

Accelerated Residential Construction



ENROLLMENT PROJECTIONS



HIGH DENSITY
MULTI-FAMILY
HOUSING
TYPES



**BABY
BOOM
BLIP
ECHO**

**Age Restricted +
Active Adult and
Leisure Communities
= Children ?**



Tredyffrin Easttown School District



**Grade Level
Reorganization**

Sundance Associates

George Sundell, Principal Demographer

47 years directing Facilities Planning Projects

21 Years of Demographic Consulting

203 Enrollment projections for K-12 Public School Districts

Expertise

Regional District Studies

Regionalization/Withdrawal Studies

Accelerated Residential Construction

Impact of Charter and Choice Schools

Closure-Reorganization of Parochial and Private Schools

Redistricting for changing enrollment utilizing GIS Mapping

Camden City; 12,500 students, 24 schools, PK-12

Cherry Hill; 11,300 students, 15 schools, PK-12

Edison Township; 14,000 students, 16 schools, PK-12

West Chester Area; 11,700 students, 14 schools, K-12

Jersey City/Heights Area: 6,000 Students, 8 schools



Enrollment Projections



**Cohort Survival Methodology
or Percent of Population**

Primarily based on
Historic Enrollments & Birth Rates

Acceptable Modifications
through Certified Demographers Report



Modifications to Projections



Private & Parochial School Status

**Charter and School Choice Programs
Changes in Curriculum or OOD Students**

- ✓ **Calendar Year vs School Year Births**
 - ✓ **Years of Historic Enrollments**
-



- ✓ **Impact of additional housing beyond the historic average**

Housing Mix : Types and Number of Bedrooms

**Multipliers for Public School Children by
housing type and number of bedrooms...for PA**

Tredyffrin Easttown School District

Standard Methodology

6 Years of Historic Enrollments
Oct 2011- Oct 2016

"s" = survival rate

School	Births		K	1st	2nd	3rd	4th	5th	K-5 Subt.
	5 Sch Yrs.	"s"		Gr.	Gr.	Gr.	Gr.	Gr.	
Year	Ago	"s"	"s"	"s"	"s"	"s"	"s"	"s"	
2011-12	419	1.026	430	441	482	462	529	517	2861
			1.219	1.057	1.037	1.041	1.006		
2012-13	384	0.956	367	524	466	500	481	532	2870
			1.362	1.031	1.026	1.032	1.000		
2013-14	346	1.058	366	500	540	478	516	481	2881
			1.235	1.038	1.046	1.036	1.014		
2014-15	384	1.023	393	452	519	565	495	523	2947
			1.262	1.022	1.019	1.030	1.022		
2015-16	348	1.023	356	496	462	529	582	506	2931
			1.298	1.058	1.082	1.032	1.031		
2016-17	328	1.216	399	462	525	500	546	600	3032
6 Yr Avg SR		1.050							% Pop
4 Yr Avg SR		1.080	1.275	1.041	1.042	1.034	1.014		5 Yr



Tredyffrin Easttown School District

Standard Methodology

5 Years of Enrollment Projections
Oct 2017 –Oct 2021

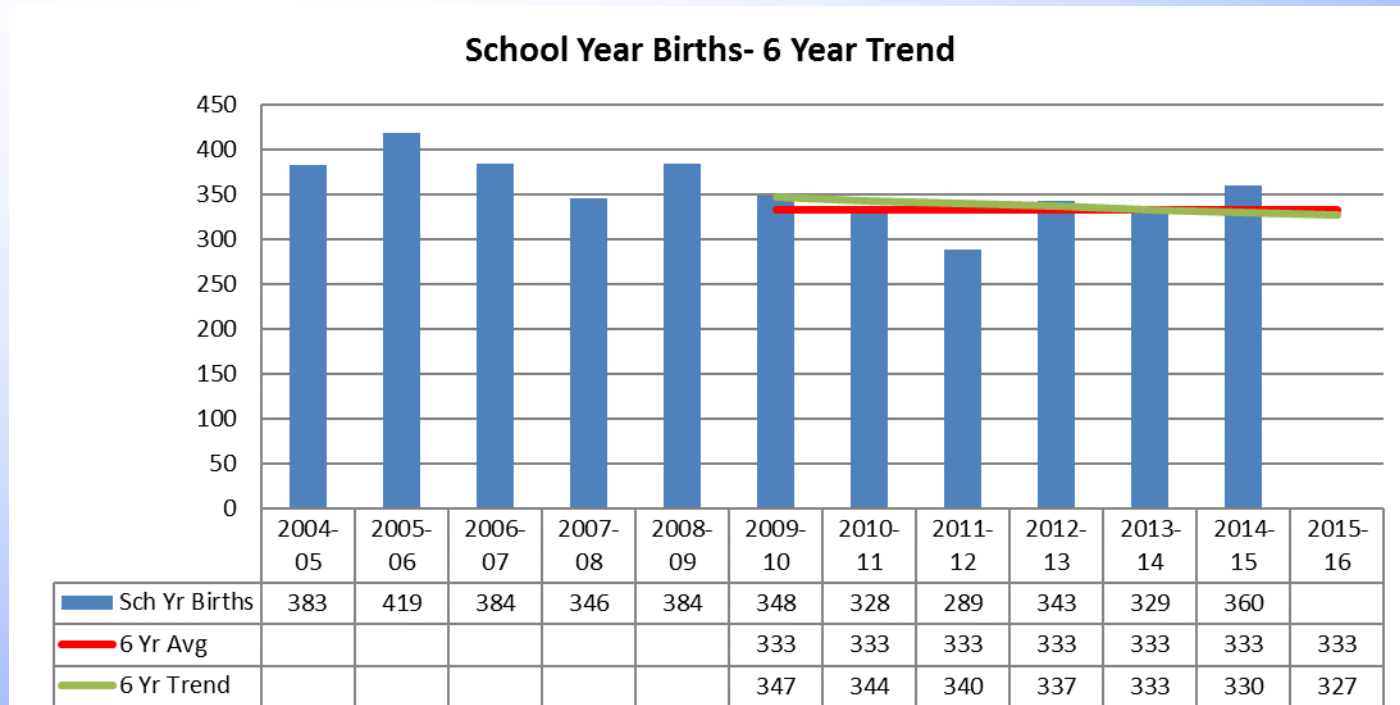
5-YR PROJECTIONS														
2017-18	289	1.080	312		509		481		547		517		554	2920
				1.275		1.041		1.042		1.034		1.014		
2018-19	343	1.080	370		398		530		501		566		525	2890
				1.275		1.041		1.042		1.034		1.014		
2019-20	329	1.080	355		472		414		552		518		574	2887
				1.275		1.041		1.042		1.034		1.014		
2020-21	360	1.080	389		453		492		432		571		526	2863
				1.275		1.041		1.042		1.034		1.014		
	4 Yr Trend													
2021-22	361	1.080	390		496		472		513		447		579	2896
Change # Students														-136
Change % Students														-4%

Accuracy: ± 1% per Year



Tredyffrin Easttown School District

Live Births Minor Adjustment #1



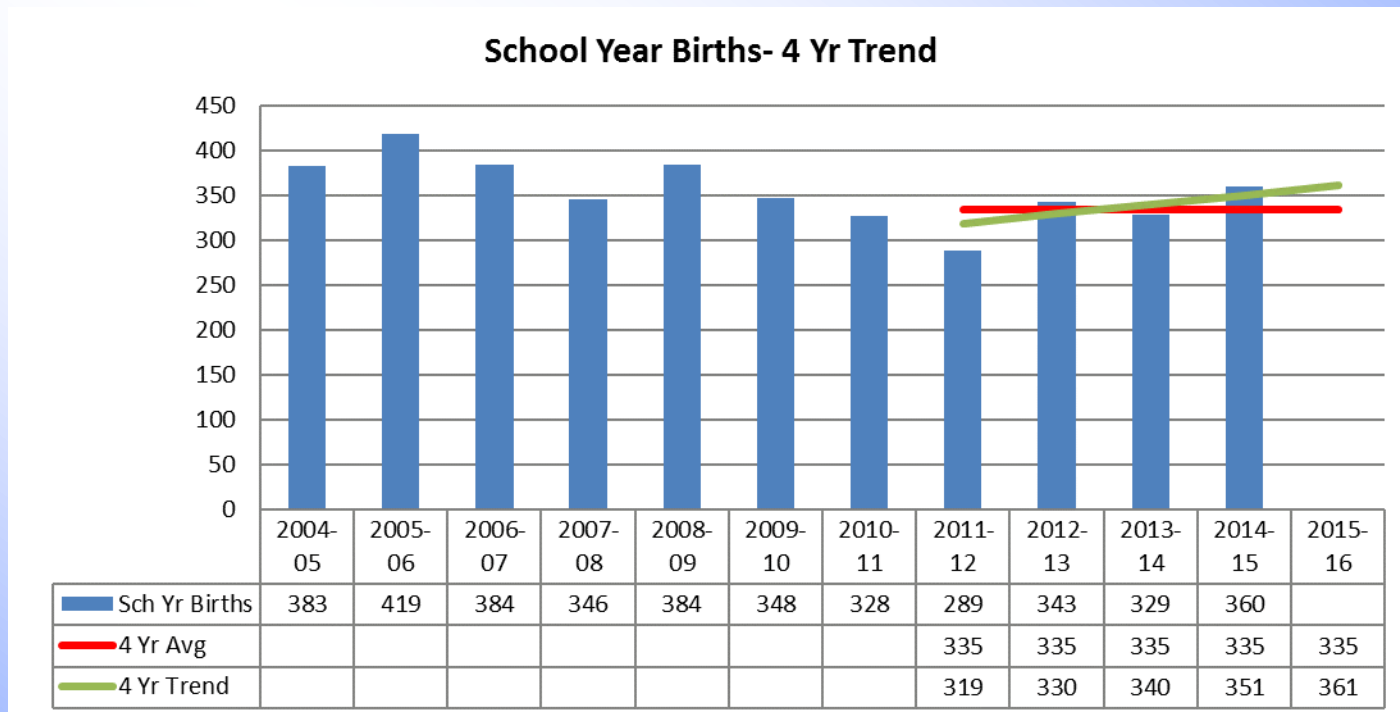
SOURCE: Pa Health Statistics found at <http://www.statistics.health.pa.gov/HealthStatistics/VitalStatistics/Pages/default.aspx#.WB4DJ-LD-Uk>

TREND: 3½ fewer Births each year



Tredyffrin Easttown School District

Live Births



TREND: 10½ more Births each year

Adjustment #1: Used 4-year Trend of 361 rather than the 6-year Average of 333

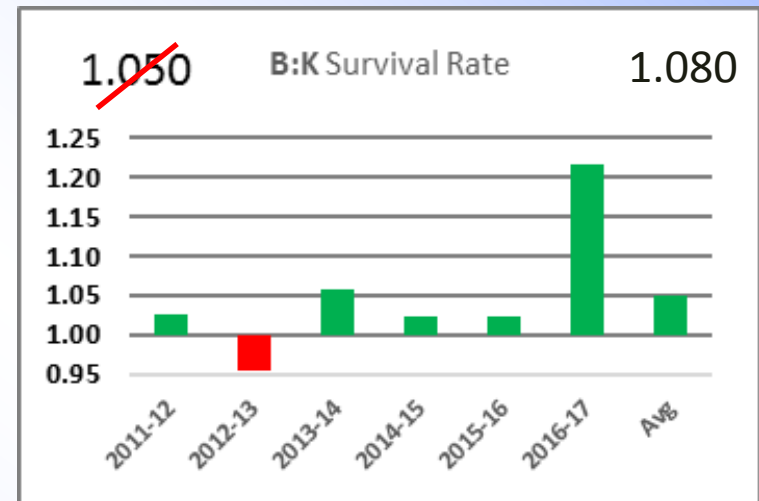
Impact of 30 additional K students per year



Tredyffrin Easttown School District

Births to Kindergarten Survival Ratio

2011-12	419	1.026	430
2012-13	384	0.956	367
2013-14	346	1.058	366
2014-15	384	1.023	393
2015-16	348	1.023	356
2016-17	328	1.216	399
6 Yr Avg SR		1.050	
4 Yr Avg SR		1.080	

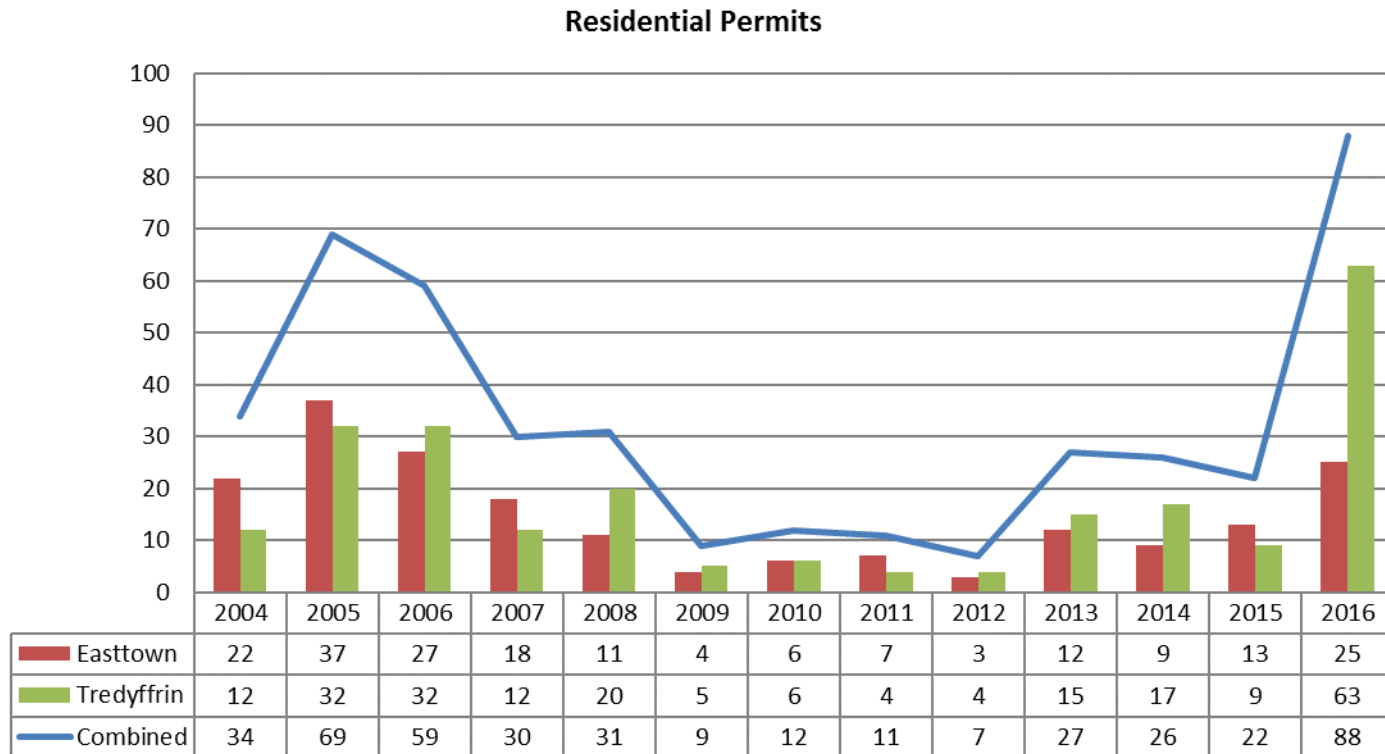


The 2016 TESD Projection uses the most recent 4-year Average for B:K Survival Ratio Adjustment #2 Impact between 9 and 21 additional K



Tredyffrin Easttown School District

Residential Permitting History



Tredyffrin Easttown School District

Future Residential Permitting

Future Housing

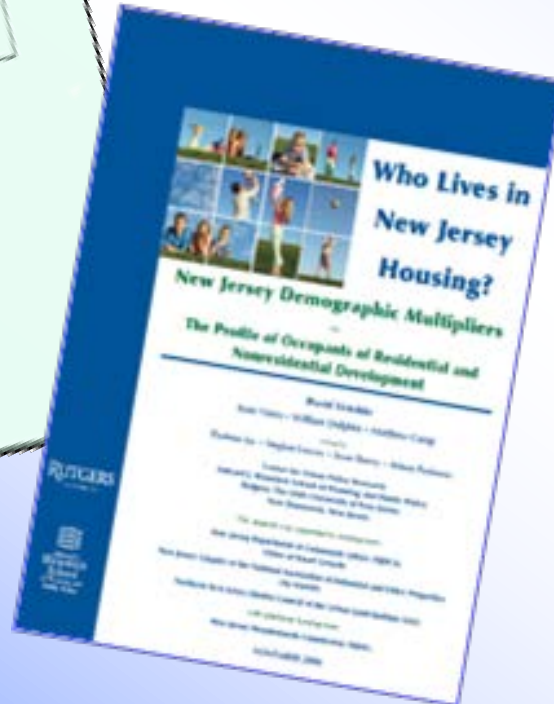
	Type	Bdrms	Unit Count	2016	2017	2018	2019	2020	Total Remain
Wayne Glen 750 Walker Rd.	TH	2 Bdrm	30		15	15			
	TH	3 Bdrm	62		30	32			
			92		45	47			92
Chesterbrook V 500 Chesterbrook Blvd.	TH own	3 Bdrm	68	34	34				
	TH rent	3 Bdrm	60	30	30				
			128	64	64				64
Village Square 23-45 So Valley Rd.	TH	2 Bdrm	10	5	5				
	TH	3 Bdrm	20	10	10				
			30	15	15				15
Grey Court 1067 Lancasrter Ave.	TH	3 Brdm	12	12					
			12	12					0
Station Square 37 N. Valley	Rental Apt	1 Bdrm	53				53		
	Rental Apt	2 Bdrm	100				100		
			153				153		153
Berkley Rd. 20-22 Berkley Rd.	TH	3 Brdm	7		7				
			7		7				7
SUB-TOTAL				91	131	47	153		331
Brightview 293-319 Conestoga Rd	Asst Liv	Beds	190			190			
			190			190			190
Sage Senior Living 1000/1050 Atwater Drive	Asst Liv	Beds	250				250		
			250				250		250
TOTAL				91	131	237	403		771

SOURCE: Municipal Planning Departments



Tredyffrin Easttown School District

Multipliers: School Age Children



Single-Family Detached, 2 BR	
All Values	
Less than \$127,000	0.20
\$127,000 to \$205,500	0.24
More than \$205,500	0.17
Single-Family Detached, 3 BR	
All Values	0.22
Less than \$168,000	0.56
\$168,000 to \$242,500	0.70
More than \$242,500	0.57
Single-Family Detached, 4 BR	
All Values	0.41
Less than \$280,000	0.84
\$280,000 to \$410,500	1.00
More than \$410,500	0.81
Single-Family Detached, 5 BR	
All Values	0.75
Less than \$410,500	1.08
\$410,500 to \$672,000	1.35
More than \$672,000	1.03
Single-Family Attached, 2 BR	
All Values	0.83
Less than \$129,500	0.15
\$129,500 to \$168,000	0.30
More than \$168,000	0.09
Single-Family Attached, 3 BR	
All Values	0.05
Less than \$165,500	0.36
\$165,500 to \$205,500	0.57
More than \$205,500	0.32
Single-Family Attached, 4 BR	
All Values	0.19
Less than \$168,000	0.97
\$168,000 to \$280,000	1.51
More than \$280,000	1.04
5+ Units-Own, 1 BR	
All Values	0.31
Less than \$127,000	0.11
\$127,000 to \$205,500	
More than \$205,500	
5+ Units-Own, 2 BR	
All Values	
Less than \$142,000	0.03
\$142,000 to \$168,000	0.06
More than \$168,000	0.03
5+ Units-Own, 3 BR	
All Values	0.00
Less than \$168,000	
\$168,000 to \$205,500	0.15
More than \$205,500	

SOURCE: Rutgers University Center for Urban Policy Research, Residential Demographic Multipliers, Estimates of the Occupants of New Housing, June 2006



Tredyffrin Easttown School District

SAC from New Housing by School

Future Public School Age Children (PSAC)

	Type	Bdrms	PSAC/ Unit	2016	2017	2018	2019	2020	Total	
Wayne Glen 750 Walker Rd.	TH	2 Bdrm	0.05		1	1				New Eagle VFMS
	TH	3 Bdrm	0.19		6	6				
				<hr/>					13	
Chesterbrook V 500 Chesterbrook Blvd.	TH own	3 Bdrm	0.19	6	6					New Eagle VFMS
	TH rent	3 Bdrm	0.19	6	6					
				<hr/>					12	
Village Square 23-45 So Valley Rd.	TH	2 Bdrm	0.05	0	0					Beaumont TEMS
	TH	3 Bdrm	0.19	2	2					
				<hr/>					2	
Grey Court 1067 Lancaster Ave.	TH	3 Bdrm	0.21	3						Beaumont TEMS
				3					0	
				<hr/>						
Station Square 37 N. Valley	Rental Apt	1 Bdrm	0.04				2			Hillside VFMS
	Rental Apt	2 Bdrm	0.19				19			
				<hr/>					21	
				<hr/>					21	
Berkley Rd. 20-22 Berkley Rd.	TH	3 Bdrm	0.21		1					Devon TEMS
					1				1	
				<hr/>						
SUB-TOTAL				17	22	7	21		50	

Adjustment #3 adds 50 students to the projection over 3 years



Tredyffrin Easttown School District

SAC from New Housing Integration

5-YR PROJECTIONS PLUS NEW HOUSING													
+ Resid			2		2		2		2		2	10	
2017-18	289	1.080	314		510		483		549		519	556	2930
			1.275		1.041		1.042		1.034		1.014		
+ Resid			1		1		1		1		1	3	
2018-19	343	1.080	371		401		532		504		568	527	2902
			1.275		1.041		1.042		1.034		1.014		
+ Resid			2		2		2		2		2	10	
2019-20	329	1.080	357		475		419		556		522	578	2907
			1.275		1.041		1.042		1.034		1.014		
+ Resid			0		0		0		0		0	0	
2020-21	360	1.080	389		455		494		437		575	530	2880
			1.275		1.041		1.042		1.034		1.014		
+ Resid	2016		0		0		0		0		0	0	
2021-22	361	1.080	390		496		474		515		451	583	2910
4 Yr Trend													23
Change # Students													-122
Change % Students													-4%

New Children	
Cum Yr Add	
	22 22
6791	
	29 7
6793	
	50 21
6840	
	50 0
6847	
	50 0
6904	
	50
151	
2%	



Tredyffrin Easttown School District

Projections

Tredyffrin-Easttown School District

District Wide

55 children from new housing, 50 to Public Schools

2015 4 Yr Trend for Births = 361, NOT 333 6 Yr Average

B:K also 4 Yr SR of 1.080, NOT 6 Yr of 1.050

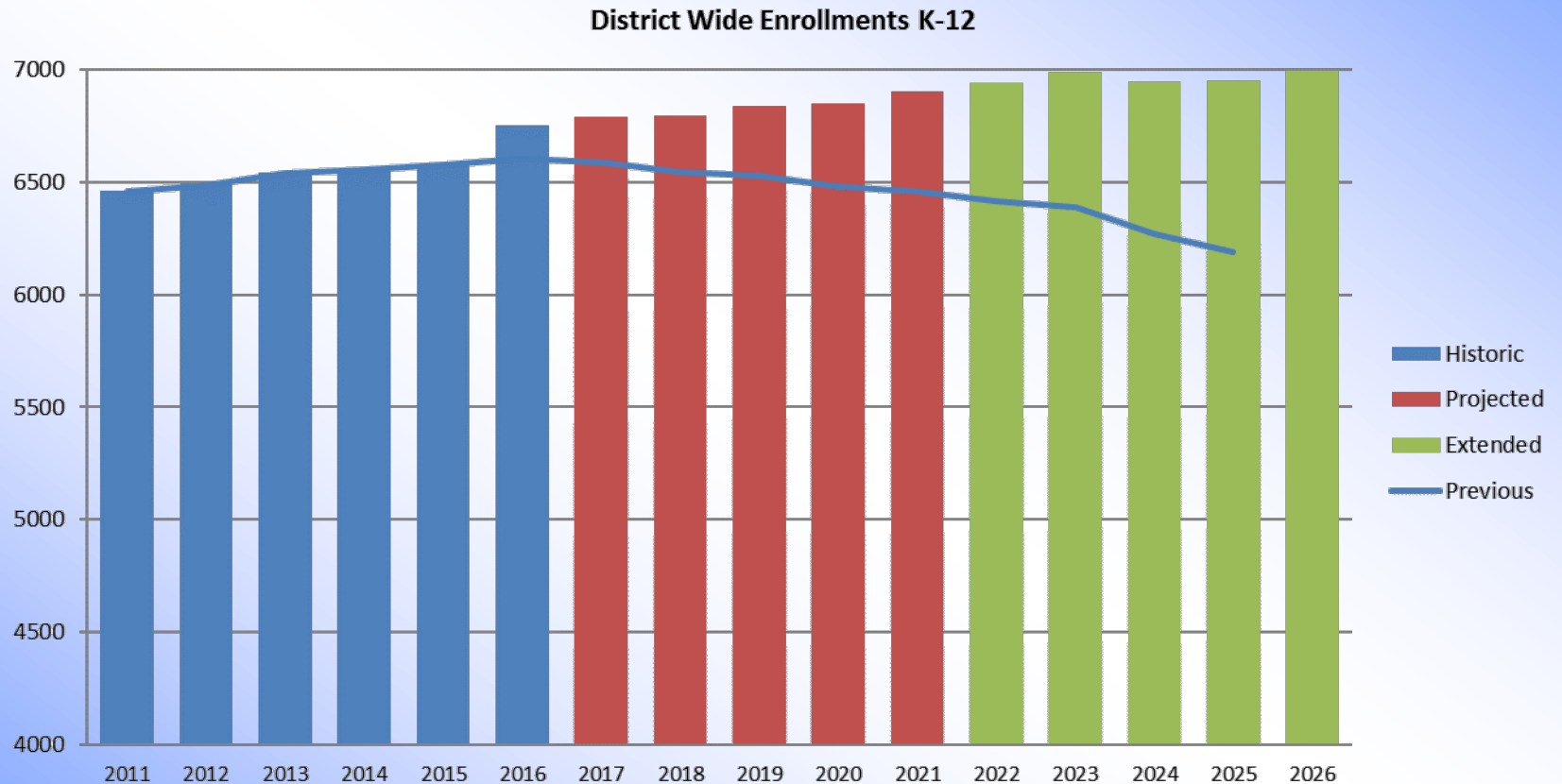
All Schools

																Period to Period	
		K	1	2	3	4	5	6	7	8	9	10	11	12	TOTAL	Average	Change
Historic	2011	430	441	482	462	529	517	535	503	507	511	516	514	512	6,459		
	2012	367	524	466	500	481	532	523	536	504	523	501	515	521	6,493		
	2013	366	500	540	478	516	481	537	522	541	501	527	510	522	6,541		
	2014	393	452	519	565	495	523	500	536	519	531	506	507	507	6,553	6,562	
	2015	356	496	462	529	582	506	525	511	542	511	550	500	505	6,575		
	2016	399	462	525	500	546	600	520	540	520	563	523	554	501	6,753		294 4.6%
Projected	2017	314	510	483	549	519	556	613	527	545	525	571	522	558	6,791		
	2018	371	401	532	504	568	527	566	619	531	549	531	569	524	6,793		
	2019	357	475	419	556	522	578	538	573	625	536	557	530	572	6,840	6,835	
	2020	389	455	494	437	575	530	589	543	577	629	542	554	532	6,847		
	2021	390	496	474	515	451	583	540	594	547	581	636	539	556	6,904		151 2.2%
Extended	2022	390	497	516	494	533	458	594	545	598	550	588	633	541	6,938		
	2023	390	497	518	538	511	540	466	600	549	602	557	585	635	6,988		
	2024	390	497	518	540	556	518	550	471	604	552	609	554	587	6,946	6,963	
	2025	390	497	518	540	558	564	528	556	474	608	558	606	556	6,953		
	2026	390	497	518	540	558	566	575	533	560	477	615	555	608	6,991		88 1.3%



Tredyffrin Easttown School District

Projections



Demographics Summary

School Year Births: The 4-year trend is for 10+ additional Births per year. The projection uses the 2016 point as the “Average”

The Cohort Survival Projection uses the most recent 4-year B:K Survival Rate

331 Residential units will generate 55 School Age Children of which 50 will attend public school.

These new students will enter the District as 22 in 2017, 7 in 2018, and 21 in 2019.

Enrollment increased 294 students in the last 5 years, an average of 59 per year.

However the 2015 to 2016 increase was a 3X rate of 178 students

Enrollment is projected to increased 151 students in the next 5 years, an average of 30 per year.



Tredyffrin Easttown School District

Demographics Summary

New Students

Total	School
2	1
2	1
21	8
25	10
0	0

Elementary	CHANGE		
	Historic	Projected	Extended
Beaumont	-34	-34	30
Devon	50	0	46
Hillside	-10	-23	29
New Eagle	30	8	34
Valley Forge	52	-49	40
	88	-97	179

AVERAGE		
Historic	Projected	Extended
413	375	396
560	595	624
455	418	443
435	491	505
532	479	520
2394	2358	2488

4	1
47	9

Middle	CHANGE		
	Historic	Projected	Extended
Tredyffrin-Easttown	53	36	-14
Valley Forge	65	47	-5
	118	83	-19

AVERAGE		
Historic	Projected	Extended
1082	1121	1090
1014	1141	1082
2097	2263	2171

50	15
----	----

High	CHANGE		
	Historic	Projected	Extended
Conestoga	88	172	-57

AVERAGE		
Historic	Projected	Extended
2072	2223	2315



Tredyffrin Easttown School District

Thank You



Sundance Associates
117 Greenvale Ct.
Cherry Hill, NJ 08034
Tel 856-755-0174

www.SundanceAssoc.com
GSundell@SundanceAssoc.com

