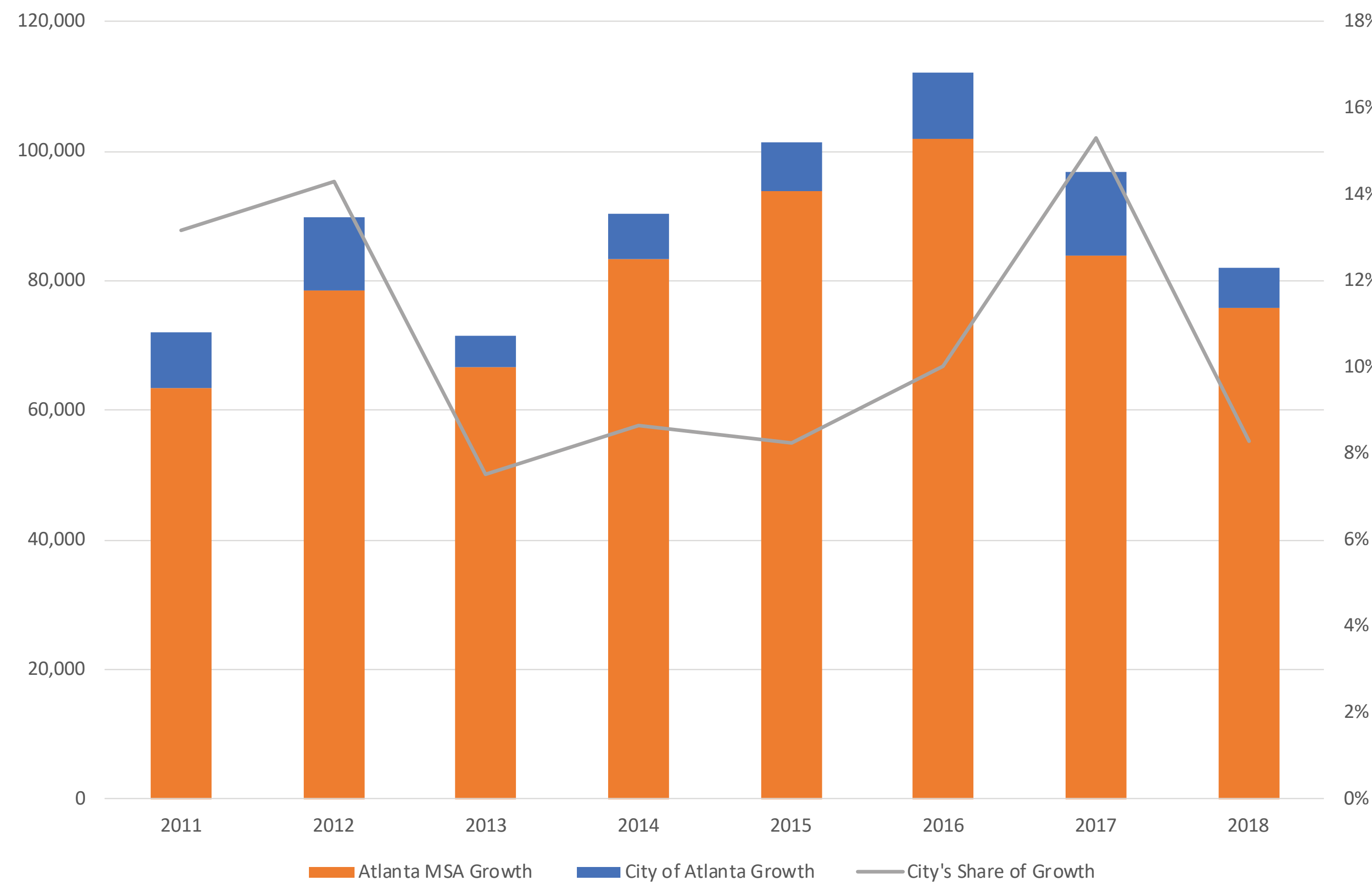


APS Atlanta Public Schools

Existing Conditions: Demographic Analysis



Population Growth 2010 - 2018

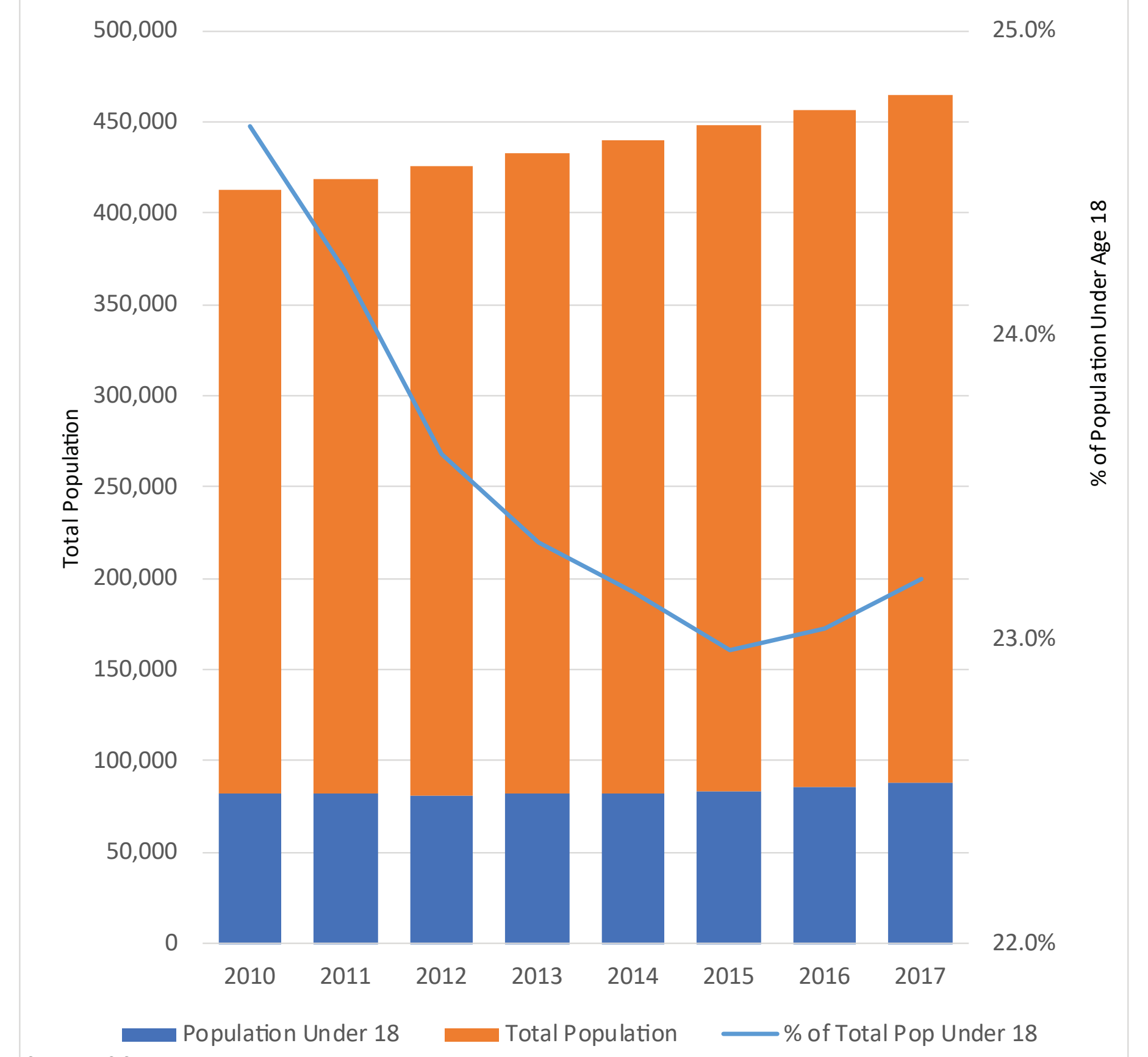


Source: U.S. Census Data

The City's overall population has been growing at a 1.7% average annual rate since 2010, yet the population under age 18 has increased by less than 1% per year.

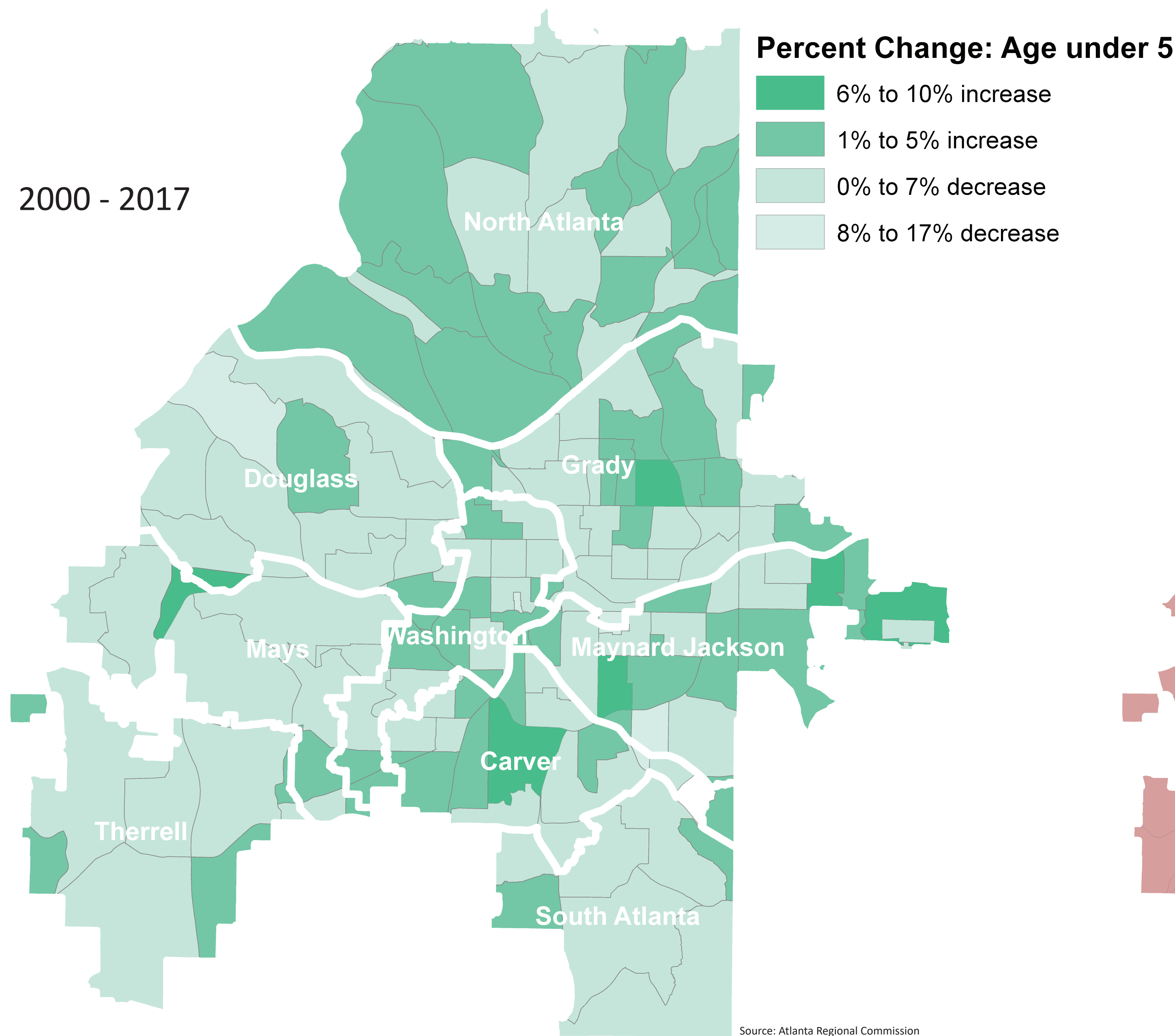
Will a percentage of these new households have children in the future? Will they continue to reside in Atlanta? If so, what types of housing will they occupy and where?

Atlanta Total and School-Aged Population



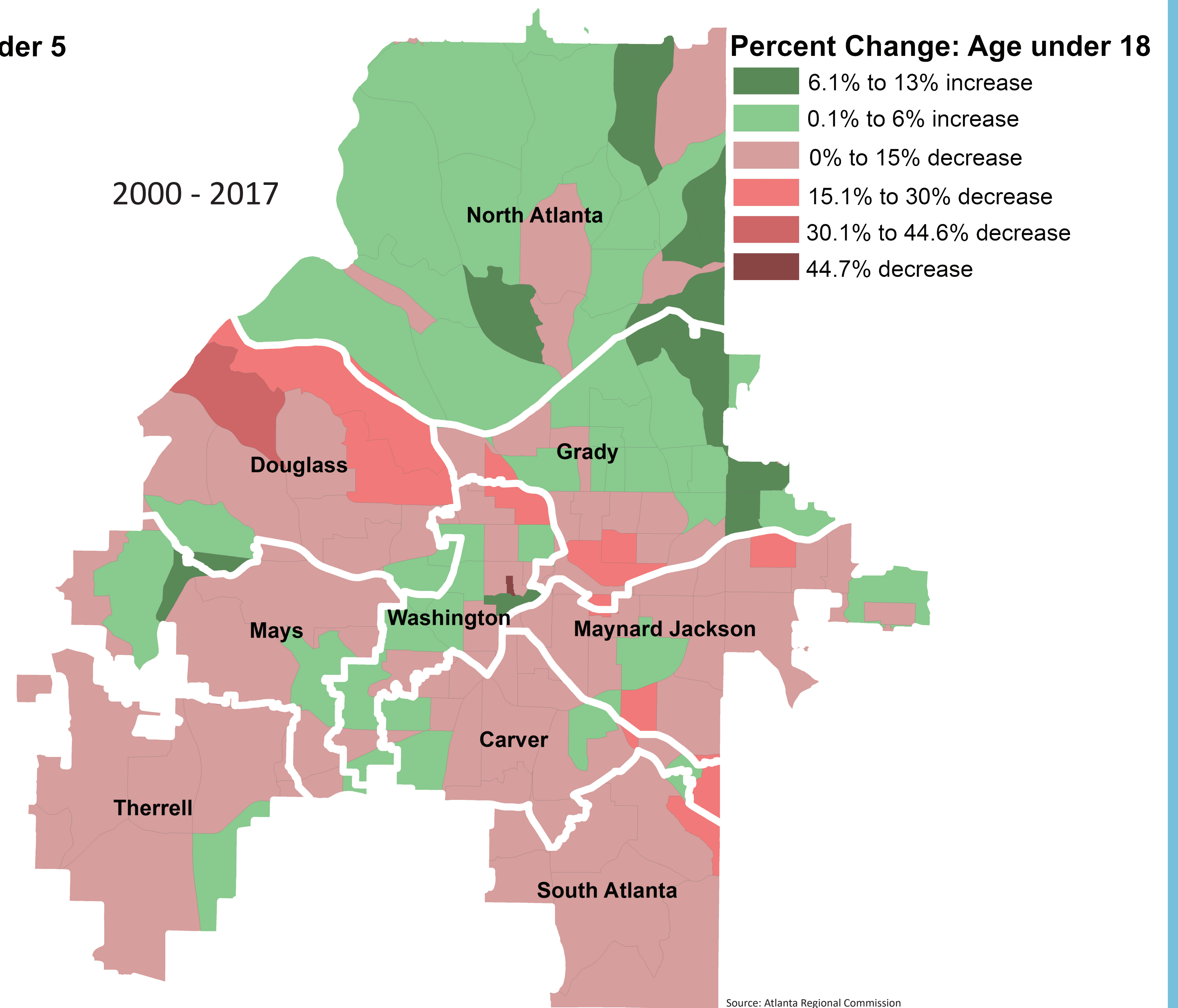
Source: U.S. Census Data

2000 - 2017



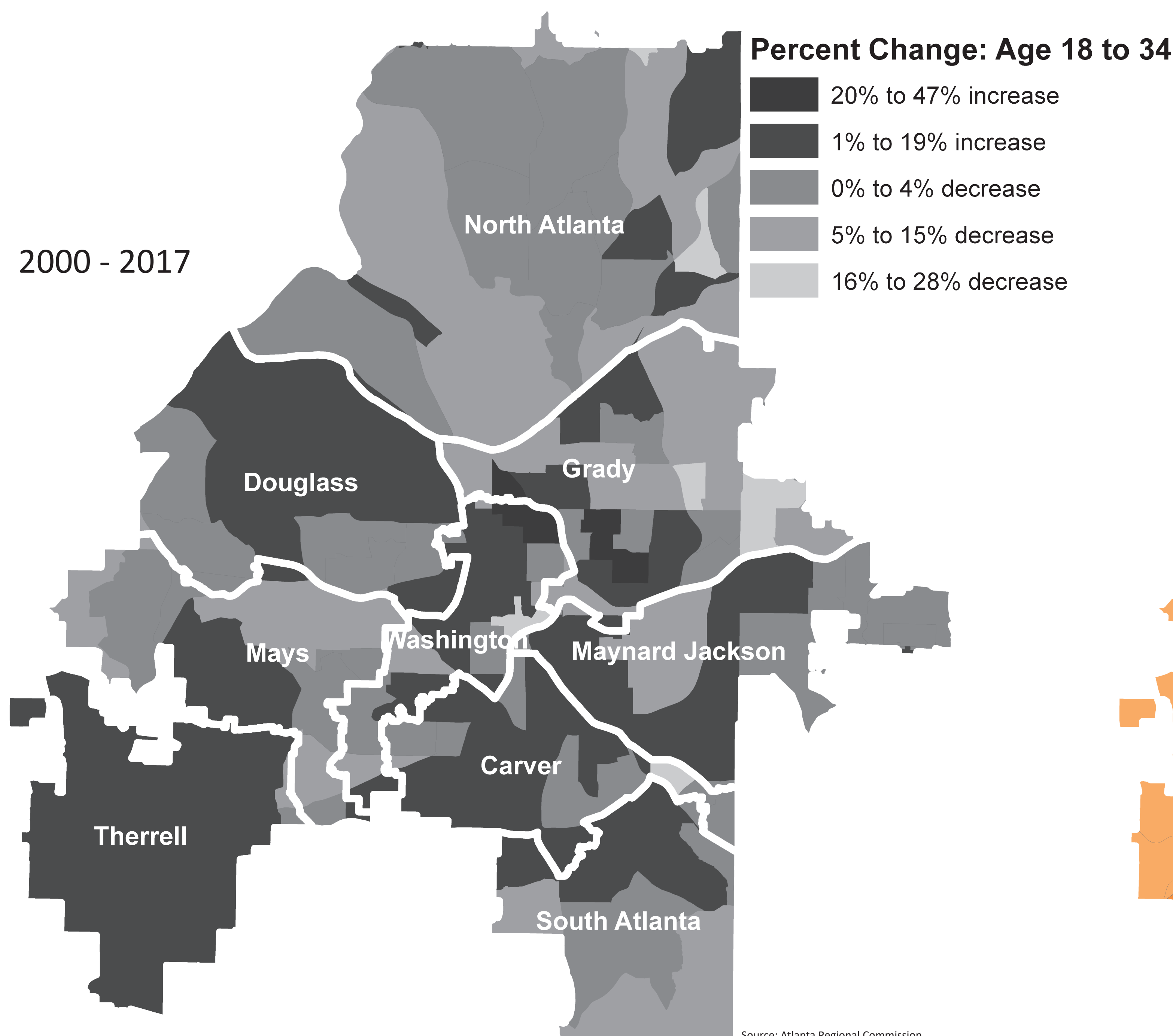
Source: Atlanta Regional Commission

2000 - 2017



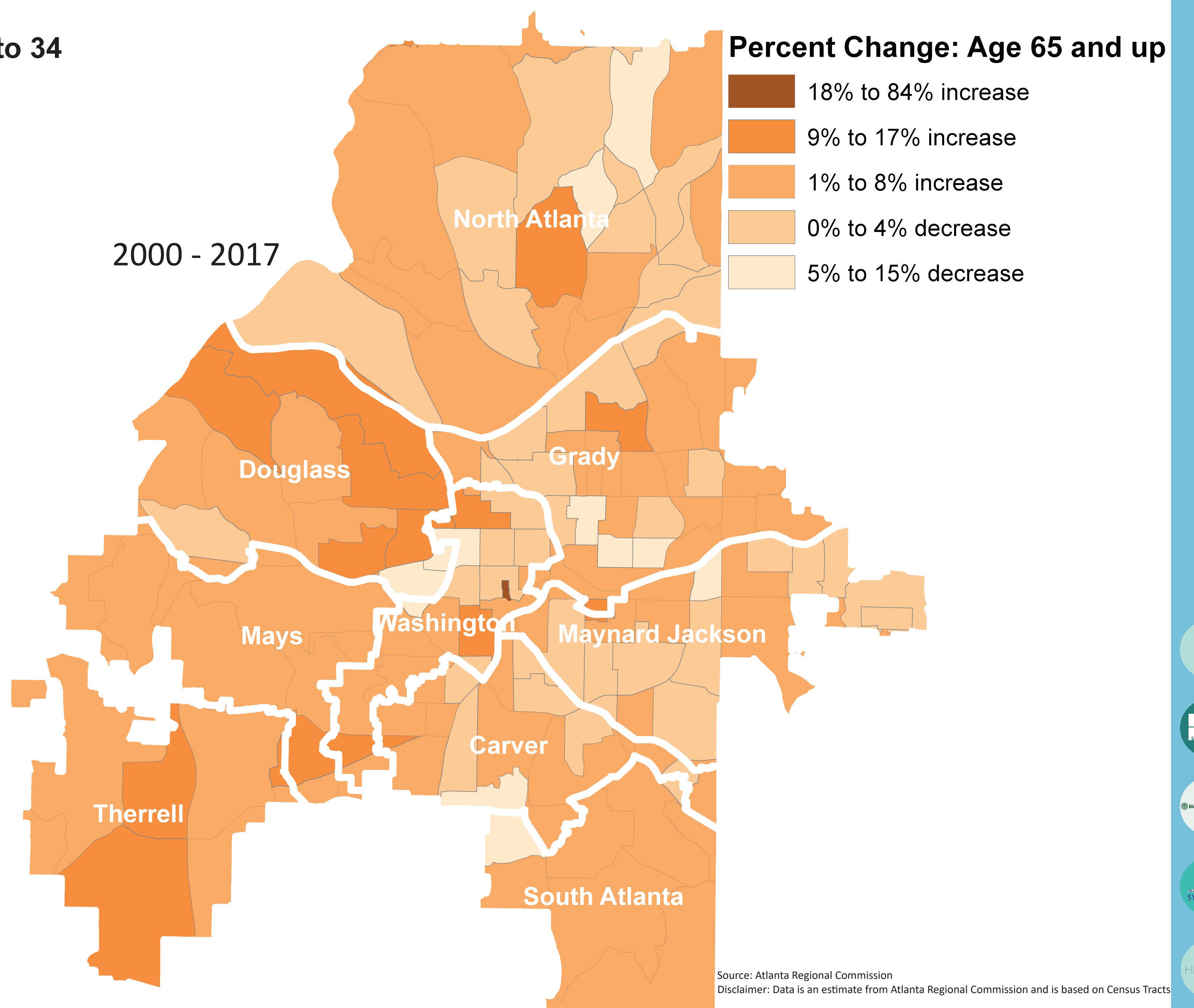
Source: Atlanta Regional Commission

2000 - 2017



Source: Atlanta Regional Commission

2000 - 2017



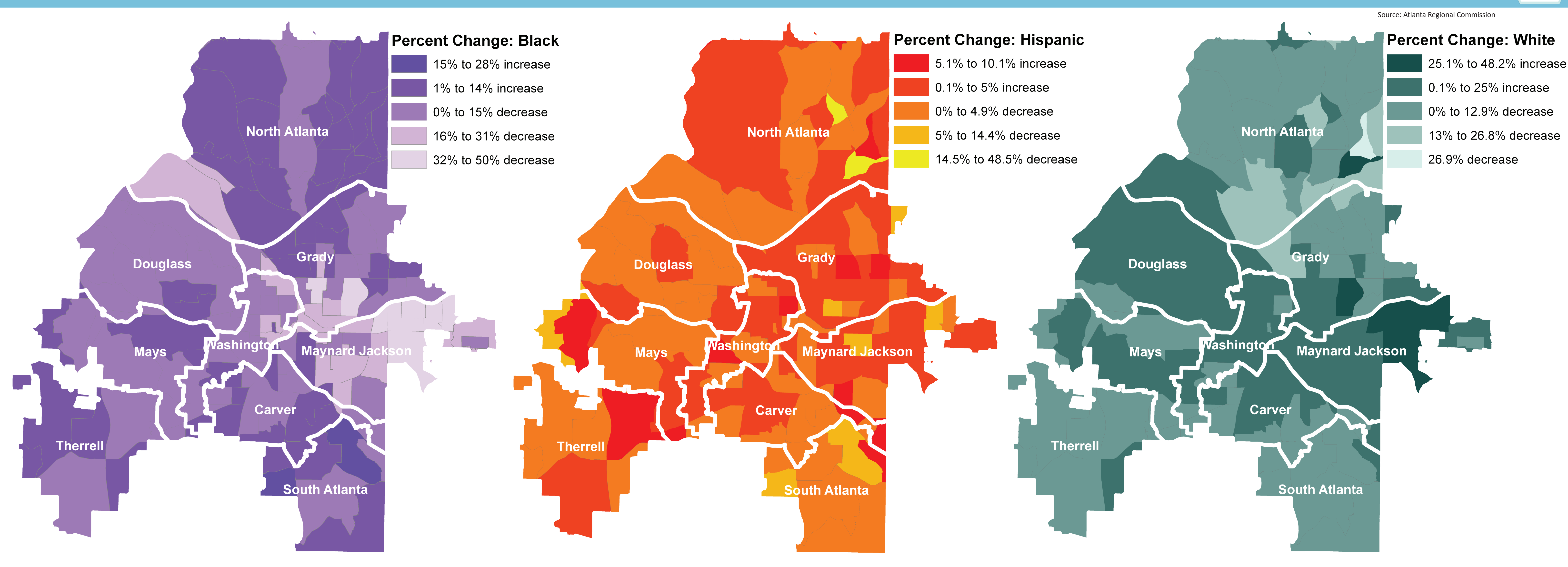
Source: Atlanta Regional Commission
Disclaimer: Data is an estimate from Atlanta Regional Commission and is based on Census Tracts



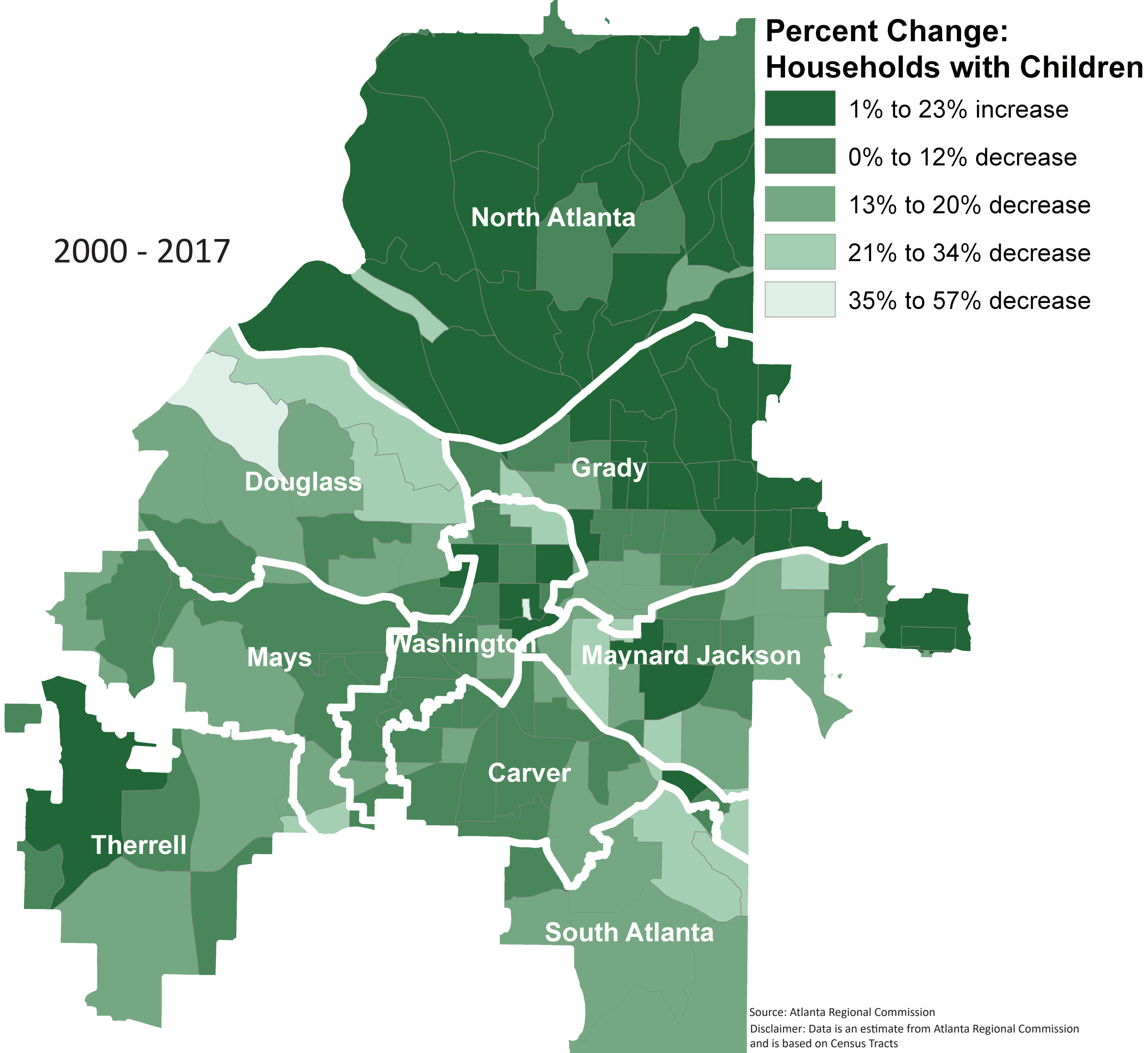
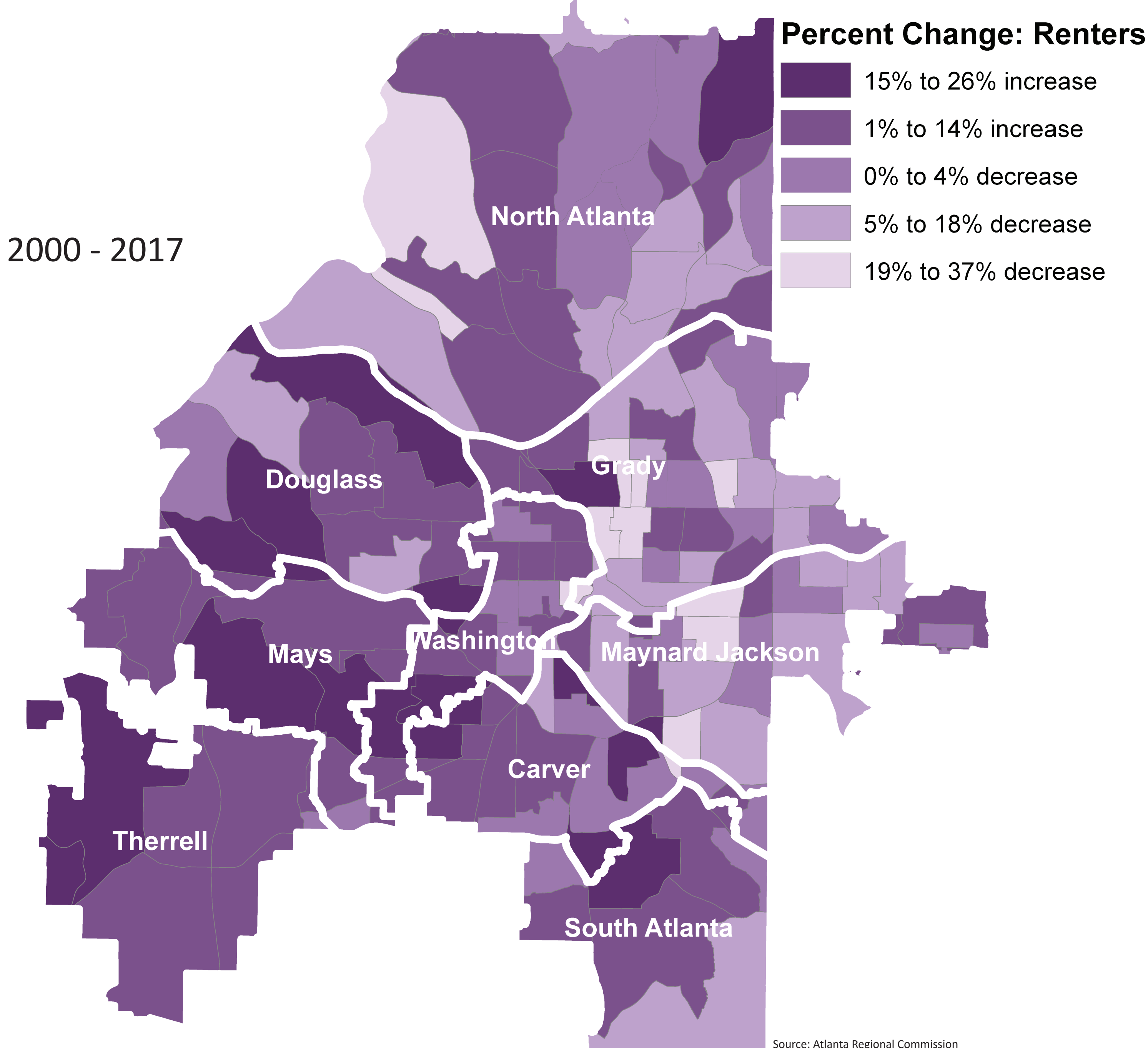
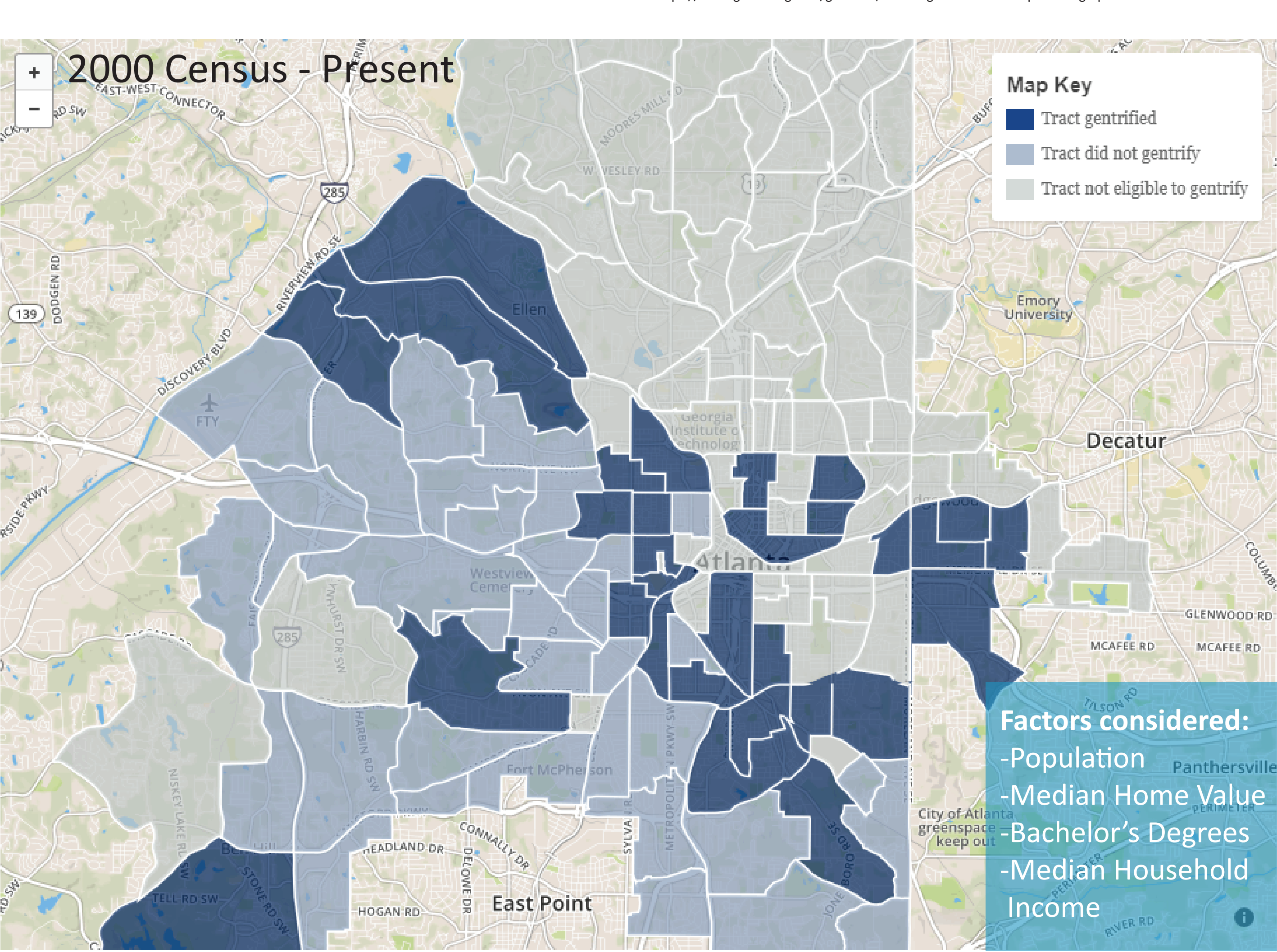
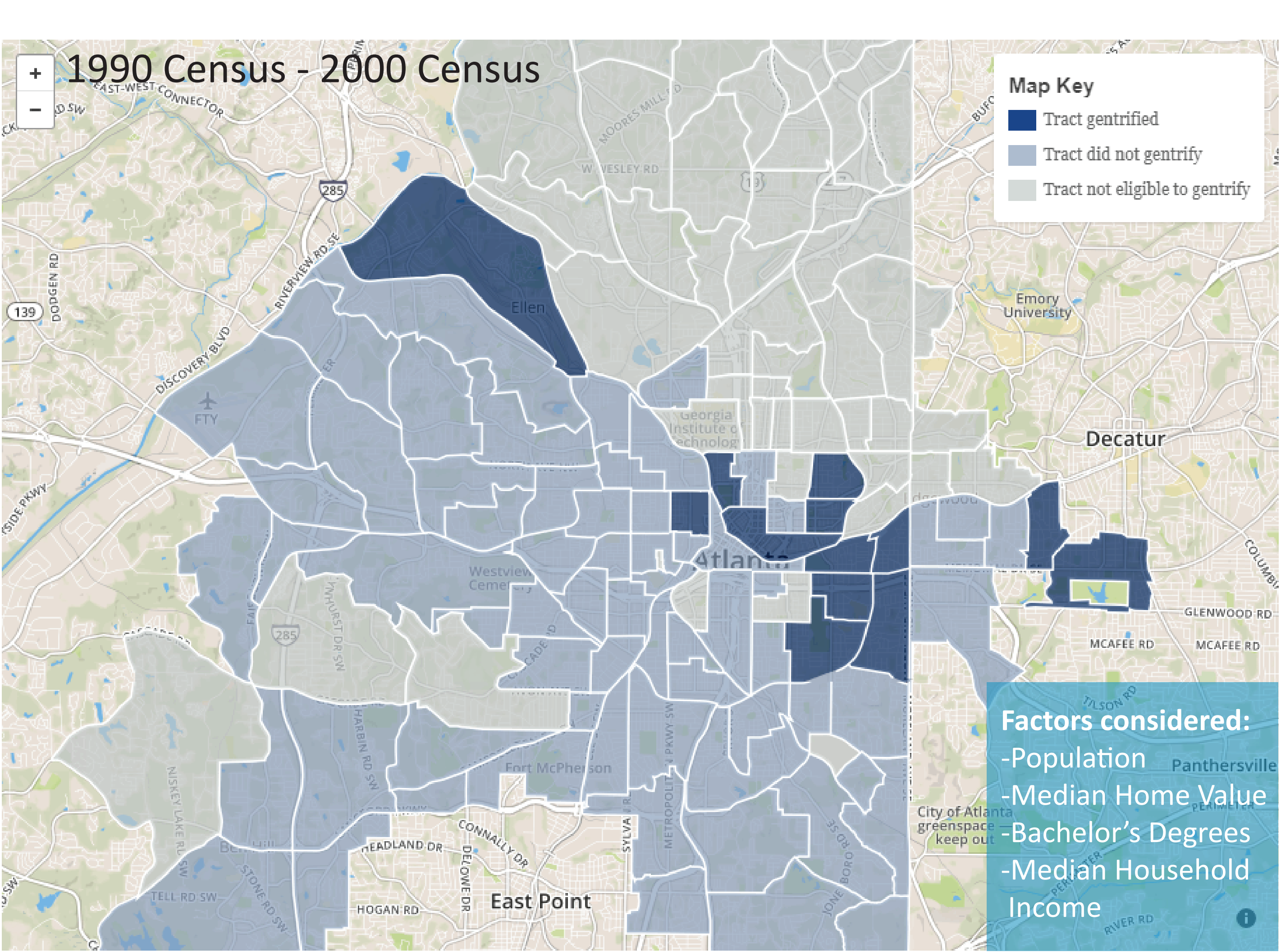
APS Atlanta Public Schools

Existing Conditions: Demographic Analysis

2000 - 2017 Percent Changes by Race/Ethnicity



Atlanta Gentrification Maps

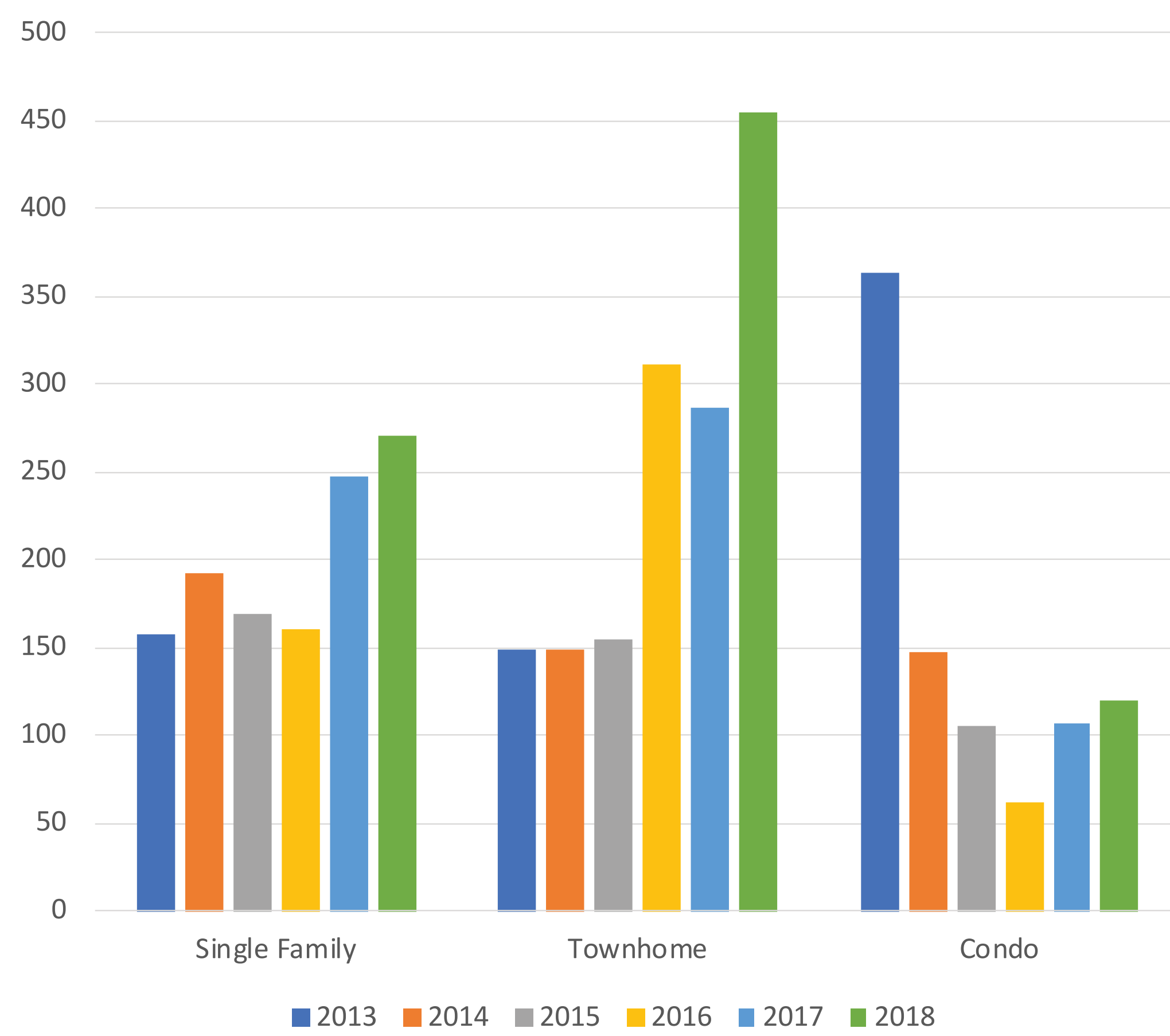


APS Atlanta Public Schools

Market Analysis

Atlanta New For-Sale Housing Trends

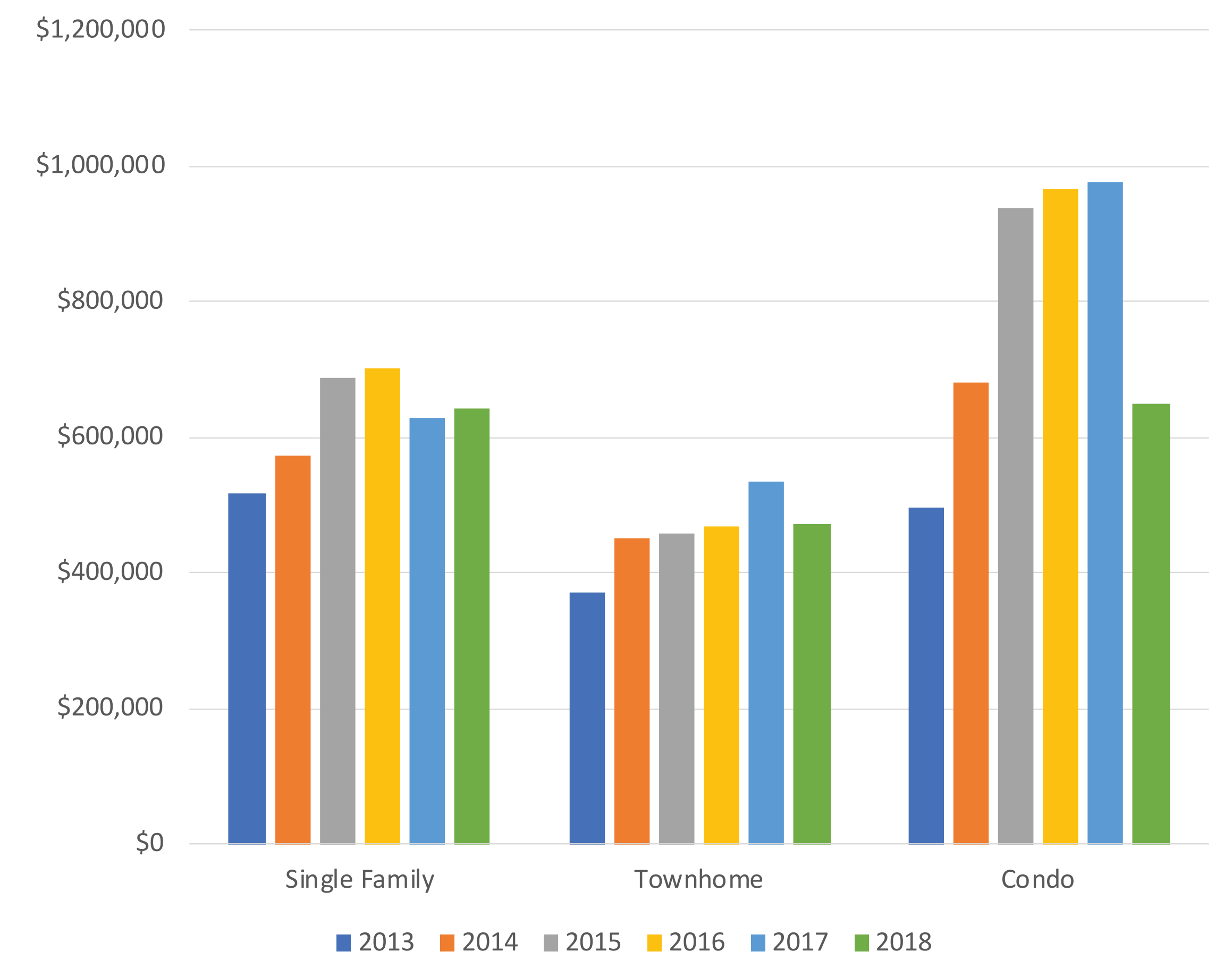
Number of New Atlanta Home Sales by Housing Type: 2013-2018



Source: SmartNumbers RE

Compared to new apartment construction, the development of for-sale housing has been modest in Atlanta, averaging roughly 600 units per year since 2013. Townhomes have recently replaced single-family homes as the largest segment of the new home market. In 2018 the number of townhomes sold exceeded new single-family and condominium units combined. Development costs are pushing prices for new construction out of reach for many families with children. Townhomes are Atlanta's most affordable new home option, yet the average sales price was \$496,000 in 2018. By comparison, the average sales price of new single-family homes and condominiums both exceeded \$600,000 in 2018.

Price Range of New Home Sales by Housing Type: 2013-2018



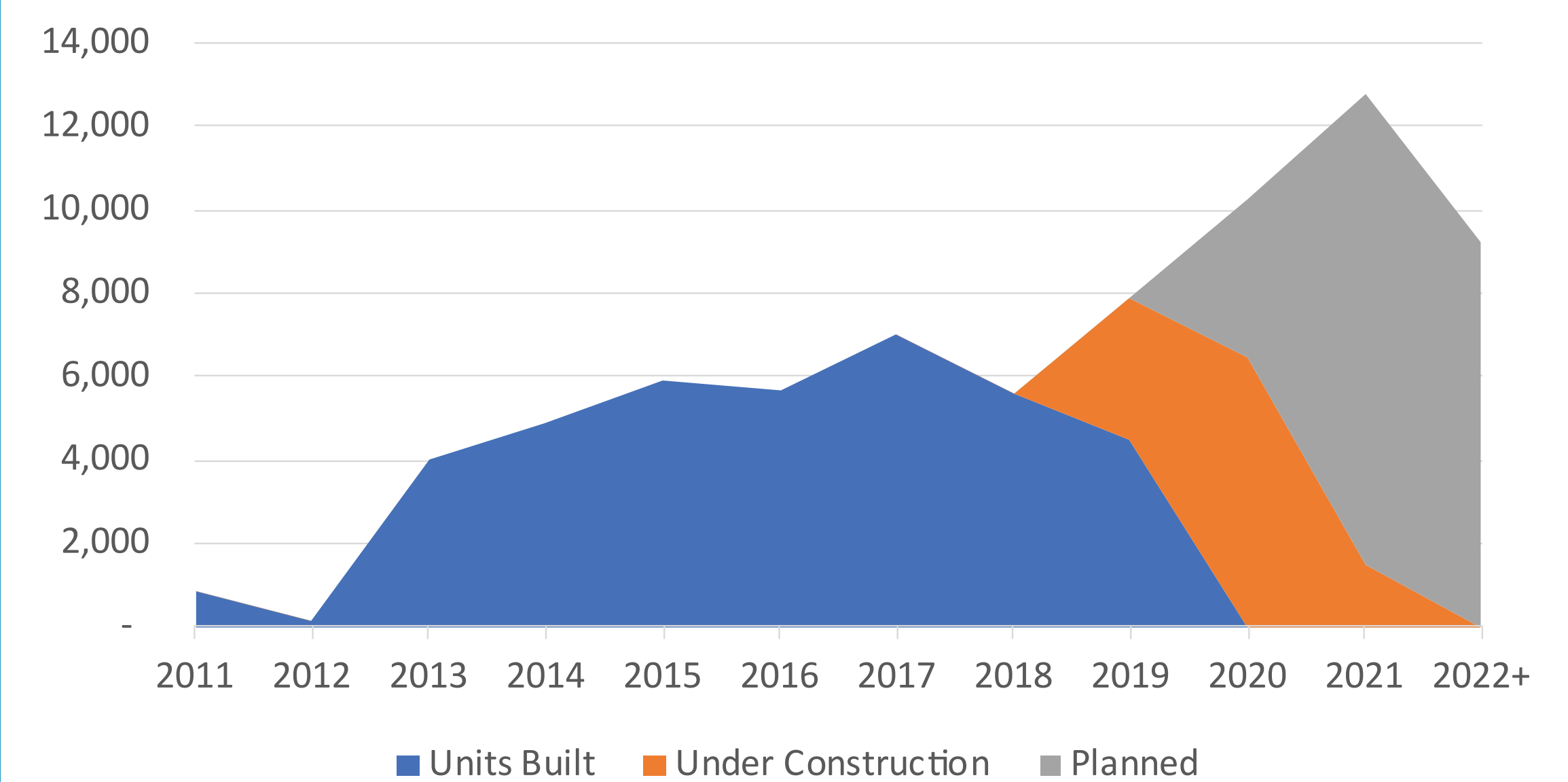
Source: SmartNumbers RE

Atlanta New Multi-Family Construction by Year

Year	Units Built	Under Construction	Planned
2010	2,095		
2011	856		
2012	151		
2013	3,984		
2014	4,846		
2015	5,885		
2016	5,654		
2017	6,986		
2018	5,565		
2019	4,497	3,355	
2020		6,458	3,820
2021		1,449	11,298
2022+			9,188
Total	40,519	11,262	24,306

Source: CoStar

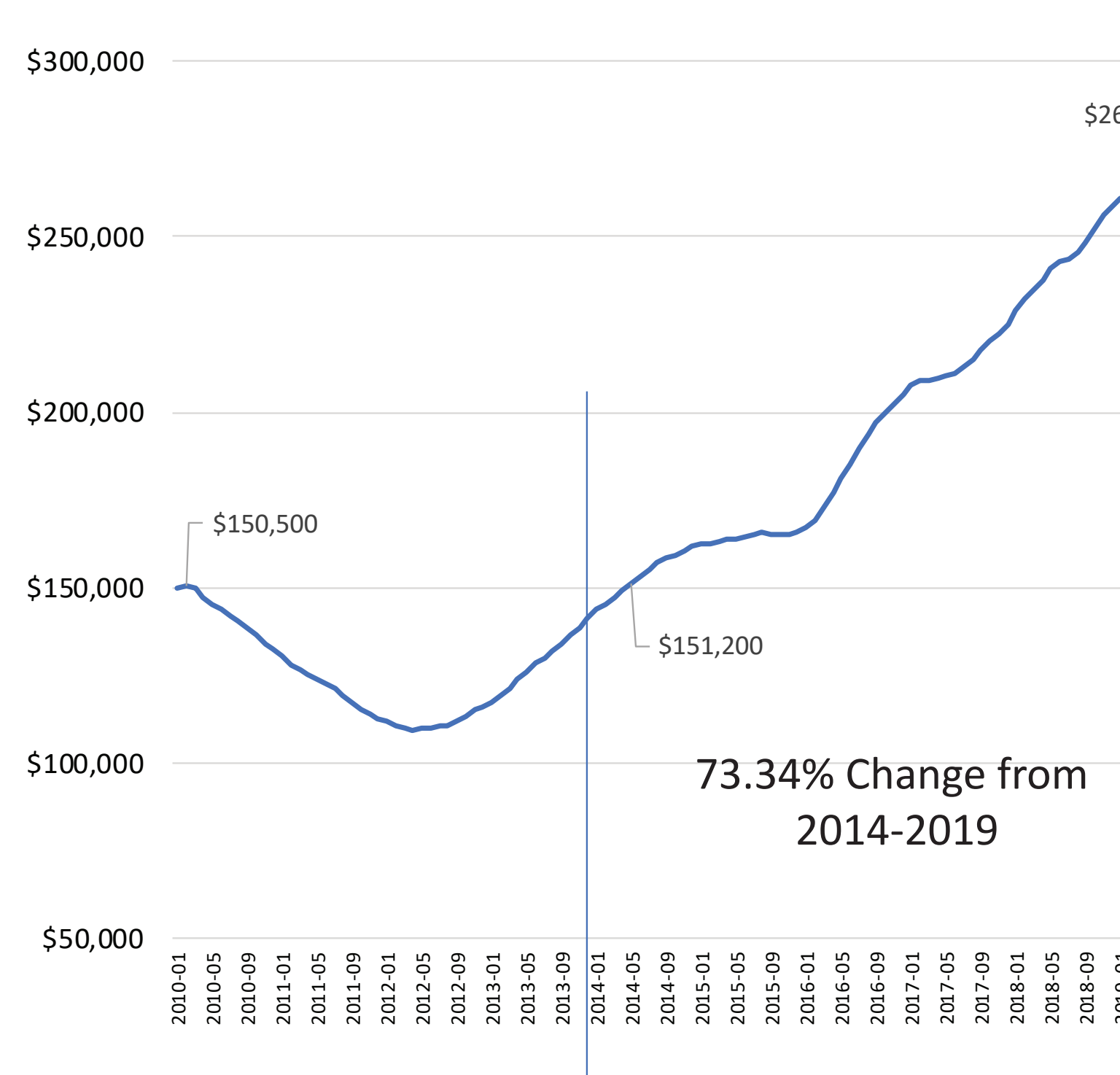
Multi-family (Apartments and Condominiums) construction has accounted for most of the new housing units developed in Atlanta since 2010. Several pockets of the City are trending to much higher density. If market and economic conditions hold, the number of units under construction or planned indicate that the pace of construction could continue to accelerate over the next five years.



Source: CoStar

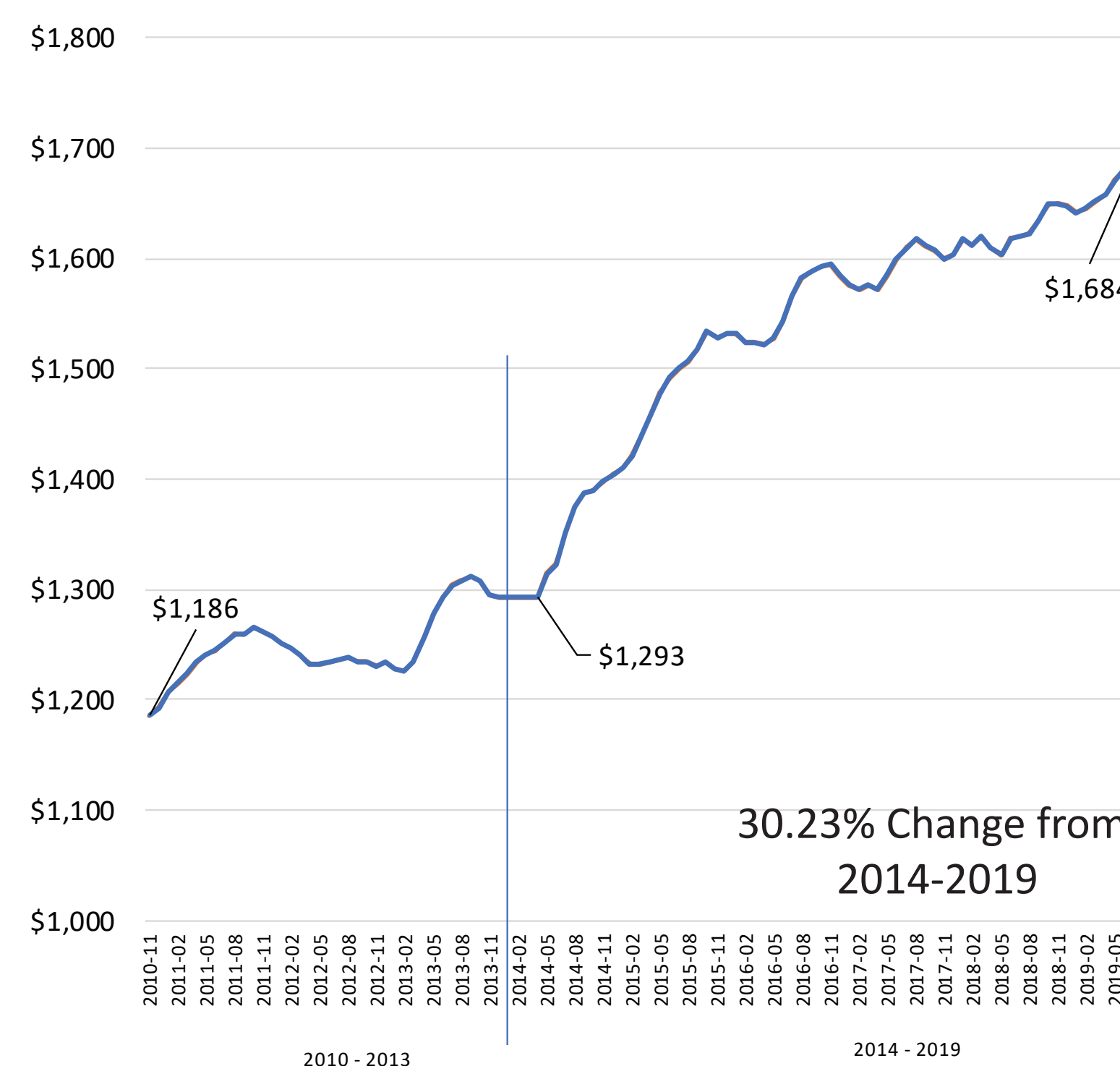
Atlanta Housing Costs, Apartment Rents, and Median Income

City of Atlanta New and Resale Home Prices



Source: CoStar

City of Atlanta Average Apartment Rents



Source: CoStar

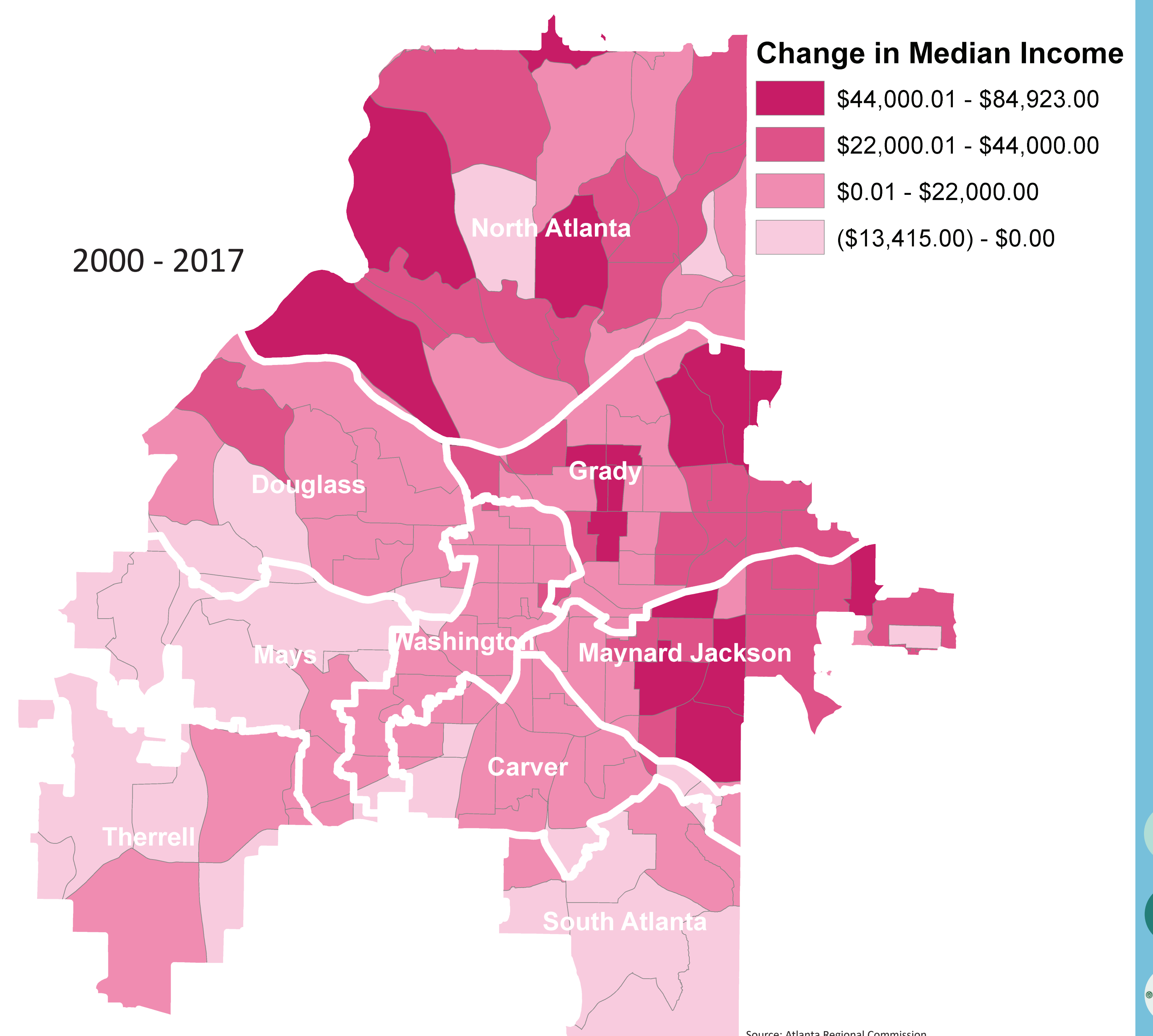
Much of the city of Atlanta's recent growth has been among higher-income households:

- The number of city of Atlanta households with incomes greater than \$100,000 has grown 7.9% since 2013, according to the Census Bureau.
- Median household income in the city has increased by 25.7% over this period. Household income growth in the city has out-performed the metro average by 4%.

Housing costs in the city have also increased:

- Average apartment rents have risen nearly 5.5% per year since mid-2014, 3x faster than the previous 5-years.
- The average price of for-sale housing (new + resale) has increased by 11.6% annually over the same period.
- Addressing the growing shortage of affordable housing has become the City's most pressing housing policy initiative.

2000 - 2017



Source: Atlanta Regional Commission

Disclaimer: Data is an estimate from Atlanta Regional Commission and is based on Census Tracts

APS Atlanta Public Schools

Market Analysis

Employment

According to Metro Atlanta Chamber, 76 companies selected the City of Atlanta for new locations or expansions in 2018. An increase of 262% from 2012. Nearly 464,000 jobs added since the low point of recession in late 2009 for Metro Atlanta.

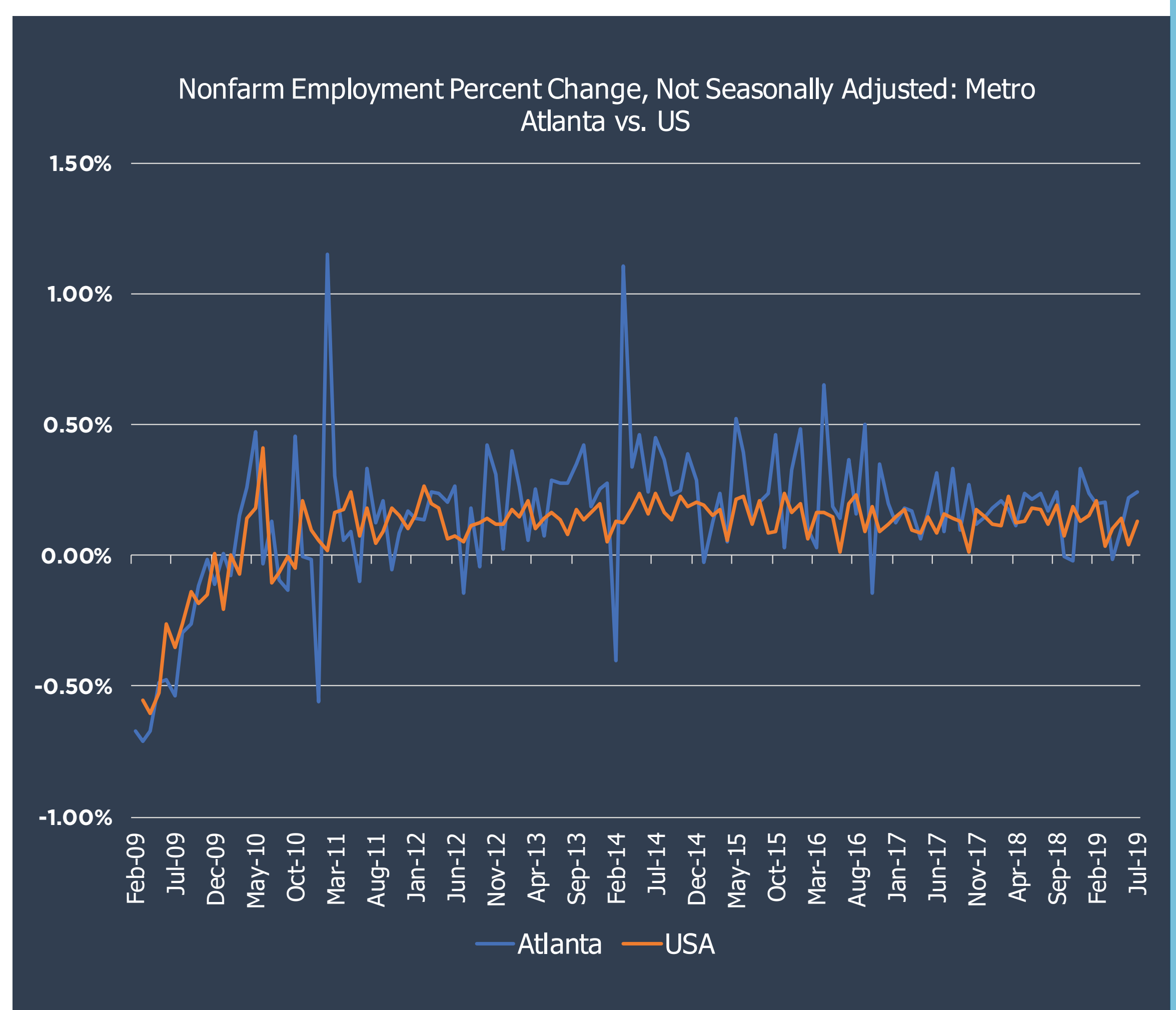
Job growth in the city has been concentrated in well-paying professional, scientific, and technology jobs, which are driving demand for urban living and the resulting worsening shortage of affordable housing.

Atlanta ranks 5th in job growth among the 12 largest metro regions in the last 12 months (U.S. Bureau of Labor Statistics, June 2019).

Metro Atlanta has been capturing roughly 70% of new jobs in Georgia.

The City of Atlanta is also capturing an increasing percentage of the region's job growth since the recovery began.

Metro Atlanta unemployment rate (June 2019 estimate) has fallen to 3.8%



Market Drivers - The Upcoming Generation

Lifestyle preferences have changed significantly,

- accelerating the growth of walkable neighborhoods in the city of Atlanta,
- attracting job growth to transit-served locations, and
- housing growth to more pedestrian-oriented locations such as the BeltLine.



Personalized Services and Amenities
Convenience and Effective Delivery
Authenticity and Uniqueness
Quiet Areas
Saving Money
Conservation and Green-living
Sharing Economy

Plans for next wave of catalytic projects that continue to take shape

The implications of emerging market forces for Atlanta's future school-aged population and APS enrollment are not immediately clear. Understanding these impacts will be the focus of our analysis over the next several weeks.

The Gulch
Georgia State Stadium (Turner Field) Area
Ft. McPherson Re-use
AHA former public housing sites
MARTA TOD sites
"Aerotropolis Atlanta" and others

Summary Observations and Conclusions

- Atlanta's economy and housing market has recovered MUCH faster than expected
- APS enrollment has modestly underperformed those forecasts (These refer to the underlying assumptions contained in, and the resulting APS enrollment forecasts prepared ten years ago).

How have market forces impacted that outcome?

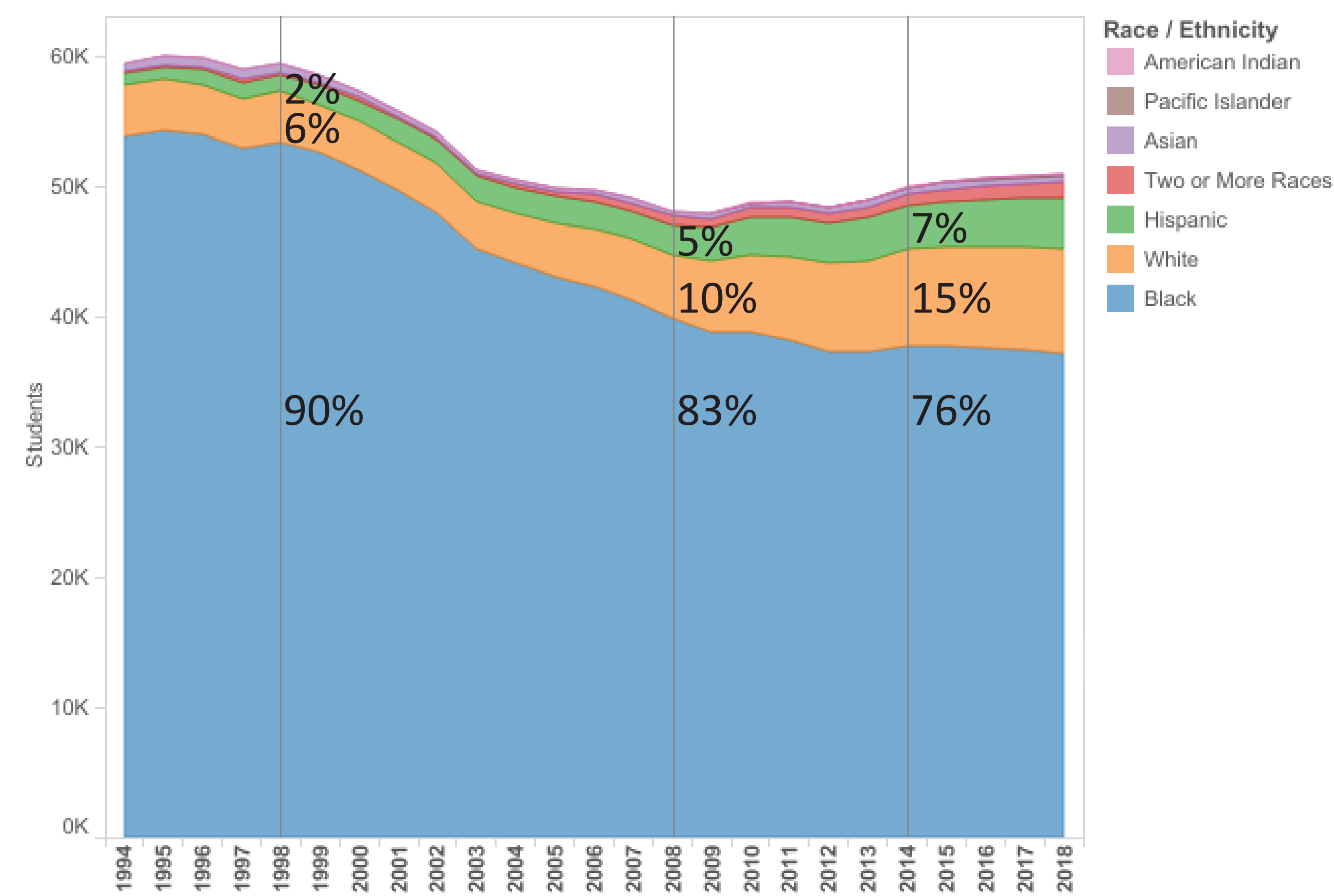
- Rising costs are driving new housing products to higher density and smaller units
- Atlanta's new residents are primarily without children. New housing is generally not producing corresponding growth in student population.
- New for-sale housing types that are more suitable for families with children are becoming increasingly cost prohibitive.

APS Atlanta Public Schools

Enrollment and Capacity



APS Student Enrollment Over Time: All



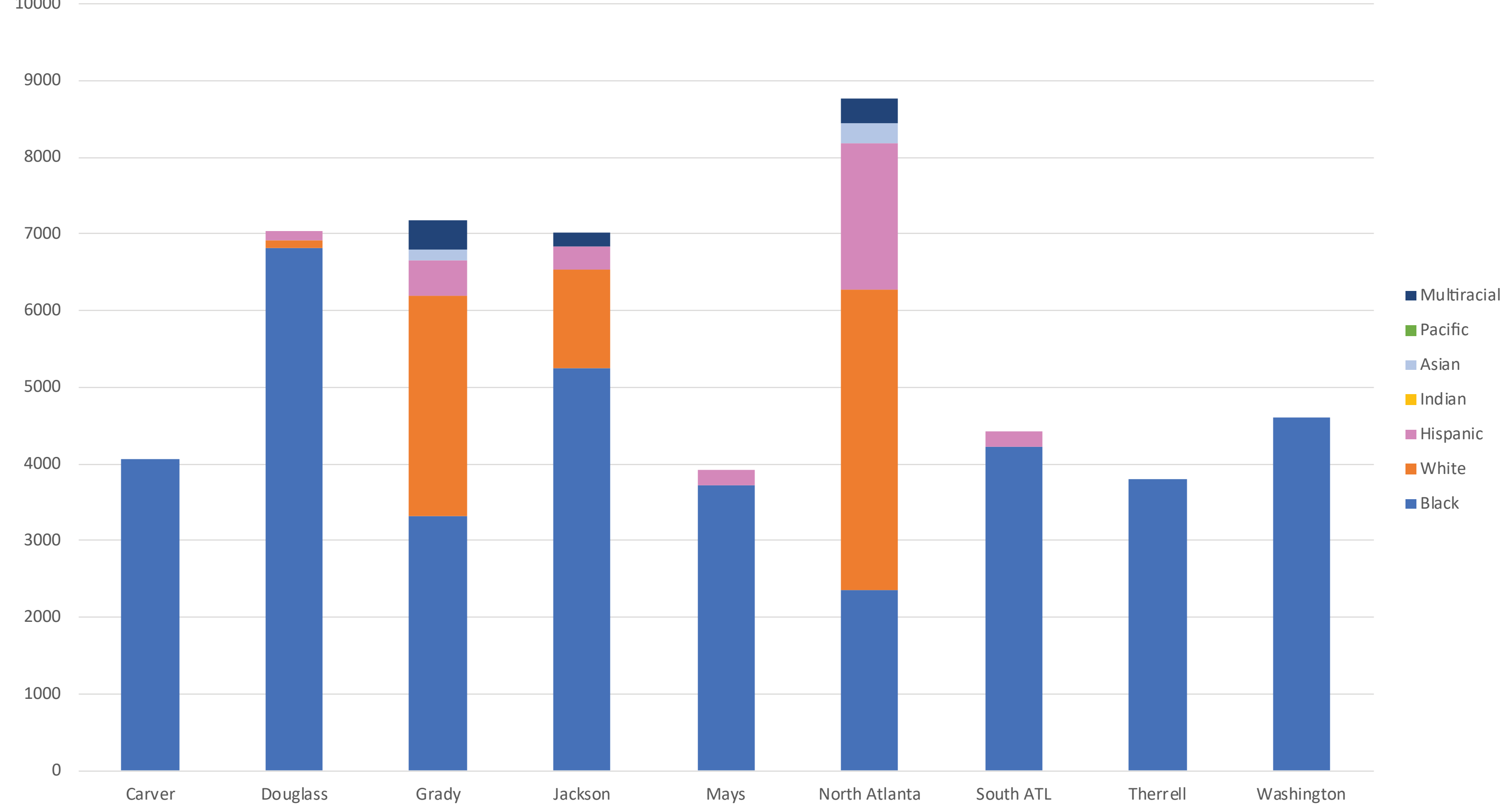
*Includes Traditional, Partner, Local Charter, Non-traditional, and Special-ed Schools.
Source: Georgia Department of Education October FTE Count

APS Enrollment Percentage: 2012-2019

Cluster	2012	2019	Percent Change
Carver	5149	3994	-22%
Douglass	6826	7060	3%
Grady	6293	7365	17%
Jackson	5895	6992	19%
Mays	4461	3955	-11%
North Atlanta	7636	8723	14%
South ATL	4098	4477	9%
Therrell	3912	3791	-3%
Washington	4628	4644	0.3%
Total	48898	51001	4%

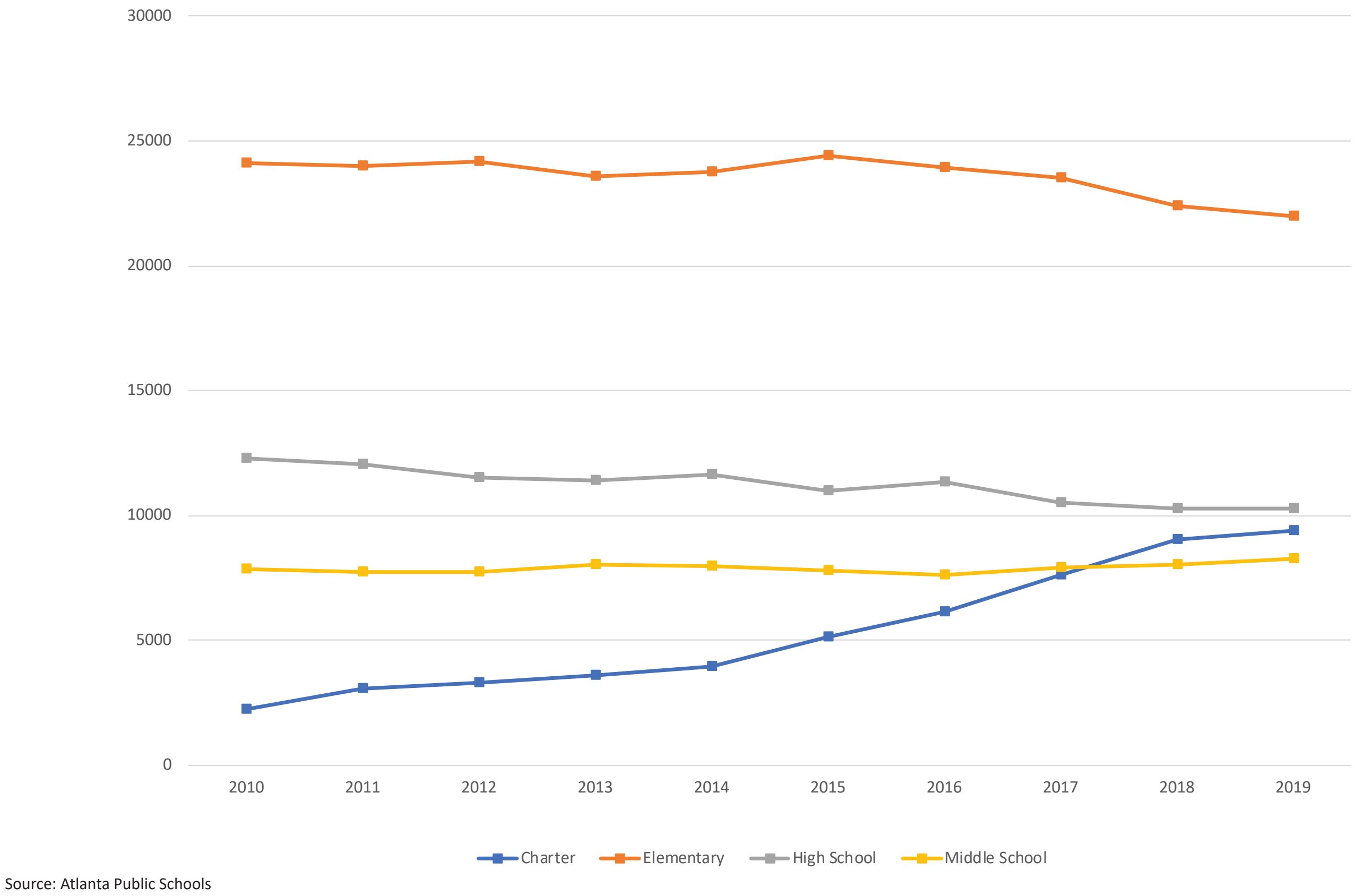
*Includes Traditional, Partner, Local Charter, Non-traditional, and Special-ed Schools.
Source: Atlanta Public Schools

2018-19 Enrollment By Ethnicity/Race



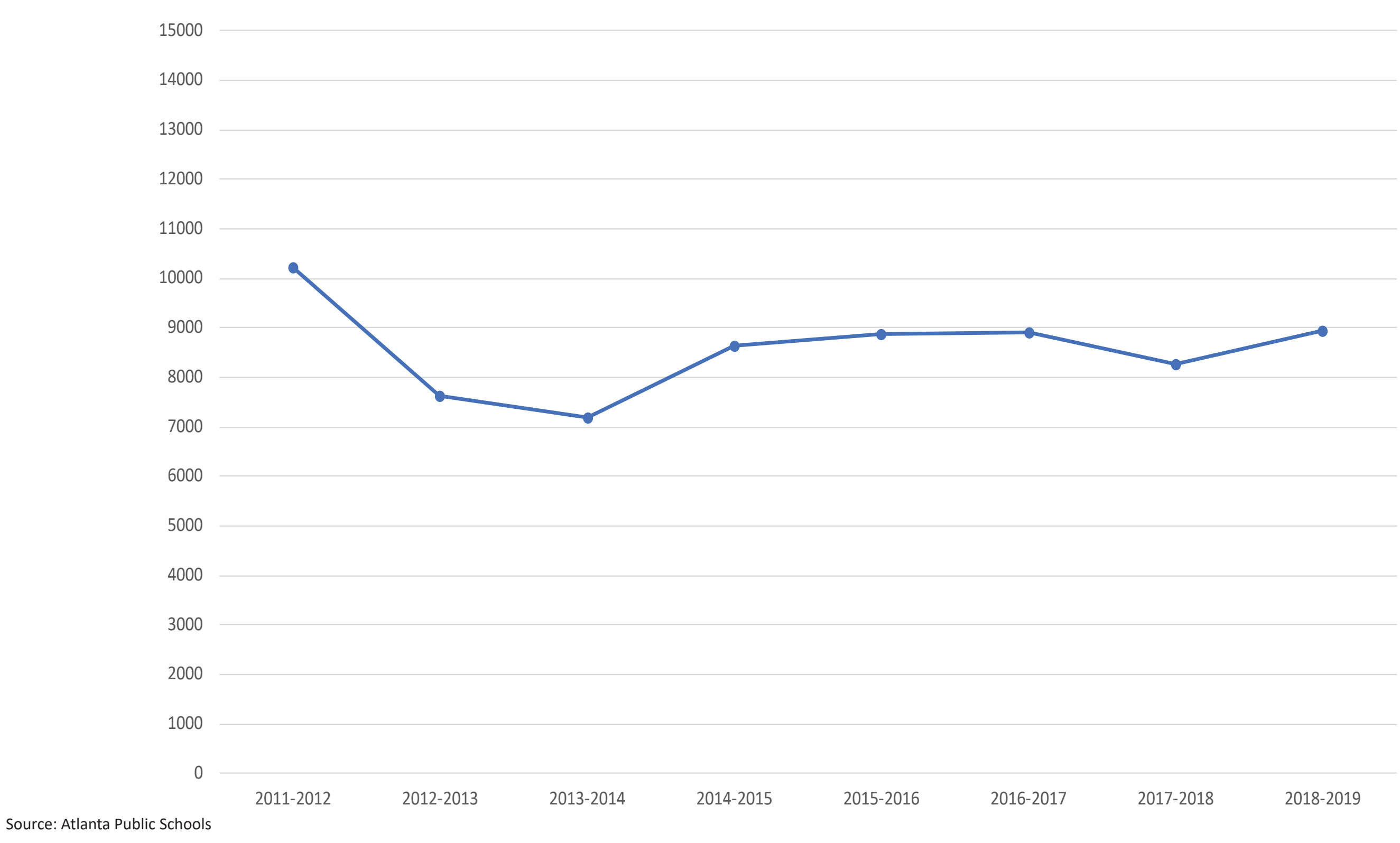
Source: Atlanta Public Schools

2010-19 Enrollment By School Type



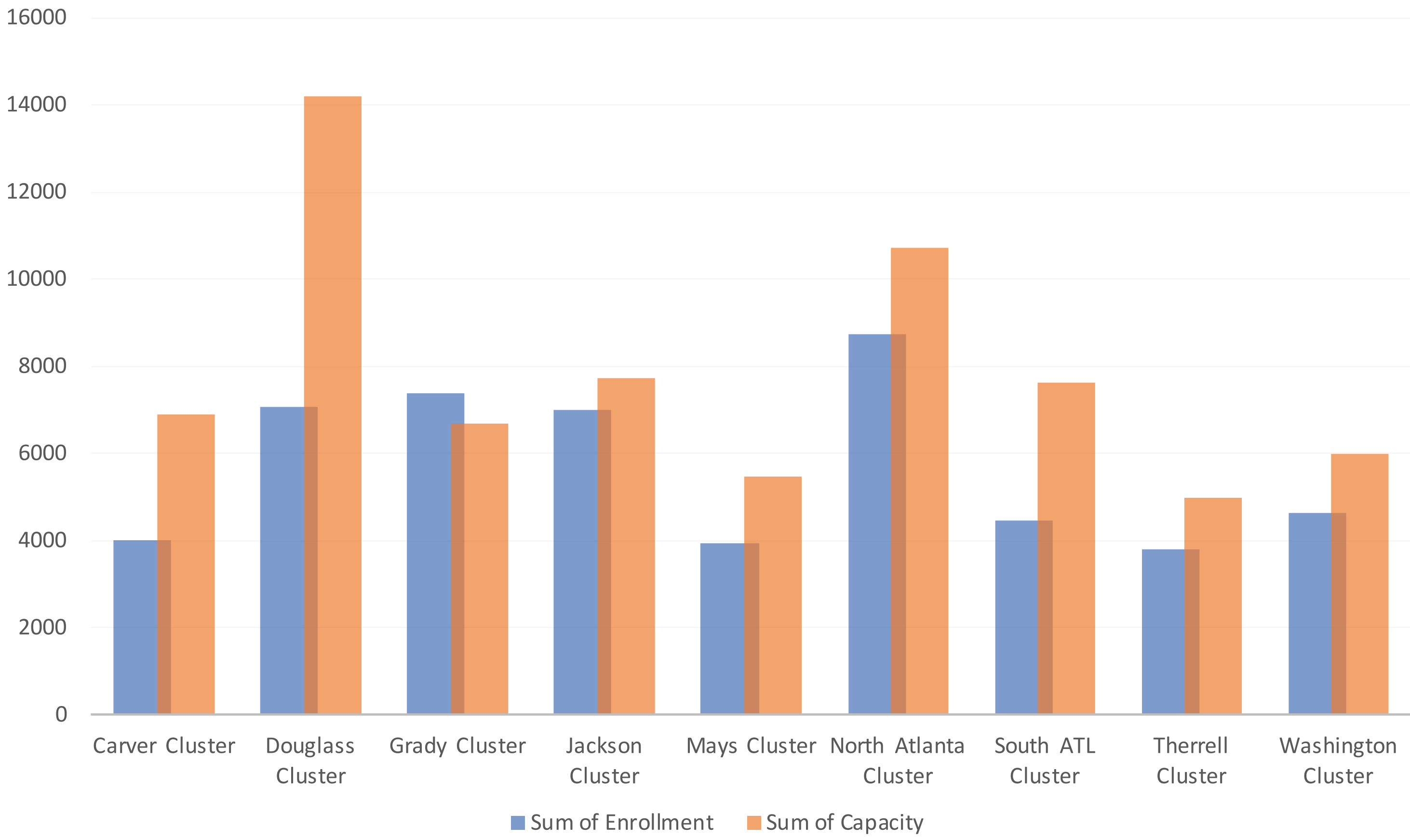
Source: Atlanta Public Schools

2011-19 Private School Enrollment



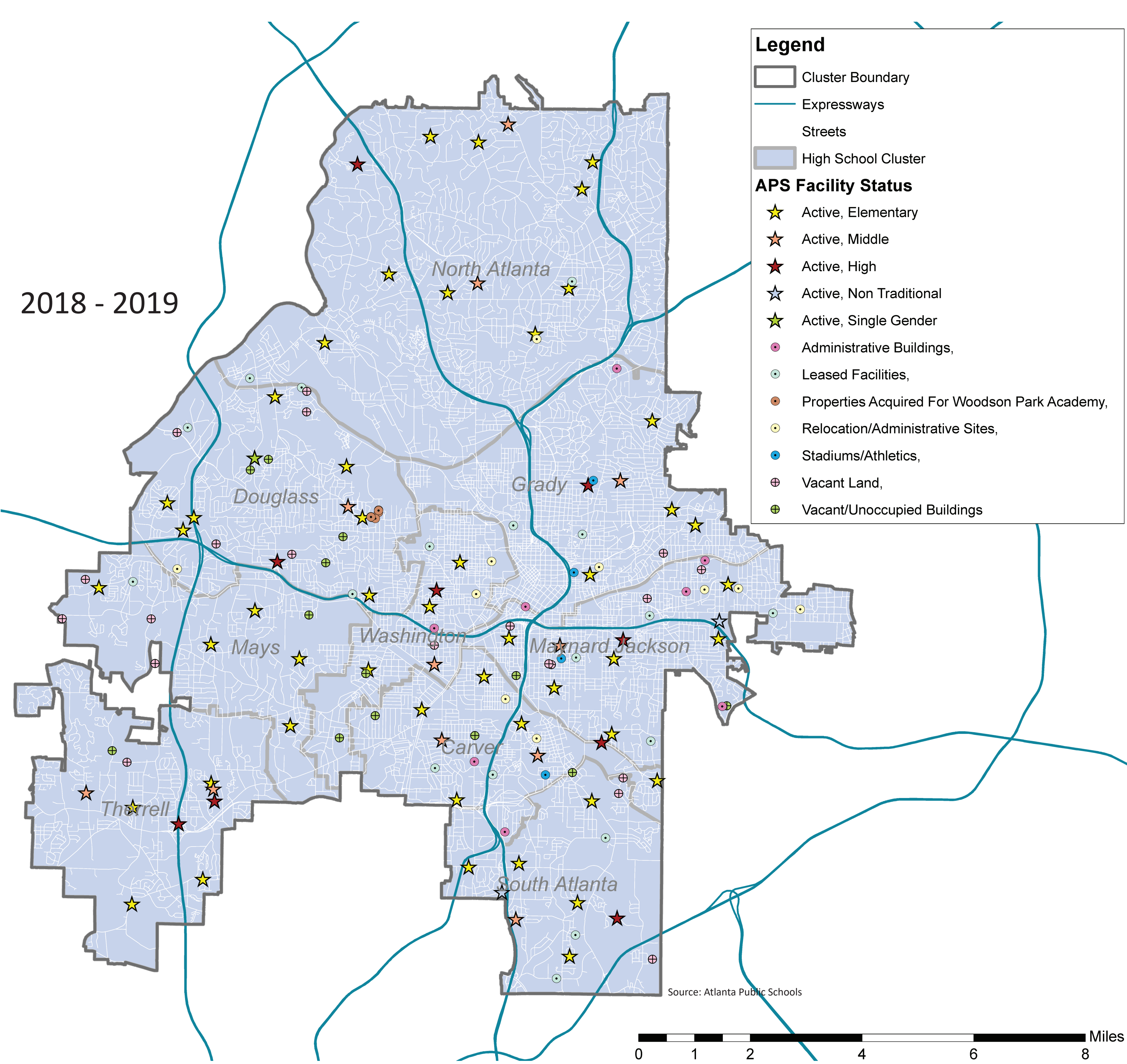
Source: Atlanta Public Schools

2018-19 Enrollment v. Capacity



Source: Atlanta Public Schools

All APS Facilities



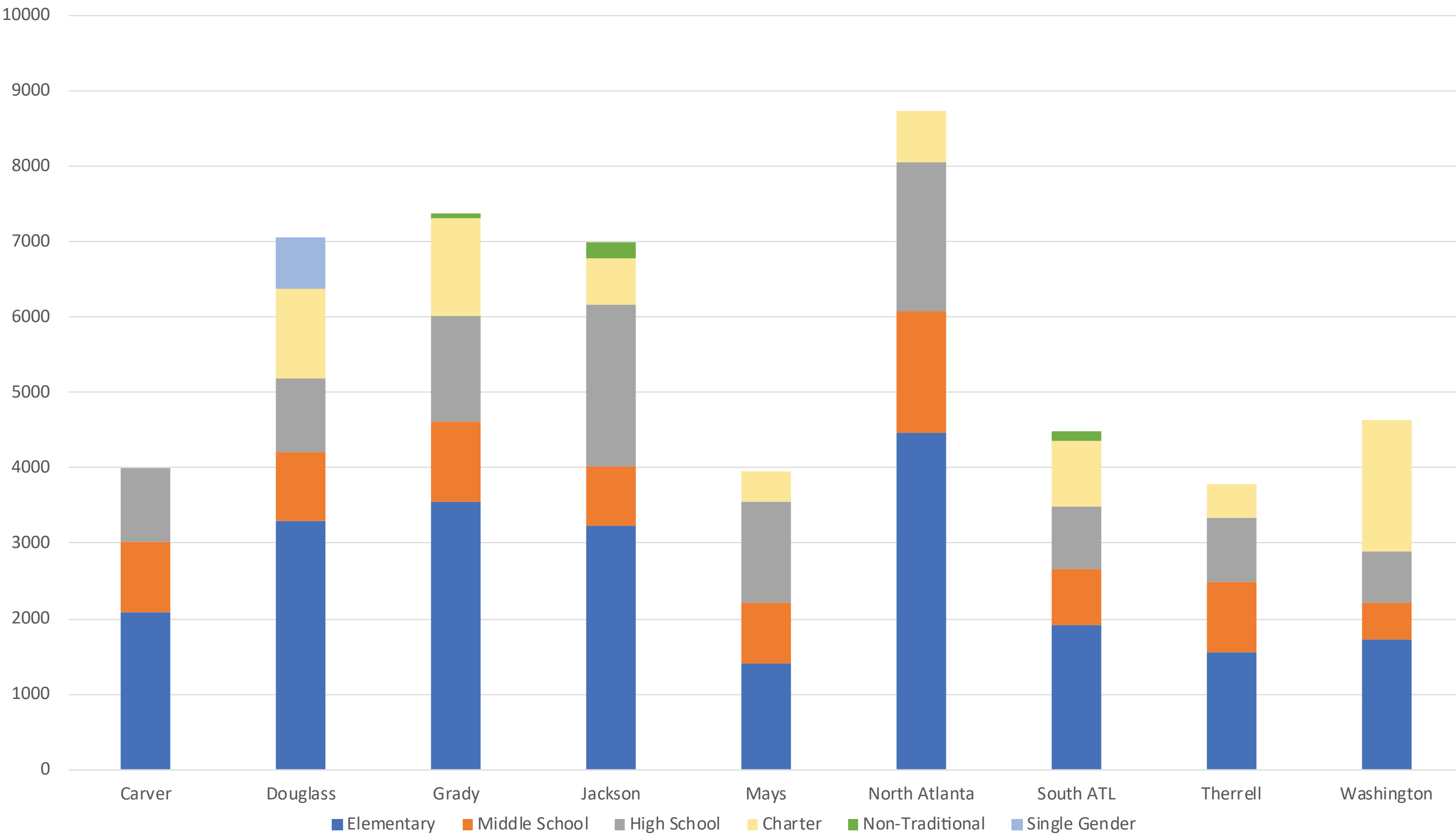
Source: Atlanta Public Schools



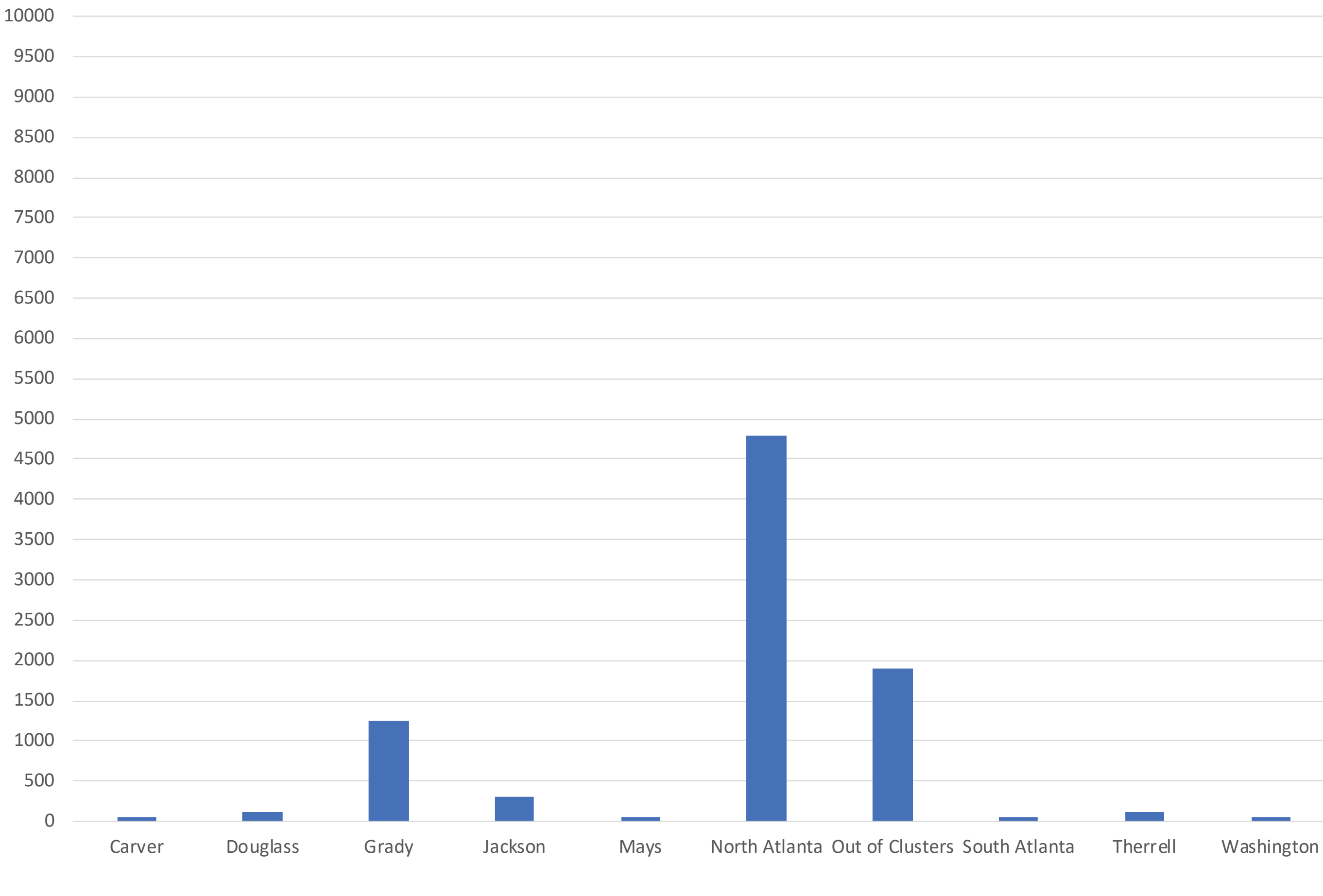
APS Atlanta Public Schools

Enrollment and Capacity

Enrollment Trends: All (except Private) 2018-19

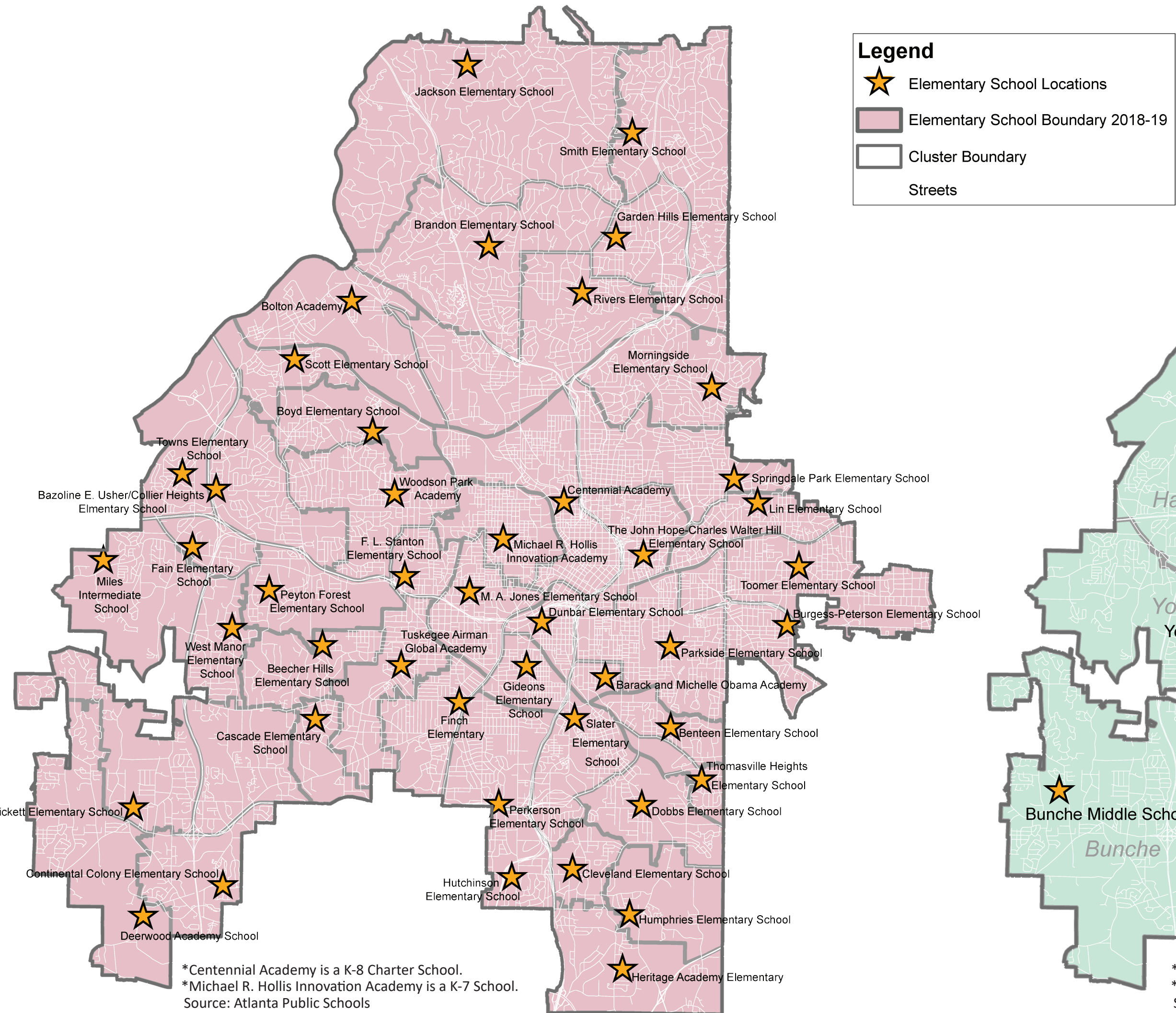


Enrollment Trends: Private Schools 2018-19

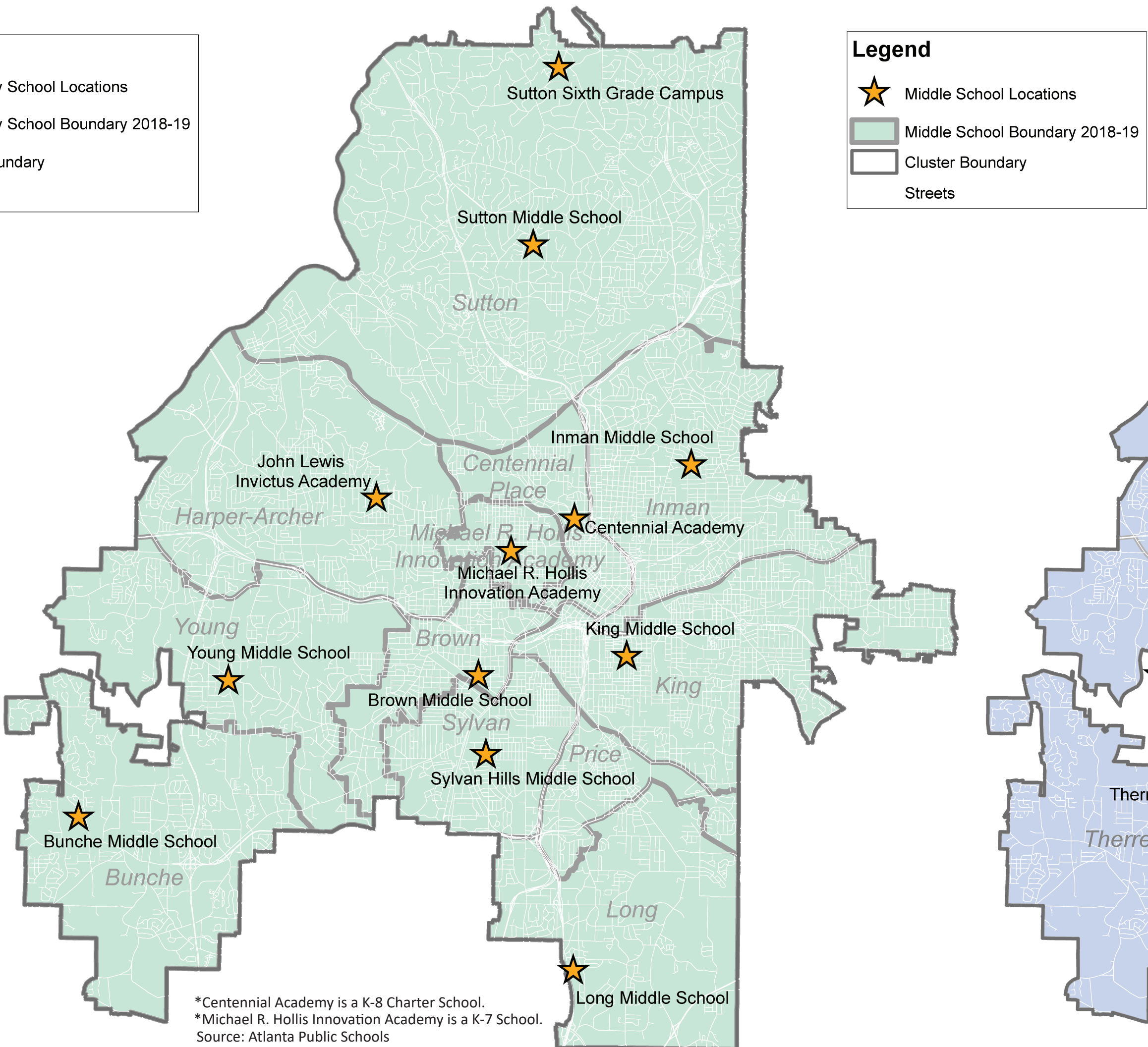


Source: Atlanta Public Schools

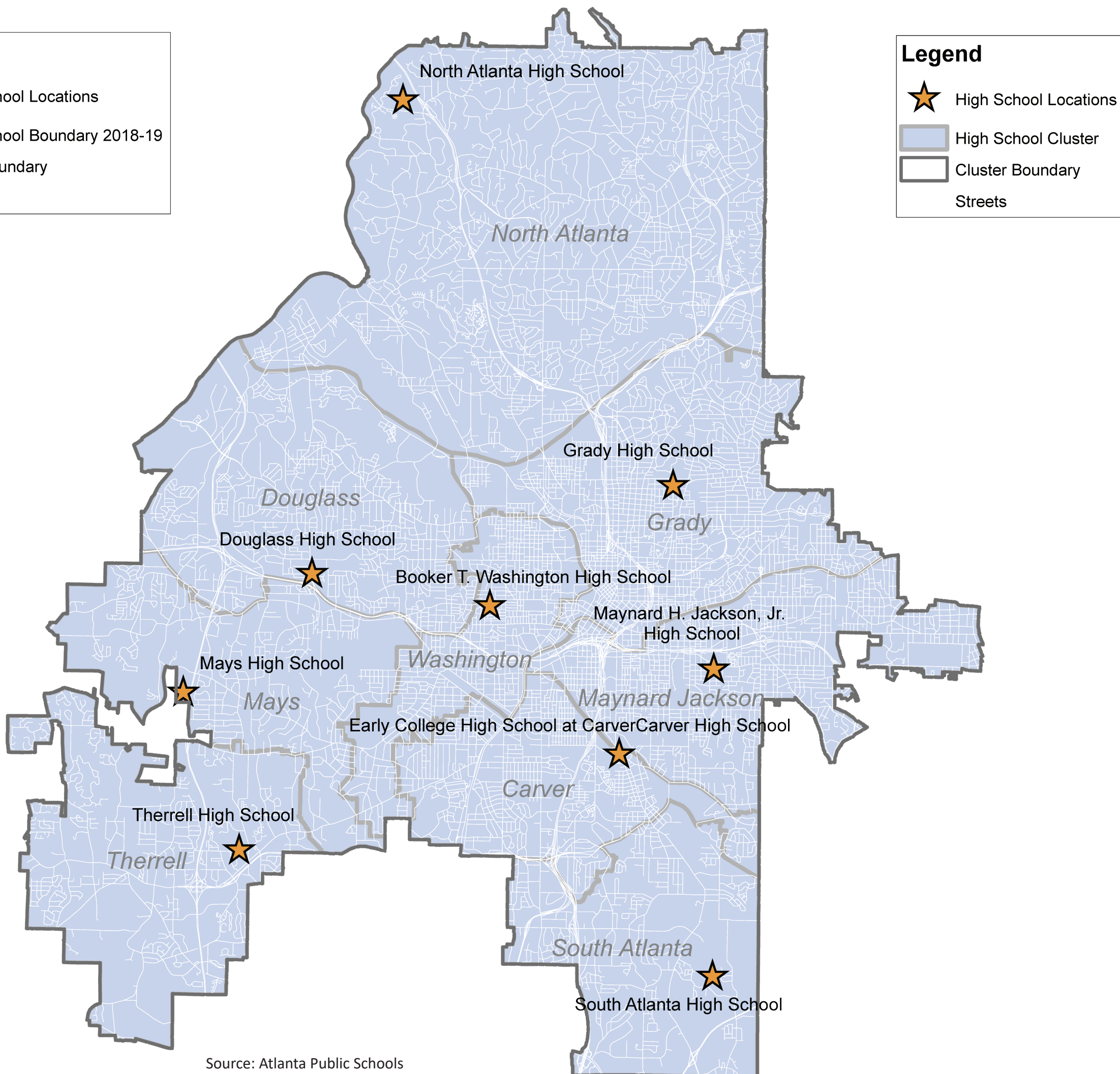
2018 - 2019
Elementary Schools



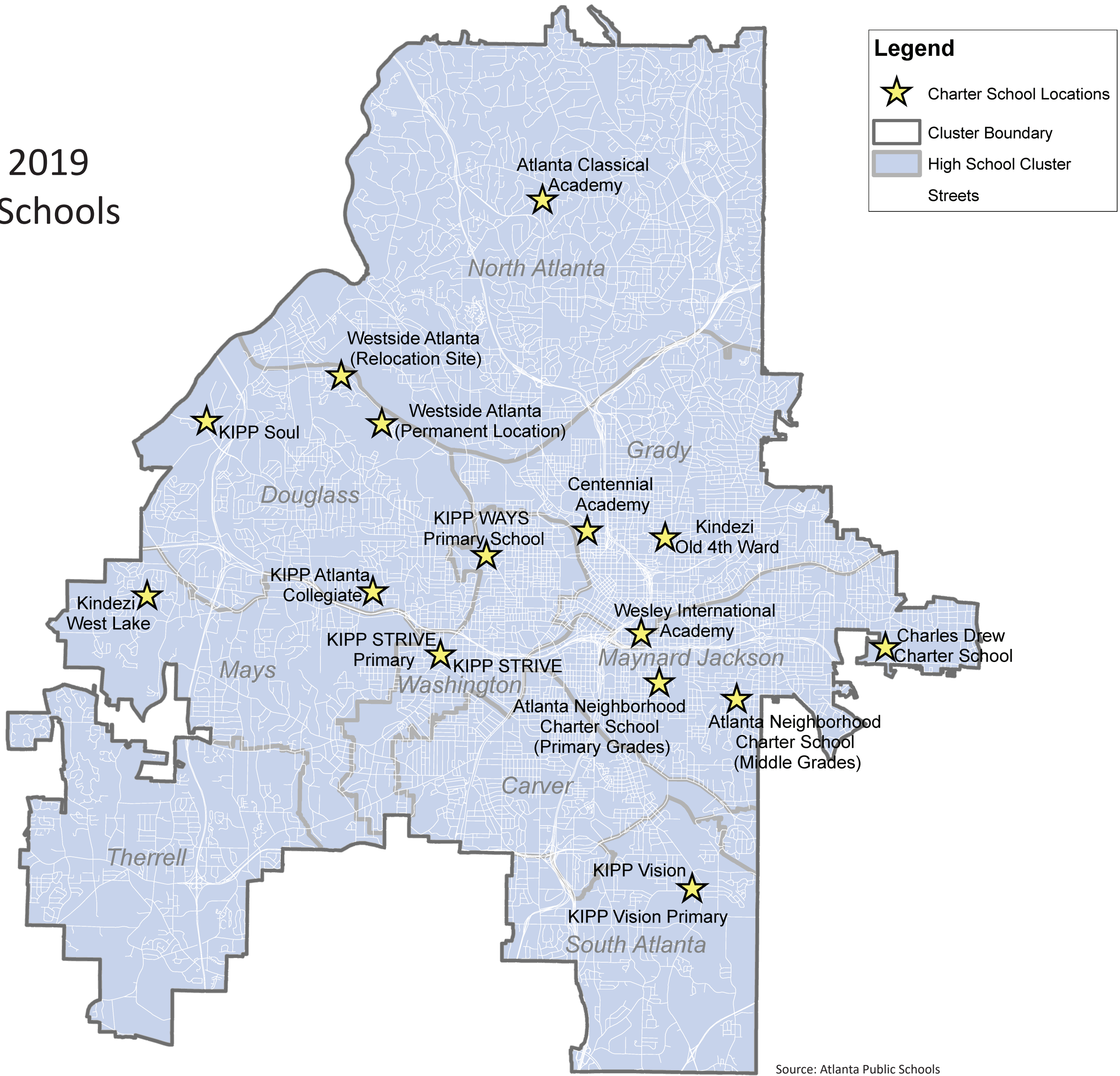
2018 - 2019
Middle Schools



2018 - 2019
High Schools



2018 - 2019
Charter Schools



2018 - 2019
Other Schools

