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# SALT LAKE CITY SCHOOL DISTRICT DEMOGRAPHIC & ENROLLMENT ANALYSIS 2023/24

**Final Report**

**April 2, 2024**

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# Executive Summary

The Demographic and Enrollment Report for the Salt Lake City School District (District) incorporates information on enrollment (also known as the student population), demographic trends, housing occupancy rates, household characteristics and residential development into District-level and small-area projections of enrollment through 2033/34. In addition to the District-wide enrollment forecasts, projections are developed for 169 small-area planning geographies, referred to as “grids”, which provide additional detail to support facility and boundary area planning activities.

Some of the main findings and conclusions from this report include:

- Kindergarten through 12<sup>th</sup> grade, non-self-contained, non-charter enrollment in the District was 18,593 students in the fall of the 2023/24 school year. This represents a decrease of nearly 500 students (2.5 percent) compared to 2022/23. Enrollment has declined every year since 2016/17, dropping by an average of 2.5 percent per year; in total, enrollment in the District has declined by 18.5 percent (4,200 students) over the past eight years.
- Between 2010 and 2020 the population grew slightly, just 0.7 percent per year, on average; since 2020, growth has slowed further, averaging just 0.5 percent per year. The majority of this growth occurred in households. It should be noted, however, that some of the growth can be attributed to population increases in group quarters (i.e., dormitories, assisted living facilities, etc.) over the last 13 years.
- The share of the population under five years of age in the District has dropped from roughly eight percent in 2010 to five percent in 2023, which has a direct impact on enrollment projections; in addition, the share of the school-age population (5 to 17 years) has declined, dropping from 15 percent in 2010 to 12 percent in 2023. It is somewhat encouraging to note that the share of 25- to 44-year-olds in the District, which makes up the primary parenting cohort, has increased slightly since 2010, although growth in this cohort has slowed over the past three years. The strongest growth over the past 13 years has been in the oldest cohort (65 years and up), increasing by two to three percent per year, on average.
- Growth in housing units in the District has averaged about one percent per year since 2010, resulting in the addition of more than 14,000 units over the last 13 years; two thirds of these new units were multifamily. At just 0.3 percent per year, the average annual rate of growth for single family units has been particularly weak since 2020.
- At 2.34 persons, the District’s population per household has declined by six percent since 2010. The share of householders over 54 years of age has increased from 31 percent in 2010 to 35 percent in 2023, while householders in the prime-parenting age group (25 to 44 years) declined very slightly between 2010 and 2020, before stabilizing at 43 percent for the past three years. At 48 percent in 2023, the share of owner-households in the District is slightly less than the share of renter-households (52 percent). Owner households will typically increase enrollment in the near-term, but the school-age population will generally decline over time as households age in place. In contrast, rental units tend to have higher turnover rates which serve to stabilize the age structure of the student population since these households tend to be replaced by new households with similar characteristics, rather than aging in place.

- The Utah State Charter School Board has identified nine charter schools that serve students in the District, three of which are also authorized by the District, and enrolled approximately 3,100 K-12 students in the 2022-23 school year. According to annual school report cards, charter enrollment in these nine schools has declined by about nine percent (300 students) since the 2019-20 school year. There are also 11 private schools operating within the District that serve an estimated 3,500 K-12 students.
  - Total population and households are expected to increase throughout the projection period as new housing supply enters the market and occupancy rates stabilize at 91 percent. Population per household is expected to decline throughout the projection period, falling to 2.28 persons per household by 2033/34.
  - The District's E-P ratio has declined every year since peaking in 2015/16 due to increased charter school enrollment and a declining school-age population. Assuming that the District's E-P ratio continues to fall throughout the 10-year period, but at a rate that is slower than the rate observed over the last four years, enrollment is projected to total 15,600 students by 2033/34, which is 16 percent less (3,000 students) than 2023/24 enrollment.
  - Including the loss of roughly 70 out-of-District students, elementary boundary area enrollment is projected decline by 930 students (10 percent) by 2028/29. During the second five-year period, enrollment is projected to decline in all of the elementary boundary areas, total elementary boundary area enrollment is expected to decrease by another 1,200 students (14 percent) during this period. This all impacts secondary enrollment levels in the future
  - Over the next five years, middle school enrollment is expected to decline in just one boundary area (Northwest); this loss is more than offset by moderate gains in the remaining five areas. The largest enrollment gain (100 students) is expected in the Clayton boundary area. Including the addition of 70 out-of-District students, middle school boundary area enrollment is expected to increase by 280 students (10 percent) by 2028/29. In the second five-year period, enrollment losses are expected in all but the Nibley Park boundary area; including the loss of 20 out-of-District students, the District is projected to see middle school boundary area enrollment decline by 360 students (12 percent) during the second half of the projection period.
  - Total high school boundary area enrollment is projected to decline throughout the projection period, but nearly all of the loss is expected to occur during the first half of the projection period. By 2028/29, enrollment in the East and West High boundary areas is expected to decline by more than 300 students each, resulting in a 660-student enrollment loss during the first five-year period. During the second half of the projection period, losses in the East and West areas subside, but enrollment in the Highland boundary area is projected to decline by 140 students, resulting in a nominal net enrollment loss for the period. Despite the addition of roughly 140 out-of-District students, total high school boundary area enrollment is projected to decline by 700 students over the next 10 years.
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## TABLE OF CONTENTS

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Executive Summary	i
1.0 Introduction	1
2.0 Existing Conditions	3
2.1 Enrollment	3
2.2 Demographic Trends	9
2.3 Alternative Providers	13
3.0 Residential Development	14
3.1 Recent Trends	14
3.2 Future Potential	18
4.0 District Projections	20
4.1 Population & Housing	20
4.2 Enrollment	21
4.2.1 School-age Population and Enrollment	21
4.2.2 Enrollment by Grade Level	25
5.0 Sub-District Projections	27
5.1 Planning Area Projections	27
5.2 Enrollment by Boundary Versus School	30
5.3 Boundary Area Projections	32

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# 1.0 Introduction

The 2023/24 Demographic and Enrollment Report for the Salt Lake City School District (District) incorporates up to date information on enrollment (also known as the student population), demographic trends and residential development into District-level and small-area projections of enrollment by grade through 2033/34. The District-level projections use long-term demographic and housing trends for the District and projected trends for the region in a macroeconomic, top-down analysis of population and enrollment.

In addition to the District-level enrollment forecasts, projections are presented for small-area planning geographies, or “grids”, that are generally one-quarter square mile, or 160 acres, as shown on **Map 1**. The planning grids divide the District into 169 sub-areas that provide additional detail to support facility and boundary area planning activities. The data and analysis supporting these enrollment projections are separated into four sections: Existing Conditions, Residential Development, District Projections and Sub-District Projections.

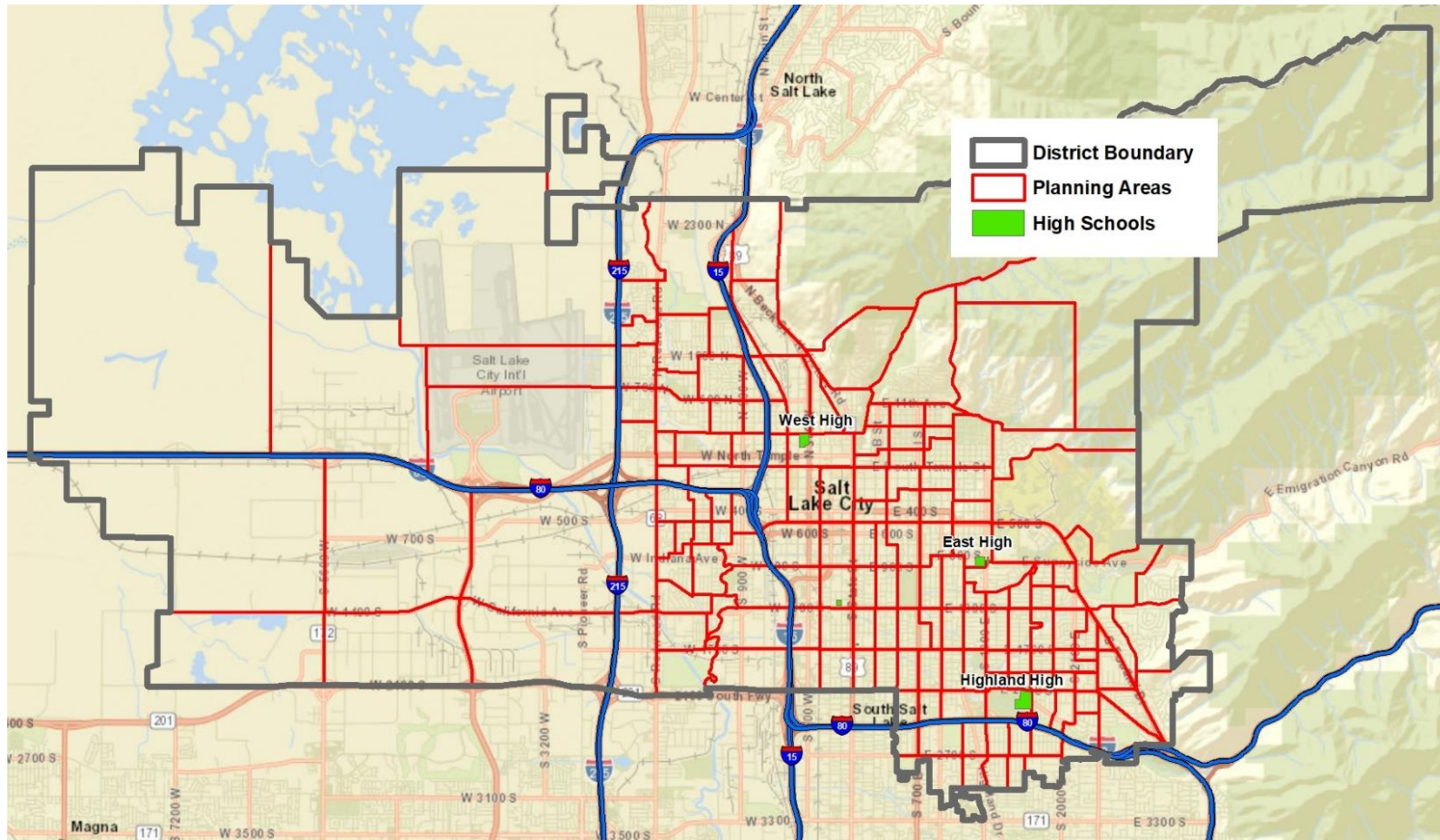
Section 2, Existing Conditions, provides a historical context for interpreting the current District enrollment levels, and a detailed review of student distribution by grade and geography. This section also compares Census data in order to identify trends in key District population and housing characteristics that impact enrollment.

Section 3, Residential Development, presents information on current construction activity and the future supply potential of additional housing units. It provides estimates for the timing of housing construction based on regional growth forecasts, current construction activity, and the ownership and zoning status of vacant land available for future residential development. The housing potential is segmented both by the type and density of housing product and the timing of known housing projects within the District. These projections are instrumental in predicting the future level and distribution of enrollment within the District.

District enrollment projections are provided in Section 4. These projections are created by analyzing past demographic and housing market trends and extending them based on the expected additions in residential housing and the associated change in school-age population. The projections of future enrollment are also impacted by the share of the District’s population that will choose to attend District schools. These projections account for regional and local trends in socioeconomic conditions and economic growth forecasts.

Section 5, Sub-District Projections, details enrollment projections by boundary area and school. District-level student generation rates are combined with expected housing additions, market conditions, and demographic trends at the grid level to estimate future enrollment by place of residence. The grid-level data is aggregated to form projections by boundary area, and can also be used to examine potential changes to facilities and boundaries. The relationship between the number of students that reside within a boundary area and that school’s enrollment shows the impact of student movement, including students from outside the District. This relationship is applied to boundary area projections to forecast enrollment by school.

**MAP 1**  
**DISTRICT GRID PLANNING GEOGRAPHY**



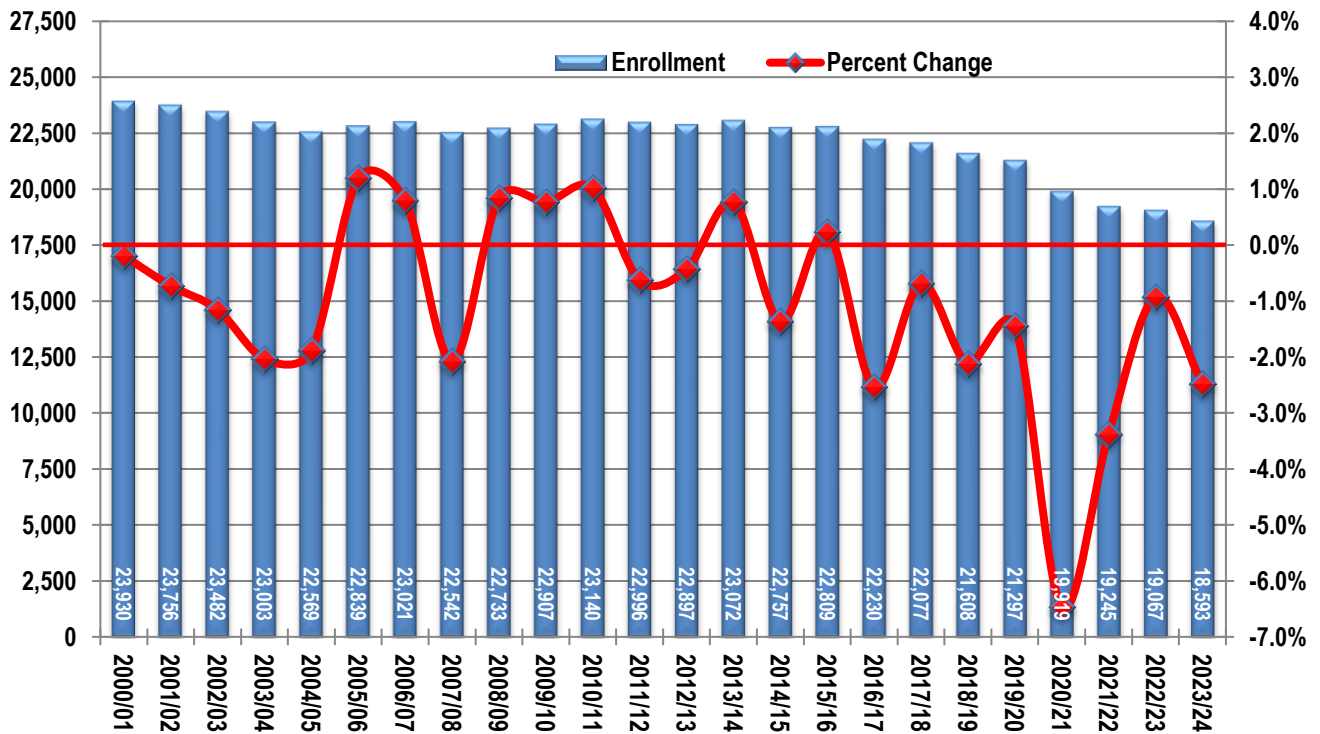
The information and observations contained in this report are based on present knowledge of the land use and development patterns of the area under analysis, current physical and socioeconomic conditions, and regional forecasts. Estimates and projections made in this report are based on hypothetical assumptions. Even if the assumptions outlined in this report occur, there will usually be differences between the estimates and projections and the actual results because events and circumstances frequently do not occur precisely as expected. Applied Economics is under no obligation to update this report for events occurring after the date of its release.

## 2.0 Existing Conditions

### 2.1 Enrollment

Kindergarten through 12<sup>th</sup> grade (K-12) non-self-contained, non-charter enrollment in the District was 18,593 students in the fall of the 2023/24 school year. This represents a decrease of nearly 500 students (2.5 percent) compared to 2022/23. Enrollment has declined every year since 2016/17, dropping by an average of 2.5 percent per year; in total, enrollment in the District has declined by 18.5 percent (4,200 students) over the past eight years, as illustrated in **Figure 1**.

**FIGURE 1**  
**HISTORIC ENROLLMENT**

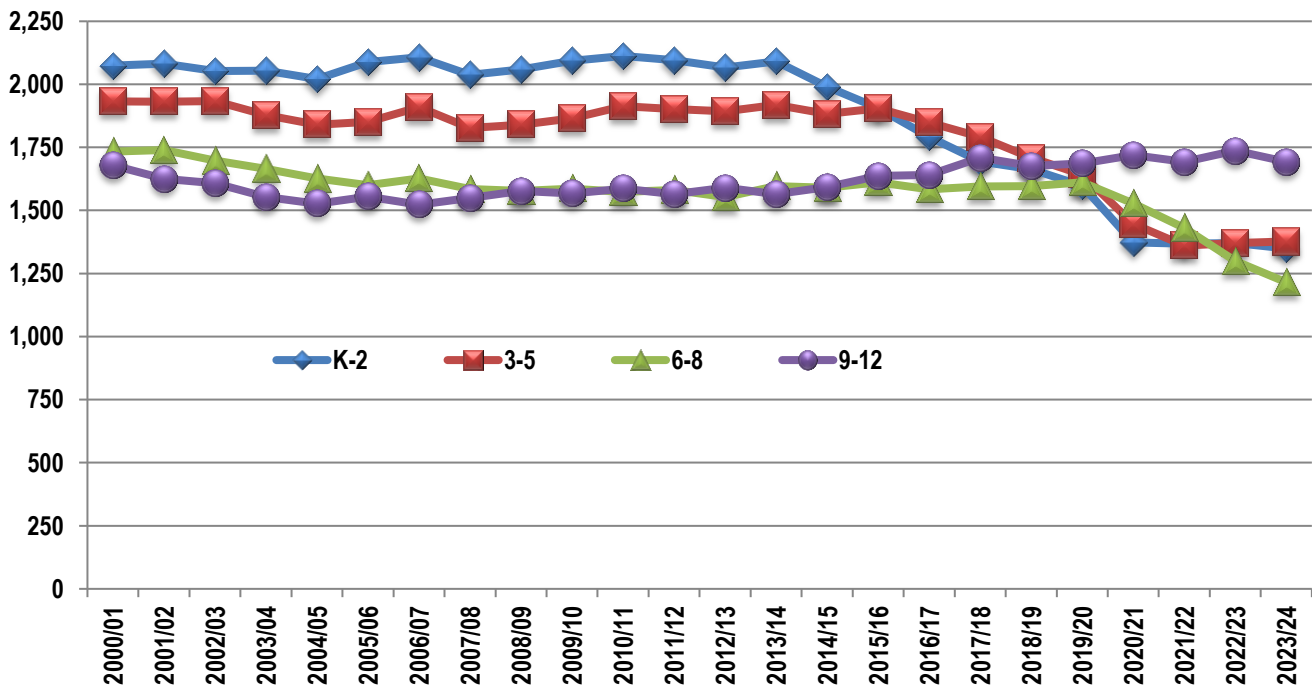


Source: Salt Lake City School District.

**Figure 2** displays the average number of students in each grade level since 2000/01, grouped into cohorts representing non-self-contained Kindergarten through 2<sup>nd</sup> grade (K-2), 3<sup>rd</sup> through 5<sup>th</sup> grade (3-5), 6<sup>th</sup> through 8<sup>th</sup> grade (6-8), and 9<sup>th</sup> through 12<sup>th</sup> grade (9-12). By showing the average enrollment per grade, the difference between the three and four-grade groupings is normalized. The historic distribution of enrollment in these cohorts gives further insight into enrollment characteristics and the associated demographic changes that have occurred in the District.

Beginning in 2014/15, per-grade enrollment in the K-2 cohort began to decline sharply, dropping by an average of four percent per year through 2019/20. Due to the large pandemic-induced drop in 2020/21 (14 percent), average K-2 enrollment has declined by 16 percent since 2019/20; in 2021/22 and 2022/23, average K-2 enrollment stabilized, before falling this year by 1.5 percent. From 2014/15 to 2021/22, average 3-5 enrollment declined by three percent per year on average (excluding 2020/21); enrollment in this cohort has stabilized recently, averaging roughly 1,400 students per grade in each of the past three years. Despite the advancement of the smaller 3-5 classes, per-grade 6-8 enrollment did not begin to decline until 2020/21, since the pandemic-induced decline in 2020/21, however, average 6-8 enrollment has dropped by roughly seven percent per year, making it the smallest of the four cohorts at 1,200 students per grade in 2023/24. Unlike the younger cohorts, average enrollment in the 9-12 cohort has remained relatively stable, averaging roughly 1,700 students per grade since 2017/18.

**FIGURE 2**  
**AVERAGE ENROLLMENT PER GRADE BY COHORT**



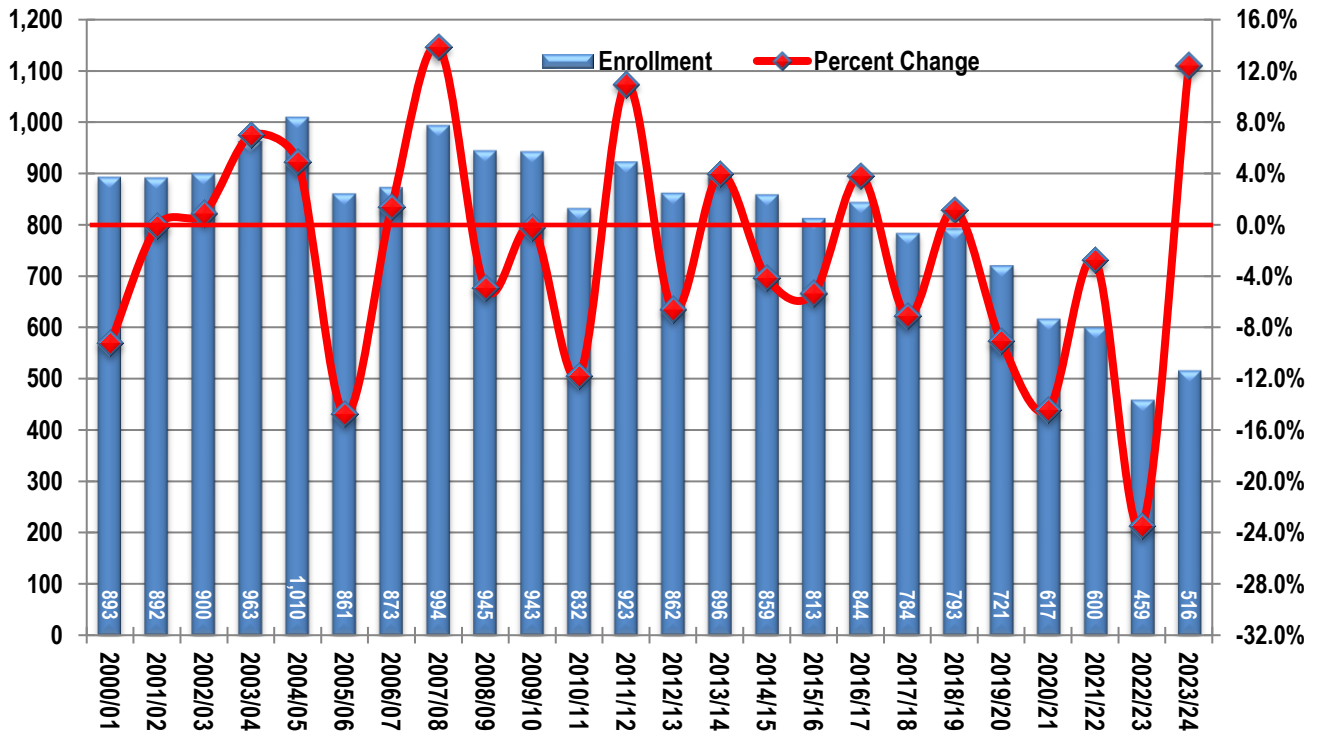
Source: Salt Lake City School District; Applied Economics.

As students advance, the changes in one grade cohort are generally reflected in the subsequent cohorts for about two to three years thereafter. However, market conditions, including the type of housing (single versus multifamily), housing prices and the aging of the existing population, play a large role in determining housing turnover rates and the profile of new households, including the ages of the children present.



The trend in self-contained enrollment resembles that of regular classroom K-2 enrollment in that it has generally declined since 2013/14, however, self-contained enrollment increased by 12 percent (57 students) this year. Despite this increase, current self-contained enrollment is 28 percent lower (200 students) than it was in 2019/20 (pre-pandemic), as shown in Figure 3.

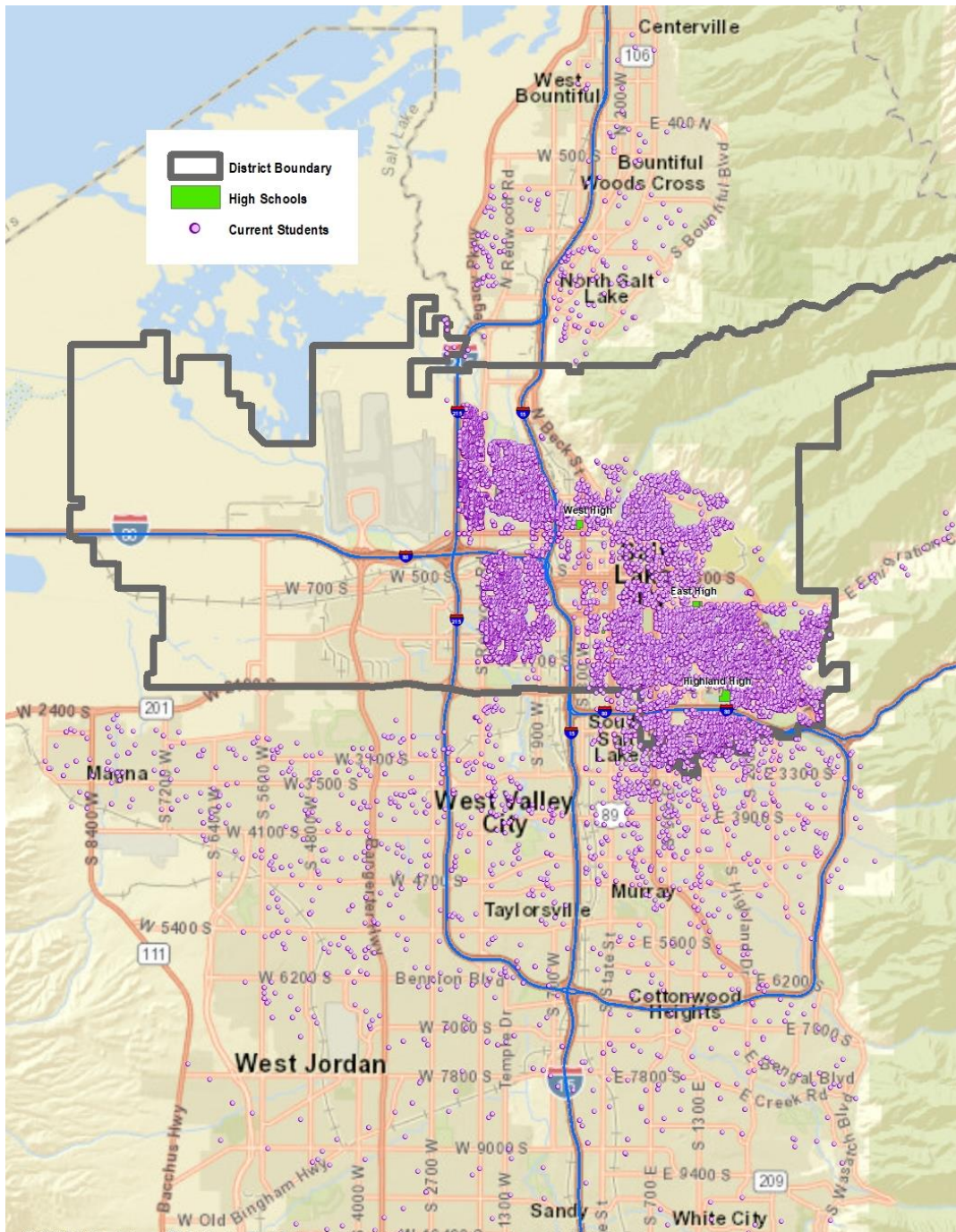
FIGURE 3  
ENROLLMENT IN SELF-CONTAINED PROGRAMS



Source: Salt Lake City School District.

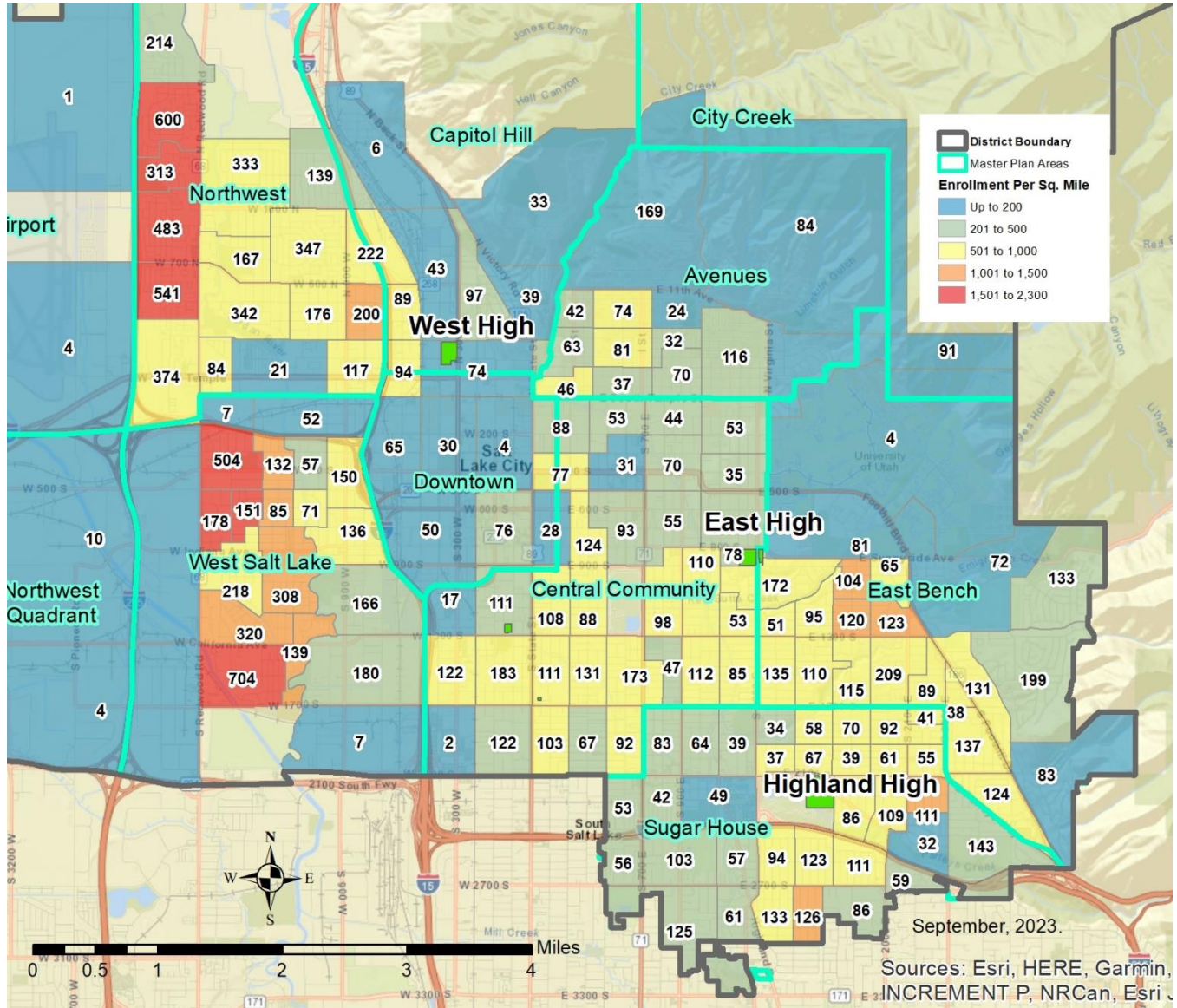
In addition to the composition of enrollment by grade level, the geographic distribution of enrollment also provides valuable insights into the conditions and trends impacting the District. **Map 2** shows the current point location of students attending District schools, including those living outside District boundaries. In all, nearly 2,200 (about 11.3 percent) of the District’s K-12 students reside outside of the District’s boundaries in 2023/24.

**MAP 2**  
**GEOGRAPHIC DISTRIBUTION OF STUDENTS: 2023/24**



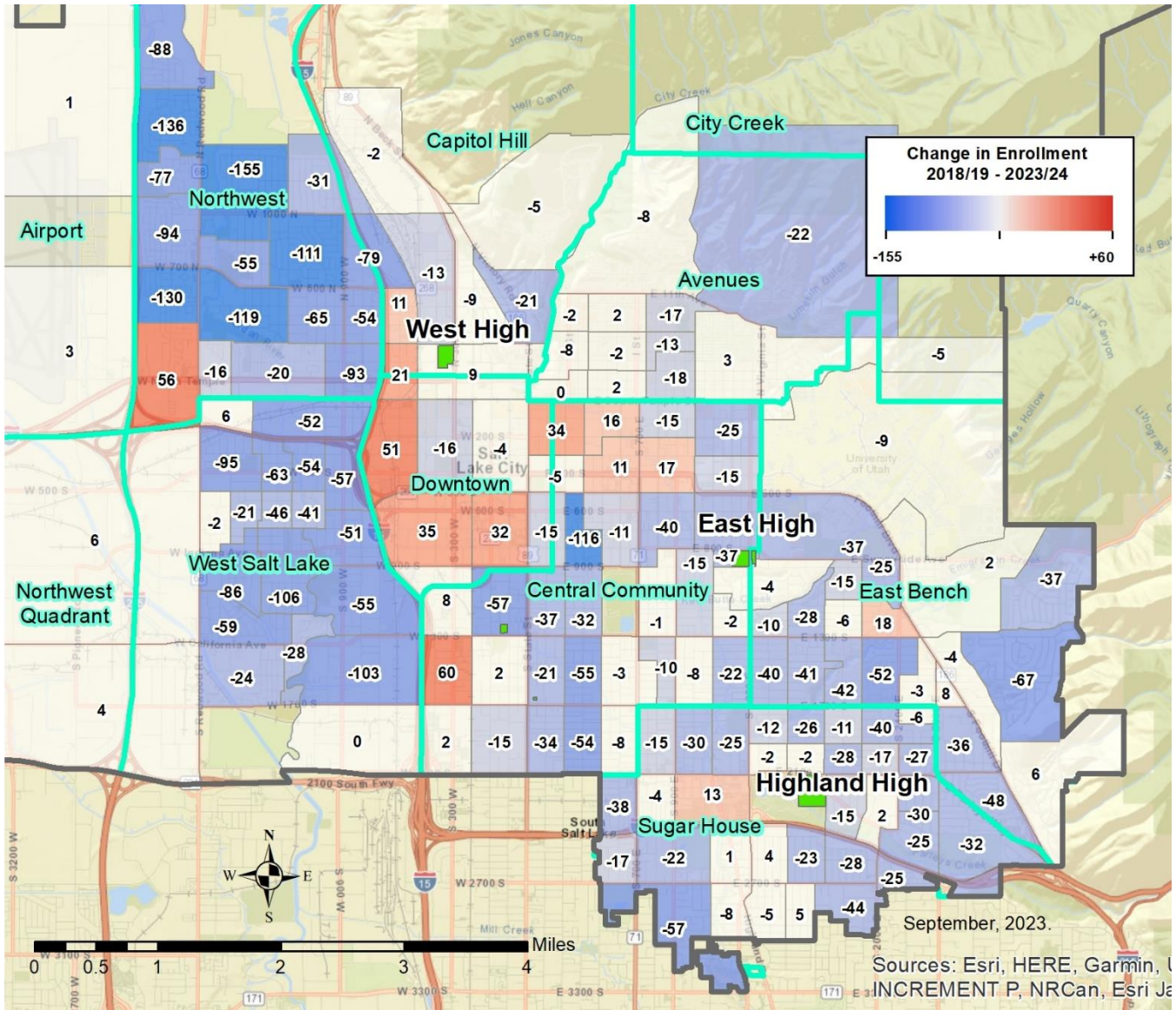
**Map 3** normalizes the distribution of current student data by showing the number of District students per planning grid. Several areas west of I-15 show the highest levels of enrollment density, while several areas in the far west and far east, Downtown and in the Capitol Hill area have the lowest enrollment densities. The Central Community, East Bench and Sugar House areas have moderate levels of enrollment, but may experience future declines due to gentrification, and the aging of the population in those areas.

**MAP 3**  
**ENROLLMENT DENSITY: 2023/24**



The change in enrollment by planning grid since 2018/19 is illustrated in **Map 4**, which shows that the majority of the grids have lost students during this time period; losses during this period were particularly strong in the northwestern portion of the District. Enrollment gains were limited primarily to areas in the central portion of the District. In total, District enrollment declined by roughly 3,600 students during this five-year period.

**MAP 4**  
**CHANGE IN ENROLLMENT: 2018/19 - 2023/24**



## 2.2 Demographic Trends

The following tables display Census demographic data for key population and housing characteristics of the District for 2010 and 2020, and 2023 estimates prepared by Applied Economics. This data helps to quantify the changes in the characteristics of the area, explain factors affecting recent enrollment changes, and provide insight for the enrollment projections.

**Table 1** shows the basic growth in the District population. Between 2010 and 2020 the population grew slightly, just 0.7 percent per year, on average; since 2020, growth has slowed further, averaging just 0.5 percent per year. The majority of this growth occurred in households and was driven by the addition of nearly 14,400 housing units since 2010. It should be noted, however, that some of the growth can be attributed to population increases in group quarters (i.e., dormitories, assisted living facilities, etc.) over the last 13 years.

**TABLE 1  
DEMOGRAPHIC TRENDS**

	2010	2020	2023	Change 2010-2020		Change 2020-2023	
	Census	Census	Estimate	Total	Percent*	Total	Percent*
<b>Population</b>	186,440	199,719	202,762	13,279	0.7%	3,043	0.5%
In Households	181,645	191,786	194,240	10,141	0.5%	2,454	0.4%
<b>Housing Units</b>	80,724	92,171	95,085	11,447	1.3%	2,914	1.0%
<b>Households</b>	74,513	84,351	86,527	9,838	1.2%	2,176	0.9%

Sources: U.S. Bureau of the Census, 2000, 2010, 2020 and 2023; Applied Economics, 2024.

\* Annual compound rate of change.

The racial and ethnic makeup of the District's population has changed very little over the past 13 years (**Table 2**), although there has been a small decline in the share of persons that identify as either White or Hispanic.

**TABLE 2  
DEMOGRAPHIC TRENDS – RACE & ETHNICITY**

	2010	2020	2023	Change 2010-2020		Change 2020-2023	
	Census	Census	Estimate	Total	Percent*	Total	Percent*
<b>Population</b>	186,440	199,719	202,762	13,279	0.7%	3,043	0.5%
<i>By Race &amp; Ethnicity:</i>							
White	65.6%	63.4%	62.8%	4,352	0.4%	631	0.2%
African American	2.5%	2.7%	2.8%	852	1.7%	253	1.5%
Native American	0.9%	0.8%	0.8%	-61	-0.4%	-26	-0.6%
Asian	6.4%	7.5%	7.8%	3,060	2.3%	976	2.1%
Hispanic	22.3%	20.8%	20.5%	-137	0.0%	152	0.1%
Other	2.4%	4.8%	5.3%	5,213	8.1%	1,057	3.5%

Sources: U.S. Bureau of the Census, 2000, 2010, 2020 and 2023; Applied Economics, 2024.

\* Annual compound rate of change.

As shown in **Table 3**, the share of the population under five years of age has dropped from roughly eight percent in 2010 to five percent in 2023, which has a direct impact on enrollment projections; in addition, the share of the school-age population (5 to 17 years) has declined, dropping from 15 percent in 2010 to 12 percent in 2023. It is somewhat encouraging to note that the share of 25- to 44-year-olds in the District, which makes up the primary parenting cohort, has increased slightly since 2010, although growth in this cohort has slowed over the past three years. The strongest growth over the past 13 years has been in the oldest cohort (65 years and up), increasing by two to three percent per year, on average. The overall aging of the District population is further evidenced by the fact that persons over 44 years of age now account for nearly 32 percent of the population, up from 30 percent in 2010.

**TABLE 3**  
**DEMOGRAPHIC TRENDS – AGE**

	2010	2020	2023	Change 2010-2020		Change 2020-2023	
	Census	Census	Estimate	Total	Percent*	Total	Percent*
<b>Population</b>	186,440	199,719	202,762	13,279	0.7%	3,043	0.5%
<i>By Age:</i>							
Under 5	7.8%	5.7%	5.2%	-3,155	-2.4%	-863	-2.6%
5 to 13	10.6%	9.4%	9.1%	-895	-0.5%	-363	-0.6%
14 to 17	4.2%	3.5%	3.3%	-889	-1.2%	-283	-1.4%
18 to 24	14.0%	13.7%	13.6%	1,255	0.5%	235	0.3%
25 to 44	33.8%	36.0%	36.6%	8,872	1.3%	2,487	1.1%
45 to 64	20.3%	20.0%	19.9%	2,120	0.5%	435	0.4%
65 and up	9.4%	11.8%	12.3%	5,971	3.0%	1,394	1.9%

Sources: U.S. Bureau of the Census, 2000, 2010, 2020 and 2023; Applied Economics, 2024.

\* Annual compound rate of change.

**Table 4** displays the growth in housing units in the District, which has averaged about one percent per year since 2010, resulting in the addition of more than 14,000 units over the last 13 years; two thirds of these new units were multifamily (67 percent). At just 0.3 percent per year, the average annual rate of growth for single family units has been particularly weak since 2020. While the share of renter-occupied units has remained stable, the share of owner-occupied units has declined from nearly 45 percent in 2010 to roughly 44 percent in 2023; this change is offset by a one percent increase in the vacancy rate for the same time period.

**TABLE 4**  
**DEMOGRAPHIC TRENDS – HOUSING UNITS**

	2010	2020	2023	Change 2010-2020		Change 2020-2023	
	Census	Census	Estimate	Total	Percent*	Total	Percent*
<b>Housing Units</b>	80,724	92,171	95,085	11,447	1.3%	2,914	1.0%
Occupied	92.3%	91.5%	91.0%	9,838	1.2%	2,176	0.9%
Owner				4,668	1.2%	940	0.8%
				5,170	1.3%	1,236	0.9%
Vacant	7.7%	8.5%	9.0%	1,609	2.3%	738	3.1%
Seasonal Use	1.1%	1.2%	1.2%	175	1.8%	63	1.9%
<i>By Unit Type:</i>							
Single Family	53.2%	51.4%	50.2%	4,379	1.0%	417	0.3%
Multifamily	46.8%	48.6%	49.8%	7,068	1.7%	2,497	1.8%

Sources: U.S. Bureau of the Census, 2000, 2010, 2020 and 2023; Applied Economics, 2024.

\* Annual compound rate of change.

At 2.34 persons, the District’s population per household has declined by six percent since 2010 (**Table 5**); this decrease has been driven by strong household growth and the overall aging of the population in the District. The share of householders over 54 years of age has increased from 31 percent in 2010 to 35 percent in 2023, while householders in the prime-parenting age group (25 to 44 years) declined very slightly between 2010 and 2020, before stabilizing at 43 percent for the past three years. At 48 percent in 2023, the share of owner-households in the District is slightly less than the share of renter-households (52 percent). Owner households will typically increase enrollment in the near-term, but the school-age population will generally decline over time as households age in place. Eventually, as housing ownership turns over and neighborhoods begin to regenerate, the student population can increase, although not likely to the levels originally present. In contrast, rental units tend to have higher turnover rates which serve to stabilize the age structure of the student population since these households tend to be replaced by new households with similar characteristics, rather than aging in place.

**TABLE 5  
DEMOGRAPHIC TRENDS – HOUSEHOLDS**

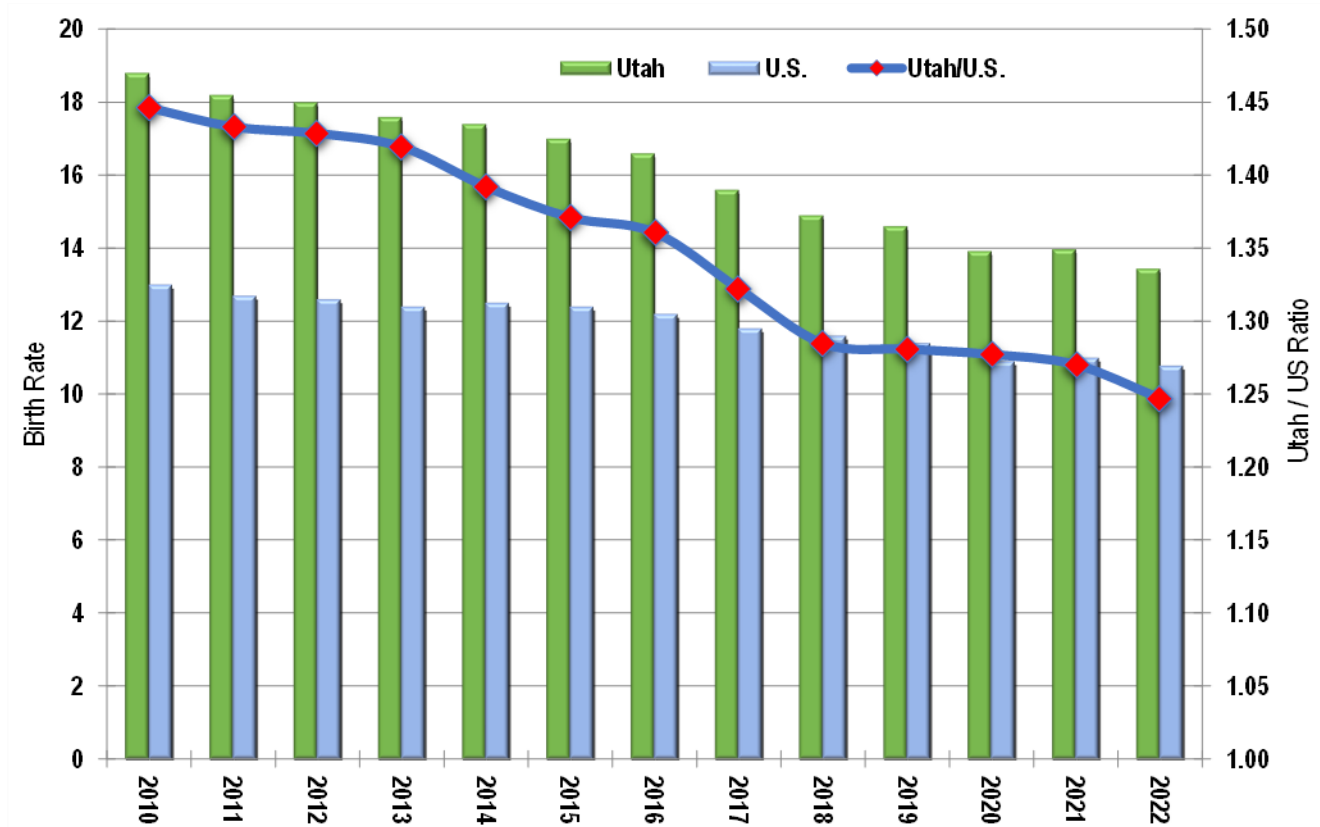
	2010	2020	2023	Change 2000-2010		Change 2010-2020		Change 2020-2023		
	Census	Census	Estimate	Total	Percent*	Total	Percent*	Total	Percent*	
<b>Households</b>	74,513	84,351	86,527	215	0.0%	9,838	1.2%	2,176	0.9%	
<i>Householders by Age:</i>										
Under 25	9.4%	8.9%	8.8%	-1,033	-1.4%	547	0.8%	83	0.4%	
25 to 34	25.5%	24.2%	23.8%	1,140	0.6%	1,422	0.7%	238	0.4%	
35 to 44	17.9%	18.7%	18.9%	-1,402	-1.0%	2,432	1.7%	620	1.3%	
45 to 54	16.4%	14.1%	13.5%	-70	-0.1%	-310	-0.3%	-228	-0.6%	
55 to 64	14.6%	15.0%	15.2%	3,947	4.6%	1,795	1.5%	440	1.1%	
65 and up	16.4%	19.1%	19.8%	-2,367	-1.8%	3,952	2.8%	1,024	2.1%	
<i>Owners by Age:</i>										
Under 25	48.4%	48.3%	48.2%	-2,225	-0.6%	4,668	1.2%	940	0.8%	
25 to 34	0.8%	0.8%	0.8%	-214	-3.2%	72	1.2%	16	0.8%	
35 to 44	7.6%	6.2%	5.9%	-229	-0.4%	-419	-0.8%	-179	-1.2%	
45 to 54	9.4%	9.6%	9.7%	-1,204	-1.6%	1,153	1.5%	283	1.1%	
55 to 64	9.9%	8.6%	8.2%	-801	-1.0%	-94	-0.1%	-112	-0.5%	
65 and up	9.7%	9.8%	9.9%	2,505	4.4%	1,090	1.4%	257	1.0%	
<i>Renters by Age:</i>										
Under 25	11.1%	13.2%	13.7%	-2,282	-2.4%	2,866	3.0%	677	2.0%	
25 to 34	51.6%	51.7%	51.8%	2,440	0.7%	5,170	1.3%	1,236	0.9%	
35 to 44	8.6%	8.2%	8.0%	-819	-1.2%	475	0.7%	67	0.3%	
45 to 54	17.8%	17.9%	18.0%	1,369	1.1%	1,841	1.3%	417	0.9%	
55 to 64	8.5%	9.0%	9.2%	-198	-0.3%	1,279	1.9%	338	1.5%	
65 and up	6.5%	5.5%	5.2%	731	1.6%	-217	-0.5%	-116	-0.8%	
<i>Population Per</i>	2.50	2.37	2.34	-0.11	-0.2%	-0.07	-0.3%	-0.02	-0.3%	

Sources: U.S. Bureau of the Census, 2000, 2010, 2020 and 2023; Applied Economics, 2024.

\* Annual compound rate of change.

Another major factor affecting enrollment in schools is the recent decline in the birth rate, both regionally and nationally. As shown in **Figure 4**, the birthrate (births per 1,000 people) in Utah has declined dramatically over the last 10 years. Since 2010, birth rates in Utah have declined by 25 percent, driven by a 12.3 percent reduction in the number of births and a total population increase of 15 percent. Although Utah’s birth rate remains higher than the national average, the rate of decline in the state’s birthrate has outpaced the decline in the national average, bringing Utah’s birthrate more closely in line with the national average in 2022.

**FIGURE 4**  
**BIRTHRATES IN UTAH AND UNITED STATES: 2010 - 2022**



Population Estimates: National Center for Health Statistics (NCHS) through a collaborative agreement with the U.S. Census Bureau, IBIS Version 2020 Utah Birth Certificate Database, Office of Vital Records and Statistics, Utah Department of Health National

## 2.3 Alternative Providers

In its 2022-23 Annual Report, the Utah State Charter School Board identified nine charter schools that primarily serve students in the District; three of these charter schools are also authorized by the District. These schools (shown in **Table 6**) enrolled approximately 3,100 K-12 students in the 2022-23 school year. According to annual school report cards found on the Utah State Board of Education website, charter enrollment in these nine schools has declined by about nine percent (300 students) since the 2019-20 school year.

**TABLE 6**  
**ENROLLMENT IN LOCAL CHARTER SCHOOLS**

School Name	Address	City	Zip	Grades	2022-23 Total K-12
City Academy	555 E 200 S	Salt Lake City	84102	7th-12th	117
Dual Immersion Academy	1155 S Glendale Drive	Salt Lake City	84104	K-8th	469
Guadalupe School	1385 N 1200 W	Salt Lake City	84116	K-6th	286
Open Classroom*	134 D Street	Salt Lake City	84103	K-8th	286
Pacific Heritage Academy	1755 W 1100 N	Salt Lake City	84116	K-8th	315
Salt Lake Arts Academy	844 S 200 E	Salt Lake City	84111	5th-8th	404
Salt Lake Center for Science Education*	1400 W Goddwin Avenue	Salt Lake City	84116	9th-12th	342
Salt Lake School for the Performing Arts*	2291 S 2000 E	Salt Lake City	84106	9th-12th	203
Wallace Stegner Academy	980 S Bending River Court	Salt Lake City	84101	K-8th	690
<b>Total</b>					<b>3,112</b>

Source: Utah State Board of Education, School Report Cards; Utah State Charter School Board, Annual Report 2022-23; Applied Economics, 2024.

\* Schools authorized by the Salt Lake City School District

In addition to charter schools, private schools also operate as alternative education providers within the District. The Private School Survey conducted by the National Center for Education Statistics is the only consistent source of private school enrollment data and the most current enrollment data available using this survey is for the 2021/22 school year. Based on this information and local sources, there are 12 private schools operating within the District that serve an estimated 3,500 K-12 students, as shown in **Table 7**.

**TABLE 7**  
**ENROLLMENT IN LOCAL PRIVATE SCHOOLS**

School Name	Address	City	Zip	Grades	Total K-12
Capitol Hill Academy	503 N 400 West	Salt Lake City	84103	PK-12th	94
Carden Memorial School	1452 E 2700 S	Salt Lake City	84106	PK-8th	319
Elizabeth Academy	2870 S Connor Street	Salt Lake City	84109	PK-6th	132
J E Cosgriff Memorial Catholic School	2335 E Redondo Avenue	Salt Lake City	84108	PK-8th	347
Judge Memorial Catholic High School	650 S 1100 E	Salt Lake City	84102	9th-12th	504
Montessori Community School of Salt Lake City	2416 E 1700 S	Salt Lake City	84108	PK-6th	86
Our Lady of Lourdes Catholic School	1065 E 700 S	Salt Lake City	84102	K-8th	162
Redeemer Lutheran School	1955 E Stratford Avenue	Salt Lake City	84106	PK-8th	44
Reid School	2965 E Evergreen Avenue	Salt Lake City	84109	PK-9th	65
Rowland Hall	720 S Guardsman Way	Salt Lake City	84108	PK-12th	906
The Madeleine Choir School	205 E 1st Avenue	Salt Lake City	84103	PK-8th	432
The McGillis School	668 S 1300 E	Salt Lake City	84102	K-8th	386
<b>Total</b>					<b>3,477</b>

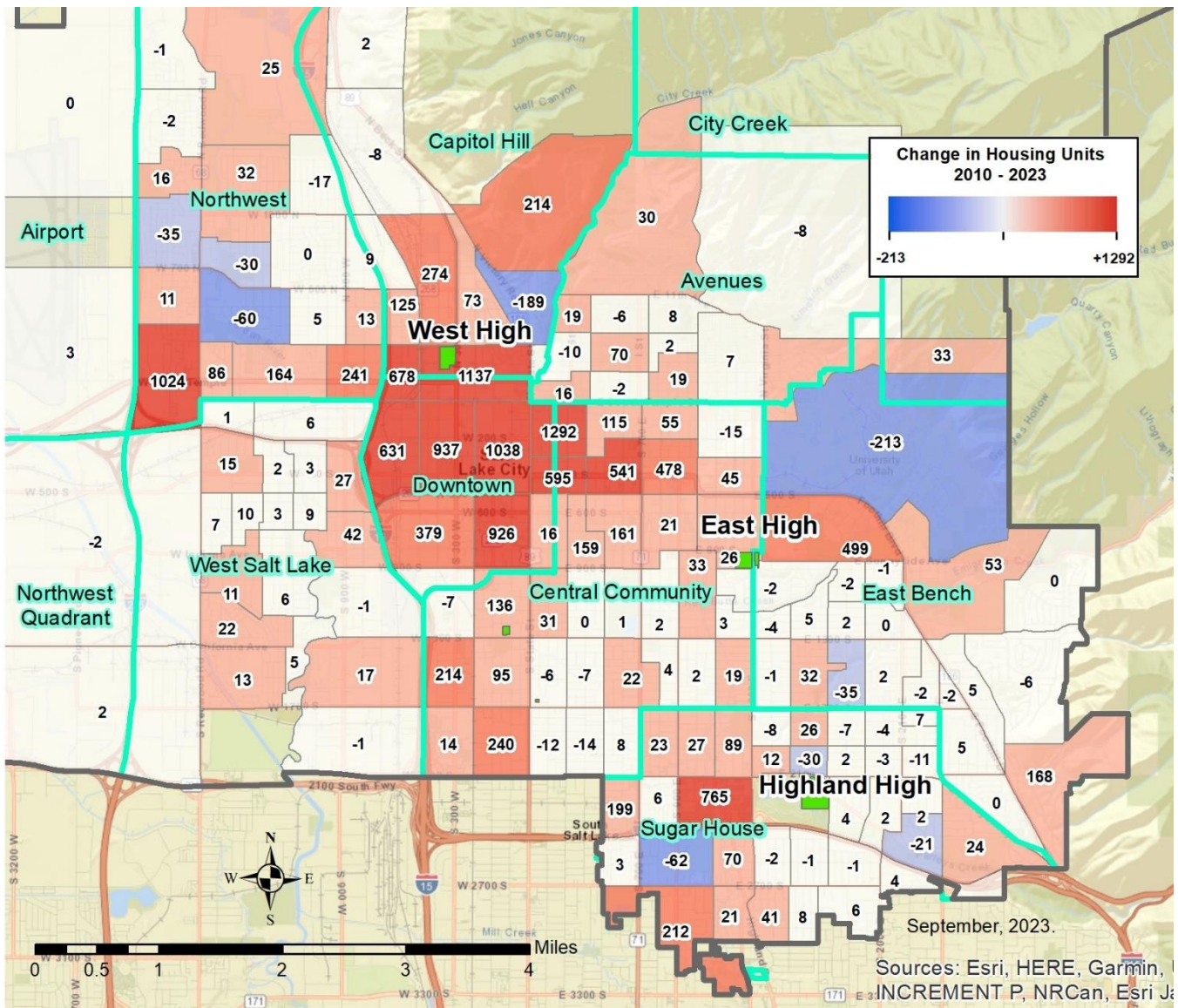
Source: NCES Private School Universe Survey 2021-22 school year data; PrivateSchoolReview.Com, 2024; Applied Economics 2024.

# 3.0 Residential Development

## 3.1 Recent Trends

The residential housing inventory of the District has expanded by some 14,300 units since 2010, with about 2,900 of those units being added since 2020. **Map 6** depicts the geographic distribution of the change in housing units over the past 13 years; areas of strong growth are indicated by shades of red, while areas of decline are marked in shades of blue. The map clearly illustrates that the majority of the new units have been built in the Downtown area and in the vicinity of E 400 S. In fact, the area bounded by I-15 in the west, 300 North in the north, 1000 East in the east and 900 South in the south comprised 60% of the total new housing additions during the 2010's.

**Map 6**  
**CHANGE IN HOUSING UNITS: 2010 – 2023**



**Table 8** summarizes survey data on a sample of projects that were completed in the downtown area between 2010 and 2019. This list of projects (also illustrated below on **Map 7**) is just a sample and is not intended to be comprehensive; it likely contains some errors since the data were collected from a large number of on-line sources. However, fewer than 70 District students were found to reside in the 4,600 units in the survey; this is in stark contrast to Census data which indicates an increase of between 700 and 800 persons under 18 years of age in this area between 2010 and 2020.

**TABLE 8**  
**SURVEY OF PROJECTS COMPLETED IN DOWNTOWN: 2010 - 2019**

ID	Name	Address	Units	Opened	Affordable		Monthly Rent		3-year Ave. Students*	5-year Ave Students**
					Units	UnitMix	Low	High		
1	Bridges Apartment Homes	59 N 600 W	295	2010		1,2,3	\$1,225	\$1,990	4.0	1.8
2	City Creek Landing	30 Main Street	108	2011		s,1,2	\$1,875	\$6,293	1.0	1.0
3	The Essex	350 S 600 E	181	2012		s,1,2	\$1,263	\$3,754	2.0	0.4
4	644 City Station	644 W North Temple	132	2013		1,2,3	\$1,263	\$2,894	3.0	2.2
5	Season on City Creek	230 W North Temple	114	2011		s,1,2	\$1,261	\$2,597	2.0	2.4
6	Lotus Apartments	338 E South Temple	84	2013		1,2	\$1,299	\$2,299	1.0	0.2
7	Cityscape	134 S 400 E	122	2013		s,1,2	\$1,404	\$3,522	4.0	4.0
8	Broadway Park Lofts	360 W Broadway	86	2014			None Available		1.0	0.0
9	Liberty Gateway Apartments	50 S 500 W	160	2014		s,1,2	\$1,198	\$3,212	3.0	4.0
10	Encore Apartments	489 East 400 S	189	2015		s,1,2	\$1,405	\$2,661	2.0	3.3
11	Seasons at Liberty Square	310 E 500 S	119	2015		1,2	\$1,489	\$2,515	1.0	0.6
12	Velo on the Boulevard	460 E 400 S	99	2015		s,1,2	\$1,525	\$2,100	2.0	1.2
13	Artspace Bridge Project	511 W 200 S	62	2016	Yes	2,3	None Available		13.0	10.4
14	4th West	255 N 400 W	493	2017		s,1,2	\$1,487	\$3,905	7.0	7.2
15	Downtown 360	360 S 400 W	150	2017		s,1,2	\$1,335	\$2,533	4.0	1.6
16	Paragon Station	316 W 200 S	38	2017		1,2,3	\$1,750	\$3,400	1.0	0.4
17	Liberty Crest	150 S 200 E	176	2017		2	\$1,568	\$7,173	1.0	0.4
18	Milagro Apartments	241 W 200 S	183	2018		s,1,2	\$1,500	\$2,800	0.0	0.2
19	Hardware Village	455 W 200 N	453	2018		1,2,3	\$1,440	\$10,934	3.0	4.0
20	Liberty Blvd Apartments	455 S 700 E	266	2018		s,1,2	\$1,199	\$2,647	4.0	3.6
21	Gateway 505	505 W 100 S	277	2018		s,1,2?	\$1,273	\$2,327	5.0	5.3
22	Block 44	380 S 400 E	214	2018		s,1,2	\$1,278	\$4,097	1.0	0.4
23	PeirPont by Urbana	315 W Pierpont	87	2019		s,1	\$1,150	\$2,500	0.0	0.0
24	Skyhouse	308 W North Temple	240	2019		s,1,2	\$1,416	\$2,900	4.0	4.3
25	The Morton	245 S 200 E	137	2019		s,1,2	\$1,525	\$4,458	0.0	0.0
26	Quattro	385 S 400 E	95	2019		s,1,2,3	\$1,257	\$3,856	0.0	2.0
27	Salt Flats Apartments	447 E 100 S	86	2019		s	\$1,200	\$1,300	0.0	1.0
<b>Sub Total Pre 2020</b>			<b>4,646</b>						<b>69.0</b>	<b>61.8</b>

\* Average of SY19 through SY22.

\* Average of SY19 through SY24

Adding a list of recently completed, under construction and future downtown projects (**Table 9**) to the survey, shows that nearly 2,800 units have been added over the past three years, which are generating about 35 students. With another 1,600 units nearing or under construction, the total number of downtown units in the survey will increase to roughly 9,000 units. Since nearly all of the under construction and planned projects are of a similar type, not designed for or marketed to families, the future impact on enrollment is expected to be minimal.

**TABLE 9  
SURVEY OF RECENT AND FUTURE PROJECTS IN DOWNTOWN (1)**

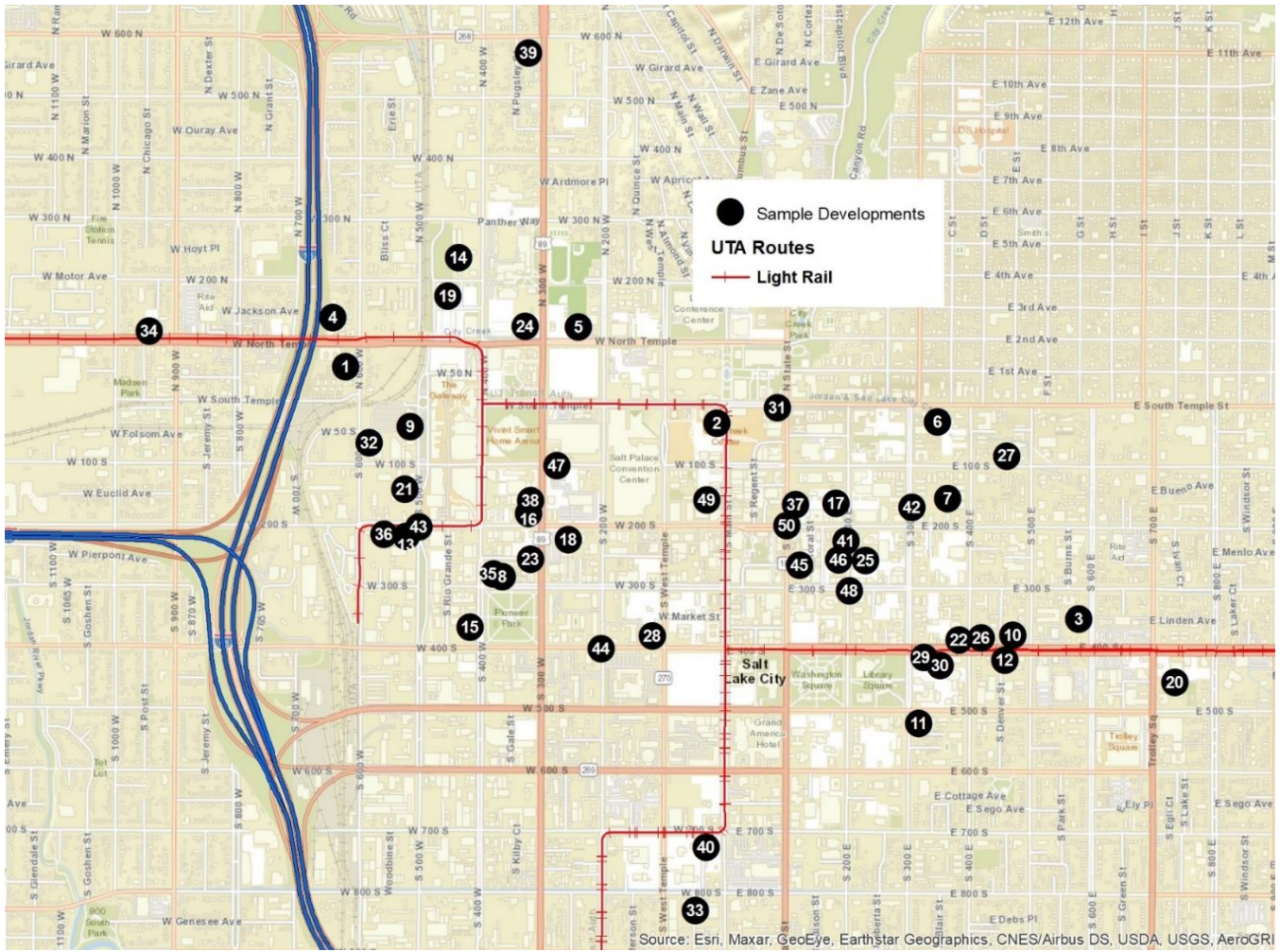
ID	Name	Address	Units	Opened	Affordable		Monthly Rent		3-year Ave. Students*	5-year Ave Students**
					Units	Unit Mix	Low	High		
28	Harmony 3900	3900 S West Temple	287	2020		s,1,2	\$1,276	\$5,977	0	0
29	Avia Apartments	330 E 400 S	286	2021	50%	s,1,2,3	\$1,707	\$3,711	2	5
30	Mya Apartments	447 Blair Street	126	2021	Part	s,1,2	\$1,432		0	1
31	Hardison	480 E South Temple	139	2021		s,1,2	\$1,499	\$2,429	0	0
32	The Beverly	63 S 600 W	48	2021		1,2,3	\$1,396	\$2,750	0	2
33	Charli	825 S Richards St	91	2021		s,1	\$1,249	\$2,800	0	0
34	Fair Park	940 W North Tempe	152	2021		s	\$899	\$1,100	0	0
35	The Olive	378 W 300 S	120	2022		s,1,2	\$1,449	\$3,975	0	0
36	Central Station Apartments	549 W 200 S	65	2022	80%	s,1,2,3,4	\$356	\$1,775	0	21
37	Liberty Sky	151 S State Street	272	2022		s,1,2	\$1,599	\$3,530	0	2
38	Paperbox Lofts	160 S 300 W	184	2022		s,1,2	\$1,258	\$2,200	0	2
39	Harvest	588 N 300 W	252	2022		s,1,2	\$1,309	\$2,983	0	0
40	Seven02 Main	702 E Main St	239	2023		1,2	\$1,175	\$2,750	0	0
41	The Randi	218 S 200 E	61	2023		s,1,2,3	\$1,410	\$4,970	0	2
42	The Magnolia	165 S 300 E	65	2021	Homeless	s	None Available		0	0
43	Central West Apartments	2nd South and 5th Wes	65	2023	Yes	s,1,2,3,4	\$1,278		0	0
44	The Revival	371 S 200 W	142	2023		s,1,2,3	\$1,196	\$2,534	0	0
45	The Aster	255 S State St	190	2023	Yes	S,1,2	\$1,430	\$1,824	0	0
<b>Open Post 2020</b>			<b>2,784</b>						<b>2</b>	<b>35</b>
47	The Charles at The West Quarter	251 W 100 S	240	Late 2023		S,1,2	\$1,450	\$8,074		
50	Astra Tower	NEC State St & 200 S	372	Late 2024		s,1,2,3				
48	Worthington Tower	200 E 300 S	359	2025						
46	MODA Luxe / Rebuild	242 S 200 E	220							
49	Main Street Apartments	150 S Main Street	400		10%					
<b>Under Construction &amp; Planned</b>			<b>1,591</b>							
<b>Grand Total</b>			<b>9,021</b>							

\* Average of SY19 through SY22, adjusting for when the building opened.

\* Average of SY19 through SY24, adjusting for when the building opened.

(1) This list of projects is just a sample and is not intended to be comprehensive; it likely contains some errors since the data were collected from a large number of on-line sources.

Map 7  
DOWNTOWN HOUSING SURVEY PROPERTIES\*



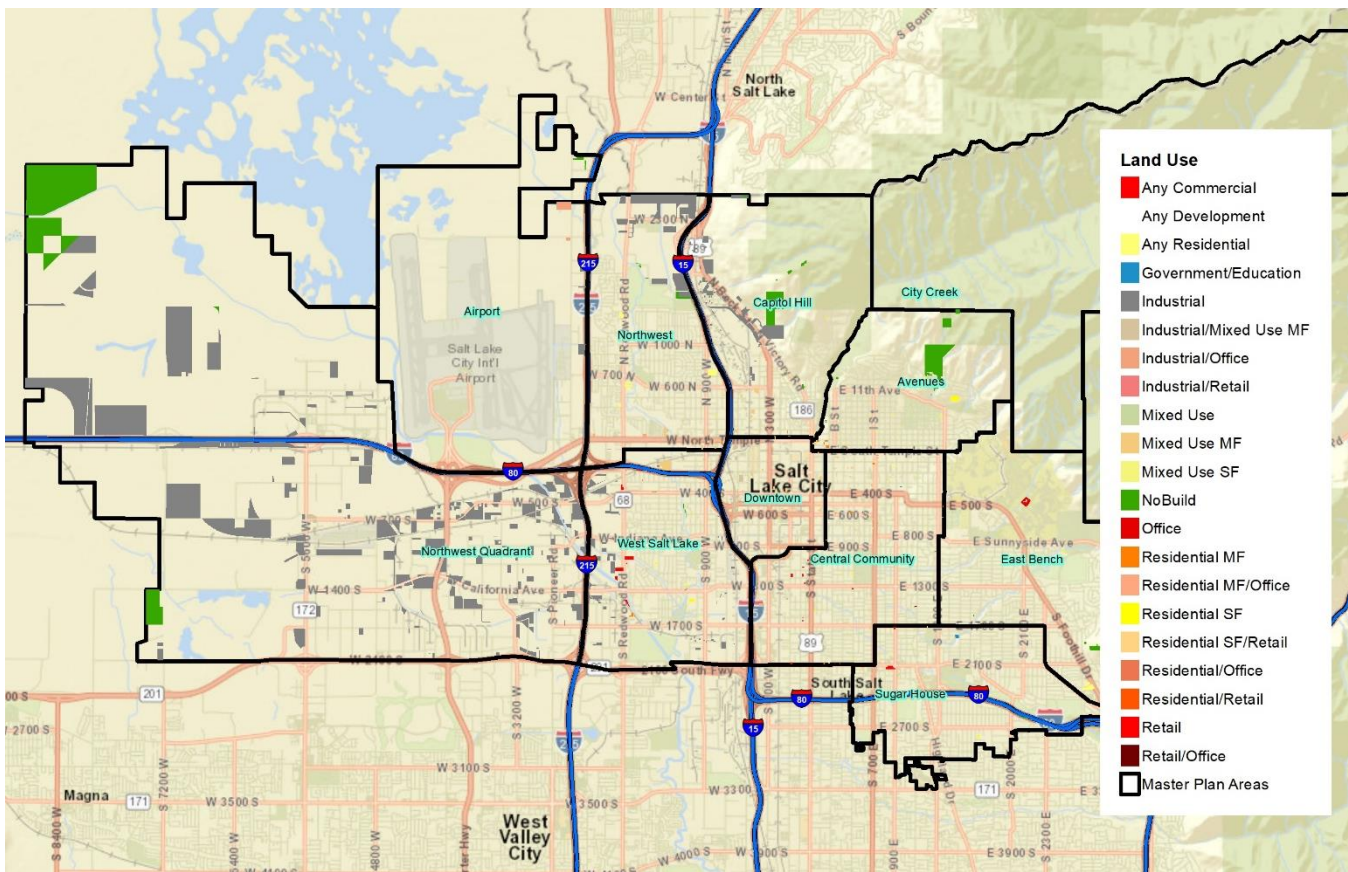
\* This list of projects is just a sample and is not intended to be comprehensive; it likely contains some errors since the data were collected from a large number of on-line sources.

### 3.2 Future Potential

The potential for additional residential development in the District is limited because there is very little vacant land available, and nearly all of the vacant land is planned for industrial development as shown in **Map 8**. In all, the Assessor’s information includes parcels marked as vacant, screened for minimum parcel size, totaling about 3,500 acres. Of this, all but 175 acres are designated solely for non-residential development, with nearly 2,500 acres of that earmarked for industrial uses.

The residential, and mixed-use lands with residential components hold the potential for about 6,000 housing units, over 90 percent of which would be one or another form of multifamily development. In addition to this potential, we would expect that there will be continue to be redevelopment projects emerge. These projects, both large and small, are driven by land values and potential rents, and upward pressure on both are continuing. This not just limited to the large apartment projects noted in the previous section, but in a number small, 5- to 50-unit townhome projects scattered around the District.

**Map 8**  
**VACANT LAND WITH FUTURE LAND USE**





**TABLE 9**  
**VACANT LAND DEVELOPMENT POTENTIAL**

Future Land Use	Acres	Development Potential	
		Housing Units	Non-Res. Sq. Ft.
<b>Residential / Mixed Use</b>			
Mixed Use MF	56.6	2,601	344,653
Industrial/Mixed Use MF	40.5	1,791	315,718
Any Residential	33.2	863	270,044
Residential MF	6.9	421	53,014
Residential MF/Office	4.2	105	30,066
Residential SF	33.6	174	56,949
Residential/Office	0.3	8	0
<b>Sub-Total</b>	175.3	5,963	1,070,444
<b>Non-Residential</b>			
Industrial	2,449.1	0	10,668,287
Open Space	822.8	0	1,312
Retail	20.9	0	182,341
Industrial/Office	19.6	0	0
Office	6.4	0	0
Government/Education	2.3	0	0
<b>Sub-Total</b>	3,321.1	0	10,851,940
<b>Total</b>	3,496.4	5,963	11,922,384

Sources:

Vacant Land - Salt Lake County Assessor

Future Land Use - City of Salt Lake City

Development Potential - Applied Economics

# 4.0 District Projections

## 4.1 Population & Housing

Long-term demographic projections for the District, as shown in **Table 10**, are calculated using housing unit additions by type, occupancy rates, and demographic trends impacting household size. Currently the District contains approximately 86,500 households (occupied housing units), up nearly 600 units from last year, with a population per household of about 2.34 persons. Total population and households are expected to increase throughout the projection period as new housing supply enters the market and occupancy rates stabilize at 91 percent. Population per household is expected to decline throughout the projection period, falling to 2.28 persons per household by 2033/34.

**TABLE 10**  
**HISTORIC AND PROJECTED POPULATION AND HOUSING**

Year	Population	Housing Units		Occupancy Rate	Vacant Units	Households		Pop/HH
		Total*	New			Total	Change	
<b>2000/01</b>	<b>184,309</b>	<b>80,135</b>		<b>92.7%</b>	<b>5,837</b>	<b>74,298</b>		<b>2.481</b>
<b>2010/11</b>	<b>181,645</b>	<b>80,724</b>		<b>92.3%</b>	<b>6,211</b>	<b>74,513</b>		<b>2.438</b>
<b>2011/12</b>	<b>182,289</b>	<b>81,324</b>	<b>600</b>	<b>92.2%</b>	<b>6,322</b>	<b>75,002</b>	<b>489</b>	<b>2.430</b>
<b>2012/13</b>	<b>183,373</b>	<b>82,124</b>	<b>800</b>	<b>92.1%</b>	<b>6,449</b>	<b>75,675</b>	<b>673</b>	<b>2.423</b>
<b>2013/14</b>	<b>184,890</b>	<b>83,124</b>	<b>1,000</b>	<b>92.1%</b>	<b>6,593</b>	<b>76,531</b>	<b>856</b>	<b>2.416</b>
<b>2014/15</b>	<b>186,614</b>	<b>84,224</b>	<b>1,100</b>	<b>92.0%</b>	<b>6,747</b>	<b>77,477</b>	<b>946</b>	<b>2.409</b>
<b>2015/16</b>	<b>188,543</b>	<b>85,424</b>	<b>1,200</b>	<b>91.9%</b>	<b>6,911</b>	<b>78,513</b>	<b>1,036</b>	<b>2.401</b>
<b>2016/17</b>	<b>190,894</b>	<b>86,824</b>	<b>1,400</b>	<b>91.8%</b>	<b>7,093</b>	<b>79,731</b>	<b>1,218</b>	<b>2.394</b>
<b>2017/18</b>	<b>193,224</b>	<b>88,224</b>	<b>1,400</b>	<b>91.8%</b>	<b>7,277</b>	<b>80,947</b>	<b>1,216</b>	<b>2.387</b>
<b>2018/19</b>	<b>195,533</b>	<b>89,624</b>	<b>1,400</b>	<b>91.7%</b>	<b>7,463</b>	<b>82,161</b>	<b>1,214</b>	<b>2.380</b>
<b>2019/20</b>	<b>197,604</b>	<b>90,924</b>	<b>1,300</b>	<b>91.6%</b>	<b>7,643</b>	<b>83,281</b>	<b>1,120</b>	<b>2.373</b>
<b>2020/21</b>	<b>199,719</b>	<b>92,171</b>	<b>1,247</b>	<b>91.5%</b>	<b>7,820</b>	<b>84,351</b>	<b>1,070</b>	<b>2.368</b>
<b>2021/22</b>	<b>200,896</b>	<b>93,157</b>	<b>986</b>	<b>91.4%</b>	<b>8,012</b>	<b>85,145</b>	<b>794</b>	<b>2.359</b>
<b>2022/23</b>	<b>202,137</b>	<b>94,255</b>	<b>1,098</b>	<b>91.2%</b>	<b>8,294</b>	<b>85,961</b>	<b>815</b>	<b>2.352</b>
<b>2023/24</b>	<b>202,762</b>	<b>95,085</b>	<b>830</b>	<b>91.0%</b>	<b>8,558</b>	<b>86,527</b>	<b>567</b>	<b>2.343</b>
2024/25	203,622	95,776	691	91.0%	8,620	87,156	629	2.336
2025/26	204,429	96,438	662	91.0%	8,679	87,759	602	2.329
2026/27	205,287	97,138	700	91.0%	8,742	88,396	637	2.322
2027/28	206,068	97,793	655	91.0%	8,801	88,992	596	2.316
2028/29	206,763	98,398	605	91.0%	8,856	89,542	551	2.309
2029/30	207,373	98,953	555	91.0%	8,906	90,047	505	2.303
2030/31	207,939	99,483	530	91.0%	8,953	90,530	482	2.297
2031/32	208,463	99,988	505	91.0%	8,999	90,989	460	2.291
2032/33	208,777	100,388	400	91.0%	9,035	91,353	364	2.285
2033/34	209,049	100,763	375	91.0%	9,069	91,694	341	2.280
2024/25 - 2033/34			5,678				5,167	

Source: Applied Economics, 2024.

\*\* Units in age-restricted and age-targeted communities.

**Bolding Indicates Actuals**

Over the next ten years, almost 5,700 new housing units are projected to be added to the District's housing inventory, resulting in the addition of nearly 5,200 households. As the population per household declines, new households are expected to produce a three percent population increase (6,300 persons) by 2033/34.

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## 4.2 Enrollment

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### 4.2.1 School-age Population and Enrollment

In addition to the volume and market orientation of housing development, trends in per-household student generation rates and enrollment-to-population (E-P) ratios are key factors used in determining future enrollment levels, as detailed on **Table 11**. The first element, student generation, refers to the expected size of the school-age population (persons aged 5 to 17 years old) per household. The average number of school-age persons per household has decreased by 21 percent since 2010/11, dropping from 0.370 to 0.291 in 2023/24. Due to the aging of the population, the school-age population per household is projected to continue to decline by another 15 percent over the next 10 years, falling to 0.248 by 2033/34.

The presence of educational alternatives, combined with open enrollment policies, makes it necessary to apply an E-P ratio to the projected school-age population when forecasting District enrollment. The E-P ratio is based on the net difference between the school-age population and *total* enrollment. This includes the loss of some in-District school-age persons to other providers and a gain of some students from outside the District. In addition to competition from alternative providers, there are a number of factors that can alter the E-P ratio, including specific program offerings within the District or in neighboring districts. In the 2023/24 school year the estimated school-age population in the District was about 25,200 persons, while total District enrollment was 18,593 students, resulting in a net difference of 6,590 persons and an E-P ratio of 0.74.

The District's E-P ratio has declined every year since peaking in 2015/16 due to increased charter school enrollment and a declining school-age population. The sharp drop in enrollment and the E-P ratio in the 2020/21 school year was due to the effects of the Covid-19 pandemic; unfortunately, neither enrollment nor the E-P ratio has returned to pre-pandemic levels, and both are currently at historically low levels.

If *in-District* enrollment is used to calculate the ratio, instead of total enrollment, the resulting figure (known as the Service Rate) is indicative of the share of the *resident* school-age persons being "serviced" by the District. As has been the case with the E-P ratio, the District's Service Rate has been in decline for many years, dropping from 80.5 percent in 2013/14 to 65.0 percent this year; the District's current Service Rate is 12 percent lower than the pre-pandemic rate of 73.7 percent.

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**TABLE 11**  
**SCHOOL-AGE POPULATION AND ENROLLMENT**

Year	Households	School-Age Population *		K-12 Enrollment **		Net Difference	E-P Ratio	Out-of-District	Service Rate
		Total	Per Household	Total	Per Household				
<b>2000/01</b>	<b>74,298</b>	<b>29,627</b>	<b>0.399</b>	<b>23,930</b>	<b>0.322</b>	<b>5,697</b>	<b>0.81</b>		
2010/11	74,513	27,551	0.370	23,140	0.311	4,411	0.84		
2011/12	75,002	27,207	0.363	22,996	0.307	4,211	0.85		
2012/13	75,675	26,932	0.356	22,897	0.303	4,035	0.85		
2013/14	76,531	26,722	0.349	23,072	0.301	3,650	0.86	1,574	80.5%
2014/15	77,477	26,540	0.343	22,757	0.294	3,783	0.86	1,649	79.5%
2015/16	78,513	26,386	0.336	22,809	0.291	3,577	0.86	1,819	79.5%
2016/17	79,731	26,289	0.330	22,230	0.279	4,059	0.85	1,887	77.4%
2017/18	80,947	26,185	0.323	22,077	0.273	4,108	0.84	1,977	76.8%
2018/19	82,161	26,075	0.317	21,608	0.263	4,467	0.83	2,089	74.9%
2019/20	83,281	25,931	0.311	21,297	0.256	4,634	0.82	2,197	73.7%
2020/21	84,351	25,767	0.305	19,919	0.236	5,848	0.77	2,265	68.5%
2021/22	85,145	25,593	0.301	19,245	0.226	6,348	0.75	2,255	66.4%
2022/23	85,961	25,425	0.296	19,067	0.222	6,358	0.75	2,297	66.0%
2023/24	86,527	25,183	0.291	18,593	0.215	6,590	0.74	2,233	65.0%
2024/25	87,156	24,960	0.286	18,292	0.210	6,668	0.73	2,246	64.3%
2025/26	87,759	24,731	0.282	18,025	0.205	6,706	0.73	2,288	63.6%
2026/27	88,396	24,512	0.277	17,640	0.200	6,872	0.72	2,328	62.5%
2027/28	88,992	24,282	0.273	17,277	0.194	7,005	0.71	2,345	61.5%
2028/29	89,542	24,041	0.268	17,127	0.191	6,914	0.71	2,366	61.4%
2029/30	90,047	23,790	0.264	16,876	0.187	6,914	0.71	2,344	61.1%
2030/31	90,530	23,535	0.260	16,606	0.183	6,929	0.71	2,350	60.6%
2031/32	90,989	23,276	0.256	16,259	0.179	7,017	0.70	2,345	59.8%
2032/33	91,353	22,995	0.252	15,897	0.174	7,098	0.69	2,338	59.0%
2033/34	91,694	22,712	0.248	15,602	0.170	7,110	0.69	2,325	58.5%

Source: Applied Economics, 2024.

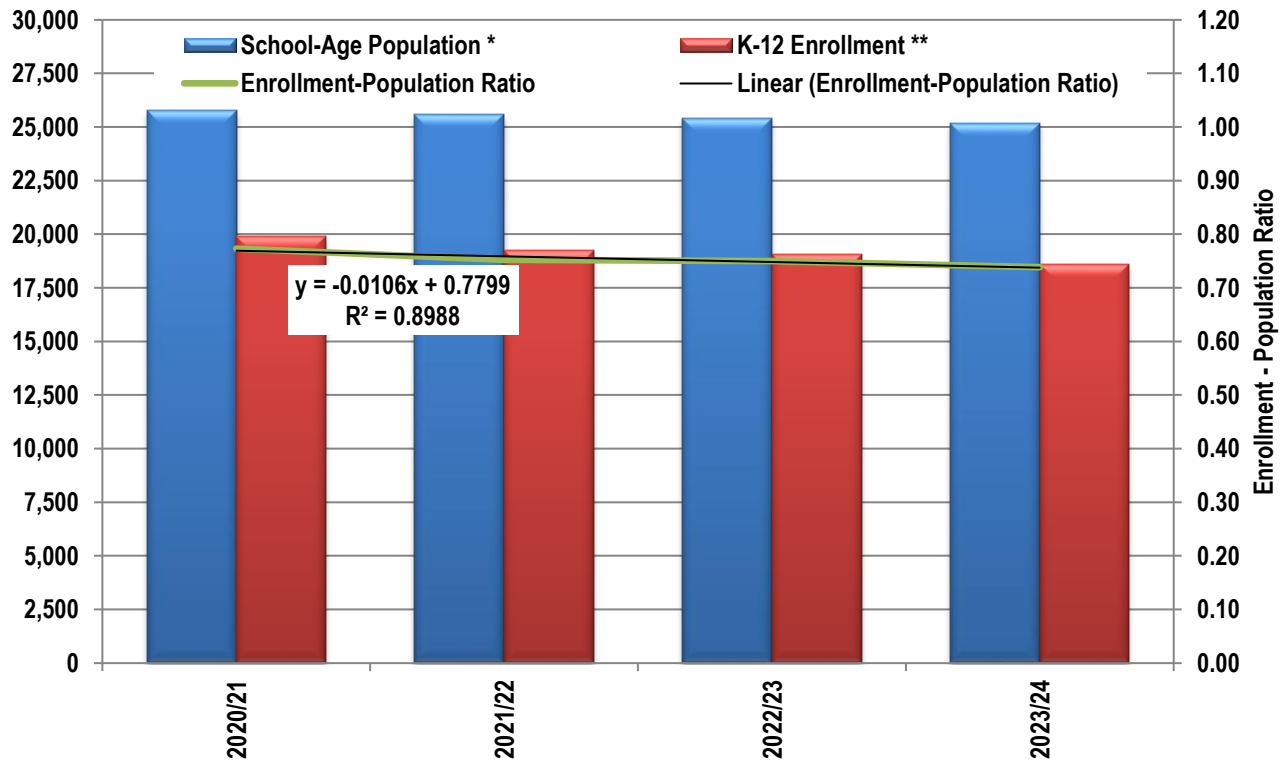
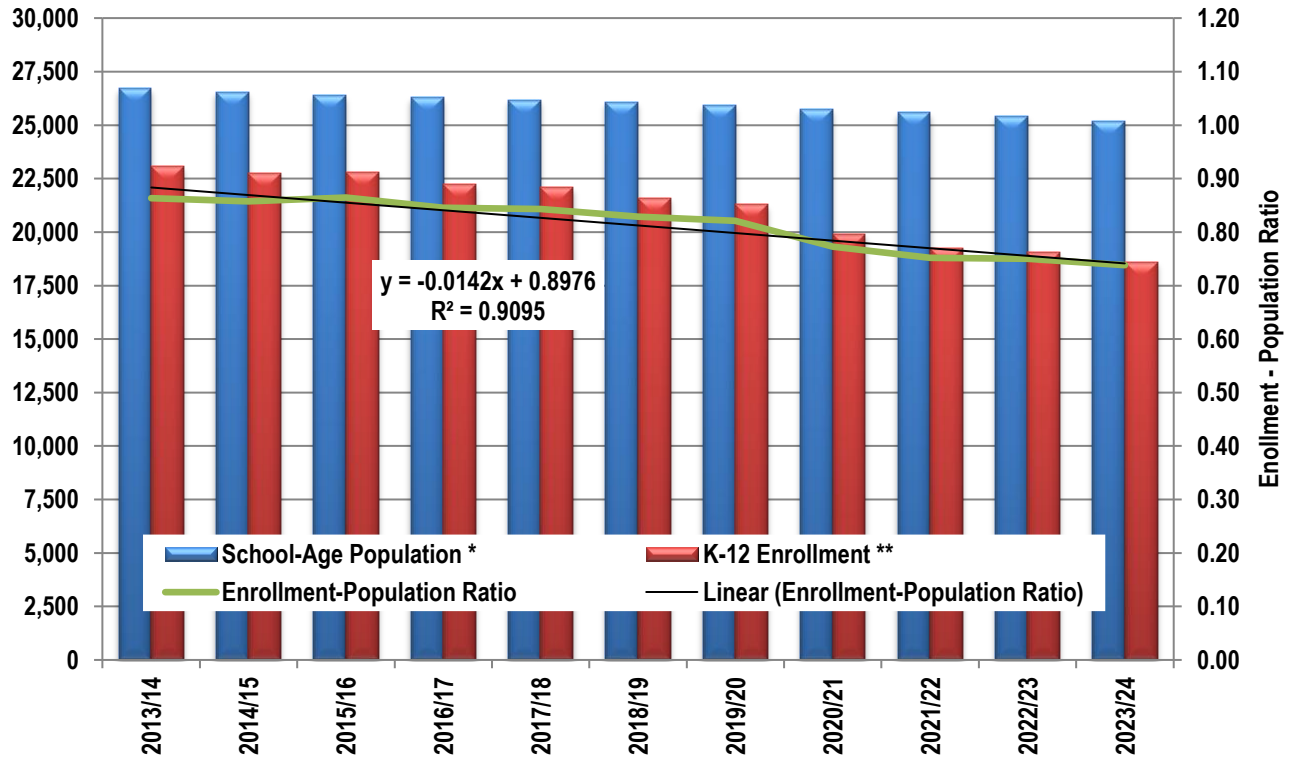
\* Population age 5 through 17, corresponds with Kindergarten through 12th grade.

\*\* Excludes students in self-contained programs and charter schools.

**Bolding indicates historical data.**

The relationship between school-age population and District enrollment since 2013/14 and 2020/21 (post-pandemic) is represented in **Figure 5**. The blue bars show the school-age population and the red bars show total enrollment. The historic E-P ratio is represented by the green line, which is keyed to the ratios on the right axis. Due to the large pandemic-induced enrollment decline that occurred in 2020/21, the rate of decline in the E-P ratio since 2013/14 (.0142) is greater than the rate of decline associated with the change in the E-P ratio over just the last four years (.0106).

FIGURE 5  
SCHOOL-AGE POPULATION, ENROLLMENT AND E-P RATIO



Due to the uncertainty resulting from the continued competition from alternative providers and a declining school-age population, three scenarios have been created that illustrate the likely range future enrollment in the District. The Trend, Mid, and Stable enrollment projections presented in **Table 12** are based on alternative E-P ratio assumptions. The Trend scenario assumes that the District's E-P ratio continues to decline in accordance with the trend seen since 2020/21, in which the E-P ratio has dropped by about one percent per year; under this scenario, enrollment would total roughly 14,500 students at the end of the projection period, which represents a 22 percent decrease compared to 2023/24 enrollment. Under the Stable scenario, the District's E-P ratio would remain nearly unchanged throughout the projection period, resulting in enrollment of 16,800 students by 2033/34 (down 10 percent compared to 2023/24). Finally, the Mid scenario assumes that the E-P ratio continues to fall throughout the 10-year period, but at a rate that is slower than reflected in the Trend scenario; this scenario results in enrollment of 15,600 students by 2033/34, which is 16 percent less than 2023/24 enrollment. In light of the uncertainties that exist, the Mid scenario was selected for use in this report because it offers a more balanced outcome with regard to projected enrollment.

**TABLE 12**  
**K-12 ENROLLMENT PROJECTION SCENARIOS BASED ON E-P RATIO ALTERNATIVES**

Year	E-P Scenarios			Enrollment			Enrollment Change		
	Trend	Mid	Stable	Trend	Mid	Stable	Trend	Mid	Stable
2010/11	<b>0.840</b>	<b>0.840</b>	<b>0.840</b>	<b>23,140</b>	<b>23,140</b>	<b>23,140</b>			
2011/12	<b>0.845</b>	<b>0.845</b>	<b>0.845</b>	<b>22,996</b>	<b>22,996</b>	<b>22,996</b>	-144	-144	-144
2012/13	<b>0.850</b>	<b>0.850</b>	<b>0.850</b>	<b>22,897</b>	<b>22,897</b>	<b>22,897</b>	-99	-99	-99
2013/14	<b>0.863</b>	<b>0.863</b>	<b>0.863</b>	<b>23,072</b>	<b>23,072</b>	<b>23,072</b>	175	175	175
2014/15	<b>0.857</b>	<b>0.857</b>	<b>0.857</b>	<b>22,757</b>	<b>22,757</b>	<b>22,757</b>	-315	-315	-315
2015/16	<b>0.864</b>	<b>0.864</b>	<b>0.864</b>	<b>22,809</b>	<b>22,809</b>	<b>22,809</b>	52	52	52
2016/17	<b>0.846</b>	<b>0.846</b>	<b>0.846</b>	<b>22,230</b>	<b>22,230</b>	<b>22,230</b>	-579	-579	-579
2017/18	<b>0.843</b>	<b>0.843</b>	<b>0.843</b>	<b>22,077</b>	<b>22,077</b>	<b>22,077</b>	-153	-153	-153
2018/19	<b>0.829</b>	<b>0.829</b>	<b>0.829</b>	<b>21,608</b>	<b>21,608</b>	<b>21,608</b>	-469	-469	-469
2019/20	<b>0.821</b>	<b>0.821</b>	<b>0.821</b>	<b>21,297</b>	<b>21,297</b>	<b>21,297</b>	-311	-311	-311
2020/21	<b>0.773</b>	<b>0.773</b>	<b>0.773</b>	<b>19,919</b>	<b>19,919</b>	<b>19,919</b>	-1,378	-1,378	-1,378
2021/22	<b>0.752</b>	<b>0.752</b>	<b>0.752</b>	<b>19,245</b>	<b>19,245</b>	<b>19,245</b>	-674	-674	-674
2022/23	<b>0.750</b>	<b>0.750</b>	<b>0.750</b>	<b>19,067</b>	<b>19,067</b>	<b>19,067</b>	-178	-178	-178
2023/24	<b>0.738</b>	<b>0.738</b>	<b>0.738</b>	<b>18,593</b>	<b>18,593</b>	<b>18,593</b>	-474	-474	-474
2024/25	0.728	0.733	0.737	18,177	18,292	18,404	-416	-301	-189
2025/26	0.719	0.729	0.739	17,782	18,025	18,268	-395	-267	-136
2026/27	0.705	0.720	0.735	17,271	17,640	18,007	-511	-385	-261
2027/28	0.691	0.712	0.732	16,790	17,277	17,768	-481	-363	-239
2028/29	0.687	0.712	0.738	16,522	17,127	17,744	-268	-150	-24
2029/30	0.681	0.709	0.739	16,196	16,876	17,573	-326	-251	-171
2030/31	0.674	0.706	0.738	15,853	16,606	17,375	-343	-270	-198
2031/32	0.662	0.699	0.736	15,408	16,259	17,132	-445	-347	-243
2032/33	0.648	0.691	0.736	14,901	15,897	16,935	-507	-362	-197
2033/34	0.638	0.687	0.738	14,489	15,602	16,765	-412	-295	-170
2024/25 - 2033/34							-4,104	-2,991	-1,828

Source: Applied Economics, 2024.

**Bolding indicates actuals.**

#### 4.2.2 Enrollment by Grade Level

Since the primary purpose for this update of the demographic report was to analyze options for secondary (grade 7-12) enrollment, the balance of the report will focus on just that part of enrollment. **Table 13** provides a more detailed review of past and projected enrollment changes by showing enrollment by grade cohort, in this case employing a 7-8 and 9-12 cohort summation. In 2010/11 the recovery from the 2007 recession was at an early stage and growth was very limited, but by 2015/16 growth in the upper grades had increased but K-6 enrollment was in decline, a problem that has persisted in the District due to the impact of declining birth rates and increased competition from alternative providers. Since 2020/21, enrollment in the 7-8 cohort has also been in decline, likely due to the advancement of the smaller K-6 classes. Although the size of the 9-12 cohort has fluctuated up and down since 2018/19, the net change in enrollment has been much less dramatic.

**TABLE 13**  
**ENROLLMENT BY LEVEL – MID SCENARIO**

Fall			7-12 Total*		
	7-8	9-12	Enrollment	Change	% Change
<b>2000/01</b>	<b>3,353</b>	<b>6,713</b>	<b>10,066</b>		
2010/11	3,080	6,345	9,425	76	0.8%
2011/12	3,002	6,259	9,261	-164	-1.7%
2012/13	3,003	6,358	9,361	100	1.1%
2013/14	3,123	6,258	9,381	20	0.2%
2014/15	3,025	6,369	9,394	13	0.1%
2015/16	3,155	6,546	9,701	307	3.3%
2016/17	3,138	6,562	9,700	-1	0.0%
2017/18	3,107	6,836	9,943	243	2.5%
2018/19	3,131	6,702	9,833	-110	-1.1%
2019/20	3,186	6,744	9,930	97	1.0%
2020/21	3,052	6,876	9,928	-2	0.0%
2021/22	2,929	6,768	9,697	-231	-2.3%
2022/23	2,507	6,947	9,454	-243	-2.5%
2023/24	2,367	6,770	9,137	-317	-3.4%
2024/25	2,391	6,480	8,871	-266	-2.9%
2025/26	2,461	6,287	8,748	-123	-1.4%
2026/27	2,564	6,019	8,583	-165	-1.9%
2027/28	2,542	5,876	8,418	-165	-1.9%
2028/29	2,575	6,022	8,597	179	2.1%
2029/30	2,625	6,069	8,694	97	1.1%
2030/31	2,474	6,210	8,684	-10	-0.1%
2031/32	2,329	6,244	8,573	-111	-1.3%
2032/33	2,272	6,133	8,405	-168	-2.0%
2033/34	2,221	6,061	8,282	-123	-1.5%

Source: Applied Economics, 2024.

\* Excludes students in self-contained programs and charter schools.

**Bolding indicates historical data.**



Enrollment losses in the 7-8 cohort are projected to accelerate during the second half of the projection period, yielding an annual average decline of 0.6 percent and the loss of roughly 150 students (six percent) during the 10-year period. High school enrollment losses are projected to be strongest during the first half of the projection period (averaging 2.3 percent per year) and then abate before returning in the final two years of the projection period; overall, 9-12 enrollment is projected to decline by 700 students (10.5 percent) over the next 10 years.

Changes in the housing market and householder characteristics have a significant impact on enrollment. Re-occupied housing, and some of the new multifamily housing, could yield a larger percentage of younger students over time. However, the volume and characteristics of the current housing inventory and planned development favors an older householder profile in the District for the foreseeable future, which is likely to limit the growth potential in the elementary grades during the projection period.



## 5.0 Sub-District Projections

Sub-District enrollment projections are based on the current number of students in each study grid, the expected occupancy of existing housing units and absorption of new housing units, and the expected student generation from existing and newly created households. Expected levels of District-wide housing absorption are allocated to new residential developments on a project-by-project basis. Absorption is first allocated to active residential projects and then to vacant land planned for residential development according to the development schedule assigned to each project or project part. Using this data, annual projections of enrollment by grade through 2033/34 for each of the 169 grid areas have been developed.

The grid-level projections are aggregated by boundary area and used to cross-check the District enrollment projections. Matrices showing the relationship between where students live and where they attend school are provided for each middle and high school boundary area. Finally, these relationships are combined with the boundary area projections to forecast enrollment by school.

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### 5.1 Planning Area Projections

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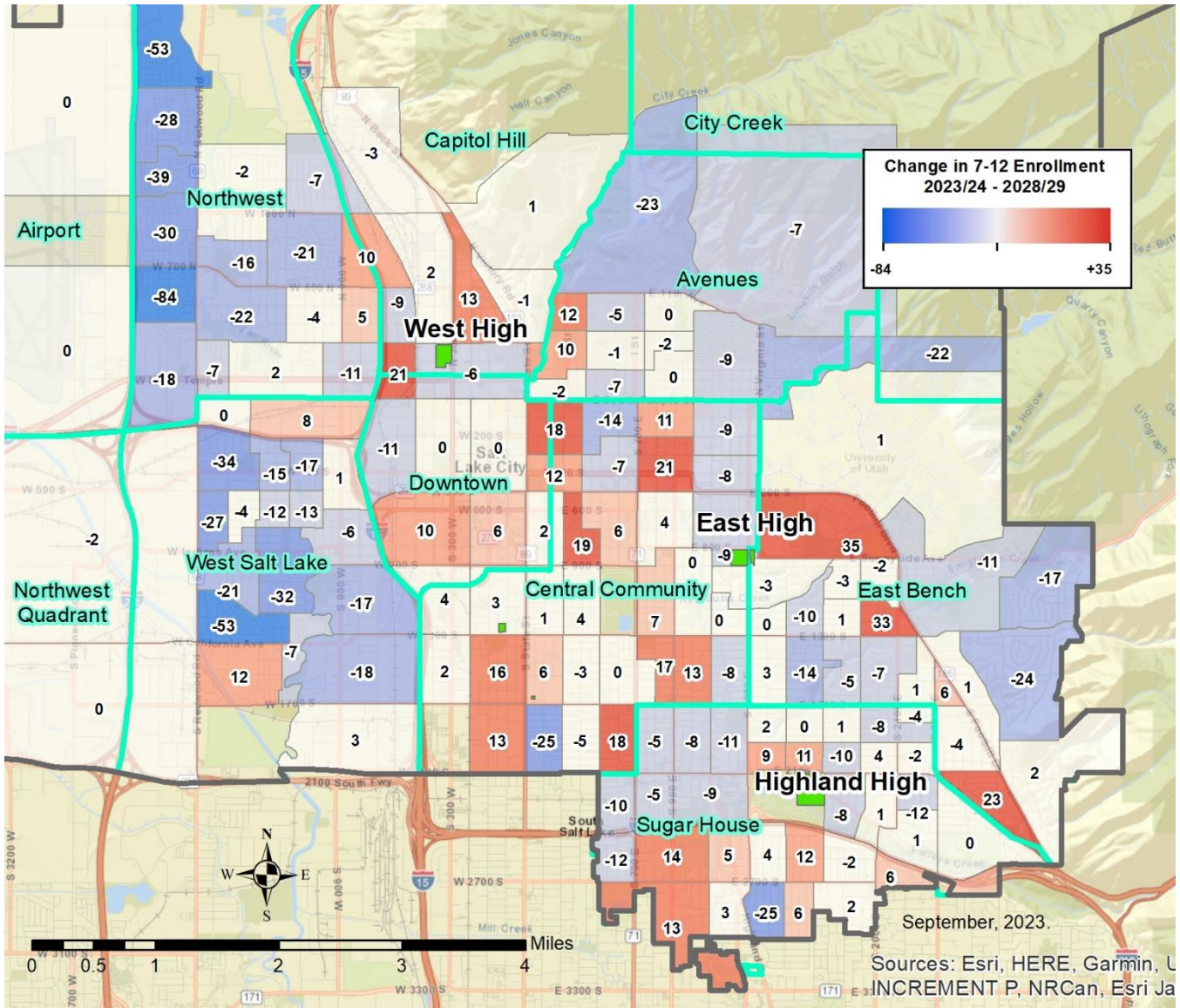
The projected changes in the number of students in 7<sup>th</sup> through 12<sup>th</sup> grade by grid over the next 10 years are depicted on **Maps 8 and 9**. The planning grids are color coded according to the degree of change, with increasing saturations of red for positive change and blue for negative change.

During the first five years of the projection period, pockets of enrollment growth are predominantly expected in the central portion of the District, even in a few pockets west of I-15; some enrollment gains can also be seen in the southern-most portion of the Sugar House area. Although enrollment losses are widespread during this period, they are strongest and heavily concentrated in much of the area west of I-15; several areas with stronger losses are also found in the east and northeast, near the periphery of the District's boundaries. During the second five-year period, enrollment growth is projected to slow and become even more limited, occurring primarily in central part of the District. Widespread enrollment losses continue but moderate somewhat; the strongest losses continue to be concentrated in areas west of I-15.

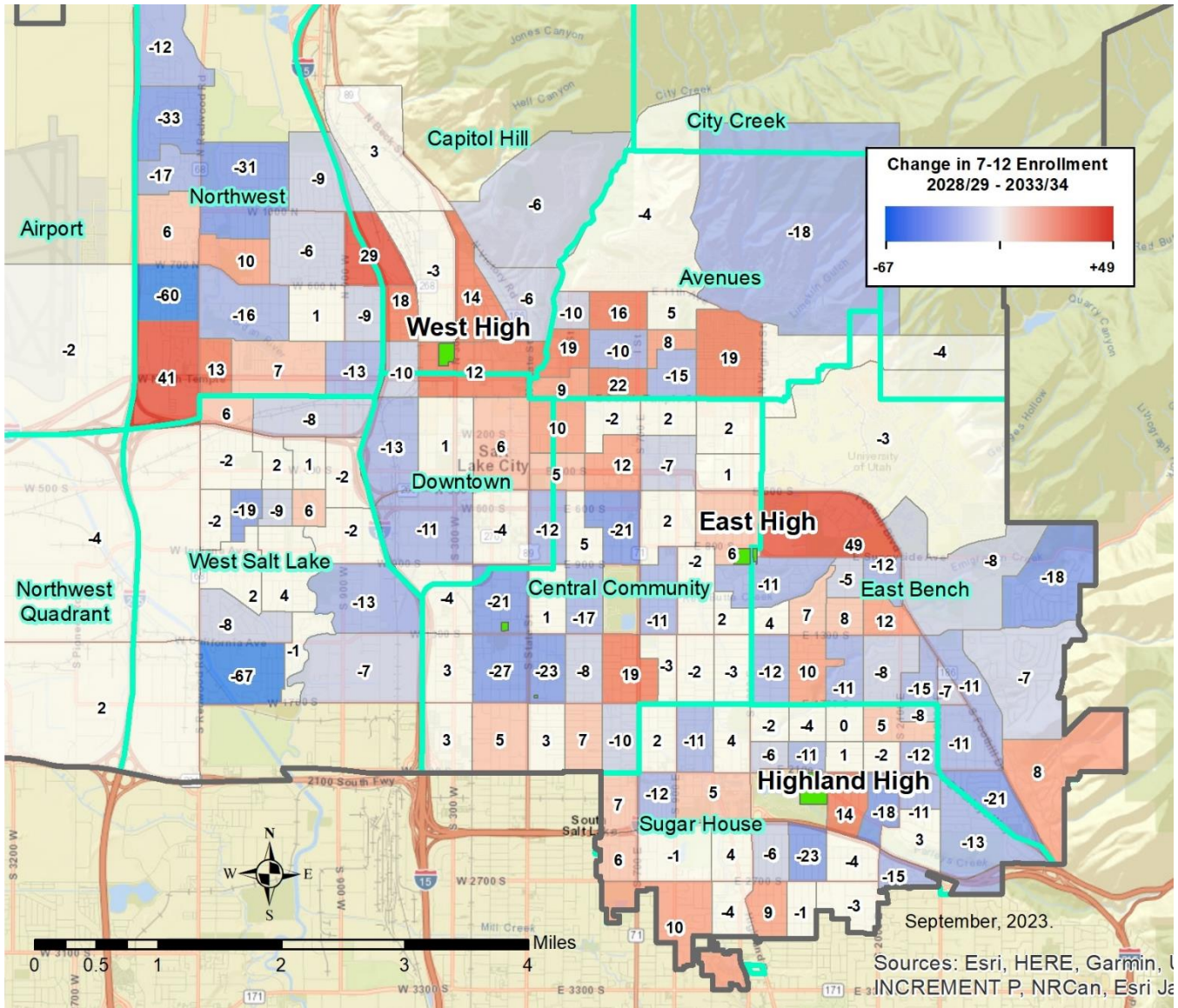
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MAP 8  
7<sup>th</sup> - 12<sup>th</sup> GRADE ENROLLMENT CHANGE: 2023/24 - 2028/29



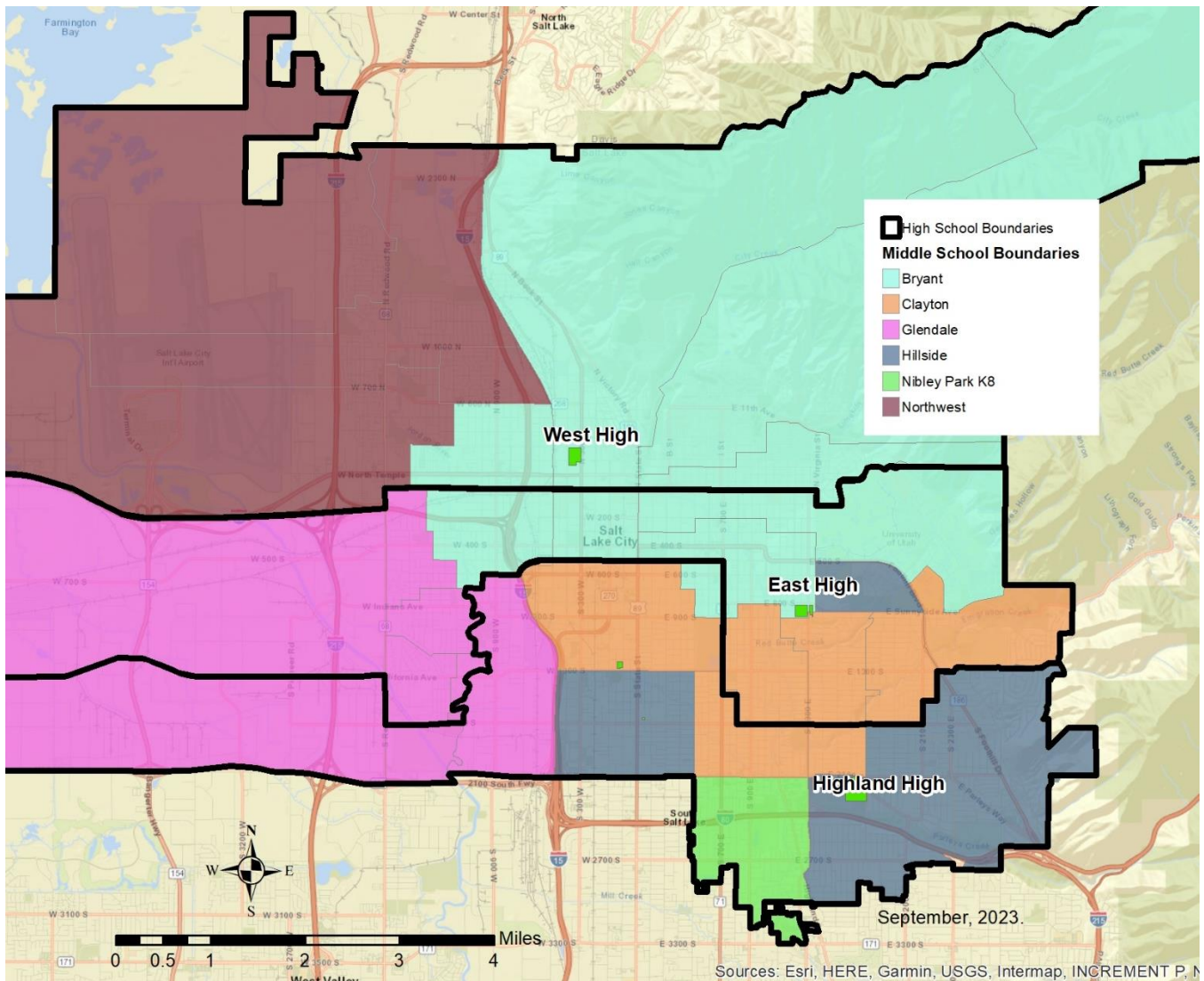
**MAP 9**  
**7<sup>th</sup> – 12<sup>th</sup> GRADE ENROLLMENT CHANGE: 2028/29 - 2033/34**



## 5.2 Enrollment by Boundary Versus School

The school boundary areas used to aggregate the grid-level projections for the District are shown on **Map 10**, which depict the middle school and high school boundary areas. The variations between enrollment by boundary area and enrollment by school are detailed in **Tables 14 and 15**. These matrix tables show the movement of students between schools, both within and outside District. Reading the table across shows the number of students attending a school from each boundary area (listed numerically across the top row as defined in the first column) and from outside the District. Reading down, the columns detail where students living in each boundary area choose to go to school. The number of students attending the school in their designated boundary area is shaded in green.

**MAP 10**  
**SECONDARY BOUNDARIES**



Some of these shifts are due to designated programs, including special education, but most are due to campus-specific offerings and student/parent choice. While these movements may be fairly stable over time, they do add a significant degree of uncertainty to projections of enrollment by school (as opposed to boundary areas), as does the movement of students into and out of alternative providers and other public district schools.

Among the middle schools, 79 percent of the students attend the school designated by their boundary area in 2023/24; there is, however, significant variation from school to school, with attend-reside ratios ranging from just 35 percent at Nibley Park to 88 percent at Glendale Middle School. Only three of the six middle schools with a defined boundary area experienced a net loss of students this year; the largest loss was at Northwest Middle School (70 students) and the largest gain was at Clayton Middle School (104 students). Since 2021/22, there has been a 10.5 percent drop (300 students) in the number of resident middle school students in the District; the largest decline during this period was in the Glendale boundary area (109 students).

**TABLE 14**  
**MIDDLE SCHOOL POPULATION BY SCHOOL VERSUS BOUNDARY: 2023/24**

School	Boundary Area					Out of District	Total Attendance	Total Residents	Difference	Residents SY22	Change SY22 to SY24			
	1	2	3	4	5									
Bryant	1	281	8	23	9	51	1	22	395	434	-39	473	-39	
Clayton	2	49	375	11	53	8	8	52	556	452	104	494	-42	
Glendale	3	17	1	396	5	10		25	454	451	3	560	-109	
Hillside	4	9	28	5	394	1	35	44	516	494	22	548	-54	
Northwest	5	7	1	6	1	551		14	580	650	-70	702	-52	
Nibley Park K8	6	1	1	2	3		26	24	57	75	-18	80	-5	
West High School	7	65	35	2	25	21	4	48	200	0	200	0	0	
Other		5	3	6	4	8	1	13	40	0	40	0	0	
<b>Total Residents</b>		<b>434</b>	<b>452</b>	<b>451</b>	<b>494</b>	<b>650</b>	<b>75</b>	<b>242</b>	<b>2,798</b>	<b>2,556</b>	<b>242</b>	<b>2,857</b>	<b>-301</b>	
		School/Boundary Area Same (In-District)								2,023				
		65%	83%	88%	80%	85%	35%			79%				

At 71 percent, the flow of students in and out of the high schools is more than the middle schools and slightly less than the elementary schools in 2023/24. At 75 percent, West High retains the largest percentage of the students who reside in its boundary area and East High retains the fewest (65 percent). East High experienced the largest net enrollment loss (263 students), despite enrolling 171 out-of-District students, and Highland had the largest net enrollment gain (102 students) in 2023/24. Both Highland and West High enrolled more than 270 out-of-District students in 2023/24. All three high school boundary areas have seen the number of resident students decline since 2021/22; the largest loss of resident students (137 students) was in the West High boundary area; Over all, there has been a 3.5 percent (230 students) decline in the number of resident high school students in the District.

**TABLE 15**  
**HIGH SCHOOL POPULATION BY SCHOOL VERSUS BOUNDARY: 2023/24**

School	Boundary Area				Out of District	Total Attendance	Total Residents	Difference	Residents SY22	Change SY22 to SY24
	1	2	3	District						
East High	1,376	218	100	171	1,865	2,128	-263	2,136	-8	
Highland	262	1,393	75	279	2,009	1,907	102	1,992	-85	
West High	247	132	1,660	272	2,311	2,216	95	2,353	-137	
SLCSE	78	32	179	72	361	0	361	0	0	
SLSPA	22	32	11	99	164	0	164	0	0	
Innovations	60	56	58	112	286	0	286	0	0	
Horizonte	83	44	133	39	299	0	299	0	0	
<b>Total Residents</b>	<b>2,128</b>	<b>1,907</b>	<b>2,216</b>	<b>1,044</b>	<b>7,295</b>	<b>6,251</b>	<b>1,044</b>	<b>6,481</b>	<b>-230</b>	
School/Boundary Area Same (In-District)						4,429				
						65%	73%	75%		
							71%			

### 5.3 Boundary Area Projections

Enrollment projections for the junior high and high school boundary areas are provided in **Tables 16 and 17**. Over the next five years, middle school enrollment is expected to decline in just one boundary area (Northwest); this loss is more than offset by moderate gains in the remaining five areas. The largest enrollment gain (100 students) over the next five years is expected in the Clayton boundary area. Including the addition of 70 out-of-District students, middle school boundary area enrollment is expected to increase by 280 students (10 percent) by 2028/29. In the second five-year period, enrollment losses are expected in all but the Nibley Park boundary area; including the loss of 20 out-of-District students, the District is projected to see middle school boundary area enrollment decline by 360 students (12 percent) during the second half of the projection period.

Total high school boundary area enrollment is projected to decline throughout the projection period, but nearly all of the loss is expected to occur during the first half of the projection period. By 2028/29, enrollment in the East and West High boundary areas is expected to decline by more than 300 students each, resulting in a 660-student enrollment loss during the first five-year period. During the second half of the projection period, losses in the East and West areas subside, but enrollment in the Highland boundary area is projected to decline by 140 students, resulting in a nominal net enrollment loss for the period. Despite the addition of roughly 140 out-of-District students, total high school boundary area enrollment is projected to decline by 700 students over the next 10 years.

**TABLE 16**  
**7<sup>th</sup> AND 8<sup>th</sup> GRADE POPULATION BY BOUNDARY AREA**

Boundary Area	Actual							Projected										Change				
	2013/14	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2013-18	2018-23	2023-28	2028-33	
<b>Middle School:</b>																						
Bryant	565	527	525	508	453	453	434	447	445	505	542	501	528	524	486	481	474	-38	-93	67	-26	
Clayton	606	599	618	554	481	467	452	450	486	588	603	556	554	488	441	463	450	-7	-147	104	-106	
Glendale	565	593	598	583	551	479	451	460	459	463	479	480	475	438	397	411	400	28	-142	29	-80	
Hillside	530	596	585	521	540	551	494	502	516	537	551	560	517	481	481	471	460	66	-102	66	-100	
Nibley Park K8	123	118	106	91	78	86	75	76	90	94	86	81	98	93	83	84	83	-5	-43	6	3	
Northwest	909	810	795	741	682	676	650	643	635	618	585	590	624	611	577	567	559	-99	-160	-60	-31	
Out of District	146	207	244	263	205	241	242	252	289	348	338	313	321	294	279	296	293	61	35	71	-20	
Sub-total	3,444	3,450	3,471	3,261	2,989	2,953	2,798	2,830	2,919	3,152	3,184	3,081	3,118	2,929	2,745	2,773	2,720	6	-652	283	-361	

Sources: Salt Lake City Schools; Applied Economics, 2024.

\* Excludes student in self-contained programs.

**TABLE 17**  
**9<sup>th</sup> THROUGH 12<sup>th</sup> GRADE POPULATION BY BOUNDARY AREA**

Boundary Area	Actual							Projected										Change				
	2013/14	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2013-18	2018-23	2023-28	2028-33	
<b>High School</b>																						
East High	2,038	2,222	2,107	2,187	2,201	2,132	2,128	1,982	1,885	1,745	1,708	1,786	1,862	1,918	1,966	1,887	1,832	184	-94	-342	46	
Highland	1,859	1,899	2,005	2,008	2,093	1,979	1,907	1,867	1,825	1,808	1,777	1,840	1,865	1,885	1,841	1,751	1,698	40	8	-67	-142	
West High	2,427	2,407	2,446	2,382	2,343	2,282	2,216	2,170	2,104	1,975	1,872	1,871	1,844	1,841	1,876	1,868	1,874	-20	-191	-345	3	
Out of District	759	966	995	1,049	981	1,098	1,044	987	983	1,002	1,043	1,139	1,153	1,203	1,220	1,188	1,188	207	78	95	49	
Sub-total	7,083	7,494	7,553	7,626	7,618	7,491	7,295	7,006	6,797	6,530	6,400	6,636	6,724	6,847	6,903	6,694	6,592	411	-199	-659	-44	
<b>Grand Total</b>	25,030	23,392	23,001	21,381	20,392	20,304	19,778	19,484	19,228	18,962	18,664	18,472	18,248	17,926	17,568	17,187	16,866	-1,639	-3,614	-1,306	-1,606	

Sources: Salt Lake City Schools; Applied Economics, 2024.

\* Excludes student in self-contained programs.