

RESIDENTIAL RESEARCH SUMMARY
Fall 2017

Prepared for:
Mountain View Whisman School District



101 Pacifica, Suite 380
Irvine, CA

Submitted: December 6, 2017

Mountain View Whisman School District

Residential Research Summary for 2018 Projections

Executive Summary

This Residential Research Summary report has been prepared for the Mountain View Whisman School District based on information obtained from the local planning department, 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 December 6, 2017, when it had been anticipated that the district could potentially experience the construction of 5,782 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:

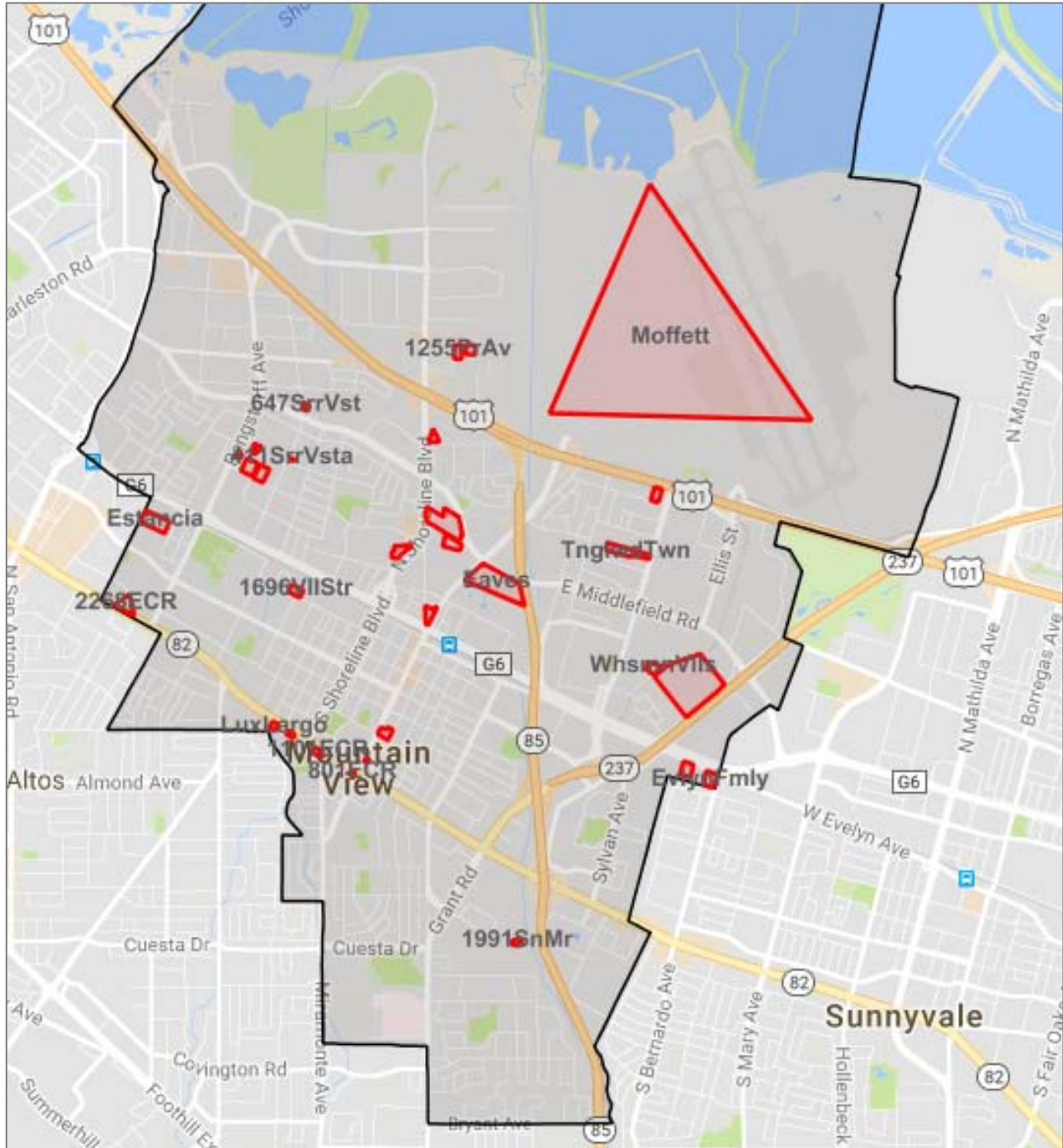
- **Single Family Detached (“SFD”)** – Units are stand-alone structures on their own lot with a unique Assessor’s parcel number.
- **Single Family Attached (“SFA”)** – Units share common walls, usually on both sides of the property, where each is assigned a unique Assessor’s parcel number (e.g., townhomes, 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, 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	31
Single Family Attached	768
Multifamily	4,983
Total	5,782

Map 1
New Residential Development Projects within
Mountain View Whisman 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 and middle 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 can 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**

School Level	SFD Units	SFA Units	MF Units
Elementary School (K-5)	0.33	0.20	0.15
Middle School (6-8)	0.09	0.07	0.06
Total	0.42	0.27	0.21

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. 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 considered 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)

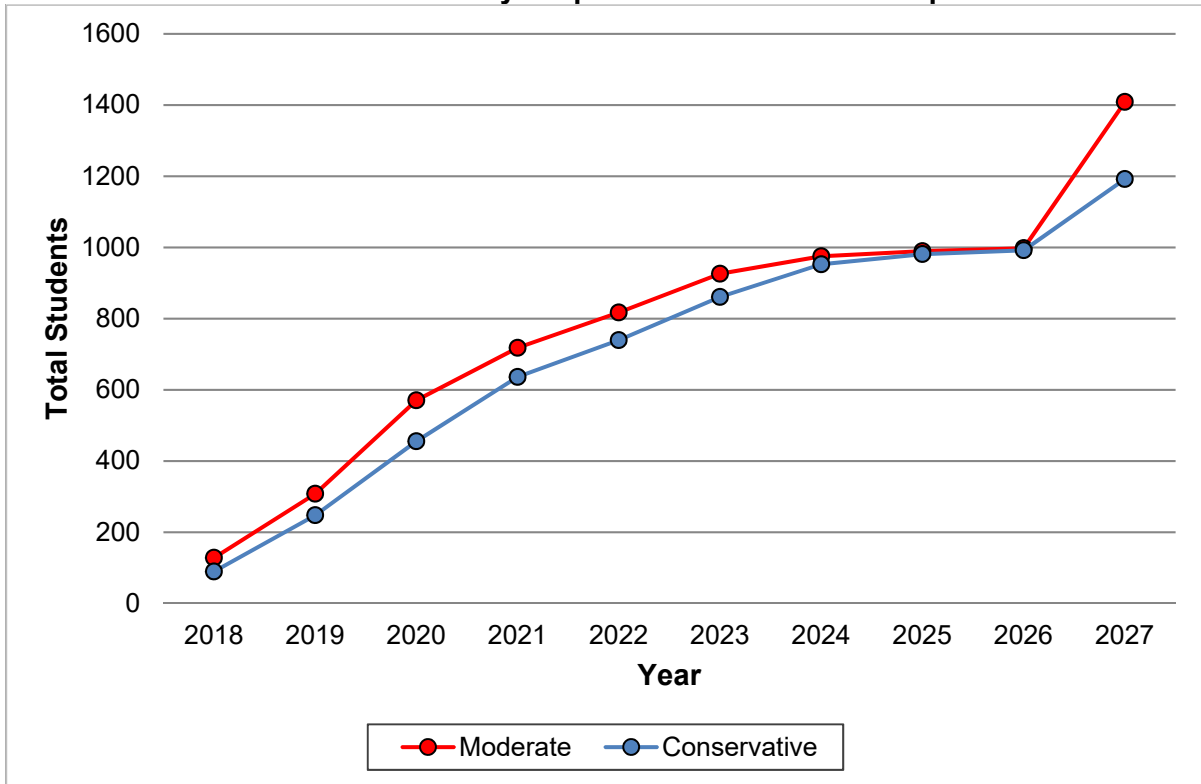
Grade	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027
K	17	39	71	87	97	108	112	112	112	164
1	17	39	71	87	97	108	112	112	112	164
2	17	39	71	87	97	108	112	112	112	164
3	16	38	70	86	97	108	112	112	112	161
4	15	36	67	84	95	107	111	112	112	158
5	12	31	59	78	91	103	109	111	112	150
6	14	31	59	73	87	101	106	109	111	158
7	12	30	55	71	80	96	104	106	109	151
8	9	24	47	64	77	87	98	104	106	138
Elementary:	94	223	409	510	574	643	668	670	671	961
Middle:	34	85	161	208	244	283	308	319	326	448
Total:	128	308	571	718	817	926	975	989	998	1409

Table 4
Students Generated by Proposed Residential Development (Conservative)

Grade	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027
K	12	32	57	78	88	101	111	112	112	136
1	12	32	57	78	88	101	111	112	112	136
2	12	32	57	78	88	101	111	112	112	136
3	11	31	56	77	88	101	110	112	112	135
4	10	29	53	74	86	99	109	111	112	133
5	9	25	47	68	82	95	106	110	111	129
6	10	25	47	65	77	93	104	107	110	134
7	8	24	44	62	73	87	100	105	107	130
8	6	19	38	55	68	80	92	101	105	122
Elementary:	65	180	327	453	521	600	656	668	670	806
Middle:	24	68	128	183	219	261	296	313	322	386
Total:	90	248	455	636	740	861	953	981	992	1192

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 Mountain View Whisman School District Residential Research Summary for 2018

Moderate Dwelling Unit Scenario

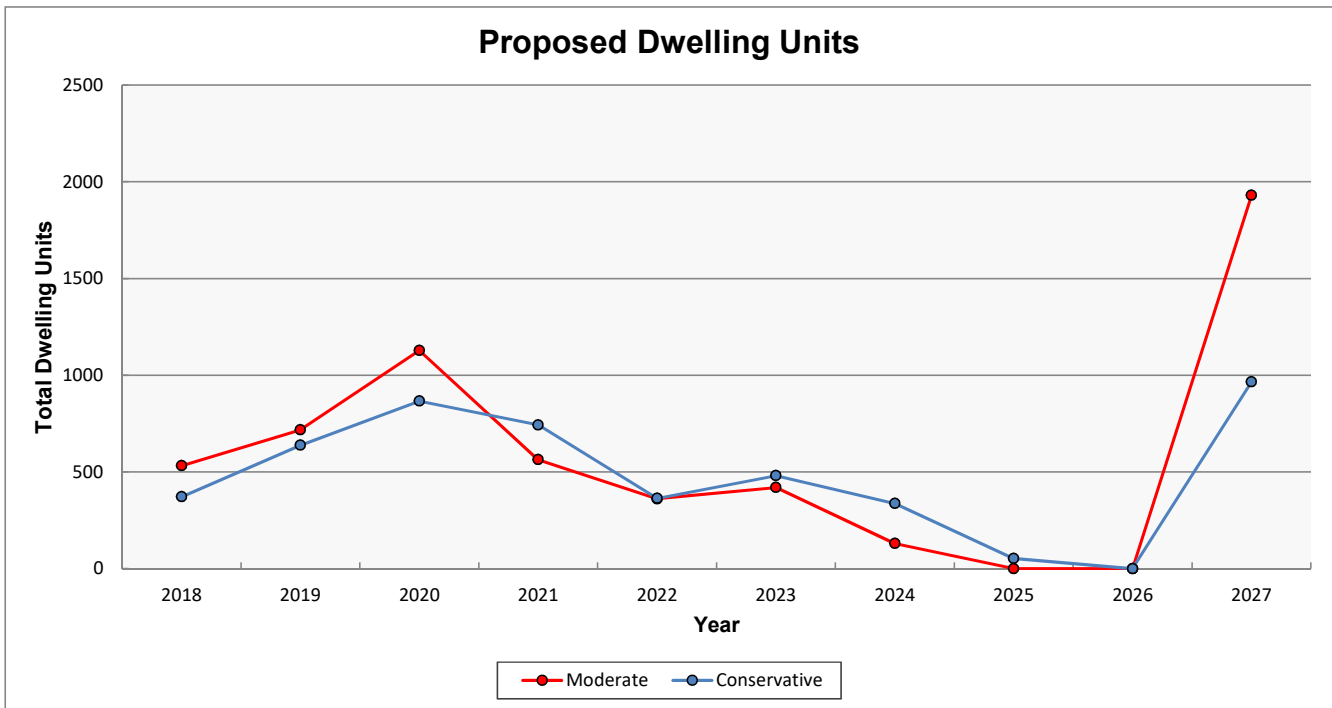
Project Name	DI System Label	Unit Type	Year (Expected Occupancy by October 1 of Year Indicated)										
			2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	
100 Moffett Blvd	100Moffett	MF	46	0	0	0	0	0	0	0	0	0	0
1001 N. Shoreline	1001NShrln	SFA	0	0	50	50	0	0	0	0	0	0	0
1001 N. Shoreline	1001NShrln	MF	0	0	100	103	0	0	0	0	0	0	0
1101 W El Camino Real	1101ECR	SFA	26	0	0	0	0	0	0	0	0	0	0
1255 Pear Ave	1255PrAv	MF	0	0	215	0	0	420	0	0	0	0	0
1255 Pear Ave BMR	1255PrAvBM	MF	0	0	0	0	0	0	130	0	0	0	0
1313 W El Camino Real	1313ECR	MF	0	0	12	12	0	0	0	0	0	0	0
1696-1758 Villa Street	1696VlISt	MF	0	0	226	0	0	0	0	0	0	0	0
1991 Sun Mor Ave	1991SnMr	SFD	11	0	0	0	0	0	0	0	0	0	0
1998-2024 Montecito Ave	1998Mntcto	SFA	0	17	0	0	0	0	0	0	0	0	0
2025 & 2065 San Luis Ave	2025SnLuis	SFA	11	11	11	0	0	0	0	0	0	0	0
2044 & 2054 Montecito Ave	2044Mntcto	SFA	0	25	27	0	0	0	0	0	0	0	0
2268 W El Camino Real	2268ECR	MF	0	102	102	0	0	0	0	0	0	0	0
277 Fairchild Dr	277Frchld	SFA	22	0	0	0	0	0	0	0	0	0	0
277 Fairchild Dr	277Frchld	SFD	4	0	0	0	0	0	0	0	0	0	0
333 N. Rengstorff Ave	333NRngstr	SFA	0	31	0	0	0	0	0	0	0	0	0
411-414 Sierra Vista Ave	411SrrVsta	SFA	0	7	7	0	0	0	0	0	0	0	0
525 E Evelyn Ave	525Evlyn	SFA	0	0	35	35	0	0	0	0	0	0	0
647 Sierra Vista Ave	647SrrVst	SFA	29	0	0	0	0	0	0	0	0	0	0
801 W El Camino Real	801ECR	MF	164	0	0	0	0	0	0	0	0	0	0
Eaves	Eaves	MF	0	0	112	112	110	0	0	0	0	0	0
Estancia	Estancia	SFA	35	40	0	0	0	0	0	0	0	0	0
Evelyn Family Apts	EvlynFmly	MF	116	0	0	0	0	0	0	0	0	0	0
Fairmont Mixed	Fairmont	SFA	0	0	14	0	0	0	0	0	0	0	0
Lux Largo	LuxLargo	SFA	0	25	25	0	0	0	0	0	0	0	0
Moffett Field	Moffett	MF	0	0	0	0	0	0	0	0	0	0	1930
Shorebreeze	ShoreBrze	MF	0	62	0	0	0	0	0	0	0	0	0
South Whisman Project	Swhisman	SFA	40	158	0	0	0	0	0	0	0	0	0
South Whisman Project	Swhisman	MF	0	202	192	0	0	0	0	0	0	0	0
St. Joseph's	StJsph	MF	12	0	0	0	0	0	0	0	0	0	0
Tanglewood Townhomes	TnglwdTwn	SFA	0	37	0	0	0	0	0	0	0	0	0
Village Lake Apts	VllgLkApt	MF	0	0	0	180	179	0	0	0	0	0	0
Village Lake Apts BMR	VllgLkAptB	MF	0	0	0	72	72	0	0	0	0	0	0
Whisman Villas	WhsmnVlls	SFD	16	0	0	0	0	0	0	0	0	0	0
Total:			532	717	1128	564	361	420	130	0	0	0	1930

Proposed Dwelling Units within Mountain View Whisman School District Residential Research Summary for 2018

Conservative Dwelling Unit Scenario

Project Name	DI System Label	Unit Type	Year (Expected Occupancy by October 1 of Year Indicated)										
			2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	
100 Moffett Blvd	100Moffett	MF	32	14	0	0	0	0	0	0	0	0	0
1001 N. Shoreline	1001NShrln	SFA	0	0	33	33	34	0	0	0	0	0	0
1001 N. Shoreline	1001NShrln	MF	0	0	65	67	62	9	0	0	0	0	0
1101 W El Camino Real	1101ECR	SFA	18	8	0	0	0	0	0	0	0	0	0
1255 Pear Ave	1255PrAv	MF	0	0	140	75	0	252	168	0	0	0	0
1255 Pear Ave BMR	1255PrAvBM	MF	0	0	0	0	0	0	78	52	0	0	0
1313 W El Camino Real	1313ECR	MF	0	0	8	8	7	1	0	0	0	0	0
1696-1758 Villa Street	1696VIIStr	MF	0	0	147	79	0	0	0	0	0	0	0
1991 Sun Mor Ave	1991ShMr	SFD	8	3	0	0	0	0	0	0	0	0	0
1998-2024 Montecito Ave	1998Mntcto	SFA	0	12	5	0	0	0	0	0	0	0	0
2025 & 2065 San Luis Ave	2025SnLuis	SFA	8	8	7	7	3	0	0	0	0	0	0
2044 & 2054 Montecito Ave	2044Mntcto	SFA	0	18	18	16	0	0	0	0	0	0	0
2268 W El Camino Real	2268ECR	MF	0	71	66	67	0	0	0	0	0	0	0
277 Fairchild Dr	277Frchld	SFA	15	7	0	0	0	0	0	0	0	0	0
277 Fairchild Dr	277Frchld	SFD	3	1	0	0	0	0	0	0	0	0	0
333 N. Rengstorff Ave	333NRngstr	SFA	0	22	9	0	0	0	0	0	0	0	0
411-414 Sierra Vista Ave	411SrrVsta	SFA	0	5	5	4	0	0	0	0	0	0	0
525 E Evelyn Ave	525Evlyn	SFA	0	0	23	23	24	0	0	0	0	0	0
647 Sierra Vista Ave	647SrrVst	SFA	20	9	0	0	0	0	0	0	0	0	0
801 W El Camino Real	801ECR	MF	115	49	0	0	0	0	0	0	0	0	0
Eaves	Eaves	MF	0	0	73	73	67	67	54	0	0	0	0
Estancia	Estancia	SFA	25	28	22	0	0	0	0	0	0	0	0
Evelyn Family Apts	EvlynFmly	MF	81	35	0	0	0	0	0	0	0	0	0
Fairmont Mixed	Fairmont	SFA	0	0	9	5	0	0	0	0	0	0	0
Lux Largo	LuxLargo	SFA	0	18	16	0	15	1	0	0	0	0	0
Moffett Field	Moffett	MF	0	0	0	0	0	0	0	0	0	0	965
Shorebreeze	ShoreBrze	MF	0	43	19	0	0	0	0	0	0	0	0
South Whisman Project	Swhisman	SFA	28	111	59	0	0	0	0	0	0	0	0
South Whisman Project	Swhisman	MF	0	141	131	122	0	0	0	0	0	0	0
St. Joseph's	StJsph	MF	8	4	0	0	0	0	0	0	0	0	0
Tanglewood Townhomes	TnglwdTwn	SFA	0	26	11	0	0	0	0	0	0	0	0
Village Lake Apts	VllgLkApt	MF	0	0	0	117	108	108	26	0	0	0	0
Village Lake Apts BMR	VllgLkAptB	MF	0	0	0	47	43	43	11	0	0	0	0
Whisman Villas	WhsmnVlls	SFD	11	5	0	0	0	0	0	0	0	0	0
Total:			372	638	866	743	363	481	337	52	0	0	965

Proposed Dwelling Units within Mountain View Whisman School District Residential Research Summary for 2018



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

**Mountain View Whisman School District
Student Generation Rate Assumptions**

Moderate Student Generation Rates

Type	Level	Year									
		2018	2019	2020	2021	2022	2023	2024	2025	2026	2027
SFD	E	0.33	0.33	0.33	0.33	0.33	0.33	0.33	0.33	0.33	0.33
SFD	M	0.09	0.09	0.09	0.09	0.09	0.09	0.09	0.09	0.09	0.09
SFA	E	0.20	0.20	0.20	0.20	0.20	0.20	0.20	0.20	0.20	0.20
SFA	M	0.07	0.07	0.07	0.07	0.07	0.07	0.07	0.07	0.07	0.07
MF	E	0.15	0.15	0.15	0.15	0.15	0.15	0.15	0.15	0.15	0.15
MF	M	0.06	0.06	0.06	0.06	0.06	0.06	0.06	0.06	0.06	0.06

Conservative Student Generation Rates

Type	Level	Year									
		2018	2019	2020	2021	2022	2023	2024	2025	2026	2027
SFD	E	0.33	0.33	0.33	0.32	0.32	0.32	0.32	0.32	0.32	0.31
SFD	M	0.09	0.09	0.09	0.09	0.09	0.09	0.09	0.09	0.09	0.09
SFA	E	0.20	0.20	0.20	0.20	0.20	0.19	0.19	0.19	0.19	0.19
SFA	M	0.07	0.07	0.07	0.07	0.07	0.07	0.07	0.07	0.07	0.07
MF	E	0.15	0.15	0.15	0.15	0.15	0.15	0.15	0.14	0.14	0.14
MF	M	0.06	0.06	0.06	0.06	0.06	0.06	0.06	0.06	0.06	0.06

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

**Mountain View Whisman School District
Students Generated by Project**

Moderate Dwelling Unit Scenario

Whisman Villas (226732 Lndls)

Grade	Year									
	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027
K	1	1	1	1	1	1	1	1	1	1
1	1	1	1	1	1	1	1	1	1	1
2	1	1	1	1	1	1	1	1	1	1
3	1	1	1	1	1	1	1	1	1	1
4	1	1	1	1	1	1	1	1	1	1
5	1	1	1	1	1	1	1	1	1	1
6	1	1	1	1	1	1	1	1	1	1
7	1	1	1	1	1	1	1	1	1	1
8	0	1	1	1	1	1	1	1	1	1
Elementary	5	6	6	6	6	6	6	6	6	6
Middle	1	2	2	2	3	3	3	3	3	3
Total	7	7	8	8	8	9	9	9	9	9

Conservative Dwelling Unit Scenario

Whisman Villas (226732 Lndls)

Grade	Year									
	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027
K	1	1	1	1	1	1	1	1	1	1
1	1	1	1	1	1	1	1	1	1	1
2	1	1	1	1	1	1	1	1	1	1
3	1	1	1	1	1	1	1	1	1	1
4	1	1	1	1	1	1	1	1	1	1
5	0	1	1	1	1	1	1	1	1	1
6	0	1	1	1	1	1	1	1	1	1
7	0	1	1	1	1	1	1	1	1	1
8	0	0	1	1	1	1	1	1	1	1
Elementary	4	5	6	6	6	6	6	6	6	6
Middle	1	2	2	2	3	3	3	3	3	3
Total	5	7	8	8	8	8	9	9	9	9

Appendix D
Students Generated by Studyblock

**Mountain View Whisman School District
Students Generated by Studyblock**

Moderate Dwelling Unit Scenario

226734 Thrkf

Grade	Year									
	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027
K	2	7	8	15	22	22	22	22	22	22
1	2	7	8	15	22	22	22	22	22	22
2	2	7	8	15	22	22	22	22	22	22
3	2	6	8	15	21	22	22	22	22	22
4	1	6	8	14	21	21	22	22	22	22
5	1	5	7	13	19	21	21	22	22	22
6	1	5	6	13	19	19	21	21	22	22
7	1	5	6	12	18	19	19	21	21	22
8	1	4	6	10	15	18	19	19	21	21
Elementary	9	37	48	87	126	129	130	131	131	131
Middle	4	14	18	35	52	56	58	61	64	65
Total	13	51	66	121	179	185	189	192	195	196

Conservative Dwelling Unit Scenario

226734 Thrkf

Grade	Year									
	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027
K	1	5	7	13	17	21	22	22	22	22
1	1	5	7	13	17	21	22	22	22	22
2	1	5	7	13	17	21	22	22	22	22
3	1	5	7	12	16	21	22	22	22	22
4	1	5	7	12	16	20	21	22	22	22
5	1	4	6	11	15	19	21	21	22	22
6	1	4	6	11	14	18	20	21	21	22
7	1	4	5	10	14	17	19	20	21	21
8	1	3	5	8	12	16	18	19	20	21
Elementary	6	28	41	72	97	122	129	130	131	131
Middle	2	11	16	29	40	52	57	60	62	64
Total	9	39	57	101	138	174	186	190	193	195