

WAYZATA PUBLIC SCHOOLS

Independent School District 284
Wayzata, Minnesota

BOARD OF EDUCATION

Work Session Meeting - December 19, 2016 - 4:00 PM
District Administration Building

AGENDA

1. **CALL TO ORDER/ROLL CALL**
2. **ADMINISTRATIVE**
 - A. LAC A. Cuene 30 mins
 - B. Housing Study D. Carlstrom 45 minutes
 - C. Strategic Updates C. Anderson 30 minutes
3. **TEACHING AND LEARNING**
4. **HUMAN RESOURCES**
5. **BOARD REPORTS**
6. **FINANCE AND BUSINESS**
7. **SCHOOL BOARD**
 - A. WMEP Update S. Johansen 30 minutes
8. **ADJOURN**

WAYZATA PUBLIC SCHOOLS

Independent School District 284
Wayzata, Minnesota

MISSION

Our Core Purpose:

The mission of Wayzata Public Schools is to ensure a world-class education that prepares each and every student to thrive today and excel tomorrow in an ever-changing global society.

VISION

What We Intend to Create and Experience:

The vision of Wayzata Public Schools is to be a model of excellence where all students discover their unique talents, develop a love and tenacity for learning and demonstrate confidence and capacity for success through:

Exceptional Student Learning, Experiences and Relationships:

- High achievement by each and every student—no exceptions, no excuses;
- Content-rich, rigorous and personalized education;
- Meaningful relationships with teachers, staff, mentors and peers in a welcoming, nurturing and safe environment where all are valued for who they are and the contributions they make.

Community Trust, Confidence and Partnership:

- Comprehensive learning opportunities meeting diverse learner needs and community aspirations;
- Committed to being the first choice for students and families;
- Maintaining the highest levels of satisfaction and pride by staff, parents and community.

Operational Excellence:

- Attraction, development and retention of exemplary, creative and engaged employees;
- Accountability by all staff for individual and collective performance;
- Effective and efficient use of time and human, financial and physical resources;
- Culture of continuous improvement and responsive innovation;
- High performing district governance, management and partnerships.

Housing And Enrollment Study

**Dick Carlstrom,
Consulting Geographer**

**Wayzata
Public
Schools**

November 2016

Wayzata Public School District Housing and Enrollment Study

Introduction

This report details the findings of a study of the enrolled student population of the Wayzata Independent School District 284 and the role that the district's housing stock plays in determining the structure and dynamics of that population.

The specific objectives of this study are to seek answers to the following housing/enrollment questions:

- What role does new home construction play in shaping the district's enrollment?
- What are the spatial patterns of the district's housing stock with respect to type, age and value?
- What is the distribution and density of the enrolled students throughout the district's neighborhoods?
- What is the per-unit student yield of single-family housing in the district?
- Do the numbers of enrolled students increase when single-family homes "turnover"?
- How does the district's K-12 student yield compare with other similar districts?
- What role does "aging-in-place" play in the district's demography?

Key findings

Recent Home Construction: According to Hennepin County tax records 1,915 single family homes were built in the district between the years 2010 and 2015. The student yield of these units is 0.92 students per home while the yield of all homes in the district is 0.53 students per home.

Home Sales: The 2,415 single-family homes sold in the district during January 1, 2014 to June 30, 2016, had a post-sale yield of 0.66 students per home. The overall K-12 yield in single-family homes is 0.53. Although there are differences in yield with respect to the age of the homes this does indicate that sales of single-family homes do result in a gain of school-age children.

K-12 Density: Thirty-one percent of the single-family homes in the district have households with ISD 284 enrolled students, and 39 percent have households with residents "aging in place" over the age of 55.

- **Student Yield:** The districtwide student yield for single-family homes is 0.53 students per home. Yields for individual grade ranges are; 0.23 for grades K-5, 0.13 for grades 6-8, and 0.17 for grades 9-12.
- **Empty Nesters:** High densities of aging-in-place households are dispersed throughout the older eastern and southern areas of the district. Because of modest median home values many of these householders without children may choose to remain in their homes rather than sell and move to a condominium or other housing alternative.
- **Projected New Development:** Over the next three years the district will see the construction of more than 1,060 new single family homes and the development of 115 market rate (non-senior) apartment units, 84 condominium units, 42 townhomes, and twenty eight twin homes.
- **Comparisons with other school districts:** The district's K-12 student yield is 0.53 students per home. This is higher than most other suburban districts in the west and southwest metropolitan area. Studies conducted by the author have found that yields for other districts are; Edina (0.56), St. Louis Park (0.24), Robbinsdale (0.26), Bloomington (0.33).

The significance of age and value of housing

The findings of this study are consistent with similar enrollment studies conducted in other suburban school districts built out from a larger core urban area.

In these districts, the *age and value of the single-family homes* are a major factor in the demographic pattern of the district. Study areas with large number of homes built before 1960 generally have lower K-12 yields, lower K-12 densities and higher percentages of households age 55+ than do areas with younger homes. This trend is similar but less pronounced for homes built during the decades of the 1960's and 70's. Districts with high percentages of homes built since the year 2000 have higher K-12 student yields.

Methodology

Demographic and geographic data was obtained from the Wayzata district student information system and the Hennepin County tax and geographic information systems. From these data sources, characteristics of housing units, K-12 students and households were extracted and synthesized using geographic information system (GIS) technology. This GIS software is used to overlay student and residential characteristics onto a digital geographic representation of the school district. From this, statistics can then be developed regarding housing type and characteristics, and the distribution and density of K-12 students.

Analysis by Elementary Attendance Areas

The detailed analysis of housing and demographic data was done by elementary attendance areas, as shown in Map A.

Wayzata Public Schools Elementary Attendance Areas November 2016

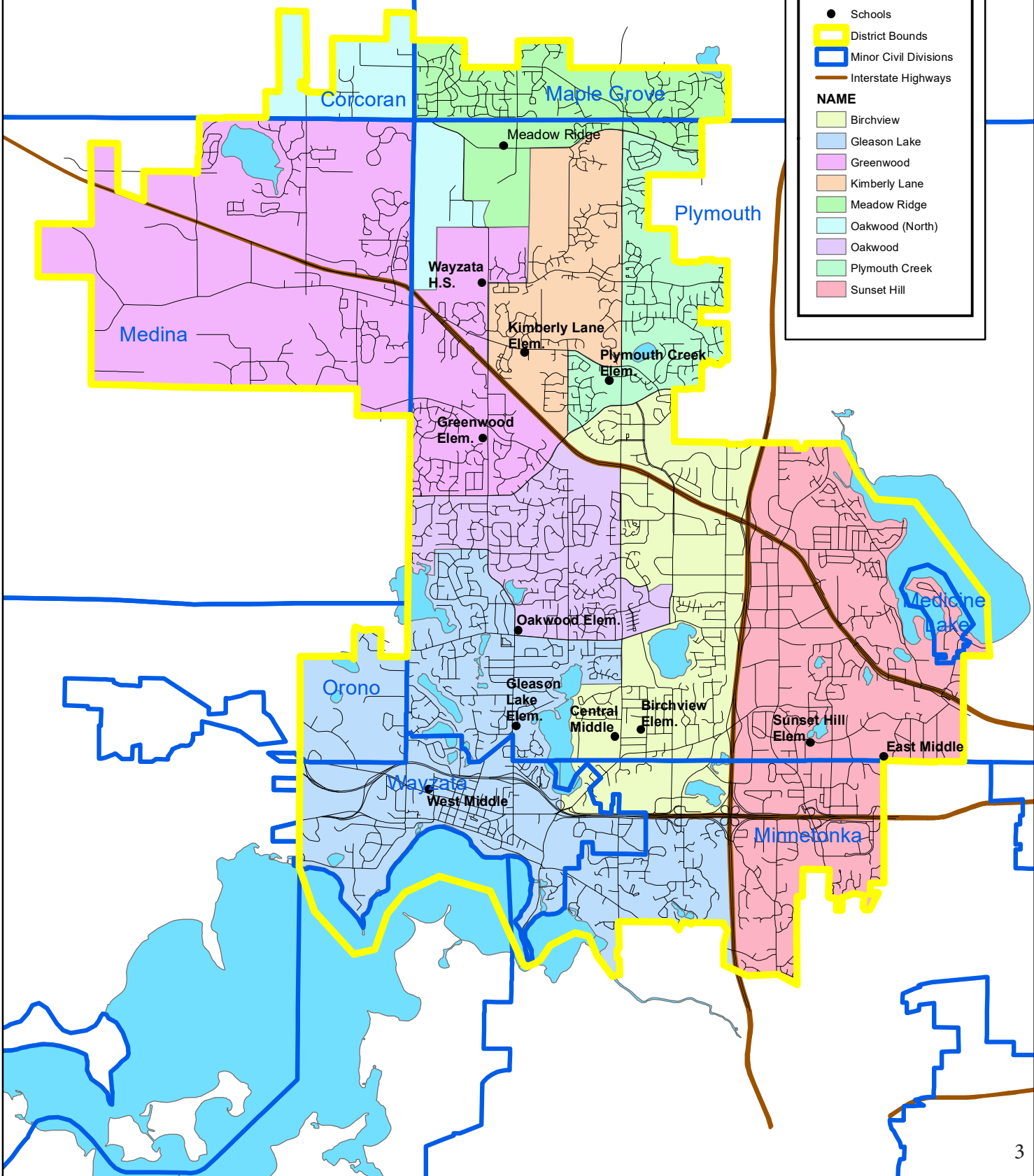
Map A

Legend

- Schools
- District Bounds
- Minor Civil Divisions
- Interstate Highways

NAME

- Birchview
- Gleason Lake
- Greenwood
- Kimberly Lane
- Meadow Ridge
- Oakwood (North)
- Oakwood
- Plymouth Creek
- Sunset Hill



Housing stock

The Wayzata Public School District contains a wide variety of housing types, including single-family homes, duplexes, townhomes, condominiums and apartments. Table 1 lists the counts by study area for housing types for which data is available. Because of the nature of their ownership, it is not possible to obtain comprehensive, detailed information for apartments.

The district contains 15,569 single-family homes, and 1,803 condominium units. The district contains 122 duplex units and throughout the district are an additional 281 “subdivided” or split duplex units. These properties were originally duplex units that have been divided into two separate dwellings and sold separately. The district also has 3,265 townhomes.

Table 1					
Wayzata Public Schools					
Unit Counts Of Major Housing Types					
By Elementary Attendance Area					
December 2015					
Elementary Attendance Area	Single Family Homes	Condominium Units	Townhomes	Duplex Units	Split Duplex Units
Birchview	1,334	596	603	12	2
Gleason Lake	3,032	228	580	70	10
Greenwood	2,384	159	290	6	93
Kimberly Lane	1,113	336	600	0	0
Meadow Ridge	1,496	0	57	0	85
Oakwood	1,761	278	380	6	0
Oakwood (N)	135	0	0	0	0
Plymouth Creek	1,431	0	623	0	60
Sunset Hill	2,883	206	132	28	31
TOTAL	15,569	1,803	3,265	122	281
Sources Of Data					
Hennepin County Geographic Information System					

Age and Value of single-family housing

Analysis of the value and age of single-family housing clearly shows a pattern of older, homes in the southeastern and southern areas of the district, with higher concentrations of newer homes in the northeast and north. Table 2-1 details the median value and decade built of the single-family homes in each study area. The lowest median values are in the Gleason Lake area (\$228,200) and the Birchview area (\$273,000). The Kimberly Lane area has the highest median value, (\$504,000).

Fifteen percent of the single family homes in the district were built prior to 1960. Twenty three percent have been built since the year 2000. Gleason Lake and Sunset Hill are the “oldest” attendance areas. Meadow Ridge is the “youngest”

Map B-1 illustrates the percentage of homes, for each study area, that were built prior to the year 1960. This map pictures the general demographic pattern in the district. Upcoming sections of this report will detail how the darker (older) areas of the district differ demographically from the lighter (younger) areas.

Table 2-1												
Wayzata Public Schools												
Median Value Of Single Family Homes and Era Built												
By Elementary Attendance Area												
December 2015												
Elementary Attendance Area	Single Family Homes	Median Value Of Single Family Homes	Homes Built Pre 1960		Homes Built 1960-79		Homes Built 1980-99		Homes Built Post 2000		Percent Built	Percent Built
			Pre 1960	Percent Built	1960-79	Percent Built	1980-99	Percent Built	Post 2000	Percent Built		
Birchview	1,334	\$273,000	286	21%	638	48%	299	22%	111	8%		
Gleason Lake	3,032	\$228,000	874	29%	1,249	41%	589	19%	320	11%		
Greenwood	2,384	\$431,000	96	4%	325	14%	1,053	44%	910	38%		
Kimberly Lane	1,113	\$504,000	60	5%	27	2%	428	38%	598	54%		
Meadow Ridge	1,496	\$471,850	49	3%	40	3%	421	28%	986	66%		
Oakwood	1,761	\$336,000	62	4%	1,061	60%	620	35%	18	1%		
Oakwood (N)	135	\$347,000	9	7%	51	38%	33	24%	42	31%		
Plymouth Creek	1,431	\$388,000	12	1%	21	1%	981	69%	417	29%		
Sunset Hill	2,883	\$297,800	845	29%	1,036	36%	843	29%	159	6%		
TOTALS	15,569		2,293	15%	4,448	29%	5,267	34%	3,561	23%		
Sources Of Data												
Hennepin County Geographic Information System												

**Wayzata Public Schools
 Percentage of Single Family Homes
 Built Pre-1960
 November 2016**

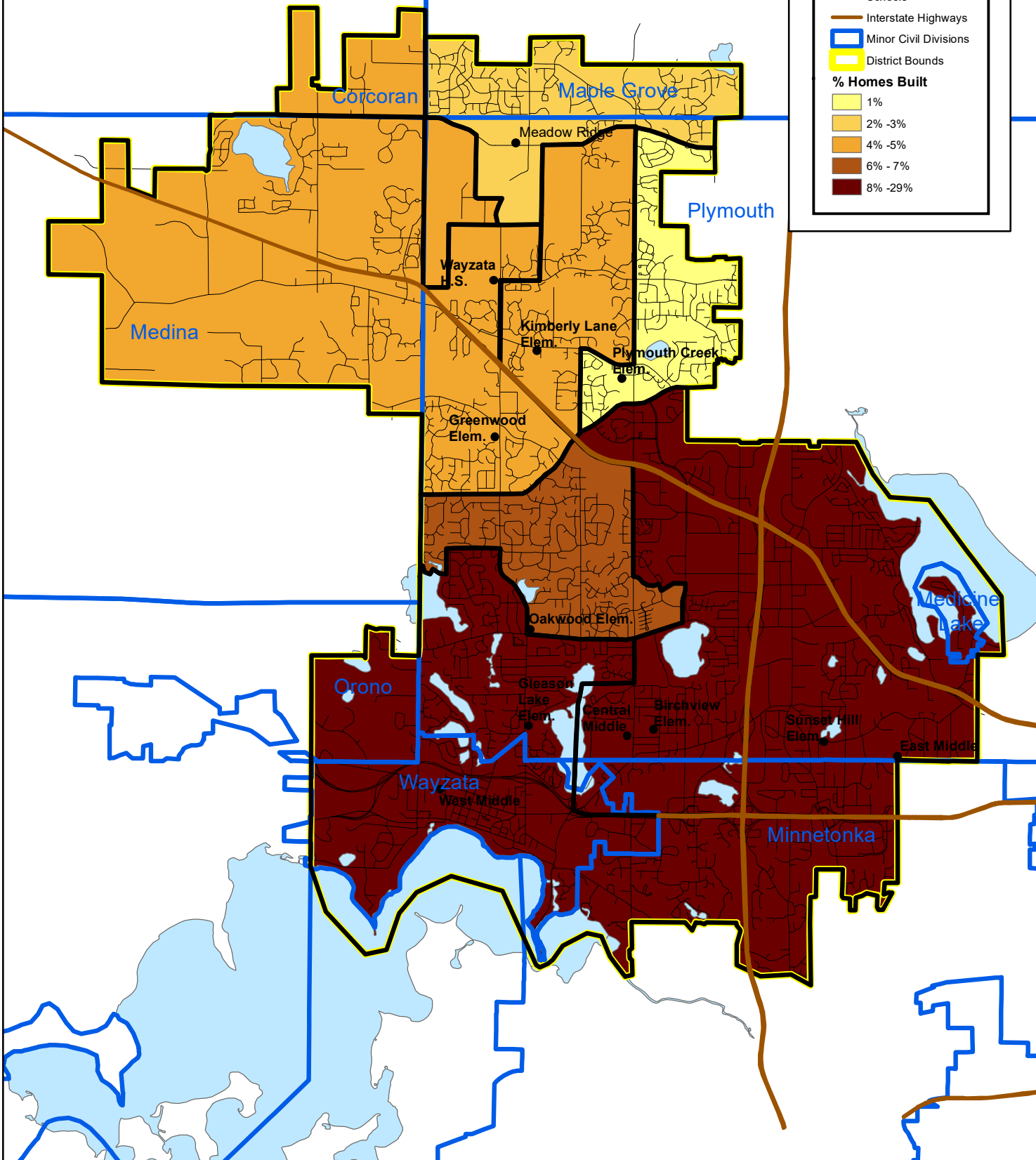
Map B-1

Legend

- Schools
- Interstate Highways
- Minor Civil Divisions
- District Bounds

% Homes Built

- 1%
- 2% -3%
- 4% -5%
- 6% - 7%
- 8% -29%



Recent Housing Development

The construction of new single family homes has a significant impact upon the enrollment of the district. Since the year 2000 there have been 3,561 single family units built. It will be shown that these homes have much higher student yields than other housing types in the district. Map B-2 shows the distribution throughout the district of the parcels upon which new homes were built during the years 2010-2015

Table 2-2 lists, according to Hennepin County tax records, the number of single family homes built annually for the years 2005-15. Tables 2-3 and 2-4 show the number of building permits (219) issued within the district within city boundaries and elementary attendance areas

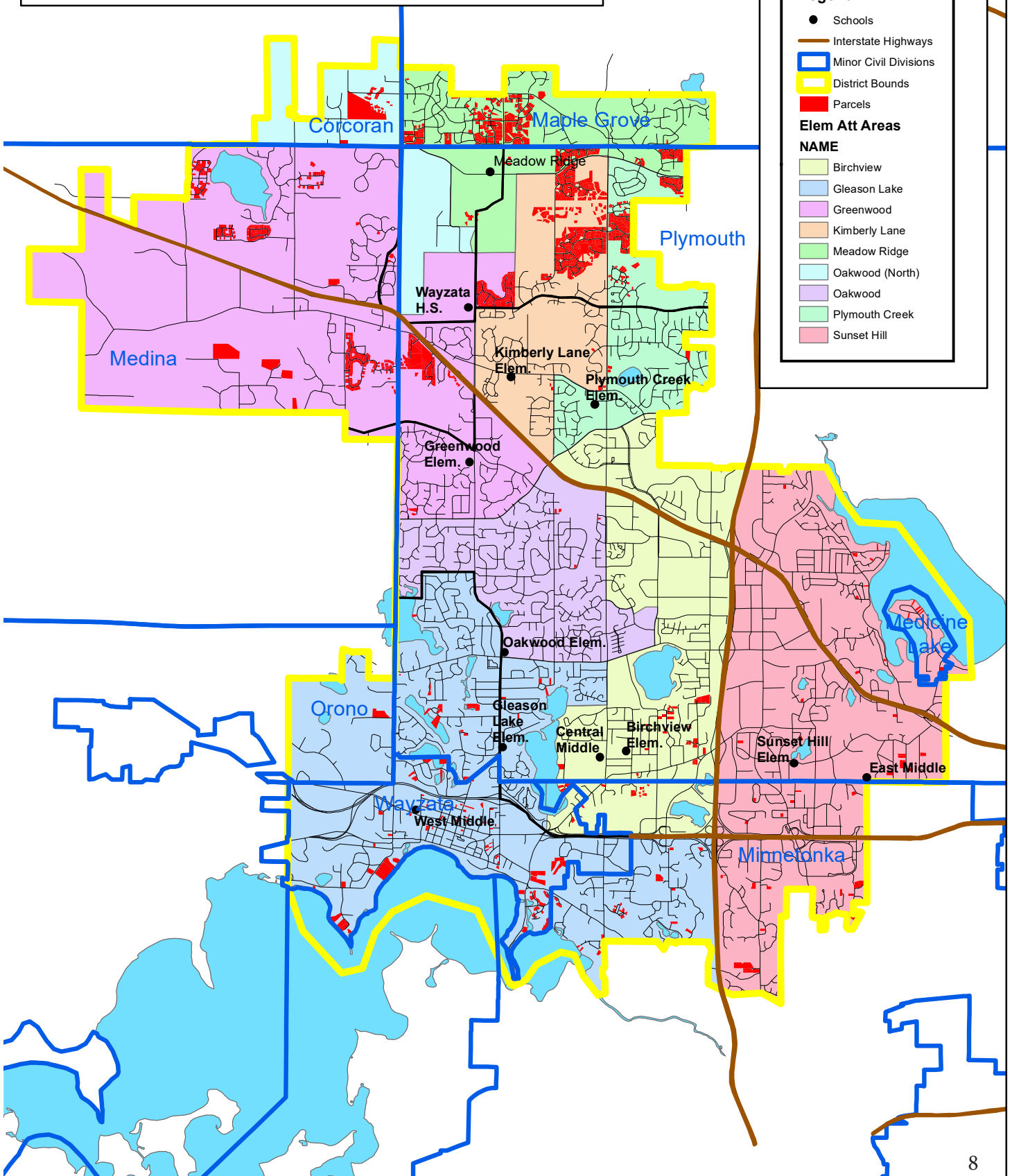
Table 2-2					
Wayzata Public Schools					
Single Family Detached Units Built by Calendar Year					
2005-15					
December 2015					
Year	Total				
2005	138				
2006	186				
2007	202				
2008	170				
2009	156				
2010	192				
2011	253				
2012	328				
2013	378				
2014	357				
2015	407				
Total	2,767				
Sources Of Data					
Hennepin County Geographic Information System					

Table 2-3			
Wayzata Public Schools			
Building Permits Issued for Single Family Detached Homes			
By Municipality			
January 1, 2016 - June 30, 2016			
November 2016			
Municipality	Permits Issued		
Corcoran	21		
Maple Grove	3		
Medina	36		
Minnetonka	9		
Orono	0		
Plymouth	134		
Wayzata	16		
TOTALS	219		
Sources Of Data			
City Planning Departments			

Table 2-4			
Wayzata Public Schools			
Building Permits Issued for Single Family Detached Homes			
By Elementary Attendance Area			
January 1, 2016 - June 30, 2016			
November 2016			
Elementary Attendance Area	Permits Issued		
Birchview	8		
Gleason Lake	21		
Greenwood	44		
Kimberly Lane	56		
Meadow Ridge	58		
Oakwood	1		
Oakwood (N)	23		
Plymouth Creek	3		
Sunset Hill	5		
TOTALS	219		
Sources Of Data			
City Planning Departments			

**Wayzata Public Schools
Distribution of Parcels With Homes
Built 2010-2015
December 2015**

Map B-2



Projected Development

Municipal planning officials project that in the district over the next three years there will be construction of 1,060 new single-family homes, 115 market rate apartments 42 townhomes, 84 condominium units, and 28 twin homes

Table 2-5 details by city the types and numbers of units projected for future construction.

Table 2-5					
Wayzata Public Schools					
Projected Housing Development, 2017-19					
By Municipality					
November 2016					
	Single Family Homes	Market Rate Apartments*	Condominium Units	Townhomes	Twin Homes
Corcoran	160	0	0	0	0
Maple Grove	19	0	0	0	0
Medina	135	0	0	0	0
Minnetonka	46	115	18	12	28
Orono	0	0	0	0	0
Plymouth	690	0	0	30	0
Wayzata	10	0	66	0	0
TOTALS	1,060	115	84	42	28
Sources Of Data					
City Planning Departments					
*Does not include senior housing					

Births

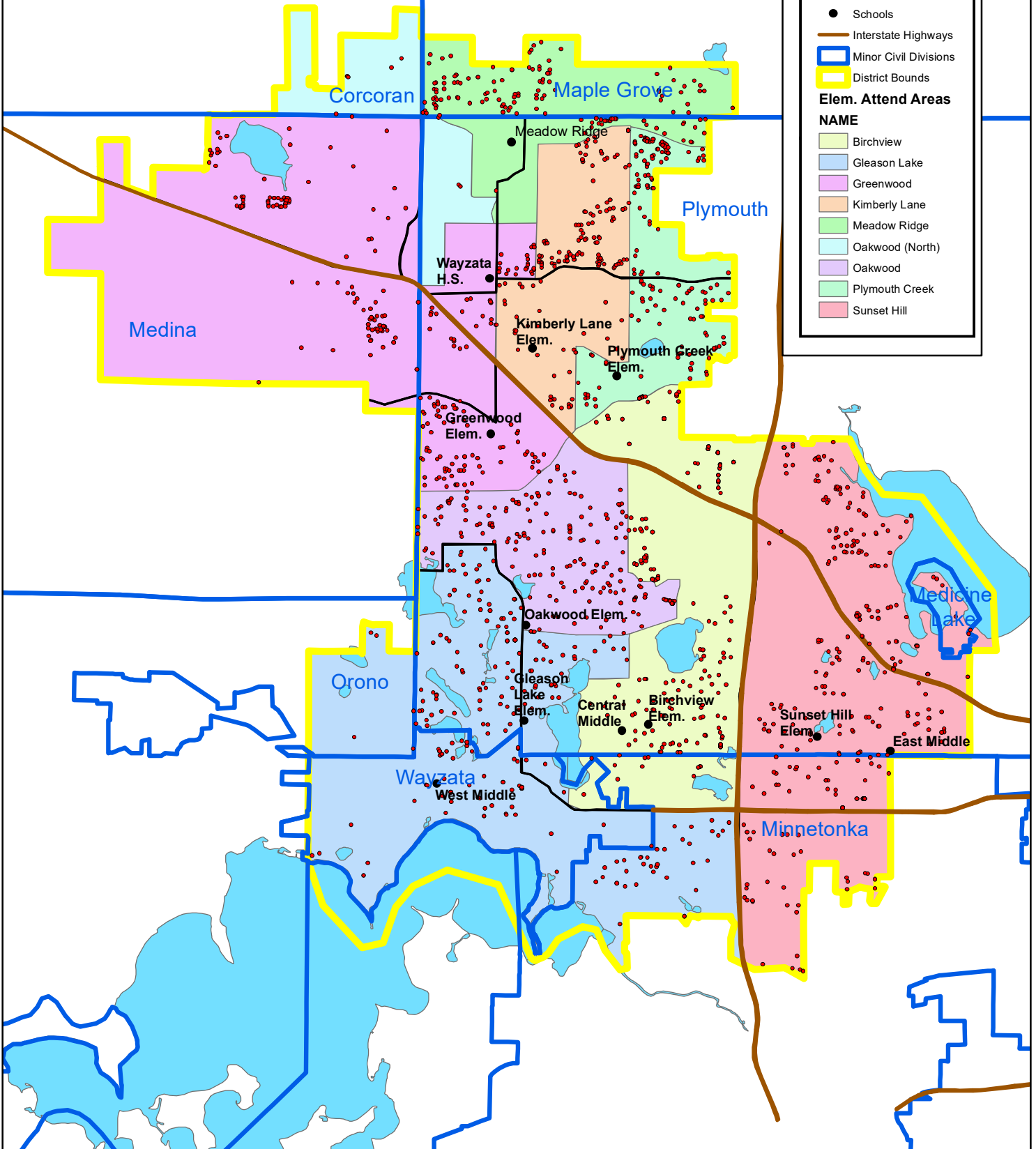
Table 3 lists the number of live births reported by the Minnesota Department of Health for the period from September 1, 2001 to August 31, 2016. The highest number of births during this time frame was 689 during the 2015 to 2016 school year. Note that the number of reported births is usually less than the count of actual births since in some cases mothers decide not to include their births in the reported list. These reported numbers can be useful however for showing long-term trends.

Map C shows the distribution of reported births in the district for the September to August period for the years 2013-16

Table 3	
Wayzata Public Schools	
Live Births	
September 1, 2001- August 31, 2016	
November 2016	
School	
Year	Total
2001-02	564
2002-03	513
2003-04	577
2004-05	540
2005-06	493
2006-07	530
2007-08	487
2008-09	501
2009-10	551
2010-11	535
2011-12	549
2012-13	611
2013-14	598
2014-15	608
2015-16	689
Total	8,346

**Wayzata Public Schools
Distribution of Households
With at Least One Live Birth
Sept. 1, 2013 - Aug. 31, 2016
November 2016**

Map C



Legend

- Household
- Schools
- Interstate Highways
- Minor Civil Divisions
- District Bounds

Elem. Attend Areas

NAME
Birchview
Gleason Lake
Greenwood
Kimberly Lane
Meadow Ridge
Oakwood (North)
Oakwood
Plymouth Creek
Sunset Hill

Household/Structure and “aging-in-place”

Many inner and middle ring suburban communities are seeing the phenomenon of “aging-in-place” in which parents of children who have grown and moved away remain in their homes for their post-child-rearing years. These residents are commonly referred to as “empty nesters.” Many districts are now concerned about the increase in the numbers of these aging-in-place households because by remaining in their homes, they limit the number of single-family homes available to young families with school-age children. Of particular concern are those aging-in-place households living in the more modestly priced single-family homes. Homeholders in a home with a lower value may be very hesitant to sell and move because the proceeds from their home sale may not be adequate to allow them to purchase a condominium or townhouse of their liking. Thus, residents in lower-value homes may be less mobile than those in higher-value properties.

One method of trying to understand this phenomena in a particular school district is to use voter data to determine the number of homes with aging-in-place households. Table 4 lists the number of households residing in single-family detached homes that have at least one person over the age of 55 who is registered to vote. This then is an indicator of the number of aging-in-place households. Voter records such as these can be a reliable indicator of demographic patterns since the percentage of individuals over the age of 55 who are registered to vote is quite high. The table also lists the number of homes in which children of school age reside.

Table 4 shows that 31 percent of the single-family homes in the district have households with district-enrolled K-12 children and 39 percent have households with residents who are over the age of 55 and registered to vote. The Gleason lake and Sunset Hill areas have the highest percentage of these older households with 50 percent and 49 percent respectively. The area with the highest percentage of homes with enrolled students is Meadow Ridge (57 percent) The Gleason Lake and Sunset Hill areas have the lowest proportions of homes with enrolled children with 19 percent and 20 percent respectively.

Median property values can shed light on the mobility of the aging-in-place households. Gleason Lake has 50 percent of its households to be aging-in-place. This area also has a low median home value of \$228,000. These lower values will quite likely be a barrier to residents selling their homes and therefore opening those units up for younger families with school-age children.

Map D shows the percentages by attendance area of registered voters over the age of 55.

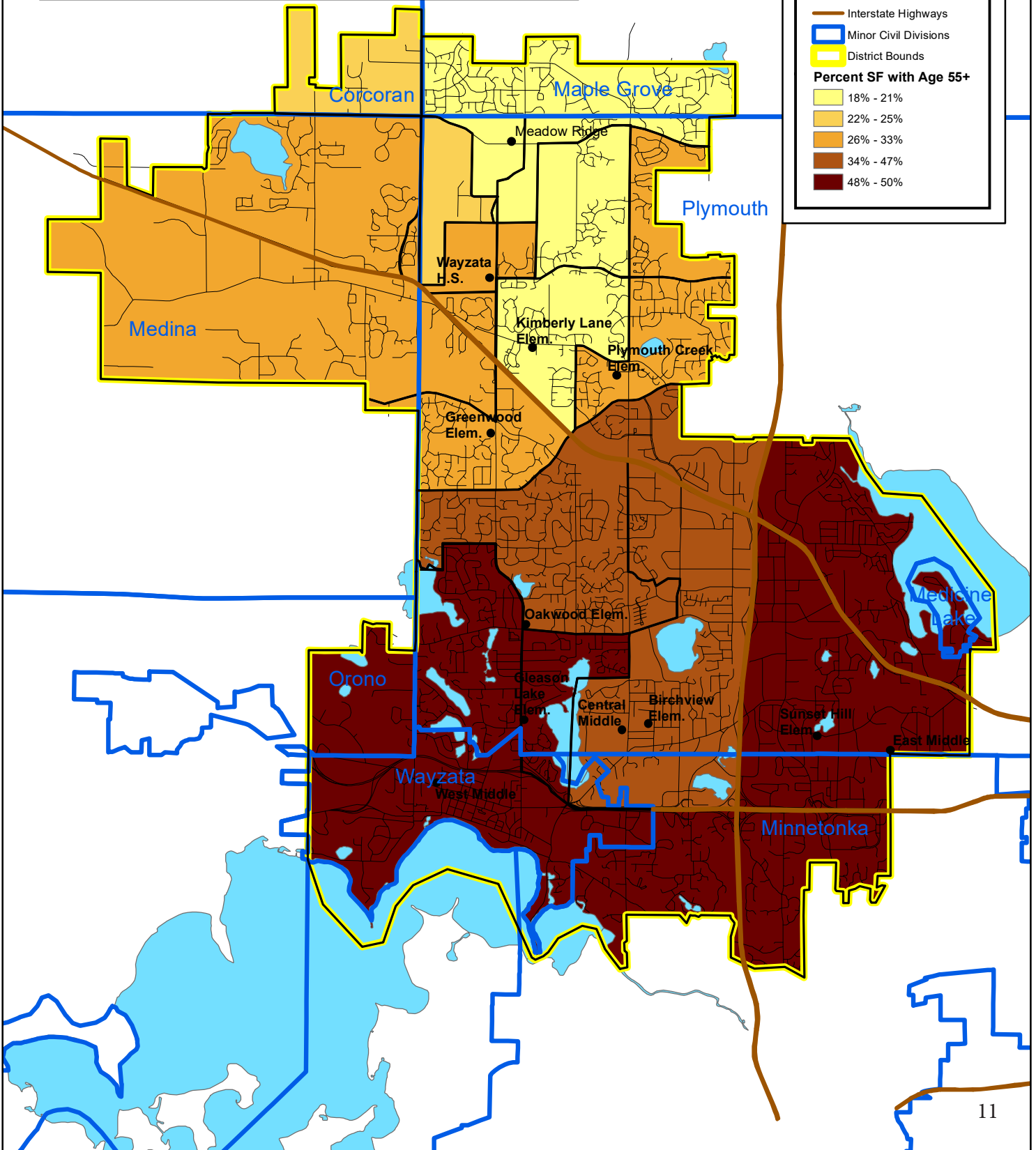
Table 4					
Wayzata Public Schools					
Proportion Of Single Family Homes					
With K-12 Students, and Registered Voters Age 55+*					
Residing Within,					
By Elementary Attendance Area					
November 2016					
					Percentage Of
				Single Family	Single Family
				Homes With	Homes With
	Single	Single Family	Percentage	Voter	Voter
Study Aea	Homes	Homes With	Of Homes With	Age 55+*	Age 55+
	K-12 Students	K-12 Students	K-12 Students		
Birchview	1,334	294	22%	627	47%
Gleason Lake	3,032	588	19%	1,529	50%
Greenwood	2,384	925	39%	735	31%
Kimberly Lane	1,113	516	46%	235	21%
Meadow Ridge	1,496	849	57%	267	18%
Oakwood	1,761	484	27%	810	46%
Oakwood (N)	135	39	29%	34	25%
Plymouth Creek	1,431	577	40%	474	33%
Sunset Hill	2,883	573	20%	1,406	49%
TOTAL	15,569	4,845	31%	6117	39%
*2015 voter data					
Sources Of Data					
ISD 284 Student Information System					
Hennepin County Geographic Information System					
Minnesota Secretary Of State					

Wayzata Public Schools Percent Single Family Homes With Voter Age 55+ By Elementary Attendance Area, November 2016

Map D

Legend

- Schools
 - Interstate Highways
 - ▭ Minor Civil Divisions
 - ▭ District Bounds
- Percent SF with Age 55+**
- 18% - 21%
 - 22% - 25%
 - 26% - 33%
 - 34% - 47%
 - 48% - 50%



K-12 students and housing type

Where students live and the type of housing they live in is detailed in Table 5. By far, the largest proportion (79 percent) of enrolled students live in single-family homes. Two percent live in condominium units. Apartment dwellers account for 12 percent, and those living in townhomes make up 6 percent. Oakwood (N) (100 percent), Greenwood (96 percent), and Meadow Ridge (96 percent) had the highest percentage of K-12 students in single-family homes. Birchview (53 percent) and Kimberly Lane (69 percent) had the lowest. Birchview had the highest proportion of students in apartments, with 34 percent.

Map E pictures the percentage, by attendance area, of homes with K-12 students residing within.

Table 5		Wayzata Public Schools											
Housing Type Of Resident Enrolled K-12 Students*		November 2016											
Elementary Attendance Area	Resident K-12 Students	K-12 In Single-Family Homes			K-12 In Condominium			K-12 In Multi-Family**			K-12 In Duplex		
		Count	Percent	Count	Percent	Count	Percent	Count	Percent	Count	Percent		
Birchview	965	514	53%	45	5%	326	34%	4	0%	2	0%	74	8%
Gleason Lake	1,301	1,022	79%	13	1%	223	17%	26	2%	0	0%	17	1%
Greenwood	1,660	1,588	96%	6	0%	30	2%	0	0%	4	0%	32	2%
Kimberly Lane	1,268	874	69%	90	7%	62	5%	0	0%	0	0%	242	19%
Meadow Ridge	1,583	1,518	96%	0	0%	41	3%	0	0%	18	1%	6	0%
Oakwood	1,068	793	74%	17	2%	193	18%	0	0%	0	0%	65	6%
Oakwood (N)	61	61	100%	0	0%	0	0%	0	0%	0	0%	0	0%
Plymouth Creek	1,352	995	74%	0	0%	110	8%	0	0%	33	2%	214	16%
Sunset Hill	1,352	933	69%	22	2%	325	24%	2	0%	13	1%	25	2%
TOTAL	10,610	8,298	78%	193	2%	1,310	12%	32	0%	70	1%	675	6%

*There are also 32 students that reside in mobile homes.

**Apartments, Cooperatives etc.

Sources Of Data
 ISD 284 Student Information System
 Hennepin County Geographic Information System

Wayzata Public Schools Percentage of Single Family Homes With Enrolled K-12 Students By Elementary Attendance Area, November 2016

Map E

Legend

- Schools
 - Interstate Highways
 - ▭ Minor Civil Divisions
 - ▭ District Bounds
- Percent SF with K-12**
- 10%
 - 11% - 22%
 - 23% - 29%
 - 30% - 46%
 - 47% - 57%

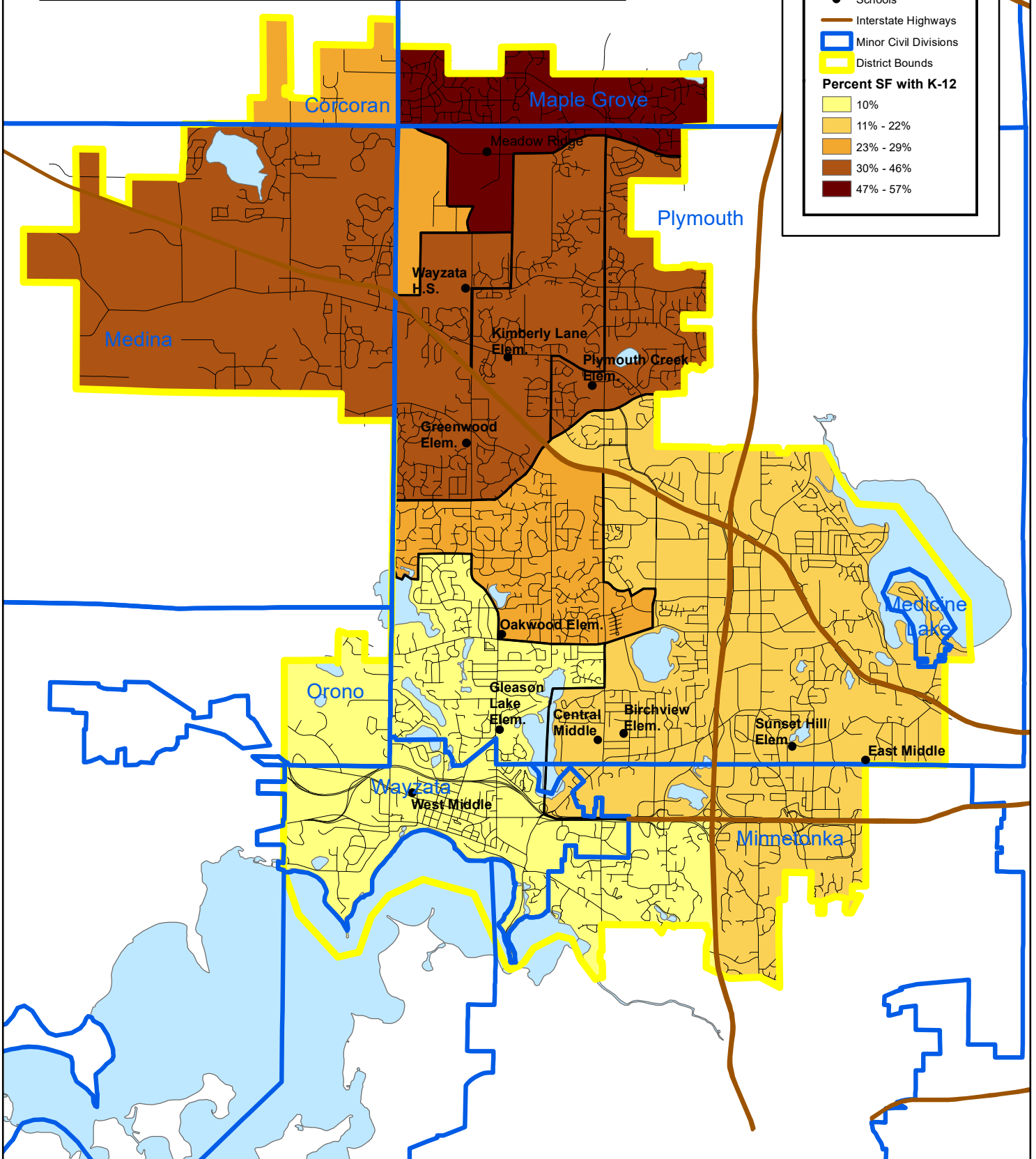


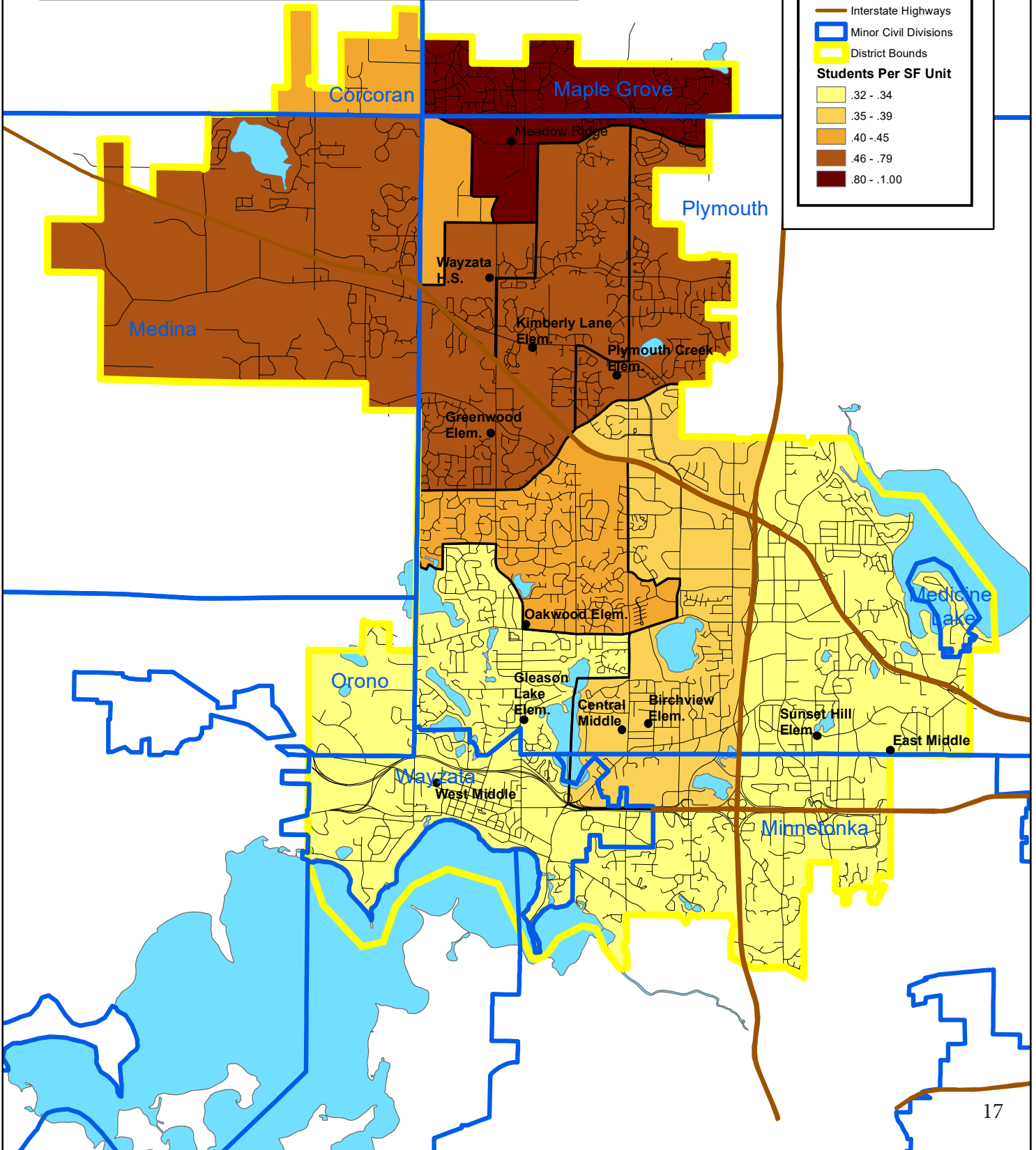
Table 6b												
Wayzata Public Schools												
Yield of K-12 Students in Single Family Homes,												
Built During Years 2010-15												
By Grade Range												
By Elementary Attendance Area												
November 2016												
All												
Elementary Attendance Areas	Single Family Homes	K-12 Students In Single Family Homes	Students Per Home			Students Grades			Students Per Home			
			K-12	K-5	6-8	K-5	6-8	9-12	K-5	6-8	9-12	
Birchview	56	24	0.43	17	4	0.30	4	0.07	3	0.05		
Gleason Lake	141	37	0.26	21	11	0.15	11	0.08	5	0.04		
Greenwood	606	543	0.90	328	126	0.54	126	0.21	89	0.15		
Kimberly Lane	454	439	0.97	269	102	0.59	102	0.22	68	0.15		
Meadow Ridge	388	449	1.16	264	105	0.68	105	0.27	80	0.21		
Oakwood	4	4	1.00	3	0	0.75	0	0.00	1	0.25		
Oakwood (N)	34	28	0.82	12	7	0.35	7	0.21	9	0.26		
Plymouth Creek	181	207	1.14	114	48	0.63	48	0.27	45	0.25		
Sunset Hill	51	30	0.59	21	9	0.41	9	0.18	0	0.00		
TOTAL	1,915	1,761	0.92	1,049	412	0.55	412	0.22	300	0.16		
Sources Of Data												
ISD 284 Student Information System												
Hennepin County Geographic Information System												

Wayzata Public Schools Yield of K-12 Students In Single Family Homes By Elementary Attendance Area, November 2016

Map F

Legend

- Schools
 - Interstate Highways
 - Minor Civil Divisions
 - District Bounds
- Students Per SF Unit**
- .32 - .34
 - .35 - .39
 - .40 - .45
 - .46 - .79
 - .80 - 1.00



K-12 student yield in single family homes by era built

Table 7 details the yields of K-12 enrolled students in single family homes classified by era built. Homes built prior to 1960 had a K-12 yield of 0.23 students per home, while single family units built since 2000 had a yield of 0.93.

Table 7			
Wayzata Public Schools			
Yield Of K-12 Students			
In Single Family Homes			
By Era Built			
November 2016			
	Single	K-12 Students	K-12 Yield
Era Built	Family	In Single	In Single
	Homes	Family Homes	Family Homes
Pre 1960	2,293	529	0.23
1960 - 79	4,448	1,700	0.38
1980 - 99	5,267	2,740	0.52
Post 2000	3,561	3329	0.93
TOTAL	15,569	8,298	0.53
Sources Of Data			
ISD 284 Student Information System			
Hennepin County Geographic Information System			

K-12 student yield in single family homes by value classification

Table 8, lists the yields of single family homes by four classifications of estimated market values. Higher valued homes exhibit higher yields than do single-family units in lower ranges. This is consistent with other districts with homes of similar age and style.

Tables 9 and 10 show yields for grade ranges K-5 also by era built and value class. Results here are similar to tables 7 and 8.

Table 8			
Wayzata Public Schools			
Yield of K-12 Students			
In Single Family Homes			
By Value Class (Estimated Market Value)			
November 2016			
	Single	K-12 Students	K-12 Yield
Estimated	Family	In Single	In Single
Market Value	Homes	Family Homes	Family Homes
\$0-\$249,999	2,635	892	0.34
\$250,000 - \$499,999	8,972	4,715	0.53
\$500,000-\$749,999	2,874	2,095	0.73
\$750,000+	1088	596	0.55
TOTAL	15,569	8,298	0.53
Sources Of Data			
Hennepin County Geographic Information System			

Table 9			
Wayzata Public Schools			
Yield Of K-5 Students			
In Single Family Homes			
By Era Built			
November 2016			
			K-5 Yield
	Single	K-5 Students	Of Students
	Family	In Single	In Single
Era Built	Homes	Family Homes	Family Homes
Pre 1960	2,293	661	0.29
1960 - 79	4,448	1,081	0.24
1980 - 99	5,267	1,657	0.31
Post 2000	3,561	220	0.06
TOTAL	15,569	3,619	0.23
Sources Of Data			
ISD 284 Student Information System			
Hennepin County Geographic Information System			

Table 10			
Wayzata Public Schools			
Yield of K-5 Students			
In Single Family Homes			
By Value Class (Estimated Market Value)			
November 2016			
			K-5 Yield
	Single	K-5 Students	Of Students
	Family	In Single	In Single
Estimated	Homes	Family Homes	Family Homes
Market Value			
\$0-\$249,999	2,635	469	0.18
\$250,000 - \$499,999	8,972	1,990	0.22
\$500,000-\$749,999	2,874	928	0.32
\$750,000+	1088	232	0.21
TOTAL	15,569	3,619	0.23
Sources Of Data			
Hennepin County Geographic Information System			

Sales of single-family homes and resulting student yield

Table 11 shows the number of single-family homes that were sold in each area between January 1, 2014, and June 30, 2016. During that period, 2,415 (16 percent) of the district's single-family homes were sold. Kimberly Lane showed the highest percentage of homes sold. Older attendance areas such as Sunset Hill, Oakview, and Birchview had the lowest percentage of homes sold.

Tables 12 and 13 break out the sales by year built and value classification.

Map G portrays the percentage of homes sold by study area.

The role of home sales in enrollment change is detailed in Table 14. For the time frame cited above, the table shows the yields of enrolled students in the homes sold post sale. As has been stated, on a districtwide basis, the K-12 student yield in single family homes is 0.53 students per home. After the sales, the yield was 0.66. This indicates that home sales in the district are resulting in an enrollment increase.

Table 15 details the yields of K-5 students in the homes sold. K-5 student yield in the district overall is 0.23. The K-5 yield in homes sold is 0.39 indicating gain from the home sales.

Tables 16 and 17 show sales and yields for homes sold by era built and value class. Homes built pre-1960 had the lowest post sale yield of 0.26. The highest yield by era built is 0.88 for the post 2000 period. The highest valued homes had the highest post sale yield of the four value ranges.

Table 11				
Wayzata Public Schools				
Single Family Homes Sold During January 1, 2014 - June 30, 2016				
By Elementary Attendance Area				
November 2016				
		Median Value	All	
	All Single	Of All Single-	Single Family	
Elementary	Family	Family Detached	Homes Sold	Percent
Attendance Area	Homes	Homes	14-16	Homes Sold
Birchview	1,334	\$273,000	160	12%
Gleason Lake	3,032	\$228,000	405	13%
Greenwood	2,384	\$431,000	498	21%
Kimberly Lane	1,113	\$504,000	394	35%
Meadow Ridge	1,496	\$471,850	212	14%
Oakwood	1,761	\$336,000	207	12%
Oakwood (N)	135	\$347,000	33	24%
Plymouth Creek	1,431	\$388,000	191	13%
Sunset Hill	2,883	\$297,800	315	11%
TOTAL	15,569		2,415	16%
Sources Of Data				
ISD 284 Student Information System				
Hennepin County Geographic Information System				

Table 12			
Wayzata Public Schools			
Sales of Single Family Homes by Era Built			
Units Sold January 1, 2014 - June 30, 2016			
November 2016			
	Single		
	Family	Single Family	Percent
Era Built	Homes	Homes Sold	Homes Sold
Pre 1960	2,293	285	12%
1960-79	4,448	509	11%
1980 - 99	5,267	570	11%
Post 2000	3,561	1051	30%
TOTAL	15,569	2,415	16%
Sources Of Data			
ISD 284 Student Information System			
Hennepin County Geographic Information System			

Table 13			
Wayzata Public Schools			
Sales of Single Family Homes by Value Class			
Units sold January 1, 2014 - June 30, 2016			
November 2016			
	Single		
	Family	Single Family	Percent
Estimated	Homes	Homes Sold	Homes Sold
Market Value			
\$0-\$249,999	2,635	580	22%
\$250,000 - \$499,999	8,972	1,181	13%
\$500,000-\$749,999	2,874	474	16%
\$750,000+	1088	180	17%
TOTAL	15,569	2,415	16%
Sources Of Data			
Hennepin County Geographic Information System			

**Wayzata Public Schools
 Percent of Single Family Homes
 Sold January 1, 2014-June 30, 2016
 By Elementary Attendance Area
 November 2016**

Map G

Legend

- Schools
- Interstate Highways
- ▭ Minor Civil Divisions
- ▭ District Bounds

Percent SF Units Sold

- 11%
- 12%
- 13% - 14%
- 15% - 24%
- 25% - 35%

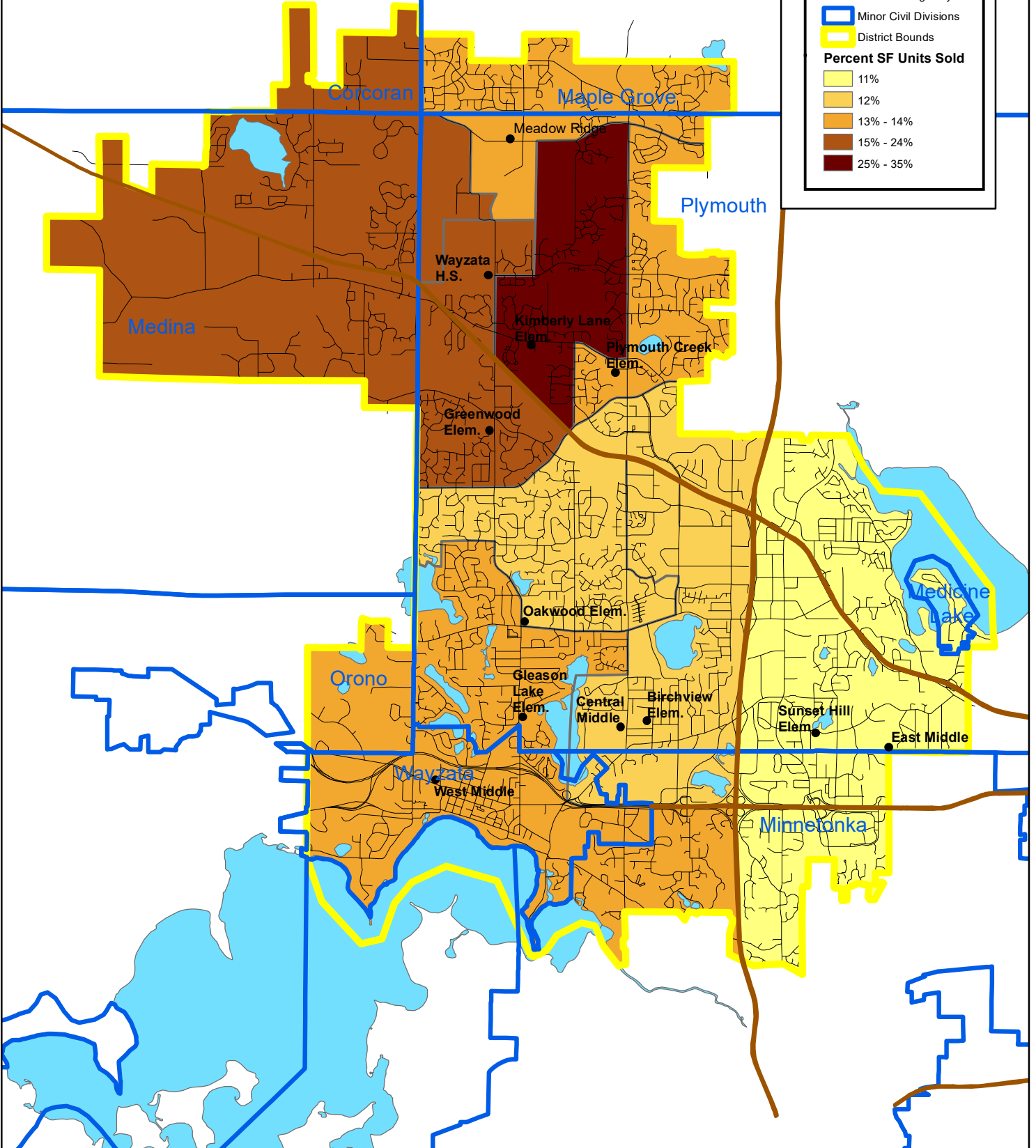


Table 14					
Wayzata Public Schools					
K-12 Post Sale Yield in Single Family Homes					
Sold During January 1, 2014 - June 30, 2016					
By Elementary Attendance Area					
November 2016					
		Median Value	All	K-12	
	All Single	Of All Single-	Single Family	Students In	Post Sale
	Family	Family Detached	Homes Sold	Homes Sold	K-12
Study Area	Homes	Homes	12-14	Post Sale	Student Yield
Birchview	1,334	\$273,000	160	69	0.43
Gleason Lake	3,032	\$228,000	405	156	0.39
Greenwood	2,384	\$431,000	498	409	0.82
Kimberly Lane	1,113	\$504,000	394	355	0.90
Meadow Ridge	1,496	\$471,850	212	231	1.09
Oakwood	1,761	\$336,000	207	125	0.60
Oakwood (N)	135	\$347,000	33	19	0.58
Plymouth Creek	1,431	\$388,000	191	131	0.69
Sunset Hill	2,883	\$297,800	315	106	0.34
TOTAL	15,569		2,415	1,601	0.66
Sources Of Data					
ISD 284 Student Information System					
Hennepin County Geographic Information System					

Table 15					
Wayzata Public Schools					
K-5 Post Sale Yield in Single Family Homes					
Sold During January 1, 2014 - June 30, 2016					
By Elementary Attendance Area					
November 2016					
		Median Value	All	K-5	
	All Single	Of All Single-	Single Family	Students In	Post Sale
	Family	Family Detached	Homes Sold	Homes Sold	K-5
Study Area	Homes	Homes	10-14	Post Sale	Student Yield
Birchview	1,334	\$273,000	160	44	0.28
Gleason Lake	3,032	\$228,000	405	82	0.20
Greenwood	2,384	\$431,000	498	229	0.46
Kimberly Lane	1,113	\$504,000	394	227	0.58
Meadow Ridge	1,496	\$471,850	212	143	0.67
Oakwood	1,761	\$336,000	207	72	0.35
Oakwood (N)	135	\$347,000	33	10	0.30
Plymouth Creek	1,431	\$388,000	191	80	0.42
Sunset Hill	2,883	\$297,800	315	61	0.19
Total	15,569		2,415	948	0.39
ISD 284 Student Information System					
Hennepin County Geographic Information System					

Table 16				
Wayzata Public Schools				
K-12 Yield (Post Sale) of Single Family Homes Sold				
By Era Built				
Units Sold January 1, 2014 - June 30, 2016				
November 2016				
	Single		K-12	
	Family	Single Family	In Homes Sold	K-12 Yield
Era Built	Homes	Homes Sold	Post Sale	In Homes Sold
Pre 1960	2,293	285	75	0.26
1960-79	4,448	509	240	0.47
1980 - 99	5,267	570	362	0.64
Post 2000	3,561	1051	924	0.88
TOTAL	15,569	2,415	1,601	0.66
Sources Of Data				
ISD 284 Student Information System				
Hennepin County Geographic Information System				

Table 17				
Wayzata Public Schools				
K-12 Yield (Post Sale) of Single Family Homes Sold				
By Value Class				
Units sold January 1, 2014 -June 30 ,2016				
November 2016				
	Single		K-12 In	
Estimated	Family	Single Family	Homes Sold	Yield of K-12 In
Market Value	Homes	Homes Sold	Post Sale	Homes Sold
\$0-\$249,999	2,635	580	352	0.61
\$250,000 - \$499,999	8,972	1,181	708	0.60
\$500,000-\$749,999	2,874	474	390	0.82
\$750,000+	1088	180	151	0.84
TOTAL	15,569	2,415	1,601	0.66
Sources Of Data				
Hennepin County Geographic Information System				

Socioeconomic patterns

Map H portrays the distribution throughout the district of English language learners.

Wayzata Public Schools Distribution of Households With English Language Learners November 2016

Map H

