

**Centennial School
District**

**School Board Session
December 15, 2025**



Report Section	Report Page #	Key Take Aways	Considerations for Facilities, Strategy
Population Trends	6, 10, 22	<ul style="list-style-type: none"> Centennial continues to experience steady, manageable growth. Population <u>within district boundary projected</u> to grow from about 36,300 residents to 37,300 by 2030, a 2.7% increase. Early-childhood and school-age cohorts are relatively stable (0–4 up 9.3% since 2010; 5–14 down slightly; births nearly flat). Census data aligns with your current student population. The most significant demographic shift is the rapid growth in residents ages 65+, which has increased more than 160% since 2010. 	<ul style="list-style-type: none"> Enrollment growth over time will be steady but not dramatic; community stability is strong. Consider future referendum messaging that resonates with non-parent/65+ households.
Economic and Demographic Diversity	6, 36	<ul style="list-style-type: none"> Centennial is becoming a more racially and culturally diverse district. Within the district boundary, overall Black, Indigenous, People of Color (BIPOC) population has grown from 8.6% to 16.5% since 2010, and student demographics now reflect that: roughly 30% of students identify as non-white (in 2010, 11% of students identified as non-white) 22.7% of current students are FRL 6.6% of current students are English Language Learners 	<ul style="list-style-type: none"> Increased diversity enriches the district and emphasizes the need for culturally responsive practices and family engagement.
Housing Trends	27, 32, 49	<ul style="list-style-type: none"> Centennial remains a district dominated by single-family housing - nearly 86% of all homes. These homes also produce the highest student yield. Home <u>sales strong</u> since 2020 (nearly 3,000), with average sale price increasing 25.7% since 2010. Good news for long-term stability. New units in the next 5 years are expected to add ~36 students. <i>(these are plotted, lots are set)</i> 	<ul style="list-style-type: none"> Current new housing is not a major enrollment driver; student population changes will come from increased market share, retention. Rising home values and strong market activity - indicators of continued residential stability.

Report Section	Report Page #	Key Take Aways	Considerations for Facilities, Strategy
Enrollment & Facility Utilization	37	<ul style="list-style-type: none"> Since 2016-17, overall K–12 enrollment grew 2.4% since 2016 Strong survival cohort ratios (100.9% overall) with middle school strongest (102.3%). Since 2016-17, Middle School enrollment is up 5.1%; High School enrollment is up 3.5% and Elementary is flat. This aligns with our demographic data - our youngest age groups are stable, not expanding. Middle School over capacity (106.7%); High School also tight (95.2%); Elementary lower (85.5%). 	<ul style="list-style-type: none"> Enrollment stability is a strength; the district retains students well once enrolled. Growth pressures are concentrated by level, with the biggest space pressure at the Middle School.
Market Share	41	<ul style="list-style-type: none"> District-wide resident market share is 81.8%; if this increased to 85%, the district would gain 253 new resident students. 22.4% of current students are non-resident 	<ul style="list-style-type: none"> The district's biggest lever for sustainable enrollment growth will come from retaining and attracting resident families
10-Year Projection Scenarios	51-62	<ul style="list-style-type: none"> 10-year projections show K–12 growth between 0.6 – 5.1% depending on assumptions (births/survival cohort only → combined scenario of housing developments & market share growth). Growth is strongest in secondary grades, especially middle school 	<ul style="list-style-type: none"> Facility planning needs to balance steady baseline growth with optional expansion if market share goals are pursued.
"What-if" Scenario for potential housing developments	<i>(Not included in report)</i>	<ul style="list-style-type: none"> <u>Peltier Ponds</u> in Centerville boundary: 146 SFH, 136 TH <ul style="list-style-type: none"> Could bring a total of 94 new students in projected years 5-10. Yielding 42 Elem, 22 Mid, and 30 High Capacity = 118% <u>Dell Web (55+) / Pulte</u> in Blue Heron boundary (not entire development falls within): 174 SFH, 106 TH <ul style="list-style-type: none"> Could bring a total of 125 new students in projected years 5-10. Yielding 55 Elem, 31 Mid, and 39 High Capacity = 102% 	<ul style="list-style-type: none"> Future consideration for capacity.

MARKET SHARE ANALYSIS

Key Findings

- Overall Resident K-12 district market share is 81.8%
 - Elementary (K-5): 2,261 (81.2% - **Map 24**)
 - Middle (6-8): 1,251 (83.6% - **Map 25**)
 - High (9-12): 1,615 (81.3% - **Maps 26**)
- 22.4% (1,563) of K-12 students enrolled at Centennial School District are non-resident students with more than 85% residing in the following districts:
 - Forest Lake: 459 (29.4%)
 - Anoka-Hennepin: 392 (25.1%)
 - Spring Lake Park: 305 (19.5%)
 - White Bear Lake: 180 (11.5%)
- Overall resident K-12 non-district market share is 18.2%:
 - Private School: 376 (6.0%)
 - Open Enroll Out: 346 (5.5%)
 - Charter School: 218 (3.5%)
 - Homeschool: 198 (3.2%)
- 376 resident students enrolled into a private school with nearly 35% attending the following schools:
 - St. Odilia: 36 (9.6%)
 - Legacy Christian Academy: 24 (6.4%)
 - Totino Grace: 23 (6.1%)
 - Concordia Academy: 22 (5.9%)
 - Hill Murray: 22 (5.9%)
- 346 resident students open enrolled into another school district with over 50% enrolling in the following districts:
 - Spring Lake Park: 71 (20.5%)
 - White Bear Lake: 61 (17.6%)
 - Mounds View: 53 (15.3%)
- 218 resident students enrolled in a charter school with nearly 25% attending the following schools:
 - Lakes Int'l Language Academy: 25 (11.5%)
 - Minnesota Connections Academy: 15 (6.9%)
 - Oak Hill Montessori: 12 (5.5%)

PROJECTED ENROLLMENT ESTIMATES

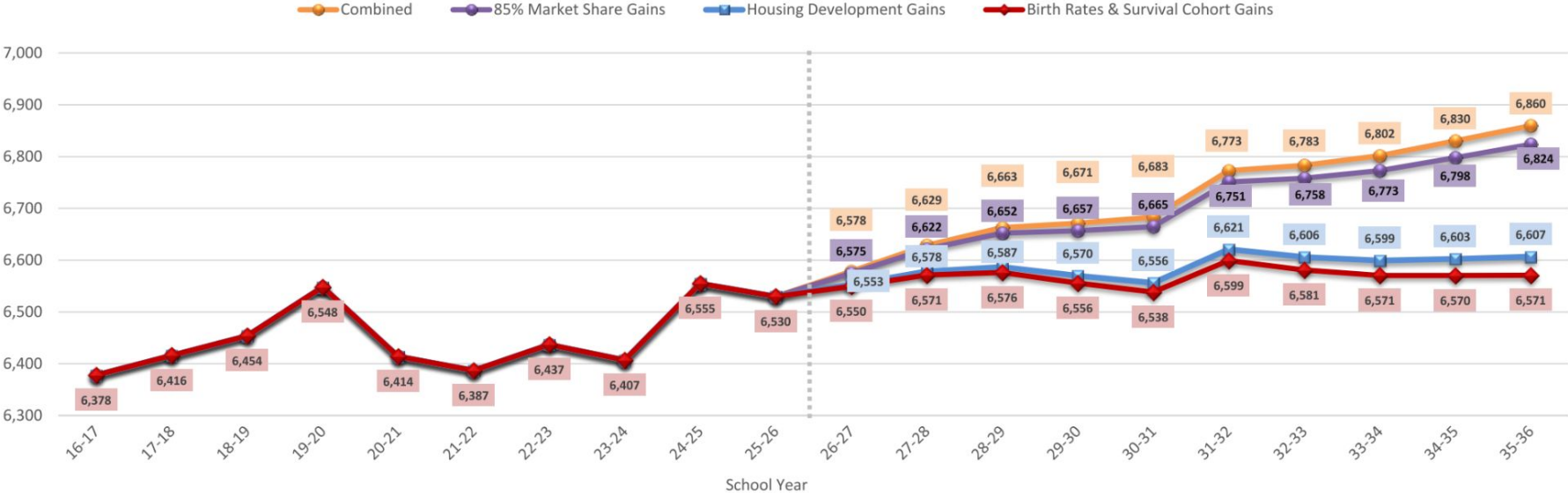
The following analysis presents four different enrollment projection scenarios for the district over the next 10 years, where the first scenario acts as a base for the other three scenarios. In the first scenario, enrollment projections for kindergarten were derived by utilizing resident birth data. Projected enrollments for grades 1 through 12 were then calculated by employing a cohort survival methodology for each grade. This scenario is labeled “Births Rates & Survival Cohort” in the charts below. In the second scenario, we employ student yield figures from new housing developments (see Table 16) to show how new development would impact enrollment at 100% buildout. The second scenario is labeled “Future Development Gains” in the charts below. The third scenario (labeled “Market Share Gains”) accounts for any additional students gained from our market share modeling described above (see Table 15). The fourth scenario combines scenarios two and three and reflects buildout of new development plus market share target gains (labeled “Combined”). ***Note that all enrollment models assume that all known new housing development gains, and all new market share gains will be realized over the next 10 years.***

Key Findings

- Overall K-12 Enrollment (**Chart 1**):
 - Birth Rates & Survival Cohort – grow 0.6% to 6,571
 - Future Development Gains – grow 1.2% to 6,607
 - Market Share Gains – grow 4.5% to 6,824
 - Combined – grow 5.1% to 6,860
- Overall K-5 Enrollment (**Chart 2**):
 - Birth Rates & Survival Cohort – decline 1.3% to 2,807
 - Future Development Gains – decline 0.7% to 2,823
 - Market Share Gains – grow 2.9% to 2,927
 - Combined – grow 3.5% to 2,943
- Overall 6-8 Enrollment (**Chart 3**):
 - Birth Rates & Survival Cohort – grow 2.1% to 1,638
 - Future Development Gains - grow 2.6% to 1,647
 - Market Share Gains – grow 4.6% to 1,679
 - Combined – grow 5.2% to 1,688
- Overall 9-12 Enrollment (**Chart 4**):
 - Birth Rates & Survival Cohort –grow 2.1% to 2,126
 - Future Development Gains – grow 2.7% to 2,137
 - Market Share Gains – grow 6.6% to 2,218
 - Combined – grow 7.1% to 2,229

Appendix 1 shows projected enrollment charts for each individual school.

Chart 1: Total Student Enrollment (K-12)



*Capacity 7,012	Current	Birth Rates & Survival Cohort Only	Housing Developments	Market Share Gains of 85%	All Models Combined
Capacity (%) 2030-2031	93.1%	93.2%	93.5%	95.0%	95.3%
Capacity (%) 2035-2036	93.1%	93.7%	94.2%	97.3%	97.8%