Sweet Home School District Enrollment Forecast

Special Thanks &
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Executive Summary

Background

The Sweet Home School District contracted with the University of Oregon Community Planning Workshop (CPW) to develop a fifteen-year enrollment forecast for the District for 2007-08 to 2022-03. This forecast does not simply extend historical trends into the future, but links the enrollment forecast with demographic, socioeconomic, and development trends. This forecast addresses three main questions:

1.   *How fast will population grow in the Sweet Home School District?*

2.   *How will characteristics of the population in the Sweet Home School District change over the forecast period?*

3.   *What effects will the rate of population growth and demographic characteristics changes in the Sweet Home School District have on student enrollment?*

The following document summarizes CPW's findings for each of the above questions and presents a low, medium, and high 2007-08 to 2022-03 enrollment forecast for the Sweet Home School District.

1. Sweet Home School District Population Growth

This section discusses how the District has grown in the past, and the key factors that are anticipated to influence the rate of population growth in the Sweet Home District in the future.

- *How has Sweet Home School District population grown in the past?* The Sweet Home School District is a rural school district located in east Linn County. In 2000, the Sweet Home School District had an estimated 14,021 people residing within its boundaries (US Census 2000, data adjusted by CPW). With an estimated 2006 population of 8,790, the City of Sweet Home is the largest city in the school district and the third largest city in Linn County (PSU, 2006). About 60 percent of the people residing within the District boundaries live in the City of Sweet Home.

  During the 1990s, population in the Sweet Home School District grew at an average annual rate of 1.17 percent; slightly slower than the City of Sweet Home (1.58 percent) and Linn County (1.23 percent) during this time period. Student enrollment grew at 0.60 percent, or about half the rate of the District's population from 1990 to 2000.

- *What will be the source of population growth?* Natural population increase from births and deaths has remained stable in the Sweet Home

School District over the last fifteen years. It is anticipated that the bulk of population growth in the Sweet Home School District will come from in-migration. Depending on the characteristics of the new migrants, this may or may not result in increases in student enrollment.

- *How will regional economic activity impact population growth?* The Lowe's distribution center under construction in Lebanon is expected to provide 400 – 700 new jobs to the area, and the ancillary businesses will generate even more jobs. The economic growth may attract new homebuyers and increase the demand for housing in Lebanon. However, this economic growth in Lebanon is not expected to have a large impact on population or housing development in Sweet Home for the two reasons:

  (1) The Lowe's Distribution Warehouse will draw the majority of its workers from the regional labor pool; there will not be a large influx of new migrants from outside of the region. Also, not all employees will choose to relocate in Lebanon, it is likely that many workers will commute from Albany and the greater Linn County area.

  (2) The small difference in housing prices in Sweet Home compared to neighboring communities. A significant differential in housing costs could make Sweet Home more attractive to households regionally. As of 2006, there was little difference in housing prices between Sweet Home and Lebanon. Moreover, CPW does not think that recent subdivision trends in Sweet Home will lead to more affordable housing.

- *How will the increase in housing development in Sweet Home influence population growth?* The City of Sweet Home has seen a large increase in the number of subdivisions that have been approved and the number of lots in these subdivisions. At the time of this report, the City of Sweet Home had 1,575 lots nearing approval in a master planned community, 829 subdivision lots approved, and 347 lots under construction. Since 2004, although 1,147 new lots have been approved by subdivision or partition, only 147 residential permits have been approved. This development activity indicates that Sweet Home has the capacity to grow; but it will take time for the lots to be absorbed by the local housing market.

Conclusion:

How fast will the population grow in the Sweet Home School District? Regional economic development and housing activity in the City of Sweet Home will support population growth at a faster rate over the forecast period than observed historically (1.2 percent annual growth in the 1990s). The majority of growth will come from in-migration and the characteristics of the people who move to this area will influence student enrollment. **Population in the District is forecast to grow between 1.3 percent and 1.8 percent annually,**

with 1.5 percent as the most probable forecast. This translates to approximately 19,300 people living in the District in 2022.

2. Population Characteristics

Population forecasts for Linn County suggest that the majority of the new development in Sweet Home will be occupied by households that migrate to the area. The characteristics of new households, specifically whether or not they have school-aged children, will impact many aspects of life in Sweet Home, including student enrollment.

- *How have household characteristics been changing in Sweet Home?* Between 1990 and 2000, the percentage of households with children under the age of 18 in the City of Sweet Home declined by 4.3 percent; even though the total population increased by an average rate of 1.58 percent annually during this time period. The decline in the number of households with children fits well with the decline the School District had in the share of the total population enrolled in school during this time period. From 1990 to 2000, the percentage of the total population enrolled in a Sweet Home District school fell by an average rate of 0.506 percent. This trend shows total population continuing to increase, but declining numbers of school-aged children is expected to continue.

- *Who will live in the new subdivisions that are planned for Sweet Home?* Currently, more than two-thirds of the development capacity in Sweet Home is in a master plan community in the northern section of town that will cater to an upscale market. A local realtor estimated housing prices for the master planned area will start at about $300,000. Thus, these new households will probably have different socio-economic characteristics than those that currently reside in Sweet Home. This type of development will be likely to appeal to the "active retiree" market segment; *not* working families with school-aged children looking for more affordable housing options. According to a study completed for the Three Rivers School District in southern Oregon, as home prices rise, the number of children decline. CPW expects this trend to be true in Sweet Home.

- *How will the local employment market affect population growth?* Currently, 57% of the working population in Sweet Home commutes outside the City to work; implying that the working population in Sweet Home exceeds the capacity of its employment market. Also, Sweet Home is located about 22 miles from I-5 and away from the major employment centers in the Willamette Valley. The relatively small size of the local employment market combined with the long commute to employment elsewhere puts Sweet Home at a locational disadvantage to attract working families to the City.

Conclusion:

How will the characteristics of the population in the Sweet Home School District change over the forecast period? The new households that migrate to Sweet Home will have different socio-economic characteristics than those that currently reside in the Sweet Home School District. The overall aging of the population will translate into fewer households with school-aged children. The high cost of the new housing being built in Sweet Home and the location of Sweet Home away from major employment centers suggest that an older, more affluent population will migrate to Sweet Home. These new residents will be less likely to be participating in the workforce and less likely to have school-aged children. **Population growth will occur in the District; however the percentage of school-aged children is expected to continue to decline at the same average annually growth rate that was experienced in the 1990s, -0.506 percent.**

3. Enrollment Forecast

There are two main factors that will influence the number of students enrolled in the Sweet Home School District between 20007-08 to 2022-23:

1. How quickly the entire population of the Sweet Home School District grows; and

2. The change in the number of school-aged children who live in the Sweet Home School District.

According to CPW's assessment, the entire population of the Sweet Home School District is forecast to grow at rate between 1.3 percent and 1.8 percent over the forecast period. This is a rate is slightly faster than historically observed in the District. However, it is anticipated that the population growth will be driven by empty nesters without school-aged children. This translates into a decline in the share of school-aged children as a percentage of the total population over the forecast period.

Table 1 shows the forecasted population for the entire Sweet Home School District and the forecasted school enrollment in five year increments between 20007-08 to 2022-03.

Table 1. Total District Enrollment Forecast, 2000-2022

Year	Total District Population	Total District Enrollment
2007-08	15,439	2,484
2012-13	16,632	2,491
2017-18	17,918	2,549
2022-23	19,302	2,674
AAGR	1.5%	0.52%

Table 2 shows CPW's estimate of enrollment by school type for the forecast period.

- Elementary enrollment remain the fairly stable until starting to increase at a slightly faster rate in 2017;

- Junior High school enrollment will remain fairly stable until 2012 and then show slight increases throughout the forecast period;

- High School will gain the fewest number of students throughout the forecast period.

Table 2. Total District Student Enrollment Forecast, by School Type, 2000-2022

Year	K-6	Jr. High	High School	Total
2007	1267	397	820	2484
2012	1271	399	822	2491
2017	1300	433	816	2549
2022	1364	455	856	2674

Conclusion:

What effects will the rate of population growth and demographic characteristics in the Sweet Home School District have on student enrollment? Enrollment in the Sweet Home School District is forecasted to increase over the next fifteen years. CPW forecasts that enrollment will increase at an average annual rate between 0.32 percent and 1.28 percent. This translates into an increase of 175 and 773 students over the forecast period. CPW estimates that it is most probable to see an increase of 0.53 percent annually or approximately an increase of 280 students district wide in the next 15 years. The elementary schools would see an increase of 97 students, the junior high school an increase of 58 students and the high school an increase of 36 students. The moderate increase in student enrollment could be accommodated by the current school district facilities given an equal distribution among grades. (The school district could accommodate approximately 750 more students at this time.)

Given the uncertainty of forecasts in general and the multitude of factors influencing school enrollment, the school district should develop a method to monitor enrollment changes and track the development of residential housing in the City of Sweet Home.

Section 1: Introduction

This report presents a 15-year enrollment forecast for the Sweet Home School District. It includes an analysis of demographic and socioeconomic trends in Sweet Home, the District, and the region, as well as an evaluation of how current and future trends are likely to affect enrollment in the District.

In the 2006-07 school year, the Sweet Home School District served approximately 2,400 students. Currently, the District operates five elementary schools, one elementary charter school, one junior high school, and one high school.

Population growth in the District was modest during the 1990s and early 2000s. In 2005 and 2006, the City of Sweet Home approved master plans and subdivisions that will create more than 2,740 residential lots. This potential development, and other development in the region, has the potential to impact student enrollment in the District.

Purpose

The Sweet Home School District contracted with the University of Oregon Community Planning Workshop (CPW) to develop a fifteen-year (2007-08 to 2022-03) enrollment forecast for the District. This forecast does not simply extend historical trends into the future, but links the enrollment forecast with demographic, socioeconomic, and development trends. This forecast addresses three main questions:

> 1. *How fast will the population grow in the Sweet Home School District?*
>
> 2. *How will characteristics of the population in the Sweet Home School District change over the forecast period?*
>
> 3. *What affects will the rate of population growth and demographic characteristics changes in the Sweet Home School District have on student enrollment?*

The following document summarizes CPW's findings for each of the above questions and presents a low, medium, and high 2007-08 to 2022-03 enrollment forecast for the Sweet Home School District.

Methods

To develop the forecasts, CPW reviewed a broad range of data and conducted a number of personal interviews. The first step was an

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analysis of key demographic, socio-economic, and land-use trends. CPW incorporated quantitative and qualitative data from a variety of sources in this report: Sweet Home School District, US Census, Oregon Department of Education, the City of Sweet Home, the Albany-Democrat Herald newspaper, and other sources. CPW based the assumptions used to generate the enrollment forecasts and the implications for the District based on three categories of information:

1. **Physical resources:** CPW documented the physical resources such as the location of schools, square footage of buildings, and numbers of classrooms to determine the enrollment capacity of existing District facilities.

2. **Local and regional demographic and socioeconomic trends:** This information is used to understand how demographic and socio-economic trends may affect the rate and characteristics of population growth over the next fifteen years. CPW analyzed historical trends and the factors anticipated to influence future population growth in the Sweet Home area such as school enrollment, grade progression rates, age, and migration.

3. **Local housing development trends:** Population growth is directly tied to the availability of housing and land available for residential development. CPW reviewed indicators of future residential development potential such as the number of building permits issued for single-family dwellings, recent subdivision and land partition approvals, and the amount of land available for residential development in the City of Sweet Home.

Organization of this report

The remainder of this report is organized as follows:

Section 2: Population Trends. *How fast will population grow in the Sweet Home School District?*

Section 3: Population Characteristics. *How will characteristics of the population in the Sweet Home School District change over the forecast period?*

Section 4: Enrollment Forecast. *What affects will the rate of population growth and demographic characteristics changes in the Sweet Home School District have on student enrollment?*

The appendices more fully describe factors that will influence the Sweet Home School District's enrollment during the forecast period. The purpose of the appendices is to describe the regional and local context

and better explain how growth has occurred in the past to inform the
2007-08 to 2022-23 forecast.

Appendix A. Sweet Home School District Overview

Appendix B. Demographics

Appendix C. Employment Trends

Appendix D. Residential Development Trends

Appendix E. Enrollment Forecast

Section 2
Population Trends

This section discusses how the population of the District has grown in the past and the key factors that are anticipated to influence the rate of population growth in the Sweet Home District in the future. It is structured around a series of questions that address population trends relevant to past and future school enrollment.

How has Sweet Home School District population grown in the past?

The Sweet Home School District is a rural school district located in east Linn County. In 2000, the Sweet Home School District had an estimated 14,021 people residing within its boundaries (US Census 2000, population estimated by CPW). With an estimated population of 8,790 in 2006, the City of Sweet Home is the largest city in the school district and the third largest city in Linn County (PSU, 2006). About 60% of the people residing within the District boundaries live in the City of Sweet Home.

As Table 2-1 shows, during the 1990s, population in the Sweet Home School District grew at an average annual rate of 1.17%, slightly slower than the City of Sweet Home (1.58%) and Linn County (1.23%) during the period. When these growth rates are compared with Albany and Lebanon, it is clear that the population growth in Linn County has clustered near employment centers. Albany grew at almost twice the rate of the Sweet Home over the entire period, and over three times the rate of Linn County.

Table 2-1: Population and AAGR Growth Rates, by Geographic Area, 1980 - 2006

Year	Linn County	Albany	Lebanon	Sweet Home	Sweet Home School Dist.
1980	89,495	26,511	10,413	6,921	n/a
1990	91,227	29,462	10,950	6,850	12,380
2000	103,069	40,852	12,950	8,016	13,911
2006	108,250	46,610	14,355	8,790	n/a
Average Annual Growth Rates					
1980 - 1990	0.2%	1.1%	0.5%	-0.1%	n/a
1990 - 2000	1.2%	3.3%	1.7%	1.6%	1.2%
2000 - 2006	0.8%	2.2%	1.7%	1.5%	n/a
1980 - 2006	0.7%	2.2%	1.2%	0.9%	n/a

Source: PSU and US Census Data, adjusted for Sweet Home School District by CPW

What has been the source of population growth?

There are two components of population change: natural increase due to the number of births that exceed deaths and in-migration. Natural population increase has remained relatively stable in the Sweet Home School District since 1990. The number of births in the Sweet Home District has averaged 163 a year since 1990; this correlates well with the average kindergarten enrollment in the District of 161 students since 1990 (Oregon Vital Statistics and Sweet Home School District).

According to the Population Research Center at PSU, between 2000 and 2006, the population of Linn County grew by 5,181 people. During this period, natural increased added 2,233 new residents (43% of the growth). During the same period, the majority of population growth came from in-migration. About 2,948 new residents moved to Linn County, accounting for 57% of the population increase.

The ratio of the Sweet Home School District population to Linn County's population can be used to approximate the population growth due to natural increase and migration for the District. In 2000, the District was approximately 14% of the population of Linn County. Based upon this population ratio and the District's growth rate, the approximate natural increase for the District between 2000 and 2006 was 307 people or about 50 more births per year than deaths. Using the same method, CPW estimates a total of 406 people or about 68 people a year migrated to the Sweet Home School District between 2000 and 2006.

How will regional economic activity influence population growth?

The Linn-Benton region has experienced significant economic development in the past several years. For instance, the Lowe's distribution center under construction in Lebanon is expected to provide 400 – 700 new jobs to the area, and the ancillary businesses will generate even more jobs. The $200 million Pepsi facility in Albany will initially provide up to 250 family-wage jobs. The economic growth may attract new homebuyers and increase the demand for housing in Albany and Lebanon. However, this economic growth is not expected to have a large impact on population or housing development in Sweet Home for the following reasons:

1. Because of the type of job and the expected moderate wages, the Lowe's Distribution Warehouse as well as the Pepsi facility will draw the majority of its workers from the regional labor pool; there will not be a large influx of new migrants from outside of the region.

2. Not all employees will choose to relocate to the community they work in; it is likely that many workers will commute from Albany and the greater Linn County area. Population growth trends show that people are locating near employment centers, but are willing to commute to jobs elsewhere.

3. The small difference in housing prices in Sweet Home compared to neighboring communities suggests that workers will locate closer to employment. A significant differential in housing costs could make Sweet Home more attractive to households regionally. The permit data in Table 2-2 shows there is little difference in the cost of a new single-family house between Albany, Lebanon, and Sweet Home. Table 2-2 also shows that there is about a $20,000 price difference between Sweet Home's and Lebanon's estimated median housing value. Based on conversations with local realtors, this price differential is quickly eroding and housing prices in Sweet Home are expected to catch up with Lebanon in the next few years.

Table 2-2: Housing Costs, Albany, Lebanon, and Sweet Home, 2005

2005	Albany	Lebanon	Sweet Home
Average Permit Cost of Single-Family New-House Construction	$122,100	$136,800	$135,400
Estimate of Median Value of Houses	$158,700	$132,200	$113,900

Source: City-data.com

How will recent subdivision trends in Sweet Home influence population growth?

The City of Sweet Home has seen a large increase in the number of subdivision applications. At the time of this report, the City of Sweet Home had 1,575 lots nearing approval in a master planned community, 829 phased-development subdivision lots approved, and 347 lots under construction.

Table 2-3 shows lots created by subdivisions, building permits for new single-family dwellings, and population increase between 2000 and 2006. The data show a large increase in number of lots approved in 2005 and 2006, but that the rate of single-family construction permits has not kept pace with lot approval. Data from Portland State University show that population of Sweet Home increased at higher rates between 2005 and 2006 than in the previous five years, but it was still at a rate much slower than lot approvals. This development activity indicates that Sweet Home has the capacity to grow; but that it will take time for the lots to be absorbed by the local housing market.

Table 2-3: Sweet Home Housing Development and Population Change, 2000 – Sept. 2006

Year	# of Lots Approved	# of Single-Family Construction Permits Approved	Sweet Home Yearly Population Increase
2000	15	47	n/a
2001	62	30	110
2002	33	22	75
2003	14	36	95
2004	82	53	50
2005	536	58	120
2006	477	73	290
Total	1219	319	740

Source: CPW Sweet Home Buildable Lands Inventory and PSU Population Estimates

How fast will the population grow in the Sweet Home School District?

As discussed above, CPW anticipates the rate of population growth in the Sweet Home School District will be influenced by historical trends, the source of population growth (natural increase and in-migration), regional economic activity, and residential housing development. To review how these trends are expected to affect population growth:

- The population of the District grew at a rate of 1.17% in the 1990s, slightly slower than the Sweet Home and Linn County. In Linn County, population growth has occurred near employment centers; this trend is expected to continue.

- Between 2000 and 2006, about 57% of the District's population growth came from in-migration. CPW expects that during the forecast period the majority of population growth will continue to be from in-migration and that the population growth from natural increase will remain relatively stable.

- Regional economic development activity, specifically the Lowe's Distribution Warehouse and ancillary businesses in Lebanon, are expected to have a small impact on the population of Sweet Home. As long as housing prices remain comparable between Lebanon and Sweet Home, people will choose to locate closer to the major employment centers in Linn County.

- The City of Sweet Home has over 2,700 residential subdivision lots approved or nearing approval. However, actual construction and population growth has occurred at a much slower rate. This implies that there is not a large untapped demand for real estate in the City of Sweet Home; it will take time for the local housing market to absorb this growth.

Take together, the regional economic development and the increased capacity for residential development in the City of Sweet Home will support population growth at a faster rate over the forecast period than the 1.2% average annual growth rate observed in the 1990s. However, Sweet Home does not offer a large price advantage over neighboring housing markets and it is likely people will continue to locate in the larger Linn County communities with easier access to more employment options. Based on the aforementioned factors, CPW forecasts that the population in the District will grow faster than observed historically; but that population growth in the District will also be tempered by its rural location. **Population in the District is forecast to grow between 1.3% and 1.8% annually, with 1.5% as the most probable forecast. This translates to approximately 19,300 people living in the District in 2022.**

Section 3
Population Characteristics

Population forecasts for Linn County suggest that the majority of the new development in Sweet Home will be occupied by households that migrate to the area. The characteristics of new households, specifically whether or not they have school-aged children, will affect many aspects of life in Sweet Home, including student enrollment.

How have household characteristics been changing in Sweet Home?

Table 3-1 shows that in 2000, the Sweet Home School District area had a slightly lower percentage of households with school-aged children than surrounding areas.

Table 3-1: Percent of Households with Children, 2000

	Total Households	Households with Children	Percent
Sweet Home School District	5,243	1,610	30.7%
Sweet Home	3,063	993	32.4%
Lebanon	5,078	1,679	33.1%
Albany	16,108	5,365	33.3%
Linn County	39,541	12,651	32.0%

Source: 2000 US Census, data analyzed by CPW

According to the US Census, between 1990 and 2000, the percentage of households with children under the age of 18 in the City of Sweet Home declined by 4.3%; while the total population increased by an average rate of 1.58% annually. During the same period, the percentage of the total population enrolled in a District school declined by an average annual rate of 0.51% a year. This reflects an aging of the population.

Who will live in the new subdivisions planned for Sweet Home?

Currently, more than two-thirds of the development capacity in Sweet Home is in a master planned community (the Santiam River Club) in the northern section of town that will cater to an upscale market. A local realtor and the City of Sweet Home estimated housing prices for the master planned area will start at about $400,000. Until recently, homes at or above this price point were rare in Sweet Home. Buyers of these

homes will certainly have higher incomes or accumulated wealth than most current residents. Thus, these new households will have different socio-economic characteristics than current residents of Sweet Home.

This type of development will be likely to appeal to the "active retiree" market segment; *not* working families with school-aged children looking for more affordable housing options. According to a Portland State University study completed for the Three Rivers School District in southern Oregon, as home prices rise, the number of children per dwelling unit decline. As Table 3-2 shows, the average number of K-12 students per single-family housing unit dropped from 0.214 in houses that sold for less than $200,000 to 0.065 students for houses that sold for over $400,000. CPW expects this trend to be true in Sweet Home.

Table 3-2: Average Number of Students per Single-Family Housing Unit, by Sale Price, Three Rivers School District

Sale Price	K-12 Students per Dwelling Unit
Sale price less than $200,000	0.214
Sale price $200,000 to $299,000	0.182
Sale price $300,000 to $399,000	0.156
Sale price $400,000 or higher	0.065

Source: PSU, Population Research Center, Three Rivers Population and Enrollment Forecasts, Nov. 2006

How will the local and regional economic development affect population growth?

As Table 3-3 shows, only about 60% of Sweet Home residents worked in Linn County and only 25% reported working in the City of Sweet Home in 2003. This underscores the obvious: Sweet Home has fewer jobs per resident than the Linn County average. In other words, Sweet Home has become a bedroom community and is likely to become a retirement community.

Sweet Home is located about 22 miles from I-5 and away from the major employment centers in the Willamette Valley. The relatively small size of the local employment market combined with the long commute to employment elsewhere puts Sweet Home at a locational disadvantage to attract working families to the City. These conditions suggest that recent employment and commute trends will continue into the foreseeable future.

Table 3-3: Where People Who Lived in Sweet Home Worked, 2003

Location	Share
Linn County	61%
Sweet Home	25%
Unincorporated Areas	22%
Lebanon	11%
Albany	8%
Multnomah County	5%
Portland	4%
Lane County	8%
Benton County	6%
All Other Locations	20%

Source: US Census LEHD Data, 2003

How will the characteristics of the population in the Sweet Home School District change over the forecast period?

As discussed above, CPW anticipates that the characteristics of the population in the Sweet Home School District will change over the forecast period. Future school enrollment will be affected by the demographics of new migrants to the area and local and regional economic development. In summary, CPW expects the characteristics of the population will change in the following key ways:

- The overall aging of the population will translate into fewer households with school-aged children. As a percentage of the entire population, school-aged children will continue to decline over the forecast period.

- The residential development planned for the City of Sweet Home will primarily attract households without school-aged children. The cost of new housing units in Sweet Home will appeal more to retirees and second-home buyers, rather than working families with school-aged children.

- Sweet Home's location away from I-5 and the commuting patterns of its residents indicate that people are willing to commute elsewhere to work; but puts the city at a locational disadvantage for attracting working families. CPW expects that Sweet Home will grow into a community with a relatively high percentage of retirees.

Although population will grow in the District, school-aged children will represent a smaller percentage of the total population. The high cost of the new housing being built in Sweet Home and the location of Sweet Home away from major employment centers suggest that an older, more

affluent population will migrate to Sweet Home. These new residents will be less likely to be participating in the workforce and less likely to have school-aged children. In conclusion, **population growth will occur in the District; however, the data suggests the percentage of school-aged children will continue to decline.**

Section 4
Enrollment Forecast

Two main factors will influence the number of students enrolled in the Sweet Home School District between 2007-08 to 2022-23:

> **1.** *How quickly the entire population of the Sweet Home School District grows:* CPW forecasts the total population of the Sweet Home School District will grow at an average rate between 1.3% and 1.8% annually, with 1.5% being the most probable growth scenario; and

> **2.** *The change in the number of school-aged children who live in the Sweet Home School District:* Although population growth will occur in the District, it is anticipated that much of the population growth will be composed of households without school-aged children. School-aged children will decline as a percentage of the total population over the forecast period.

What effects will the rate of population growth and demographic characteristics in the Sweet Home School District have on student enrollment?

As stated above, CPW forecasts that the entire population in the District will grow within the range of 1.3% and 1.8% annually over the forecast period. This should be viewed as a range; with 1.3% being the lower bound and 1.8% being the upper bound. A growth rate close to 1.5% is the most probable scenario.

CPW forecasts that student enrollment will grow at an average annual rate within a range of 0.32% and 1.28% between 2007-08 and 2022-23. This translates into a student enrollment increase from a low of 110 students to a high of 550 students during the forecast period. However, it is CPW's assessment that 0.52% is the most probable enrollment growth scenario.

Table 4-1 below presents the most probable growth scenario for District population and school enrollment over the forecast period in five-year increments. If the District grows at an average annually rate of 1.5%, then 19,302 people will be living within the District in 2022-23. If student enrollment grows at an average annual rate of 0.52%, this would result in 2,674 students in 2022-23 or a gain of 190 students over the next fifteen years.

Table 4-1: District Population and Enrollment Forecast, 2007-08 to 2022-23

Year	Total District Population	Total District Enrollment
2007-08	15,439	2,484
2012-13	16,632	2,491
2017-18	17,918	2,549
2022-23	19,302	2,674
AAGR	1.5%	0.52%

Table 4-2 below shows CPW's estimate of enrollment by school type for the forecast period:

- Elementary enrollment will remain fairly stable until starting to increase at a slightly faster rate in 2017;

- Junior High school enrollment will remain fairly stable until 2012 and then show slight increases throughout the forecast period; and

- High School will gain the fewest number of students throughout the forecast period.

Table 4-2: Total District Student Enrollment Forecast, by School Type, 2007-08 to 2022-23

Year	K-6	Jr. High	High School	Total
2007-08	1267	397	820	2484
2012-13	1271	399	822	2491
2017-18	1300	433	816	2549
2022-23	1364	455	856	2674

What are the implications of the forecast for the Sweet Home School District?

Enrollment in the Sweet Home School District is forecasted to increase over the next fifteen years. CPW forecasts enrollment will increase at an average annual rate between 0.32% and 1.28%. This translates into an increase of 110 to 550 students between 2007-08 and 2022-23. However, CPW estimates that it is most probable to see an increase of 0.52% annually or an increase of 180 students District-wide in the next 15 years.

The elementary schools would see an increase of 97 students, the junior high school an increase of 58 students and the high school an increase of 36 students. The moderate increase in student enrollment could be accommodated by the current school district facilities given an equal distribution among grades; the school district could accommodate approximately 750 more students at this time.

Given the uncertainty of forecasts in general and the multitude of factors influencing school enrollment, the District should develop a method to monitor enrollment changes and track the development of residential housing in the City of Sweet Home.

Appendix A
Sweet Home School
District Overview

This appendix provides an overview of the Sweet Home School District. It includes data on the District's service area, schools within the district, enrollment trends, and an analysis of facility capacity.

School District Service Area

The Sweet Home School District is a rural school district located in east Linn County. In 2000, the Sweet Home School District had an estimated 14,021 people residing within its boundaries (US Census 2000, data adjusted by CPW). With an estimated 2006 population of 8,790, the City of Sweet Home is the largest city in the District and the third largest city in Linn County (PSU, 2006). The Sweet Home School District also serves the small communities of Holley, Foster, Crawfordsville, Cascadia, and Liberty. Like other rural school districts, Sweet Home faces challenges of serving a small but widely distributed population.

Schools

The Sweet Home School District operates a total of eight schools with a total enrollment of 2,383 students in 2006-07. Sweet Home schools include four kindergarten to sixth grade elementary schools: Crawfordsville, Foster, Hawthorne, and Oak Heights and one first to sixth grade school, Holley. The District also operates the Sweet Home Junior High School (grades 7th and 8th) and the Sweet Home High School. Recent changes in the District's schools include the closure of the Pleasant Valley kindergarten at the end of the 2001-02 school year and the opening of the K – 4th grade Sweet Home Charter School in 2006.

Enrollment Trends

Between 1990 and 2000, the percentage of the total District enrollment increased rapidly, and then decreased nearly as rapidly. Enrollment in 2000-01 was 53 students higher than in 1990-91. This reflects that the entire population of the school district is aging; the share of school-age children of the total population is declining.

Figure A-1 shows the District's enrollment between the 1989-90 and 2006-07 school years (17-year period). Overall, K-12 enrollment grew 6.7%; from 2,233 students in 1989-90 to 2,382 students in 2006-07. The data show that the District experienced a growth trend from 1989-90 to 1996-97. Enrollment peaked in 1996-97 at 2,594 students and then fell

steadily between 1997-98 and 2000-01. Enrollments have fluctuated from year-to-year since 2000, but were the same in 2000 and 2006.

Figure A-1: District Enrollment, 1989-90 to 2006-07

School Year	1989	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006
Enrollment	2233	2331	2377	2455	2468	2447	2563	2594	2573	2547	2475	2385	2400	2441	2339	2335	2426	2382
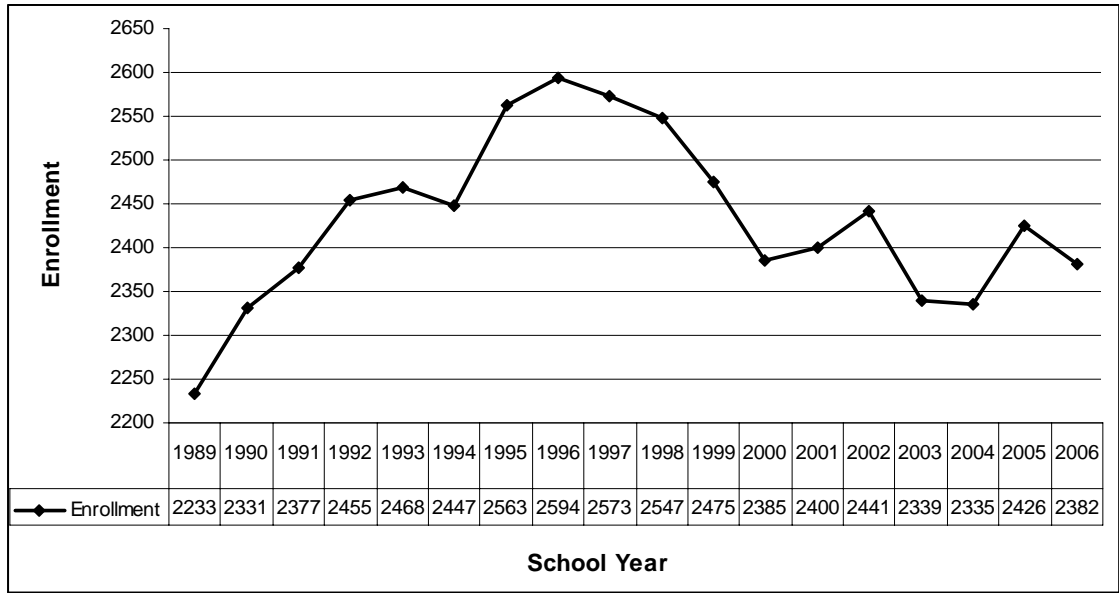
Source: Sweet Home School District

Table A-1 illustrates how enrollment has fluctuated on a annual basis by showing the difference in the count and the percent change of total District students. Since 1989-90, the annual change in district enrollment has ranged from losing 102 students to gaining 116 students. The school district saw its largest increase in a single year in 1995-96 when it grew by 116 students (5%) over the previous year's enrollment. In 2003-04, the school district saw it largest decrease in a single year, 102 students.

Table A-1: Sweet Home School District: Annual Enrollment by Count and Percent Change, 1989-90 - 2006-07

| | | Change | |
Year	Enrollment	Count	% Change
1989 - 90	2,233	-	-
1990 - 91	2,331	98	4%
1991 - 92	2,377	46	2%
1992 - 93	2,455	78	3%
1993 - 94	2,468	13	1%
1994 - 95	2,447	-21	-1%
1995 - 96	2,563	116	5%
1996 - 97	2594	31	1%
1997 - 98	2,573	-21	-1%
1998 - 99	2,547	-26	-1%
1999 - 00	2,475	-72	-3%
2000 - 01	2,385	-90	-4%
2001 - 02	2,400	15	1%
2002 - 03	2,441	41	2%
2003 - 04	2,339	-102	-4%
2004 - 05	2,335	-4	0%
2005 - 06	2,426	91	4%
2006 - 07	2,382	-44	-2%

Source: Sweet Home School District

Grade Progression Rates

Analyzing grade progression rates (GPR) is a good way to determine new student migration to the area verses the natural change in enrollment numbers from age group cohorts. The GPR is the ratio of enrollment in a specific grade to the enrollment in the preceding grade in the previous year. For example, the GPR for the $1^{st} – 2^{nd}$ grade transition would be the number of students enrolled in second grade this year divided by the number of students enrolled in first grade last year.

Once a student is enrolled in a district, unless they move out of the district, they typically proceed to the next grade at the end of each academic year. A district with a stable enrollment will have a GPR of approximately 1. A GPR of less than 1 indicates students are leaving the district. Alternatively, a GPR greater than 1 suggests students are migrating to the district from private schools or are new to the area. GPRs for some grades may be consistently high, such as 1st, 7th, and 9th grades,

when students typically transition from home or private schools to public schools in greater numbers. This is because more parents are likely to home-school or private school their children during the elementary years. Also, in the United States there are simply fewer private junior high and high schools than elementary schools. Low GPRs during the high school years may indicate students are dropping out of school.

Table A-2 compares the average grade progression rates of the Sweet Home School District between 1996-97 to 2001-02 and 2001-02 to 2006-07 periods. The 1996-97 to 2001-02 average GPRs are lower than the average GPR of the last five years (except for the 8th to 9th transition).

Average grade progression rates between 1996 and 2001 suggest a combination of both in-migration and out-migration for the District. The average grade progression rates between 2001-02 and 2006-07 are more stable. This suggests that in the last five years the District has experienced consistent, albeit small, in-migration in up through grade 9. In the last ten years, the high school grade progression rates have been consistently lower than 1.0. This could indicate that students are dropping out of school or are leaving the district to attend another school.

Table A.2: Average Grade Progression Rate, by Five-Year Period

Grade Transition	1996-97 to 2001-02	2001-02 to 2006-07
K to 1	1.10	1.11
1 to 2	0.98	1.00
2 to 3	1.00	1.03
3 to 4	1.03	1.05
4 to 5	0.99	1.01
5 to 6	1.00	1.03
6 to 7	0.99	1.02
7 to 8	1.02	1.01
8 to 9	1.08	1.01
9 to 10	0.91	0.96
10 to 11	0.92	0.99
11 to 12	0.87	0.97

Source: Sweet Home School District

Enrollment Trends by Schools

Enrollment Trends by School Type

Table A-3 shows the District-wide enrollment growth by five, ten, and fifteen year periods. Enrollment in elementary schools decreased by 177 students during the 1991-92 to 2006-07 period; but the high school has seen a corresponding gain of 178 students. When this data is analyzed with the enrollment trends by individual schools below, it appears as though this trend is most likely due to a large elementary cohort aging through the school system between 1991-92 and 2006-07.

Table A-3: School District Enrollment Growth by 5, 10, & 15 Year Period

Grade	5 Year Growth: 2002-03 to 2006-07		10 Year Growth: 1997-98 to 2006-07		15 Year Growth: 1991-92 to 2006-07	
	Change	Pct.	Change	Pct.	Change	Pct.
K-6	2	0.08%	-145	-10.68%	-177	-12.73%
7-8	-33	-12.47%	-59	-13.47%	4	1.07%
9-12	13	-0.75%	13	1.67%	178	29.08%
Total	-59	-2.42%	-191	-7.42%	5	0.21%

Source: Sweet Home School District

Sweet Home School District lost elementary students starting in the mid-1990s and has not been capturing enough new students at the elementary level to offset the losses. The majority of District growth occurred at the high school level. This suggests that older households are migrating to the District rather than households with young children that are just starting school.

Elementary School Enrollment Trends

Figure A-2 shows total enrollment in elementary schools has declined by 66 students since 1989-90. Elementary school enrollment peaked in 1996-97 and reached its lowest point in 2003-04 at 1,163 students.

Figure A-2. Elementary Enrollment, 1989-90 to 2006-07

	1989	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006
Enrollment	1279	1365	1390	1417	1374	1359	1388	1423	1358	1319	1266	1221	1211	1212	1163	1162	1210	1213

School Year
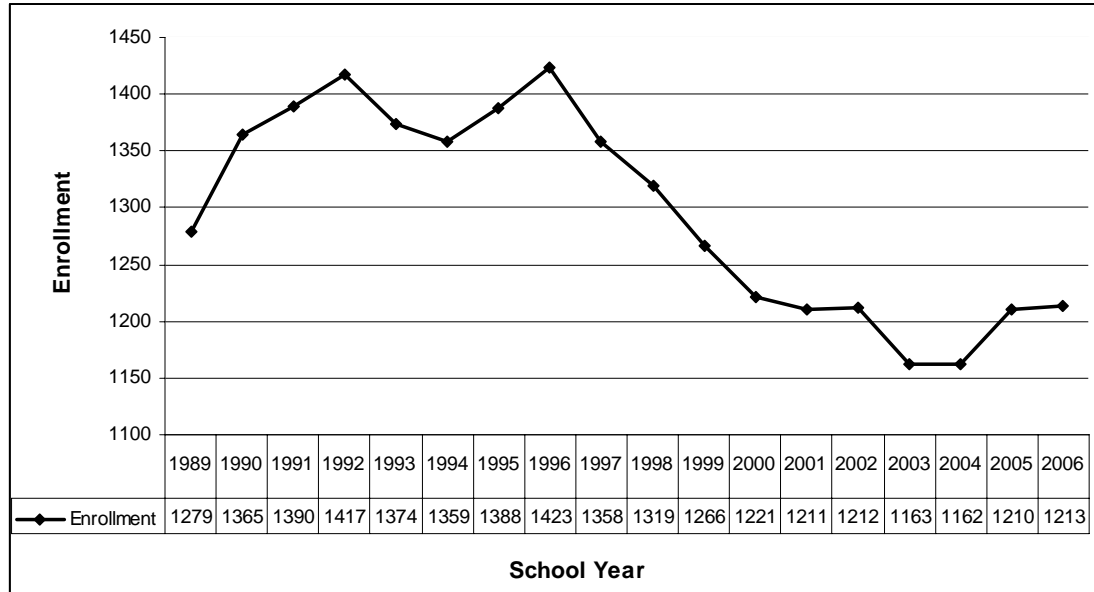
Source: Sweet Home School District

Table A-4 shows that enrollment growth and decline is not equally distributed by schools. Hawthorne Elementary and Oak Heights gained 45 and 37 students in the past five years. During this same time period, Foster Elementary declined by nineteen students. The geographic distribution of future residential development in the City of Sweet Home will strongly influence the number of students enrolled at each school.

Table A-4: Elementary School Enrollment Count Growth by 5, 10, and 15 Year Periods

School	5 Year Growth: 2001-02 to 2006-07	10 Year Growth: 1996-97 to 2006-07	15 Year Growth: 1991-92 to 2006-07
Crawfordsville Elementary	17	15	7
Foster Elementary	-19	-79	-53
Hawthorne Elementary	45	-3	19
Holley Elementary	-4	-3	-48
Oak Heights Elementary	37	-54	-22
Pleasant Valley: closed	-152	-164	-158
Charter School (K-4)	78	-	-

Source: Sweet Home School District

Junior High School

Figure A-3 shows that enrollment at Sweet Home Junior High increased by thirty-seven students between 1989 and 2006-07 school years. However, enrollment has varied substantially across the period, from a high of 453 students in 1998-99 to a low of about 342 students enrolled in the 1989-90 school year. In 2007, the Junior High had 379 students enrolled.

Figure A-3: Sweet Home Junior High Enrollment, 1989-90 to 2006-07

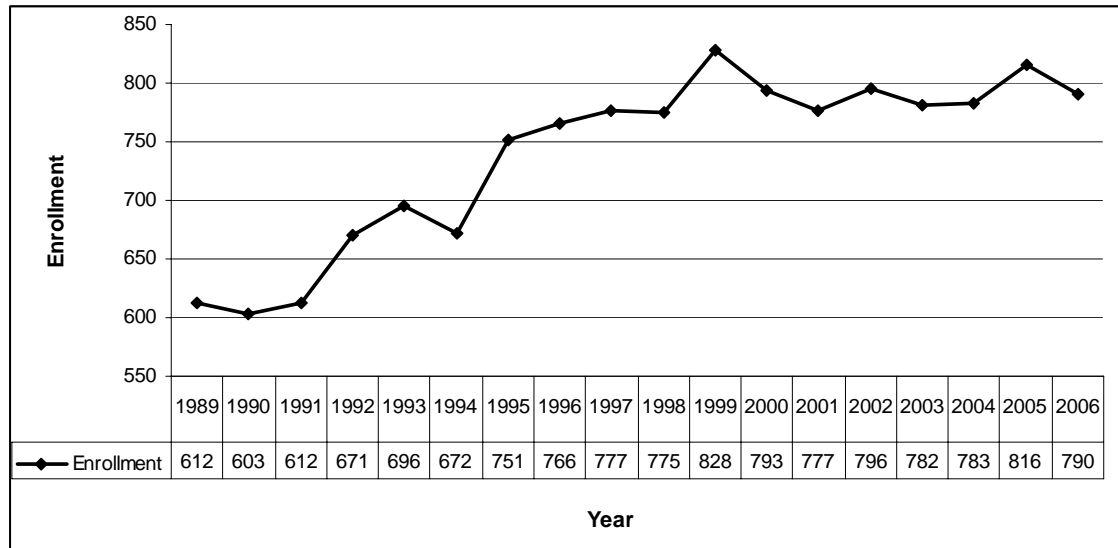|	1989	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006
Enrollment	342	363	375	367	398	416	424	405	438	453	381	371	412	433	394	390	400	379
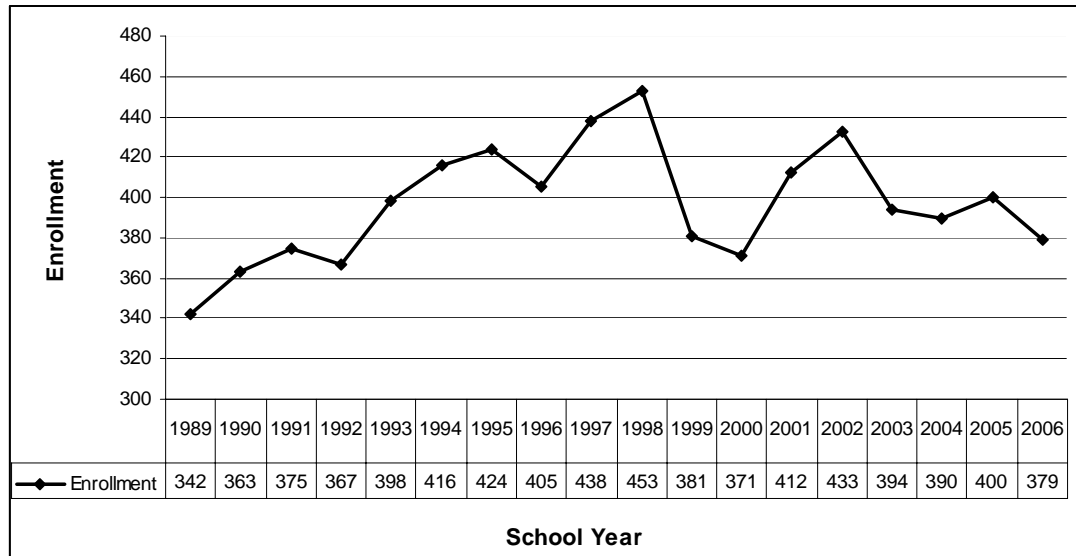
Source: Sweet Home School District

High School Enrollment Trends

Figure A-4 shows that enrollment in Sweet Home High School increased from 612 students in 1989-90 to 790 students in 2006-07. However, enrollment fluctuated considerably over this period. There was a sharp increase in 1999-00 to 828 students, followed by a sharp decline to a low of 777 students in 2001-02. Enrollment peaked again in 2005-06 and then decreased again in 2006-07 to a current total of 790 students.

Figure A-4. Sweet Home High School Enrollment, 1989-90 to 2006-07

	1989	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006
Enrollment	612	603	612	671	696	672	751	766	777	775	828	793	777	796	782	783	816	790

Year

Source: Sweet Home School District

Enrollment Trends for Home School, Private School, and Charter Schools

Home School Enrollment

According to the Sweet Home School District, 73 students (or approximately 3% of students) enrolled in home school for the 2006-07 academic year. This rate mirrors the rate of estimated home schooled students, 2.9%, in the State of Oregon in 2005-06 (Oregon Dept. of Education, 2006).

Private School Enrollment

East Linn Christian Academy is a private junior high and high school located on the periphery of Lebanon, 14 miles west of Sweet Home. The East Linn Christian Academy also operates an elementary school campus three miles west of Sweet Home. The school was founded in 1982 and has grown from 32 students to 300 students in 2006-07. Eleven percent of East Linn Christian Academy students, or 33 students, come from the City of Sweet Home. These students represent approximately 1.4% of the School District's current total enrollment.

Charter School Enrollment

Since legislation passed in 1999 enabling public charter school formation in Oregon, charter school enrollment has outpaced that of traditional school enrollment across the state and is forecast to continue to rise. In 2000-01, 622 students were enrolled in charter schools; by the end of the 2005-06 school year 7,000 students were enrolled in public charter schools statewide (Oregon Dept. of Education, 2006; 25). Annual charter

school enrollment in Oregon approached an annual growth rate of 90% between 2001-02 and 2003-04. However, during the past two years charter school enrollment growth has remained level at about a 35% annual growth rate (Oregon Dept. of Education, 2006; 25).

The Sweet Home Charter School plans on adding a first and a fifth grade class in the 2007-08 school year and a second and sixth grade class the next school year. Each class is anticipated to have approximately 18 students, so the charter school is expected to increase by 72 students over the next two years.

The Sweet Home Charter School receives 80% of the State of Oregon funding for students attending the charter school; the Sweet Home School District receives the remaining 20% of the State funding if the student resides in the School District. If the student is from another District, the Sweet Home School District receives 10% of the funding. For the purposes of this report, although they do not use District facilities, Sweet Home Charter school students were counted as District students.

The Oregon Connections Academy is an online public charter school located in the Scio School District. The Scio School District serves a rural population north of Sweet Home School District. In 2006-07, twenty-three students living in the Sweet Home School District were enrolled at the Oregon Connections Academy. Although the students live within the geographic boundaries of the Sweet Home School District, they are considered students of the Scio School District. This is an important designation as the Scio School District receives the funding to provide educational services to these students.

Special Services Enrollment Trends

English Language Learners Enrollment

Table A-5 shows that students enrolled as English Language Learners have increased since the Sweet Home School District began tracking the data in 1998-99. According to the School District, almost all of the English Language Learners are of Hispanic ethnicity. Although the percent of English Language Learners is a small percent of the total school enrollment (not even 0.01%), this population will continue to grow if the District follows county, state and national trends. The City of Sweet Home has been growing more diverse; the Hispanic population grew from 1.9% of the city's population in 1990 to 3.1% in 2000.

Table A-5: English Language Learners Enrolled: Sweet Home School District

Year	# of Students
1998-99	7
1999-00	8
2000-01	8
2001-02	9
2002-03	6
2003-04	4
2004-05	4
2005-06	13
2006-07	18

Source: Sweet Home School District

Individualized Education Plan Enrollment

Table A-6 shows that both the total number and share of students receiving individualized education plans (IEPs) have increased since 1998-99 in the District. An IEP is a legally binding document that outlines a specific education curriculum for students with special needs. Students on IEPs frequently require more parent-teacher team meetings to formalize and update the IEP, specialized staff (e.g. speech pathologist, physical therapist, educational assistants), lower student to teacher ratios, and may require access to specific technology or additional classroom space. This translates into higher costs for school districts due to the increase in staff time, resources, technology, and building space.

Table A-6: IEP Students by Year, 1998-99 to 2006-07

Year	#	Percent
1998-99	396	15.5%
1999-00	403	16.3%
2000-01	402	16.9%
2001-02	427	17.8%
2002-03	427	17.5%
2003-04	398	17.0%
2004-05	403	17.3%
2005-06	431	17.8%
2006-07	430	18.1%

Source: Sweet Home School District

District Facility Capacity

This section describes the capacity of each of the schools within the District.

Elementary Facility Capacity

Table A-7 shows that all Sweet Home School District elementary schools are currently operating at less than capacity. Pleasant Valley Kindergarten, is currently closed but if re-opened would be able to serve 125 students. Hawthorne and Crawfordsville elementary schools have the most room to grow. The Sweet Home School District has approximately 565 open elementary seats if it re-opened Pleasant Valley and 440 seats if Pleasant Valley remained closed.

The geographic pattern of population growth and development will also affect future facility capacity. If population growth occurs in areas that have the least service capacity for young students, it may become difficult to use the full capacity of the elementary schools without changing school catchment areas. For example, the enrollment trends indicated Hawthorne and Oak Heights have been growing at a faster rate recently than the other elementary schools in the area.

Table A-7: Sweet Home Elementary School Facility Capacity

School	Crawfordsville	Foster	Hawthorne	Holley	Oak Heights	Pleasant Valley	Total
Classrooms	8	15	18	7	15	5	68
Sq. Ft.	23,037	40,190	34,077	17,763	35,271	14,182	164,520
Year Built	1944	1940	1953	1948	1948	1953	n/a
Enrollment Potential	120-200	300-375	360-450	120-175	300-375	100-125	1,700
2006-07 Enrollment	89	285	340	103	318	0	1,135
Additional Capacity *(Highest Potential)*	111	90	110	72	57	125	565

Source: Sweet Home School District

Junior High and High School Facility Capacity

Sweet Home Junior High and High School currently have open seats for an additional 81 and 110 respective students (Table A-8). Since Sweet Home Junior High only has two grades, 7th and 8th, the capacity of this facility is the most sensitive to fluctuations in yearly enrollment. In the past ten years, the closest the Junior High was closest to capacity in 1998-99 at 453 students.

Table A-8: Junior High and High School Facility Capacity

School	Junior High	High School
Sq. Ft.	55,000	200,000
Enrollment Potential	460	900
2006-2007 Enrollment	379	790
Capacity	81	110

Source: Sweet Home School District

District-Wide Facility Capacity

Based on the District-wide current enrollment, the Sweet Home School District could absorb 756 more students. Even when district-wide enrollment reached its peak in the 1996-97 school year, the District could have still absorbed 466 more students.

Table A-9: Sweet Home School District Facility Capacity

	Elementary Schools	Junior High School	High School	District Total
Sq. Ft.	164,520	55,000	200,000	419,520
Enrollment Potential	1,700	460	900	3,060
2006-2007 Enrollment	1,135	379	790	2,304
Additional Capacity	565	81	110	756

Source: Sweet Home School District

Key Findings

- Sixty percent of people in the District's service area live in Sweet Home; the growth and development patterns of the City of Sweet Home will significantly impact the District's student enrollment.

- The share of the total population enrolled in a District school declined by an average annual rate of .506% between 1990 and 2000. The share of school-aged children is declining as the population in the District is growing older.

- Overall, K-12 enrollment grew 6.7%; from 2,233 students in 1989-90 to 2,382 students in 2006-07. The average annual growth rate for the Sweet Home School District between 1989-90 and 2006-07 was 0.38%. However, enrollment varies considerably by school and year. Since 1989-90, the total number of students enrolled in the District has fluctuated between -1% and +5% each year.

- Since 1989-90, the elementary schools have declined by 66 students but during this same time period enrollment in high school increased by 178 students. Since the 1990s, the District has not been capturing new students at the elementary level. This suggests that households with children that move to the area are more likely to have high school or junior high students than elementary students.

- Charter school enrollment is expected to continue to rise throughout the State of Oregon. This will have important implications for Sweet Home School District funding.

- Average grade progression rates for the last five years suggest the District is consistently capturing school-aged children from in-migration.

- The Sweet Home School District has the capacity to absorb a considerable amount of growth; at least 756 more students. However, the ability to serve the maximum number of students will be impacted by where growth occurs within the district. If residential growth occurs closer to elementary schools that have less capacity, the district may need to make choices about the areas served by each school.

Appendix B
Demographics

Appendix B describes historic demographic trends that will influence the population forecast for the Sweet Home School District. Specifically, it discusses population growth, age, and household characteristics.

Population Trends

The following section describes population trends in Linn County, the City of Sweet Home, surrounding communities and the Sweet Home School District. When data was not available for the Sweet Home School District, CPW analyzed trends for the City of Sweet Home because it accounts for 60% of the population served by the District.

Population Growth

Based on the adjustments to Census blocks, the total population of the Sweet Home School District service area in 2000 was approximately 13,911 people.[1] Table B-1 compares the average annual growth rates for the Sweet Home School District with the rate of growth for the City of Sweet Home, the City of Albany, Linn County, and the State of Oregon. Population in City of Sweet Home declined during the 1980's as a result of the declines in the timber industry. The 1990s were a period of growth for the region, with growth slowing since 2000. Albany continues to grow faster than the County average and Sweet Home because it is the employment center of Linn County.

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[1] See the methodology for information on how Census block groups were adjusted

Table B-1: Population Growth Rates, by Geographic Area, 1980, 1990, 2000, and 2006

Year	Linn County	Albany	Lebanon	Sweet Home	Sweet Home School Dist.
1980	89,495	26,511	10,413	6,921	n/a
1990	91,227	29,462	10,950	6,850	12,380
2000	103,069	40,852	12,950	8,016	13,911
2006	108,250	46,610	14,355	8,790	n/a
Average Annual Growth Rates					
1980 - 1990	0.2%	1.1%	0.5%	-0.1%	n/a
1990 - 2000	1.2%	3.3%	1.7%	1.6%	1.2%
2000 - 2006	0.8%	2.2%	1.7%	1.5%	n/a
1980 - 2006	0.7%	2.2%	1.2%	0.9%	n/a

Source: PSU and US Census Data, adjusted for Sweet Home School District by CPW

Components of population change

There are two main factors (called components) that influence population growth rates: natural increase (births minus deaths) and in-migration. According to the Population Research Center at PSU, between 2000 and 2006, the population of Linn County grew by 2,233 people due to natural increase. During this six year time period, this natural increase accounted for 43% of Linn County's total population growth. During the same period, 2,948 new residents migrated to Linn County; accounting for 57% of the population increase.

The ratio of the Sweet Home School District population to Linn County's population can be used to approximate the population growth due to natural increase and migration for the District. In 2000, the District was approximately 14% of the population of Linn County. Based upon this population ratio and the District's growth rate, the approximate natural increase for the District between 2000 and 2006 was 307 people or about 50 more births per year than deaths. Using the same method, CPW estimates 406 people migrated to the Sweet Home School District between 2000 and 2006.

Age Distribution

Analyzing age distribution allows us to better understand how the age groups mature and how this might influence school district enrollment. Table B-2 shows population by age for the District in 1990 and 2000.

**Table B-2: Sweet Home School District Age Distribution, 1990 and 2000**

Age	1990	2000	Count Change	Percent Change
0 to 4	869	873	4	0.5%
5 to 9	965	923	-42	-4.4%
10 to 14	967	1,121	154	15.9%
15 to 19	841	1,056	215	25.6%
20 to 24	602	593	-9	-1.5%
25 to 29	781	696	-85	-10.9%
30 to 34	901	712	-189	-21.0%
35 to 39	948	1,097	149	15.7%
40 to 44	856	944	88	10.3%
45 to 49	747	1,081	334	44.7%
50 to 54	637	943	306	48.0%
55 to 59	550	714	164	29.8%
60 to 64	622	759	137	22.0%
65 to 69	626	701	75	12.0%
70 to 74	586	501	-85	-14.5%
75 to 79	416	453	37	8.9%
80 to 84	220	453	233	105.9%
85+	137	175	38	27.7%
Total	12,380	13,911	1,531	12.4%

Source: US Census, 1990 & 2000, Adjusted by CPW based on block group data

Figure B-1 shows the change in age distribution for the District, showing changes in the size of age cohorts over the ten-year period. For example, the cohort of five to ten year olds in 1990 would be between the ages of fifteen to twenty-years-old in 2000. Because there are more fifteen to twenty year olds in 2000 than there were five to 10 year olds in 1990, it suggests during the 1990s people in this age group migrated to the Sweet Home School District.

Figure B-1: Sweet Home School District Age Structure
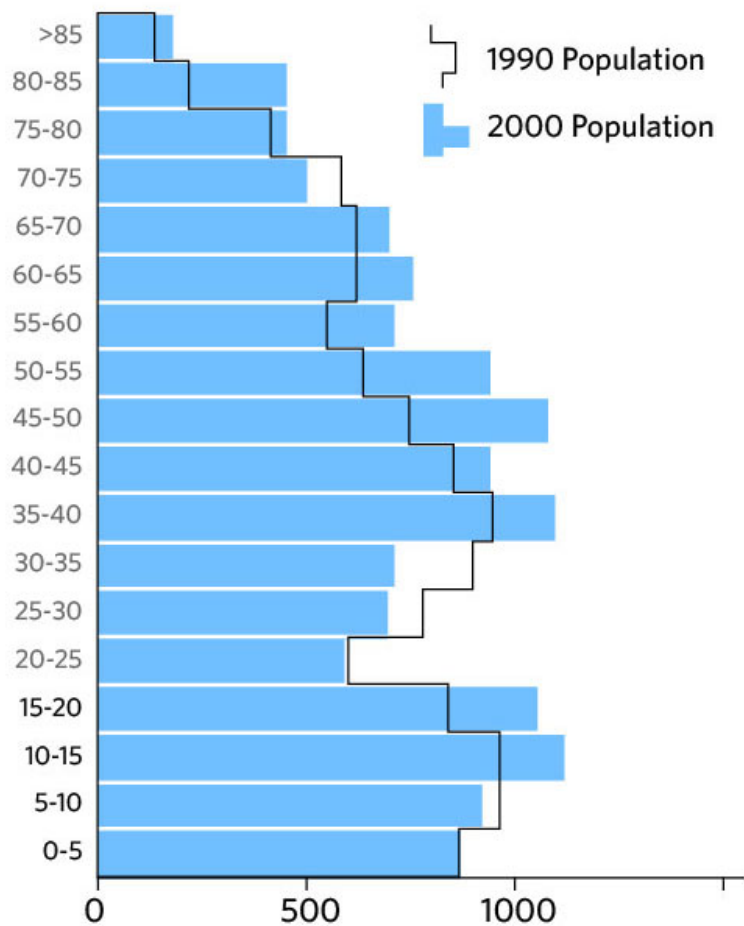
Key findings from the cohort comparison include:

- The District had fewer children under the age of ten in 2000 than in 1990;

- The District gained older school-aged children, in the age 10 to 20 cohort, through in-migration;

- Young adults left the District when they reached ages 25 – 35;

- Overall, the District grew older. The largest change in the age structure was the increase in adults aged 45 to 55.

Households Characteristics

Understanding the local and regional housing characteristics can help us better evaluate the expected changes. Table B-3 shows the percentage of households with children for various geographies in 2000. The Sweet

Home School District has a slightly lower percentage of households with children under the age of 18 than the surrounding areas.

B-3: Percent of Households with Children, 2000

	Households	Households with Children	Percent
Sweet Home School District	5,243	1,610	30.7%
Sweet Home	3,063	993	32.4%
Lebanon	5,078	1,679	33.1%
Albany	16,108	5,365	33.3%
Linn County	39,541	12,651	32.0%

Source: 2000 US Census, data analyzed by CPW

Table B-4 below shows that between 1990 and 2000, the percentage of households with children under the age of 18 declined in the City of Sweet Home. This reflects a demographic shift towards older households.

Table B-4: Housing and Household Characteristics, Sweet Home 1990 and 2000

			Change	
	1990	2000	Number	Percent
Housing Units	2,834	3,347	513	18.1%
Households	2,663	3,063	400	15.0%
Households with children under 18	993	1,115	122	12.3%
Share of total	*37.3%*	*36.4%*		
Households with no children under 18	1,670	1,948	278	16.6%
Share of total	*62.7%*	*63.6%*		
Household population	6,793	7,946	1,153	17.0%
Persons per Household	2.55	2.59	0.04	1.6%

Source: 1990 and 2000 US Census, data analyzed by CPW

Key Findings

- The Sweet Home School District grew at a slightly slower annual rate (1.17 %) than Linn County (1.23 %) and the City of Sweet Home (1.58 %) in the 1990s.

- The age structure of District resident's shows and overall aging trend. This implies that there will be fewer households with

children. Moreover, forecasts by the State Office of Economic Analysis suggest that about 60% of future growth in Linn County will be from net migration. The Sweet Home School District can expect to grow by both natural increase and in-migration, with migration being a larger percent of the growth.

- Between 1990 and 2000, households with 10 to 20 year olds moved to the District. During the same time period, young adults moved from the District while middle-aged adults (aged 35 to 55) migrated into the District. This suggests that older households with junior high and high school aged children are moving to the District, but that young families with children just starting school are leaving the District.

- Sweet Home has fewer households with children under the age of 18 than Albany, Lebanon, and Linn County. Families with school-aged children are likely to be participating in the workforce, and may choose to reside near employment opportunities. Also, the percentage of school-aged children in households declined between 1990 and 2000; reflecting an overall aging of the District's population.

Appendix C
Employment Trends

The geographic location of Sweet Home will also influence population growth and employment over the next fifteen years. Sweet Home's rural location away from Interstate 5 and proximity to other larger communities directly impacts the type and number of employers that decide to move there. This section addresses the location of Sweet Home, its accessibility to transportation corridors, commuting patterns, the impact of the Lowe's development in Lebanon, and local economic conditions.

Accessibility/Location

Sweet Home is located approximately 20 miles east of Interstate 5 and about 30 miles southeast of Albany. Eugene is 50 miles to the south and Salem is 50 miles to the north. Because it is located so far from Interstate 5 and regional employment centers, people who use Interstate 5 to commute will not be very likely to settle in Sweet Home.

New residents are often drawn to Sweet Home because of its rural nature and outdoor recreation opportunities. It is located on Highway 20, on the route from the population centers of the Willamette Valley and the Cascade Mountains to the east. It is likely that Sweet Home will attract a retiree population that no longer has to commute to work; but that appreciates the natural assets of the area.

Sweet Home's location away from I-5 and its small workforce puts the city at a comparative disadvantage to recruit the type of large employers that have been locating in Albany and Lebanon recently (e.g., Pepsi in Albany and Lowe's in Lebanon). Larger employers typically require access to transportation infrastructure and a large workforce; this makes it unlikely that they will locate in Sweet Home.

Commuting Patterns

As Table C-1 shows below, only 25% of Sweet Home residents worked in the City of Sweet Home in 2003. Nearly 40% of the residents in Sweet Home worked outside of Linn County. Over 10% of people who live in Sweet Home commuted to Lebanon for work.

Table C-1: Places Where Residents in Sweet Home Were Employed, 2003

Location	Percent
Linn County	61%
Sweet Home	25%
Unincorporated Areas	22%
Lebanon	11%
Albany	8%
Multnomah County	5%
Portland	4%
Lane County	8%
Benton County	6%
All Other Locations	20%

Source: US Census LEHD Data, 2003

Map C-1 below shows the places where people who live in Sweet Home worked in 2003. The map shows people from Sweet Home commuted outside of the City to work.

Map C-1: Places Where Residents in Sweet Home Were Employed, 2003
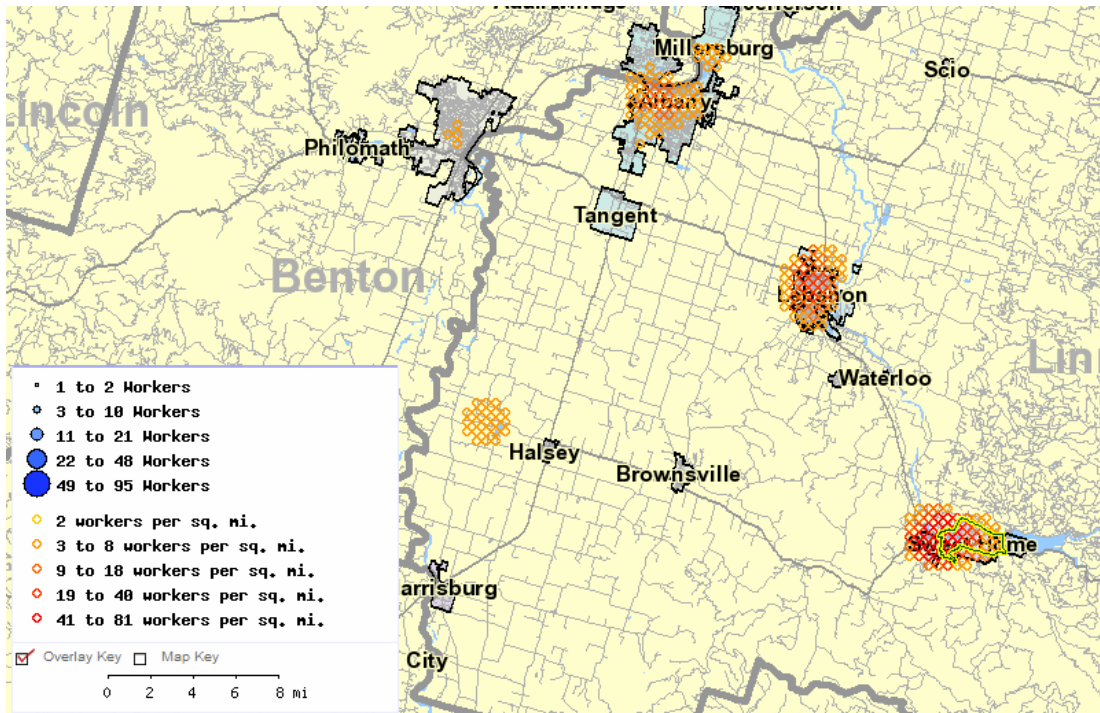
Source: US Census, LHED Data, 2003

Table C-2 below shows that the majority of workers in Sweet Home lived in Linn County in 2003. Sweet Home drew about 41% of its workers from its own city limits, about 38% from unincorporated areas, and about 7% commuted from Lebanon. Very few workers commuted from Albany or other counties.

Table C-2: Places Where Workers in Sweet Home Lived, 2003

Location	Percent
Linn County	84.9%
Sweet Home	41.2%
Unincorporated Areas	38.2%
Lebanon	7.2%
Albany	3.5%
Benton County	3.0%
Corvallis	1.9%
Marion County	1.9%
Lane County	3.6%
All Other Locations	6.6%

Source: US Census LHED Data, 2003

Map C-2 reinforces that Sweet Home's labor pool comes mostly from people that live in the City, the unincorporated areas surrounding the city limits, and from Lebanon. The map also shows that Sweet Home is not a regional employment center; it is not drawing large workers from outside its immediate vicinity.

Map C-2: Places Where Workers in Sweet Home Lived, 2003
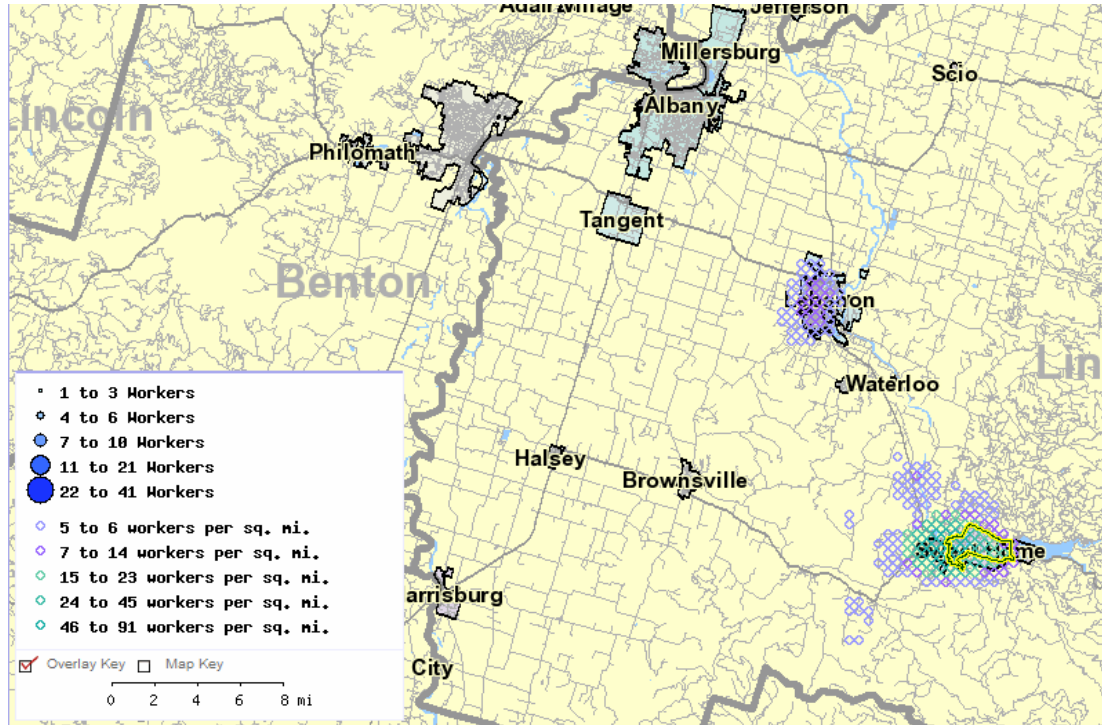
Source: US Census LHED Data, 2003

The above data shows that the City of Sweet Home is not a regional employment center. About 75% of Sweet Home residents commuted outside of the City to work in 2003. This suggests that some residents are attracted to the City of Sweet Home because of the quality of life it offers and are willing to commute to work. The implications for future population growth is that the City of Sweet Home will continue to attract people for the quality of life it offers; rather than for its employment opportunities.

Local Economic Conditions

Families with school-aged children are typically still actively working and employment is often a major factor in where this segment of the population chooses to locate. The potential for the local employment market to provide jobs for working families will influence who will choose to live in Sweet Home.

As stated previously, Sweet Home's location away from I-5 and the small size of its workforce make it an unlikely location for large employers to locate. In addition, the City of Sweet Home does not have a substantial supply of industrial or commercial buildable land (CPW, *Sweet Home Buildable Land Supply*, 2007). Further, the conversion of industrial and commercial lands to residential land reflects local policy decisions to remain a primarily residential community.

However, Sweet Home is likely to attract some new businesses because it is small community that boasts numerous outdoor recreation opportunities and has historically attracted new migrants. In-migration may be a source of economic growth for Sweet Home because   population growth is likely to increase the demand for local trade and services (e.g. restaurants, hair salons, retail stores, etc.) (ECONorthwest, *Sweet Home Housing and Economic Analysis*, 2001). Because of its location on Highway 20, Sweet Home receives a high volume of tourist traffic, especially in the summer. Providing goods and services to tourists may encourage economic growth; especially for businesses located along Highway 20 (ECONorthwest, 2001).

Sweet Home has been successful in recruiting small-scale manufacturing such as White's Electronics (Electric Equipment) and Investicast (Primary Metals). Sweet Home could also experience some employment growth in small-scale, specialty manufacturing firms (ECONorthwest, *Sweet Home Housing and Economic Analysis*, 2001). In terms of future economic growth, it is CPW's assessment that the City of Sweet Home has the potential for its local employment market to grow. However, employment growth is likely to be in the trade and services industries (two industries that typically pay relatively low wages) and not at the scale that would drive population increases. This makes it unlikely that working families with school-aged children will relocate in Sweet Home because of job opportunities.

Economic Development in Lebanon

A Lowe's Distribution Warehouse is currently being constructed in the City of Lebanon, about 15 miles northwest of Sweet Home on Highway 20. According to the City's web site, Lowe's will create between 400 and 700 full-time jobs. The Lowe's Distribution Warehouse is expected to be a catalyst that will attract additional industrial development to the City of Lebanon. It is also expected that existing businesses and commercial activity in Lebanon will also correspondingly increase. The economic growth may attract new homebuyers and increase the demand for housing in Lebanon. However, it is CPW's assessment that this economic growth in Lebanon will not have large impact on population or housing development in Sweet Home for the three reasons:

1. Because of the type of job and the expected moderate wages, the Lowe's Distribution Warehouse will draw the majority of its workers from the regional labor pool; there will not be a large influx of new migrants from outside of the region.

2. Not all employees will choose to relocate to Lebanon; it is likely that many workers will commute from Albany and the greater Linn County area. Population growth trends show that people are locating near employment centers, but are willing to commute to jobs elsewhere.

3. The small difference in housing prices in Sweet Home compared to neighboring communities suggests that workers will locate closer to employment. A significant differential in housing costs could make Sweet Home more attractive to households regionally. Table D-2 in Appendix D shows that permit data for new single-family houses shows little difference in the cost of construction between Albany, Lebanon and Sweet Home. In 2000, there was about a $20,000 price difference between Sweet Home's and Lebanon's estimated median housing value. Based on conversations with local realtors, this price differential is quickly eroding and Sweet Home is expected to catch up with Lebanon in the next few years. As discussed in Appendix D: Housing, CPW does not think that recent subdivision trends in Sweet Home will lead to more affordable housing.

Key Findings:

- Because of Sweet Home's location, it is unlikely to draw a population that uses I-5 to commute; but its quality of life does draw in some residents willing to commute to work elsewhere in the region.

- The majority of Sweet Home residents travel to work outside of Sweet Home. While people are willing to commute, Sweet Home does not have the employment base to attract large numbers of new residents.

- Families with school-aged children are typically still working and employment is a major factor in where this segment chooses to locate. Sweet Home's small employment base, location away from I-5, and focus on being a quality residential community makes it unlikely it will attract large numbers of working families. It is much more likely that Sweet Home will appeal to an older, active retiree population.

- The effect that the Lowe's Distribution Warehouse and economy activity in Lebanon will have on the population of Sweet Home will likely be small and short-lived.

Appendix D
Residential Development Trends

About 60% of students enrolled in the Sweet Home School District live within the Sweet Home city limits. Between 2000 and 2006, the City of Sweet Home's average annual population growth rate was 1.55% compared to 0.82% for Linn County. This section analyzes current housing characteristics and the recent and proposed residential development activity in the City of Sweet Home and its potential implications for School District enrollment.

Housing Characteristics

Table D-1 shows the median home values in Sweet Home and surrounding areas between 1990 and 2000. In 2000, the median home value in Sweet Home in 2000 was about $15,000 less than the median home value in Lebanon. The average home values increased less in Sweet Home than all other areas between 1990 and 2000.

Table D-1: Median Home Value, 1990 and 2000

Location	1990	2000	Percent Change
Sweet Home	$39,900	$95,200	238.6%
Lebanon	$42,900	$110,500	257.6%
Albany	$52,000	$132,600	255.0%
Linn County	$51,300	$124,100	241.9%

Source: 1990 and 2000 US Census, data analyzed by CPW

Table D-2 shows that in 2005, the average cost of single-family new house construction permits in Lebanon and Sweet Home were comparable; reinforcing that the cost of a new single family housing unit is comparable in Lebanon and Sweet Home. In Albany, the building permit data reported about $13,000 less per single-family housing unit; while the average project cost in Brownsville was significantly higher than the other areas. Between 2000 and 2006, the average cost of construction permit increased faster in Lebanon than Sweet Home.

Table D-2: Average Cost of Newly Built Single-Family Dwellings, 2000 to 2005

Year	Albany	Lebanon	Sweet Home	Brownsville
2000	n/a	$94,800	$101,800	$111,100
2001	n/a	$95,000	$106,100	$155,800
2002	n/a	$97,900	$115,400	$149,900
2003	$134,300	$110,500	$141,500	$157,600
2004	n/a	$111,000	$123,400	$159,900
2005	$122,100	$136,800	$135,400	$186,500
2000 to 2006 Increase				
Dollars	n/a	$42,000	$33,600	$75,400
Percent Change	n/a	44.3%	33.0%	67.9%

Source: www.city-data.com

As Table D-3 shows below, there are comparatively fewer overall renter-occupied housing units in Sweet Home than in the neighboring communities and in Linn County.

Table D-3: Percent of Renter-occupied Housing Units, 1990 and 2000

Location	1990	2000
Sweet Home	40.8%	36.1%
Lebanon	41.5%	39.5%
Albany	48.1%	40.5%
Linn County	34.4%	32.1%

Source: 1990 and 2000 US Census, data analyzed by CPW

Residential Development Activity

Subdivision, Partitions, and Building Permit Trends

The number of subdivision and partition approvals and residential building permits can provide insight on development patterns and trends. A subdivision is a division of one tax lot into more than three separate tax lots. Recently, both the number of subdivisions and the number of lots within those subdivisions approvals have jumped in the City of Sweet Home. As the Table D-4 shows, between 2000 and 2004, less than 100 new lots were approved by subdivisions per year. In 2005, 536 new subdivided lots were approved. This trend continued in 2006; 477 new lots were approved through September 2006.

Table D-4: Subdivision Approvals, Sweet Home, 2000 to Sept. 2006

Year	# of Subdivisions	# of Lots
2000	1	15
2001	2	62
2002	1	33
2003	1	14
2004	3	82
2005	4	536
2006	5	477
Total	17	1219

Source: Sweet Home Buildable Lands Inventory, 2006

A partition is the division of one tax lot into three or fewer separate lots. As Table D-5 shows, partition approvals have ranged between six and eleven per year since 2000; with 139 new lots created. Unlike subdivision approvals, partition approvals have remained at a fairly steady rate since 2000. The number of subdivisions and subdivided lots compared to the number of partition approvals makes it clear that the bulk of residential development that has been approved is located in a handful of large, recently approved subdivisions.

Table D-5 Partition Approvals, Sweet Home, 2000 to Sept. 2006

Year	# of Partitions	# of Lots
2000	11	27
2001	9	22
2002	6	16
2003	9	22
2004	6	13
2005	7	18
2006	9	21
Total	57	139

Source: Sweet Home Buildable Lands Inventory, 2006

Table D-6 shows the number of residential building permits issued between 2000 and October of 2006. Since 2002, the number of residential building permits issued per year has been steadily increasing. This fits with the recent increase in subdivision approvals; and shows that housing units are indeed being built on the approved subdivided lots. The value of building permits issued have has also risen since 2003 (no data was available before 2003).

Although 1,147 new residential lots have been approved through partitions and subdivisions since 2004, only 184 residential building permits have been approved since 2004. Although there have been an increase in the number of lots approved for residential development in Sweet Home, actual new housing construction is occurring at a much slower rate.

Table D-6: Residential Building Permits, Sweet Home, 2000 to October 2006

Year	# of Permits	Value
2000	47	-
2001	30	-
2002	22	-
2003	36	$3,713,174
2004	53	$5,958,291
2005	58	$7,647,662
2006	73	$10,414,297
Total	319	

Source: Sweet Home Buildable Lands Inventory, 2006

Housing Prices in New Residential Development

In addition to the recent increase in subdivision activity, the City of Sweet Home is nearing approval on a 1,574 lot master planned area. Once this area receives approval, the City of Sweet Home will have approved about 2,800 lots through subdivision or as master planned areas since 2000. How fast will these lots be developed and who will live in them are important factors that will influence District population growth and student enrollment.

According the Sweet Home Planning Department and conversations with local realtors, the majority of planned development will appeal to an upscale market. Prices for home in 1,575 unit master planned area that is nearing approval, The Santiam River Club, will start at $400,000. The

Canyon Creek subdivision, which at build-out will have 236 units on the south side of Sweet Home, will also start at about $400,000. New construction planned for the area by the Foster Reservoir, at least 26 units, will sell for as much as $700,000. There are some lower-cost houses planned for the old airport site, which at build-out will have about 109 units, ranging in price from $150,000 to $250,000. However, CPW estimates that at least two-thirds of the housing development for the City will be priced over $400,000.

The planned residential development has several implications for the future of Sweet Home. There seems to be some internal moving-up in the City of Sweet Home. Residents of the City are moving into newer, more expensive houses. This is anticipated to leave some smaller, more affordable housing for families on the west side of the City.

Research shows there is a correlation between housing cost and number of children. Analysis conducted by Portland State University (PSU) in the Three Rivers School District found that as the cost of housing increases, students per housing declines. Table D-7 summarizes the results for single-family stick-built houses that were built between 2000 and 2004 and sold between July 2004 and June 2005 in the Three Rivers School District.

Table D-7: Average Number of Students per Single-Family Housing Unit, by Sale Price, Three Rivers School District

Sale Price	K-12 Students per Dwelling Unit
Sale price less than $200,000	0.214
Sale price $200,000 to $299,000	0.182
Sale price $300,000 to $399,000	0.156
Sale price $400,000 or higher	0.065

Source: PSU, Population Research Center, Three Rivers Population and Enrollment Forecasts, Nov. 2006

If housing development occurs as planned, CPW estimates that the City of Sweet Home will have at least 2,061 units within the City limits that will sell for $400,000 or more over the next 15 to 20 years. Based on PSU's research findings, this would result in a total of only 134 new K-12 students gradually added to the District. Although the City of Sweet Home has a significant amount of development planned, it is likely to attract more retirees, empty nesters, and second homebuyers; not families with school-aged children.

In addition, Portland State found that if residents of more expensive homes do have children, they are more likely to have older children,

rather than elementary age children. This translates into more junior high and high school increases due to migration rather than elementary enrollment increases.

Key Findings:

- The price of new construction single-family homes in Lebanon and Sweet Home are comparable, but in 2005 Sweet Home still had a lower median value of housing than Lebanon. Sweet Home may be an option for people looking for more affordable housing in the short-term, but the price advantage it has traditionally offered over larger cities in Linn County is quickly decreasing.

- There has been a recent increase in the number of subdivision lots approved and a large master planned development nearing approval in Sweet Home. However, the number of approvals have not yet led to a corresponding increase in construction permits. It appears as there is not significant latent demand for housing development in Sweet Home and it will take the market time to absorb the new units. It is CPW's assessment that it will take at least 15 to 20 years for these lots to build-out.

- Families with school-aged children are typically looking for more affordable housing. The City of Sweet Home will have some units available for young families as some people are already vacating existing houses and transition up into newly developed areas.

- The majority of the planned development units are expected to cater to an upscale market. It is anticipated that the majority of units will be sold to people without school-aged children. The population of the City of Sweet Home will increase, but fewer people will have school-aged children.

Appendix E
Enrollment Forecasts

This appendix presents two forecasts for the next 15 years: (1) total population forecast for the Sweet Home School District; and (2) school enrollment forecasts for the District. These forecasts are based on the factors described in the other appendices.

External Forecasts

The Oregon Office of Economic Analysis (OEA) prepares demographic forecasts at the County level for the State of Oregon. In 2004, the OEA forecasted that Linn County would grow from a population of 106,023 residents in 2005 to 126,140 residents in 2025; an average annual growth rate of 0.87%. Table E-1 below shows the OEA forecast for Linn County by five-year periods.

Table E-1: OEA Linn County
Population Forecast, 2005-2025

Year	Population
2005	106,023
2010	110,123
2015	115,156
2020	120,465
2025	126,140

Period	AAGR
2005-2010	0.51%
2010-2015	0.76%
2015-2020	0.89%
2020-2025	0.90%
2005-2025	0.87%

Source: OEA, 2004

Table E-2 shows the coordinated city forecast for Linn County and the City of Sweet Home, completed in the late 1990s, is slightly higher than the OEA forecast.

Table E-2: Coordinated County and City Forecast

Location	Population 1997	Population 2020	% of County 1997	% of County 2020	AAGR
Sweet Home	7,545	9,485	7%	7%	1.00%
Linn County	100,700	133,508	100%	100%	1.23%

Source: ECONorthwest

Total Population Forecast for the Sweet Home School District

Taking into consideration the OEA Linn County forecast and the coordinated population forecast for the county and city, CPW developed a forecast for the school district based on the analysis of other factors that influence population growth. Between 1990 and 2000, the school district grew at an average annual growth rate of 1.2%. CPW believes that the District can expect to grow at rates between 1.3 and 1.8%, with 1.5% being the most probable forecast. CPW considered the following factors when developing this growth rate:

- **Historic Population Trends:** In the 1990's, the Sweet Home School District's total annual average population growth rate was 1.2%. This was slightly lower than the average annual growth rate of both the City of Sweet Home (1.6 %) and Linn County (1.2 %) for the same period. These historic population trends show relatively slow growth. CPW does not believe that growth rates will dramatically increase in Sweet Home or the school district and that the slow to moderate growth will continue.

- **Employment and economic development**: The Lowe's Distribution Warehouse and ancillary businesses will produce more jobs in the region, but will probably not have a big impact on population growth in Sweet Home. Population growth in the District's service area will be tempered by Sweet Home's out-of-the-way location for commuters and the small size of its employment market.

- **Housing development trends and costs**: Sweet Home does not have a housing price advantage over other cities in the area. Although 1,219 new subdivision lots have been approved in the past six years, building permits have not been issued at the same rate, indicating that Sweet Home has residential capacity but slower absorption rates. The recent increase in subdivision activity and large master planned areas will attract new

homebuyers. However, the price of the planned housing will primarily active retirees and second homebuyers; *not* families with school-aged children looking for starter housing.

Based on these factors, CPW developed a potential range of growth for the district between 1.3% to 1.8% annually. We believe that 1.5% annually is the most likely scenario.

Table E-3 below shows the total population increase for the School District at a 1.3%, 1.5%, and 1.8% population growth. The 2000 U.S. Census population, adjusted to the School District's boundaries, is used as the base for the projection.

Table E-3: Total School District Population Growth Forecast, 2007 to 2022, by Five Year

Year	1.3% AAGR	1.5% AAGR	1.8% AGGR
2008	15,425	15,671	16,045
2012	16,243	16,632	17,232
2017	17,327	17,918	18,840
2022	18,483	19,302	20,597

School District Enrollment Forecast

CPW expects the total population in the school district will increase over the next 15 years. However, the characteristics of households will determine how the population growth will affect the school district enrollment. The cost of housing and the age structure of the District will influence if the new residents be younger families with school age children or will they be older people with older or no children.

Cost of Housing

The type of housing available in the City of Sweet Home provides insight as to who might be moving into the district. Almost 60% of lots in the new subdivisions are targeting families with incomes large enough to afford a house with a starting price of $400,000. Typically, young families are looking for more affordable "starter-houses" to purchase. As discussed in Appendix E, research has shown that as housing prices increase, the number of students per dwelling decreases. Based on the type of residential development that is planned for the City of Sweet Home, CPW expects that it will attract primarily retirees, empty nesters, and second homebuyers, not families with school-aged children.

Age Characteristics

The share of total population enrolled in the School District dropped by an annual average rate of -0.506% between 1990 and 2000. Although the total population increased during this time, enrollments also increased slightly (by 53 students between 1990 and 2000). However. the School District actually saw a decline in enrollment by *share* of population (e.g., there were fewer school-aged children in 2000 than in 1990).

In 2004, the OEA published its projection by age range for Oregon counties. Table E-4 shows the projected share of school-age children in Linn County as a percentage of the Linn County's total population through 2025. The share of elementary age children is projected to drop in Linn County through 2010, and then will begin increase in 2015. Youth aged 10 to 14 are projected to decrease by about 1% of the population between 2000 and 2015. The OEA expects the population percentage of youth age 15 – 19 to steadily decline through 2020.

Table E-4: Linn County School-Aged Share of Population Forecast, 2000 to 2025

Year	Age 5-9	Age 10-14	Age 15-19
2000	7.11%	7.55%	7.28%
2005	6.90%	7.29%	7.14%
2010	6.45%	6.99%	6.95%
2015	6.58%	6.65%	6.59%
2020	6.68%	6.78%	6.27%
2025	6.64%	6.90%	6.40%

Source: OEA, 2004

The above OEA age projection for Linn County was used to inform the population by age forecast for the Sweet Home School District. Based on an analysis of 1990 and 2000 U.S. Census data, the share of school aged children in the Sweet Home School District service area and Linn County have been very similar historically. Based on the cost of planned residential housing, the trend of school aged population declining in the District, and OEA's forecast by age range, CPW expects that the share of school age children will continue to follow its current trend of declining in the District's area through the forecast period. The population of the District will grow, but the percentage of school-aged children will be smaller than historical levels.

School Enrollment by Forecast by Year

As stated above, CPW forecasts that the entire population in the District will grow within the range of 1.3 and 1.8% annually over the forecast. This should be viewed as a range; with 1.3% being the lower bound, 1.8% being the upper bound, a growth rate close to 1.5% being the most probable scenario.

Table E-6 shows the school enrollment forecast by year. CPW forecasts an average annual enrollment growth rate between 0.32% and 1.28% annually for the District. This translates into a student enrollment increase between a low of 110 students and a high of 550 students. It is CPW's assessment that the most probably growth scenario for the District is an average annual growth rate of 0.52%. This would result in a total of 2,674 students in 2022-23; a gain of 189 students.

It is important to note that the District's enrollment has historically fluctuated between a –4% and +5% annually. This trend is expected to continue.

Table E-6: School Enrollment Forecast by Year, 2007-08 to 2022-23

Year	1.3% District AAGR Lower Bound	1.5% District AAGR Most Probable	1.8% District AAGR Upper Bound
2007	2,450	2,484	2,608
2008	2,469	2,509	2,641
2009	2,425	2,469	2,675
2010	2,395	2,443	2,710
2011	2,414	2,467	2,745
2012	2,433	2,491	2,780
2013	2,452	2,516	2,816
2014	2,472	2,541	2,852
2015	2,427	2,500	2,888
2016	2,446	2,524	2,925
2017	2,465	2,549	2,963
2018	2,484	2,574	3,001
2019	2,504	2,600	3,040
2020	2,520	2,622	3,079
2021	2,540	2,648	3,118
2022	2,560	2,674	3,158
Enrollment AAGR	0.32%	0.52%	1.28%

School Enrollment by Forecast by School Type

Using the 0.52% AAGR forecast, Table E-7 shows CPW's estimate of enrollment by school type for the forecast period:

- Elementary enrollment remain the fairly stable until starting to increase at a slightly faster rate in 2017;

- Junior High school enrollment will remain fairly stable until 2012 and then show slight increases throughout the forecast period; and

- High School will gain the fewest number of students throughout the forecast period.

- The District could continue to see declines in enrollment over the next three years as the small, currently enrolled cohorts move through the system.

Table E-7: Total District Student Enrollment Forecast, by School Type, 2000-2022

Year	K-6	Jr. High	High School	Total
2007	1267	397	820	2484
2012	1271	399	822	2491
2017	1300	433	816	2549
2022	1364	455	856	2674

Implications

CPW's forecasts that the Distict will see an increase of 0.53% annually or approximately an increase of 180 students district wide in the next 15 years. The moderate increase in student enrollment could be accommodated by the current school district facilities given an equal distribution among grades; the District could accommodate approximately 750 more students at this time.

Given the uncertainty of forecasts in general and the multitude of factors influencing school enrollment, the school district should develop a method to monitor enrollment changes and track the development of residential housing in the City of Sweet Home.

Key Findings:

- The entire population is expected to increase by an average annual growth rate of 1.3% to 1.8% annually in the District.

- The percent of school-aged children is forecasted to continue to decline in District. The age structure of the District will continue to grow older with fewer school-aged children.

- Enrollment in the District is forecast to grow at an average annual rate between 0.32% and 1.28%. The District could see an increase of a low of 110 students to a high of 550 students.

- An average annual growth rate of 0.52% is the most likely enrollment growth scenario. This translates into an increase of about 189 students over the forecast period.

- The District may continue to decline in total enrollment over the next few years because of small cohorts currently enrolled.

- The District will be able to absorb even the highest rate of growth in its existing facilities.