



Cobb's senior housing market could grow by nearly 400 units in the coming months if Cobb County commissioners Tuesday approve three proposed senior living developments. The largest of the three would be located on Bells Ferry Road just south and east of Interstate 575. It would consist of 155 home age-restricted community.

Source: MDJ September 2018

Smyrna – Riverview Landing located along the Chattahoochee River is almost ready and will include 816 homes – 580 multifamily units, 188 townhomes and 48 single family homes.

Source: MDJ April 28, 2019

ARC: The growth trends in Cobb county be starting to slow with Cobb adding fewer residents between 2017 and 2018. Surrounding Cherokee and Paulding counties continue to see growth rates rise each year as more people flock to neighborhoods to the north and west of Cobb County in search of affordable housing.

Source MDJ

Enrollment Projection Study

Annual Update May 2019



In Kennesaw, there are plans to build 71 three-story townhomes for young professionals, families, active adults and empty nesters. In total 398 apartments, 71 townhomes, and 7 condos.

Source: MDJ December 2018



Millennials are taking over the mortgage market in the US, according to a new analysis by Realtor.com. The generation holds the largest share of new mortgages by dollar volume. The two main reasons are Millennials are buying more homes, and making smaller down payments.

Source: Business Insider February 2019

Real Estate experts say rising prices and a low inventory are slowing down home sales. There were 607 homes sold in Cobb in December 2018, down 17% from the 728 homes sold in the same month in 2017 according to a report from RE/MAX GA.

Source: Cobb Business Journal March 2019

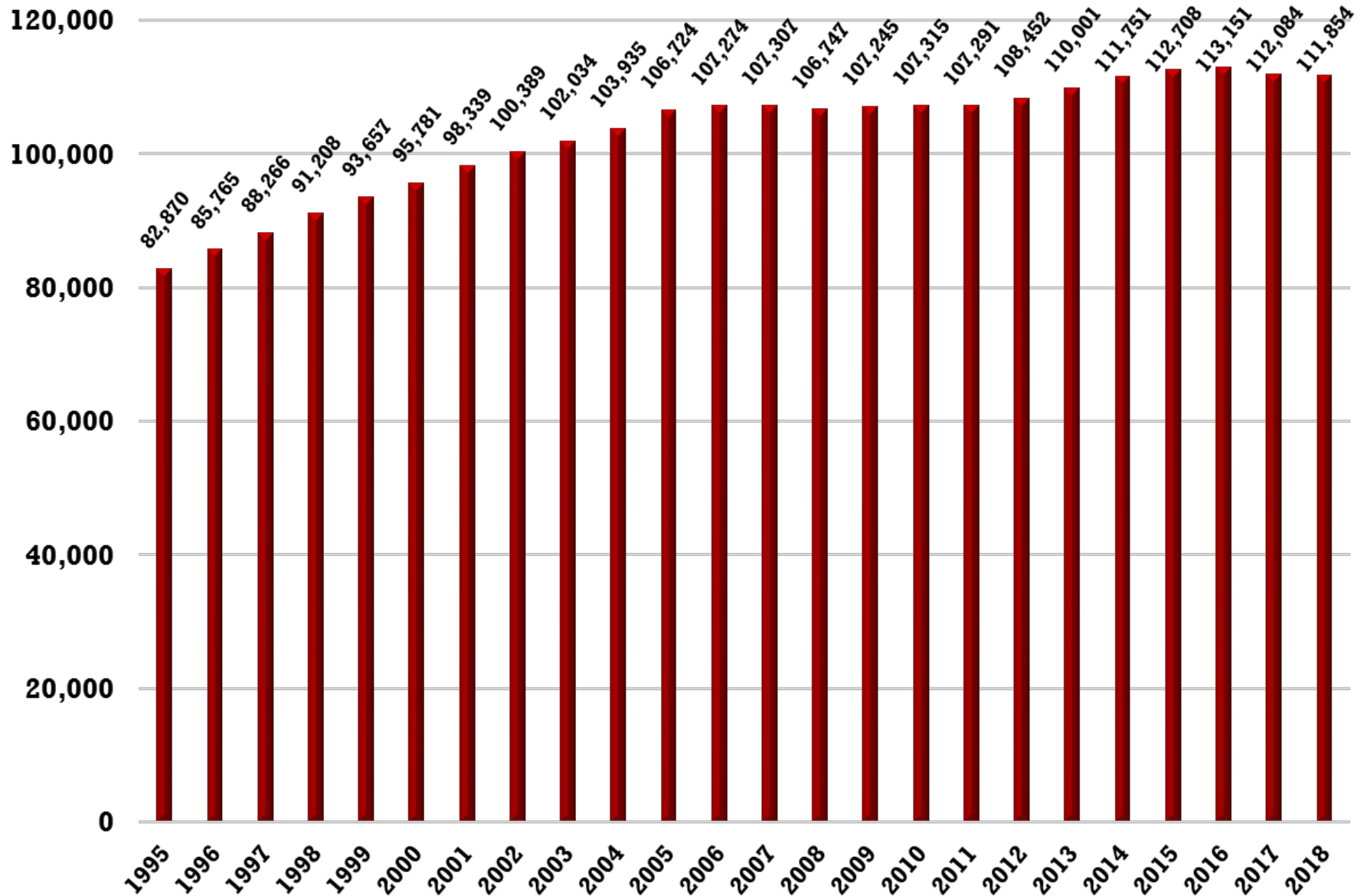


Cobb County's growth rate has slowed to nearly zero with the county adding a mere 1,000 people in the last year according to new year has nearly come to a halt. From 2017 to 2018 growth dropped to .15% or, the county added more than 5,000 people from 2016 to 2017 – an increase of .7% just 1,111 Census Bureau data. Census data shows its growth has been slowing in recent years and people. In comparison over the last

Source: MDJ April 2019

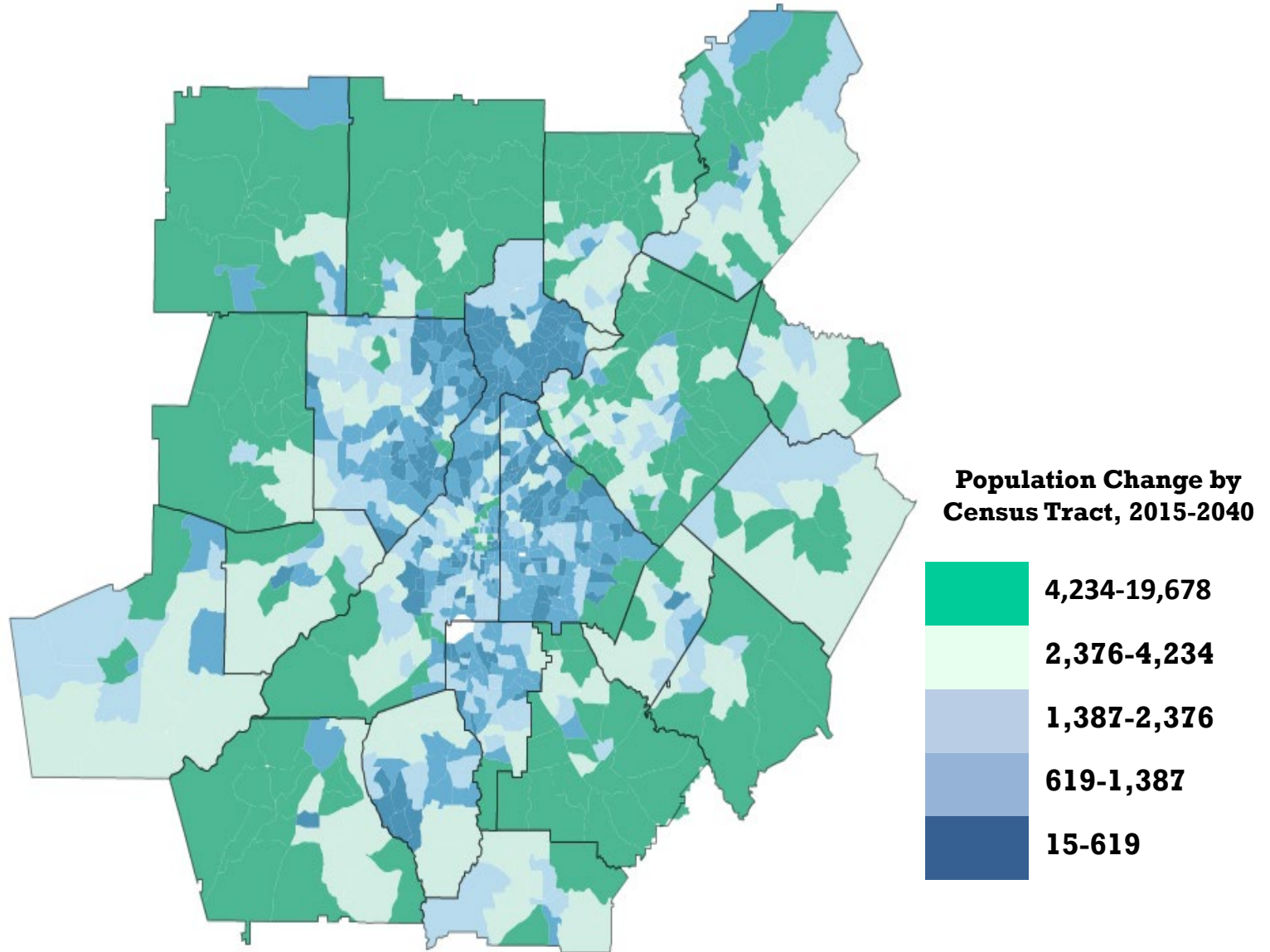
- **Atlanta Regional Commission**
- **ArcGIS**
- **City Governments**
- **Cobb County School District**
- **Cobb County Government**
- **Georgia Department of Education**
- **Georgia Department of Public Health**
- **Georgia Department of Revenue**
- **Georgia State University – Andrew Young School – Fiscal Research Center**
- **Governor’s Office of Planning and Budget**
- **Neighborhood Nexus**
- **U.S. Census Bureau**

Total District Enrollment Since 1995

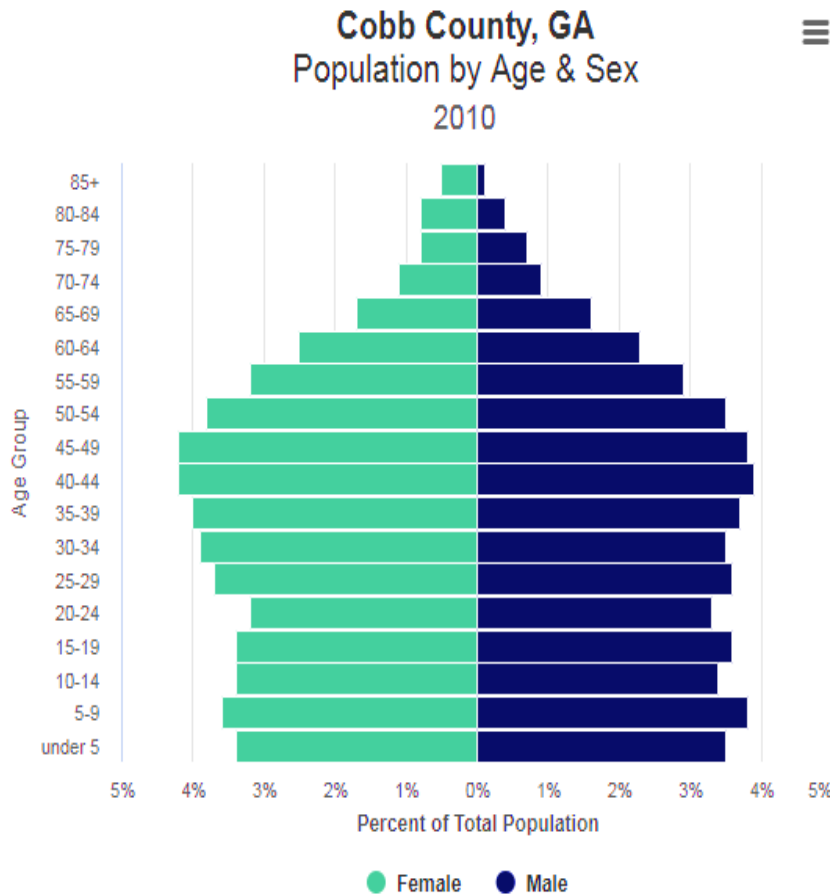


Population Forecasts

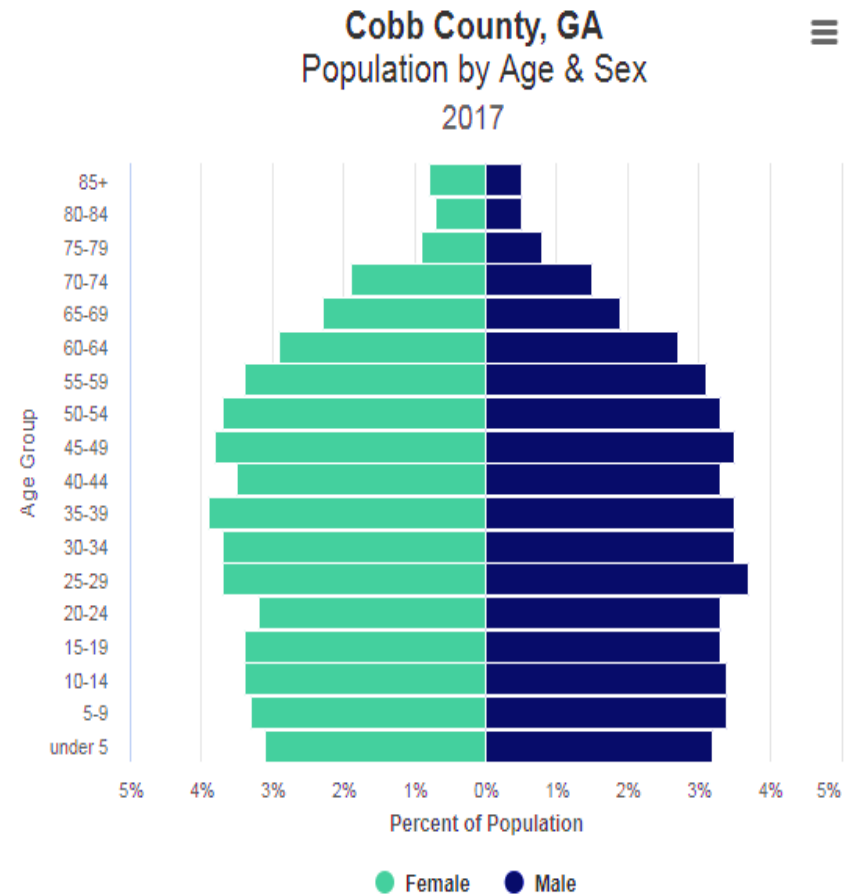
Population Change, 2015-2040



Population By Age & Sex – 2010, 2017

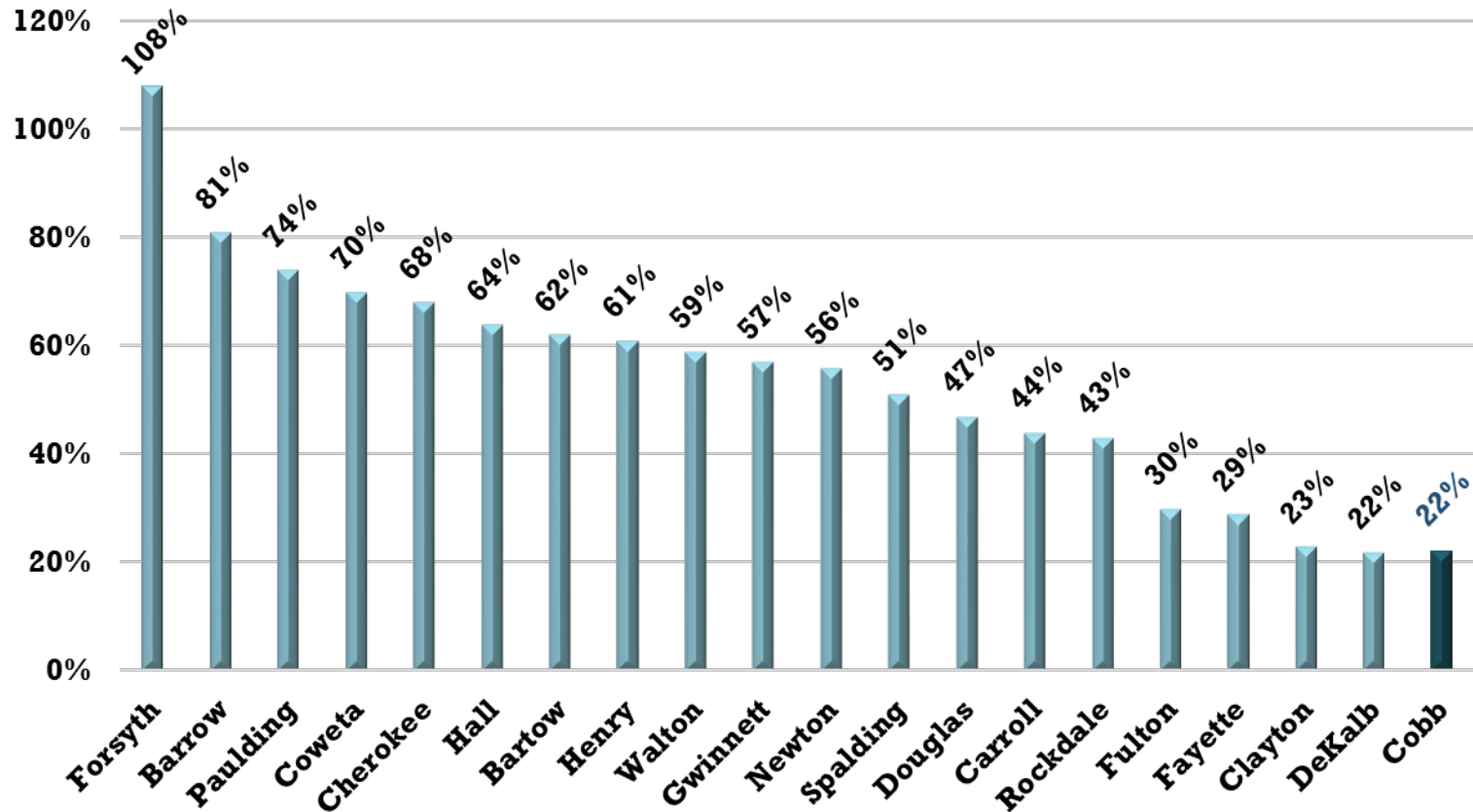


Median Age
(2010)
35.4 years



Median Age
(2017)
36.6 years

Change in Population, 2015-2040



Population Trends

Cobb County Residential Population by Age: 2018

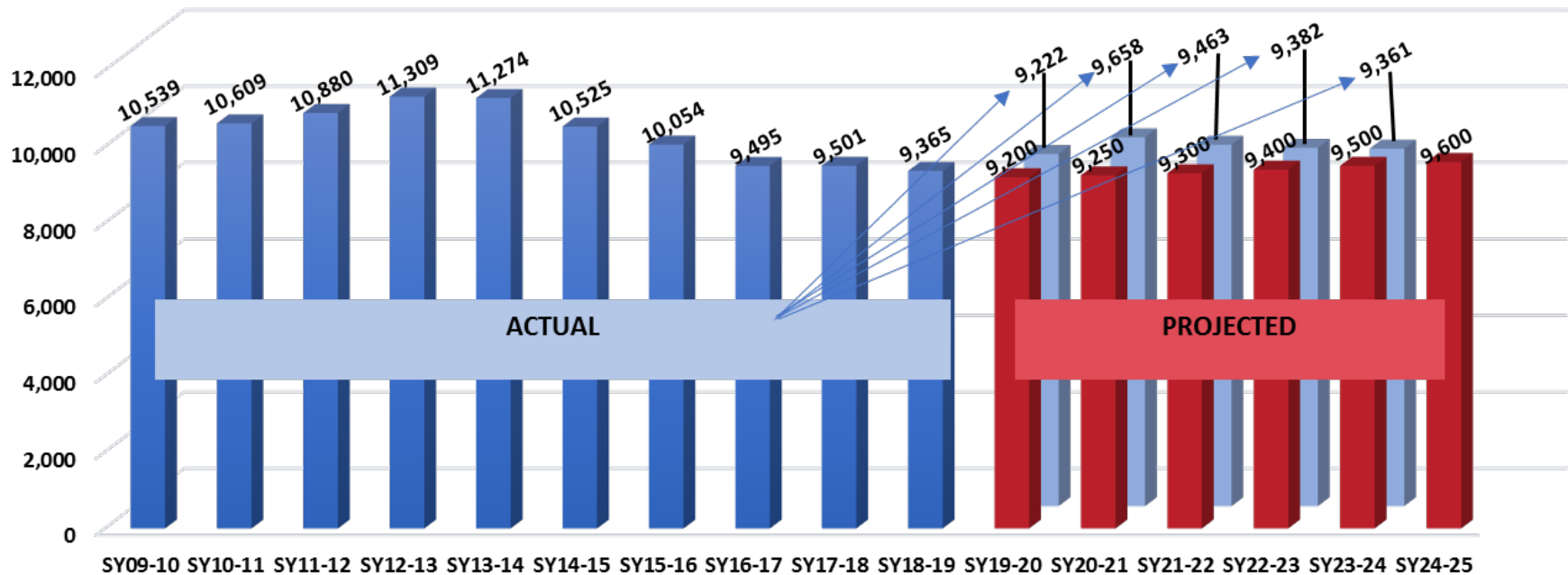
0-9	10-19	20-29	30-39	40-49	50-59	60-69	70-79	80+	TOTAL
95,200	102,683	89,755	106,249	117,427	111,022	80,948	42,565	17,928	763,777

Cobb County Residential Population by Age: 2025

0-9	10-19	20-29	30-39	40-49	50-59	60-69	70-79	80+	TOTAL
89,324	108,162	89,237	100,160	122,708	122,715	102,208	62,768	26,653	823,935

Source: Governor's Office of Planning & Budget

Live Births In Cobb Based on Year Student Enters 1st Grade



ORGANIZATION		2012-2013 Enrollment	2017-2018 Enrollment	2018-2019 Enrollment
Elementary	PK-5	50,676	50,833	49,569
Middle	6-8	24,674	25,754	26,150
High	9-12	33,102	35,497	35,298
TOTAL	PK-12	108,452	112,084	111,854

GRADES	PK	K	1	2	3	4	5	6	7	8	9	10	11	12	TOTAL
2012-13	771	8,384	8,222	8,258	8,416	8,161	8,464	8,182	8,258	8,234	10,130	8,260	6,867	7,845	108,452
2017-18	898	7,873	7,998	8,094	8,500	8,607	8,863	8,607	8,516	8,631	10,133	9,229	7,722	8,413	112,084
2018-19	976	7,661	7,940	8,164	8,180	8,498	8,671	8,912	8,681	8,579	10,136	9,143	7,799	8,514	111,854

Source: Georgia Department of Education

Cobb County School District Total District Enrollment

GRADE	School Year								
	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19
PK	696	699	771	799	806	790	768	898	976
K	8,164	8,077	8,384	8,182	8,268	8,118	8,104	7,873	7,661
1	8,287	8,236	8,222	8,636	8,449	8,429	8,193	7,998	7,940
2	8,045	8,303	8,258	8,397	8,761	8,587	8,567	8,094	8,164
3	8,383	8,192	8,416	8,434	8,602	8,929	8,749	8,500	8,180
4	8,150	8,278	8,161	8,463	8,527	8,604	8,911	8,607	8,498
5	8,375	8,222	8,464	8,248	8,657	8,611	8,739	8,863	8,671
ES TOTAL	50,100	50,007	50,676	51,159	52,070	52,068	52,031	50,833	50,090
6	8,042	8,184	8,182	8,431	8,239	8,572	8,459	8,607	8,912
7	8,151	8,146	8,258	8,332	8,465	8,396	8,619	8,516	8,681
8	7,859	8,200	8,234	8,359	8,561	8,594	8,522	8,631	8,579
MS TOTAL	24,052	24,530	24,674	25,122	25,265	25,562	25,600	25,754	26,172
9	10,233	9,908	10,130	10,420	10,689	10,561	10,478	10,133	10,136
10	8,430	8,339	8,260	8,609	9,139	9,243	9,183	9,229	9,143
11	6,701	6,918	6,867	6,891	6,822	7,211	7,656	7,722	7,799
12	7,799	7,589	7,845	7,799	7,771	8,063	8,203	8,413	8,514
HS TOTAL	33,163	32,754	33,102	33,719	34,421	35,078	35,520	35,497	35,592

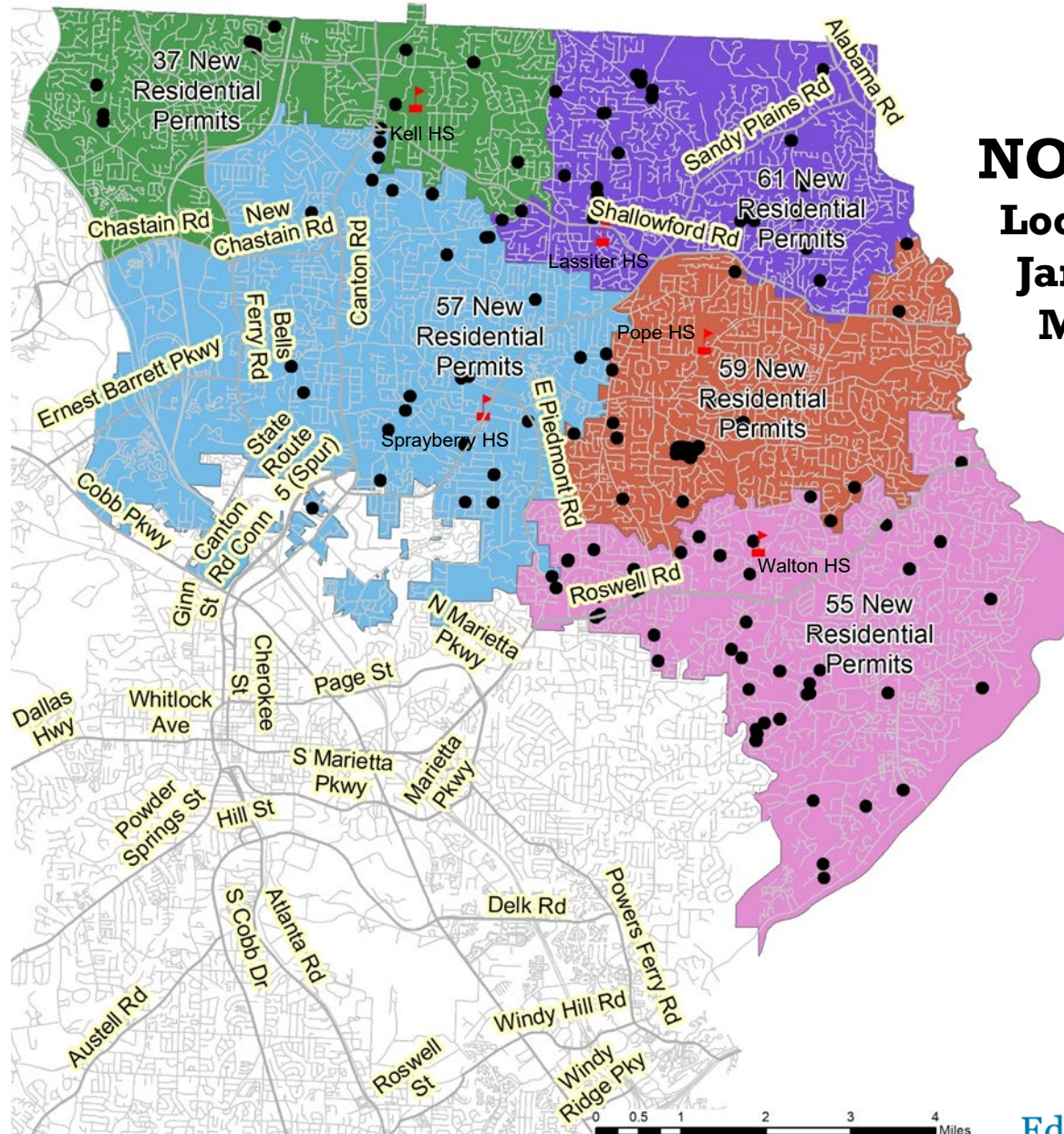
U.S. Census Data

County/City Building Permits

Single Structure Permits			
County/City	2016	2017	2018
Acworth	39	29	79
Austell	27	17	43
Cobb	1023	975	938
Kennesaw	53	14	18
Powder Springs	51	162	187
Smyrna	218	230	198
TOTAL	1411	1427	1463

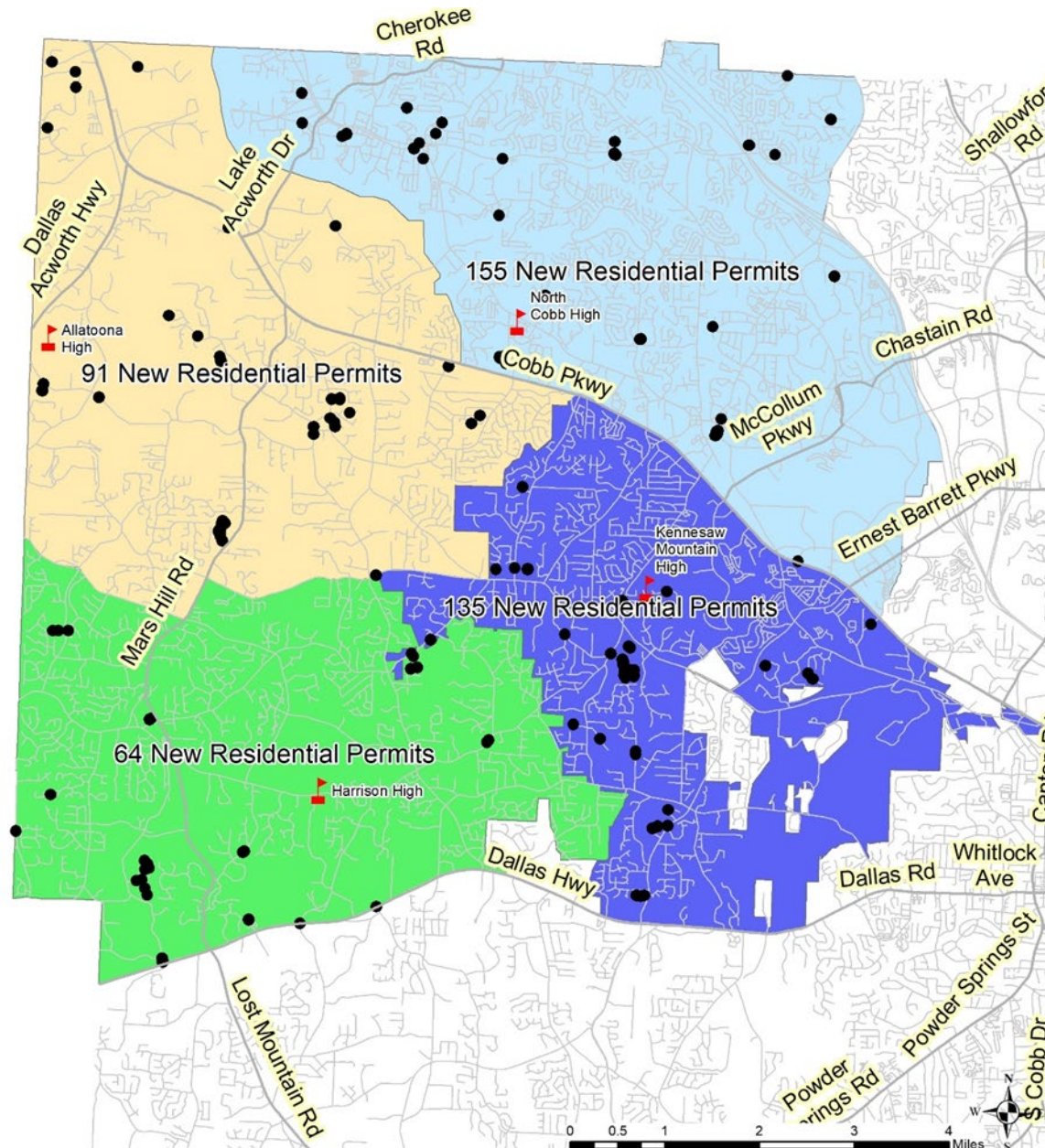
Multi-Family Structure Permits			
County/City	2016	2017	2018
Acworth	79	0	28
Austell	0	0	0
Cobb	2101	1065	938
Kennesaw	175	0	22
Powder Springs	0	0	0
Smyrna	8	0	0
TOTAL	2363	1065	988

New Building Permits by High School District



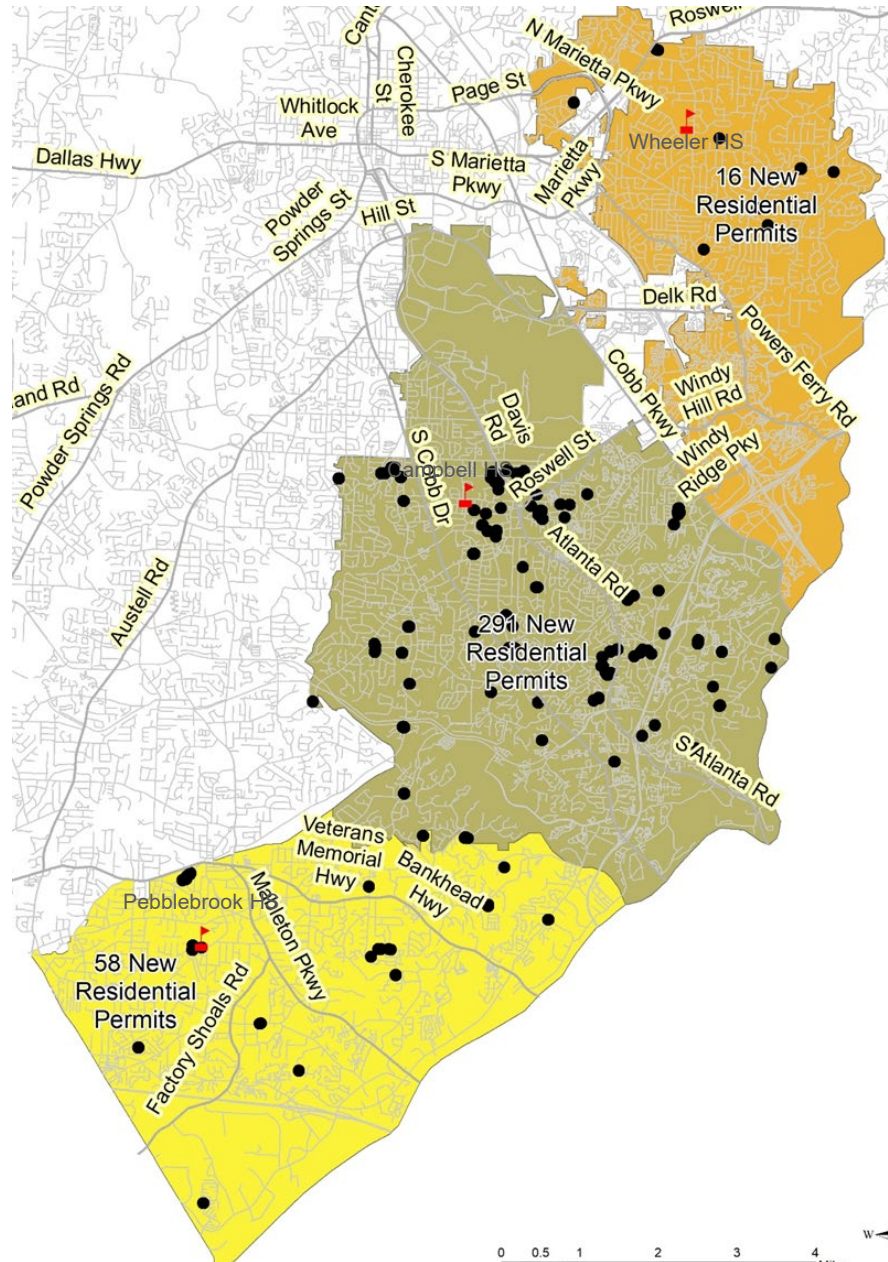
NORTHEAST
Local Agencies
January 2018-
March 2019

New Building Permits by High School District



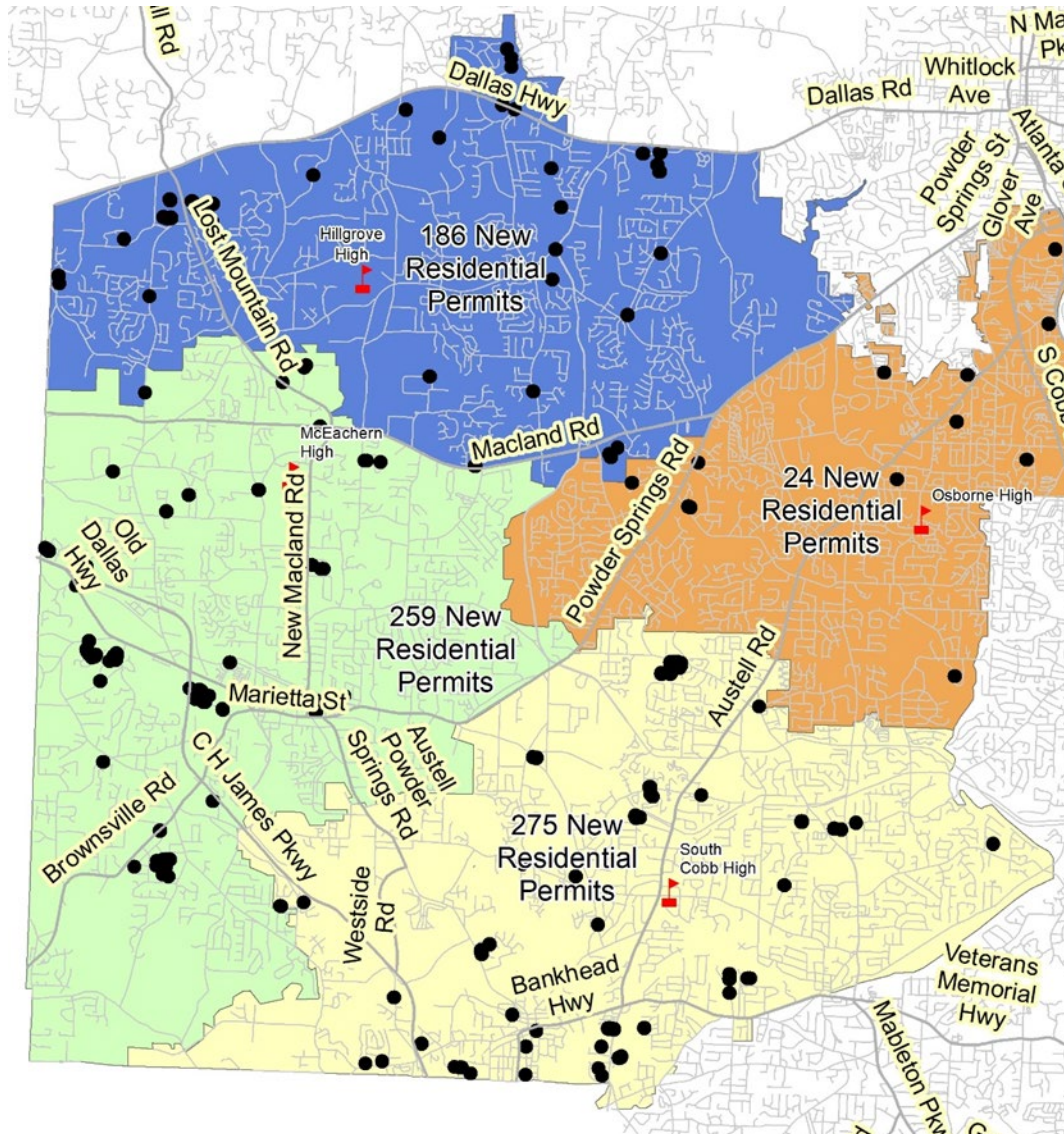
NORTHWEST
Local Agencies
January 2018-
March 2019

New Building Permits by High School District



SOUTHEAST
Local Agencies
January 2018-
March 2019

New Building Permits by High School District



SOUTHWEST
Local Agencies
January 2018-
March 2019

District Projection Summary High Schools

Current Organization	IUs	Student Capacity (SFI 4/17/2018)	Grade Structure	FTE-1 2018-19 PK-12	Capacity Status	Building Utilization Factor (Enr./Cap.)	FTE 2023-24 PK-12	Capacity Status	Building Utilization Factor (Enr./Cap.)	FTE 2028-29 PK-12	Capacity Status	Building Utilization Factor (Enr./Cap.)
High												
Allatoona	98	1,912	9-12	1,731	181	90.53%	1,690	222	88.39%	1,719	193	89.91%
Campbell	135	2,637	9-12	2,895	-258	109.78%	3,304	-667	125.29%	3,464	-827	131.36%
Harrison	133	2,587	9-12	2,365	222	91.42%	2,474	113	95.63%	2,549	38	98.53%
Hillgrove	98	1,912	9-12	2,399	-487	125.47%	2,229	-317	116.58%	2,125	-213	111.14%
Kell	98	1,912	9-12	1,526	386	79.81%	1,483	429	77.56%	1,355	557	70.87%
Kennesaw Mtn	102	1,987	9-12	1,899	88	95.57%	1,787	200	89.93%	1,759	228	88.53%
Lassiter	110	2,137	9-12	2,120	17	99.20%	2,286	-149	106.97%	2,260	-123	105.76%
McEachern	122	2,362	9-12	2,390	-28	101.19%	2,628	-266	111.26%	2,693	-331	114.01%
North Cobb	143	2,787	9-12	2,802	-15	100.54%	2,613	174	93.76%	2,547	240	91.39%
Osborne	106	2,062	9-12	2,116	-54	102.62%	2,369	-307	114.89%	2,303	-241	111.69%
Pebblebrook	94	1,862	9-12	2,490	-628	133.73%	2,834	-972	152.20%	2,520	-658	135.34%
Pope	99	1,925	9-12	1,941	-16	100.83%	1,790	135	92.99%	1,851	74	96.16%
South Cobb	134	2,612	9-12	1,979	633	75.77%	2,138	474	81.85%	1,975	637	75.61%
Sprayberry	106	2,062	9-12	1,770	292	85.84%	1,957	105	94.91%	1,986	76	96.31%
Walton	138	2,687	9-12	2,685	2	99.93%	2,757	-70	102.61%	2,646	41	98.47%
Wheeler	112	2,187	9-12	2,190	-3	100.14%	2,534	-347	115.87%	2,431	-244	111.16%
Total	1828	35,630		35,298	332	99.07%	36,873	-1,243	103.49%	36,183	-553	101.55%

District Projection Summary Middle Schools

Current Organization	IUs	Student Capacity (SFI 4/17/2018)	Grade Structure	FTE-1 2018-19 PK-12	Capacity Status	Building Utilization Factor (Enr./Cap.)	FTE 2023-24 PK-12	Capacity Status	Building Utilization Factor (Enr./Cap.)	FTE 2028-29 PK-12	Capacity Status	Building Utilization Factor (Enr./Cap.)
Middle												
Awtrey	63	1,025	6-8	793	232	77.37%	661	364	64.49%	666	359	64.98%
Barber	71	1,162	6-8	911	251	78.40%	908	254	78.14%	900	262	77.45%
Campbell	82	1,350	6-8	1,582	-232	117.19%	1,686	-336	124.89%	1,690	-340	125.19%
Cooper	71	1,162	6-8	1,057	105	90.96%	994	168	85.54%	982	180	84.51%
Daniell	69	1,125	6-8	1,073	52	95.38%	1,104	21	98.13%	1,088	37	96.71%
Dickerson	73	1,187	6-8	1,303	-116	109.77%	1,354	-167	114.07%	1,296	-109	109.18%
Dodgen	71	1,162	6-8	1,253	-91	107.83%	1,246	-84	107.23%	1,149	13	98.88%
Durham	70	1,137	6-8	1,092	45	96.04%	1,160	-23	102.02%	1,143	-6	100.53%
East Cobb	83	1,362	6-8	1,357	5	99.63%	1,355	7	99.49%	1,342	20	98.53%
Floyd	83	1,046	6-8	946	100	90.44%	957	89	91.49%	942	104	90.06%
Garrett	60	975	6-8	888	87	91.08%	829	146	85.03%	836	139	85.74%
Griffin	71	1,162	6-8	1,419	-257	122.12%	1,496	-334	128.74%	1,577	-415	135.71%
Hightower Trail	62	1,012	6-8	1,059	-47	104.64%	1,083	-71	107.02%	1,076	-64	106.32%
Lindley	121	1,962	6-8	1,710	252	87.16%	1,551	411	79.05%	1,593	369	81.19%
Lost Mountain	71	1,162	6-8	1,054	108	90.71%	1,062	100	91.39%	1,041	121	89.59%
Lovinggood	71	1,162	6-8	1,410	-248	121.34%	1,324	-162	113.94%	1,271	-109	109.38%
Mabry	70	1,137	6-8	950	187	83.55%	958	179	84.26%	954	183	83.91%
McCleskey	58	937	6-8	684	253	73.00%	657	280	70.12%	655	282	69.90%
McClure	71	1,162	6-8	1,117	45	96.13%	997	165	85.80%	992	170	85.37%
Palmer	71	1,162	6-8	898	264	77.28%	794	368	68.33%	817	345	70.31%
Pine Mountain	57	912	6-8	691	221	75.77%	652	260	71.49%	657	255	72.04%
Simpson	59	962	6-8	902	60	93.76%	858	104	89.19%	870	92	90.44%
Smitha	70	1,137	6-8	1,039	98	91.38%	927	210	81.53%	957	180	84.17%
Tapp	70	1,137	6-8	962	175	84.61%	963	174	84.70%	935	202	82.23%
Total	1,718	27,699		26,150	1,549	94.41%	25,576	2,123	92.34%	25,429	2,270	91.80%

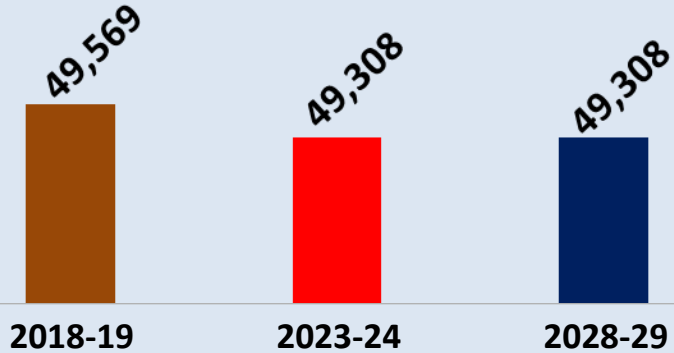
District Projection Enrollment Elementary Schools

Current Organization	IUs	Student Capacity (SFI 4/17/2018)	Grade Structure	FTE-1 2018-19 PK- 12	Capacity Status	Building Utilization Factor (Enr./Cap.)	FTE 2023-24 PK-12	Capacity Status	Building Utilization Factor (Enr./Cap.)	FTE 2028-29 PK-12	Capacity Status	Building Utilization Factor (Enr./Cap.)
Elementary -- Page 1												
Acworth/McCall	97	1,474	PK-5	1,005	469	68.18%	964	510	65.40%	938	536	63.64%
Addison	40	637	PK-5	597	40	93.72%	581	56	91.21%	568	69	89.17%
Argyle	36	562	PK-5	361	201	64.23%	361	201	64.23%	352	210	62.63%
Austell	36	562	PK-5	469	93	83.45%	404	158	71.89%	407	155	72.42%
Baker	61	962	PK-5	834	128	86.69%	860	102	89.40%	844	118	87.73%
Bells Ferry	45	712	PK-5	773	-61	108.57%	722	-10	101.40%	759	-47	106.60%
Belmont Hills	36	562	PK-5	347	215	61.74%	341	221	60.68%	344	218	61.21%
Big Shanty/Kennesaw	113	1,737	PK-5	1,180	557	67.93%	1,184	553	68.16%	1,105	632	63.62%
Birney	59	925	PK-5	800	125	86.49%	739	186	79.89%	799	126	86.38%
Blackwell	52	837	PK-5	676	161	80.76%	697	140	83.27%	685	152	81.84%
Brumby	56	895	PK-5	954	-59	106.59%	969	-74	108.27%	954	-59	106.59%
Bryant	61	962	PK-5	1,007	-45	104.68%	1,031	-69	107.17%	1,037	-75	107.80%
Bullard	61	962	PK-5	805	157	83.68%	791	171	82.22%	796	166	82.74%
Chalker	61	962	PK-5	681	281	70.79%	694	268	72.14%	646	316	67.15%
Cheatham Hill	68	1,075	PK-5	1,070	5	99.53%	1,079	-4	100.37%	1,055	20	98.14%
Clarkdale	53	862	PK-5	763	99	88.52%	760	102	88.17%	766	96	88.86%
Clay	29	456	PK-5	388	68	85.09%	391	65	85.75%	388	68	85.09%
Compton	59	925	K-5	494	431	53.41%	518	407	56.00%	523	402	56.54%
Davis	50	800	PK-5	610	190	76.25%	648	152	81.00%	620	180	77.50%
Dowell	62	975	PK-5	984	-9	100.92%	958	17	98.26%	966	9	99.08%
Due West	39	612	PK-5	562	50	91.83%	534	78	87.25%	520	92	84.97%
East Side	69	1,087	PK-5	1,241	-154	114.17%	1,079	8	99.26%	1,116	-29	102.67%
Eastvalley	36	562	PK-5	722	-160	128.47%	774	-212	137.72%	781	-219	138.97%
Fair Oaks	54	875	PK-5	827	48	94.51%	779	96	89.03%	813	62	92.91%
Ford	52	837	PK-5	824	13	98.45%	833	4	99.52%	868	-31	103.70%
Frey	61	962	PK-5	813	149	84.51%	866	96	90.02%	873	89	90.75%
Garrison Mill	43	687	PK-5	682	5	99.27%	653	34	95.05%	683	4	99.42%
Green Acres	44	700	PK-5	618	82	88.29%	568	132	81.14%	573	127	81.86%
Harmony Leland	33	512	PK-5	615	-103	120.12%	613	-101	119.73%	619	-107	120.90%
Hayes	61	962	PK-5	890	72	92.52%	903	59	93.87%	911	51	94.70%
Hendricks	61	962	K-5	606	356	62.99%	580	382	60.29%	593	369	61.64%
Hollydale	51	812	PK-5	610	202	75.12%	635	177	78.20%	641	171	78.94%
Keheley	38	600	PK-5	482	118	80.33%	453	147	75.50%	458	142	76.33%
Kemp	61	962	PK-5	967	-5	100.52%	909	53	94.49%	917	45	95.32%

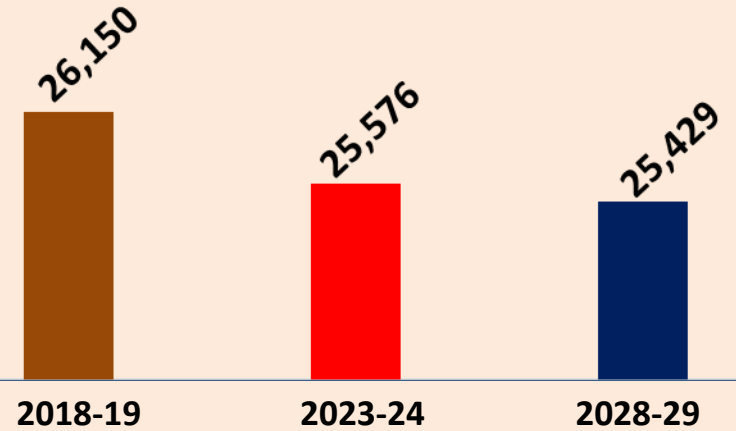
District Projection Enrollment Elementary Schools

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Elementary -- Page 2												
Kincaid	48	762	PK-5	679	83	89.11%	712	50	93.44%	673	89	88.32%
King Springs	36	562	PK-5	1,116	-554	198.58%	1,259	-697	224.02%	1,213	-651	215.84%
LaBelle	44	700	PK-5	406	294	58.00%	422	278	60.29%	420	280	60.00%
Lewis	61	962	PK-5	540	422	56.13%	524	438	54.47%	514	448	53.43%
Mableton	61	962	K-5	1,042	-80	108.32%	1,077	-115	111.95%	1,088	-126	113.10%
Milford	39	612	PK-5	395	217	64.54%	400	212	65.36%	399	213	65.20%
Mount Bethel	61	962	PK-5	1,120	-158	116.42%	1,096	-134	113.93%	1,122	-160	116.63%
Mountain View	61	962	PK-5	833	129	86.59%	848	114	88.15%	800	162	83.16%
Murdock	61	962	PK-5	967	-5	100.52%	934	28	97.09%	942	20	97.92%
Nicholson	40	637	PK-5	496	141	77.86%	490	147	76.92%	494	143	77.55%
Nickajack	60	937	PK-5	1,163	-226	124.12%	1,219	-282	130.10%	1,204	-267	128.50%
Norton Park	50	800	PK-5	855	-55	106.88%	852	-52	106.50%	836	-36	104.50%
Pickett's Mill	61	962	PK-5	733	229	76.20%	757	205	78.69%	763	199	79.31%
Pitner	61	962	PK-5	878	84	91.27%	850	112	88.36%	857	105	89.09%
Powder Springs	57	904	PK-5	740	164	81.86%	730	174	80.75%	737	167	81.53%
Powers Ferry	31	475	PK-5	431	44	90.74%	433	42	91.16%	434	41	91.37%
Riverside	97	1,474	PK-5	1,626	-152	110.31%	1,524	-50	103.39%	1,539	-65	104.41%
Rocky Mount	38	600	PK-5	598	2	99.67%	577	23	96.17%	582	18	97.00%
Russell	61	962	PK-5	640	322	66.53%	621	341	64.55%	622	340	64.66%
Sanders	53	862	PK-5	708	154	82.13%	697	165	80.86%	686	176	79.58%
Sedalia Park	56	895	PK-5	726	169	81.12%	630	265	70.39%	636	259	71.06%
Shallowford Falls	61	962	PK-5	721	241	74.95%	738	224	76.72%	733	229	76.20%
Smyrna	61	962	PK-5	1,051	-89	109.25%	1,081	-119	112.37%	1,116	-154	116.01%
Sope Creek	73	1,162	PK-5	1,159	3	99.74%	1,145	17	98.54%	1,155	7	99.40%
Still	61	962	PK-5	738	224	76.72%	676	286	70.27%	695	267	72.25%
Teasley	51	812	PK-5	928	-116	114.29%	1,009	-197	124.26%	1,009	-197	124.26%
Timber Ridge	38	600	PK-5	551	49	91.83%	540	60	90.00%	545	55	90.83%
Tritt	60	937	PK-5	917	20	97.87%	940	-3	100.32%	948	-11	101.17%
Varner	61	962	PK-5	796	166	82.74%	855	107	88.88%	851	111	88.46%
Vaughan	60	937	PK-5	759	178	81.00%	801	136	85.49%	777	160	82.92%
Total	3,501	55,188		49,569	5,619	89.82%	49,308	5,880	89.35%	49,308	5,880	89.35%
TOTAL	7,047	118,517		111,017	7,500	93.67%	111,757	6,760	94.30%	110,920	7,597	93.59%
Non Zoned Schools				837								

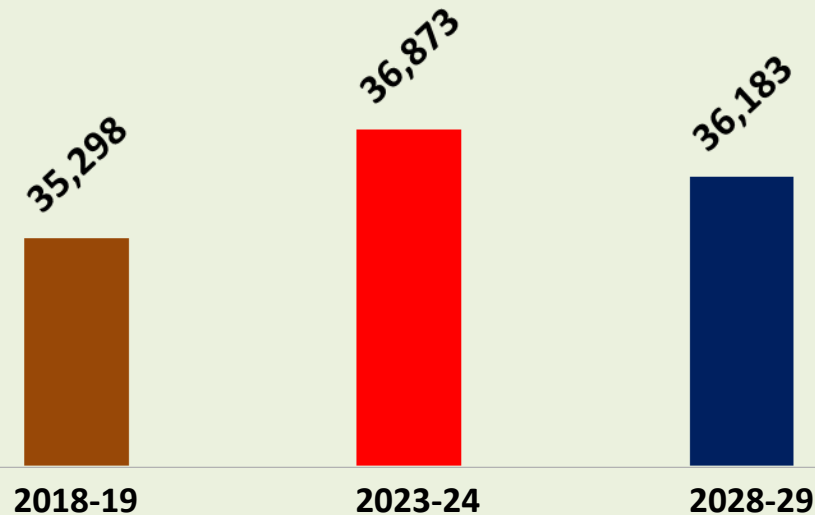
Elementary School Enrollment

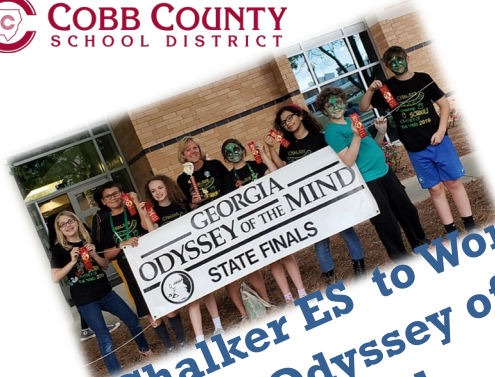


Middle School Enrollment



High School Enrollment





**Chalker ES to World
Finals Odyssey of the
Mind**



**Hillgrove HS National
Champions in Orienting**



**Cobb Students Set
World Record
In Coding**



**Bope & Walton Nominees French Exchange
Students**



McEachern wins State



**6 CCSD Students
GA Student
Technology
Competition**



Cobb HS AP Honor Award



**Superintendent Proposes
Historic 8-12.6% Raise for
Staff**



**Louis Gossett Jr
@ East Cobb MS**



Gov. Kemp Signs State Education Bill at Wheeler HS



**Career
Academy
Osborne HS**

CLASSROOM UTILIZATION

Parents naturally seek good educational environments for their children. Cobb County Schools is one of the largest school districts in the nation. Parents search for *livable communities throughout Cobb*, knowing that *specialized academic programming* is available in all parts of Cobb County meeting the educational needs of their child and their family.

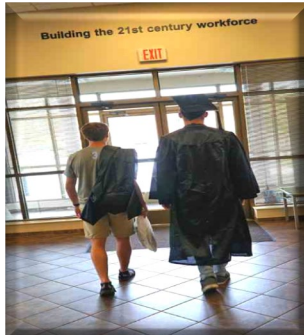
Abilities to consider.....

Livable communities through Cobb

***Movability**

***Mobility**

***Walkability**



Factors to consider.....

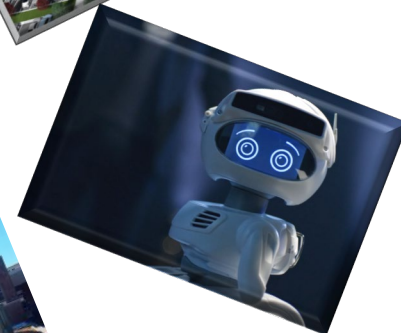
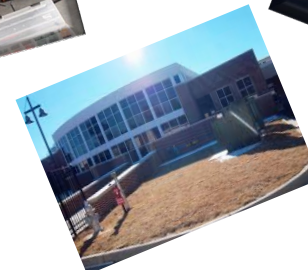
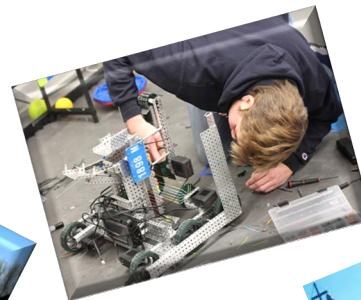
Specialized Academic Programming

***Career Academy**

***STEM – Magnet**

***Academic Recovery**

***Robotics**



EXECUTIVE SUMMARY

- Multiple influencing factors are considered with enrollment projections; historical enrollment, live births/fertility rates, in-migration, out-migration, housing trends, building permits, economy, mortgage rates, school choice, and attractiveness of community.
- For the past two years there has been a slight decrease in student enrollment district-wide.
- According to the Atlanta Regional Commission, Cobb's population will continue to grow, but slower than in previous years.
- According to the Governor's Office of Planning and Budget, the resident population continues to age.
- The original 5-year forecast on live births was 99% to actual.
- Enrollments for Kindergarten and 1st show decline from one year to the next.
- Enrollments beginning in 4th grade show increases from one year to the next.
- Building permits continue to have modest increases from one year to the next.
- Five-year enrollments are strong, consistent with previous projections, except elementary enrollments are increasing.
- The school district with the successful passage of SPLOST V has positioned itself to address the housing needs of students across the district.
- Signs of economic recovery continue to be positive.
- Growth is occurring throughout the County.