

Demographic Study
Public School Enrollments
for
Tredyffrin/Easttown School District
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Prepared by



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NOTES REGARDING THIS NOVEMBER 2022 UPDATE STUDY

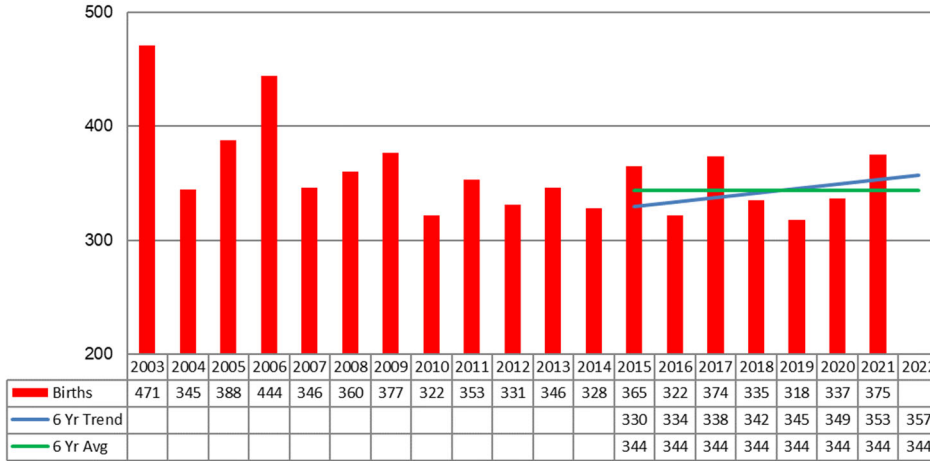
The projection uses the Standard methodology for Cohort Survival as described in previous studies for the Tredyffrin-Easttown School District. Adjustments are made for two reasons only.

Adjustments continue to be made in the Beaumont, Devon and Hillside Elementary School projects in recognition of attendance area **boundary changes** made for school year 2018-19.

Adjustments are also made for **New Housing** in accordance with occupancy schedules determined to be higher in the 6-year historical period than in the future 5-year projection period. This is for six Multi-Family developments totaling 539 units between 2023 and 2025 and averaging 180 units per year..

However, it is worth noting that the Average Annual Residential Sales of existing housing, at a level of 662, has a much greater impact (360%) on enrollment than does New Housing alone.

TESD Combined Live Births-Calendar Year



In the last 6 years Live Births have averaged 344 annually between a high of 375 and a low of 318. The use of the average Births in the projection, starts with school year 2027-28 that is the 5th year of the projection. All school years in the 6-10 year project use this average.

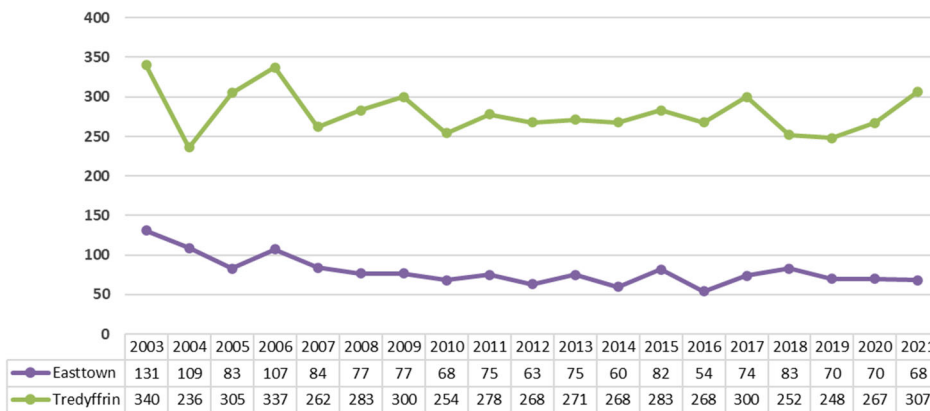
The 6-year trend in the District is for 4 additional Births each year

Tredyffrin Township averages 274 Births over the last 6 years. Easttown Township averages 70 over the same period.

The 6-year trend in Tredyffrin Township is for 2.6 more Births each year. The 6-year trend in Easttown Township is for 1.3 more Births every year.

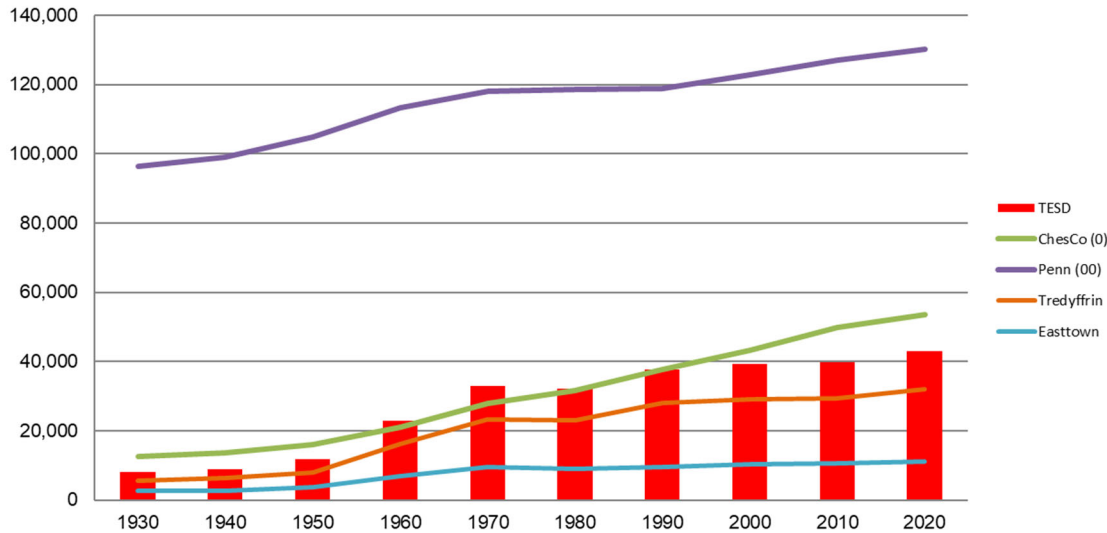


TESD Live Births by Municipality



Comparative Populations

Local TESD -County-State Comparative Population



The highest 10-year period of population growth was between 1950 and 1960 when the School District growth was 96.7% or 11,267 persons.

In the most recent decennial period from 2010 to 2020 population in the district grew 7.8% or by 3,102 persons.

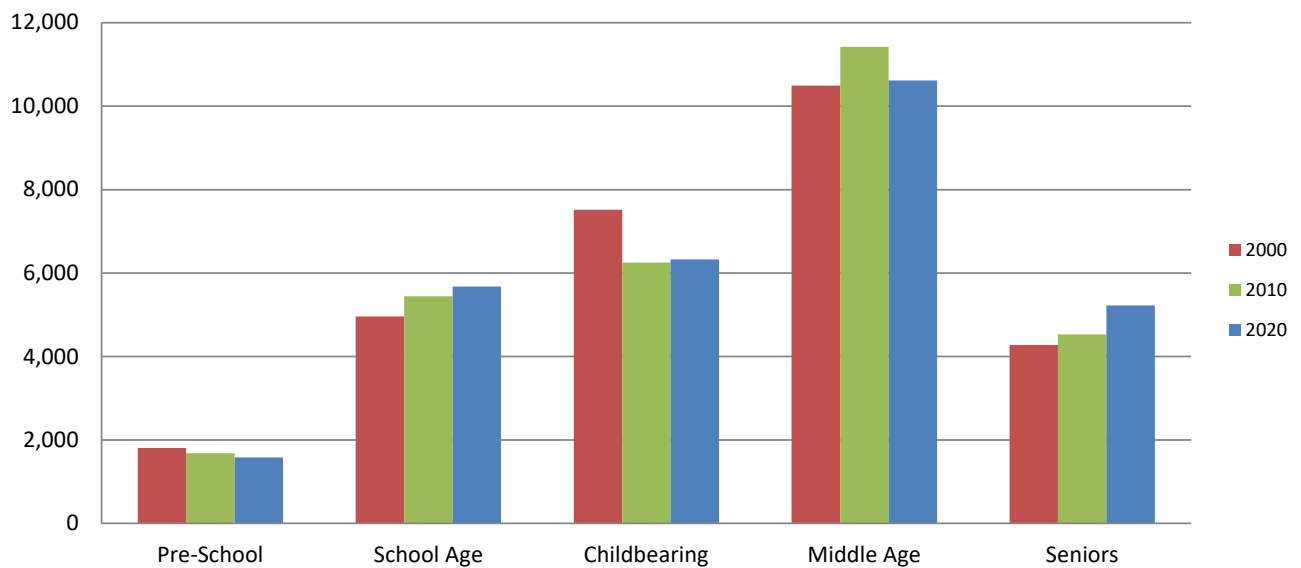
	1930	1940	1950	1960	1970	1980	1990	2000	2010	2,020
TESD	8,028	8,812	11,647	22,911	32,969	32,083	37,598	39,332	39,809	42,911
Chester Co	126,629	135,626	159,141	210,608	278,311	316,660	376,396	433,501	498,886	534,413
Pennsylvania	9,631,350	9,900,180	10,498,012	11,319,366	11,793,909	11,863,895	11,881,643	12,281,054	12,702,379	13,011,844
Tredyffrin	5,458	6,260	7,836	16,004	23,404	23,019	28,028	29,062	29,332	31,927
Easttown	2,570	2,552	3,811	6,907	9,565	9,064	9,570	10,270	10,477	10,984

Population by Age Group Tredyffrin

Type	Age	2000		2010		2020
Pre-School	0-4	1,811	-127	1,684	-98	1,586
School Age	5-17	4,958	484	5,442	233	5,675
Childbearing	18-39	7,520	-1,264	6,256	76	6,332
Middle Age	40-64	10,498	923	11,421	-810	10,611
Seniors	65 +	4,275	254	4,529	695	5,224
		29,062	270	29,332	96	29,428

Percents	2000	2010	2020
Pre-School	6.23%	5.74%	5.39%
School Age	17.06%	18.55%	19.28%
Childbearing	25.88%	21.33%	21.52%
Middle Age	36.12%	38.94%	36.06%
Seniors	14.71%	15.44%	17.75%
	100%	100%	100%

Tredyffrin: Population by Age Group



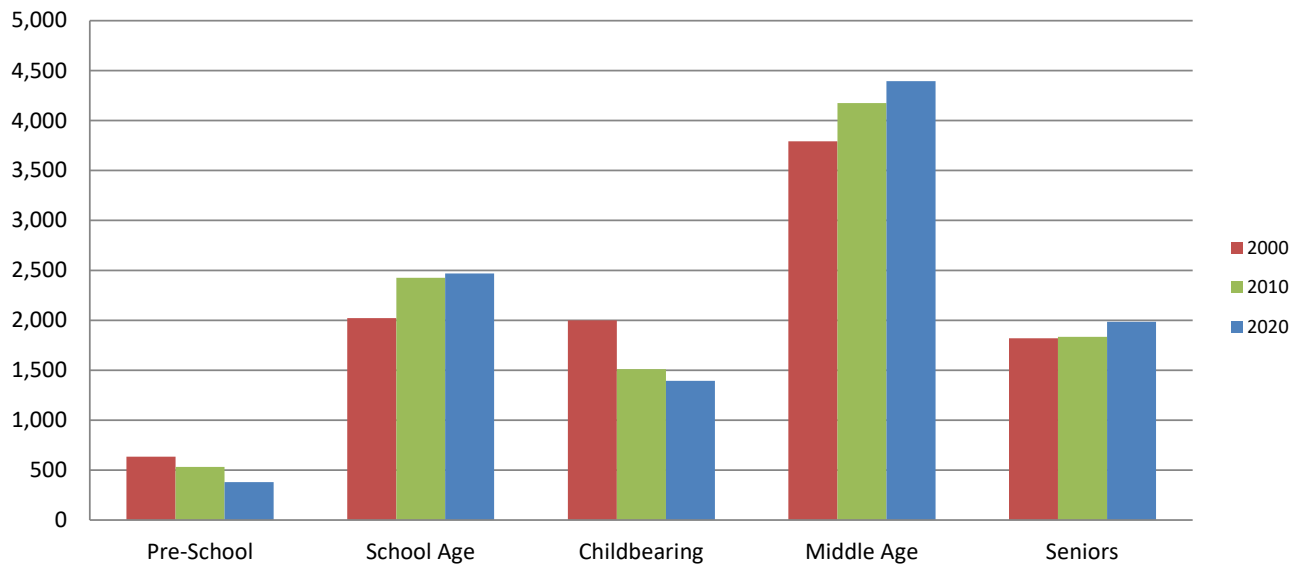
School Age and Seniors have been increasing significantly.
 Childbearing Age is stable following a decrease.
 Pre-School is decreasing slightly over 20 years.

Population by Age Group Easttown

Age	2000		2010		2020
Pre-School 0-4	636	-102	534	-153	381
School Age 5-17	2,024	401	2,425	43	2,468
Childbearing 18-39	1,998	-488	1,510	-117	1,393
Middle Age 40-64	3,791	383	4,174	220	4,394
Seniors 65 +	1,821	13	1,834	151	1,985
	10,270	207	10,477	144	10,621

Percents	2000	2010	2020
Pre-School	6.19%	5.10%	3.59%
School Age	19.71%	23.15%	23.24%
Childbearing	19.45%	14.41%	13.12%
Middle Age	36.91%	39.84%	41.37%
Seniors	17.73%	17.51%	18.69%
	100%	100%	100%

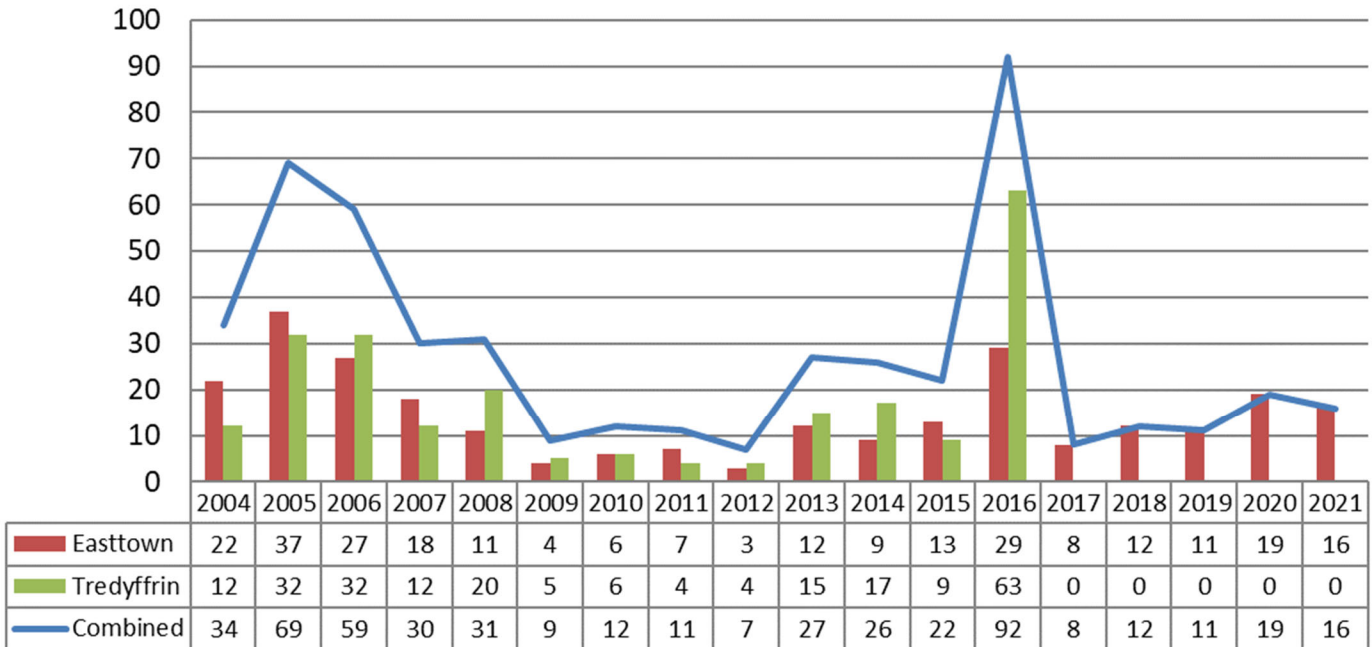
Easttown: Population by Age Group



Pre-School and Childbearing age groups are decreasing slightly over 20 years.

School Age, Middle Age and Seniors have been increasing.

Residential Permits



SOURCE: SOCDs Building Permit Database, HUD Office of Policy Development and Research, found at <https://socds.huduser.gov/permits/index.html> on 10/01/22

Permits for Residential units have averaged 26 per year over the most recent 6 years. Permitting peaked in year 2016 at 92 units. All but 5 of the permits graphed are Single Family units.

The Permitting counts must includes Multi-family housing as a single permit which is not the norm for reporting. However, HUD, Chester County and Delaware Valley Regional Planning Commission report identical counts.



Therefore we will utilize known history of counts from the ongoing enrollment studies. There has been 5 significant Multi-family Permits/Occupancies in the last 5-year period. They are identified and quantified in the table below.

	2017	2018	2019	2020	2021	2022	Total
Wayne Glenn					32	59	91
Chestnut Rd. Apartments						15	15
Parkview at Chesterbrook	40	40	36	12			128
Village Square				21	9		30
Airdrie at Paoli Station					156		156
	40	40	36	33	197	74	420

420 Multi-family units occupied over 6 years puts the annual M-F Occupancy level at **70 per year**.

Residential Construction Future Occupancies

Development	Type	Bdrms	Unit Count					Total Remain			
			21	22	2023	2024	2025		2026	2027	
t Wayne Glenn 750 Walker Rd. <i>Occ start 11/20</i>	Twins	3 Bdrm	26	10	16				0		
	Townhouse	3 Bdrm	65	22	43				0		
			91	32	59				0		
t 1237 Lancaster Ave 1237 Lancaster Ave, Berwyn <i>Appr Aug '19</i>	Rental Apt	1 Bdrm	1			1			1		
	Rental Apt	2 Bdrm	3			3			3		
			4			4			4		
t Chestnut Rd. Apts 35,37,39,43 Chestnut, Paoli	Rental Apt	1 Bdrm	4		4				0		
	Rental Apt	2 Bdrm	11		11				0		
					15				0		
t Mack Oil-Tredyffrin 44-55 Branch Ave. <i>approved, no permits yet</i>	Single Fam	4 Bdrm	5			5			5		
			5			5			5		
Armstrong Prop 30-50 Price Ave 218 – 224 Francis Avenue	Single Fam	4 Bdrm	6			6			6		
			6			6			6		
400 Swedesford 400 Swedesford Rd <i>Const compl 2023</i>	Rental Apt	1 Bdrm	142			142			142		
	Rental Apt	2 Bdrm	94			94			94		
	Rental Apt	3 Bdrm	14			14			14		
			250			250			250		
e Newtown Road 1016 Newtown Rd <i>Under Review, no approval</i>	Single Fam	4 Bdrm	12	6	6				0		
			12	6	6				0		
e Mack Oil-Easttown 44-55 Branch Ave. <i>SD Approved, not yet permitted</i>	Single Fam	4 Bdrm	18			18			18		
			18			18			18		
e Armstrong Prop 30-50 Price Ave	Single Fam	4 Bdrm	6		6				0		
			6		6				0		
e Berwyn Square 578 Lancaster <i>Preliminary</i>	Rental Apt	1 Bdrm	60				60		60		
	Rental Apt	2 Bdrm	60				60		60		
			120				120		120		
e WWEDFritz Lumber 631 Lancaster Ave.	Rental Apt	1 Bdrm	32			32			32		
	Rental Apt	2 Bdrm	35			35			35		
			67			67			67		
e SD 533 MXD 758 Lancaster Ave. <i>Speculative Occupancy Sched</i>	Rental Apt	0 Bdrm	3				3		3		
	Rental Apt	1 Bdrm	70				70		70		
	Rental Apt	2 Bdrm	29				29		29		
			102				102		102		
e Brownstone at Berkley 20 Berkley Rd, Devon,	Townhouses	3+ Bdrm	7			7			7		
			7			7			7		
TOTAL UNITS BY YEAR: Tredyffrin & Easttown						357	102	120	0	0	579



Residential Construction
 Future Students from
 New Multi-Family Housing

Development	Type	Bdrms	PSAC Multi	2023 2024 2025 2026 2027						
				2023	2024	2025	2026	2027		
t 400 Swedesford <i>400 Swedesford Rd</i>	Rental Apt	1 Bdrm	0.040	6					6	
	Rental Apt	2 Bdrm	0.190	18					18	
	Rental Apt	3 Bdrm	0.700	10					10	
				33					33	VFES-VFMS
t 1237 Lancaster Ave <i>1237 Lancaster Ave, Berwyn</i>	Rental Apt	1 Bdrm	0.040	0					0	
	Rental Apt	2 Bdrm	0.190	1					1	
				1					1	Beaumont TEMS
e Berwyn Square <i>578 Lancaster</i> <i>Preliminary</i>	Rental Apt	1 Bdrm	0.040			2			2	
	Rental Apt	2 Bdrm	0.190			11			11	
						14			14	Beaumont TEMS
e WWEDFritz Lumber <i>631 Lancaster Ave.</i>	Rental Apt	1 Bdrm	0.040	1					1	
	Rental Apt	2 Bdrm	0.190	7					7	
				8					8	Beaumont TEMS
e SD 533 MXD <i>758 Lancaster Ave.</i>	Rental Apt	0 Bdrm	0.040		0				0	
	Rental Apt	1 Bdrm	0.040		3				3	
	Rental Apt	2 Bdrm	0.190		6				6	
					8				8	Beaumont TEMS
e Brownstone at Berkley <i>20 Berkley Rd, Devon,</i>	Townhouses 3+ Bdrm		0.360	3					3	
				3					3	
										Devon TEMS
Total				45	8	14	0	0	67	

The application of the Rutgers Multipliers to the Occupancy Schedule yields 67 students over the next 3 years.

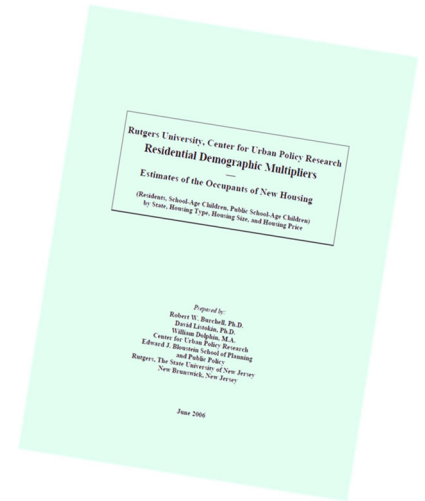
Student Multipliers and TESD Survey

The base PSAC Unit Type multipliers are from Residential Demographic Multipliers developed by **Rutgers University** that have been used in the past.

The methodology adds students from New Housing in each year that is over the previous 6-year average. New Students from housing below the average are already included in the projection calculations that use the Grade Level Cohort Survival Ratios.

Future **Single Family** housing Occupancies are below the previous 6-year average and are not yielding above the average new students. We are, therefore interested in students from **Multi-Family** housing only.

On page 5, the Multi-Family average was documented as 70 Multi-Family units per year. This year a study of the student yield from those 5 developments was conducted. The findings are as follows;



Past Occupancy- Multi-Family

Development	2017	2018	2019	2020	2021	2022	Total	Rutgers	Actual
Wayne Glenn					32	59	91	33	43
Chestnut Rd. Apts						15	15	2	0
Parkview at Chesterbrook	40	40	36	12			128	60	78
Village Square				21	9		30	10	0
Airdrie at Paoli Station					156		156	19	33
	40	40	36	33	197	74	420	124	154

124.2%

Student Yield

The study of actual Student Yield documented that students from the 5 projects totaling a sample of 420 units of Townhouses and Rental Apartments was 124% of the Student Yield using the Rutgers multipliers.

This was a believable difference primarily based on the reputation and status of the TESD as a “District of Distinction”. More families moving into the district have School age students than in other Pa municipalities.

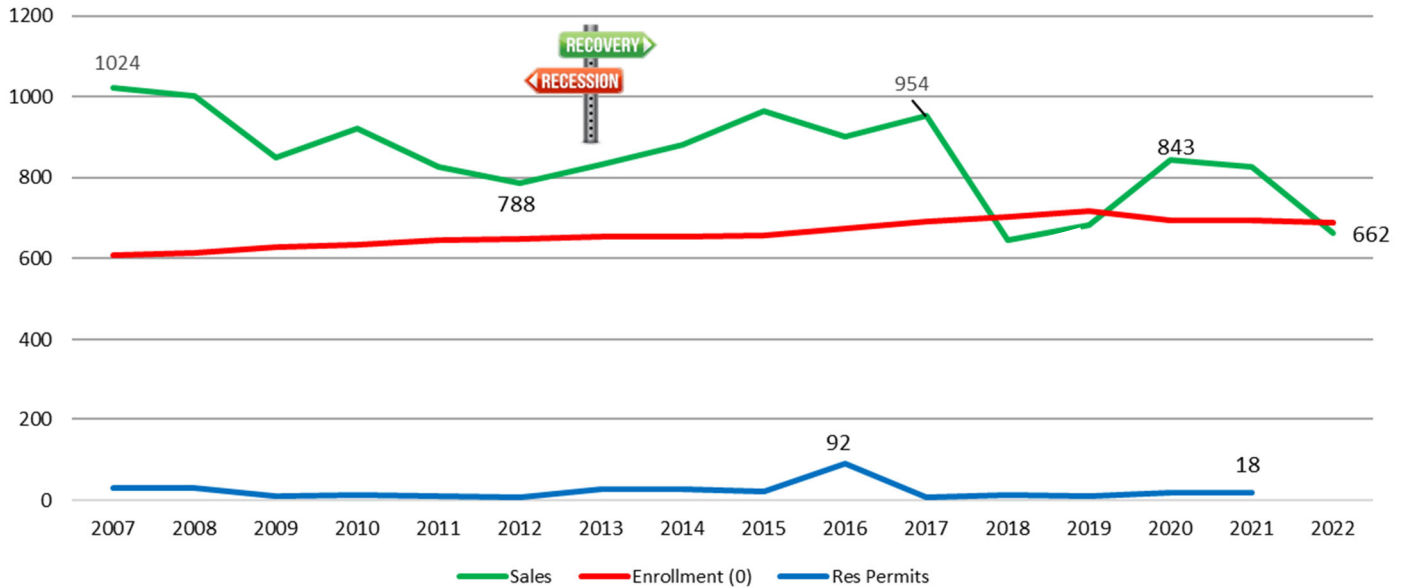
The methodology in this study uses this survey finding and the “Above the Average” rule as follows;

Rutgers: All Students by Year	45	8	14	0	0	67
124% Local Survey Adjustment	55	10	17	0	0	83
Units % Above Past Average	78%	31%	42%			
Students added by Year	43	3	7	0	0	54

Finally, the students are distributed by Attendance Area.

Distribution by School	VFES-VFMS	32.3	32
	Devon TEMS	2.4	2
	Beaumont TEMS	7.7 3.3 7.1	18

Residential Sales, Residential Permits and Enrollment



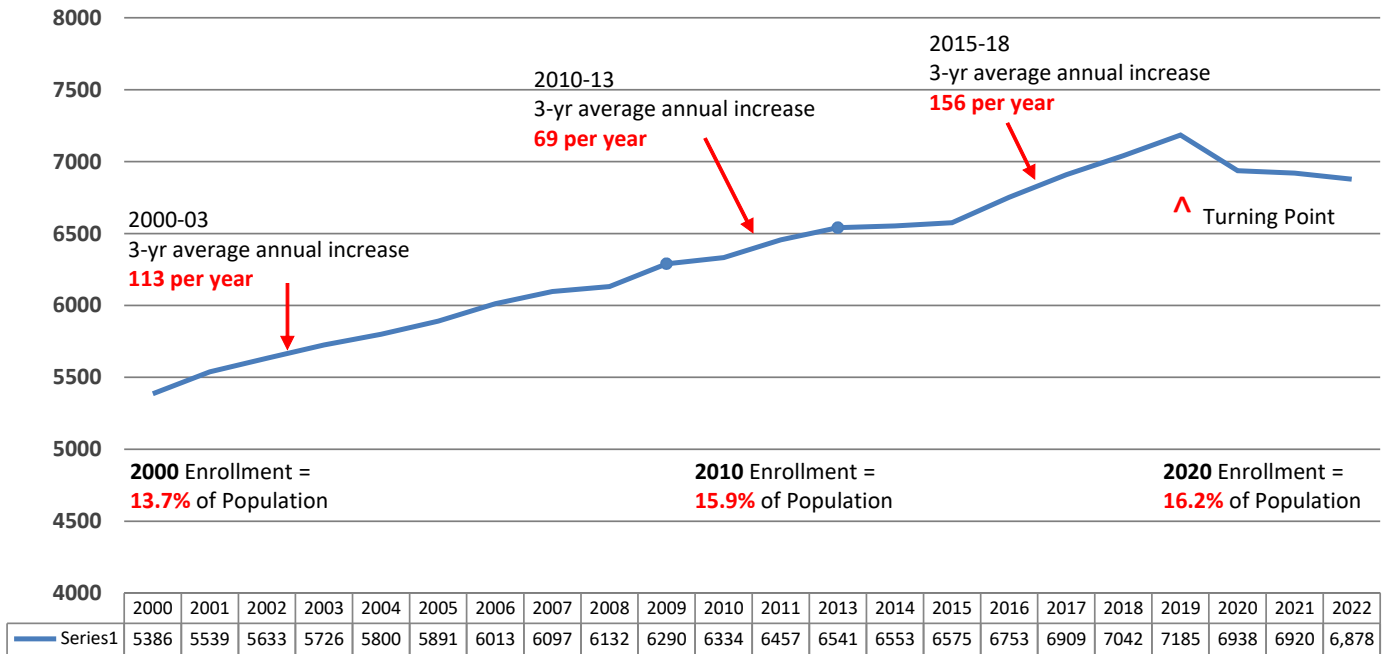
The 5-year Average of Sales of existing housing, at 732 units, has a stronger impact on enrollments than does permitting for new housing, which for the 5-year period 2017-21 averaged just 13 units per year.

The source of the Residential Permitting data changed in 2018 from **MLS Trend** to **Bright MLS** such that the comparative post-2017 analysis may not be consistent due to methodology changes.

Enrollments (red line is enrollments divided by 10) show no strong correlation with permitting or sales, except for the possibility that sales above 850 units per year generates enrollment growth. It is possible that decreases in enrollment will occur as annual sales move below 850 units.

Enrollment History 2000-2022

TESD Enrollment History Oct 2000-2022



Recent enrollment growth averaging 156 new students per year from 2015-18, is reversed by a 3-year, 307-student decrease.

Over the 20-year period, Enrollments have increased as a Percent of Population from 13.7% in year 2000 to 16.2% in year 2020.

The recent decreases in enrollment will be reflected in the 6-year Cohort Survival Rates for each grade.

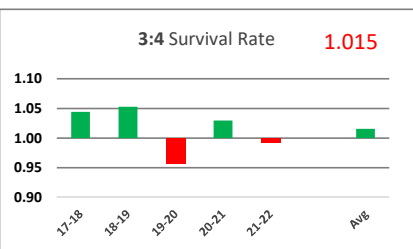
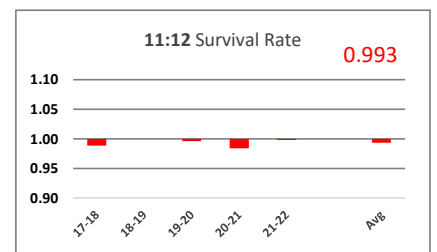
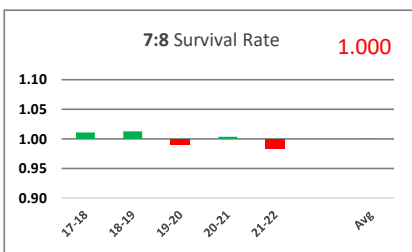
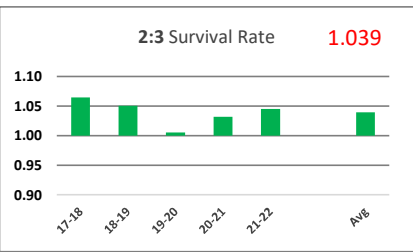
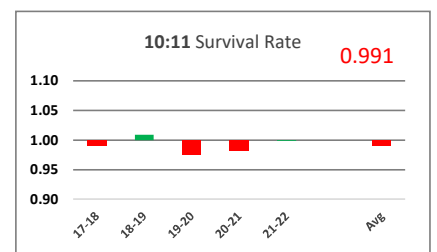
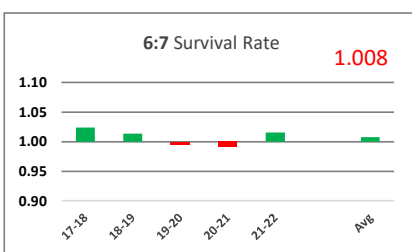
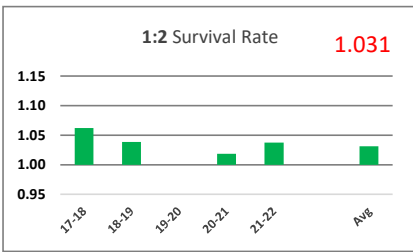
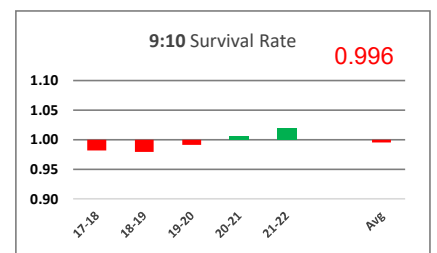
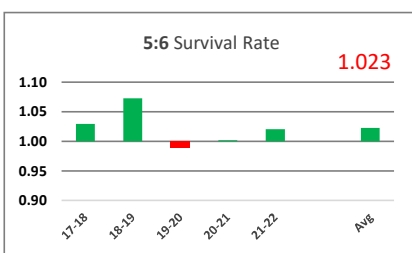
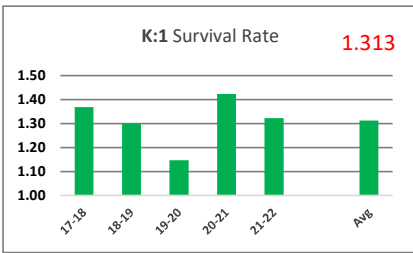
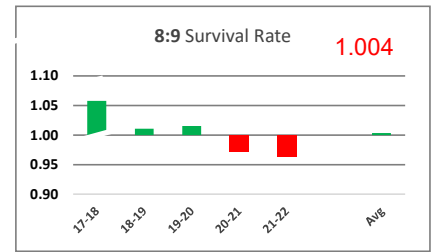
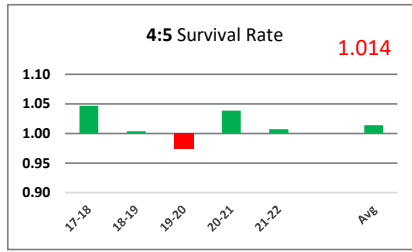
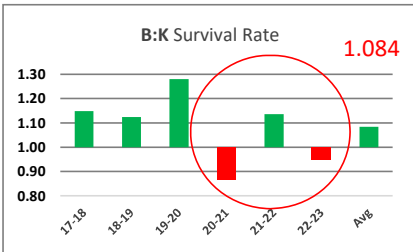


Cohort Survival Rates Grade Level

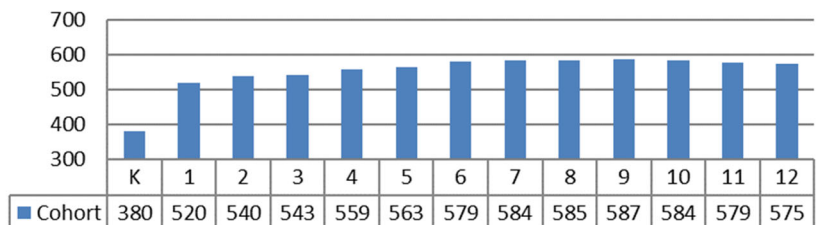
Elementary grade survival rates are generally >1.00 (green), indicating growth, and all increased since the pandemic years. Gr K:1 CSR is a significant **1.313**. Gr 3/4 is a volatile exception.

Middle School transition from 4th to 5th Grade and Grade 5:6 CSR remain depressed. The 6:7 and 7:8 CSRs remain at their 1.000 + levels.

High School transition from 8th to 9th grade continues a downward trend. The other grade transitions are at expected levels for High School, and perhaps recent 9:10 is a balance to 8:9.

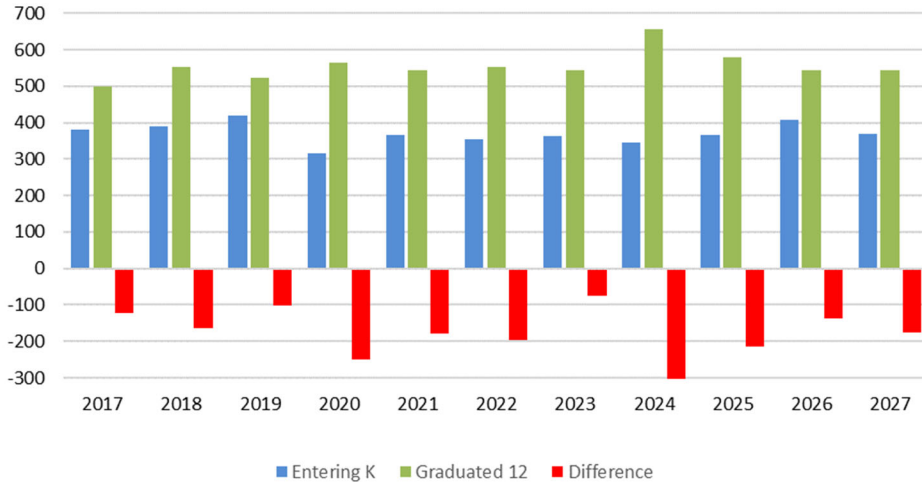


Cohort Growth: 2017 K to 2029 12th Gr



K:12 Replacement and Gr 1:12 Replacement

Kindergarten to Grade 12 Replacement

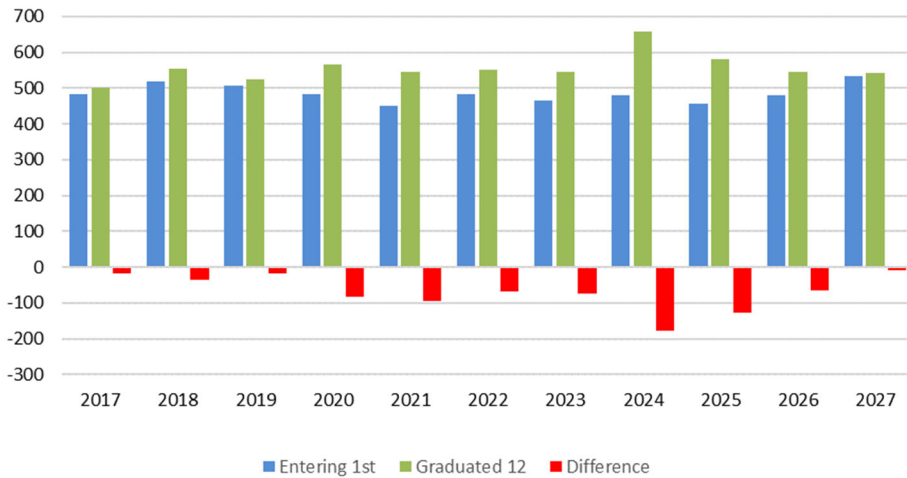


K:12 Replacement that averaged 169 fewer Kindergarten students replacing previous year 12th Grade in the recent 6 years, will increase to an average of 183 students in the 5-year projection period.

Primarily positive Survival Rates indicate that the impact of in-migration out-weighs the impact of K:12 replacement losses.

	2017	2018	2019	2020	2021	2022	< Actual	Projected >	2023	2024	2025	2026	2027
Entering K	380	389	420	316	366	355			366	345	366	407	369
Graduated 12	501	554	523	565	545	552			544	660	583	547	545
Difference	-121	-165	-103	-249	-179	-197			-75	-315	-217	-141	-177
	Avg = -169								Avg = -183				

Grade 1 to Grade 12 Replacement

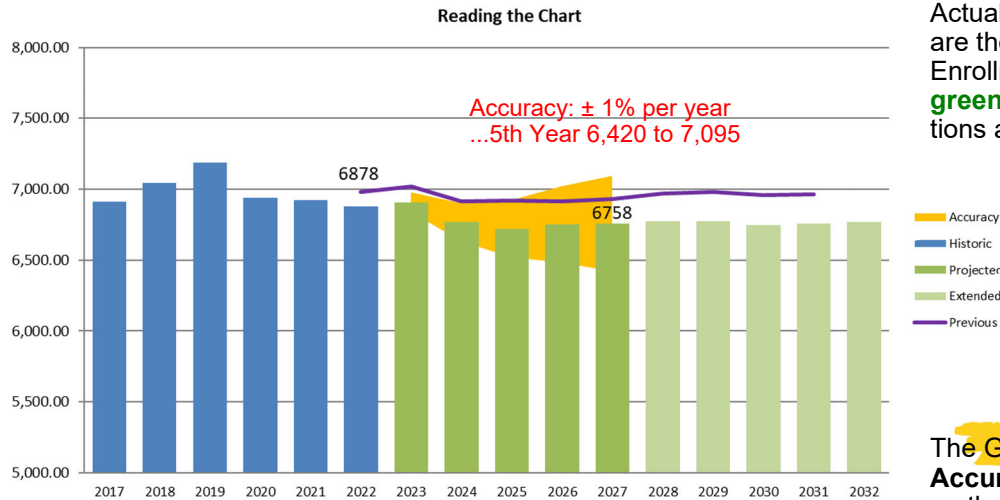


Gr 1:12 Replacement that averaged 53 fewer First Grade students replacing previous year 12th Grade in the recent 6 years, will increase to an average of 92 students in the 5-year projection period.

	2017	2018	2019	2020	2021	2022	< Actual Projected >		2023	2024	2025	2026	2027
Entering 1st	483	520	506	482	450	484	469	481	453	480	534		
Graduated 12	501	554	523	565	545	552	544	660	583	547	545		
Difference	-18	-34	-17	-83	-95	-68	-75	-179	-129	-67	-12		
	Avg = -169							Avg = -183					

District Enrollments

Reading the Charts



The **Golden Cone** represents the **Accuracy** of the Cohort Survival method of $\pm 1\%$ per year. Though not shown on every chart, this is also true of the Grade Level and School based projections.

The **violet line** is a graph of the previous year's standard Projection.

< Enrollments by Grade and year are documented in the table. The number of students from New Housing within that table is at the top left.

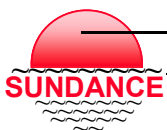
Elementary K-Grade 4 Enrollments

21 Students from approved housing to these grades

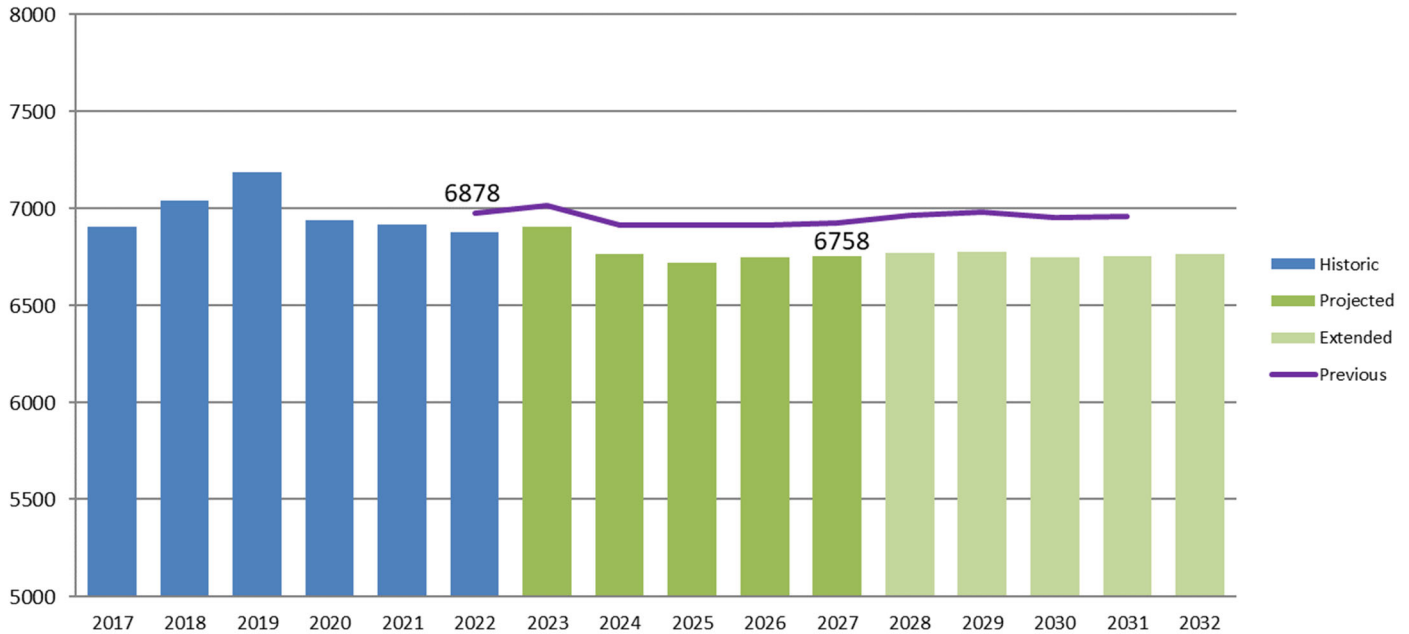
	Year	K	1	2	3	4	K-4 TOTAL	Period to Period		
								Average	Change	% Chg
Historic	2017	380	483	481	544	513	2,401			
	2018	389	520	513	512	568	2,502			
	2019	420	506	540	539	539	2,544			
	2020	316	482	506	543	516	2,363	2,423		
	2021	366	450	491	522	559	2,388			
	2022	355	484	467	513	518	2,337		-64	-2.7%
Projected	2023	366	469	503	489	524	2,351			
	2024	345	481	484	523	496	2,330			
	2025	366	453	497	504	531	2,351	2,365		
	2026	407	480	468	517	512	2,383			
	2027	369	534	495	486	524	2,408		71	3.0%
Extended	2028	372	484	550	515	493	2,415			
	2029	372	489	499	572	523	2,455			
	2030	372	489	504	519	581	2,465	2,434		
	2031	372	489	504	524	527	2,416			
	2032	372	489	504	524	532	2,421		13	0.6%

	Year	Section Counts					Total
		K	1	2	3	4	
Historic	2017	17	21	20	21	20	99
	2018	17	23	21	20	22	103
	2019	18	22	23	21	21	104
	2020	14	21	21	21	20	97
	2021	16	20	21	20	22	98
	2022	16	21	20	20	20	96
Projected	2023	16	21	21	19	20	97
	2024	15	21	20	20	19	95
	2025	16	20	21	19	21	97
	2026	18	21	20	20	20	98
	2027	16	23	21	19	20	99
Extended	2028	16	21	23	20	19	99
	2029	16	21	21	22	20	101
	2030	16	21	21	20	22	101
	2031	16	21	21	20	20	99
	2032	16	21	21	20	21	99

< Finally, for Elementary Schools, Section Counts by Grade and Year are provided in a 2nd table.



District Wide Enrollments K-12



		TOTAL	Average	Change	%Chg
Historic	2017	6,909			
	2018	7,042			
	2019	7,185			
	2020	6,938	6,979		
	2021	6,920			
	2022	6,878		-31	-0.4%
Projected	2023	6,907			
	2024	6,767			
	2025	6,721	6,781		
	2026	6,751			
	2027	6,758		-120	-1.8%
Extended	2028	6,774			
	2029	6,775			
	2030	6,747	6,764		
	2031	6,757			
	2032	6,766		8	0.1%

54 students are added to the standard projection from the "above average" new housing from Multi-Family housing.

Enrollments which had increased to a high of 7,185 in a pre-pandemic Fall 2019 decreased by 247 students in 2020 and then stabilized around 6,900, for an overall period loss of 31 students.

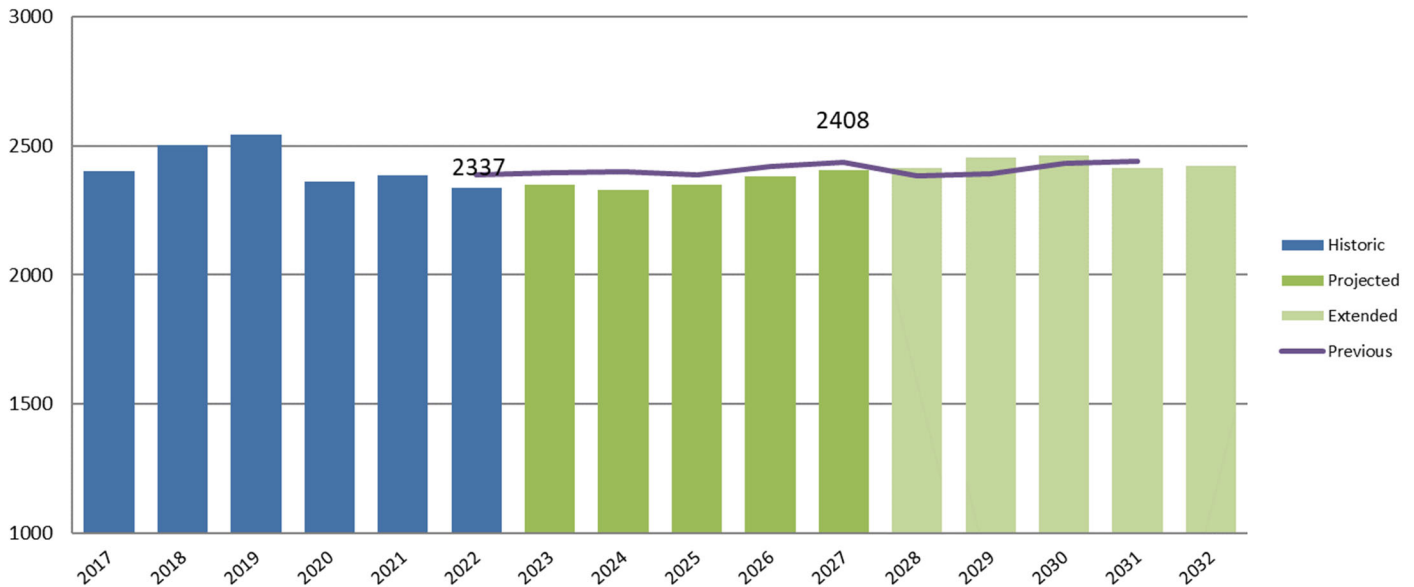
Using standard methods, enrollments are projected to continue to decrease and end the period with a loss of an additional 120 students. This projection averages 158 students below the previous standard projection or an average of 12 students per grade.

Recent enrollment is below pre-pandemic levels. The October 2020 decrease may have been a turning point.

District Enrollments

Elementary K-4

Elementary K-Gr 4 Enrollments



Elementary K-Grade 4 Enrollments

21 Students from approved housing to these grades

	Year	K-4					TOTAL	Period to Period		
		K	1	2	3	4		Average	Change	% Chg
Historic	2017	380	483	481	544	513	2,401			
	2018	389	520	513	512	568	2,502			
	2019	420	506	540	539	539	2,544			
	2020	316	482	506	543	516	2,363	2,423		
	2021	366	450	491	522	559	2,388			
	2022	355	484	467	513	518	2,337		-64	-2.7%
Projected	2023	366	469	503	489	524	2,351			
	2024	345	481	484	523	496	2,330			
	2025	366	453	497	504	531	2,351	2,365		
	2026	407	480	468	517	512	2,383			
	2027	369	534	495	486	524	2,408		71	3.0%
Extended	2028	372	484	550	515	493	2,415			
	2029	372	489	499	572	523	2,455			
	2030	372	489	504	519	581	2,465	2,434		
	2031	372	489	504	524	527	2,416			
	2032	372	489	504	524	532	2,421		13	0.6%

3 years of moderate increases of 22 per year, were followed by a year 2020 of significant pandemic decrease of 181 students, and ending the period at 64 students less than the start.

Three years of relative stability in the Historical period are followed by five years of slight increases of 71 students in the Projection period. Twenty-one students have been added from new housing.

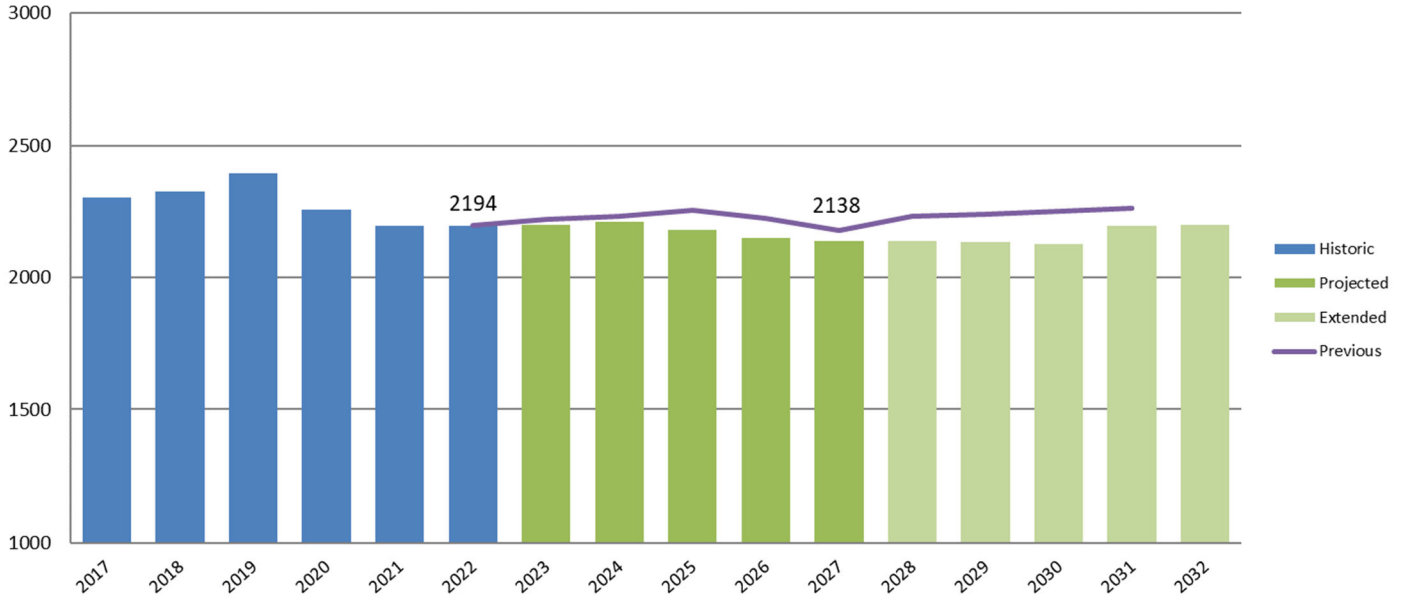
The previous 2021-22 standard projection averaged 45 students per year more than the current standard projection, about 11 more students per grade.

Section counts are between 95 and 99 in the projection

	Year	Section Counts					Total
		K	1	2	3	4	
Historic	2017	17	21	20	21	20	99
	2018	17	23	21	20	22	103
	2019	18	22	23	21	21	104
	2020	14	21	21	21	20	97
	2021	16	20	21	20	22	98
	2022	16	21	20	20	20	96
Projected	2023	16	21	21	19	20	97
	2024	15	21	20	20	19	95
	2025	16	20	21	19	21	97
	2026	18	21	20	20	20	98
	2027	16	23	21	19	20	99
Extended	2028	16	21	23	20	19	99
	2029	16	21	21	22	20	101
	2030	16	21	21	20	22	101
	2031	16	21	21	20	20	99
	2032	16	21	21	20	21	99



Middle School Gr 5-8 Enrollments



Middle School Grade 5-8 Enrollments

16 Students from approved housing to these grades

	Year	Gr 5-8				TOTAL	Period		
		5	6	7	8		Average	Change	% Inc
Historic	2017	575	625	548	555	2,303			
	2018	537	592	640	554	2,323			
	2019	570	576	600	648	2,394			
	2020	525	564	573	594	2,256	2278		
	2021	536	526	559	575	2,196			
	2022	563	547	534	550	2,194		-109	-4.7%
Projected	2023	529	579	555	537	2,200			
	2024	532	541	584	555	2,211			
	2025	504	544	546	585	2,179	2175		
	2026	539	515	549	546	2,148			
	2027	519	551	519	549	2,138		-56	-2.6%
Extended	2028	532	531	555	520	2,137			
	2029	500	544	535	555	2,134			
	2030	530	512	548	535	2,125	2158		
	2031	589	542	516	548	2,195			
	2032	534	602	546	516	2,199		61	2.8%

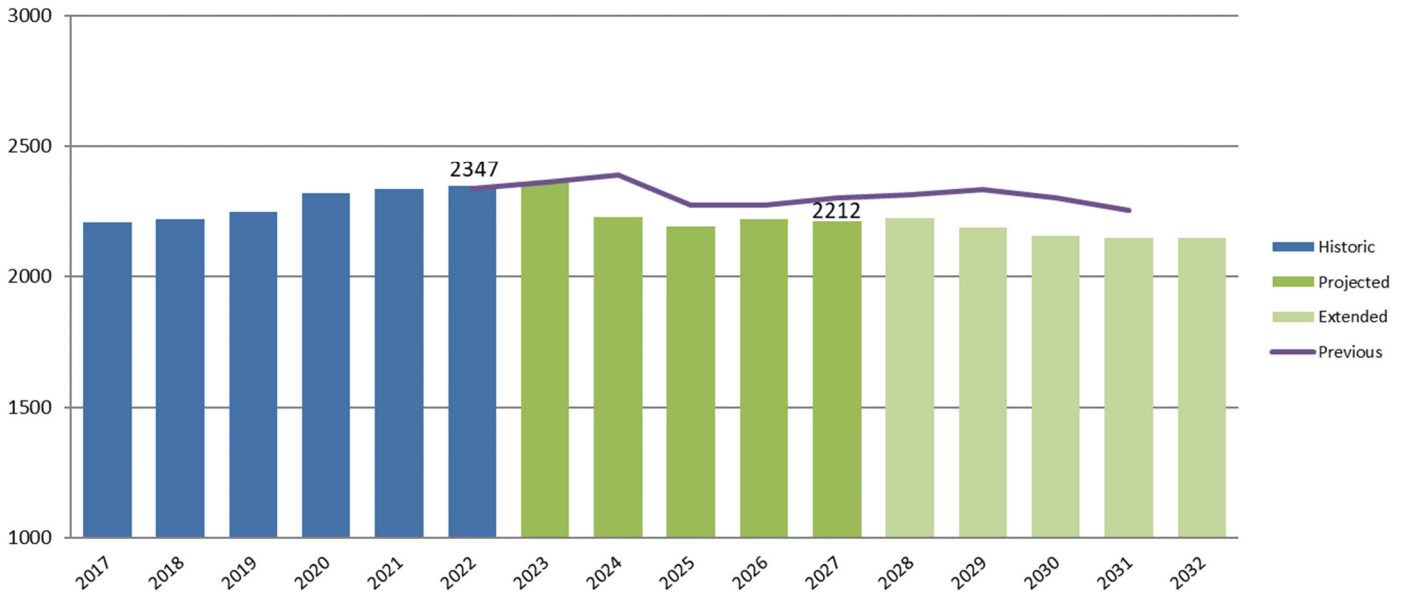
Three years of moderate increases are followed by one year of a significant decrease of 72 followed by a 2-year additional decrease for a decrease of 109 students in the period

Two years of relatively stable enrollments are followed by three years of decreases, ending the period 56 students fewer than the end of the Historical period. Sixteen students have been added from new housing.

The previous 2021-22 standard projection averaged 46 more students per year in the projection period, about 12 students per grade.



Conestoga High School Grade 9-12 Enrollments



High School Grade 9-12 Enrollments

16 Students from approved housing to these grades

		9	10	11	12	Gr 9-12 TOTAL	Period Average	Period Change	Period % Inc
Historic	2017	552	570	529	554	2,205			
	2018	587	542	565	523	2,217			
	2019	560	575	547	565	2,247			
	2020	658	555	561	545	2,319	2279		
	2021	577	662	545	552	2,336			
	2022	554	588	661	544	2,347		142	6.4%
Projected	2023	555	555	586	660	2,356			
	2024	540	553	550	583	2,226			
	2025	558	538	549	547	2,191	2241		
	2026	587	555	533	545	2,220			
	2027	548	584	550	530	2,212		-135	-5.7%
Extended	2028	551	545	579	547	2,222			
	2029	521	548	541	575	2,186			
	2030	557	519	544	537	2,157	2171		
	2031	537	555	515	540	2,146			
	2032	550	534	550	511	2,146		-66	-3.0%

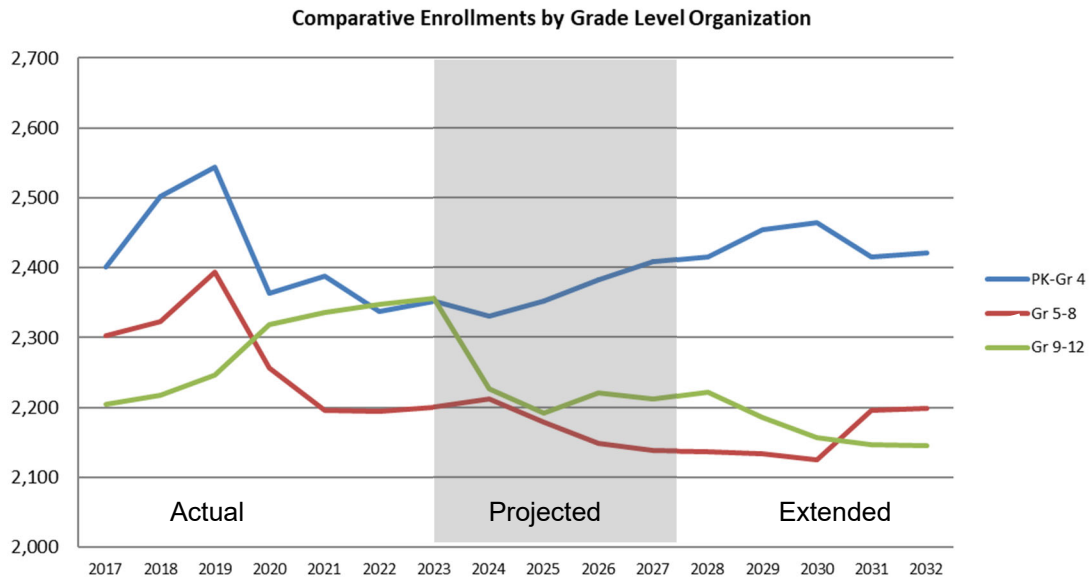
The Historical period saw six consistent years of moderate increases of an average of 28 students per year.

An additional year of stability is followed by a 120 student decrease, when 660 graduating Seniors are replaced by 540 Freshmen, which is then followed by another period of stabilization. Sixteen students have been added from new housing.

The previous 2021-22 standard projection averages 78 more students per year, about 20 students per grade.



Comparative Enrollments Grade Level Organization



Comparative Enrollments by Grade Level Organization

		K-4	Gr 5-8	Gr 9-12	TOTAL	
Historic	2017	2,401	2,303	2,205	6,909	
	2018	2,502	2,323	2,217	7,042	
	2019	2,544	2,394	2,247	7,185	
	2020	2,363	2,256	2,319	6,938	
	2021	2,388	2,196	2,336	6,920	
	2022	2,337	2,194	2,347	6,878	
	Projected	2023	2,351	2,200	2,356	6,907
2024		2,330	2,211	2,226	6,767	
2025		2,351	2,179	2,191	6,721	Highs
2026		2,383	2,148	2,220	6,751	
2027		2,408	2,138	2,212	6,758	Lows
Extended		2028	2,415	2,137	2,222	6,774
	2029	2,455	2,134	2,186	6,775	
	2030	2,465	2,125	2,157	6,747	
	2031	2,416	2,195	2,146	6,757	
	2032	2,421	2,199	2,146	6,766	

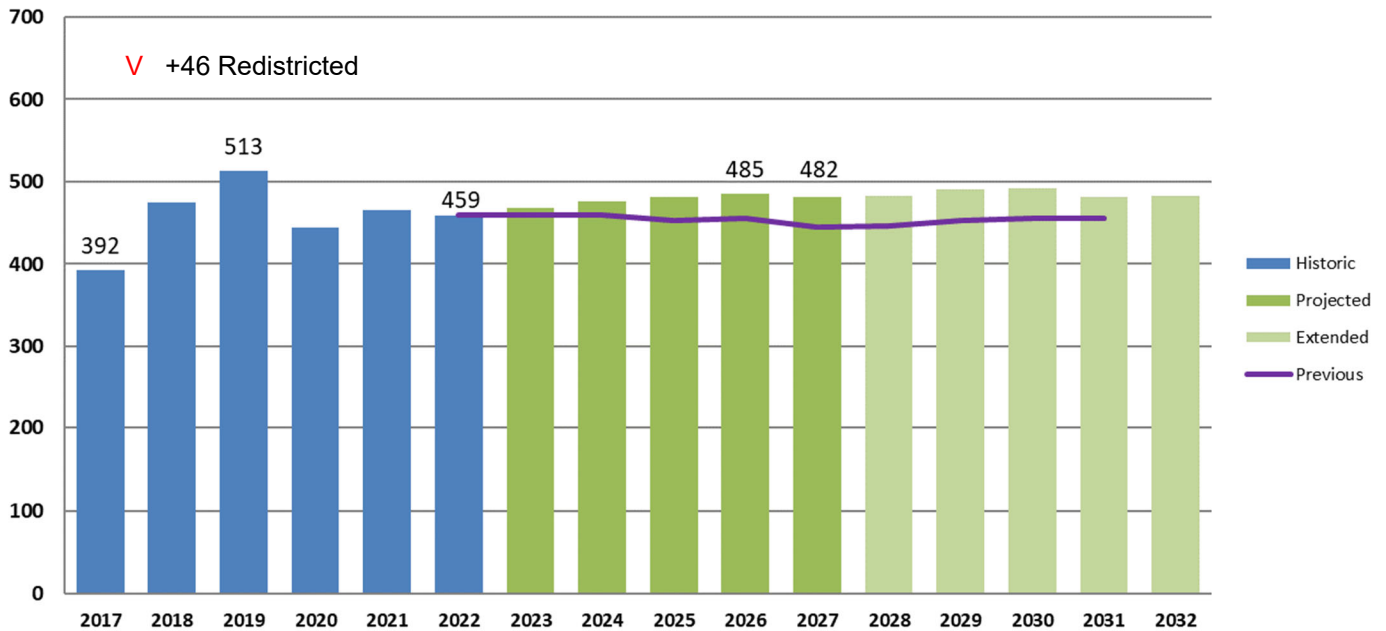
High School enrollments will have peaked in 2022, the last year of the Historical Period.

Middle School enrollments peaked in the historical period, and will decrease throughout the projection period.

Elementary School enrollments peaked in October 2019, will continue to decrease through 2024, followed by increases in the last three years of the projection period.

Elementary Enrollments

Beaumont ES Enrollment by Year



Beaumont Elementary School 18 students from new housing yields
8 students at this elementary school

		K	1	2	3	4	TOTAL	Average	Change
Historic	2017	60	65	85	94	88	392		
	2018	68	97	98	105	107	475		
	2019	99	92	110	106	106	513		
	2020	57	88	92	106	101	444	458	
	2021	68	91	90	101	115	465		
	2022	73	95	95	95	101	459		67 17.1%
Projected	2023	70	96	103	101	98	468		
	2024	66	92	105	109	103	476		
	2025	70	87	100	111	112	482	478	
	2026	78	92	95	106	114	485		
	2027	71	102	100	100	109	482		23 4.8%
Extended	2028	71	93	110	105	102	483		
	2029	71	93	101	116	108	490		
	2030	71	93	101	107	120	492	486	
	2031	71	93	101	107	109	482		
	2032	71	94	101	107	109	482		0 0.1%

Following a volatile historical period, the projection period is generally characterized by stable but slightly increasing enrollments.

This current projection is averaging 24 more students each year than the previous projection after 8 students are added from new housing.

Section Counts

Max. Section Size		23	23	24	26	26	
		K	1	2	3	4	Total
Historic	2017	3	3	4	4	4	18
	2018	3	5	5	5	5	23
	2019	5	4	5	5	5	24
	2020	3	4	4	5	4	20
	2021	3	4	4	4	5	20
	2022	4	5	4	4	4	21
Projected	2023	4	5	5	4	4	22
	2024	3	5	5	5	4	22
	2025	4	4	5	5	5	23
	2026	4	5	4	5	5	23
	2027	4	5	5	4	5	23
Extended	2028	4	5	5	5	4	23
	2029	4	5	5	5	5	24
	2030	4	5	5	5	5	24
	2031	4	5	5	5	5	24
	2032	4	5	5	5	5	24

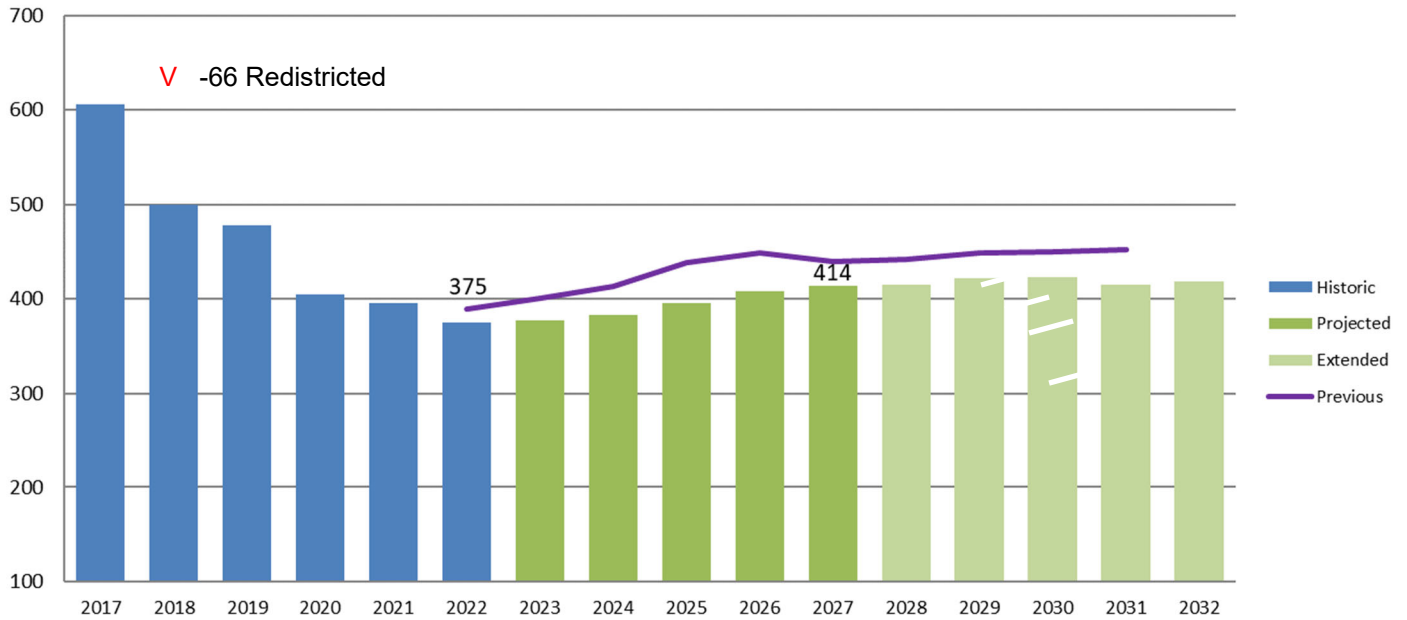
The increased enrollment results in the need for a maximum count of 23 sections during the projection period, but fewer than the 24 required in the actual period.



Elementary Enrollments

Devon Elementary School

Devon ES Enrollment by Year



Devon Elementary School

2 students from new housing yields
1 students at this elementary school

		K	1	2	3	4	TOTAL	Average	Change
Historic	2017	104	123	120	138	121	606		
	2018	62	111	94	107	126	500		
	2019	72	90	114	96	106	478		
	2020	49	80	80	109	87	405	460	
	2021	67	68	76	83	102	396		
	2022	64	84	72	76	79	375		
Projected	2023	69	82	82	73	72	377		-231 -38.1%
	2024	65	88	80	83	68	384	396	
	2025	69	83	86	81	77	396		
	2026	77	88	81	86	76	408		
	2027	67	98	86	82	81	414		39 10.4%
Extended	2028	70	86	96	87	77	415		
	2029	70	90	84	96	81	422		
	2030	70	90	88	84	91	423	419	
	2031	70	90	88	88	79	415		
	2032	70	90	88	88	83	419		5 1.2%

Following significant decreases in the historical period, the projection period is generally characterized by increasing enrollments averaging 8 students per year.

However, the current projection is averaging 33 fewer students each year than the previous projection. One new student is added from new housing.

Sections

		Max. Section Size	K	1	2	3	4	Total
Historic	2017	23	5	6	5	6	5	27
	2018	23	3	5	4	5	5	22
	2019	24	4	4	5	4	5	22
	2020	24	3	4	4	5	4	20
	2021	26	3	3	4	4	4	18
	2022	26	3	4	3	3.0	4	17
	2023	26	3	4	4	3	3	17
Projected	2024	26	3	4	4	4	3	18
	2025	26	3	4	4	4	3	18
	2026	26	4	4	4	4	3	19
	2027	26	3	5	4	4	4	20
	2028	26	4	4	4	4	3	19
Extended	2029	26	4	4	4	4	4	20
	2030	26	4	4	4	4	4	20
	2031	26	4	4	4	4	4	20
	2032	26	4	4	4	4	4	20

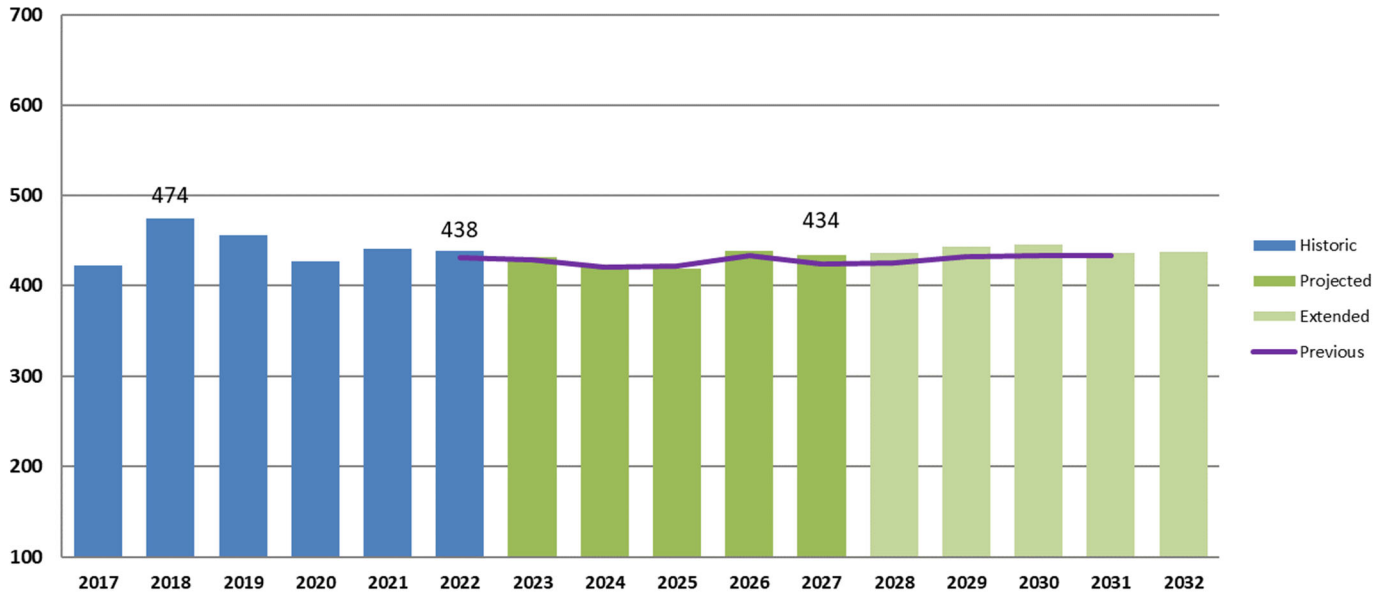
This increasing enrollment results in a need for 20 sections during the projection period, but is lower than the 27 required in the actual period.



Elementary Enrollments

Hillside Elementary School

Hillside ES Enrollment by Year



Hillside Elementary School

0 students from new housing yields
0 students at this elementary school

		K	1	2	3	4	TOTAL	Average	Change
Historic	2017	71	91	78	99	83	422		
	2018	84	101	101	90	98	474		
	2019	76	88	94	99	98	455		
	2020	57	95	89	100	86	427	443	
	2021	63	88	90	94	105	440		
	2022	75	78	91	95	99	438		16 3.8%
Projected	2023	69	95	77	95	95	432		
	2024	66	88	94	80	95	423	429	
	2025	70	84	87	98	80	418		
	2026	78	89	82	90	99	438		
	2027	71	99	87	86	91	434		-4 -1.0%
Extended	2028	71	90	97	91	86	436		
	2029	71	90	89	101	92	443		
	2030	71	90	89	93	102	445	439	
	2031	71	90	89	93	93	436		
	2032	71	90	89	93	93	437		3 0.6%

Following a period of volatility, the projection period is generally characterized by stable enrollments.

This current projection is averaging 4 more students per year than the previous projection.

No students are added from new housing.

The slightly increased enrollment results in the need for one additional section count during the projection period..

Section Counts

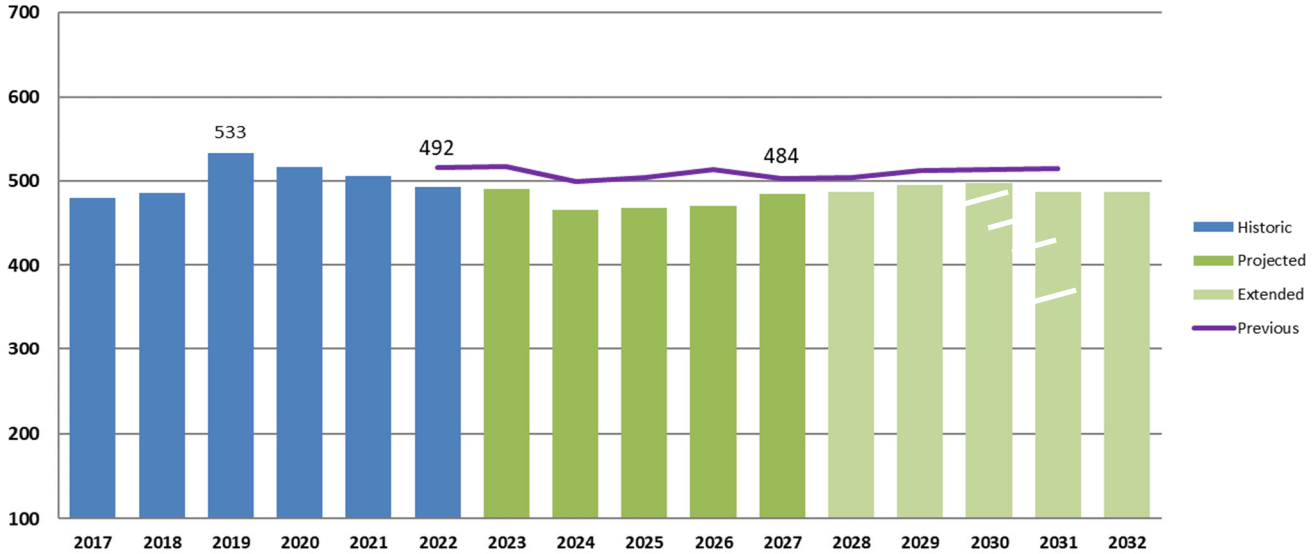
		Max. Section Size	23	23	24	26	26	
		K	1	2	3	4	Total	
Historic	2017	4	4	4	4	4	20	
	2018	4	5	5	4	4	22	
	2019	4	4	4	4	4	20	
	2020	3	5	4	4	4	20	
	2021	3	4	4	4	5	20	
	2022	4	4	4	4	4	20	
Projected	2023	4	5	4	4	4	21	
	2024	3	4	4	4	4	19	
	2025	4	4	4	4	4	20	
	2026	4	4	4	4	4	20	
	2027	4	5	4	4	4	21	
Extended	2028	4	4	5	4	4	21	
	2029	4	4	4	4	4	20	
	2030	4	4	4	4	4	20	
	2031	4	4	4	4	4	20	
	2032	4	4	4	4	4	20	



Elementary Enrollments

New Eagle Elementary School

New Eagle ES Enrollment by Year



New Eagle Elementary School

0 students from new housing yields
0 students at this elementary school

		K	1	2	3	4	TOTAL	Average	Change
Historic	2017	72	115	107	90	96	480		
	2018	72	97	119	106	92	486		
	2019	88	105	98	125	117	533		
	2020	77	106	104	100	129	516	502	
	2021	74	96	117	109	109	505		
	2022	67	102	96	122	105	492	12	2.5%
Projected	2023	73	88	104	98	127	491		
	2024	70	96	90	107	102	465		
	2025	74	92	99	92	111	467	476	
	2026	82	97	94	101	96	471		
	2027	75	108	99	96	105	484	-8	-1.7%
Extended	2028	75	99	111	102	100	486		
	2029	75	99	101	113	106	494		
	2030	75	99	101	104	118	497	490	
	2031	75	99	101	104	108	487		
	2032	75	99	101	104	108	487	3	0.7%

The projection period is generally characterized by stable enrollments following a 26 student drop in 2024 when 127 4th Graders leave and 70 Kindergarteners enter.

This current projection is averaging 32 fewer students per year than the previous projection.

No students are added from new housing.

Section Counts

		Max. Section Size	23	23	24	26	26	
			K	1	2	3	4	Total
Historic	2017	4	5	5	4	4	4	22
	2018	4	5	5	5	4	4	23
	2019	4	5	5	5	5	5	24
	2020	4	5	5	4	5	5	23
	2021	4	5	5	5	5	5	24
	2022	3	5	4	5	5	5	22
Projected	2023	4	4	5	4	5	5	22
	2024	4	5	4	5	4	4	22
	2025	4	4	5	4	5	5	22
	2026	4	5	4	4	4	4	21
	2027	4	5	5	4	5	5	23
Extended	2028	4	5	5	4	4	4	22
	2029	4	5	5	5	5	5	24
	2030	4	5	5	4	5	5	23
	2031	4	5	5	4	5	5	23
	2032	4	5	5	4	5	5	23

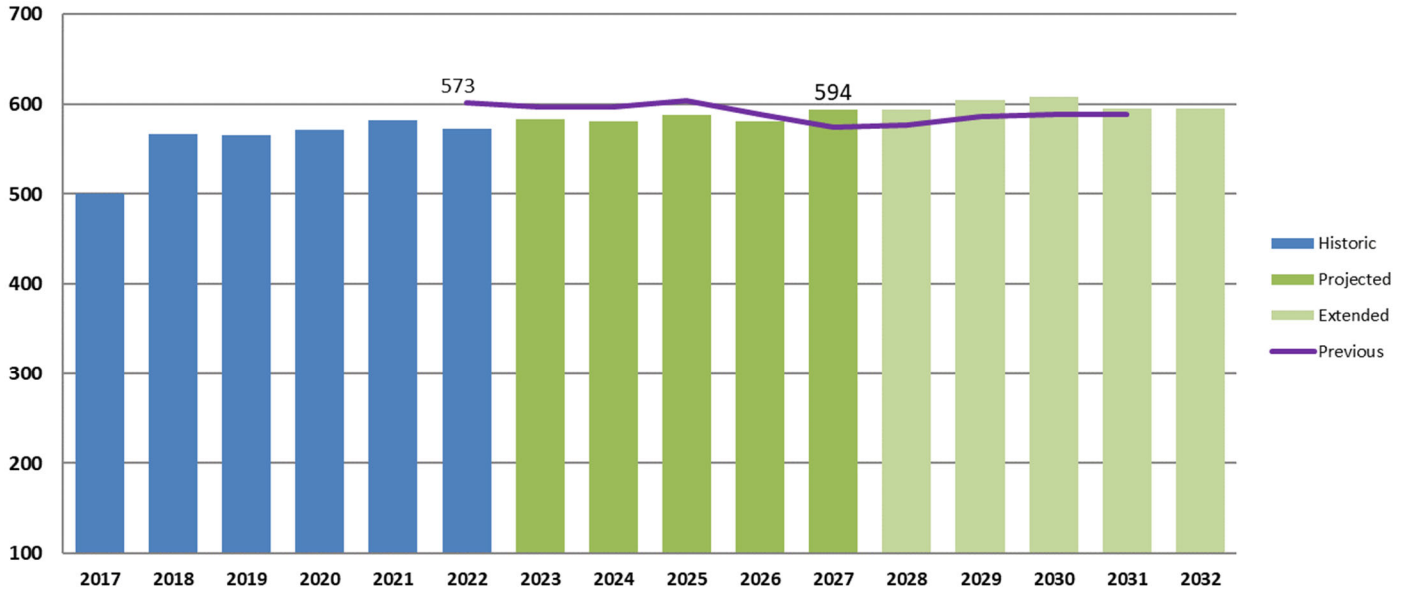
The stable enrollment results in the need for one fewer section count during the projection period as compared to the historical period.



Elementary Enrollments

Valley Forge Elementary School

Valley Forge ES Enrollment by Year



Valley Forge Elementary School

32 students from new housing yields
12 students at this elementary school

		K	1	2	3	4	TOTAL	Average	Change
Historic	2017	73	89	91	123	125	501		
	2018	103	114	101	104	145	567		
	2019	85	131	124	113	112	565		
	2020	76	113	141	128	113	571	560	
	2021	94	107	118	135	128	582		
	2022	76	125	113	125	134	573	72	14.4%
Projected	2023	85	106	137	122	133	583		
	2024	78	116	114	144	127	581		
	2025	83	107	125	121	151	587	585	
	2026	93	114	115	132	127	581		
	2027	85	127	122	122	138	594	21	3.6%
Extended	2028	85	116	136	129	127	594		
	2029	85	116	125	144	135	604		
	2030	85	116	125	132	150	608	599	
	2031	85	116	125	132	138	595		
	2032	85	116	125	132	138	595	1	0.2%

The projection period is generally characterized by stable enrollments.

This current projection is averaging 6+ fewer students per year than the previous projection after the addition of 12 students from new housing.

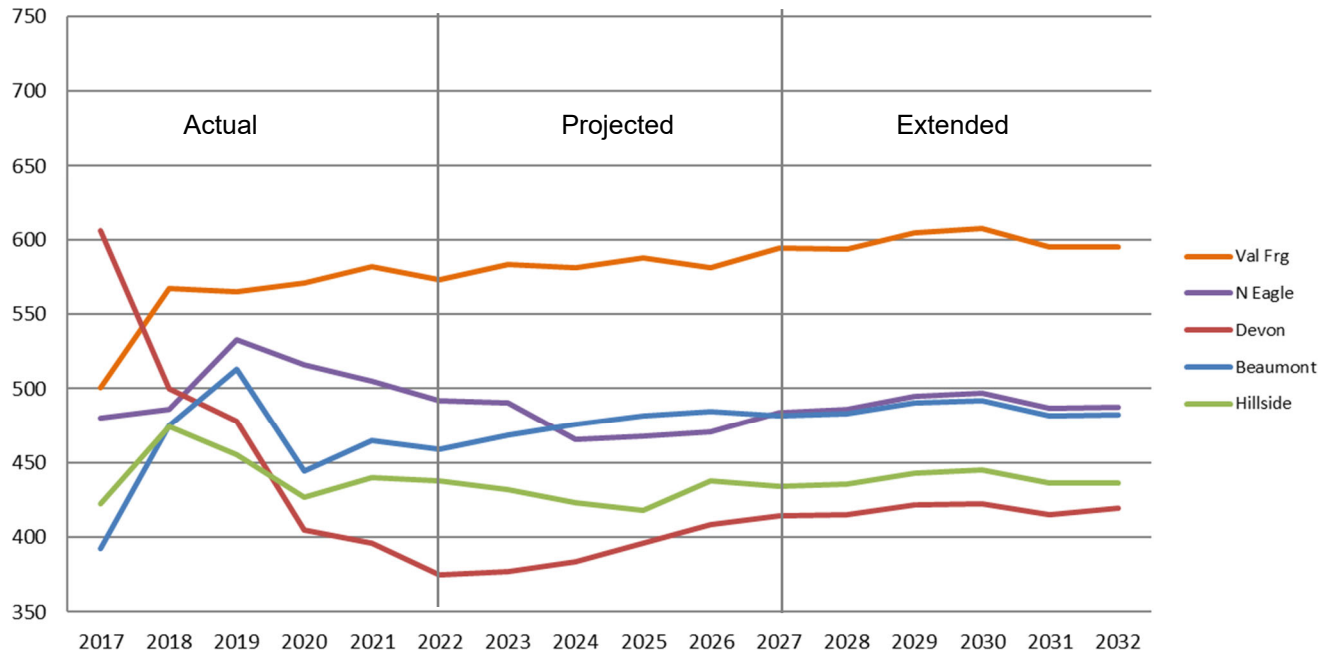
Section Counts

		23	23	24	26	26	
	Max. Section Size	K	1	2	3	4	Total
Historic	2017	4	4	4	5	5	22
	2018	5	5	5	4	6	25
	2019	4	6	6	5	5	26
	2020	4	5	6	5	5	25
	2021	5	5	5	6	5	26
	2022	4	6	5	5	6	26
Projected	2023	4	5	6	5	6	26
	2024	4	6	5	6	5	26
	2025	4	5	6	5	6	26
	2026	5	5	5	6	5	26
	2027	4	6	6	5	6	27
Extended	2028	4	6	6	5	5	26
	2029	4	6	6	6	6	28
	2030	4	6	6	6	6	28
	2031	4	6	6	6	6	28
	2032	4	6	6	6	6	28

These stable enrollments results in the need for one additional section as compared to the historical period.



Comparative Enrollments: Elementary Schools



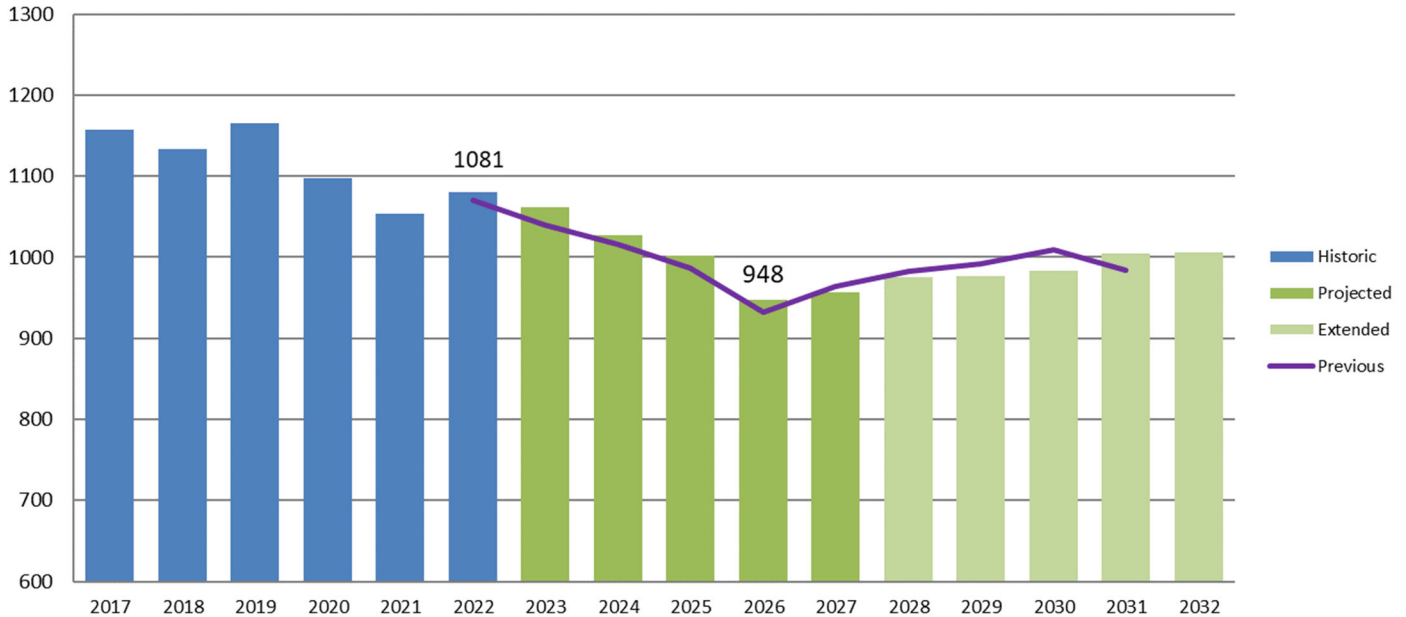
Comparative Elementary School Enrollments

		Beaumont	Devon	Hillside	New Eagle	Valley Forge
Historic	2017	392	606	422	480	501
	2018	475	500	474	486	567
	2019	513	478	455	533	565
	2020	444	405	427	516	571
	2021	465	396	440	505	582
	2022	459	375	438	492	573
Projected	2023	468	377	432	491	583
	2024	476	384	423	465	581
	2025	482	396	418	467	587
	2026	485	408	438	471	581
	2027	482	414	434	484	594
Extended	2028	483	415	436	486	594
	2029	490	422	443	494	604
	2030	492	423	445	497	608
	2031	482	415	436	487	595
	2032	482	419	437	487	595

Valley Forge, Devon and Beaumont are generally increasing throughout the projection period.

New Eagle and Hillside increase only after several years of decreases.

Tredyffrin-Easttown MS Enrollment by Year



Tredyffrin Easttown Middle School

21 Students from new housing, yields
8 Students at this Middle School

		5	6	7	8	TOTAL	Average	Change
Historic	2017	279	316	275	287	1,157		
	2018	255	285	316	278	1,134		
	2019	283	276	287	320	1,166		
	2020	256	282	274	286	1,098	1,115	
	2021	249	255	277	273	1,054		
	2022	286	258	269	268	1,081		-76 -6.6%
Projected	2023	238	294	261	269	1,062		
	2024	225	245	297	260	1,027		
	2025	228	231	247	296	1,003	999	
	2026	235	234	233	246	948		
	2027	248	242	236	232	957		-124 -11.7%
Extended	2028	243	254	243	235	975		
	2029	229	249	256	243	976		
	2030	242	235	251	255	983	989	
	2031	269	249	236	250	1,004		
	2032	244	276	250	236	1,006		49 5.0%

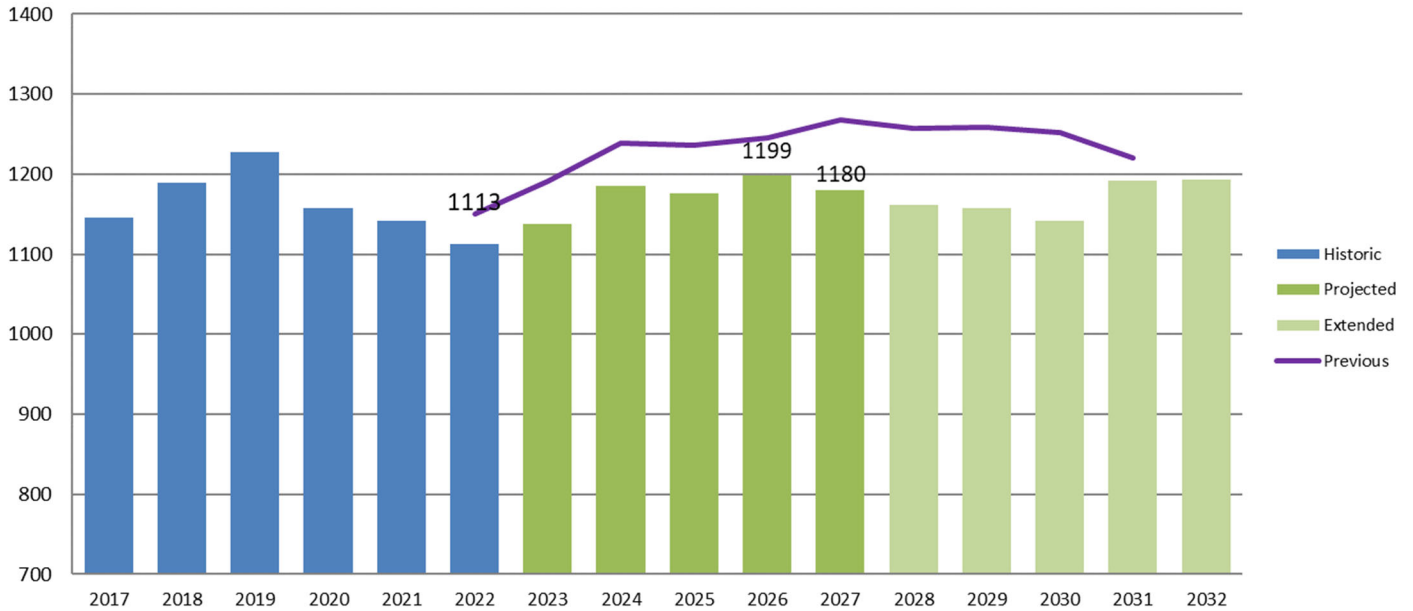
The projection period is generally characterized by decreasing enrollments at an average rate of -26 students per year.

This current projection is averaging 11+ more students per year than the previous years' projection.

Eight students are added from new housing.



Valley Forge MS Enrollment by Year



Valley Forge Middle School

32 Students from new housing, yield
9 Students at this Middle School

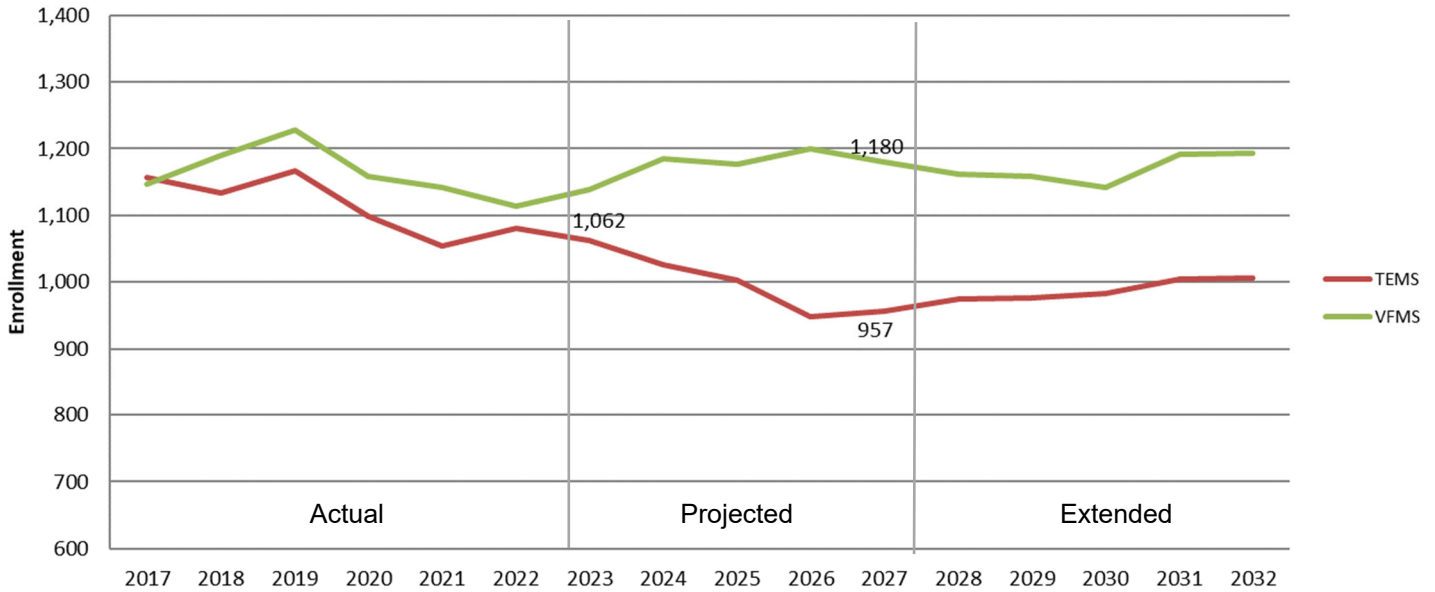
		5	6	7	8	TOTAL	Average	Change
Historic	2017	296	309	273	268	1,146		
	2018	282	307	324	276	1,189		
	2019	287	300	313	328	1,228		
	2020	269	282	299	308	1,158	1,163	
	2021	287	271	282	302	1,142		
	2022	277	289	265	282	1,113		-33 -2.9%
Projected	2023	291	285	294	268	1,138		
	2024	307	297	287	295	1,186		
	2025	276	313	299	288	1,176	1,176	
	2026	303	282	315	300	1,199		
	2027	271	309	284	316	1,180		67 5.9%
Extended	2028	289	276	311	285	1,161		
	2029	272	294	279	312	1,158		
	2030	288	277	297	280	1,142	1,169	
	2031	320	294	280	298	1,191		
	2032	290	326	296	281	1,193		14 1.2%

The projection period is generally characterized by a stable enrollment following an increase.

9 students are added from new housing.

This current projection is averaging 60 fewer students per year than the previous projection.

Comparative Enrollments: Middle School



		TEMS	VFMS
Historic	2017	1,157	1,146
	2018	1,134	1,189
	2019	1,166	1,228
	2020	1,098	1,158
	2021	1,054	1,142
	2022	1,081	1,113
Projected	2023	1,062	1,138
	2024	1,027	1,186
	2025	1,003	1,176
	2026	948	1,199
	2027	957	1,180
Extended	2028	975	1,161
	2029	976	1,158
	2030	983	1,142
	2031	1,004	1,191
	2032	1,006	1,193

In the Projection Period, ...
Tredyffrin-Easttown Middle School
decreases 124 students ...
while Valley Forge Middle School
increases 67 students.