

# Salida School District R-32 Enrollment Forecast and Housing Study

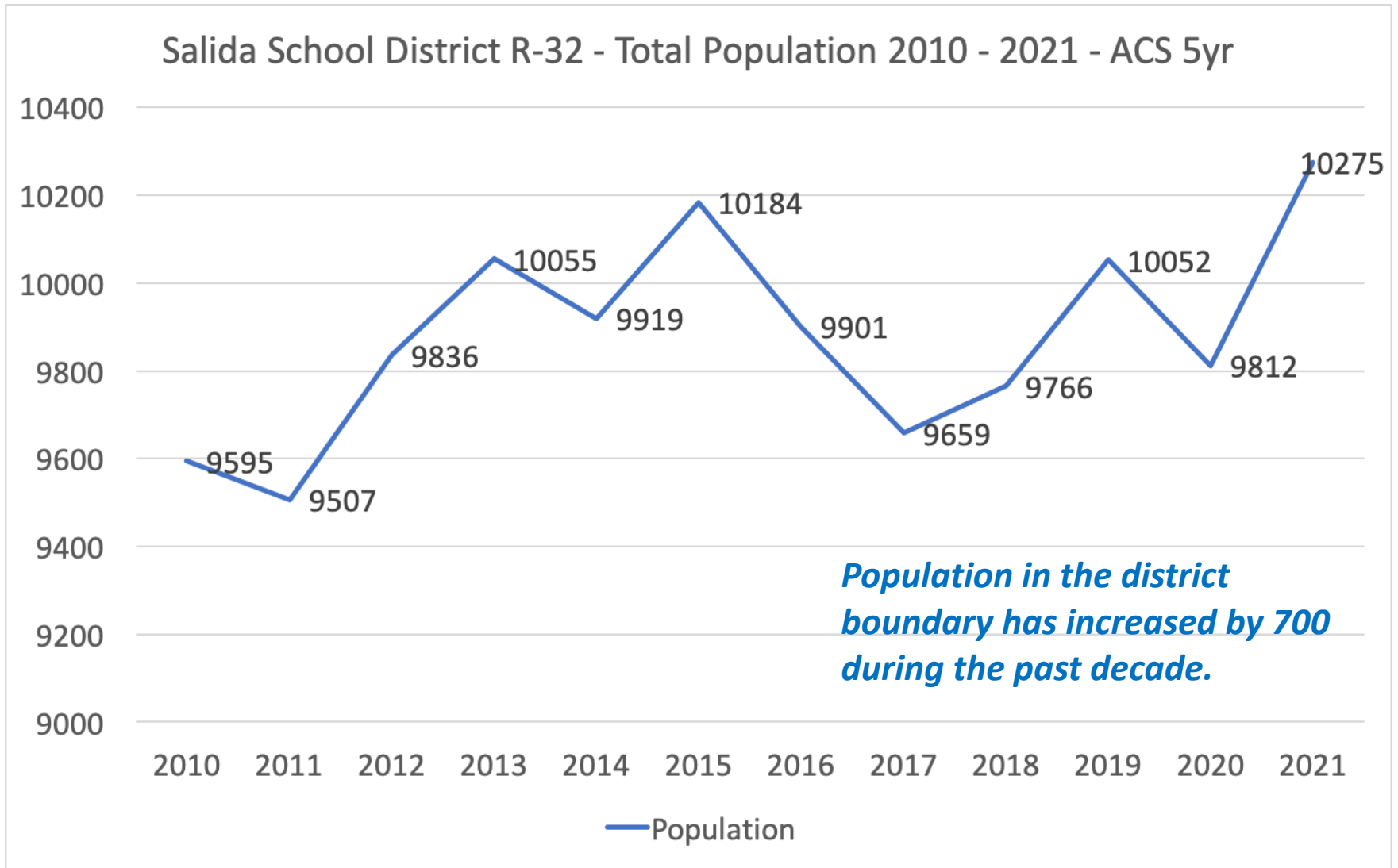


Shannon Bingham – 6/12/23

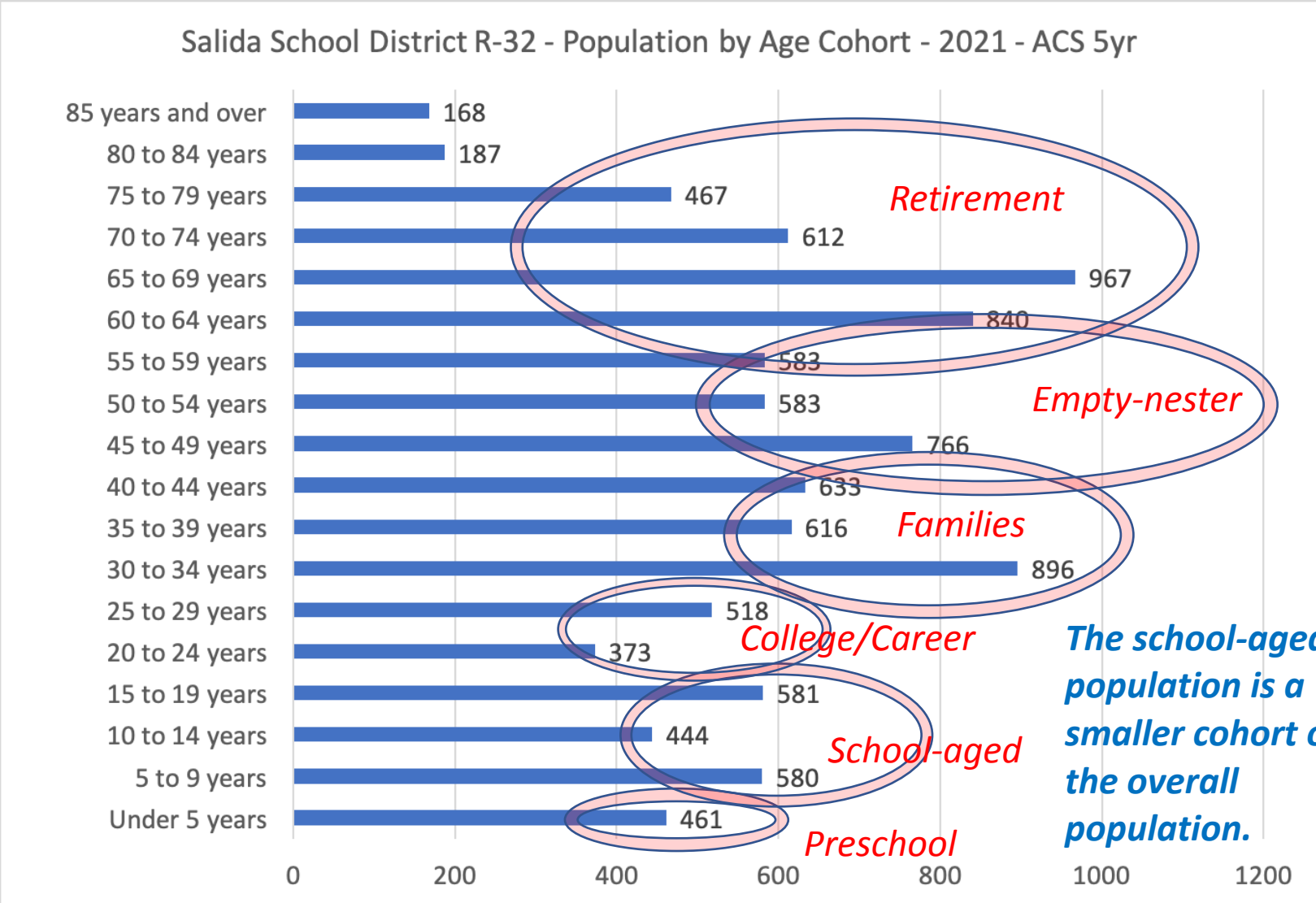
# Findings

- The Salida School District geographic area has grown by 700 people over the past ten years and a significant amount of new housing has been constructed
- School-aged populations are smaller than elsewhere
- Births have been stable and enrollment has been stable with a dip due the pandemic and a recovery due to new housing
- Both Salida and Poncha Springs have added 75 new homes each to the housing stock during the past five years
- Many developments are active and proposed that could sustain this annual pace
- The recent moratorium on new sewer taps in Poncha Springs will have an effect on new development there
- Enrollment will grow between 63 and 123 students during the next five years and between 140 and 370 during the coming ten years
- Western recommends its medium basis for enrollment forecasting in the event that the effects of the Poncha Springs moratorium are partially mitigated or its low basis if development in Poncha Springs is delayed

# Total Population - 2021

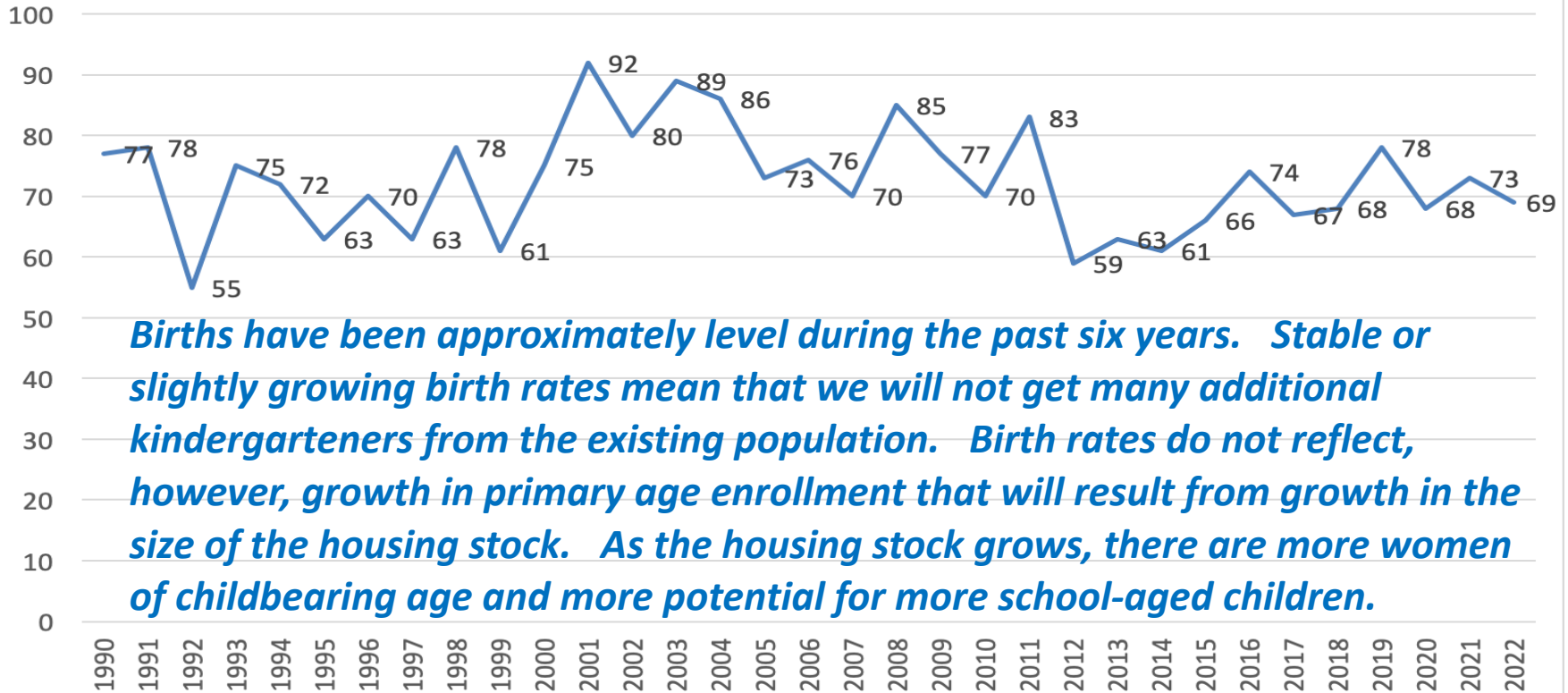


# 2021 Population by Cohort



# Births

Salida School District Births - 1990 - 2022 Provisional - CDPHE



*Births have been approximately level during the past six years. Stable or slightly growing birth rates mean that we will not get many additional kindergarteners from the existing population. Birth rates do not reflect, however, growth in primary age enrollment that will result from growth in the size of the housing stock. As the housing stock grows, there are more women of childbearing age and more potential for more school-aged children.*



# Students New to the District SY 22-23

Grade	Different Country	Different State	Home School Transfer	In State Transfer	Grand Total
1		3		7	10
2	2	5		10	17
3		3		7	10
4		2	1	8	11
5	2	4		14	20
6	1	1		7	9
7		6		6	12
8		3		8	11
9	1	3	1	10	15
10	2	4		6	12
11	5	3	1	2	11
12				2	2
<b>Grand Total</b>	<b>13</b>	<b>37</b>	<b>3</b>	<b>87</b>	<b>140</b>

*There were 140 students who enrolled in Salida Schools during the 2022-23 school year who were new to the district. 87 were from elsewhere in the State and 37 were from out of State. The new students moved into a combination of existing and newly constructed housing. Some were from new subdivisions and some were from the many infill projects scattered around town. Many were from homes that are decades old.*

# Commute Time and Newcomers

TRAVEL TIME TO WORK	Percentage
Less than 10 minutes	48.0%
10 to 14 minutes	20.4%
15 to 19 minutes	5.0%
20 to 24 minutes	3.6%
25 to 29 minutes	5.2%
30 to 34 minutes	6.9%
35 to 44 minutes	2.8%
45 to 59 minutes	20.0%
60 or more minutes	7.8%
<b>Mean travel time to work (minutes)</b>	<b>18</b>

## TENURE BY YEAR HOUSEHOLDER MOVED INTO UNIT

Year	Count
2019 or Later	485
Moved 2015 - 2018	1574
Moved 2010 - 2014	843
Moved 2000 - 2009	1069
Moved 1990 - 1999	431
Moved 1989 or Earlier	275

*Census data indicates that Salida has a portion of its population who work outside of the district given the 7.8% of residents that travel 60 or more minutes to work. With 48% of residents commuting less than 10 minutes, a high percentage of self-employed and home-based businesses are probable. This would be for residents who declared their Salida residence as their primary residence according to the Census. Salida also has a high percentage of newcomers given the 2,900 residents who have moved since 2010.*

# Student Yield From New Housing

Salida School District	Units	Elementary Students	Middle Sch Students	High Sch Students	Total Students	Elementary Yield	Middle Sch Yield	High Sch Yield	Total Yield
SFD	3022	438	251	364	1053	0.14	0.08	0.12	0.35
SFA	597	64	25	38	127	0.11	0.04	0.06	0.21
Apartment	262	15	6	3	24	0.06	0.02	0.01	0.09
Mobile Home	240	38	18	11	67	0.16	0.08	0.05	0.28
<b>Total</b>	<b>4121</b>	<b>555</b>	<b>300</b>	<b>416</b>	<b>1271</b>				

*Salida student yield from new housing was consistent with other resort areas where fewer children are produced by homes that may be second homes. Only one in three Salida single family homes had a student and this is consistent with resort areas in Eagle County and Steamboat where similar yields occur. Non-resort, suburban areas on the front range produces .65 students per single family home. Western believes that the .35 student yield rate partially addresses the “resort home” phenomenon.*

*The U. S. Census estimated that **13%** of Salida housing was seasonal, recreational or for occasional use in 2021.*





# Building Permit Historic Data

Year	Density	Salida	Poncha Springs	Chaffee County	Buena Vista
2022	SFD	75	76	273	62
2021	SFD	73	80	131	61
2020	SFD	38	45	103	61
2019	SFD	36	51	128	79
2018	SFD	83	22	83	48
2022	Duplex	8	0	0	1
2021	Duplex	9	0	0	1
2020	Duplex	12	1	0	1
2019	Duplex	5	2	0	1
2018	Duplex	2	0	0	2
2022	ADU	15	0	36	6
2021	ADU	22	11	11	6
2020	ADU	11	0	8	3
2019	ADU	15	0	5	8
2018	ADU	5	1	16	7
2022	Mfg	1	0	3	0
2021	Mfg	1	0	2	0
2020	Mfg	1	0	1	0
2019	Mfg	4	6	17	0
2018	Mfg	4	0	2	0

*Building permits in Salida and Poncha Springs have averaged approximately 75 per year in each community in recent years.*

# Development Summary - Salida

City	Subdivision	Status	Density	Total Units	Years to Buildout	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
Salida	Two Rivers	Active	SFD	30	3	10	10	10							
Salida	River Ridge	Active	SFD	40	3	13	13	14							
Salida	Confluence Park	Active	SFD	126	5	25	25	25	25	26					
Salida	Miscellaneous Small Subdivisions - Green Heart, Cherry Grove, Holman Ct.	Active	SFD	15	3	5	5	5							
Salida	Salida Crossings	Apprvd - No Const	SFD	20	5				4	4	4	4	4		
Salida	505 Oak St	Apprvd - No Const	SFD	10	5				2	2	2	2	2		
Salida	Two Rivers Southside	Apprvd - No Const	SFD	115	5		23	23	23	23	23				
Salida	West End Subdivision	Apprvd - No Const	SFD	44	5				9	9	9	9	8		
Salida	South Arkansas - Vandaveer	Under Revision	SFD	200 - 400	10									40	40
Salida	Southeast "Private Owner"		SFD											40	40
	<b>SFD Subtotal</b>					<b>53</b>	<b>76</b>	<b>77</b>	<b>63</b>	<b>64</b>	<b>38</b>	<b>15</b>	<b>14</b>	<b>80</b>	<b>80</b>
Salida	Salida Crossings	Apprvd - No Const	Condo	72	5				15	15	15	15	12		
Salida	Angel View Phase 2	Apprvd - No Const	Townhomes / Attached	100	5				20	20	20	20	20		
	<b>TH/CD Subtotal</b>								<b>35</b>	<b>35</b>	<b>35</b>	<b>35</b>	<b>32</b>	<b>0</b>	<b>0</b>
Salida	Confluence Park	Active	Apartments	16	3	5	5	6							
Salida	505 Oak St	Apprvd - No Const	Apartments	34	5				7	7	7	7	6		
	<b>Apartment Subtotal</b>					<b>5</b>	<b>5</b>	<b>6</b>	<b>7</b>	<b>7</b>	<b>7</b>	<b>7</b>	<b>6</b>	<b>0</b>	<b>0</b>
Salida	Two Rivers Commons	Active	Probable Short Term Rental	25	3	8	8	9							
Salida	<b>Elementary Students</b>					<b>8</b>	<b>11</b>	<b>11</b>	<b>13</b>	<b>13</b>	<b>10</b>	<b>6</b>	<b>6</b>	<b>11</b>	<b>11</b>
Salida	<b>Middle Sch Students</b>					<b>4</b>	<b>6</b>	<b>6</b>	<b>7</b>	<b>7</b>	<b>5</b>	<b>3</b>	<b>3</b>	<b>6</b>	<b>6</b>
Salida	<b>High Sch Students</b>					<b>6</b>	<b>9</b>	<b>9</b>	<b>10</b>	<b>10</b>	<b>7</b>	<b>4</b>	<b>4</b>	<b>10</b>	<b>10</b>

# Poncha Springs Development Summary and Total Students – Before Moratorium on Sewer Taps

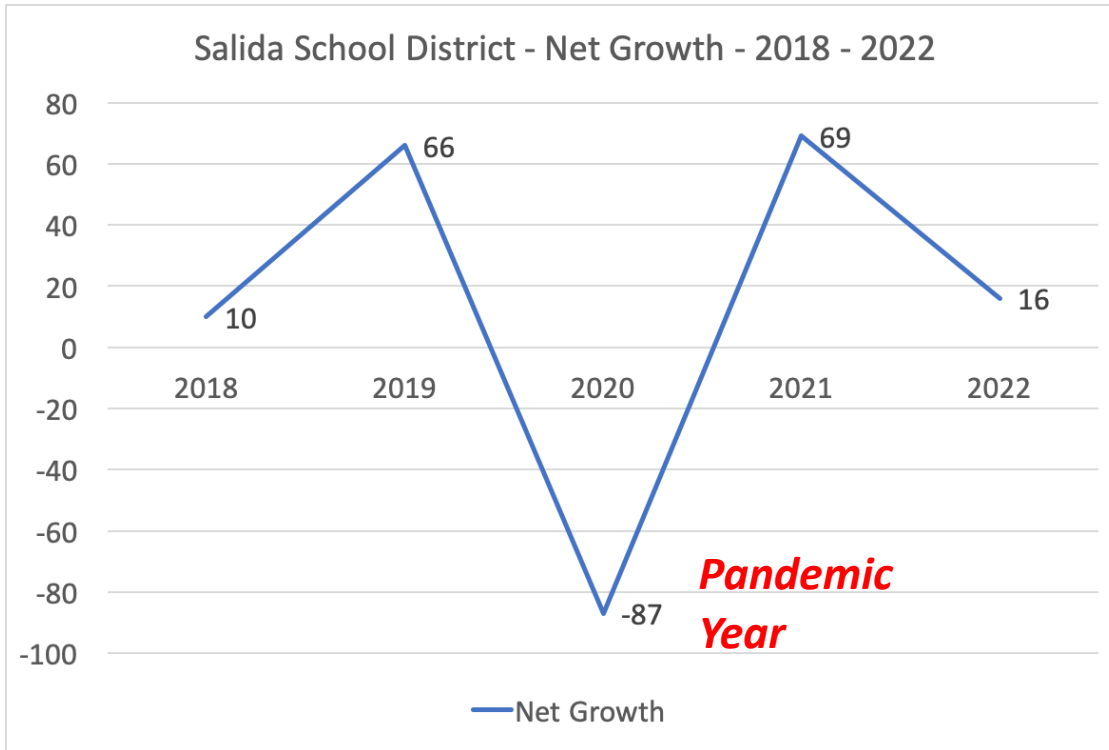
City	Subdivision	Status	Density	Years to Buildout	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
Poncha Springs	Poncha Meadows 1, 2, 3	Active	SFD	10	50	60	40	40	40	40	65	65	65	65
Poncha Springs	Tailwind 2	Pending	SFD	5			25	25	25	25				
Poncha Springs	Quarry Station	Active	SFD	5		3	3	3						
Poncha Springs	Cross Roads Village	Active	SFD	5		2	2	2						
Poncha Springs	Little River Ranch	Active	SFD	5	2	2	2	2						
Poncha Springs	Friend Ranch	Active	SFD	10	5	5	5	5	5	5	5	5	5	5
	<b>Subtotal</b>				<b>57</b>	<b>72</b>	<b>77</b>	<b>77</b>	<b>70</b>	<b>70</b>	<b>70</b>	<b>70</b>	<b>70</b>	<b>70</b>
Poncha Springs	<i>Elementary Students</i>				<b>8</b>	<b>10</b>	<b>11</b>	<b>11</b>	<b>10</b>	<b>10</b>	<b>10</b>	<b>10</b>	<b>10</b>	<b>10</b>
Poncha Springs	<i>Middle Sch Students</i>				<b>5</b>	<b>6</b>	<b>6</b>	<b>6</b>	<b>6</b>	<b>6</b>	<b>6</b>	<b>6</b>	<b>6</b>	<b>6</b>
Poncha Springs	<i>High Sch Students</i>				<b>7</b>	<b>9</b>	<b>9</b>	<b>9</b>	<b>8</b>	<b>8</b>	<b>8</b>	<b>8</b>	<b>8</b>	<b>8</b>
Salida & Poncha	<i>Elementary Students</i>				<b>16</b>	<b>21</b>	<b>22</b>	<b>24</b>	<b>23</b>	<b>19</b>	<b>16</b>	<b>16</b>	<b>21</b>	<b>21</b>
Salida & Poncha	<i>Middle Sch Students</i>				<b>9</b>	<b>12</b>	<b>12</b>	<b>13</b>	<b>12</b>	<b>10</b>	<b>8</b>	<b>8</b>	<b>12</b>	<b>12</b>
Salida & Poncha	<i>High Sch Students</i>				<b>13</b>	<b>18</b>	<b>19</b>	<b>19</b>	<b>18</b>	<b>15</b>	<b>12</b>	<b>12</b>	<b>18</b>	<b>18</b>
Salida & Poncha	<i>Elementary Students - Cumulative</i>				<b>16</b>	<b>37</b>	<b>59</b>	<b>83</b>	<b>106</b>	<b>125</b>	<b>141</b>	<b>157</b>	<b>178</b>	<b>199</b>
Salida & Poncha	<i>Middle Sch Students - Cumulative</i>				<b>9</b>	<b>21</b>	<b>33</b>	<b>46</b>	<b>58</b>	<b>68</b>	<b>77</b>	<b>85</b>	<b>97</b>	<b>109</b>
Salida & Poncha	<i>High Sch Students - Cumulative</i>				<b>13</b>	<b>31</b>	<b>50</b>	<b>69</b>	<b>87</b>	<b>102</b>	<b>114</b>	<b>126</b>	<b>144</b>	<b>162</b>

# Western Demographics Approach to Reductions in New Student Per Year Housing Calculations Given Static Birth Rates, Interest Rate Challenges and Resort Housing Behaviors

- In the event that new housing in Salida and Poncha Springs were to continue to produce students at new housing yield rates and the communities both generated 75 new units per year each, these annual counts result:
  - Salida – 18 – 30 new students per year evenly distributed between elementary, middle and high over the 10-year forecast period
  - Poncha Springs – 28 – 56 new students per year
  - Combined – 46 – 86 new students per year
  - Cut in half – 23 – 43 new students per year
- In general, Western cuts developer / city planner estimates in half
- Prior to the Poncha Springs moratorium, Western preferred its high forecast, but would recommend its medium forecast given the new reality of the moratorium
- The low forecast would be used as a conservative growth estimate that would reflect a complete cessation of growth in Poncha Springs
- The low, medium and high forecast annual new student per year volumes were as follows:

<b>Year Range</b>	<b>Low</b>	<b>Medium</b>	<b>High</b>
<b>2023 - 2027</b>	13	20	25
<b>2023 - 2032</b>	14	26	37

# Annual Net Student Growth History and Forecast



*The district has posted growth every year during the past five years with the exception of the Pandemic year. The Western Demographics forecast from five years ago was correct for its low basis and over forecast for its medium and high bases with the Pandemic effects accounting for potential error. Western's low and medium forecast for the coming five years propose annual student growth ranging from 13 to 26 additional students per year.*

## Western Demographics – 2018 Forecast SY 2022-23 Forecast

Basis	Grade K-12	PK	Grade PK-12	Difference from Actual
Low	1264	59	1323	-6
Medium	1334	59	1393	64
High	1394	59	1453	124
<b>Actual</b>	<b>1258</b>	<b>71</b>	<b>1329</b>	

## Western Demographics – 2023 Forecast

Year Range	Low	Medium	High
<b>2023 - 2027</b>	13	20	25
<b>2023 - 2032</b>	14	26	37

# Reconciling Seasonal or Second Homes and Forecast Observations

- Western believes that the lower (half of suburban yield rates) .35 yield in Salida School District partially accounts for the second home or resort home factor
- The Census estimate of 13% seasonal homes (all homes, both new and existing) further accounts for the lower expectations in growth potential
- Western cuts new housing annual estimates obtained from developers and planners in half further imposing a “resort yield” for growth expectations
- Western’s revised estimates favoring its “medium” or “low” growth basis will reflect the Poncha Springs sewer tap moratorium adopted by the Salida City Council on June 6<sup>th</sup>, 2023
- The Low basis would reflect a complete cessation of growth in Poncha Springs

# Enrollment History

## Total District Projections - 4/14/23

Historical Enrollment by Grade														Totals by School Type							
Year	K	1	2	3	4	5	6	7	8	9	10	11	12	(K-5)	(6-8)	(9-12)	(K-12)	ps	Tot w PS	Net Growth	
2017	74	88	79	95	99	93	86	98	95	95	93	111	90	528	279	389	1196	59	1255		
2018	74	77	89	79	97	101	98	87	94	111	94	90	113	517	279	408	1204	61	1265	10	0.8%
2019	95	76	79	96	82	114	104	104	95	105	109	92	94	542	303	400	1245	86	1331	66	5.2%
2020	76	88	80	81	93	81	101	95	93	100	107	106	85	499	289	398	1186	58	1244	-87	-6.5%
2021	85	83	88	91	83	101	84	99	113	111	99	110	100	531	296	420	1247	66	1313	69	5.5%
2022	93	88	87	90	99	85	99	81	108	121	111	99	97	542	288	428	1258	71	1329	16	1.2%

-12 -5 -33 -34 -15 -2 -5 -12 -10 -31 -25 8 22

Change:	K to K	K to 1	1 to 2	2 to 3	3 to 4	4 to 5	5 to 6	6 to 7	7 to 8	8 to 9	9 to 10	10 to 11	11 to 12	(K-5)	(6-8)	(9-12)	(K-12)
17-18	0	3	1	0	2	2	5	1	-4	16	-1	-3	2	8	2	14	24
18-19	21	2	2	7	3	17	3	6	8	11	-2	-2	4	52	17	11	80
19-20	-19	-7	4	2	-3	-1	-13	-9	-11	5	2	-3	-7	-24	-33	-3	-60
20-21	9	7	0	11	2	8	3	-2	18	18	-1	3	-6	37	19	14	70
21-22	8	3	4	2	8	2	-2	-3	9	8	0	0	-13	27	4	-5	26

### Average Annual

Change:	K to K	K to 1	1 to 2	2 to 3	3 to 4	4 to 5	5 to 6	6 to 7	7 to 8	8 to 9	9 to 10	10 to 11	11 to 12	(K-5)	(6-8)	(9-12)	(K-12)
3 Year Wt	4	3	3	5	4	4	-2	-4	9	11	0	1	-10	22	3	2	26
Last 2	9	5	2	7	5	5	1	-3	14	13	-1	2	-10	32	12	5	48
Last 1	4	3	4	2	8	2	-2	-3	9	8	0	0	-13	23	4	-5	22

*Enrollment dipped during the Pandemic as families adopted and retained online learning, then returned to former enrollment levels as a result of growth.*

# Enrollment Forecast – Low Basis – Complete Cessation of Poncha Springs Development

Low Forecast - Level Kindergarten	(K-5)	(6-8)	(9-12)	(K-12)	ps	Tot w PS	Net Growth	%	5yr / 10yr	5yr / 10yr Growth Count
2023	565	269	445	1279	71	1350	21	1.6%		
2024	570	291	440	1302	71	1373	23	1.7%		
2025	582	290	442	1314	71	1385	12	0.9%		
2026	593	302	422	1317	71	1388	3	0.2%		
2027	600	299	422	1321	71	1392	4	0.3%	0.9%	63
2028	600	311	437	1,348	71	1,419	27	1.9%		
2029	600	322	436	1,359	71	1,430	10	0.7%		
2030	600	330	452	1,382	71	1,453	23	1.6%		
2031	600	330	457	1,387	71	1,458	5	0.3%		
2032	600	330	468	1,398	71	1,469	12	0.8%	1.0%	140

## Special Enrollment Categories (Enrollments Remain the Same in All Basis Calculations)

### District Charter

SY22_2																	
3	Horizons Exploratory Academy	0	0	0	0	0	0	0	0	0	0	0	5	7	10	12	34

### CSI Charter

Salida Montessori Charter School	0	0	16	21	17	15	10	18	11	12	8	0	0	0	0	128
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### Special Program

Crest Academy enrollment is included in middle school numbers.



# Enrollment Forecast – Medium Basis – Salida Developments Stay on Track, Partial Remediation of Poncha Springs Moratorium Circumstances

Medium Forecast - Kindergarten Grows Two Students Per Year	(K-5)	(6-8)	(9-12)	(K-12)	ps	Tot w PS	Net Growth	%	5yr / 10yr	5yr / 10yr Growth Count
2023	570	268	441	1279	71	1350	21	<b>1.5%</b>		
2024	583	284	443	1309	71	1380	30	<b>2.2%</b>		
2025	602	280	447	1328	71	1399	20	<b>1.4%</b>		
2026	621	295	424	1340	71	1411	12	<b>0.8%</b>		
2027	639	296	422	1356	71	1427	16	<b>1.1%</b>	1.4%	98
2028	651	309	432	1392	71	1463	36	<b>2.5%</b>		
2029	663	322	431	1416	71	1487	24	<b>1.6%</b>		
2030	675	334	449	1458	71	1529	42	<b>2.8%</b>		
2031	687	340	458	1484	71	1555	27	<b>1.7%</b>		
2032	699	346	473	1518	71	1589	33	<b>2.1%</b>	1.8%	260

*The medium basis seems the most likely given the many factors influencing enrollment, the probability that some Poncha Springs planned units may already have sewer taps and the longer-term potential to address community growth issues.*

# Enrollment Forecast – High Basis

*Large scale housing growth would add approximately 2% to enrollment per year during the next five years and 3% thereafter.*

Year	K	1	2	3	4	5	6	7	8	9	10	11	12	(K-5)	(6-8)	(9-12)	(K-12)	ps	Tot w PS
2022	93	88	87	90	99	85	99	81	108	121	111	99	97	542	288	428	1258	71	1329

High Forecast - Kindergarten Grows Four Students Per Year					ps	Tot w PS	Net Growth	%	5yr / 10yr	5yr / 10yr Growth Count
	(K-5)	(6-8)	(9-12)	(K-12)						
2023	573	269	434	1276	71	1347	18	1.4%		
2024	592	284	433	1309	71	1380	33	2.4%		
2025	616	283	435	1334	71	1405	25	1.8%		
2026	645	297	411	1353	71	1424	19	1.4%		
2027	673	300	408	1381	71	1452	28	2.0%	1.8%	123
2028	697	312	422	1431	71	1502	50	3.4%		
2029	721	329	420	1470	71	1541	39	2.6%		
2030	745	345	439	1529	71	1600	59	3.8%		
2031	769	357	450	1576	71	1647	47	2.9%		
2032	793	369	466	1628	71	1699	52	3.2%	2.5%	370

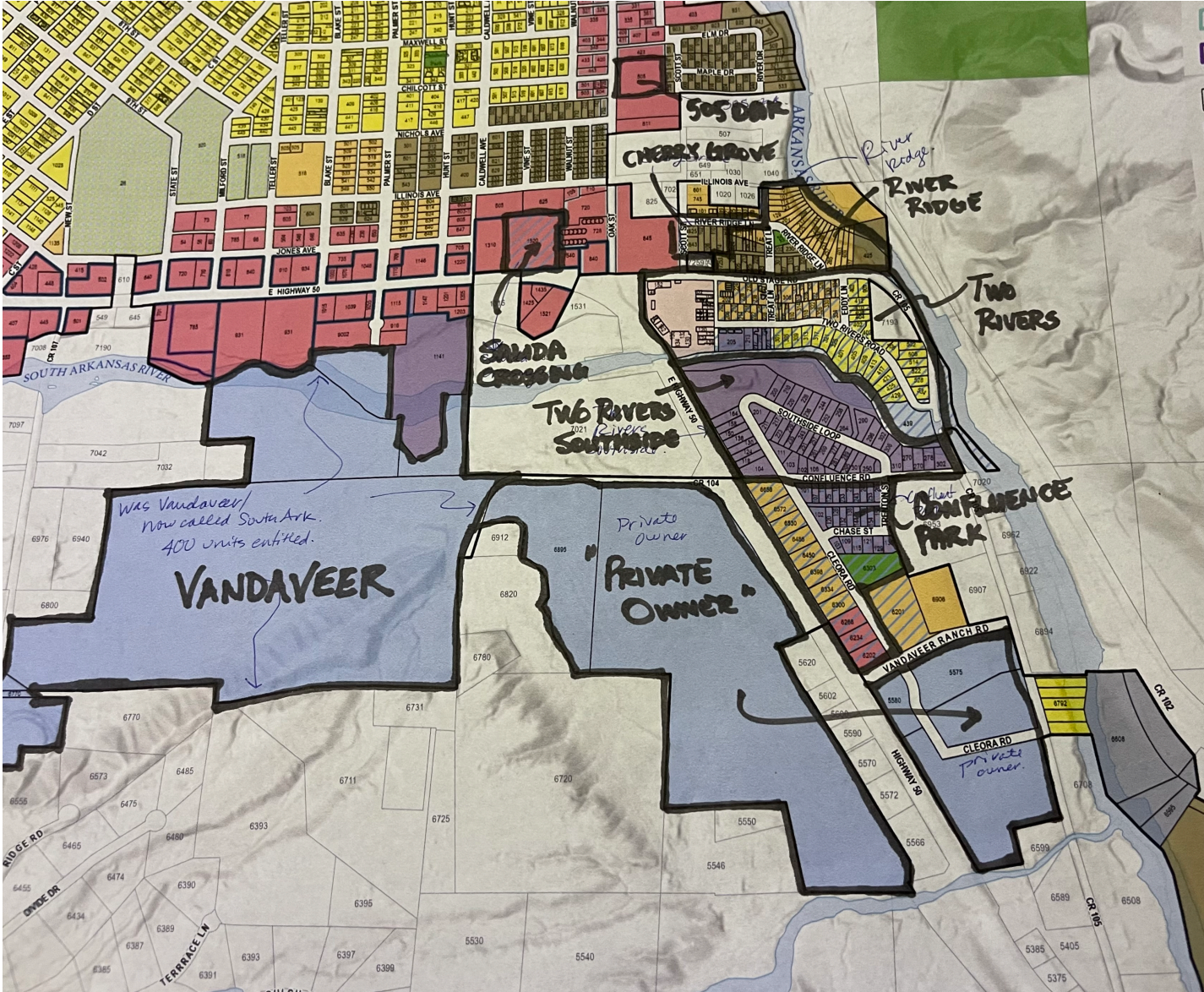
*This basis represents the Poncha Springs Moratorium being resolved and the developments in the construction and planning schedules proceeding according to schedule.*

# Restatement of Findings

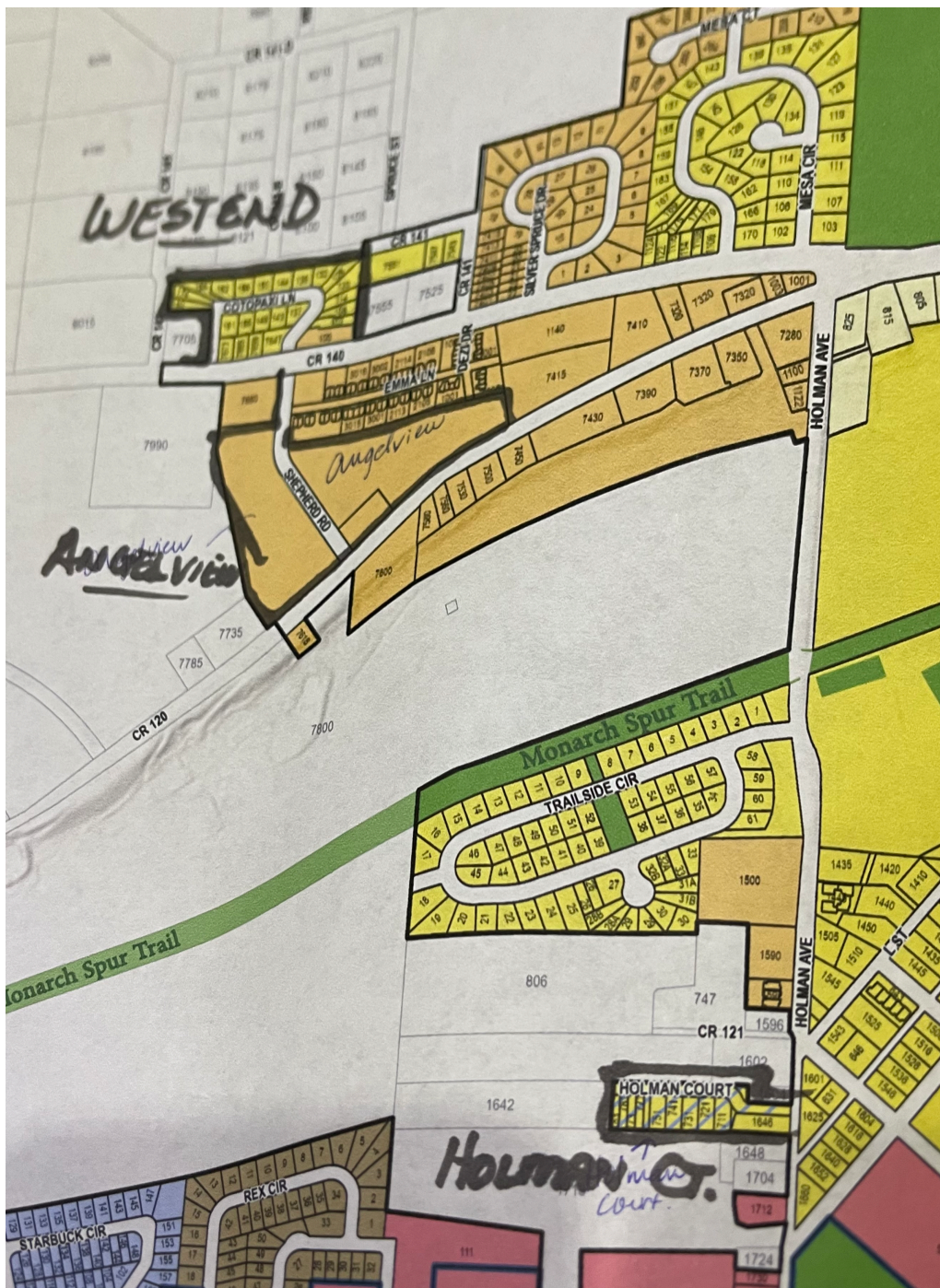
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# Residential Development Growth Details

# Southeast Salida Developments



# West Salida Developments



# Salida RV Resort – 95 Park Model Spaces, 2 Sold Each Month







# Salida – Two Rivers Area

**The Commons – A Mixed-Use Village**  
**Lots for Sale – Commercial/Mixed Use**

- Riverfront Available
- High Traffic/Visibility/Easy Access
- Bring Your Design & Builder or will build to suit
- Office/Restaurant/Retail/Commercial Lodging
- 1, 2 or 3 story Buildings/Zero lot lines
- Off-Street Parking provided

Lots from \$85K - \$400K

**PINON**  
REAL ESTATE GROUP

**TWO RIVERS**

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# Salida – Southeast Area



# Salida – West Area



# Poncha Springs



# Education Center and Crest Academy



*The new education center facility accommodates both administration and special programs.*



# Discussion