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David Douglas School District Enrollment Forecasts 2021-22 to 2040-41

Portland State University. Population Research Center

Charles Rynerson
Portland State University, rynerson@pdx.edu

Mac Cunningham
Portland State University

DAVID DOUGLAS SCHOOL DISTRICT

ENROLLMENT FORECASTS

2021-22 TO 2040-41

October, 2020

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Prepared By

Population Research Center

Portland State University

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Project Staff:

Charles Rynerson, Senior Research Associate

Mac Cunningham, Graduate Research Assistant

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EXECUTIVE SUMMARY

This report presents a range of three scenarios of district-wide enrollment forecasts by grade level for the David Douglas School District (DDSD) for the 21 year period between 2019-20 and 2040-41. Each enrollment forecast scenario is related to population forecasts that incorporate different assumptions about growth within the District, with the primary differences being the contribution of net migration to the District's population and age distribution. Individual school forecasts consistent with the middle series are also presented for the 21 year period.

Population, Employment, and Housing Trends

- The District's population growth rate has slowed from an annual average of 2.3 percent in the 2000s to about 1.0 percent since 2010.
- There were 880 births to DDSD residents in calendar year 2019, a 16 percent drop from the 2007 peak.
- Only eight percent of employed residents work within the District itself.
- The District accounted for 17 percent of City of Portland housing units permitted between 2000 and 2004, but only three percent between 2013 and 2018. We expect that 2020 will be the first year since 2009 that DDSD accounts for more than 10 percent of the city's permitted units.

Enrollment Trends

- DDSD enrolled 9,136 K-12 students as of October 23, 2020, a decrease of 426 students (4.5 percent) from October 1, 2019. It marked the sixth consecutive year that K-12 enrollment decreased from the previous year.
- Most of this year's enrollment decline is attributable to choices that families are making in response to distance learning during the COVID-19 pandemic, a trend seen throughout Oregon and the U.S.

- The greatest impact of COVID-19 is seen in DDSD kindergartens, which likely would have enrolled at least 100 more students under normal circumstances.

- Other elementary grades are also noticeably affected by the pandemic, with middle grades less so; the effect on high school enrollment is negligible.

Housing and Enrollment

- For detached single family homes in DDSD about 10 years old or newer, the average number of DDSD K-12 students per home in fall 2019 was 0.58, or 58 students in every 100 homes. Homes built between 1999 and 2008, roughly 10 to 20 years old, had a similar K-12 average of 0.55 students, and homes built before 1999 had an average of only 0.33 DDSD K-12 students per home.

- Among multi-family homes, the highest SGRs are found in affordable rental apartments (0.46).

- Similar to other districts, the average number of elementary students per home is highest in single family homes built within the past 10 years, while the highest average number of high school students per home occurs in homes between 10 and 20 years old. Homes more than 20 years old have fewer children at all grade levels. Student generation rates (SGRs) by type and age of home are reported in Figure 17 on page 32.

District-wide Enrollment Forecast: Low Series

- In the *low series* forecast, enrollment in elementary grades K-5 falls by 86 students (two percent) between 2019-20 to 2024-25 before beginning to rebound, ultimately ending the 21 year period 267 students (six percent) higher than in 2019-20.

- Middle school grades 6-8 have a net loss of 165 students (seven percent) between 2019-20 and 2024-25, and growth of only 22 students (one percent) for the entire 21 year period.

- Enrollment in high school grades 9-12 grows initially, adding 171 students (six percent) between 2019-20 and 2024-25, before fluctuating through the remainder of the forecast.

District-wide Enrollment Forecast: Middle Series

- The *middle series* forecast depicts a scenario under which net in-migration brings kindergarten and cohort growth to the District, reversing the net out-migration of the past several years, but with much less growth than in the 2000s.

- Total elementary enrollment initially changes very little and then begins to grow after 2025-26, ending the 21 year period 760 students (18 percent) higher than in 2019-20.

- Middle school grades see a net loss of 123 students (five percent) by 2025-26, but overall growth of 231 students (10 percent) by 2040-41.

- High school grades add over 300 students by 2024-25, and end the 21 year period with 495 students (17 percent) more than in 2019-20.

District-wide Enrollment Forecast: High Series

- The *high series* forecast includes net in-migration nearly as robust as the higher levels observed in the 2000s.

- Enrollment in elementary grades grows slowly initially, adding 142 students (three percent) by 2025-26, after which growth accelerates, resulting in 1,294 more students (30 percent) over the 21 year period.

- Middle school enrollment initially declines slightly, and then grows after 2024-25, resulting in net growth of 470 students (20 percent) by 2040-41.

- High school enrollment grows significantly between 2019-20 and 2024-25, adding 371 students (13 percent) in five years. By 2040-41, high school grades enroll 786 more students than in 2019-20.

Figure 1 summarizes recent and forecast K-12 enrollments by five year intervals under the three scenarios. Figure 2 charts the District's 10 year K-12 enrollment history and the 21 year K-12 forecasts. Figure 3 details the *middle series* forecast by grade level groups. More details of the forecasts are presented in the "Enrollment Forecasts" section and in Appendix A.

Figure 1 Historic and Forecast K-12 Enrollment Low, Middle, and High Series
David Douglas School District

School Year	Low Series	Change	Middle Series	Change	High Series	Change
2009-10	10,520	N/a	10,520	N/a	10,520	N/a
2014-15	10,738	218	10,738	218	10,738	218
2019-20	9,562	-1,176	9,562	-1,176	9,562	-1,176
2025-26	9,517	-45	9,720	158	9,949	387
2030-31	9,661	144	10,013	293	10,442	493
2035-36	9,949	288	10,539	526	11,242	800
2040-41	10,109	160	11,048	509	12,112	870

Average Annual Enrollment Growth	Low Series	Middle Series	High Series
2019-20 to 2030-31	0.1%	0.4%	0.8%
2030-31 to 2040-41	0.5%	1.0%	1.5%

Source: Historic enrollment, David Douglas School District; Enrollment forecasts, Population Research Center, PSU, October 2020.

Figure 2 DDSD K-12 Enrollment History and Forecast

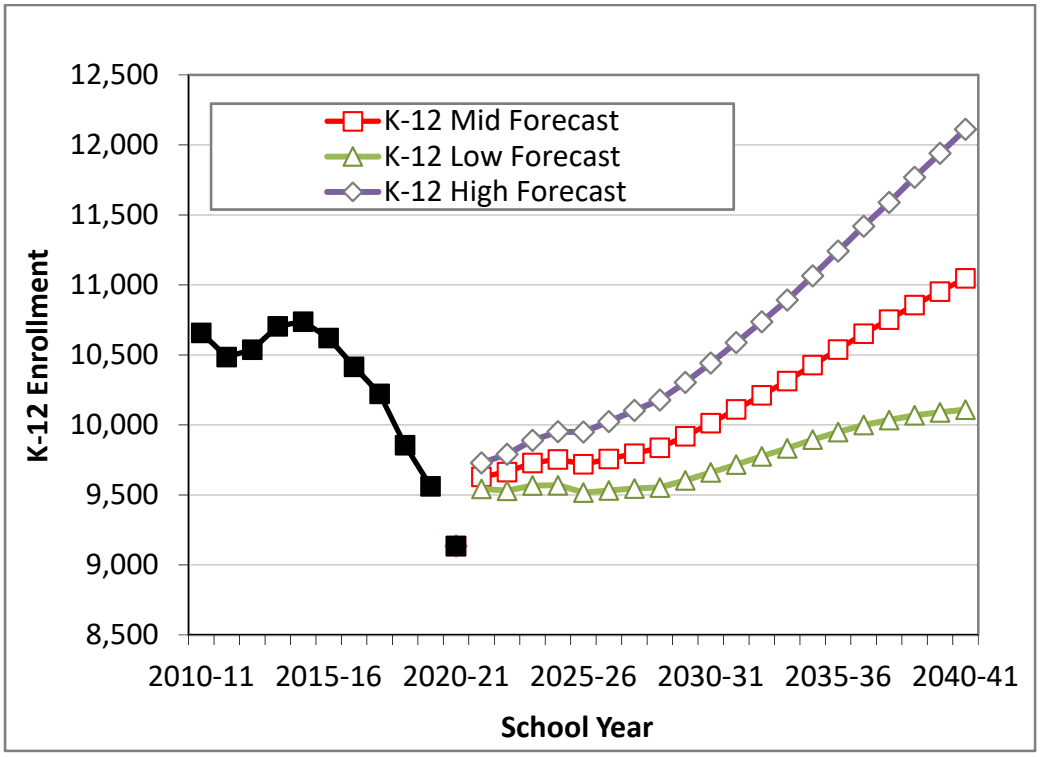


Figure 3 Historic and Middle Series Forecast Enrollment by School Level (K-5, 6-8, 9-12) David Douglas School District

School Year	K-5	6-8	9-12	K-12 Total
2009-10	**4,826**	**2,455**	**3,239**	**10,520**
2014-15	**5,076**	**2,393**	**3,269**	**10,738**
5-Year Net Change	250	-62	30	218
5-Year Percent Change	5%	-3%	1%	2%
2019-20	**4,270**	**2,351**	**2,941**	**9,562**
5-Year Net Change	-806	-42	-328	-1,176
5-Year Percent Change	-16%	-2%	-10%	-11%
2025-26	**4,305**	**2,228**	**3,187**	**9,720**
6-Year Net Change	35	-123	246	158
6-Year Percent Change	1%	-5%	8%	2%
2030-31	**4,588**	**2,320**	**3,105**	**10,013**
5-Year Net Change	283	92	-82	293
5-Year Percent Change	7%	4%	-3%	3%
2035-36	**4,821**	**2,461**	**3,257**	**10,539**
5-Year Net Change	233	141	152	526
5-Year Percent Change	5%	6%	5%	5%
2040-41	**5,030**	**2,582**	**3,436**	**11,048**
5-Year Net Change	209	121	179	509
5-Year Percent Change	4%	5%	5%	5%
21-Year Net Change	760	231	495	1,486
21-Year Percent Change	18%	10%	17%	16%

INTRODUCTION

The Portland State University Population Research Center (PRC) has prepared long-range enrollment forecasts for the David Douglas School District (DDSD) and its schools. This report contains enrollment history, local area population and housing trends, and forecasts for a 20 year horizon from 2021-22 to 2040-41. Information sources include the U.S. Census Bureau, birth data from the Oregon Center for Health Statistics, historic school enrollment data, and housing development data, residential capacity data, and forecasts from the City of Portland.

The district covers 12 square miles within the City of Portland from near I-205 on the west to roughly SE 142nd on the east, and from Halsey Street on the north to the Clackamas County Line (S.E. Clatsop Street) on the south. Its neighborhoods include Mill Park, most of Hazelwood and Powellhurst-Gilbert, and portions of Pleasant Valley and Lents.

DDSD was formed in 1959 from three elementary districts — Gilbert, Powellhurst and Russellville — and the David Douglas Union High School District. The District now includes nine elementary schools for grades K- 5, three middle schools for grades 6-8, one comprehensive high school for grades 9-12, and one alternative high school campus for grades 9-12.[1]

Following this introduction are sections presenting recent population, housing, and enrollment trends within the District. Next are the results of the district-wide enrollment forecasts and individual school forecasts, and a description of the methodology used to produce them. Appendices contain grade level detail of the three district-wide forecasts and a profile summarizing population, housing, and socio-economic estimates for the District.

[1] From "Our District" retrieved at https://www.ddouglas.k12.or.us/our-district/.

POPULATION, EMPLOYMENT, AND HOUSING TRENDS

Between 2000 and 2010, total population within the DDSD grew by 26 percent, from 50,723 persons to 63,907. The District grew at twice the rate of the City of Portland and Multnomah County and also exceeded the Portland metropolitan area's (MSA) growth rate. In contrast, the District's 1.0 percent average annual growth rate (AAGR) since 2010 is lower than the City of Portland and MSA growth rates. Population figures are shown in Figure 4.

Figure 4 David Douglas S.D., City of Portland, and Region Population

Geography	Population (2000)	Population (2010)	Population (2019)	AAGR (2000-2010)	AAGR (2010-2019)
David Douglas S.D.[1]	50,723	63,907	69,943	*2.3%*	*1.0%*
City of Portland	529,121	583,776	657,100	*1.0%*	*1.3%*
Multnomah County	660,486	735,334	821,730	*1.1%*	*1.2%*
Portland-Vancouver-Hillsboro MSA[2]	1,927,881	2,226,009	2,522,223	*1.4%*	*1.4%*

1. School District population determined by PSU-PRC based on aggregation of census blocks within the DDSD boundaries. The 2010 DDSD population published by the Census Bureau is 63,567. The 2019 estimate is based on an interpolation of PRC's 2020 forecast.

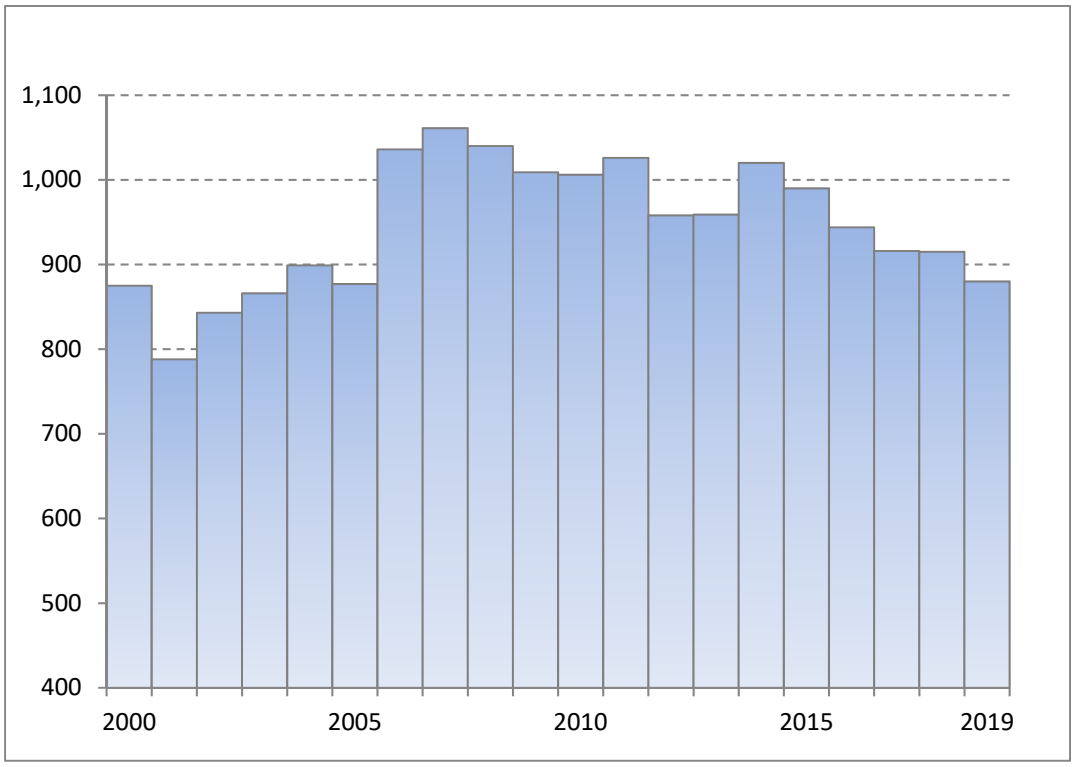
2. Portland-Vancouver-Hillsboro MSA consists of Clackamas, Columbia, Multnomah, Washington, Yamhill (OR) and Clark and Skamania (WA) Counties.

Sources: U.S. Census Bureau, 2000 and 2010 censuses; Population Research Center, PSU, July 1, 2019 estimates.

Births

The number of births to women residing within the District peaked in 2007, with more than 1,000 births recorded each year from 2006 to 2011. While births have declined in most years following the 2007 peak, Figure 5 shows that the largest drop has occurred since 2015. By 2019, births to DDSD residents had fallen by 16 percent from 2007. The number of births also reached a peak in 2007 in the U.S. and in Oregon. Nationally, the number of births in 2019 was 13 percent below the 2007 peak, having fallen to the lowest

Figure 5 Annual Births, 2000 to 2019 David Douglas School District



Year	2000	2001	2002	2003	2004	2005	2006	2007
Births	875	788	843	866	899	877	1,036	1,061
Year	**2008**	**2009**	**2010**	**2011**	**2012**	**2013**	**2014**	**2015**
Births	1,040	1009	1006	1026	958	959	1020	990
Year	**2016**	**2017**	**2018**	**2019**				
Births	944	916	915	880				

Source: 2000-2019 birth data from Oregon Center for Health Statistics allocated to the DDSD boundary by PSU-PRC.

total since 1986. In Oregon, the 2019 birth total was 15 percent lower than in 2007, and the smallest since 1994. Furthermore, Brookings scholars Melissa Kearney and Phillip Levine predict that "The COVID-19 episode will likely lead to a large, lasting baby bust."[2] In the "Enrollment Forecasts" section of this report, we will examine the relationship between births, migration, and subsequent school enrollments.

Employment

Population growth in the DDSD depends to a great extent on the strength of the Portland-Vancouver-Hillsboro Metropolitan Statistical Area (MSA) economy. As shown in Figure 6, nearly two-thirds of employed DDSD residents work within Multnomah County, but only 8 percent work within the District itself; 48 percent work elsewhere in the City of Portland. Another 13 percent work in Clackamas County, 12 percent work in Washington County, and 13 percent in all other counties, which include some employment sites beyond commuting distance, likely home offices for remote employees.[3]

[2] "Half a million fewer children? The coming COVID baby bust." Melissa S. Kearney and Phillip B. Levine Monday, Brookings, June 15, 2020. https://www.brookings.edu/research/half-a-million-fewer-children-the-coming-covid-baby-bust/

[3]U.S. Census Bureau. OnTheMap Application. Longitudinal-Employer Household Dynamics Program. 2nd Quarter 2017 data. Includes at most one (primary) job per resident. http://onthemap.ces.census.gov/

Figure 6 Where DDSD Residents are Employed, 2017

Job Located Within*	Workers	Share
Multnomah County	17,620	*64%*
City of Portland	15,548	*56%*
David Douglas School District	2,146	*8%*
City of Gresham	1,604	*6%*
Clackamas County	3,577	*13%*
Washington County	3,213	*12%*
Clark County, WA	769	*3%*
Marion County	493	*2%*
All other locations	1,868	*7%*
Total Primary Jobs	**27,540**	***100%***

*Note: Indentation indicates that the area is also included within the area above it. For example, workers in the DDSD are also counted in the City of Portland. Small portions of the City of Portland are outside of Multnomah County, but few jobs are located in those areas. Includes remote workers with employers based beyond commuting distance.

Source: U.S. Census Bureau. 2020. OnTheMap Application. Longitudinal-Employer Household Dynamics Program. 2nd Quarter of 2017 data. Includes at most one (primary) job per resident. http://onthemap.ces.census.gov/

Between 2019 and 2029, the Portland Metro area is expected to add 113,200 jobs—more than 11 percent growth over the 10-year period. The industries that will grow the fastest over the next decade are information (13%), professional and business services (17%), private educational and health services (17%), and leisure and hospitality (12%).[4]

[4] "Portland Tri-County Industry Projections, 2019-2029" Oregon State Employment Department, retrieved October 23, 2020.

Housing Growth and Characteristics

During the 2000 to 2010 period, the District added about 4,500 housing units, as shown in Figure 7. Since 2010 residential development has slowed significantly, with only about 1,600 housing units added in the district in a nine year period.

In the 2000s the number of DDSD households with children under 18 fell slightly to 36 percent in 2010, but remained well above Multnomah County's overall 26 percent share. While Multnomah County's average number of persons per household fell from 2.37 in 2000 to 2.35 in 2010, DDSD saw an increase, from 2.68 in 2000 to 2.75 in 2010.

Household characteristics published by the Census Bureau for 2019 are unreliable due to sampling error. These characteristics based on 2020 Census counts will be published in summer 2021 for areas including school districts.

Figure 7 David Douglas SD Housing and Household Characteristics

Characteristics	2000	2010	2019	Change '00-'10	Change '10-'19
Housing Units	19,529	24,022	25,614	4,493	1,592
Households	18,480	22,642	N/a	4,162	N/a
Households with children < 18	6,791	8,198	N/a	1,407	N/a
share of total	37%	36%	N/a	N/A	N/a
Households with no children < 18	11,689	14,444	N/a	2,755	N/a
share of total	63%	64%	N/a	N/A	N/a
Household Population	49,441	62,224	N/a	12,783	N/a
Persons per Household	2.68	2.75	N/a	0.07	N/a

Sources: U.S. Census Bureau, 2000, and 2010 Census data aggregated to DDSD boundary by PSU-PRC; 2019 housing unit inventory compiled by PSU-PRC from Metro's Regional Land Information System.

Figure 8 displays the number of units authorized by building permits within DDSD as well as the total share of building permits in the City of Portland issued within DDSD boundaries, visibly illustrating the slowdown in housing growth. New permits plunged when the Great Recession began in 2008, following citywide and national trends.

However, as residential development recovered in close-in Portland neighborhoods, it continued to lag for most of the following decade in the East Portland neighborhoods within DDSD. The District accounted for 17 percent of City of Portland units permitted between 2000 and 2004, but only three percent between 2013 and 2018. The higher share observed in 2019 has continued in 2020, as close-in Portland has become overbuilt and demand for more affordable East Portland homes has increased. We expect that 2020 will be the first year since 2009 that DDSD accounts for more than 10 percent of the city's permitted units.

In the most recent five years, Gilbert Heights and Gilbert Park have seen the greatest single family home construction among DDSD elementary areas, while large multi-family developments have been built or are underway in the Cherry Park and Menlo Park elementary areas (Figure 9).

Figure 8 Housing Units Authorized by Building Permits, DDSD 2000 to 2019

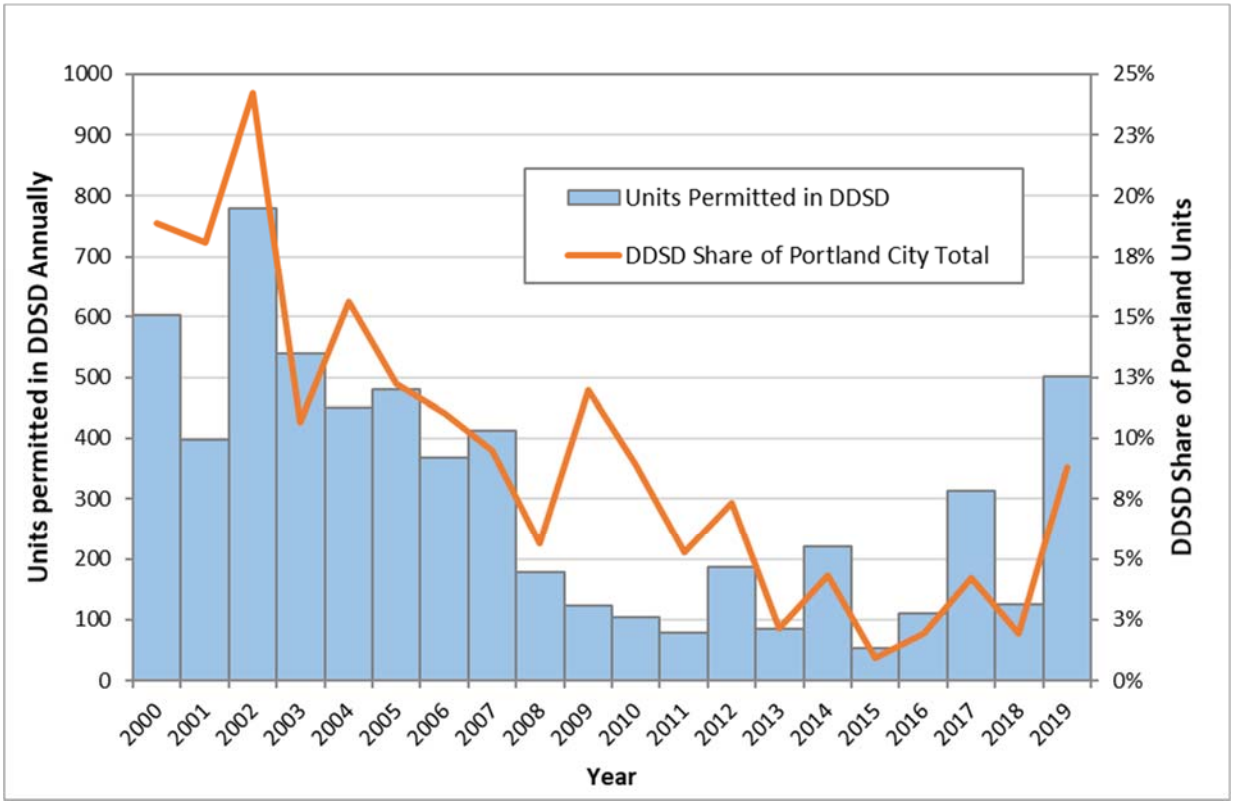


Figure 9 New Units Authorized by Building Permits by Attendance Area

Single Family Units

Elementary Area	2016	2017	2018	2019	2020 (Jan-Sep)	Total
Cherry Park	3	1	4	0	33	**41**
Earl Boyles	23	1	1	0	7	**32**
Gilbert Heights	23	7	6	13	25	**74**
Gilbert Park	5	0	41	22	1	**69**
Lincoln Park	11	7	7	3	0	**28**
Menlo Park	1	1	1	3	0	**6**
Mill Park	4	24	10	0	3	**41**
Ventura Park	3	7	29	3	16	**58**
West Powellhurst	19	2	3	0	1	**25**
District Total	**92**	**50**	**102**	**44**	**86**	**374**
Middle Area						
Alice Ott	31	8	49	37	26	**151**
Floyd Light	8	10	44	6	49	**117**
Ron Russell	53	32	9	1	11	**106**
District Total	**92**	**50**	**102**	**44**	**86**	**374**

Multiple Family Units*

Elementary Area	2016	2017	2018	2019	2020 (Jan-Sep)	Total
Cherry Park	2	56	2	178	0	**238**
Earl Boyles	2	2	0	1	1	**6**
Gilbert Heights	0	1	1	2	3	**7**
Gilbert Park	0	2	6	9	0	**17**
Lincoln Park	5	3	1	7	1	**17**
Menlo Park	4	153	1	177	1	**336**
Mill Park	3	7	1	4	0	**15**
Ventura Park	1	35	10	79	0	**125**
West Powellhurst	1	4	2	1	64	**72**
District Total	**18**	**263**	**24**	**458**	**70**	**833**
Middle Area						
Alice Ott	2	4	7	14	4	**31**
Floyd Light	7	247	13	436	1	**704**
Ron Russell	9	12	4	8	65	**98**
District Total	**18**	**263**	**24**	**458**	**70**	**833**

*Excludes Senior and Institutional Housing; Includes Accessory Dwelling Units.
Source: City of Portland, October 7, 2020, complied by attendance areas by PSU-PRC

Figure 9 accounts for building permits that have been issued as of September 2020. Most of those from 2018 and earlier have been completed and are occupied, and may already be home to DDSD students. Those from 2019 and 2020 are still under construction or have only recently been completed, and may contribute to DDSD enrollment in 2021 and beyond. The largest (10 or more units) of these are identified in Figure 10, along with upcoming and potential developments for which permits have not yet been issued. These include developments in permit review that we expect to be completed in 2022, and those identified as "planned" that have sought early assistance from the Portland Bureau of Planning and Sustainability, a first step that does not always ensure that a project will move forward.

The largest of the developments permitted in 2019 are the 159 unit Buri BLDG (Cherry Park) and the 175 unit Wy'East Plaza (Menlo Park). Both are affordable housing built by not-for-profit developers. However, they primarily consist of studios and one-bedroom apartments, with only five and 15 2-bedroom units, respectively. Unit types that are most likely to be home to K-12 students include single family homes and income-restricted multi-family homes with two or more bedrooms; we have found that the number of K-12 students living in studio and 1-bedroom apartments is negligible, even if they are designated as affordable.

The next largest building underway is The Nick Fish (Ventura Park), to be completed in Spring 2021 adjacent to Gateway Discovery Park. Among its 75 units, 52 are income-restricted, with 10 of those consisting of two bedrooms.

Three upcoming developments built by Habitat for Humanity and Central City Concern are even more likely to be home to significant numbers of families with children. Infrastructure is now being built at Habitat for Humanity's Cherry Blossom Lane (Cherry Park), where 31 townhomes will include four 2-bedroom units, eight 3-bedroom units, 18 4-bedroom units, and one 5-bedroom unit. Habitat for Humanity also plans 40 townhomes on SE Foster Road (Gilbert Park). Permits were issued on October 29th for Central City Concern's 138 unit affordable development currently known as Large Division

(West Powellhurst), which will include 46 2-bedroom and 23 3-bedroom units. The adjacent Small Division, now called Cedar Commons, is under construction with 60 units, but 40 are single room occupancy units and 20 are studio apartments and not expected to house families.

Although the number of homes in each development is much fewer than in the large apartment complexes, the enrollment impact of new single family homes and townhomes distributed throughout the District may be no less important. Some of the larger clusters include 11 homes on SE 136th Avenue, 10 homes on SE Mitchell and Raymond Streets, 13 homes on SE Center Street (all in Gilbert Heights), 14 homes on SE Claybourne and Glenwood Streets (Gilbert Park), and 15 homes on SE Pine Street (Ventura Park).

In addition to those developments now underway, DDSD stakeholders will want to keep an eye on the huge potential for development in the Gateway District, primarily within the Cherry Park Elementary area. In particular, the "Living Gateway" partnership plans to build a community of 1,000 to 1,500 units between Burnside and Glisan Streets and the I-205 freeway and NE 100th Avenue. The first two projects of 63 units and 77 units near NE 97th Avenue and Couch Street have undergone design review.[5]

[5] More information about "Livable Gateway" can be found in "5-16-19 LU 18-173798 DZ - PROJECT MISSION", Livable Gateway, February 19, 2019, and in the East Portland Action Plan Housing Subcommittee Meeting minutes of January 14, 2019 and March 9, 2020.

Figure 10 New Residential Developments in David Douglas School District

Elementary Area	Middle School Area	Development Name	Total Lots/Units	Oct 2020 Status
Cherry Park	Floyd Light	Buri BLDG Apartments	159	Completed
Cherry Park	Floyd Light	Cherry Blossom Lane	31	Under construction
Cherry Park	Floyd Light	408 SE 105th Ave	13	Under construction
Earl Boyles	Ron Russell	Berry Ranch	65	Planned
Gilbert Heights	Alice Ott	5342 SE 136th Ave	11	Under construction
Gilbert Heights	Alice Ott	12427 SE Center St	13	Under construction
Gilbert Heights	Alice Ott	13800 SE Mitchell St	10	Under construction
Gilbert Park	Alice Ott	13445 SE Foster Rd	40	Permit review
Gilbert Park	Alice Ott	13800 SE Claybourne St	14	Under construction
Menlo Park	Floyd Light	Wy'East Plaza	175	Under construction
Mill Park	Ron Russell	3335 SE 124th Ave	30	Planned
Mill Park	Ron Russell	12529 SE Powell Blvd	165	Planned
Mill Park	Ron Russell	12035 SE Powell Blvd	20	Permit review
Ventura Park	Floyd Light	The Nick Fish	75	Under construction
Ventura Park	Floyd Light	1131 NE 106th Ave	12	Under construction
Ventura Park	Floyd Light	12024 SE Pine St	15	Permit review
W. Powellhurst	Ron Russell	Cedar Commons	60	Under construction
W. Powellhurst	Ron Russell	Large Division	138	Permits issued
W. Powellhurst	Ron Russell	11829 SE Holgate Blvd	18	Permit review

Sources: Compiled by Population Research Center, PSU based on information from City of Portland and East Portland Action Plan Housing Subcommittee. Special thanks to nextportland.com.

ENROLLMENT TRENDS

Figure 11 includes the enrollment history for the District by grade level annually for the past 10 years, from 2010-11 to 2020-21. DDSD enrolled 9,136 K-12 students as of October 23, 2020, a decrease of 426 students (4.5 percent) from October 1, 2019. It marked the sixth consecutive year that K-12 enrollment decreased from the previous year.

Enrollment losses beginning in 2015-16 and continuing through 2019-20 can be explained by smaller incoming kindergarten classes each year as well as cohort losses — that is, more students leaving the District than entering it at nearly every grade level. It is hard to say whether similar trends would have affected fall 2020 enrollment in the absence of the COVID-19 pandemic. If these trends had continued, the District might have experienced a net loss of about 200 students. A more optimistic fall 2020 outlook would have seen K-12 enrollment roughly level with fall 2019, although elementary grades would have seen some decline. In either case, we assert that most of this year's enrollment decline is attributable to choices that families are making in response to distance learning, a trend seen throughout Oregon and the U.S.

The greatest impact of COVID-19 is seen in DDSD kindergartens, which likely would have enrolled at least 100 more students under normal circumstances. This mirrors the experience of districts nationwide. NPR reports that "in many places, the enrollment drops are especially noticeable in kindergarten and pre-K. For our reporting, we reached out to more than 100 districts and heard back from more than 60. In our sample, the average kindergarten enrollment drop was 16%."[6] Other elementary grades are noticeably affected by the pandemic, with middle grades less so; the effect on high school enrollment is negligible. In fact, the number of students enrolled in DDSD grades 9-12 is relatively unchanged from fall 2019.

[6] "Enrollment Is Dropping in Public Schools Around the Country." Anya Kamenetz, Marco A. Treviño, and Jessica Bakeman, reporters. NPR, October 9, 2020.

Figure 11 David Douglas School District, Enrollment History

Grade	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21*
K	770	834	839	912	849	772	730	705	691	680	554
1	767	767	858	844	896	807	763	729	700	680	648
2	801	771	770	835	873	848	774	749	700	680	638
3	812	803	774	767	848	855	820	771	750	698	668
4	790	819	805	784	771	818	840	771	742	734	656
5	839	765	784	810	766	753	804	831	748	732	684
6	822	837	800	796	847	836	783	836	846	768	739
7	789	807	837	800	762	837	803	770	767	814	763
8	869	762	799	828	784	777	803	815	755	769	777
9	831	871	759	830	853	834	764	793	780	717	774
10	839	792	852	782	812	831	811	755	766	758	690
11	766	761	767	820	721	786	799	777	709	712	717
12	859	799	803	805	840	748	783	809	783	713	728
UE**	64	64	59	54	73	73	73	56	70	66	64
US**	40	33	32	38	43	46	66	55	48	41	36
Total	**10,658**	**10,485**	**10,538**	**10,705**	**10,738**	**10,621**	**10,416**	**10,222**	**9,855**	**9,562**	**9,136**
Annual Net Change	N/a	-173	53	167	33	-117	-205	-194	-367	-293	-426
Annual Percent Change	N/a	-1.6%	0.5%	1.6%	0.3%	-1.1%	-1.9%	-1.9%	-3.6%	-3.0%	-4.5%
K-5	4,843	4,823	4,889	5,006	5,076	4,926	4,804	4,612	4,401	4,270	3,912
6-8	2,480	2,406	2,436	2,424	2,393	2,450	2,389	2,421	2,368	2,351	2,279
9-12	3,335	3,256	3,213	3,275	3,269	3,245	3,223	3,189	3,086	2,941	2,945

*Enrollment as of October 23, 2020 impacted by distance learning during COVID-19 pandemic. Other years are October 1 enrollment.
**UE are ungraded elementary and US are ungraded high school special education students, included in the K-5 and 9-12 totals.
Source: David Douglas School District

Private School Enrollment, Home School, and Inter-District Transfers

The Census Bureau's American Community Survey (ACS) provides an estimate of private school enrollment among DDSD residents based on a question about school enrollment by level and type (public or private). The latest estimate from surveys conducted between 2014 and 2018 is that 592 K-12th grade students were enrolled in private schools, a 5.0 percent share of all K-12th grade students, with a margin of error of plus or minus 1.6 percent. The number and share are not significantly different from the 2009-2013 ACS estimates of 844 private school students and a 7.3 percent share, with a margin of error of plus or minus 2.2 percent .[7]

Figure 12 School Enrollment by Type of School, DDSD Residents

Grade Levels	2009-2013 Estimate	2009-2013 MOE*	2014-18 Estimate	2014-18 MOE*
Enrolled in K-12th grade	11,603	+/-854	11,844	+/-876
Public Schools	10,759	+/-820	11,252	+/-212
Private Schools	844	+/-246	592	+/-190
Private Share	7.3%	+/- 2.2%	5.0%	+/- 1.6%
Enrolled in K-8th grade	8,171	+/-698	7,563	+/-503
Public Schools	7,630	+/-683	7,205	+/-553
Private Schools	541	+/-175	358	+/-145
Private Share	6.6%	+/- 2.2%	4.7%	+/- 2.0%
Enrolled in 9th-12th grade	3,432	+/-489	4,281	+/-503
Public Schools	3,129	+/-454	4,047	+/-487
Private Schools	303	+/-172	234	+/-105
Private Share	8.8%	+/- 5.2%	5.5%	+/- 2.4%

*Margin of sampling error at the 90 percent confidence level.
Source: American Community Survey 5-year estimates, Tables B14002 and S1401. Data aggregated by Portland State University Population Research Center.

[7] U.S. Census Bureau 2014-2018 American Community Survey, Table S1401; U.S. Census Bureau 2009-2013 American Community Survey, Table B14002.

Similar to other school districts during the COVID-19 pandemic, DDSD has seen an increase in area residents being homeschooled or enrolling in online charter schools. As of October 12th, 2020, a total of 287 students are registered as home schoolers, with about half of those students enrolled in grades K-5. While this only represents about three percent of DDSD K-12 residents, it is an increase from last year. Multnomah Education Service District records indicate that 121 students living in the District registered as home school students between March 1 and October 12, 2020, compared to just 19 during the same period in 2019. Additionally, the percentage of DDSD residents enrolled in online charter schools in other school districts increased by 29 percent, with 264 students enrolled in the 2020-21 academic year compared to 205 students the year before.

Neighboring Districts

Figure 13 compares several facts about DDSD demographics and enrollment trends in comparison to three adjacent school districts (Centennial, Parkrose, and Portland). After DDSD's huge enrollment gains in the beginning of the 21st Century, growth began to slow between 2009-10 and 2014-15, but the District avoided the losses experienced in Centennial and Parkrose. By the end of the decade, all four districts were losing enrollment, including Portland Public Schools (PPS), which grew over both five year periods but began to see year-over-year decline in 2019-20. However, DDSD has experienced the largest percentage enrollment loss among the four districts since 2014-15.

The three East Portland districts are more ethnically diverse than PPS, with higher shares of Asian, Hispanic, and Pacific Islander students and similar or higher shares of Black students. With 35 percent of its housing units in apartments, condos, or plexes, the DDSD share of multi-family homes is lower than PPS, but higher than Centennial or Parkrose. Nearly half of DDSD households rent their homes. The estimated 49 percent renter-occupancy (51 percent owner-occupancy) rate is not significantly different from PPS or Parkrose, given sampling error, but is higher than Centennial. Estimated median household income and median home value in DDSD are lower than the neighboring school districts, but neither are significantly lower than income and home values in Centennial.

Figure 13 Selected School Districts Demographic and Enrollment Highlights, 2000 to 2019

K-12 Enrollment Change	**David Douglas**	**Centennial**	**Parkrose**	**Portland**
2009-10 to 2014-15	2%	-6%	-2%	4%
2014-15 to 2019-20	-11%	-2%	-8%	2%
K-12 Enrollment by race/ethnicity, **2019-20**	**David Douglas**	**Centennial**	**Parkrose**	**Portland**
American Indian/Alaska Native	1%	1%	1%	1%
Asian	15%	13%	12%	6%
Black/African American	12%	8%	15%	9%
Hispanic/ Latino	27%	29%	29%	16%
Multiracial	7%	6%	9%	10%
Native Hawaiian/ Pacific Islander	3%	3%	3%	1%
White	36%	41%	32%	57%
2014-18 American Community Survey Estimates	**David Douglas**	**Centennial**	**Parkrose**	**Portland**
Percent of households with children under 18	34%	33%	28%	23%
margin of error at 90% confidence level	+/- 3%	+/- 4%	+/- 4%	+/- 4%
Multi-family share of housing units	35%	24%	29%	41%
margin of error at 90% confidence level	+/- 3%	+/- 3%	+/-4%	+/- 1%
Share of households renter-occupied	49%	35%	44%	47%
margin of error at 90% confidence level	+/- 3%	+/- 4%	+/- 4%	+/- 1%
Median household income	$47,051	$52,428	$59,101	$81,311
margin of error at 90% confidence level	+/- 2,809	+/- 3,228	+/-4,383	+/- 1,111
Median value of owner-occupied homes	$249,200	$261,600	$287,400	$428,200
margin of error at 90% confidence level	+/-7,042	+/- 9,064	+/-8,112	+/- 3,589

Sources: David Douglas School District, Portland Public Schools; Oregon Dept. of Education Fall Membership Reports; U.S. Census Bureau ACS Tables B11005, DP04, S2502, B19013, B25077.

Enrollment Trends at Individual Schools

Total enrollment at each of the District's schools and recent enrollment trends by school are shown in Figure 14. Not surprising given what we know about public school enrollments during the COVID-19 pandemic, all elementary and middle schools enrolled fewer students in fall 2020 compared with fall 2019. Seven of DDSD's nine elementary schools lost between 40 and 65 students. Mill Park and West Powellhurst were the exceptions, with relatively stable enrollments. Middle school losses were generally not as severe, with Alice Ott nearly unchanged, and Floyd Light and Ron Russell each experiencing net losses of 30 to 40 students. Total enrollment at David Douglas High School was virtually unchanged from fall 2019.

The losses this year exacerbated the effects of several years of declining enrollment at most schools. In the four year period from fall 2015 to fall 2019 enrollments were relatively stable at Earl Boyles Elementary and Alice Ott and Ron Russell Middle Schools, but enrollment fell by 51 students at Gilbert Heights and 75 or more students at all other elementary schools and at Floyd Light Middle School. The biggest net losses during the period were 109 students (17 percent) at Gilbert Park, 104 students (12 percent) at Floyd Light, and 95 students (20 percent) at West Powellhurst. David Douglas High School's fall 2019 enrollment was 288 students (10 percent) lower compared with fall 2015.

Figure 14 Enrollment History for Individual Schools, 2016-16 to 2020-21

School	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21*
Cherry Park	559	523	478	439	471	420
Earl Boyles	434	480	453	430	426	376
Gilbert Heights	602	616	610	596	551	504
Gilbert Park	643	623	601	582	534	482
Lincoln Park	632	644	618	585	558	493
Menlo Park	548	506	471	458	461	421
Mill Park	544	514	513	498	475	474
Ventura Park	480	456	432	409	405	360
West Powellhurst	484	442	436	404	389	382
Elementary Totals	**4,926**	**4,804**	**4,612**	**4,401**	**4,270**	**3,912**
Alice Ott	741	718	711	750	722	719
Floyd Light	838	822	849	757	734	703
Ron Russell	871	849	861	861	895	857
Middle School Totals	**2,450**	**2,389**	**2,421**	**2,368**	**2,351**	**2,279**
David Douglas	3,017	2,983	2,991	2,884	2,729	2,752
Fir Ridge Campus	182	192	151	154	171	157
Community Transition	46	48	47	48	41	36
High School Totals	**3,245**	**3,223**	**3,189**	**3,086**	**2,941**	**2,945**
District Totals	**10,621**	**10,416**	**10,222**	**9,855**	**9,562**	**9,136**

*Fall 2020-21 Enrollment was impacted by remote learning due to the COVID-19 Pandemic. Other years are October 1 enrollment.
Source: David Douglas School District

HOUSING AND ENROLLMENT

How many children are expected to live in future new homes and attend DDSD schools? Because each development is unique, the number of students per home may depend on factors including affordability, proximity to schools, the number of bedrooms, and the presence or absence of child-friendly amenities within the development and in the surrounding neighborhood.

Using data from Metro, we compiled a current housing inventory in a spatial file based on parcels that differentiates single-family homes, duplexes/triplexes, apartments, condominiums, and manufactured home parks, and denotes income-restricted affordable housing. We combined this file with student address points from Fall 2019 in order to quantify the number of students by housing type. We were able to associate 99.5 percent of DDSD resident K-12 students with a housing type. The remaining 0.5 percent have non-residential addresses, or have addresses that could not be matched.

In DDSD, as in nearly every district for which we have measured student generation rates (SGRs), we have observed that the newest single-family homes have the greatest average number of students, while older homes have the fewest. Figure 15 depicts these rates by age of single-family home as well as rates for other types of homes. Figure 16 depicts the total number of DDSD resident students by housing age and type.

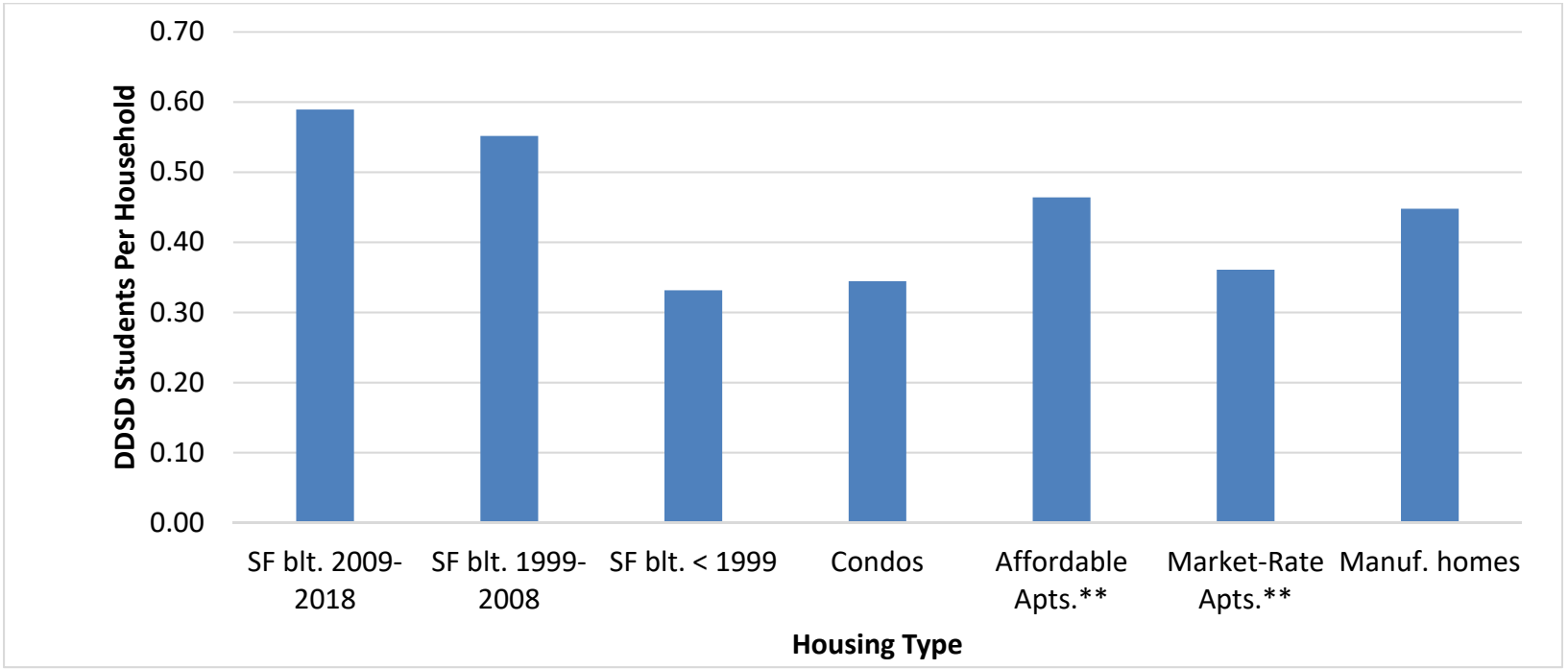
For detached single family homes in DDSD about 10 years old or newer, the average number of DDSD K-12 students per home was 0.58, or 58 students in every 100 homes. This result is within the range of rates that we have measured for new single-family homes in recent studies for other Portland area districts.[8] Homes built between 1999 and 2008, roughly 10 to 20 years old, had a similar K-12 average of 0.55 students, and homes built

[8] For example, 0.61 in the Lake Oswego School District in fall 2018, and 0.45 in the Oregon City School District in fall 2019.

before 1999 had an average of only 0.33 DDSD K-12 students per home. Among multi-family homes, the highest SGRs are found in affordable rental apartments (0.46).

The SGRs are presented in greater detail in Figures 17 and 18, including grade level detail. The newest homes, built 2009-2018 are home to the highest average number of elementary students, while those roughly 10 to 20 years old have the highest average number of high school students. These results are consistent with other districts, illustrating that families often move into a new home with young children and remain there as their children age. Homes over 20 years old have fewer children on average at all school levels, compared with homes less than 20 years old.

Figure 15 DDSD K-12 Students per Home, by Housing Type, Fall 2019



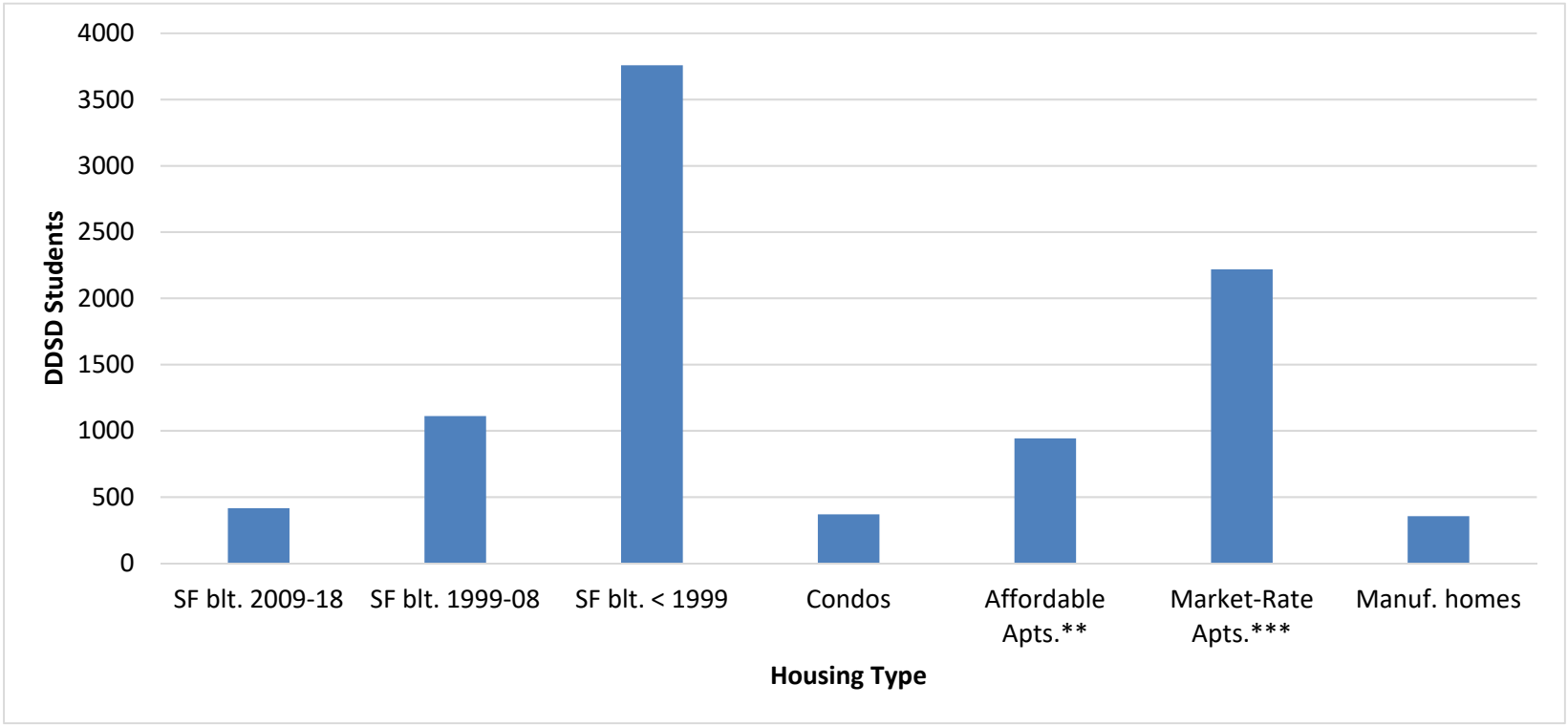
Housing Type	SF built 2009-2018	SF built 1999-2008	SF built <1999	Condos	Affordable Apts.**	Market-Rate Apts.**	Manuf. Homes
Students per Household	0.58	0.55	0.33	0.34	0.46	0.36	0.45
Share of DDSD Housing Stock*	3%	8%	44%	4%	8%	24%	3%

*Excludes senior housing, an additional six percent of DDSD Housing Units

**Includes units in duplexes and tri-plexes.

Source: Data compiled by PSU-PRC, using DDSD student data and geographic shape files from Metro RLIS.

Figure 16 Fall 2019 DDSD K-12 Students, by Housing Type*



Housing Type	SF Built 2009-2018	SF Built 1999-2008	SF Blt. <1999	Condos	Affordable Apts.**	Market-Rate Apts.***	Manuf. Homes
K-12 Students	418	1110	3754	370	943	2219	356

*Excludes senior housing, an additional six percent of DDSD Housing Units

**Income restricted units included in Metro's affordable housing inventory. Includes duplexes and tri-plexes.

***Includes duplexes and tri-plexes.

Source: Data compiled by PSU-PRC, using DDSD student data and geographic shape files from Metro RLIS.

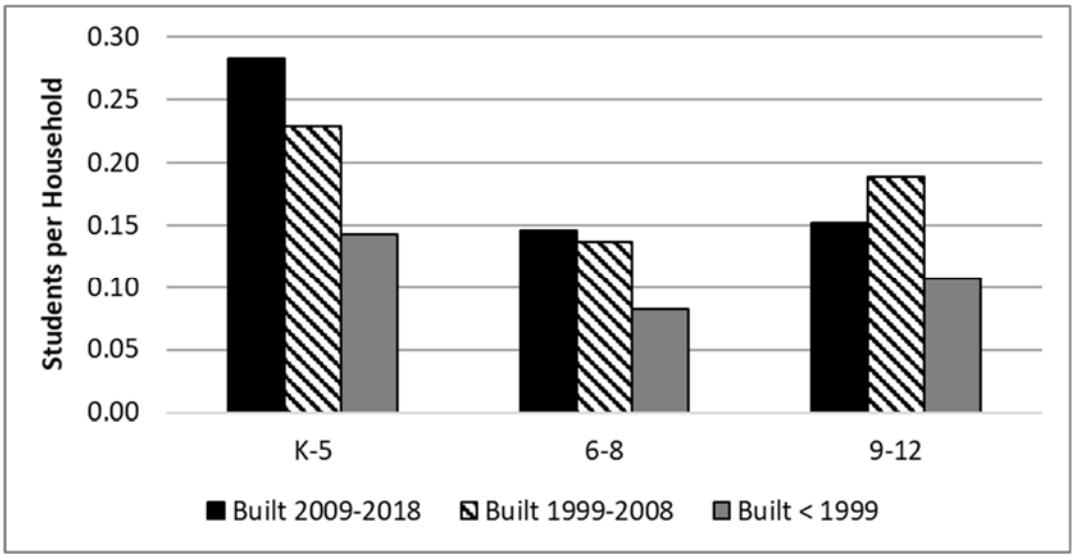
Figure 17 Average Number of DDSD Students per Home, Fall 2019 by Housing Type and Grade Level

Housing Type	K-5	6-8	9-12	K-12
Single family homes built 2009-2018	0.28	0.15	0.15	**0.58**
Single family homes built 1999-2008	0.22	0.14	0.18	**0.55**
Single Family homes built before 1999	0.14	0.08	0.11	**0.33**
Condominiums	0.15	0.08	0.11	**0.34**
Affordable Apartments and Plexes[2]	0.23	0.11	0.13	**0.46**
Market-rate Apartments and Plexes	0.18	0.08	0.10	**0.36**
Manufactured homes[3]	0.20	0.12	0.12	**0.45**

1. Excludes multi-family senior housing developments.
2. Income-restricted units identified in Metro's affordable housing inventory, excluding senior communities.
3. In manufactured/mobile home parks. Manufactured homes on individual lots are included with single family homes.

Source: Data compiled by PSU-PRC, using DDSD student data and geographic shape files from Metro RLIS.

Figure 18 DDSD Students per Detached Single-Family Home Fall 2019



ENROLLMENT FORECASTS

District-wide Long-range Forecast Methodology

To ensure that enrollment forecasts are consistent with the dynamics of likely population growth within the District, a grade progression enrollment model is combined with a demographic cohort-component model used to forecast population for the District by age and sex. The components of population change are births, deaths, and migration. Using age-specific fertility rates, age-sex specific mortality rates, age-sex specific migration rates, estimates of recent net migration levels, and forecasts of future migration levels, each component is applied to the base year population in a manner that simulates the dynamics of population change. In addition to the middle series, or most likely, population and enrollment forecasts, we also prepared high and low series forecasts with alternative assumptions about future net migration.

The 2000 and 2010 Census results are used as a baseline for the population forecasts. By "surviving" the 2000 population and 2000s births (estimating the population in each age group that would survive to the year 2010) and comparing the "survived" population to the actual 2010 population by age group, we are able to estimate the overall level of net migration between 2000 and 2010 as well as net migration by gender and age cohort. The net migration data was used to develop initial net migration rates, which were used as a baseline for rates used to forecast net migration for the 2010 to 2040 period.

We estimated the number of births to women residing within the District each year from 1999 to 2019, using data from the Oregon Department of Human Services, Center for Health Statistics. Detailed information including the age of mothers is incorporated in the establishment of age-specific fertility rates (ASFRs) for both 2000 and 2010.

The total fertility rate (TFR) is an estimate of the number of children that would be born to the average woman during her child-bearing years based on age- specific fertility rates observed at a given time. The TFR for DDSD decreased from 2.33 in 2000 to 2.18 in 2010. Similar declines were observed in Multnomah County and the State during the 2000s. The

Multnomah County TFR fell from 1.82 to 1.59 and the State of Oregon TFR fell from 1.98 to 1.79.

Based on state and national trends as well as observed DDSD births by age of mother, we significantly decreased rates after 2010 for women under age 30, while slightly increasing rate for women age 30 and older. Based on these adjustments, the District's TFR falls to 1.72 by 2020. The same set of future fertility rates were used in all three forecast scenarios, but the number of births varies slightly between scenarios due to differences in the populations of women in child-bearing ages.

School enrollment is linked to population in two ways. First, the kindergarten and first grade enrollments at the time of the most recent census (the 2009-10 school year) are compared to the population at the appropriate ages counted in the census. The "capture rate," or ratio of enrollment to population, is an estimate of the share of area children enrolled in DDSD schools. Assumptions for capture rates based on census data are used to bring new kindergarten and first grade students into the District. If there is evidence that capture rates have changed since the time of the census, they may be adjusted in the forecast. The baseline capture rates are 0.88 for both kindergarten and first grade, now that full day kindergarten is universal. Those rates account for 12 percent of DDSD residents who may be attending private or charter schools, are home schooled, or enrolled in other districts.

The other way that historic population and enrollment are linked is through migration. Annual changes in school enrollment by cohort closely follow trends in the net migration of children in the District's population. Once the students are in first grade, a set of baseline rates are used to move students from one grade to the next. A grade progression rate (GPR) is the ratio of enrollment in an individual grade to enrollment in the previous grade the previous year. Baseline rates are 1.00 for elementary grades, meaning that if there were no net movement of families into and out of the District, there would be no change in the size of cohorts. The baseline rate of 1.02 for the cohort entering 6th grade accounts for Arthur Academy students who enter District-run middle schools. Enrollment

change beyond the baseline is added (or subtracted, if appropriate) at each grade level depending on the migration levels of the overall population by single year of age.

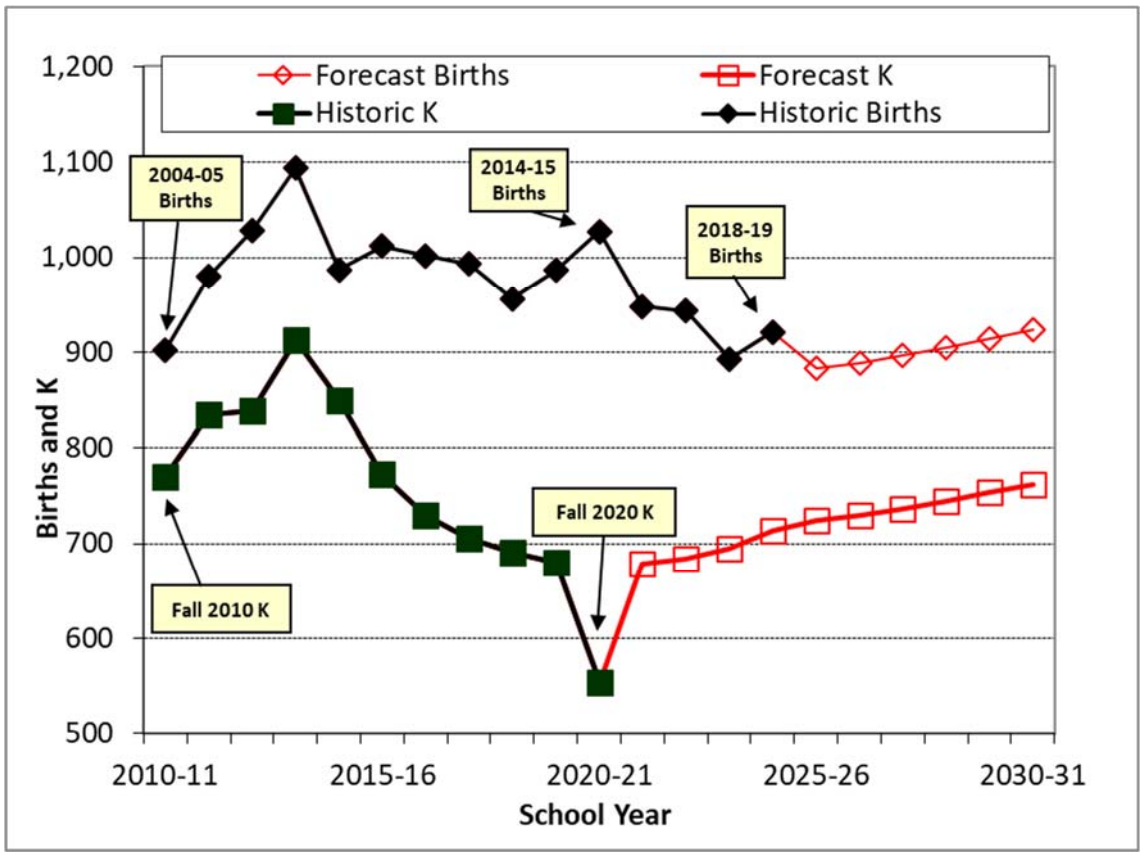
District-wide Enrollment Forecasts

Figure 19 compares the historic and forecast number of births in the District with the historic and forecast number of DDSD kindergarten students under the middle series. Births between September and August correspond to kindergarten cohorts five years later. If no one moved into or out of the District and all five-year-olds enrolled in DDSD kindergartens the lines would be identical. The lines differ due to both net migration and the kindergarten capture rate, as many children move into and out of the District between birth and age five and not all District residents attend DDSD kindergartens.

The direction of year-to-year change in kindergarten enrollment (growth or decline) has matched the direction of change in birth cohorts in seven of the past 10 years. Due to the rapid population and housing growth in the 2000s, the gap between kindergarten enrollment and births was narrow in the earliest years shown in the graph. The trend in kindergarten enrollment followed the trend in births until 2014-15, including the peak kindergarten enrollment of 2013-14, which corresponded to a peak in births in 2007-08. The ratio of 2014-15 enrollment to 2008-09 births was 0.86, but as the gap widened, the ratio fell to a low of 0.69 in 2019-20. Consistent with the cohort losses observed at other grades, this ratio confirms that for the past several years more children have moved out of the District than into it over between birth and age five.

Extraordinarily low kindergarten enrollment in fall 2020 is due to the pandemic, and not indicative of future trends. If not for the pandemic, we would have expected 2020-21 kindergarten enrollment to be similar to fall 2019 and to the fall 2021 forecast shown in Figure 19. In the middle series forecast we expect that population growth driven by new single family homes and affordable apartments will lead to slightly larger kindergarten enrollment, even though we haven't yet seen the full impact of the downturn in births.

Figure 19 DDSD Birth Cohorts and Kindergarten Enrollment
Middle Series Forecast Scenario



The latest October 1st enrollment count is typically used as the baseline, or launch year, for a long-range enrollment forecast. However, due to the unusual situation this year, our forecast models use October 1st 2019 enrollment as a baseline, and ignore the results of October 2020 student counts. Depending on how long the pandemic prevents students from returning to classrooms, and how confident parents are about letting their children safely return, there is considerable risk that the forecasts may overpredict enrollment in the short run, specifically for next year 2021-22. We know that some families have chosen homeschooling or online charters as an alternative to distance learning at their neighborhood public school. A national survey conducted in September found that "81.6 percent of K-12 parents who disenrolled their children say that they will re-enroll their

children back into the original school once it is safe to do so."[9] Any figure less than 100 percent suggests that some families may continue to choose other options. However, for these forecasts we assume that past trends in school choice will return as soon as next year, and certainly in the long run.

In the *low series* forecast, overall K-12 enrollment is expected to be relatively stable through 2025-26. Enrollment in elementary grades K-5 falls by 86 students (two percent) between 2019-20 to 2024-25 before beginning to rebound, ultimately ending the 21 year period 267 students (six percent) higher than in 2019-20. The largest initial enrollment losses occur in middle school grades 6-8, with a net loss of 165 students (seven percent) between 2019-20 and 2024-25, and growth of only 22 students (one percent) for the entire 21 year period. Enrollment in high school grades 9-12 grows initially, adding 171 students (six percent) between 2019-20 and 2024-25, before fluctuating through the remainder of the forecast.

The *middle series* forecast depicts a scenario under which net in-migration brings kindergarten and cohort growth to the District, reversing the net out-migration of the past several years, though with much more modest growth than in the 2000s. K-12 enrollment grows by 158 students (two percent) by 2025-26, and 1,486 students (16 percent) by 2040-41. Total elementary enrollment initially changes very little and then begins to grow after 2025-26, ending the 21 year period 760 students (18 percent) higher than in 2019-20. Middle school grades see a net loss of 123 students (five percent) by 2025-26, but overall growth of 231 students (10 percent) by 2040-41. High school grades add over 300 students by 2024-25, and end the 21 year period with 495 students (17 percent) more than in 2019-20.

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[9] Gates Foundation COVID-19 Tracker Analysis Wave #11 (September 17-21, 2020). Civis Analytics. https://www.civisanalytics.com/wp-content/uploads/2020/09/COVID_Tracker_Wave_11_Quicktakes_National.pdf.

The *high series* forecast includes net in-migration nearly as robust as the higher levels observed in the 2000s. K-12 enrollment grows by 387 students (four percent) by 2025-26 and 2,550 students (27 percent) by 2040-41. Elementary enrollment grows slowly initially, adding 142 students (three percent) by 2025-26, followed by accelerated growth resulting in 1,294 more students (30 percent) over the 21 year period. Even in this higher forecast scenario enrollment in middle grades declines slightly, and then grows after 2024-25, resulting in net growth of 470 students (20 percent) by 2040-41. High school enrollment grows significantly between 2019-20 and 2024-25, adding 371 students (13 percent) in five years. By 2040-41 grades 9-12 have 786 more students than in 2019-20.

Figure 20 contains district-wide forecasts by school level under the three scenarios. Detailed annual forecasts by individual grades are included in Appendix A.

Figure 20 David Douglas S.D. Enrollment Forecasts by School Level, 2021-22 to 2040-41

Low Series

Grade	Actual 2019-20	2021-22	2022-23	2023-24	2024-25	2025-26	2030-31	2035-36	2040-41	Change 2019-20 to 2025-26	Change 2019-20 to 2040-41
K-5	4,270	4,145	4,138	4,154	4,184	4,219	4,431	4,504	4,537	-51	267
6-8	2,351	2,308	2,288	2,248	2,201	2,186	2,245	2,343	2,373	-165	22
9-12	2,941	3,091	3,104	3,165	3,184	3,112	2,985	3,102	3,199	171	258
Total	**9,562**	**9,544**	**9,530**	**9,567**	**9,569**	**9,517**	**9,661**	**9,949**	**10,109**	**-45**	**547**
Annual net change		-9*	-14	37	2	-52	29*	58*	32*		
Annual % change		-0.1%	-0.1%	0.4%	0.0%	-0.5%	0.3%	0.6%	0.3%		

Middle Series

Grade	Actual 2019-20	2021-22	2022-23	2023-24	2024-25	2025-26	2030-31	2035-36	2040-41	Change 2019-20 to 2025-26	Change 2019-20 to 2040-41
K-5	4,270	4,188	4,202	4,228	4,266	4,305	4,588	4,821	5,030	35	760
6-8	2,351	2,327	2,317	2,280	2,236	2,228	2,320	2,461	2,582	-123	231
9-12	2,941	3,114	3,145	3,221	3,252	3,187	3,105	3,257	3,436	246	495
Total	**9,562**	**9,629**	**9,664**	**9,729**	**9,754**	**9,720**	**10,013**	**10,539**	**11,048**	**158**	**1,486**
Annual net change		34*	35	65	25	-34	59*	105*	102*		
Annual % change		0.3%	0.4%	0.7%	0.3%	-0.3%	0.6%	1.0%	0.9%		

*Average annual change.

Population Research Center, Portland State University, October 2020.

High Series

Grade	Actual 2019-20	2021-22	2022-23	2023-24	2024-25	2025-26	2030-31	2035-36	2040-41	Change 2019-20 to 2025-26	Change 2019-20 to 2040-41
K-5	4,270	4,241	4,269	4,311	4,365	4,412	4,784	5,190	5,564	142	1,294
6-8	2,351	2,346	2,339	2,311	2,274	2,281	2,413	2,610	2,821	-70	470
9-12	2,941	3,142	3,182	3,268	3,312	3,256	3,245	3,442	3,727	315	786
Total	**9,562**	**9,729**	**9,790**	**9,890**	**9,951**	**9,949**	**10,442**	**11,242**	**12,112**	**387**	**2,550**
Annual net change		84*	61	100	61	-2	99*	160*	174*		
Annual % change		0.9%	0.6%	1.0%	0.6%	0.0%	1.0%	1.5%	1.5%		

*Average annual change.

Population Research Center, Portland State University, October 2020.

Individual School Forecasts

Figure 21 presents the enrollment forecasts for each school, grouped by school level. Forecasts for individual schools are prepared under a scenario in which current boundaries and grade configurations remain constant and are consistent with the *middle series* district-wide forecast. School districts typically respond to enrollment change in various ways that might alter the status quo, such as attendance area boundary changes, opening new schools, or offering special programs. However, the individual school forecasts depict what future enrollments might be under current programs and boundaries.

The methodology for the individual school forecasts relies on unique sets of GPRs for each school. New kindergarten classes were forecast each year based on recent trends and birth cohorts within elementary attendance areas. Subsequent grades were forecast using GPRs based initially on recent rates and adjusted based on expected levels of housing growth. Enrollments at Fir Ridge are assumed to remain stable, and are subtracted from district-wide high school grades enrollments to produce a forecast for David Douglas High School. The final forecasts for individual schools are controlled to match the district-wide forecasts.

Residential capacity and development trends influence the district-wide forecast migration assumptions. The cohort model does not explicitly incorporate information about planned housing development. However, the number of potential new homes and their location are important factors for the allocation of district-wide growth to individual schools, particularly when large new developments are underway. The building permit and land use application data presented in the Population, Housing, and Employment Trends section are valuable resources for judging the relative short- and long-term growth potential among individual schools.

In the short run, enrollment trends in DDSD elementary schools are influenced by recent trends in incoming kindergarten classes, existing enrollment by grade cohort, and the

current residential development presented in Figures 9 and 10 of this report. In the long run, the elementary areas that are expected to add the most enrollment are those with the most capacity for housing unit growth, based on the City of Portland Buildable Lands Inventory (BLI) developed in 2015 as part of the city's 2035 Comprehensive Plan.[10] However, in spite of the guidance provided by the BLI, forecasts are not driven by the expectation of housing growth. Housing capacity is merely used to guide the allocation of district-wide growth, which is based on assumptions about future demographic trends — primarily births and migration.

The BLI shows that based on current attendance areas the Gilbert Heights and Gilbert Park elementary areas have the greatest capacity for new single family homes, while Cherry Park has capacity for more than 3,000 multi-family units, representing about 40 percent of the District's overall multi-family capacity. Other elementary areas with significant multi-family capacity are Mill Park and Ventura Park. Over the 21 year forecast period, nearly half of the 760 student net growth in elementary enrollment under the *middle series* occurs at Cherry Park (+133), Gilbert Heights (+119) and Gilbert Park (+115).

Although Ron Russell remains the largest of the District's three middle schools in these forecasts, Floyd Light adds the most enrollment, gaining 135 students over the 21 year period. Because enrollments in the other high school programs are held constant in the forecast, David Douglas High School adds the same number of 9th-12th grade students as the District overall, gaining 495 students by 2040-41.

[10] "Buildable Lands Inventory and Growth Allocation GIS model." City of Portland Bureau of Planning & Sustainability. Revised, April 2016. https://www.portland.gov/bps/comp-plan/bli.

Figure 21 Enrollment Forecasts for Individual Schools, 2021-22 to 2040-41

School	Actual 2019-20	2021-22	2022-23	2023-24	2024-25	2025-26	2030-31	2035-36	2040-41	Change 2019-20-2040-41
Cherry Park	471	478	482	488	489	493	539	569	604	133
Earl Boyles	426	411	394	397	402	404	428	452	464	38
Gilbert Heights	551	537	528	519	525	543	594	640	670	119
Gilbert Park	534	522	527	535	547	563	600	629	649	115
Lincoln Park	558	517	510	508	517	508	536	577	615	57
Menlo Park	461	458	459	453	452	453	475	488	503	42
Mill Park	475	498	500	509	508	514	541	554	570	95
Ventura Park	405	396	411	417	418	414	440	460	482	77
West Powellhurst	389	371	391	402	408	413	435	452	473	84
Elementary Totals	**4,270**	**4,188**	**4,202**	**4,228**	**4,266**	**4,305**	**4,588**	**4,821**	**5,030**	**760**
Alice Ott	722	662	666	674	667	629	676	725	769	47
Floyd Light	734	731	755	735	757	786	795	837	869	135
Ron Russell	895	934	896	871	812	813	849	899	944	49
Middle School Totals	**2,351**	**2,327**	**2,317**	**2,280**	**2,236**	**2,228**	**2,320**	**2,461**	**2,582**	**231**
David Douglas	2,729	2,902	2,933	3,009	3,040	2,975	2,893	3,045	3,224	495
Fir Ridge Campus	171	171	171	171	171	171	171	171	171	0
Community Transition	41	41	41	41	41	41	41	41	41	0
High School Totals	**2,941**	**3,114**	**3,145**	**3,221**	**3,252**	**3,187**	**3,105**	**3,257**	**3,436**	**495**
District Totals	**9,562**	**9,629**	**9,664**	**9,729**	**9,754**	**9,720**	**10,013**	**10,539**	**11,048**	**1,486**

Population Research Center, Portland State University, October 2020

APPENDIX A

DISTRICT-WIDE ENROLLMENT FORECASTS

Figure 22 David Douglas S.D., Low Series Enrollment Forecasts, 2021-22 to 2040-41

Grade	2019-20 Actual	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2035-36	2040-41
K	680	690	703	712	727	731	749	762	777	792	805	872	925
1	680	699	695	704	717	732	736	755	768	783	796	863	919
2	680	695	705	701	710	723	739	743	762	775	789	855	916
3	698	690	701	711	707	716	730	746	750	769	781	848	914
4	734	690	699	710	720	716	725	740	756	760	778	845	914
5	732	711	700	707	718	728	725	734	749	766	769	841	910
6	768	790	758	747	754	765	776	773	783	798	815	879	949
7	814	776	790	758	747	754	766	777	774	784	798	865	934
8	769	780	791	806	773	762	770	782	793	790	800	866	938
9	717	836	788	799	814	781	771	779	791	802	798	862	933
10	758	781	845	796	807	823	790	780	788	800	810	852	929
11	712	707	765	828	780	791	808	775	765	773	784	832	897
12	713	777	743	804	870	820	832	850	815	805	812	855	927
UE*	66	66	66	66	66	66	66	66	66	66	66	66	66
US*	41	41	41	41	41	41	41	41	41	41	41	41	41
Total	**9,562**	**9,729**	**9,790**	**9,890**	**9,951**	**9,949**	**10,024**	**10,103**	**10,178**	**10,304**	**10,442**	**11,242**	**12,112**
Annual change		84**	61	100	61	-2	75	79	75	126	138	160**	174**
**Avg. Annl Change		0.9%	0.6%	1.0%	0.6%	0.0%	0.8%	0.8%	0.7%	1.2%	1.3%	1.5%	1.5%
K-5	4,270	4,241	4,269	4,311	4,365	4,412	4,470	4,546	4,628	4,711	4,784	5,190	5,564
6-8	2,351	2,346	2,339	2,311	2,274	2,281	2,312	2,332	2,350	2,372	2,413	2,610	2,821
9-12	2,941	3,142	3,182	3,268	3,312	3,256	3,242	3,225	3,200	3,221	3,245	3,442	3,727

*UE are ungraded elementary and US are ungraded high school special education students, included in the K-5 and 9-12 totals.

Population Research Center, Portland State University, October 2020

Figure 23 David Douglas S.D., Middle Series Enrollments Forecasts, 2021-22 to 2040-41

Grade	2019-20 Actual	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2035-36	2040-41
K	680	679	690	697	712	716	729	737	747	757	764	803	830
1	680	686	683	692	700	715	720	733	741	751	759	796	827
2	680	683	691	687	696	704	720	725	738	746	755	792	826
3	698	684	688	695	691	700	708	725	730	743	750	789	826
4	734	684	691	694	701	697	707	715	733	738	750	788	827
5	732	706	693	697	700	707	703	713	722	740	744	787	828
6	768	783	752	737	741	744	752	748	759	768	785	827	867
7	814	770	781	749	734	738	742	750	746	757	765	815	855
8	769	774	784	794	761	746	751	755	763	759	770	819	860
9	717	828	780	789	799	766	751	756	761	769	764	817	857
10	758	775	834	785	794	804	771	756	762	767	774	810	855
11	712	700	757	814	766	775	785	753	739	744	748	785	827
12	713	770	733	792	852	801	811	822	789	774	778	804	856
UE*	66	66	66	66	66	66	66	66	66	66	66	66	66
US*	41	41	41	41	41	41	41	41	41	41	41	41	41
Total	**9,562**	**9,629**	**9,664**	**9,729**	**9,754**	**9,720**	**9,757**	**9,795**	**9,837**	**9,920**	**10,013**	**10,539**	**11,048**
Annual change		34**	35	65	25	-34	37	38	42	83	93	105**	102**
**Avg. Annl Change		0.3%	0.4%	0.7%	0.3%	-0.3%	0.4%	0.4%	0.4%	0.8%	0.9%	1.0%	0.9%
K-5	4,270	4,188	4,202	4,228	4,266	4,305	4,353	4,414	4,477	4,541	4,588	4,821	5,030
6-8	2,351	2,327	2,317	2,280	2,236	2,228	2,245	2,253	2,268	2,284	2,320	2,461	2,582
9-12	2,941	3,114	3,145	3,221	3,252	3,187	3,159	3,128	3,092	3,095	3,105	3,257	3,436

*UE are ungraded elementary and US are ungraded high school special education students, included in the K-5 and 9-12 totals.
Population Research Center, Portland State University, October 2020

Figure 24 David Douglas S.D., High Series Enrollment Forecasts, 2021-22 to 2040-41

Grade	2019-20 Actual	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2035-36	2040-41
K	680	690	703	712	727	731	749	762	777	792	805	872	925
1	680	699	695	704	717	732	736	755	768	783	796	863	919
2	680	695	705	701	710	723	739	743	762	775	789	855	916
3	698	690	701	711	707	716	730	746	750	769	781	848	914
4	734	690	699	710	720	716	725	740	756	760	778	845	914
5	732	711	700	707	718	728	725	734	749	766	769	841	910
6	768	790	758	747	754	765	776	773	783	798	815	879	949
7	814	776	790	758	747	754	766	777	774	784	798	865	934
8	769	780	791	806	773	762	770	782	793	790	800	866	938
9	717	836	788	799	814	781	771	779	791	802	798	862	933
10	758	781	845	796	807	823	790	780	788	800	810	852	929
11	712	707	765	828	780	791	808	775	765	773	784	832	897
12	713	777	743	804	870	820	832	850	815	805	812	855	927
UE*	66	66	66	66	66	66	66	66	66	66	66	66	66
US*	41	41	41	41	41	41	41	41	41	41	41	41	41
Total	**9,562**	**9,729**	**9,790**	**9,890**	**9,951**	**9,949**	**10,024**	**10,103**	**10,178**	**10,304**	**10,442**	**11,242**	**12,112**
Annual change		84**	61	100	61	-2	75	79	75	126	138	160**	174**
**Avg. Annl Change		0.9%	0.6%	1.0%	0.6%	0.0%	0.8%	0.8%	0.7%	1.2%	1.3%	1.5%	1.5%
K-5	4,270	4,241	4,269	4,311	4,365	4,412	4,470	4,546	4,628	4,711	4,784	5,190	5,564
6-8	2,351	2,346	2,339	2,311	2,274	2,281	2,312	2,332	2,350	2,372	2,413	2,610	2,821
9-12	2,941	3,142	3,182	3,268	3,312	3,256	3,242	3,225	3,200	3,221	3,245	3,442	3,727

*UE are ungraded elementary and US are ungraded high school special education students, included in the K-5 and 9-12 totals.
Population Research Center, Portland State University, October 2020

APPENDIX B

2014-2018 POPULATION, HOUSING, SOCIAL AND ECONOMIC PROFILE

Population, Housing, Social and Economic Profile
David Douglas School District 40, Oregon

	2009-2013			2014-2018			Compare
	Estimate	CV *	Margin of Error (+/-)	Estimate	CV *	Margin of Error (+/-)	Statistically Different?
POPULATION							
Total population	64,124		2,114	70,571		1,968	**
Percent under 18 years	*25.6%*		*1.2%*	*23.4%*		*1.1%*	**
Percent 65 years and over	*13.0%*		*0.8%*	*12.4%*		*0.7%*	
Median age (years)	35.1		1.1	35.8		0.8	
Percent white alone, non-Latino	*60.6%*		*2.2%*	*59.7%*		*2.1%*	
HOUSING							
Total housing units	24,325		456	25,608		394	**
Occupied housing units	22,662		566	24,284		497	**
Owner occupied	11,158		512	12,416		556	**
Percent owner-occupied	*49.2%*		*2.3%*	*51.1%*		*1.8%*	
Renter occupied	11,504		673	11,868		465	
Vacant housing units***	1,663		313	1,324		349	
Vacancy rate	*6.8%*		*1.3%*	*5.2%*		*1.4%*	
Average household size	2.76		0.07	2.83		0.08	
Renter households paying more than 30 percent of household income on rent plus utilities	*61.8%*		*3.9%*	*63.2%*		*3.5%*	
SOCIAL							
Age 25+ with a bachelor's degree or higher	*17.7%*		*1.8%*	*20.9%*		*1.5%*	**
Foreign-born population	17,577		1,489	18,213		1,456	
Percent foreign-born	*27.4%*		*2.0%*	*25.8%*		*1.9%*	
Age 5+ language other than English at home	21,602		1,777	24,442		1,983	**
Percent language other than English	*36.5%*		*2.3%*	*36.9%*		*2.6%*	
ECONOMIC							
Median household income (2018 dollars)	$46,041		$2,543	$47,051		$2,809	
Per capita income (2018 dollars)	$22,011		$1,161	$22,237		$813	
Percent of persons below poverty level	*24.9%*		*2.5%*	*21.1%*		*1.9%*	**

** Green, yellow, and red icons indicate the reliabilty of each estimate using the coefficient of variation (CV). The lower the CV, the more reliable the data. High reliability (CV <15%) is shown in green, medium reliability (CV between 15-30% - be careful) is shown in yellow, and low reliability (CV >30% - use with extreme caution) is shown in red. However, there are no absolute rules for acceptable thresholds of reliability. Users should consider the margin of error and the need for precision.*

*** Indicates that the two estimates are statistically different based on results of z-test taking into account the difference between the two estimates as well as an approximation of the standard errors of both estimates.*

**** Vacant units include those for sale or rent, those sold or rented but not yet occupied, those held for seasonal, recreational, or occasional use, as well as other vacant such as homes under renovation, settlement of an estate, or foreclosures.*

****** Indicates that the estimate is controlled. A statistical test for sampling variability is not appropriate.*

Source: U.S. Census Bureau, American Community Survey 5 year estimates. Surveys are collected over a 60 month period. Estimates represent average characteristics over the entire period. Tabulated by Population Research Center, Portland State University, with additional calculations from source data as needed.

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