

RESIDENTIAL RESEARCH SUMMARY  
Fall 2016

**Prepared for:**  
Twin Rivers Unified School District



101 Pacifica, Suite 380  
Irvine, CA

**Submitted: November 3, 2016**

# Twin Rivers Unified School District

## Residential Research Summary for 2017 Projections

### Executive Summary

This Residential Research Summary report has been prepared for the Twin Rivers Unified School District based on information obtained from the local planning departments, as well as conversations with developers and sales offices in the area. (Please refer to the district map on the following page.) When putting together our list of future developments, we are interested only in the active, non-senior residential projects larger than 10 units. We believe this to be the most efficient way to build a picture of the district’s future residential changes, since smaller projects generally have a negligible impact on the district. These active projects would include developments either currently under construction, those with active entitlements, or any proposed future projects.

DecisionInsite had compiled this research on November 3, 2016, when it had been anticipated that the district could potentially experience the construction of 6,462 new dwelling units over the next 10 years. Please note that the exact location of these new development projects will be refined as additional information is made available to the district.

New dwelling units are categorized into the following three (3) housing types:

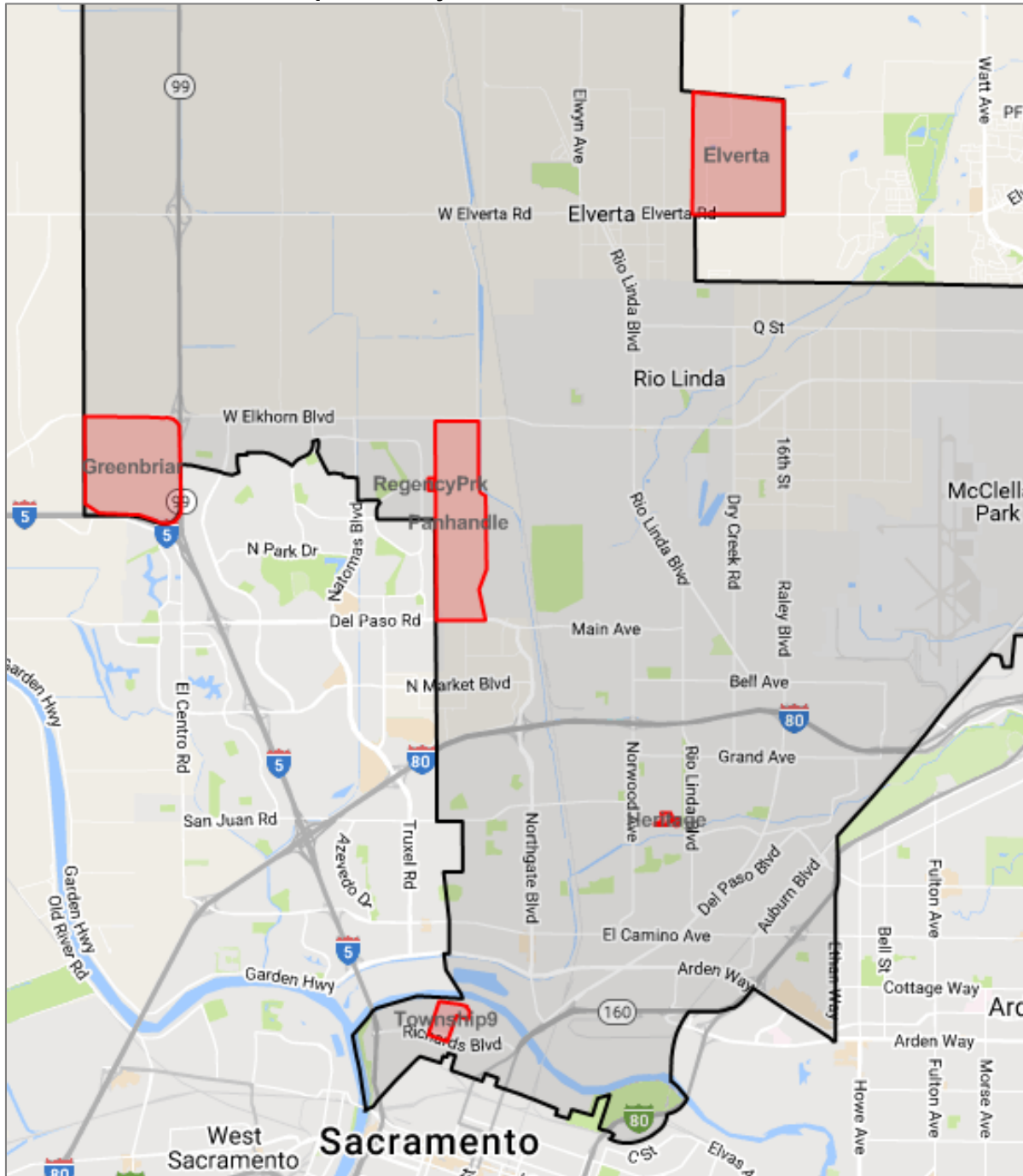
- **Single Family Detached (“SFD”)** – Units are stand-alone structures on their own lot with a unique Assessor’s parcel number.
- **Single Family Attached (“SFA”)** – Units share common walls, usually on both sides of the property, where each is assigned a unique Assessor’s parcel number (e.g., townhomes, condominiums, duplexes).
- **Multifamily (“MF”)** – Units share common walls in a building or structure designed to house several families in separate housing units. All units are on the same lot with one Assessor’s parcel number (e.g., apartments).

The following table distinguishes the proposed new dwelling units over the next 10 years by unit type. These totals are applied to the Moderate enrollment projections, and are based on the planner and developer’s estimated phasing and occupancy information. The totals applied to the Conservative enrollment projections are derived from the Moderate’s by assuming occupancies will occur over a longer period of time, which sometimes decreases the number of units anticipated to be occupied over the next 10 years. Please refer to Appendix A for more detailed information on the absorption of these units in the Moderate and Conservative Scenarios.

**Table 1**  
**New Dwelling Units by Unit Type**

Unit Type	Total New Dwelling Units
Single Family Detached	3,035
Single Family Attached	1,067
Multifamily	2,360
<b>Total</b>	<b>6,462</b>

**Map 1**  
**New Residential Development Projects within Twin Rivers Unified School District**



Note: To discover more mapping features within the DecisionInsite System, please visit <http://decisioninsite.com>.

Student generation rates are determined for each product type for each school level: elementary, middle, and high school. In general, student generation rates are based on similar product types where such exist; otherwise, a default generation rate is applied. The Moderate student generation rates are typical of students enrolled from existing developments of similar product type. However, if the district is able to supply student generation rates from some other source, please advise us to use those assumptions. Table 2 below shows the Moderate student generation rates by unit type.

**Table 2  
Moderate Student Generation Rates by Unit Type**

<b>School Level</b>	<b>SFD Units</b>	<b>SFA Units</b>	<b>MF Units</b>
Elementary School (K-6)	0.40	0.20	0.11
Middle School (7-8)	0.06	0.04	0.03
High School (9-12)	0.14	0.07	0.04
<b>Total</b>	<b>0.60</b>	<b>0.31</b>	<b>0.18</b>

Typically, the Conservative rates are calculated as a slight adjustment down from the Moderate rates to anticipate a diminution in family size over an extended period of time. A full list of the student generation rates applied over the next 10 years within the Conservative and Moderate Scenarios is shown in Appendix B.

To calculate the projected student enrollment from these new dwelling units, the number of each unit type was multiplied by the appropriate student generation rates for each of the next 10 years. Furthermore, student matriculation is taken into account to accurately model the student impact over the Studies' 10-year timeframe. The results of these operations for both the Moderate and Conservative Studies are shown in Tables 3 and 4, respectively.

**Table 3**  
**Students Generated by Proposed Residential Development (Moderate)**

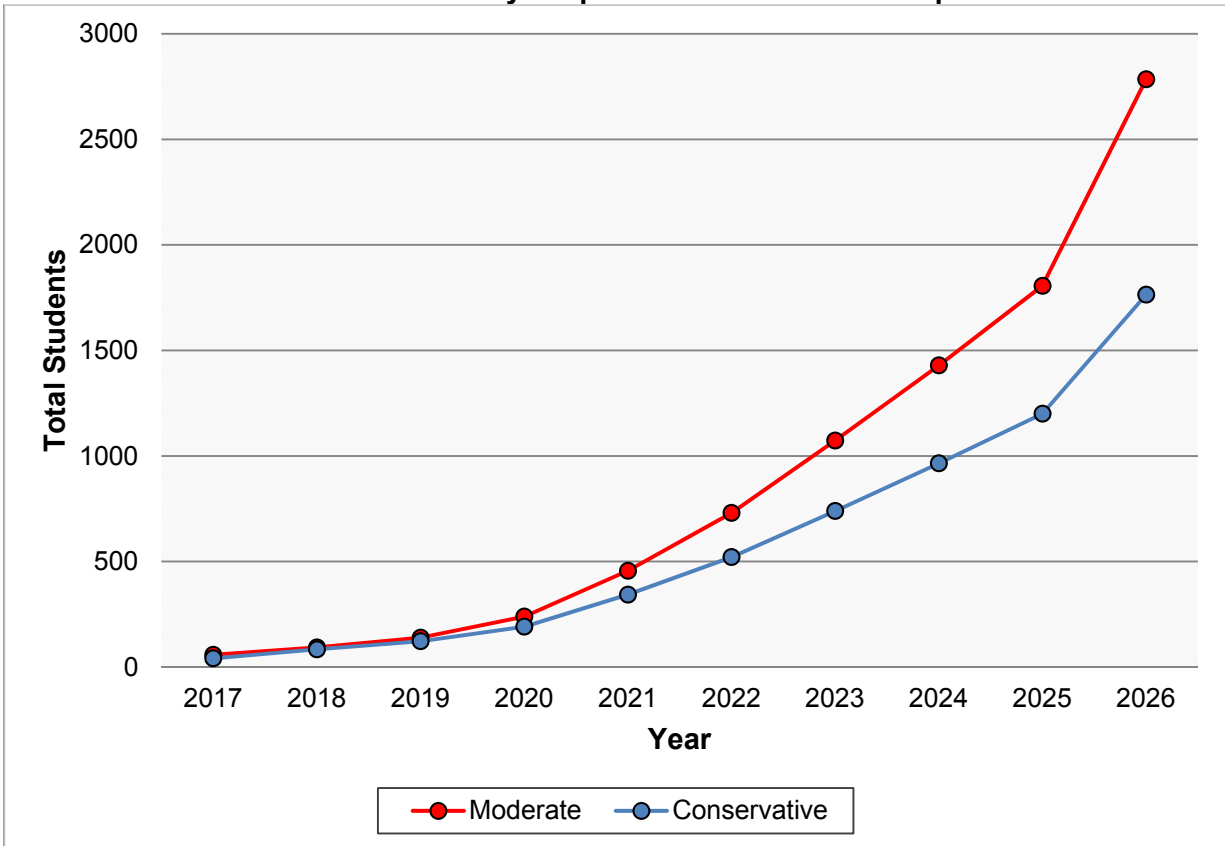
Grade	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026
K	5	8	12	21	40	63	92	121	152	236
1	6	9	13	22	43	66	96	125	156	248
2	6	9	13	22	42	67	97	127	158	247
3	6	9	13	22	42	67	98	129	160	249
4	6	9	13	23	43	67	98	130	161	251
5	5	8	12	21	40	64	94	125	158	240
6	5	7	12	20	37	60	89	119	152	230
7	3	7	10	18	33	54	80	109	140	211
8	3	5	9	15	28	46	69	96	125	188
9	4	5	8	16	30	46	68	92	119	189
10	4	6	8	14	30	47	68	90	115	183
11	4	6	9	14	29	48	69	90	113	178
12	1	5	7	11	19	35	55	76	97	134
Elementary:	39	59	88	151	287	454	664	876	1097	1701
Middle:	6	12	19	33	61	100	149	205	265	399
High:	13	22	32	55	108	176	260	348	444	684
<b>Total:</b>	<b>58</b>	<b>93</b>	<b>139</b>	<b>239</b>	<b>456</b>	<b>730</b>	<b>1073</b>	<b>1429</b>	<b>1806</b>	<b>2784</b>

**Table 4**  
**Students Generated by Proposed Residential Development (Conservative)**

Grade	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026
K	4	7	11	17	30	45	63	81	100	148
1	4	8	11	17	32	47	65	84	103	155
2	4	8	11	17	32	47	66	85	104	154
3	4	8	12	18	32	47	67	86	105	155
4	4	8	11	18	32	47	67	87	106	157
5	4	7	11	17	30	46	64	84	104	151
6	3	7	10	16	28	43	61	80	100	145
7	2	6	9	14	25	39	56	74	94	136
8	2	4	8	12	22	34	49	66	85	123
9	3	5	7	12	22	33	48	63	80	122
10	3	6	7	11	22	34	47	62	77	117
11	3	6	8	12	21	34	48	61	76	113
12	1	4	6	10	15	25	38	52	66	88
Elementary:	27	53	77	120	216	322	453	587	722	1065
Middle:	4	10	17	26	47	73	105	140	179	259
High:	10	21	28	45	80	126	181	238	299	440
<b>Total:</b>	<b>41</b>	<b>84</b>	<b>122</b>	<b>191</b>	<b>343</b>	<b>521</b>	<b>739</b>	<b>965</b>	<b>1200</b>	<b>1764</b>

The students generated by proposed dwelling units within the Moderate and Conservative scenarios is shown in Graph 1 below. Furthermore, the projected numbers of students generated by project and studyblock are shown in Appendices C and D, respectively.

**Graph 1**  
**Students Generated by Proposed Residential Development**



**Appendix A**  
**Absorption Information for Proposed Dwelling Units**

## Proposed Dwelling Units within Twin Rivers Unified School District Residential Research Summary for 2017

### Moderate Dwelling Unit Scenario

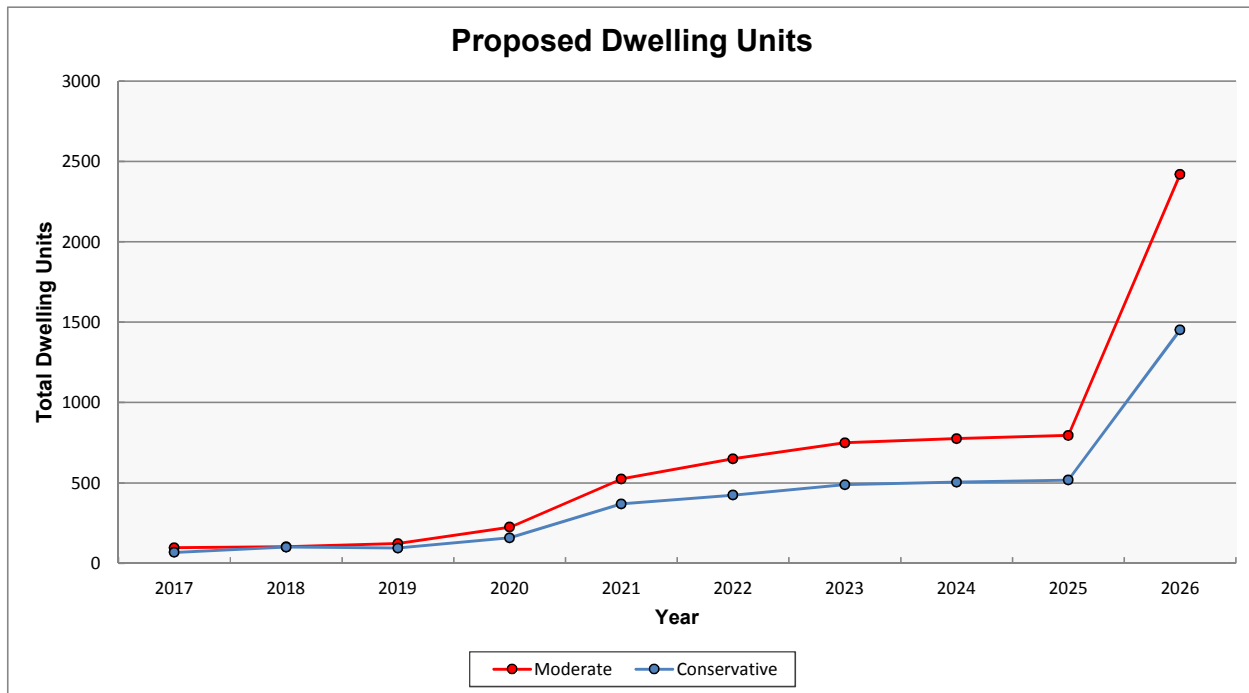
Project Name	DI System Label	Unit Type	Year (Expected Occupancy by October 1 of Year Indicated)									
			2017	2018	2019	2020	2021	2022	2023	2024	2025	2026
			Elverta Specific Plan	Elverta	SFA	0	0	0	0	75	75	75
Elverta Specific Plan	Elverta	SFD	0	0	25	50	100	100	100	100	120	120
Elverta Specific Plan	Elverta	MF	0	0	0	0	0	50	50	50	50	50
Greenbriar Conceptual Plan	Greenbriar	SFD	0	0	25	75	150	200	300	300	300	300
Greenbriar Conceptual Plan	Greenbriar	MF	0	0	0	0	75	75	75	75	75	75
Heritage - Del Paso Nuevo (Phase 5)	Heritage	SFD	60	31	0	0	0	0	0	0	0	0
Panhandle	Panhandle	SFA	0	0	0	0	0	0	0	0	0	542
Panhandle	Panhandle	SFD	0	0	0	0	0	0	0	0	0	542
Panhandle	Panhandle	MF	0	0	0	0	0	0	0	0	0	541
Regency Park	RegencyPrk	SFD	37	0	0	0	0	0	0	0	0	0
Township Nine at the River District	Township9	MF	0	72	72	100	125	150	150	150	150	150
<b>Total:</b>			<b>97</b>	<b>103</b>	<b>122</b>	<b>225</b>	<b>525</b>	<b>650</b>	<b>750</b>	<b>775</b>	<b>795</b>	<b>2420</b>

### Conservative Dwelling Unit Scenario

Project Name	DI System Label	Unit Type	Year (Expected Occupancy by October 1 of Year Indicated)									
			2017	2018	2019	2020	2021	2022	2023	2024	2025	2026
			Elverta Specific Plan	Elverta	SFA	0	0	0	0	53	49	49
Elverta Specific Plan	Elverta	SFD	0	0	18	35	70	65	65	65	78	72
Elverta Specific Plan	Elverta	MF	0	0	0	0	0	33	33	33	33	30
Greenbriar Conceptual Plan	Greenbriar	SFD	0	0	18	53	105	130	195	195	195	180
Greenbriar Conceptual Plan	Greenbriar	MF	0	0	0	0	53	49	49	49	49	45
Heritage - Del Paso Nuevo (Phase 5)	Heritage	SFD	42	40	9	0	0	0	0	0	0	0
Panhandle	Panhandle	SFA	0	0	0	0	0	0	0	0	0	325
Panhandle	Panhandle	SFD	0	0	0	0	0	0	0	0	0	325
Panhandle	Panhandle	MF	0	0	0	0	0	0	0	0	0	325
Regency Park	RegencyPrk	SFD	26	11	0	0	0	0	0	0	0	0
Township Nine at the River District	Township9	MF	0	50	50	70	88	98	98	98	98	90
<b>Total:</b>			<b>68</b>	<b>101</b>	<b>95</b>	<b>158</b>	<b>369</b>	<b>424</b>	<b>489</b>	<b>505</b>	<b>518</b>	<b>1452</b>



# Proposed Dwelling Units within Twin Rivers Unified School District Residential Research Summary for 2017



**Note:**

The Moderate Scenario's unit absorption and totals are based on information garnered from developers and/or planning agency approvals. The data shown in the Conservative Scenario are derived from the Moderate's by assuming occupancies will occur over a longer period of time. Because of this, the unit totals in the Conservative Scenario may be less than those of the Moderate if they are pushed out beyond the next 10 years. Similarly because of these adjustments, it may also be possible for the annual number totals of the Conservative Scenario to exceed those of the Moderate.

**Appendix B**  
**Student Generation Rates Assumptions**

**Twin Rivers Unified School District  
Student Generation Rate Assumptions**

**Moderate Student Generation Rates**

Type	Level	Year									
		2017	2018	2019	2020	2021	2022	2023	2024	2025	2026
SFD	E	0.40	0.40	0.40	0.40	0.40	0.40	0.40	0.40	0.40	0.40
SFD	M	0.06	0.06	0.06	0.06	0.06	0.06	0.06	0.06	0.06	0.06
SFD	H	0.14	0.14	0.14	0.14	0.14	0.14	0.14	0.14	0.14	0.14
SFA	E	0.20	0.20	0.20	0.20	0.20	0.20	0.20	0.20	0.20	0.20
SFA	M	0.04	0.04	0.04	0.04	0.04	0.04	0.04	0.04	0.04	0.04
SFA	H	0.07	0.07	0.07	0.07	0.07	0.07	0.07	0.07	0.07	0.07
MF	E	0.11	0.11	0.11	0.11	0.11	0.11	0.11	0.11	0.11	0.11
MF	M	0.03	0.03	0.03	0.03	0.03	0.03	0.03	0.03	0.03	0.03
MF	H	0.04	0.04	0.04	0.04	0.04	0.04	0.04	0.04	0.04	0.04

**Conservative Student Generation Rates**

Type	Level	Year									
		2017	2018	2019	2020	2021	2022	2023	2024	2025	2026
SFD	E	0.40	0.40	0.40	0.39	0.39	0.39	0.39	0.38	0.38	0.38
SFD	M	0.06	0.06	0.06	0.06	0.06	0.06	0.06	0.06	0.06	0.06
SFD	H	0.14	0.14	0.14	0.14	0.14	0.14	0.14	0.13	0.13	0.13
SFA	E	0.20	0.20	0.20	0.20	0.20	0.19	0.19	0.19	0.19	0.19
SFA	M	0.04	0.04	0.04	0.04	0.04	0.04	0.04	0.04	0.04	0.04
SFA	H	0.07	0.07	0.07	0.07	0.07	0.07	0.07	0.07	0.07	0.07
MF	E	0.11	0.11	0.11	0.11	0.11	0.11	0.11	0.11	0.11	0.10
MF	M	0.03	0.03	0.03	0.03	0.03	0.03	0.03	0.03	0.03	0.03
MF	H	0.04	0.04	0.04	0.04	0.04	0.04	0.04	0.04	0.04	0.04

**Note:**

The Conservative rates are calculated as a slight adjustment down from the Moderate rates to anticipate a diminution in family size over an extended period of time.

**Appendix C**  
**Students Generated by Project**



**Twin Rivers Unified School District  
Students Generated by Project**

**Moderate Dwelling Unit Scenario**

Township Nine at the River District (216927 Wdlk)

Grade	Year										
	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	
K	0	1	2	4	6	8	10	13	15	17	
1	0	1	2	4	6	8	11	13	15	18	
2	0	1	2	4	6	8	11	13	15	18	
3	0	1	2	4	6	9	11	13	16	18	
4	0	1	2	4	6	9	11	13	16	18	
5	0	1	2	4	6	8	11	13	16	18	
6	0	1	2	4	5	8	10	13	15	18	
7	0	1	2	4	6	8	10	13	15	18	
8	0	1	2	3	5	8	10	12	15	17	
9	0	1	2	3	5	7	9	12	14	17	
10	0	1	2	3	5	7	9	11	14	16	
11	0	1	2	3	5	7	9	11	13	15	
12	0	0	1	2	3	5	7	9	11	14	
Elementary	0	7	14	28	41	58	75	91	108	125	
Middle	0	2	4	7	11	16	20	25	30	35	
High	0	3	7	11	18	26	34	43	52	62	
<b>Total</b>	<b>0</b>	<b>12</b>	<b>25</b>	<b>46</b>	<b>70</b>	<b>100</b>	<b>129</b>	<b>159</b>	<b>190</b>	<b>222</b>	

**Conservative Dwelling Unit Scenario**

Township Nine at the River District (216927 Wdlk)

Grade	Year										
	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	
K	0	1	2	3	4	5	7	9	10	11	
1	0	1	2	3	4	6	7	9	10	11	
2	0	1	2	3	4	6	7	9	10	12	
3	0	1	2	3	4	6	7	9	10	12	
4	0	1	2	3	4	6	7	9	11	12	
5	0	1	2	3	4	6	7	9	10	12	
6	0	1	1	2	4	5	7	9	10	11	
7	0	1	1	3	4	5	7	9	10	12	
8	0	1	2	2	4	5	7	8	10	11	
9	0	1	1	2	3	5	6	8	9	11	
10	0	1	1	2	3	5	6	8	9	11	
11	0	1	1	2	3	5	6	7	9	10	
12	0	0	1	1	2	4	5	6	8	9	
Elementary	0	7	13	20	28	40	49	63	71	81	
Middle	0	2	3	5	8	10	14	17	20	23	
High	0	3	4	7	11	19	23	29	35	41	
<b>Total</b>	<b>0</b>	<b>12</b>	<b>20</b>	<b>32</b>	<b>47</b>	<b>69</b>	<b>86</b>	<b>109</b>	<b>126</b>	<b>145</b>	

**Appendix D**  
**Students Generated by Studyblock**

Twin Rivers Unified School District  
Students Generated by Studyblock

Moderate Dwelling Unit Scenario

216918 DelPsHg

Table with columns: Grade, 2017-2026. Rows: K-12, Elementary, Middle, High, Total. Shows student counts for moderate dwelling unit scenario.

216929 Elverta

Table with columns: Grade, 2017-2026. Rows: K-12, Elementary, Middle, High, Total. Shows student counts for moderate dwelling unit scenario.

216912 RgncyPr

Table with columns: Grade, 2017-2026. Rows: K-12, Elementary, Middle, High, Total. Shows student counts for moderate dwelling unit scenario.

216930 Robla

Table with columns: Grade, 2017-2026. Rows: K-12, Elementary, Middle, High, Total. Shows student counts for moderate dwelling unit scenario.

216927 Wdlk

Table with columns: Grade, 2017-2026. Rows: K-12, Elementary, Middle, High, Total. Shows student counts for moderate dwelling unit scenario.

Conservative Dwelling Unit Scenario

216918 DelPsHg

Table with columns: Grade, 2017-2026. Rows: K-12, Elementary, Middle, High, Total. Shows student counts for conservative dwelling unit scenario.

216929 Elverta

Table with columns: Grade, 2017-2026. Rows: K-12, Elementary, Middle, High, Total. Shows student counts for conservative dwelling unit scenario.

216912 RgncyPr

Table with columns: Grade, 2017-2026. Rows: K-12, Elementary, Middle, High, Total. Shows student counts for conservative dwelling unit scenario.

216930 Robla

Table with columns: Grade, 2017-2026. Rows: K-12, Elementary, Middle, High, Total. Shows student counts for conservative dwelling unit scenario.

216927 Wdlk

Table with columns: Grade, 2017-2026. Rows: K-12, Elementary, Middle, High, Total. Shows student counts for conservative dwelling unit scenario.