

**TUCSON UNIFIED SCHOOL DISTRICT**  
**DESEGREGATION IMPACT ANALYSIS**

Proposed Action: Sale of Reynolds Property

On December 8, 2015, the Government Board will vote to execute a purchase agreement for the sale of Reynolds Property conditional upon a Notice and Request for Approval of the District Court. The proposed buyer of the property is a developer who intends to demolish the existing structure on the property to build townhouses or assisted living on the property.

The analysis indicates that 21 students would be produced by this development assuming townhouses are built. Due to small number of students expected from the development, the projection impacts are insignificant in each school level.

Impact Analysis:

A. Analysis of the impact of the requested action on the District's obligation to desegregate.

**1. What is the number of anticipated new homes and the type of anticipated homes?**

The final number of homes will be determined in a rezoning process and through meetings with neighbors. The developer has stated that he anticipates building townhouses following the South Pantano Area Plan. This analysis assumes twenty percent of the land would be used for streets and open space, leaving 7 acres for residential development and within that area there will be approximately 10 townhouses per acre. Although the developer may elect to build apartments, it is unlikely that the number would exceed 100 units, which would generate fewer students than the 70 townhouses.

**2. What is the projected number of new students in the new development and the basis for that estimate?**

The following projections for student generation from the anticipated development are based on 70 townhouses and student generation rates for townhouses.

Elementary School students	11
Middle School Students	5
<u>High School Students</u>	<u>5</u>
Total	21

**3. What is the projected ethnicity of new students and the basis for that estimate?**

The projected ethnicity is shown in the top set of data in the table below. It is based on the ethnic make-up of TUSD students using a one-mile radius around the former school.

**4. Where will those students go to school based on current or planned boundaries?**

Students from the projected development will attend Erickson Elementary School, Secrist Middle School and Santa Rita High School (shown on the table below) or they can choose another TUSD school through TUSD's School Choice Program.

**5. What is the number of students likely to attend neighborhood schools (based on district wide or local averages of students who attend neighborhood schools)?**

The percentage of students in a one mile radius around Reynolds attending neighborhood TUSD schools by school level are: 44% elementary school, 63% middle school and 59% high school. Regardless, the analysis assumes that 100% of the students from the future development will attend the schools that serve the area.

**6. What is the projected impact on segregation/integration at the schools the children from the new development will attend, if they attend their neighborhood schools?**

As shown below, there is no change to the segregation/integration at the schools from the proposed development.

*Students from the Potential Reynolds Development*

School (grades)	Anglo	Afr Am	Hisp	Nat Am	Asian-PI	Multi	Total
Erickson (K-5)	2	3	5	0	0	1	11
% <sup>1</sup>	28%	19%	44%	2%	1%	6%	
Secrist (6-8)	2	1	2	0	0	0	5
% <sup>1</sup>	35%	14%	43%	1%	2%	5%	
Santa Rita (9-12)	2	1	2	0	0	0	5
% <sup>1</sup>	38%	12%	40%	1%	4%	5%	

1. Based on the students currently attending TUSD schools within a one-mile radius of the Reynolds site.

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## Current Enrollment and Projected Enrollment with the Change

School (grades)	Anglo	Afr Am	Hisp	Nat Am	Asian-PI	Multi	Total
Erickson (K-5)	107	103	210	9	5	31	465
%	23%	22%	45%	2%	1%	7%	
with change	109	106	215	9	5	32	476
%	23%	22%	45%	2%	1%	7%	
Secrist (6-8)	191	72	228	4	8	32	535
%	36%	13%	43%	1%	1%	6%	
with change	193	73	230	4	8	32	540
%	36%	14%	43%	1%	1%	6%	
Santa Rita (9-12)	202	76	209	6	15	19	527
%	38%	14%	40%	1%	3%	4%	
with change	204	77	211	6	15	19	532
%	38%	14%	40%	1%	3%	4%	

**7. Will Reynolds be needed to serve TUSD students in the future?**

TUSD projects enrollments for each school, each year, for five years into the future. These projections include any anticipated development by tracking permits in established developments as well as rezonings, plats and the potential development of any vacant lands. Based on these projections, all of the surrounding schools are expected to have excess capacity five years from now.

Schools	Capacity	Projected Enrollment 2021	Excess Capacity
Borman	725	462	263
Dietz	600	488	112
Erickson	700	305	395
Ford	475	376	99
Kellond	700	663	37
Marshall	550	270	280
Steele	575	270	305
Wheeler	650	503	147
Booth-Fickett	1575	1045	530
Gridley	950	598	352
Roberts-Naylor	1050	494	556
Secrist	700	548	152
Vail	925	522	403
Palo Verde	2100	1153	947
Santa Rita	2175	496	1679

B. Analysis of how the proposed change will impact the District's obligations under the USP

The District, Plaintiffs, and Special Master have identified 65 USP implementation activities, organized by the ten USP sections I-X. Below, the District analyzes the potential impact of the proposed sale of the Reynolds site on the District's obligations under each of the ten USP sections:

**1. Compliance** No potential impact.

**2. Student Assignment**

Minimal potential impact. The Reynolds location is in the District's south-southeast quadrant in an area that has seen student populations decline over the past decade. Due to declining student population the additional capacity that Reynolds could provide is not expected to be needed in the future. The addition of 21 students to the area will not impact the District's ability to meet its student assignment obligations.

**3. Transportation** No potential impact.

**4. Admin/Cert Staff** No potential impact.

**5. Quality of Education** No potential impact.

**6. Discipline** No potential impact.

**7. Family and Community Engagement**

No potential impact. The District has developed multiple family centers pursuant to its obligation under the USP, and the Reynolds site is not a viable option for a replacement or additional, future family center. The Palo Verde family center is approximately 1.5 miles from the Reynolds site, about a seven minute drive, and the Catalina Center is 5 miles and 25 minutes from the site.

**8. Extracurricular Activities** No potential impact.

**9. Facilities and Technology** No potential impact.

**10. Accountability and Transparency** No potential impact.

C. Data Sources

The enrollment data is the SY2015-16 fortieth-day enrollment.

The number of students generated is from the student generation rates, per housing unit, by housing type, from the Census.

D. Assumptions

To estimate the greatest number of students from the development the analysis uses townhomes as the most likely future development. The other possibilities, apartments and assisted living, would generate less and no students respectively.

To be conservative, the analysis is based on the assumption that all students from the development will attend TUSD schools that serve the area. As TUSD captures approximately 70% of the school-age children and as approximately 44% to 63% of the TUSD students in this area attend other TUSD schools, this significantly over-estimates the impact of the development on the receiving schools.

The racial/ethnic composition of the new development will mirror the racial/ethnic composition of the existing students in the area.