305	4,303	4,291	4,259	3,809	4,028	4,195	3,993	3,905	4,024	4,106	3,974	3,721	3,121	2,280	1,499	973	1,156	61,942

Low Growth Forecast

	00-04	05-09	10-14	15-19	20-24	25-29	30-34	35-39	40-44	45-49	50-54	55-59	60-64	65-69	70-74	75-79	80-84	85+	Total
1990	3,167	3,267	3,039	3,039	2,930	3,283	3,403	3,561	3,389	2,730	2,077	1,725	1,758	1,854	1,505	1,149	732	580	43,188
1995	3,333	3,417	3,455	3,278	2,882	3,224	3,554	3,704	3,731	3,455	2,807	2,140	1,720	1,703	1,630	1,272	878	696	46,879
2000	3,559	3,596	3,613	3,659	3,109	3,258	3,522	3,799	3,843	3,950	3,484	2,785	2,059	1,618	1,543	1,404	988	850	50,637
2005	3,736	3,811	3,782	3,804	3,486	3,430	3,526	3,737	3,924	4,041	3,973	3,449	2,677	1,932	1,463	1,325	1,087	989	54,172
2010	3,952	3,956	3,974	3,946	3,655	3,783	3,662	3,700	3,833	4,085	4,049	3,921	3,311	2,510	1,742	1,250	1,021	1,111	57,461
2015	4,203	4,153	4,103	4,123	3,809	3,924	4,001	3,814	3,776	3,962	4,082	3,987	3,761	3,100	2,264	1,482	958	1,137	60,639

High Growth Forecast

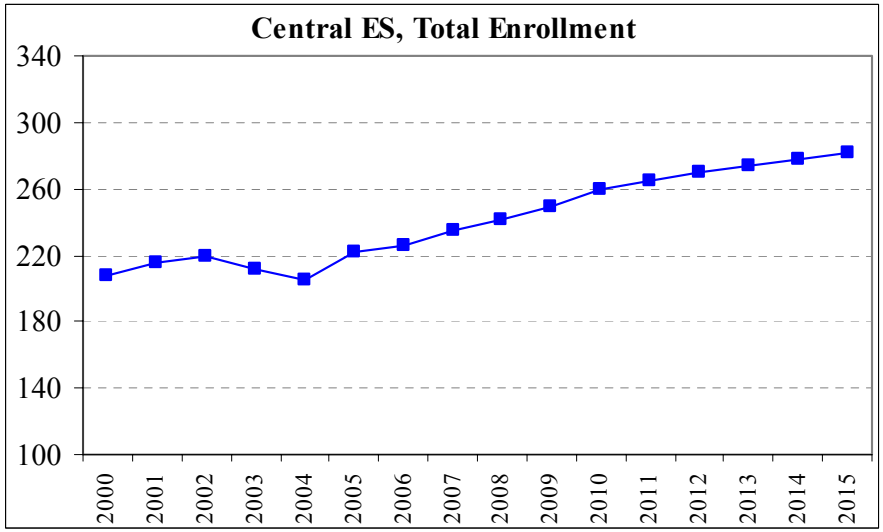
	00-04	05-09	10-14	15-19	20-24	25-29	30-34	35-39	40-44	45-49	50-54	55-59	60-64	65-69	70-74	75-79	80-84	85+	Total
1990	3,167	3,267	3,039	3,039	2,930	3,283	3,403	3,561	3,389	2,730	2,077	1,725	1,758	1,854	1,505	1,149	732	580	43,188
1995	3,333	3,417	3,455	3,278	2,882	3,224	3,554	3,704	3,731	3,455	2,807	2,140	1,720	1,703	1,630	1,272	878	696	46,879
2000	3,615	3,596	3,613	3,659	3,109	3,258	3,522	3,799	3,843	3,950	3,484	2,785	2,059	1,618	1,543	1,404	988	850	50,694
2005	3,790	3,929	3,823	3,848	3,452	3,505	3,591	3,792	3,961	4,096	3,993	3,463	2,682	1,937	1,467	1,332	1,093	995	54,751
2010	4,077	4,166	4,212	4,107	3,608	3,954	3,915	3,908	3,981	4,264	4,157	3,982	3,340	2,531	1,759	1,270	1,042	1,134	59,408
2015	4,398	4,480	4,465	4,525	3,850	4,134	4,417	4,261	4,102	4,286	4,328	4,144	3,841	3,152	2,301	1,521	991	1,182	64,378

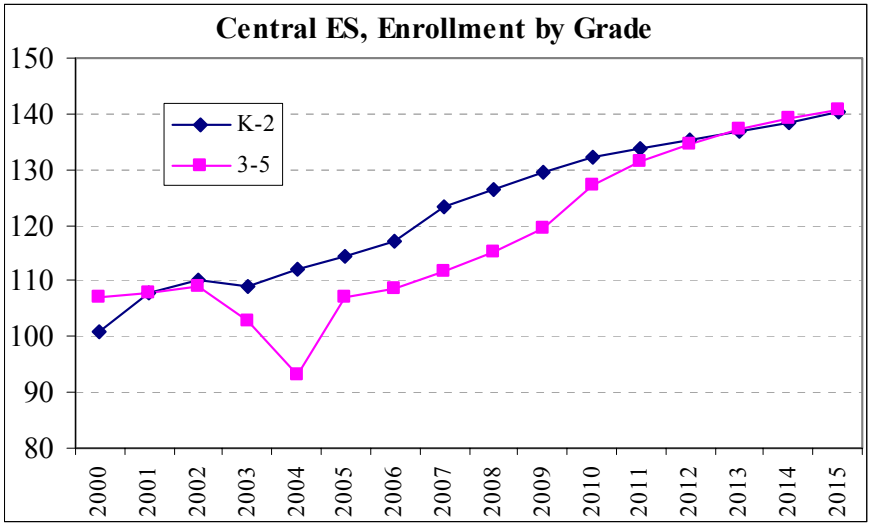
Appendix 2

Individual School Enrollment Forecasts, 2004-2015: Detailed Results

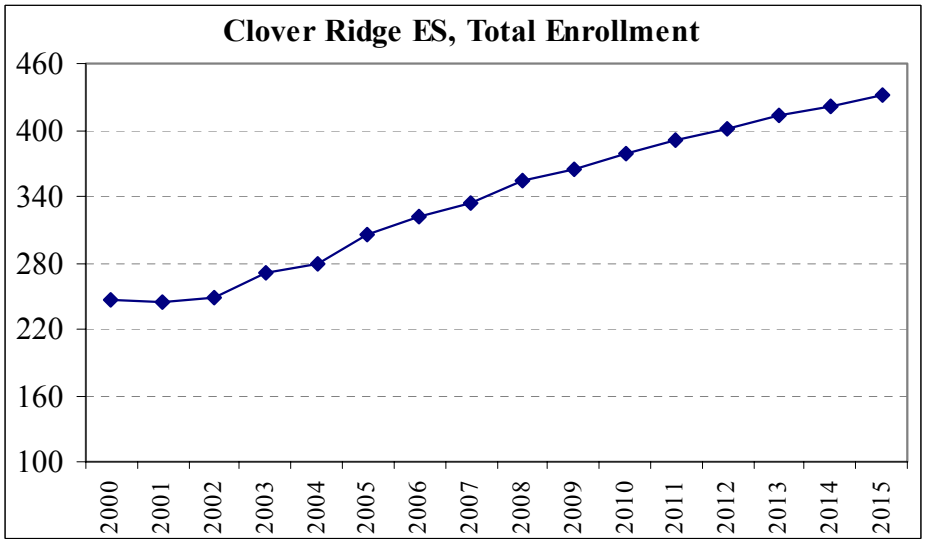
Elementary School Forecasts

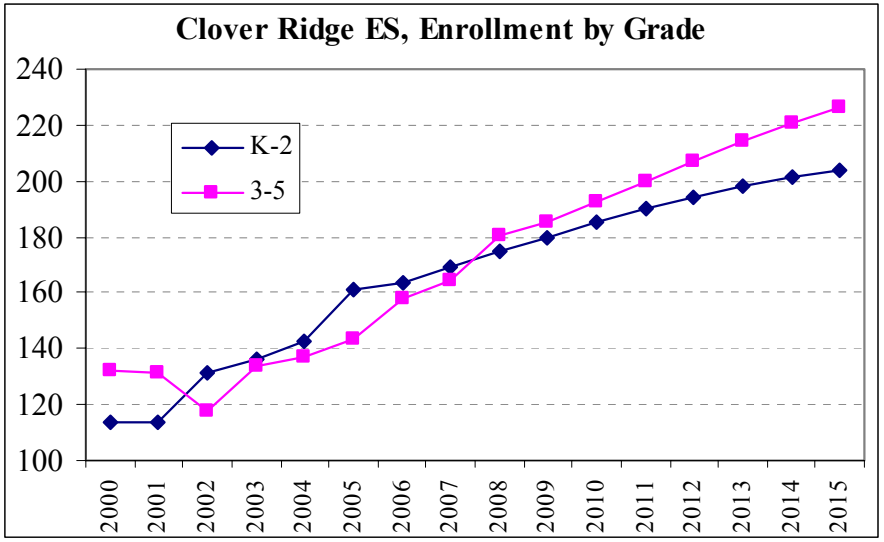
Central	Actual >					Projected >										
	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015
K	24	38	38	39	35	39	40	41	42	43	44	44	45	45	46	46
1	40	34	36	36	39	36	41	42	43	44	44	45	46	46	47	47
2	37	36	36	34	38	39	36	41	42	43	44	45	45	46	46	47
3	33	33	34	38	33	38	39	36	41	42	43	44	45	46	46	47
4	39	31	38	26	35	32	36	37	35	39	41	42	43	44	44	45
5	35	44	37	39	25	38	35	39	40	38	43	45	46	48	48	49
Total	208	216	219	212	205	222	226	235	242	249	259	265	270	274	277	281



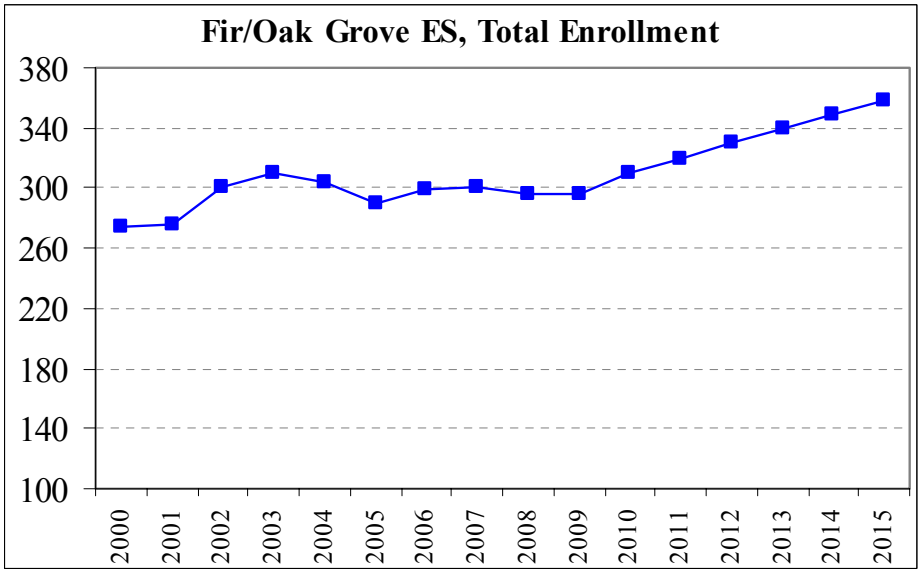


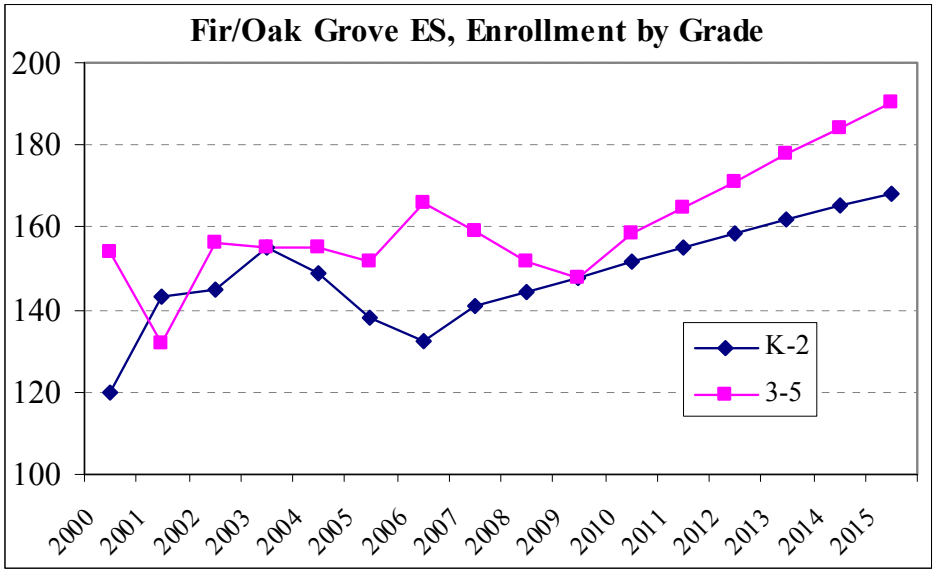
Clover Ridge	Actual > 2000	2001	2002	2003	2004	Projected > 2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015
K	36	42	47	39	46	53	54	56	57	59	60	62	63	64	64	65
1	34	37	43	50	54	52	55	56	58	60	61	63	64	65	66	66
2	44	35	41	47	43	56	54	57	59	61	64	66	68	70	71	72
3	40	48	41	45	52	47	62	60	64	66	68	71	73	75	77	79
4	44	34	47	41	45	50	45	58	57	60	62	64	67	70	72	74
5	48	49	30	48	40	46	52	46	60	59	62	65	67	70	72	74
Total	246	245	249	270	280	305	321	334	355	365	378	390	402	413	422	431



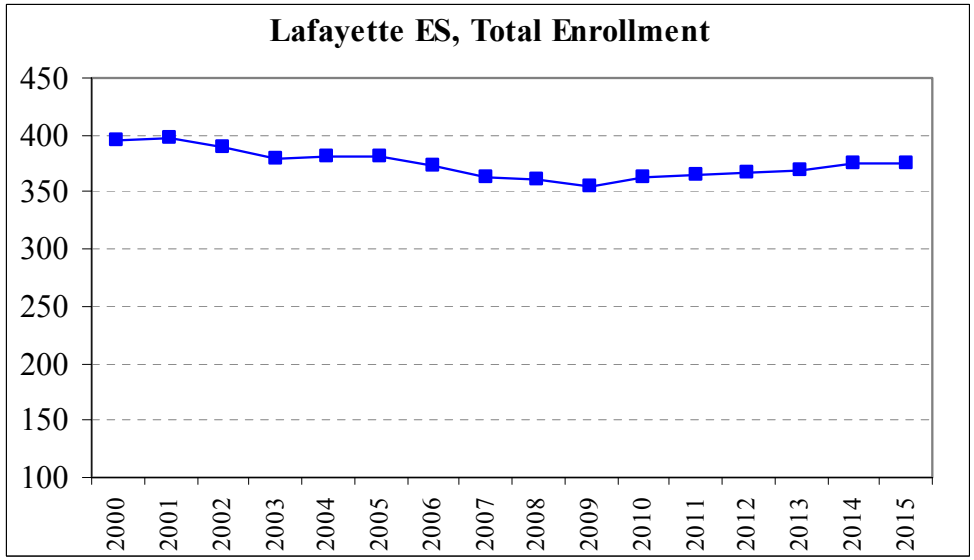


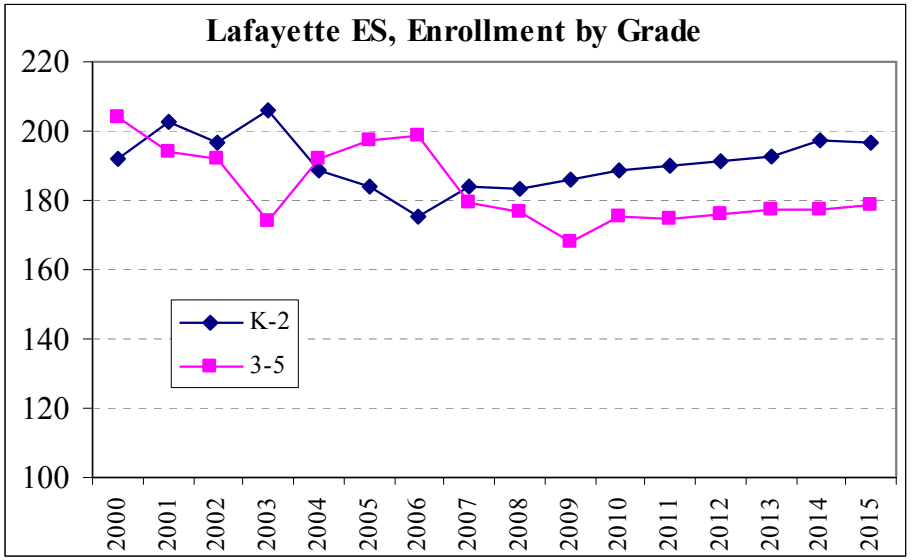
Fir & Oak Grove	Actual > 2000	2001	2002	2003	2004	Projected > 2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015
K	25	47	51	45	35	40	40	41	42	43	44	45	45	46	47	47
1	51	39	53	58	55	43	49	50	51	53	54	55	57	57	59	60
2	44	57	41	52	59	56	43	50	51	52	54	55	57	58	60	61
3	49	42	60	42	50	59	56	44	50	52	53	55	57	59	61	62
4	42	50	46	62	41	49	57	54	43	49	51	53	55	57	59	61
5	63	40	50	51	64	44	53	61	59	47	54	56	59	62	64	67
Total	274	275	301	310	304	290	298	300	296	296	310	320	330	340	349	359



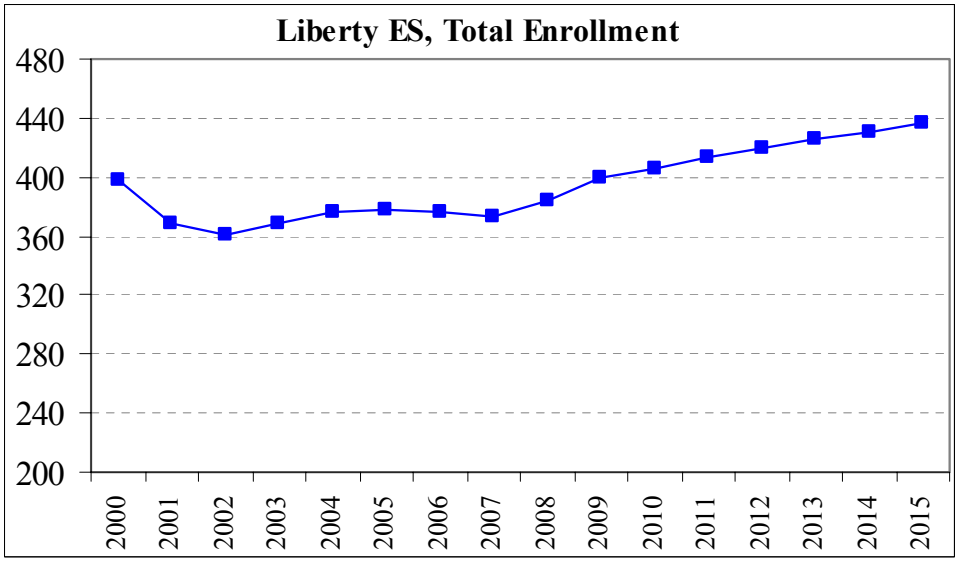


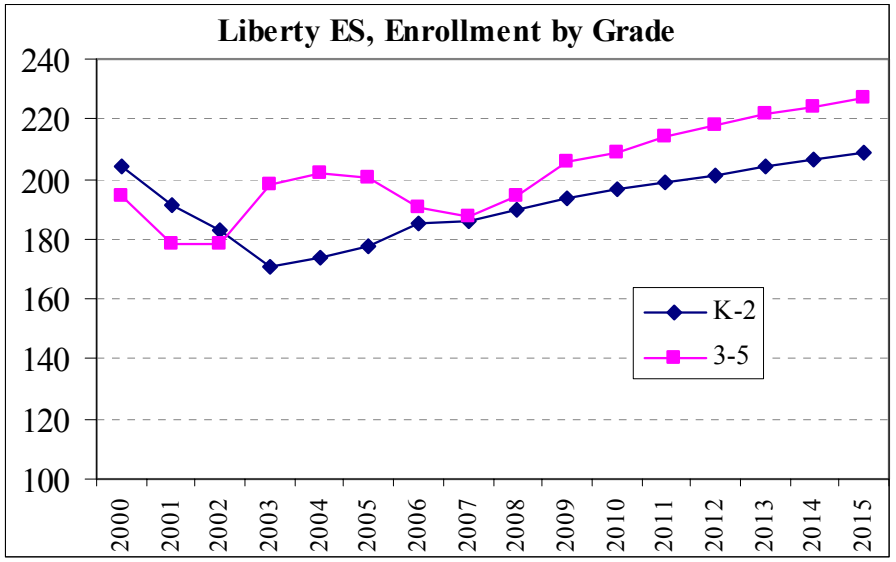
Lafayette	Actual > 2000	2001	2002	2003	2004	Projected > 2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015
K	71	74	59	71	53	59	60	61	59	63	64	62	66	65	67	65
1	61	69	78	62	73	55	62	63	64	62	66	67	64	68	68	69
2	60	60	60	73	63	70	53	59	60	60	58	61	62	59	63	63
3	66	65	58	62	71	63	70	53	59	60	60	58	61	62	59	63
4	62	69	68	53	66	69	60	67	51	57	58	58	56	59	59	57
5	76	60	66	59	55	65	69	60	66	51	57	58	58	56	59	59
Total	396	397	389	380	381	381	374	363	360	354	364	364	367	370	375	375



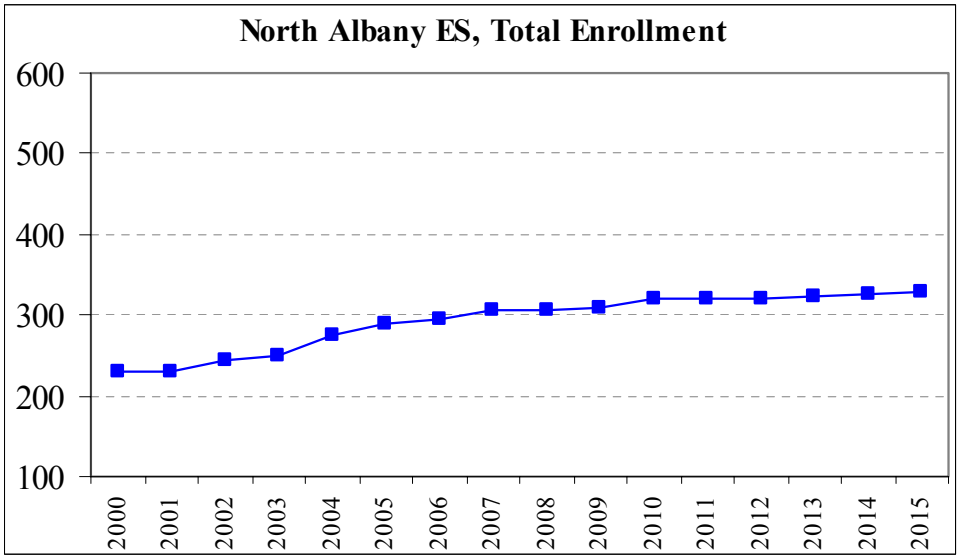


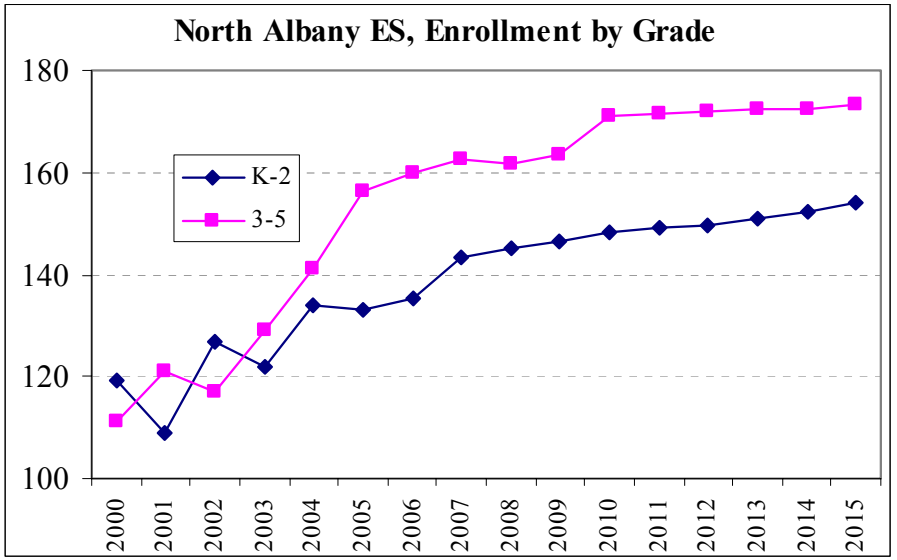
Liberty	Actual > 2000	2001	2002	2003	2004	Projected > 2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015
K	65	58	52	52	58	56	57	58	59	60	61	62	62	63	64	65
1	63	66	64	56	56	64	63	64	65	67	68	69	69	70	71	71
2	76	67	67	63	60	57	65	64	65	67	68	69	70	71	71	73
3	65	64	60	69	72	62	60	69	68	69	71	72	73	74	75	76
4	52	59	62	64	67	69	59	57	66	66	67	69	71	72	72	73
5	77	55	56	65	63	70	72	62	60	71	70	72	74	76	77	78
Total	398	369	361	369	376	378	376	373	384	399	405	413	419	425	431	436



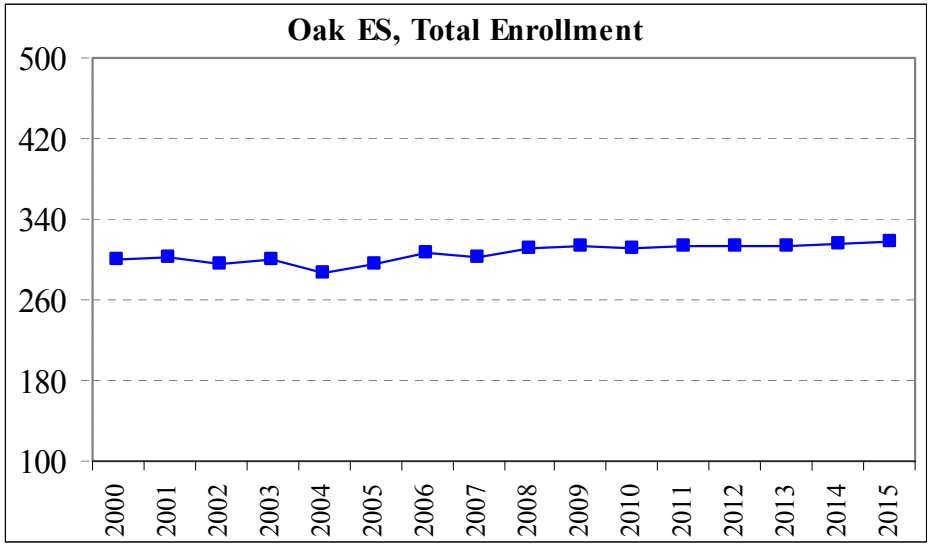


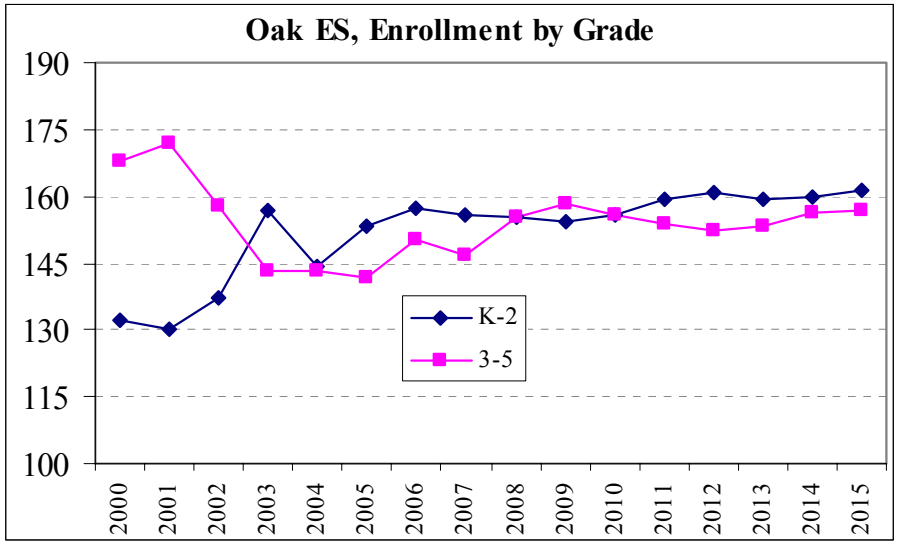
North Albany	Actual >					Projected >										
	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015
K	46	38	46	35	37	42	43	44	45	45	45	46	46	47	47	48
1	34	36	37	47	45	41	48	48	49	50	50	50	51	51	52	52
2	39	35	44	40	52	49	45	51	52	52	53	53	53	53	54	55
3	32	40	40	45	45	56	53	48	56	56	56	56	56	56	57	57
4	43	35	40	42	49	46	56	53	48	55	55	55	55	55	55	56
5	36	46	37	42	47	54	51	62	58	53	60	60	60	61	60	61
Total	230	230	244	251	275	289	295	306	307	310	319	320	322	323	325	328



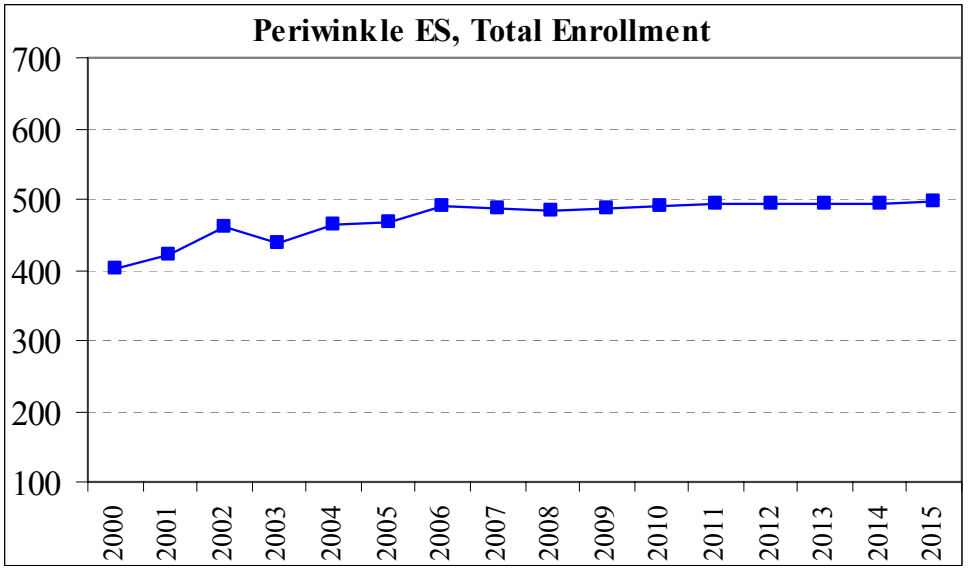


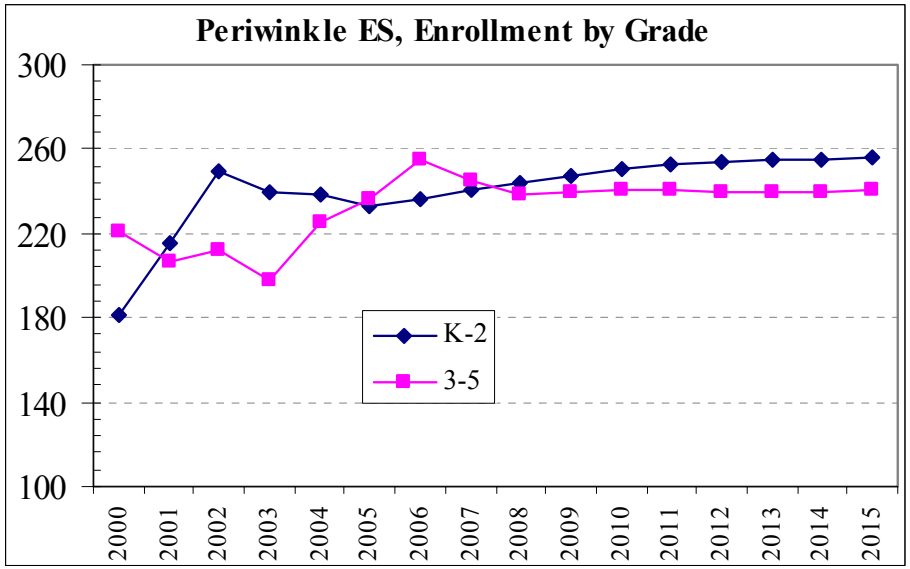
Oak	Actual >					Projected >										
	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015
K	36	50	33	48	49	46	47	48	47	47	50	51	49	50	53	51
1	40	38	62	39	48	54	51	52	52	51	51	54	55	52	53	55
2	56	42	42	70	47	53	59	56	56	56	54	54	57	57	54	55
3	59	60	43	43	61	45	52	58	54	54	55	53	53	55	56	53
4	52	59	59	47	40	58	43	49	55	52	52	52	50	50	53	53
5	57	53	56	53	42	38	56	41	46	52	49	49	50	48	48	50
Total	300	302	295	300	287	295	308	303	310	312	311	314	313	313	316	318



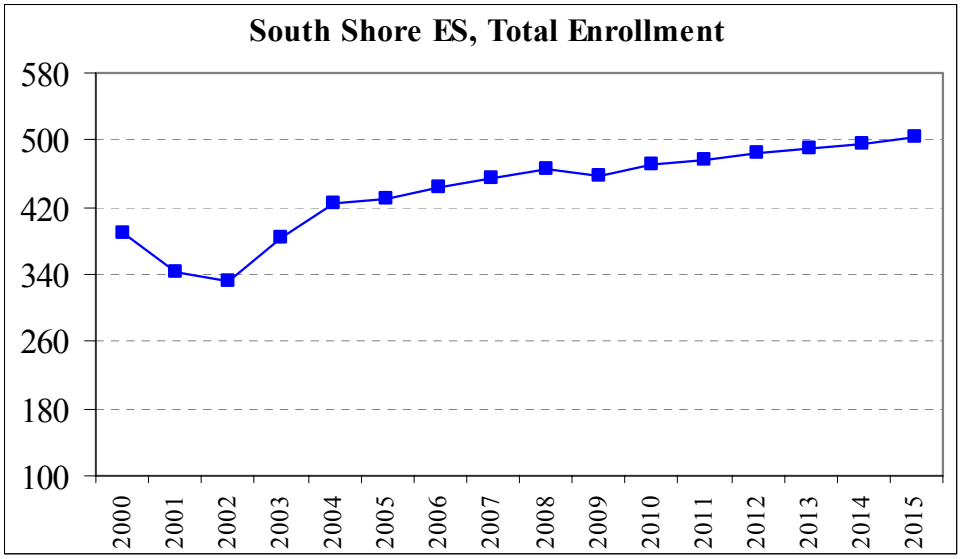


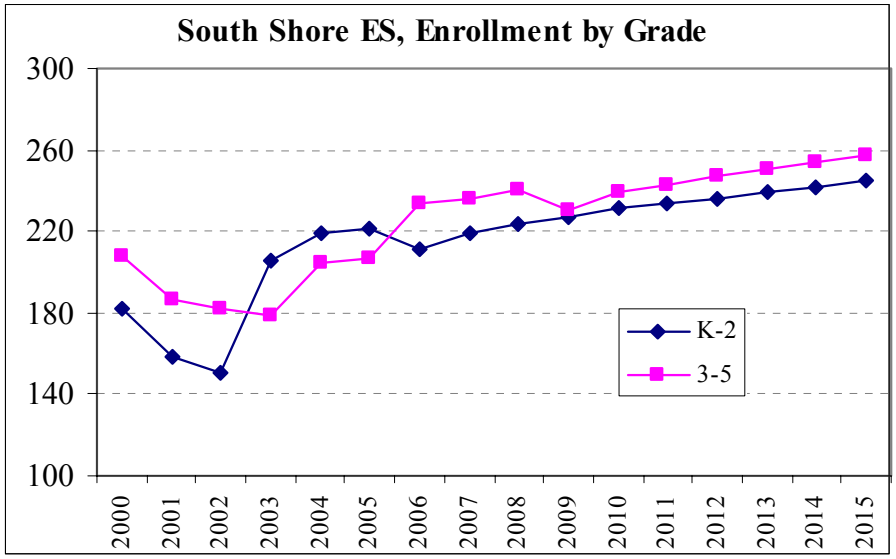
Periwinkle	Actual > 2000	2001	2002	2003	2004	Projected > 2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015
K	53	88	91	80	77	78	79	81	82	83	84	86	86	86	86	88
1	69	69	93	79	79	79	82	83	84	85	86	87	88	88	87	88
2	59	58	66	81	83	76	76	78	78	79	80	80	80	81	81	81
3	62	56	77	60	86	87	79	80	81	81	81	82	82	82	82	83
4	82	58	73	73	60	85	85	77	77	78	78	78	78	78	78	78
5	77	93	62	65	79	63	90	89	80	80	81	81	80	80	80	80
Total	402	422	462	438	464	468	491	486	483	487	491	493	494	494	495	498



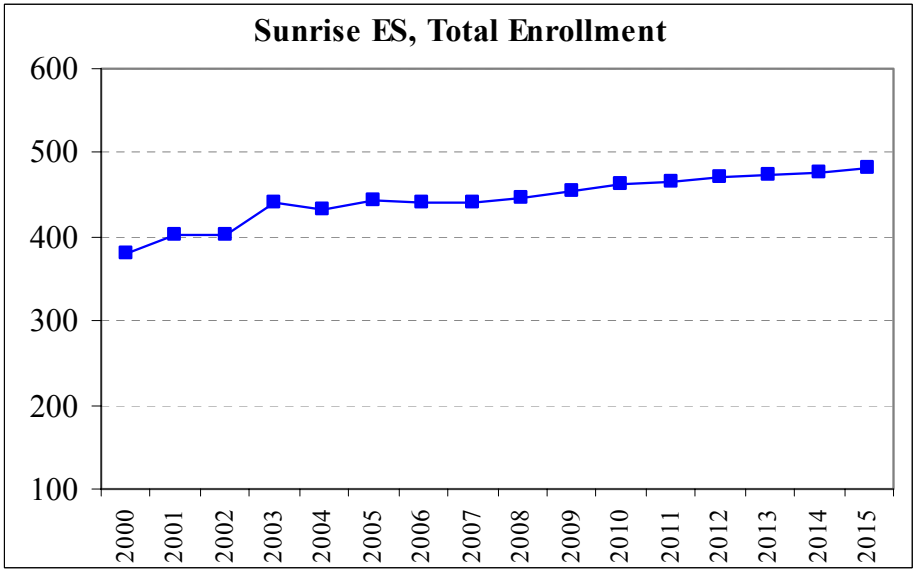


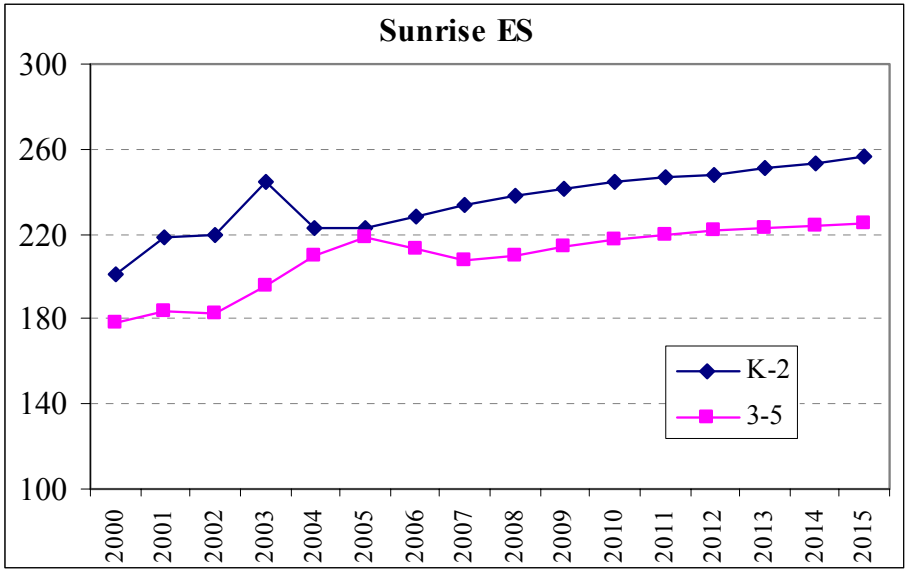
South Shore	Actual >					Projected >										
	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015
K	50	50	49	76	62	67	68	69	71	72	73	74	74	76	76	77
1	66	47	53	65	84	67	73	74	76	78	79	79	80	81	82	83
2	66	61	49	65	73	88	70	76	77	78	80	81	81	83	84	85
3	65	56	66	56	67	74	90	71	78	79	80	81	82	83	85	86
4	66	66	53	66	62	66	72	87	70	76	77	78	80	81	82	83
5	77	64	63	57	76	67	72	78	94	75	82	84	85	87	88	89
Total	390	344	333	385	424	429	444	456	464	457	470	477	483	490	496	503



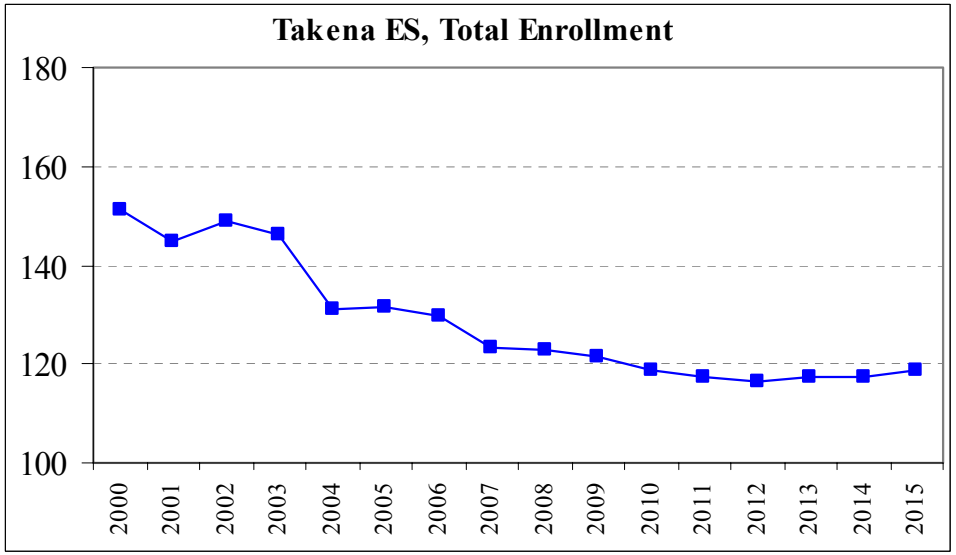


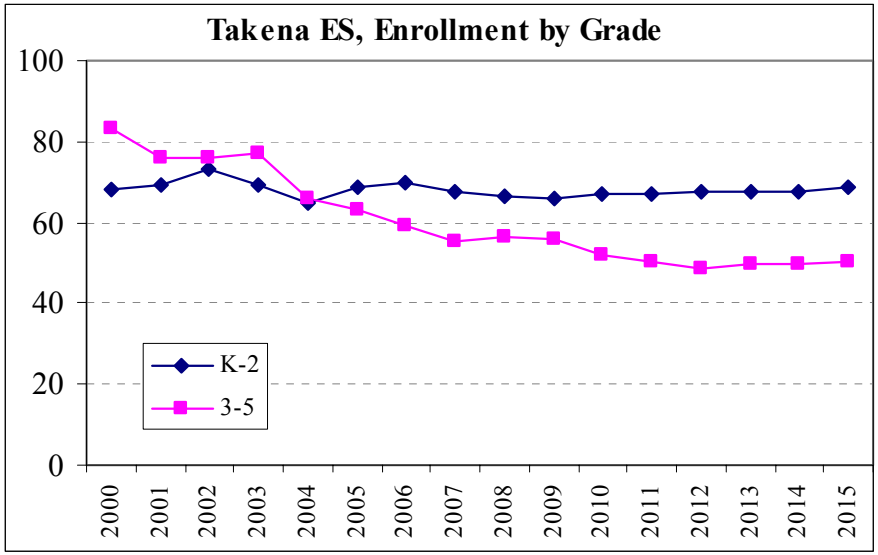
Sunrise	Actual >					Projected >										
	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015
K	69	75	75	85	73	75	76	78	79	80	81	82	83	84	84	86
1	67	67	74	71	70	71	74	75	76	78	79	79	80	81	82	82
2	65	76	71	89	80	77	78	81	82	83	84	85	85	86	87	88
3	60	70	70	66	81	77	75	76	78	79	80	81	82	82	83	83
4	59	55	61	65	70	71	67	64	66	68	69	69	70	70	71	71
5	59	59	52	65	59	71	72	67	65	67	69	69	70	71	71	71
Total	379	402	403	441	433	442	442	441	447	455	462	466	470	474	477	481



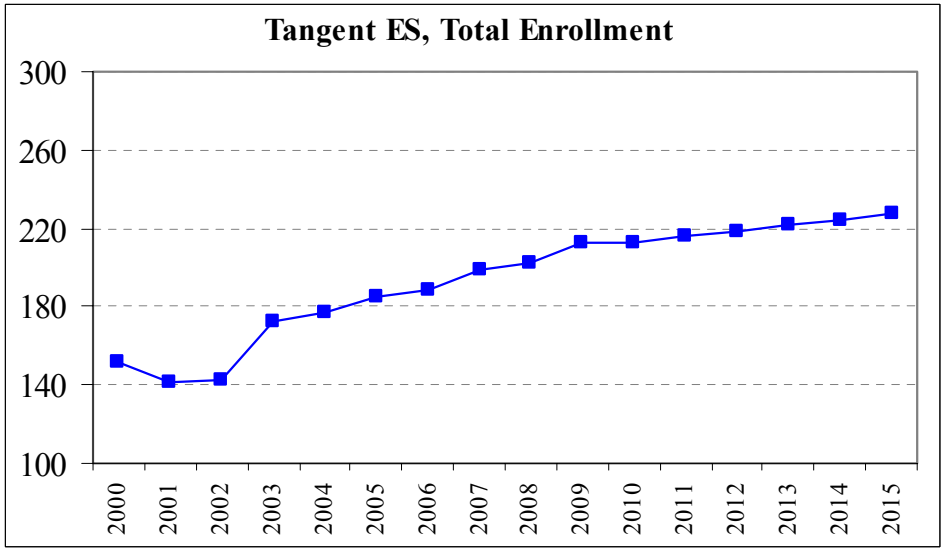


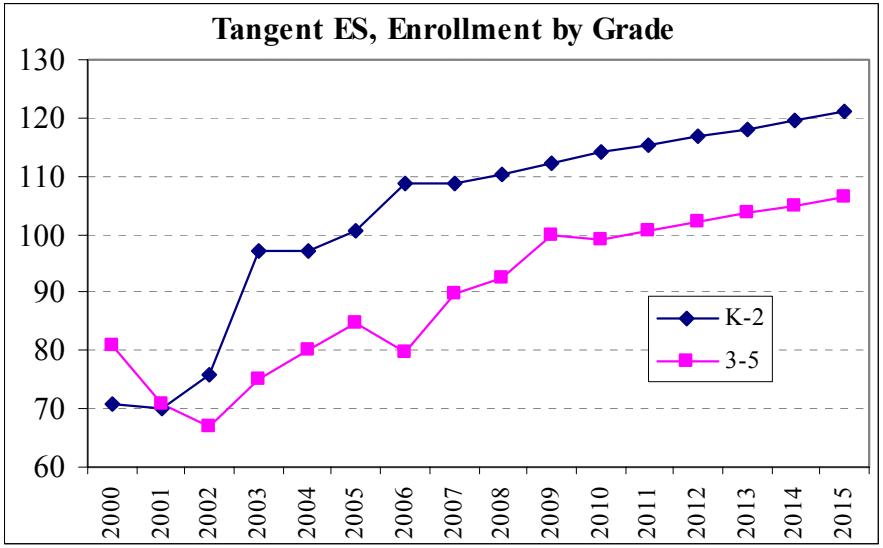
Takena	Actual > 2000	2001	2002	2003	2004	Projected > 2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015
K	22	22	22	22	23	24	24	22	24	24	24	24	24	24	24	25
1	22	25	27	20	22	24	24	24	22	23	23	23	23	23	23	23
2	24	22	24	27	20	21	22	22	21	19	20	20	20	20	21	20
3	25	23	22	24	23	18	19	20	20	19	17	18	18	18	18	18
4	29	24	26	22	21	21	17	17	18	18	16	15	16	15	15	16
5	29	29	28	31	22	23	23	18	19	19	19	18	16	17	16	16
Total	151	145	149	146	131	132	130	123	123	122	119	117	116	117	117	119



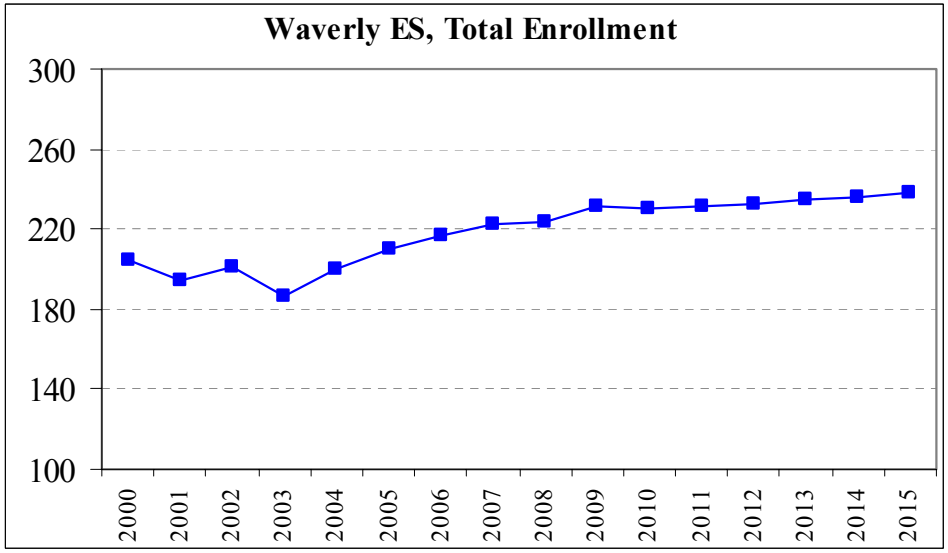


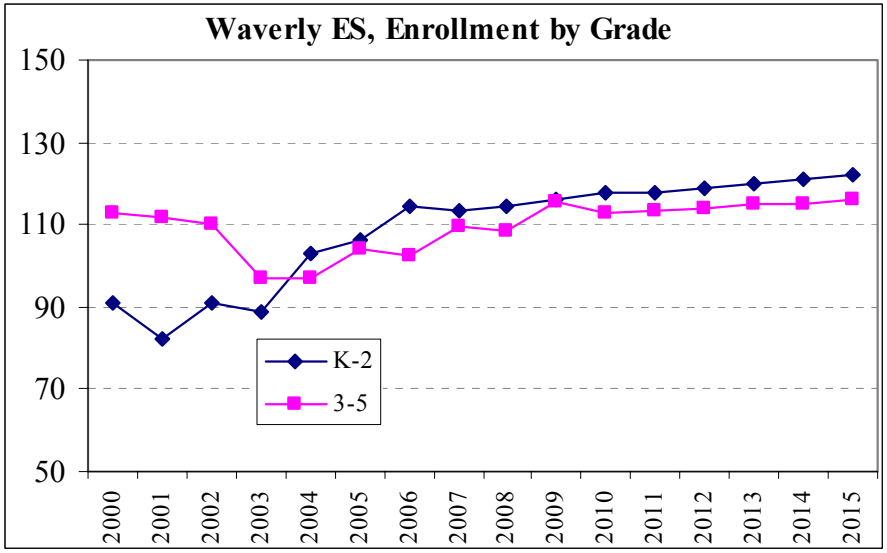
Tangent	Actual > 2000	2001	2002	2003	2004	Projected > 2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015
K	22	24	28	31	36	34	35	36	36	37	37	38	38	39	39	40
1	25	23	26	37	29	39	38	38	39	40	40	41	41	42	42	43
2	24	23	22	29	32	27	36	35	35	35	36	37	37	38	38	39
3	29	23	24	29	26	32	27	37	35	35	36	37	37	37	38	38
4	27	24	20	26	29	24	29	24	33	32	32	32	33	33	34	34
5	25	24	23	20	25	29	24	29	24	33	31	32	32	33	33	34
Total	152	141	143	172	177	185	189	198	203	212	213	216	219	222	224	227





Waverly	Actual >					Projected >										
	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015
K	28	23	34	27	37	36	36	37	38	38	39	38	40	39	40	41
1	31	25	31	36	31	42	40	40	41	42	42	43	42	43	43	43
2	32	34	26	26	35	29	38	36	36	36	37	37	37	37	38	38
3	43	34	31	27	32	38	30	40	38	37	38	38	38	39	38	39
4	34	41	37	32	32	33	38	30	40	37	37	37	38	38	38	38
5	36	37	42	38	33	34	34	39	31	41	38	38	38	38	39	39
Total	204	194	201	186	200	210	217	223	223	232	231	231	233	235	236	238

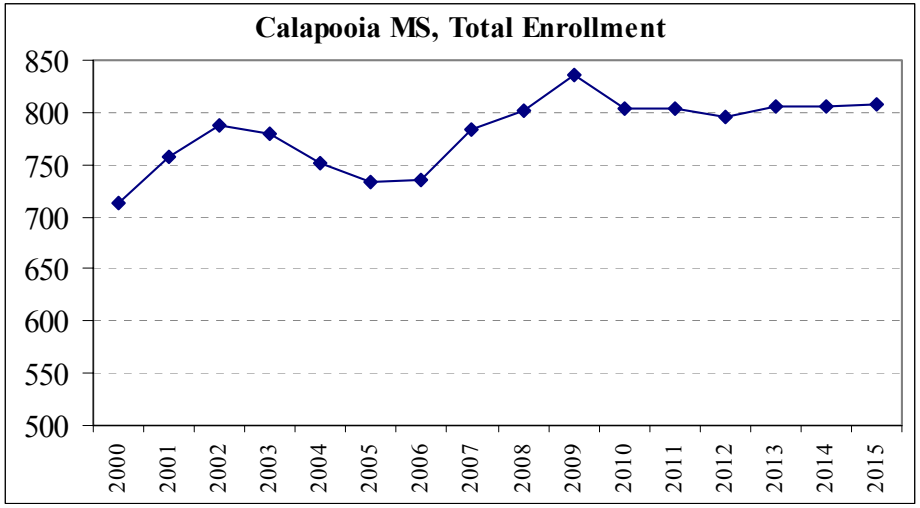


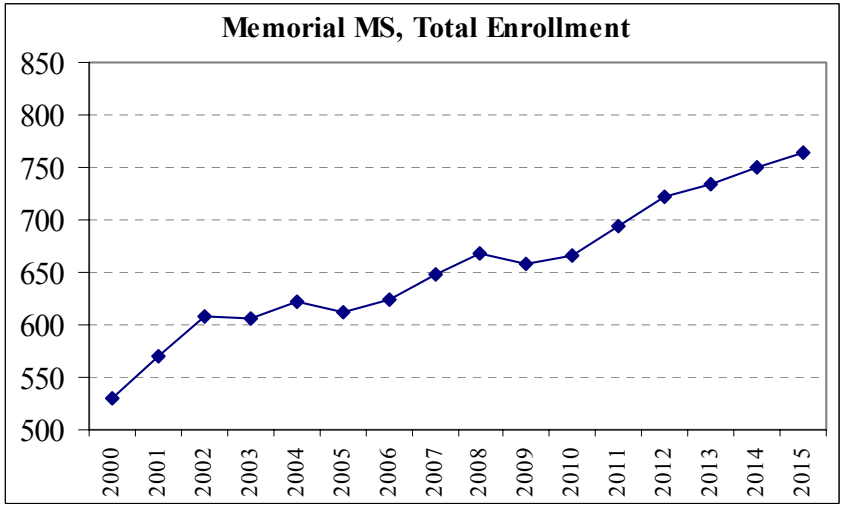


Middle School Forecasts

Calapooia	Actual >					Projected >										
	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015
6	257	279	262	243	249	249	246	297	270	278	263	271	273	274	271	274
7	237	246	277	261	240	241	241	236	286	261	269	253	261	262	264	261
8	220	233	248	276	262	243	249	251	245	297	271	279	262	270	271	273
Total	714	758	787	779	751	733	736	784	802	836	803	803	795	806	806	808

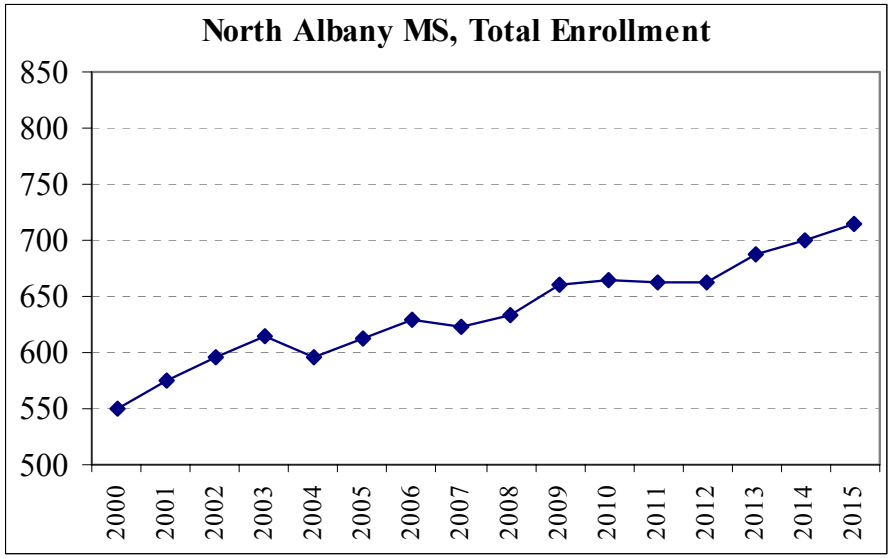
Memorial	Actual >					Projected >										
	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015
6	191	195	207	194	188	184	213	213	200	205	223	227	231	234	242	245
7	161	209	196	219	211	195	191	220	220	207	212	229	234	238	242	249
8	179	166	205	193	223	231	219	216	247	247	233	238	256	262	267	270
Total	531	570	608	605	622	611	624	649	667	658	667	694	722	735	750	764

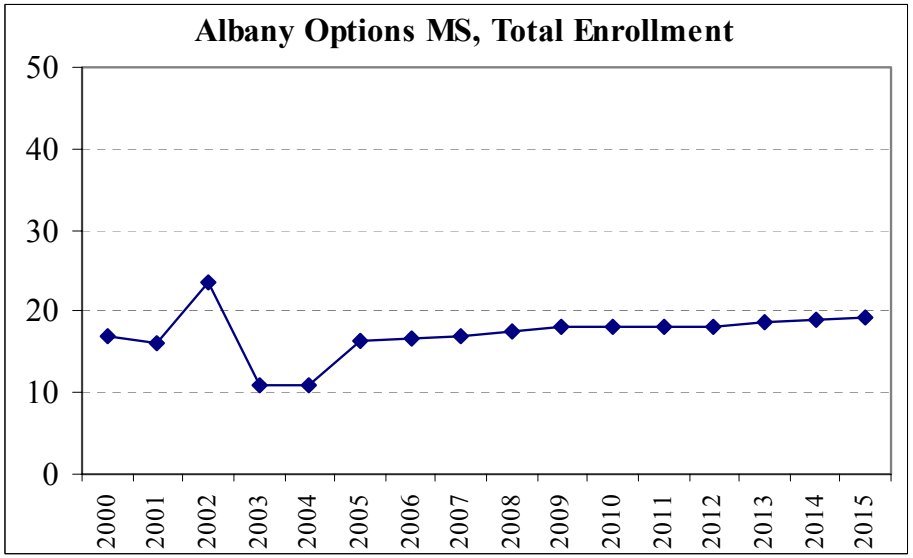




North Albany	Actual >					Projected >										
	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015
6	171	221	201	185	205	217	202	209	234	233	215	233	237	241	247	251
7	172	177	217	205	186	208	215	197	203	226	225	206	223	226	230	236
8	208	178	177	226	206	189	212	218	197	202	225	223	203	221	223	227
Total	551	576	595	615	597	613	629	624	633	661	664	662	663	688	701	714

Albany Options	Actual >					Projected >										
	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015
6	1	3	2	1	1	2	2	2	2	2	2	2	2	2	2	2
7	8	8	8	1	2	5	5	5	6	6	6	6	6	6	6	6
8	8	5	14	9	8	9	9	9	9	10	10	10	10	10	10	11
Total	17	16	24	11	11	16	17	17	18	18	18	18	18	19	19	19

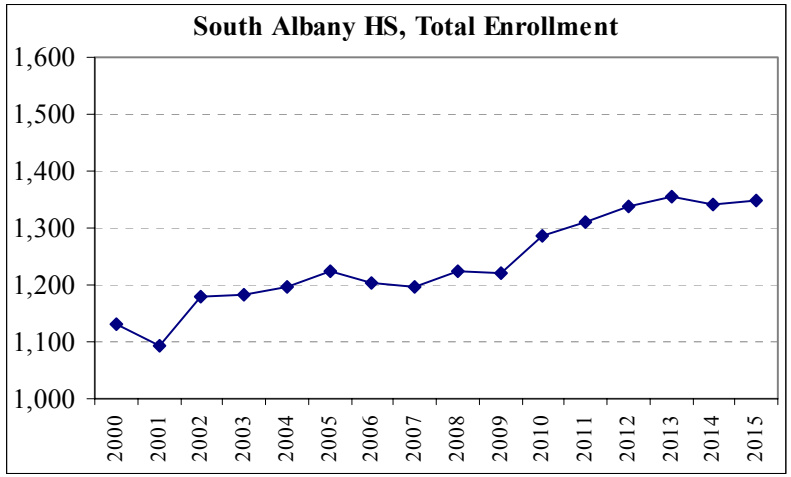


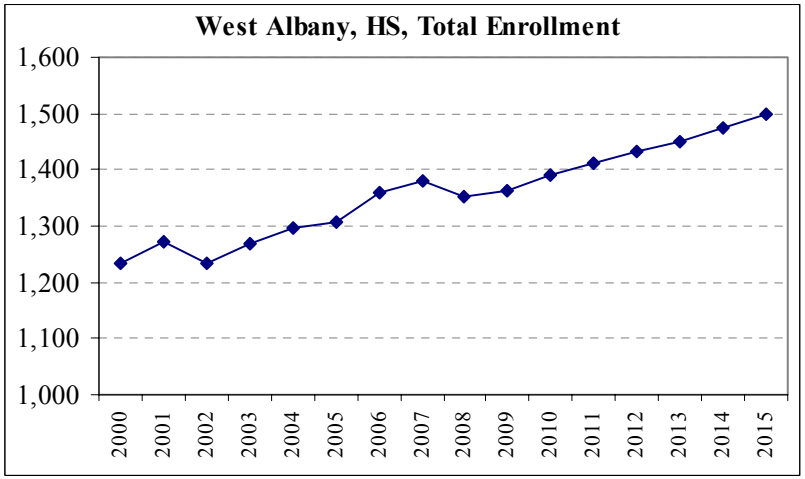


High School Forecasts

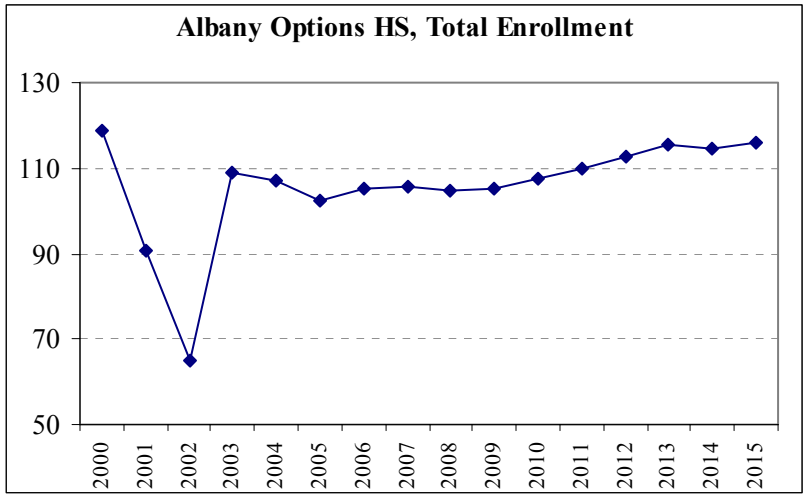
South Albany	Actual >					Projected >										
	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015
9	369	304	301	321	325	362	348	361	365	363	417	392	401	384	398	402
10	292	316	312	295	325	294	322	308	320	324	321	371	349	357	341	354
11	233	243	321	278	292	283	255	279	267	277	279	277	321	301	308	295
12	236	230	247	289	254	286	278	249	272	259	269	271	268	312	292	299
Total	1,130	1,093	1,181	1,183	1,196	1,225	1,203	1,198	1,224	1,222	1,286	1,311	1,339	1,354	1,340	1,349

West Albany	Actual >					Projected >										
	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015
9	330	353	282	324	384	349	343	352	354	360	364	371	374	372	391	396
10	318	315	344	297	322	376	338	331	342	345	351	357	363	366	364	382
11	303	307	298	331	264	306	357	322	317	327	330	337	343	349	352	349
12	282	298	311	315	327	275	321	374	338	333	344	347	354	362	367	370
Total	1,233	1,272	1,235	1,267	1,297	1,306	1,359	1,380	1,351	1,365	1,390	1,412	1,434	1,449	1,473	1,497





Albany Options	Actual >					Projected >										
	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015
9	17	11	3	10	11	11	11	11	11	11	12	12	12	12	12	12
10	23	32	21	21	17	25	25	24	25	25	25	27	27	27	27	28
11	37	23	17	44	28	29	31	30	29	30	30	31	33	32	33	32
12	42	26	24	34	51	37	39	41	40	39	40	40	41	44	43	44
Total	119	91	65	109	107	102	105	106	105	105	108	110	112	115	115	116



Appendix 3

Information from Local Planners

Information Obtained from Conversations with Local Planners Outside of Albany
(March 2005)

Linn County – unincorporated area
(Steve Michaels, Planning & Building Director)

The number of housing units in GAPSD that is located in the unincorporated area of Linn County was 1,162 in 1992 and 1,369 in 2002. There has not been much development after 2002, probably about 10 percent (20 housing units per year?). There is a maximum of 200 housing units that could be built in the future. However, not all of the available lots are really developable, so only 75-85 percent of the maximum number of housing units could possibly be built, which is about 152-173 housing units. Some of these lots could have housing constructed on them over the next 10 years. All housing units built in the area are single-family residential. Mr. Michaels did not have information on the type of population that is moving in. He expects an annual growth rate 1 percent during the next several years.

Benton County – unincorporated area
(Peter Imeda, Planning Director of Community Development Department)

In the unincorporated area of Benton County, there is not much development going on. Most development is occurring in the City of Albany.

City of Tangent
(Georgia Edwards, Planner)

There are many developments occurring in Tangent. Housing construction in a subdivision on Tangent Drive and Garden Rain (?) has just been approved. The subdivision includes 9 lots, two of which were completed last year, four in January, and the rest are under construction and expected to be finished this year.

Another subdivision of 20 lots was also just approved for development, located just north of the subdivision mentioned above. For this subdivision, infrastructure will be developed this spring or summer, and completion of the housing construction is expected next year.

East of the above subdivision with 9 lots on Tangent Drive, an 80-acre lot was just approved for residential zoning. The land has capacity for 200 lots. But there has not been any plan for development yet, and Ms. Edwards does no know when the houses will be built.

Another development is planned on Old Church Road for 20-30 houses. Construction has not started yet, but the area is already zoned for residential housing and is ready to be developed.

All the residential developments are single-family residential. Ms. Edwards expects growth rates will be higher for a couple of years and slow down after that. There is much space to develop. There is also farmland in Tangent that can be turned into residential area with Measure 37, and she expects some of those lands will be developed in the future. People expected to move in the city are likely to be younger couples with children, and not many older people. Average housing price is probably about $200,000.

City of Millersburg
(Don Driscoll, Contract Planner)

There have been many residential developments in Millersburg, all of which are single-family residential.

A development of 50-60 housing has been completed with units selling from 1999 until just recently.

Another development of 32-33 houses was completed and sold this year.

Another development of 69 houses is almost completed. Some of the houses will be constructed late this year, and others will be completed early next year.

Also, a development of 111 housing units has been just approved. They are expected to be built next year.

All four developments mentioned above are located in the same area, bordered by Conser Road, Millersburg Drive, Salem Road (east), and the railroad tracks (westside city limits). This area has a capacity for about 600 housing units. Developers are working on this area and more growth is anticipated in the future.

The official estimate on the growth rate during 2000-2020 is 2.5 percent. Averaging the growth rate for twenty years, it would be probably about 2.5 percent, but it is probably higher now. People expected to move in this area are younger couple (mid-age) with children and some older people.

Appendix 4

Housing Developer Survey

SUBDIVISION NAME	COMMENTS	APPLICANT	PHONE NUMBER	DEVELOPER	PHONE NUMBER	Notes	Expectations of completion / occupation	Price	Target Population	Cross streets and/or address	Elementary School Attendance Area
Bridle Springs	211 lots/2 phases-AKA Brookstone	DH Horton c/o JT Smith Companies	503.657.3402	Same as applicant	--	Joe Sheehy, 503-572-1371, project manager or 503-222-4151	*93 houses built in 3.5 years.* Building infrastructure now, but won't be building houses until some sell (depends on how fast house sell). None have been completed yet. 1st phase, the infrastructure for 93 lots is done, started building homes on 1st phase (about 6 or 7 so far), and 3 of them are model homes. Small one level homes up to larger two level homes.	$160s to high $230s		SE Albany inside city boundaries; go online to Knox Butte road	Clover Ridge
Chartwell Station (PD)	70 residential single-family lots	BBF Development	503.819.2803	Same as applicant	--		*70 homes in next 18 months.* They are started now. Subdivision just completed and recorded and 6 or 8 started	$160s to $200s	Mix, young and old, not sure, there hasn't been a new housing development in that area for some time, all existing housing is 20 to 25 years old. Some older couples may want to move up to soemthing for empty nesters. Same thing with young familes.	School just to the north; south end of Hill street, dead ends at canal, south of 38th ave?, and very West Moraga road feeds in off Waverly.	Oak
Clover Ridge Station	195 residential single-family homes	BBF Development	503.819.2803	Same as applicant	--		*133 built in 2 more years.* Have started construction 2 years ago, but didn't have subdivision finished till 1 year ago. There were 55 lots in 1st phase, 55 houses standing. Most are occupied already. 2nd phase just built 33, remaining 100 will be done in next 2 construction years.	$140s to $200s	Mostly families with kids	Being bussed somewhere, huge activity there in that area, competing developers ready to build out as need arises I-5 area.	Clover Ridge
Clover Ridge Station VI	31 lots proposed; Phase 6	BBF Development	503.819.2803	Same as applicant	--		*At least 3 years before 31 houses built. W*ill not start until all of above Clover Ridge buildings are complete, so at least 3 years out			GAPS negotiating to buy property just east of Cloveridge development.	Clover Ridge
Coastal Crossings	99 single-family lots proposed to be built in 3 phases.	Clearview II LLC	541.259.4177	Udell Engineering & Surveying	541.451.5125	call developer, 541-259-4177, Rich Brambolt; Try morning 3/1; all they do is the surveying.					South Shore
Fir Oaks North	24 residential lots proposed	C.D. Spencer/ Monty Spencer	541.926.1104 541.928.6701	K&D Engineering	541.928.2583		building phase 1, 6 units, homes won't be done before 1/2006. These are custom projects, will all be presolds	$300 and up	Not sure, but this price probably excludes most young families	North Albany Elementary School	North Albany
Hickory Village	180 single-family homes					info. From GAPS	planned to begin construction in 1-2 years.				Central
Jefferson Lofts	Convert existing warehouse into 17 1-bedroom townhouse apartments	Lepman Properties	541.928.0156	Same as applicant	--	carol whitley, after 1pm	*17 townhomes done this year*; Expecting to be done by end of March; still paving parking lot;	rent $525/ month	Some have two bedrooms, could be some young families	Jefferson and Water	Central
Lexington XV, XVI & XVII	75 single-family lots constructed in 3 phases	Gold Medal Group LLC	360.892.5752	Same as applicant		397-0340 christie; not very helpful, didn't want to dig up information about how many houses were in each development	*All built out and either sold or rented*; Don't know how many there are anymore; try the Linn county assesors office; finished last 6 houses last fall. 80 were kept and rented	Those not rented went for $90s to $130s	Mix	3518 SE 22nd court;	South Shore
Marion Meadows	Conversion from manufactured home park to subdivision with 37 lots.	Thomas Jarmer	503.722.1790	MultiTech Engineering	503.363.9227	Call Tom Jarmer (503-722-1790) Out of town, back on Monday, 3/14					Liberty?
Marquis Estates	36 lots proposed	Lydon Development II	503.390.1559	MultiTech Engineering	503.363.9227	Call Bill Lydon at (503-390-1559)	*36 houses completed fall 2005*; planning to start building soon; will start selling this summer.	$150 to $180	Young families; 3 and 4 bedroom houses	4171 Grand Prarie road; near Freeway I-5	South Shore
Periwinkle Park	47 lots proposed [Now LDS Church site (12/04)]	LDC Designs	503.515.5528	Same as applicant	--		*None:* project was sold to Mormon church; no homes				---
River Bend Estates	21 residential single-family lots.	Absolute General Contracting	541.926.7086	K&D Engineering	--		*21 houses for sale starting Jan 2006;* homes will be started this summer	$250s	Professionals and retirees	Broadway and 27th; Liberty elem.	Liberty
Scenic Hill	12 residential single-family lots. An existing barn will be retained on Lot 12.	Timbergreen Homes LLC	503.581.3597	Same as applicant	--	Paul Underwood; called and left msg (2/23); no answer 2/24	done in next 18 months; custom projects	$250 to $350	Mix of retirees and young families.	East of Scenic Ave, South of Gibson Hill and Oak Grove Dr.	Fir/Oak Grove

Survey conducted Feb 2005

SUBDIVISION NAME	COMMENTS	APPLICANT	PHONE NUMBER	DEVELOPER	PHONE NUMBER	Notes	Expectations of completion / occupation	Price	Target Population	Cross streets and/or address	Elementary School Attendance Area
Somerset Meadows; sham	103 single-family lots proposed	Absolute General Contracting	541.926.7086	K&D Engineering	541.328.2583		*Expect 103 homes by Jan 2007;* 70 lots bult this year, will all have homes built by 1/2006; doing about 20 homes a month, starting occupancy in July. Phase 2 is 30 lots, starting occupancy around 1/2006.	$150s to $220s			Clover Ridge
Spring Meadow 4th Add	91 single-family lots	Oak Creek LLC	503.722.1790	K&D Engineering	541.928.2583		*Expect 91 homes in 2 years;* many homes done already, sold to about 5 different builders who are working on it. Could see 50 more homes in 12 months, total out of all additions (4th, 5th, 6th and 7th).	$150s to $220s	Will be families moving in		Liberty
Spring Meadow 5th Add	92 residential lots (91 for single family & 1 for a duplex).	Oak Creek LLC	503.623.5373	K&D Engineering	541.928.2583		*Expect 50 homes in 3 years; another 42 in 4 years.*	$150s to $220s	Will be families moving in	53rd and Pacific blvd (highway 99)	Liberty
Spring Meadow 6th Add	34 residential single-family lots	Oak Creek LLC	503.623.5373	K&D Engineering	541.928.2583		*Expect 34 homes in 5 years*	$150s to $220s	Will be families moving in		Liberty
Spring Meadow 7th Add	35 lots		503.623.5373	K&D Engineering	541.928.2583		*Expect 35 homes in next 5 years*; will start anytime	$150s to $220s	Will be families moving in		Liberty
Waverly View Estates	16 lots proposed	Mark Irving	541.926.8844	K&D Engineering	541.928.2583	nearest cross street is 24th & waverly	*Expect 16 homes sold in 2 years;* lots under construction this summer, first sales around 1/2006	$150s	First-time buyers	Perwinkle	South Shore
Willow Brook Estates	29 residential lots proposed using Cluster Development standards.	Bill Boyd	562.714.2455	Devco Engineering		called and left msg (2/23) (msg said he's out of town right now); nicest guy I have spoken to in ages.	Expect 29 homes by Aug 2007; waiting for permits to start infrastructure; expect to start in March, will take 1 to 2 months for roads; 1st phase 6 homes at a time, will take 4 to 6 months, probably 8 months out from now. Total 29 single-family	$170s to $180s	1700 sq ft 3 bed 2 bath, 2 car garage; Assume young families	South of Queen street & West of Marion street	Liberty
Wind in the Willows	95 residential single-family lots that may be constructed and platted in two phases.	Roth Built Homes	503.932.2884	Same as applicant	--	called and left msg (2/23) 541-619-4303 Tim	*Expect 95 homes by summer 2006.* Completed and sold and houses being built now, none done yet, 2 builders, probably totally completed and sold within a year and a half	$140s to $170s	3 bedroom, 2 bath, Assume young families	Clover Ridge Elem.; South Albany and South Albany HS; maybe North Albany Middle; Clover ridge and Somerset	Clover Ridge
Blossom Crossing,	75 units, single-family attached			K&D Engineering	541.928.2583		*Expect 75 homes by summer 2006.* Starting foundations in Sept, will starting closing around spring, could all be built out by summer of 06.	$140s to $160s	First-time buyers	north albany road and hgwy 20	Central
Tuscany Estates	52 lots, single-family			K&D Engineering	541.928.2583	cross is crocker lane and cluster oaks ave	*Expect 52 homes in three years;* Selling the right to develop until summer of 06, none are sold to developers yet.	$250 and up	Professionals and retirees		Fir/Oak Grove