

Accelerated Residential Construction



PERCENT OF
POPULATION
COHORT SURVIVAL
IMPACT OF
NEW HOUSING



ENROLLMENT PROJECTIONS



HIGH DENSITY
MULTI-FAMILY
HOUSING
TYPES



**BABY
BOOM
BLIP
ECHO**

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



**Grade Level
Reorganization**

West Deptford School District



WEST DEPTFORD SCHOOLS

Sundance Associates

George Sundell, Principal Demographer

45 years directing Facilities Planning Projects

25 Years of Demographic Consulting

200 Enrollment projections for K-12 Public School Districts



Expertise

Regional District Studies

Regionalization/Withdrawal Studies

Accelerated Residential Construction/COAH Mandates

Redistricting utilizing GIS

Impact of Charter Schools

Closure-Reorganization of Parochial Schools





Enrollment Projections



Planning Sciences
Statistical Analysis

Cohort Survival Methodology or Grade Level Progression

Primarily based on

- 1. Historic Enrollments &**
- 2. Birth Rates**

**Acceptable Modifications
through Certified Demographers Report**





WEST DEPTFORD SCHOOLS

Modifications to Projections

Charter, Private & Parochial School Status

School Choice Programs

Changes in Curriculum or OOD Students

Seasonal Fluctuations

Impact of accelerated housing...



Above Average Residential Development

Affordable Housing (COAH)

Housing Mix : Types and Number of Bedrooms

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

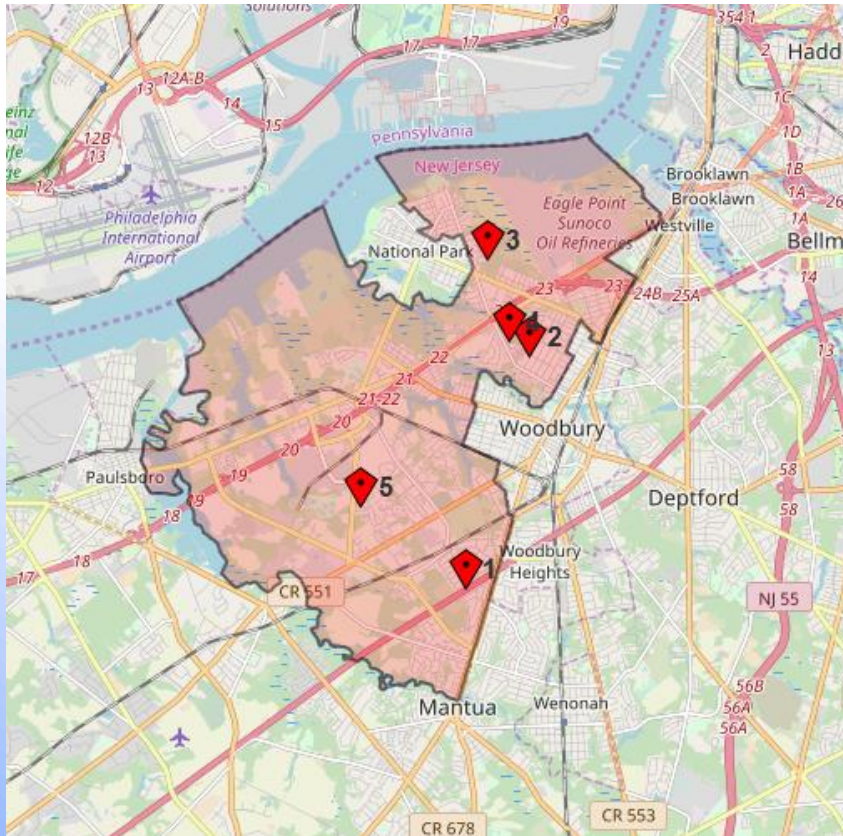
Recovery from Recession Level Resales





WEST DEPTFORD SCHOOLS

Municipality and District



1 Municipality
5 Schools

Student Capacities from the LRFP

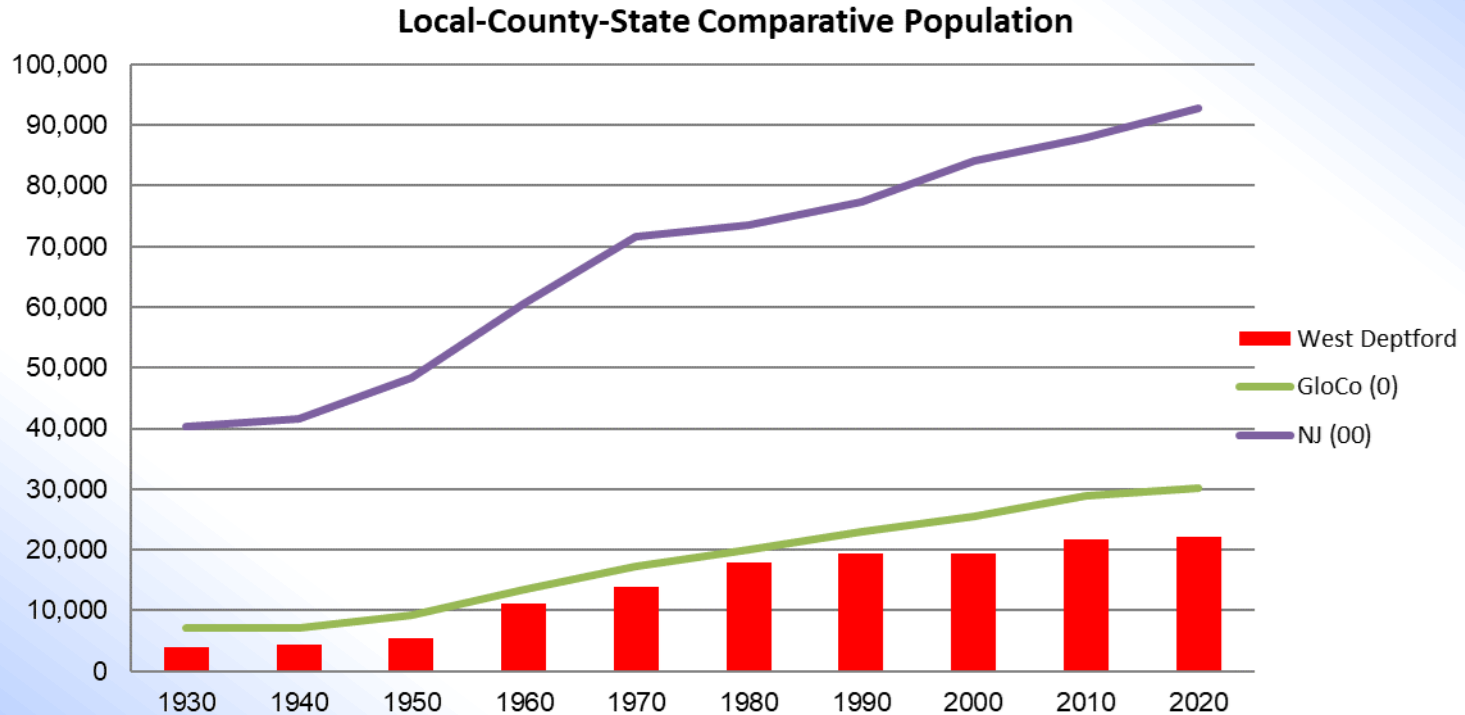
| | | | FES Cap | DP Cap |
|---|----------|---------------------|--------------|--------------|
| 1 | PK-2 | Red Bank | 184 | 290 |
| 2 | PK-2 | Oak View | 411 | 455 |
| 3 | PK, 3, 4 | Green Fields | 474 | 548 |
| | | ELEMENTARY | 1,068 | 1,292 |
| | | | 1068 | |
| 4 | 6-8 | W D Middle | 732 | 988 |
| | | MIDDLE | 732 | 988 |
| 5 | 9-12 | W D High | 643 | 887 |
| | | HIGH | 643 | 887 |
| | | District | 2,444 | 3,167 |





WEST DEPTFORD SCHOOLS

Municipal Population Growth



Population in West Deptford increased significantly between 1950 and 1990 during a period of increasing residential development.

The peak population in 2020 of 22,197 increased by 520 (2.4%) persons from 2010.



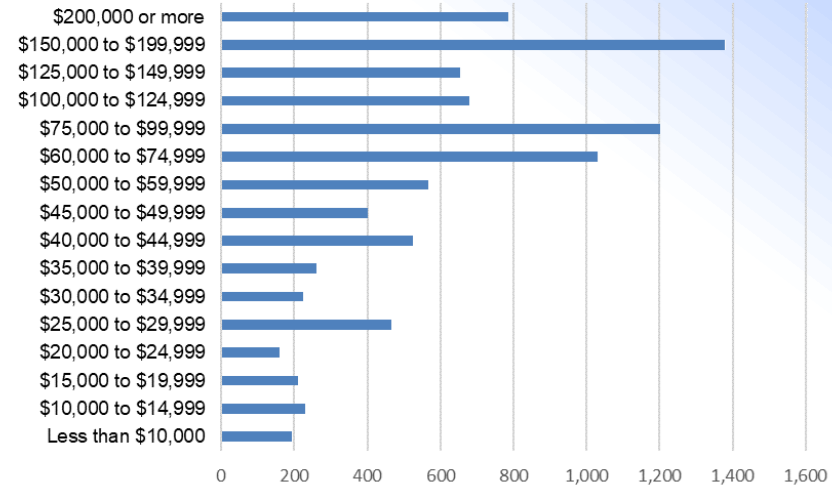


WEST DEPTFORD SCHOOLS

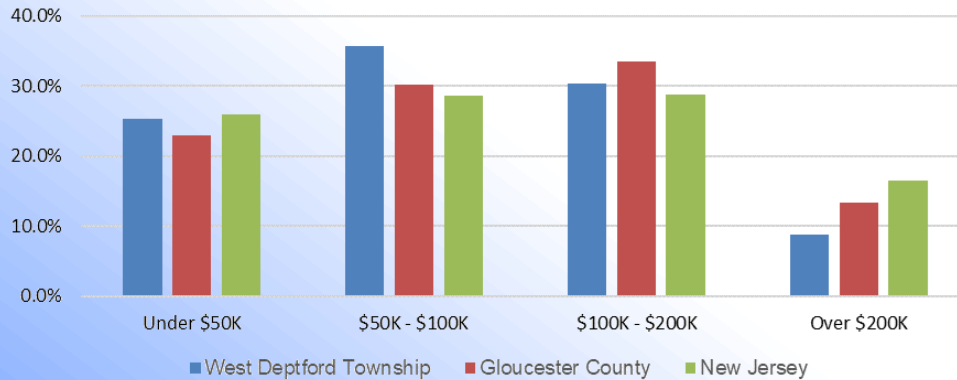
Household Income

| | W Deptford Twp | Gloucester Co | New Jersey |
|-----------------|---------------------|-----------------------|-------------------------|
| Under \$50K | 25.3% 2,265 | 22.9% 25,011 | 25.9% 881,379 |
| \$50K - \$100K | 35.7% 3,201 | 30.2% 33,015 | 28.7% 974,662 |
| \$100K - \$200K | 30.3% 2,715 | 33.5% 36,591 | 28.8% 978,795 |
| Over \$200K | 8.8% 785 | 13.4% 14,673 | 16.6% 562,320 |
| Total | 100.0% 8,966 | 100.0% 109,290 | 100.0% 3,397,156 |

Household Income Count



Household Income Percent
Local - County - State



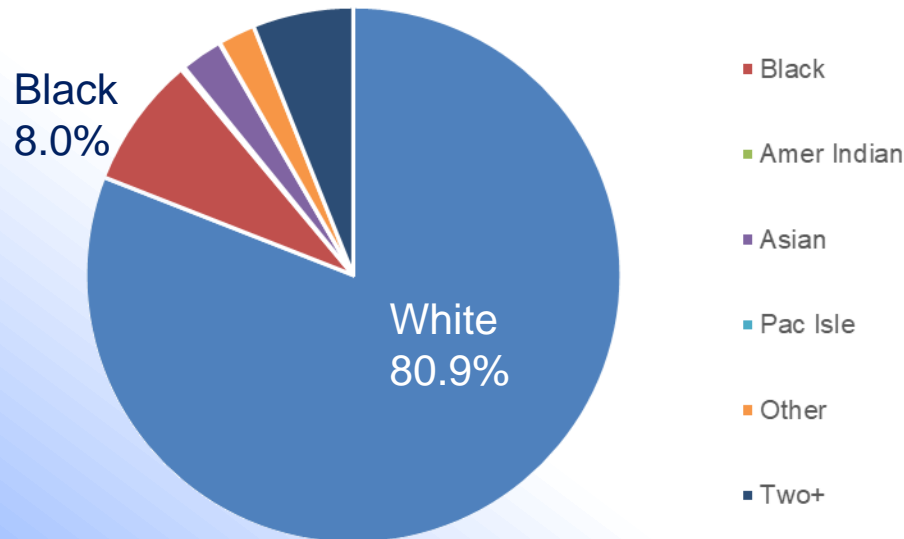


WEST DEPTFORD SCHOOLS

Race

| | General Pop 2020 | | 2022 School Pop | |
|--|-------------------------|-------|------------------------|-------|
| White alone | 17,968 | 80.9% | 2,320 | 82.1% |
| Black or African American alone | 1,765 | 8.0% | 292 | 10.3% |
| American Indian and Alaska Native alone | 48 | 0.2% | 1 | 0.0% |
| Asian alone | 562 | 2.5% | 67 | 2.4% |
| Native Hawaiian and Other Pacific Islander alone | 10 | 0.0% | 1 | 0.0% |
| Some Other Race alone | 494 | 2.2% | | 0.0% |
| Two or more races: | 1,350 | 6.1% | 145 | 5.1% |
| | <u>22,197</u> | | <u>2,826</u> | |

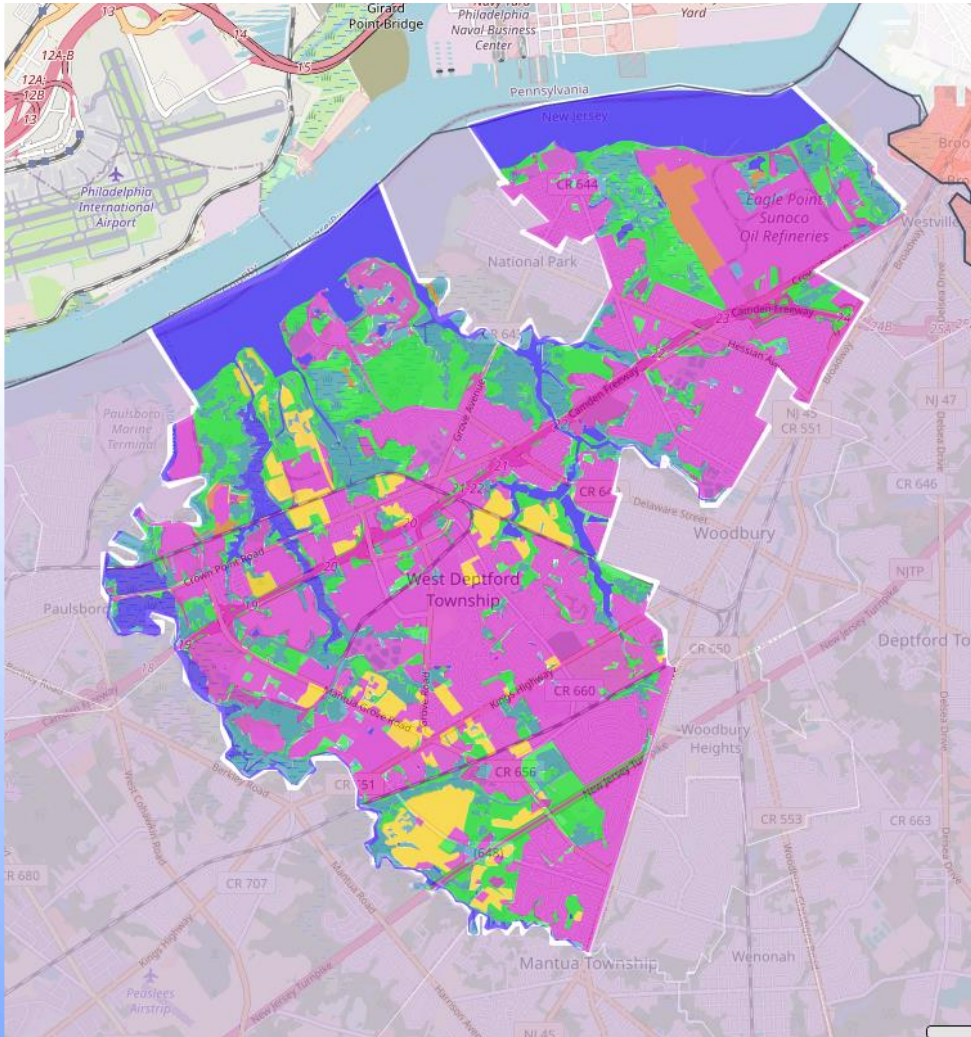
2020 General Population by Race





WEST DEPTFORD SCHOOLS

Land Use



| | 2015 | Use % |
|--------------------|---------------|---------------|
| Residential | 3,250 | 23.5% |
| Industrial | 902 | 6.5% |
| Transportation | 281 | 2.0% |
| Utility | 201 | 1.5% |
| Commercial | 92 | 0.7% |
| Comm Serv | 0 | 0.0% |
| Military | 539 | 3.9% |
| Recreation | 567 | 4.1% |
| Agriculture | 2,479 | 17.9% |
| Mining | 1,365 | 9.9% |
| Wooded | 1,735 | 12.6% |
| Vacant | 1,691 | 12.2% |
| Water | 722 | 5.2% |
| Total | 13,824 | 100.0% |

- URBAN
- AGRICULTURE
- FOREST



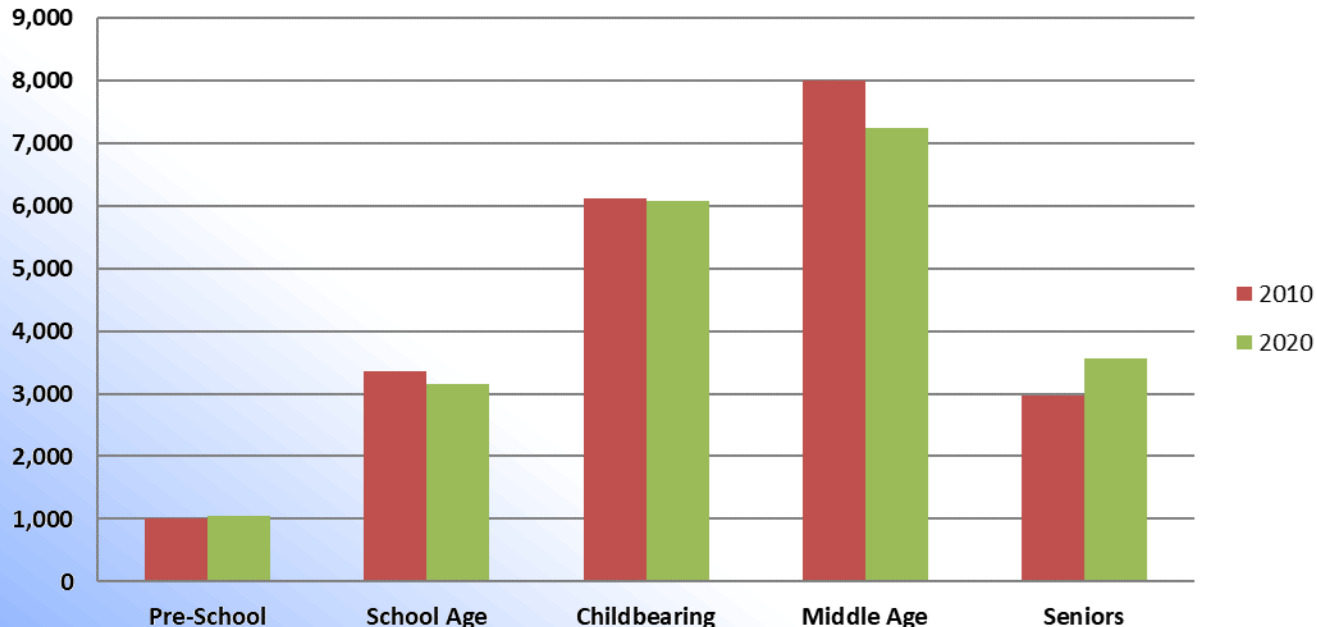


WEST DEPTFORD SCHOOLS

Population by Age Group

| Type | Age | 2010 | Chg | 2020 | Percents | 2010 | 2020 |
|--------------|-------|---------------|-------------|---------------|--------------|--------|--------|
| Pre-School | 0-4 | 1,007 | 45 | 1,052 | Pre-School | 4.7% | 5.0% |
| School Age | 5-17 | 3,364 | -201 | 3,163 | School Age | 15.7% | 15.0% |
| Childbearing | 18-39 | 6,106 | -41 | 6,065 | Childbearing | 28.5% | 28.8% |
| Middle Age | 40-64 | 7,991 | -743 | 7,248 | Middle Age | 37.3% | 34.4% |
| Seniors | 65 + | 2,978 | 583 | 3,561 | Seniors | 13.9% | 16.9% |
| | | 21,446 | -357 | 21,089 | | 100.0% | 100.0% |

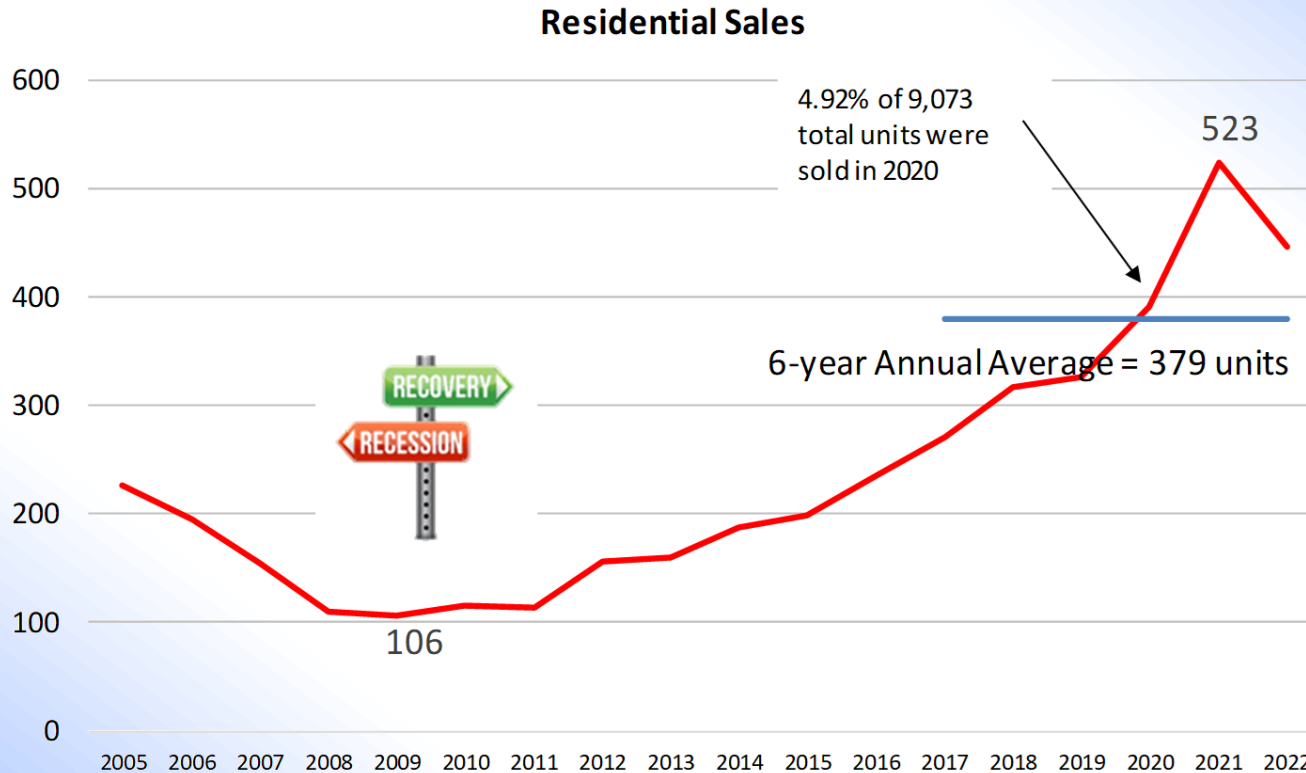
Population by Age Group: 2010 & 2020





WEST DEPTFORD SCHOOLS

Residential Sales



The recent 6-year Average of Residential Sales of 379 units per year is far more significant than the recent level of new housing permits at 8.5 per year.

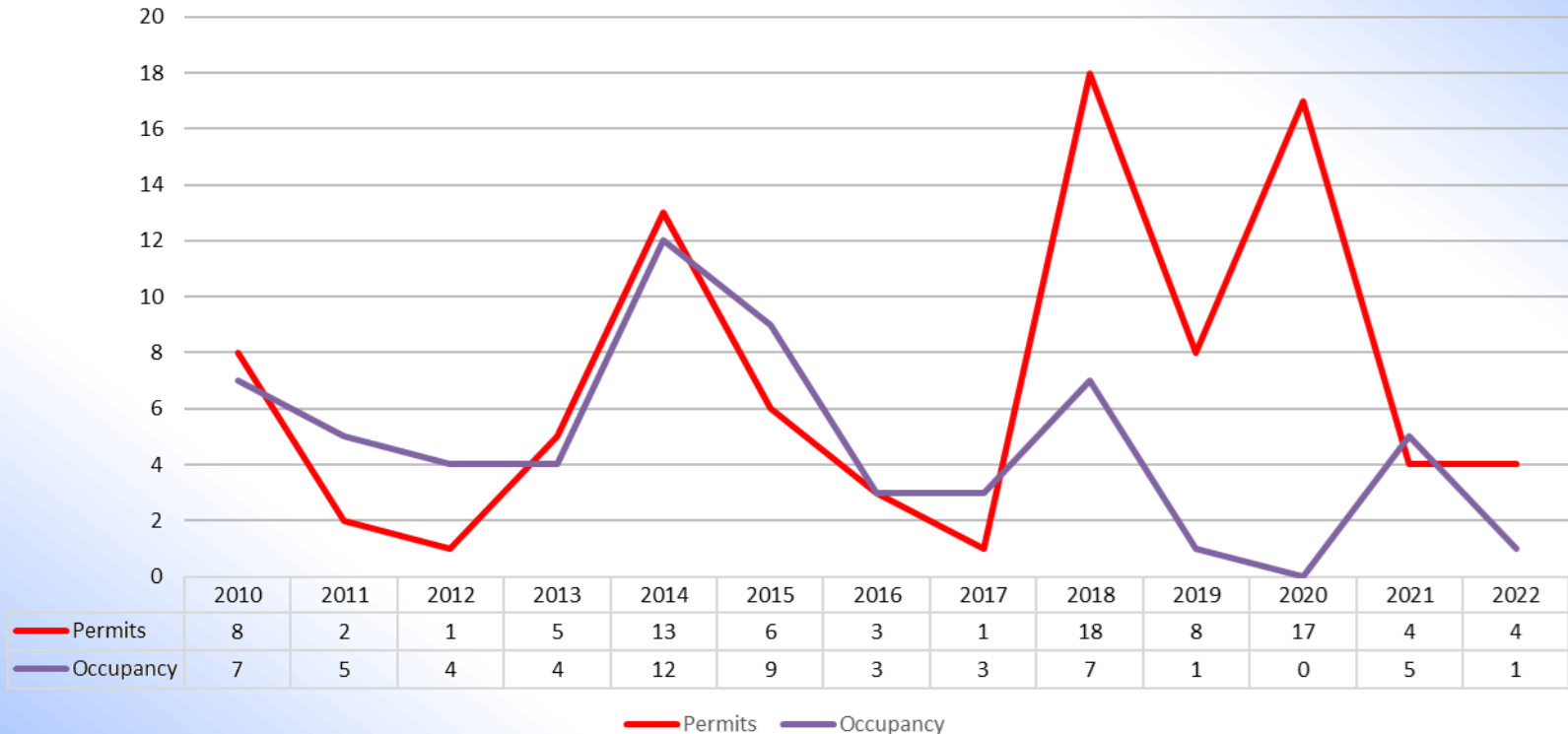




WEST DEPTFORD SCHOOLS

Residential Permitting & Occupancies

Residential Building Permits Issue vs Occupancy



The recent 6-year (2017-22) Residential Permitting level averages 8.5 units per year, while Occupancies lag at 3.2 units per year





WEST DEPTFORD SCHOOLS

Future Residential Permitting by Type

| Development | Type | Bdrms | Unit Count | Occupancy Schedule of Remaining | | | | | 5 Yr Total | | | |
|--|------|-------|---------------|------------------------------------|------|------|------|------|---------------|----|----|-----|
| | | | | 2023 | 2024 | 2025 | 2026 | 2027 | | | | |
| 1 Aviana by Paparone <i>5 Sanctuary Place</i> | TH | 3 | 65 | 45 | 45 | | | | 45 | | | |
| | | | 65 | | | | | | 45 | | | |
| 2 Enclave at W Deptford <i>220 Ogden Sta Rd. (Appx)</i> | Apt | 1 | 147 | | 74 | 73 | | | 147 | | | |
| | | | 2 | | | | | | 170 | 85 | 85 | 170 |
| | | | 3 | | | | | | 19 | 10 | 9 | 19 |
| | | | | 336 | 169 | | 167 | 336 | | | | |
| | TH | 3 | 202 | 202 | 70 | | 70 | 62 | 202 | | | |
| | | | 202 | | 70 | 70 | 62 | 202 | | | | |
| 3 Winn Properties <i>-Assisted Living</i> | Apt | 84 | | 84 | | | | 84 | | | | |
| | | 84 | | 84 | | | | 84 | | | | |
| TOTAL | | | | 45 239 321 62 0 | | | | | 667 | | | |

667

Not including Assisted Living units, Occupancies will be **583 units** or 146 units per year for 4 years



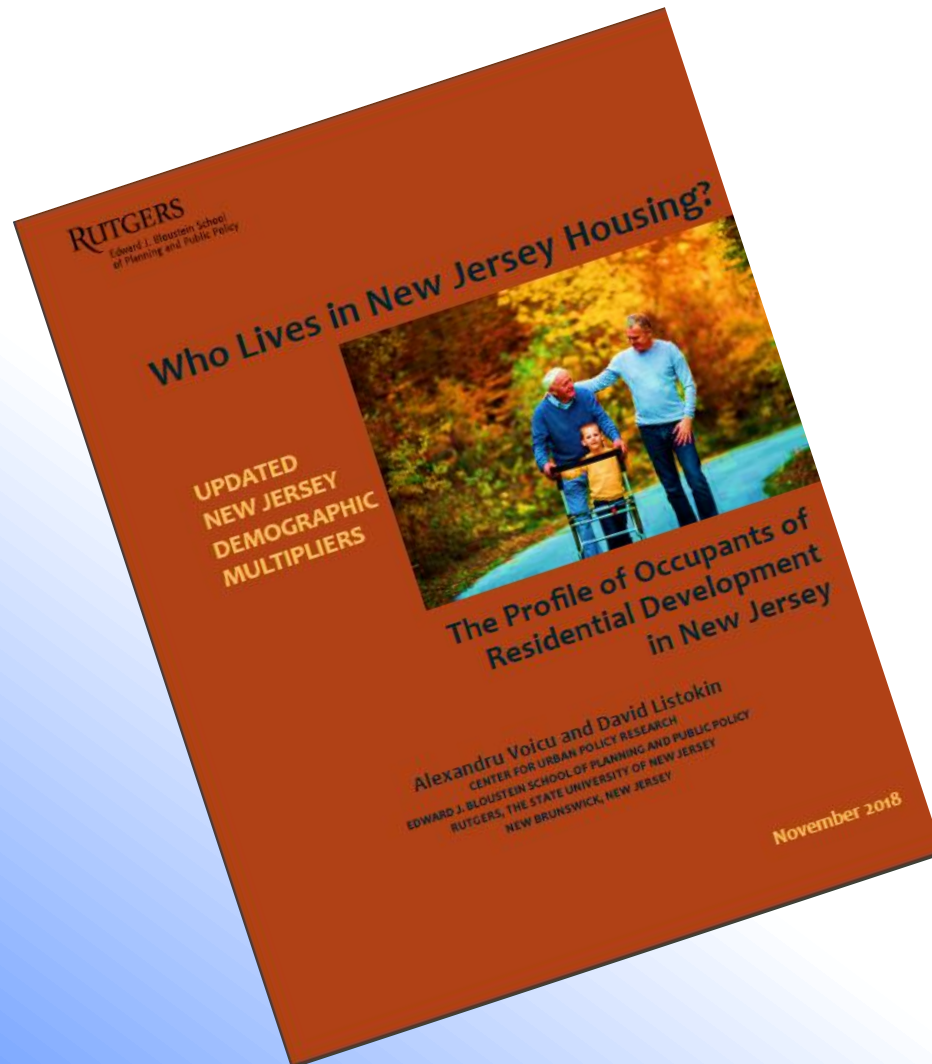


WEST DEPTFORD SCHOOLS

NJ Demographic Multipliers

WHO LIVES IN NEW JERSEY HOUSING?

Multipliers for
Public School Age Children
by
Region,
Unit Type,
Project Size,
Ownership and
Value.



Rutgers University
Center for Urban Policy Research





WEST DEPTFORD SCHOOLS

Public School Age Children

| Development | Type | Bdrms | Unit Count | PSAC Multip | Occupancy Schedule of Remaining | | | | | 5 Yr Total |
|---|--|-------|------------|-------------|---------------------------------|------------------|------------------|------------------|-----------------|-------------------|
| | | | | | 2023 | 2024 | 2025 | 2026 | 2027 | |
| 1 Aviana by Papparone <i>5 Sanctuary Place</i> | TH | 3 | 65 | 0.477 | 21.5 | | | | | 21 |
| | | | <u>65</u> | | <u>21.5</u> | | | | | <u>21.5</u> |
| 2 Enclave at W Deptford | Apt | 1 | 147 | 0.018 | | 1.3 | 1.3 | | | 3 |
| | Apt | 2 | 170 | 0.130 | | 11.1 | 11.1 | | | 22 |
| | Apt | 3 | 19 | 0.614 | | 6.1 | 5.5 | | | 12 |
| | | | | <u>336</u> | | <u>18.5</u> | <u>17.9</u> | | | <u>36</u> |
| | TH | 3 | 202 | 0.477 | | 33.4 | 33.4 | 29.6 | | 96 |
| | | | <u>202</u> | | <u>33.4</u> | <u>33.4</u> | <u>29.6</u> | | <u>96</u> | |
| | 3 Winn Properties <i>-Assisted Living</i> | Apt | 1 | 84 | 0.000 | | | 0.0 | | |
| Apt | | | 84 | 0.000 | | | 0.0 | | | 0 |
| | | | | | | | | | | |
| TOTAL | | | | | <u><u>21</u></u> | <u><u>52</u></u> | <u><u>51</u></u> | <u><u>30</u></u> | <u><u>0</u></u> | <u><u>154</u></u> |

154
12 per Grade

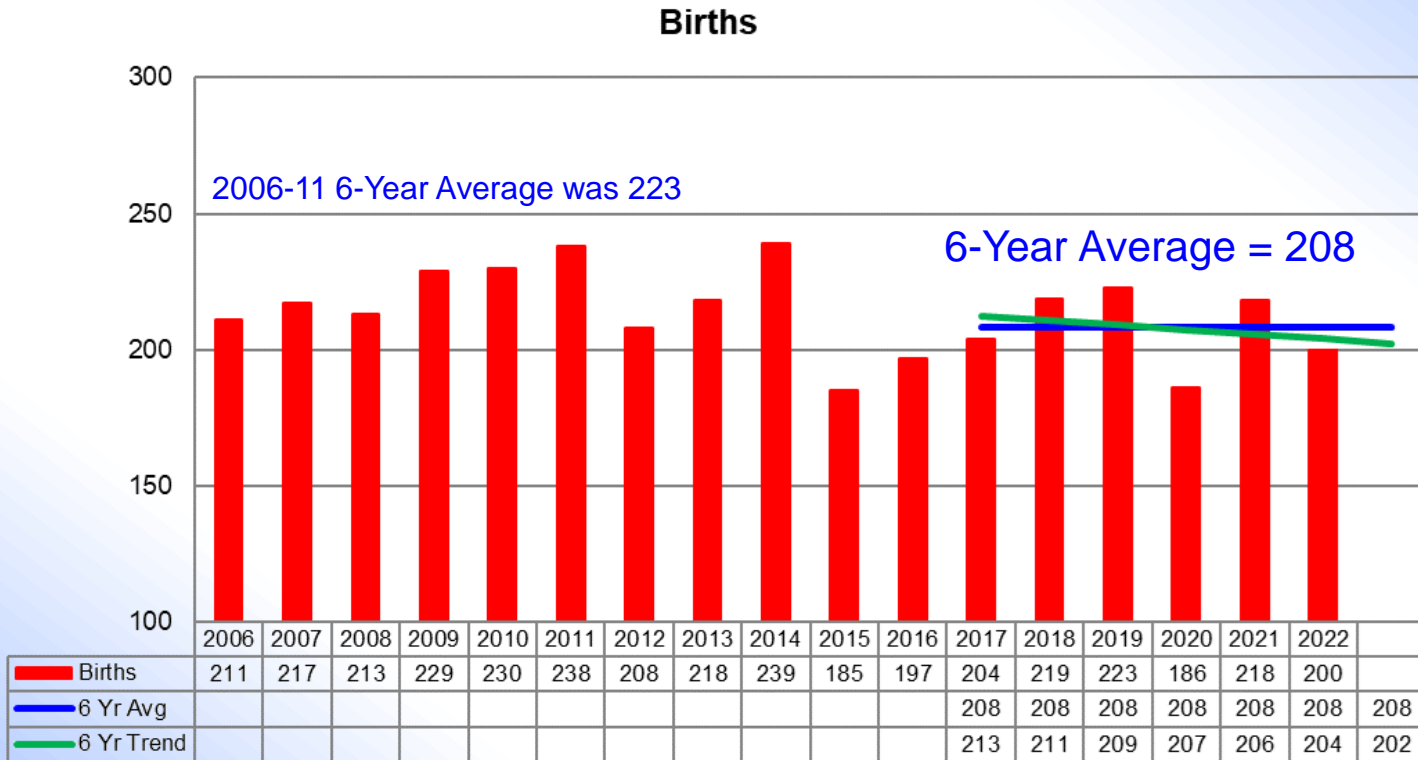
667 units of New Multi-Family Housing will yield 154 Public School Age Children





WEST DEPTFORD SCHOOLS

Annual Births



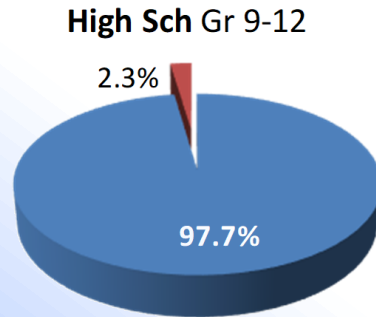
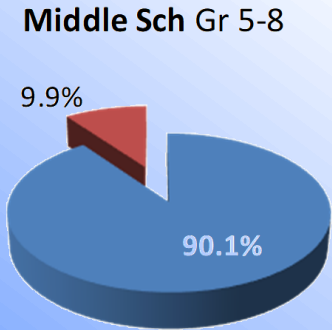
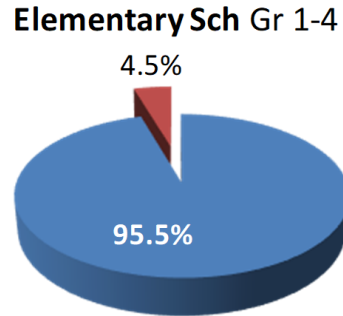
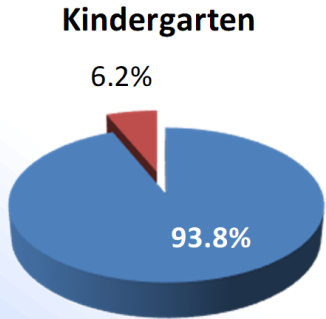
The Average of Births for the last 6 years is used in making the projection.
 It is worth noting that the recent 6-year trend is for 1.7 fewer Births per year.





WEST DEPTFORD SCHOOLS

Public & Private School Attendance Share



| | | W Dept | GloCo | NJ |
|-------------------|---------|--------|-------|-------|
| Kindergarten | Public | 93.8% | 86.7% | 85.5% |
| | Private | 6.2% | 13.3% | 14.5% |
| Elementary Gr 1-4 | Public | 95.5% | 92.5% | 89.1% |
| | Private | 4.5% | 7.5% | 10.9% |
| Middle Gr 5-8 | Public | 90.1% | 90.5% | 89.6% |
| | Private | 9.9% | 9.5% | 10.4% |
| High Sch Gr 9-12 | Public | 97.7% | 90.4% | 88.2% |
| | Private | 2.3% | 9.6% | 11.8% |

Kindergarten
Elementary
Middle School
High School, ...
Private School Enrollment
significantly higher
than County or State

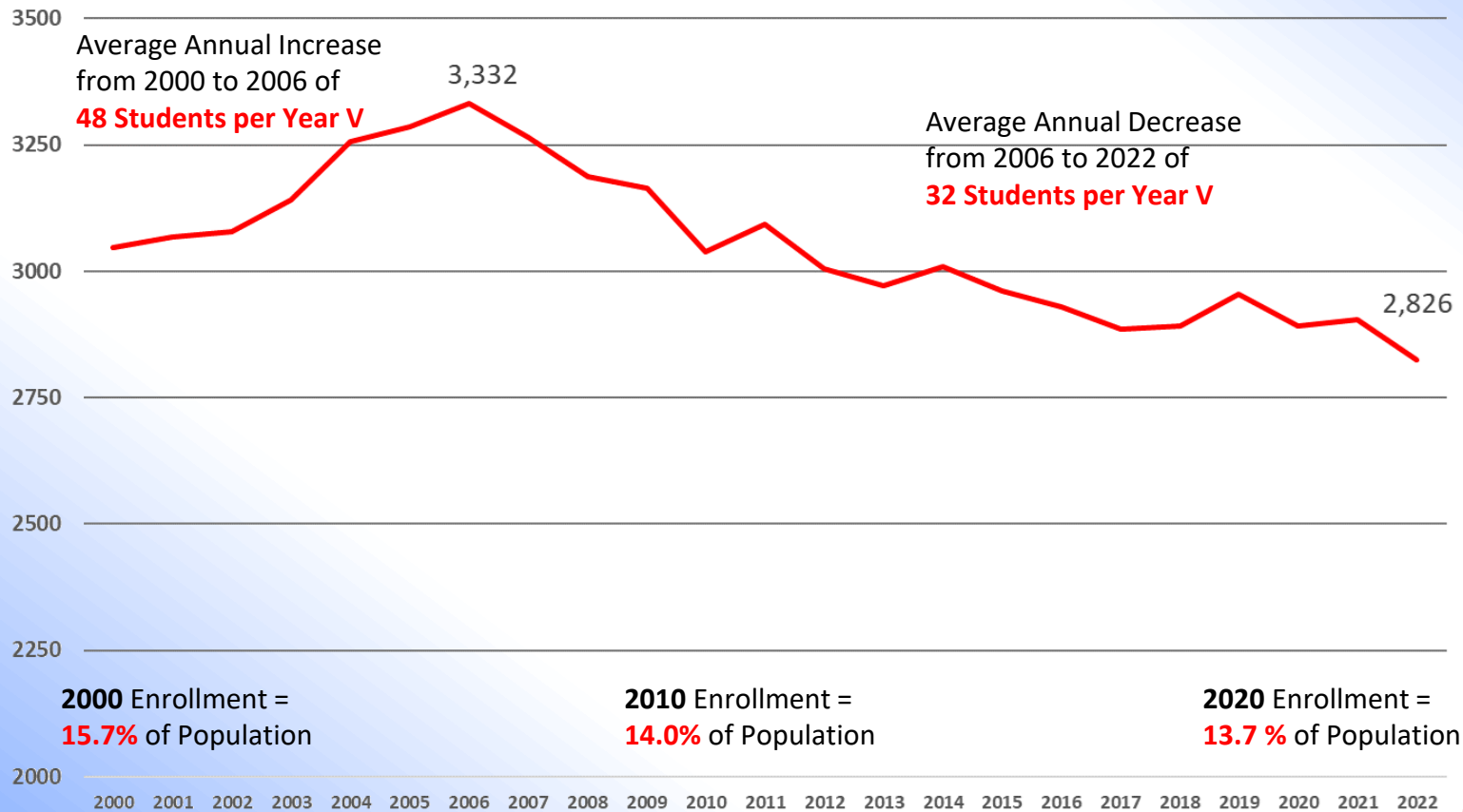




WEST DEPTFORD SCHOOLS

Enrollment History: 2000 to 2022

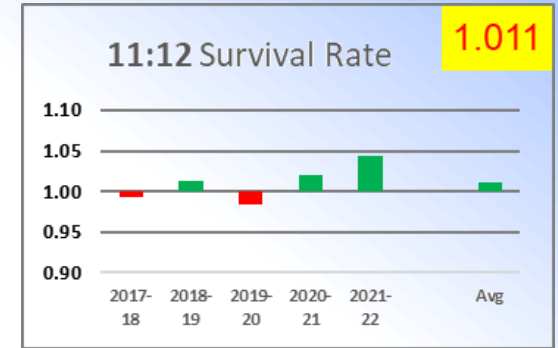
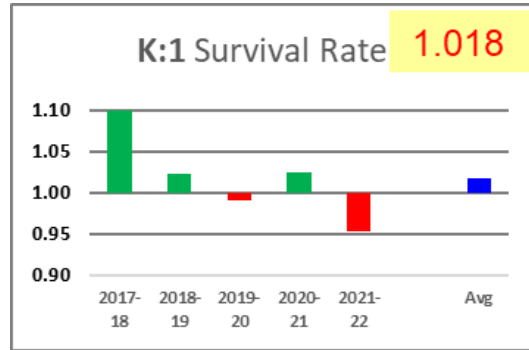
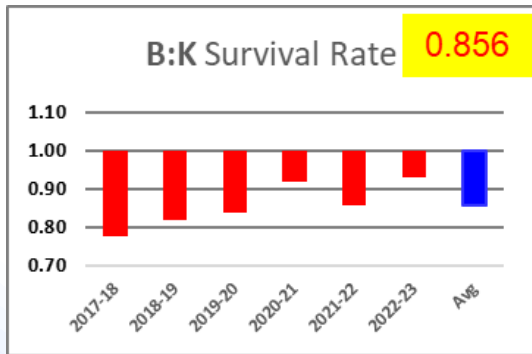
Enrollment History October 2000 to 2022



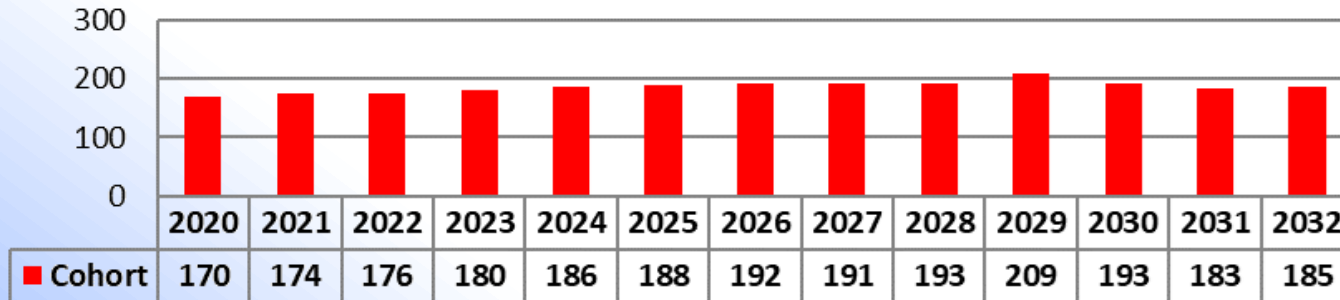


WEST DEPTFORD SCHOOLS

Cohort Survival Rates by Grade Level



Cohort Growth: 2020 K - 2031 Gr 12



General Cohort Growth is such that a year 2020 Kindergarten of 170 entering students peaks as a 2029 9th grade of 209 and survives as a 12th Grade graduating class of 185 students in year 2033.





WEST DEPTFORD SCHOOLS

Demographics Summary Population

Population is increasing but at a slow rate

School Age Group have decreased between the 2010 and 2020 census, but Pre-School is slightly increased

Recent 6-Year Births are averaging 208 per year, down from a 2006-11 6-Year Average of average of 223 per year





WEST DEPTFORD SCHOOLS

New Housing & Students Summary

Residential Sales have rebounded to Pre-Recession level

Recent Permit Level was 8.5 units per year,...all Single Family

Occupancies averaged just 3 units per year

A mix of 667 units of proposed Housing would yield 154 Grade PK to 12 students...the equivalent of 12 students per grade level





WEST DEPTFORD SCHOOLS

School Demographics

High levels of Public School Attendance

Enrollments peaked at 3,332 students in 2006

Enrollments then decreased 32 students per year to a 2022 low of 2,825 students





WEST DEPTFORD SCHOOLS

So, What are the Projections?

We make District and (5) School Projections

Accurate Year 1-5 ... and less accurate year 6-10 projections

Enrollment Graphs also show (2) School Capacities

Enrollment Table establishes student counts by Grade and Year

Elementary Table shows Section count changes

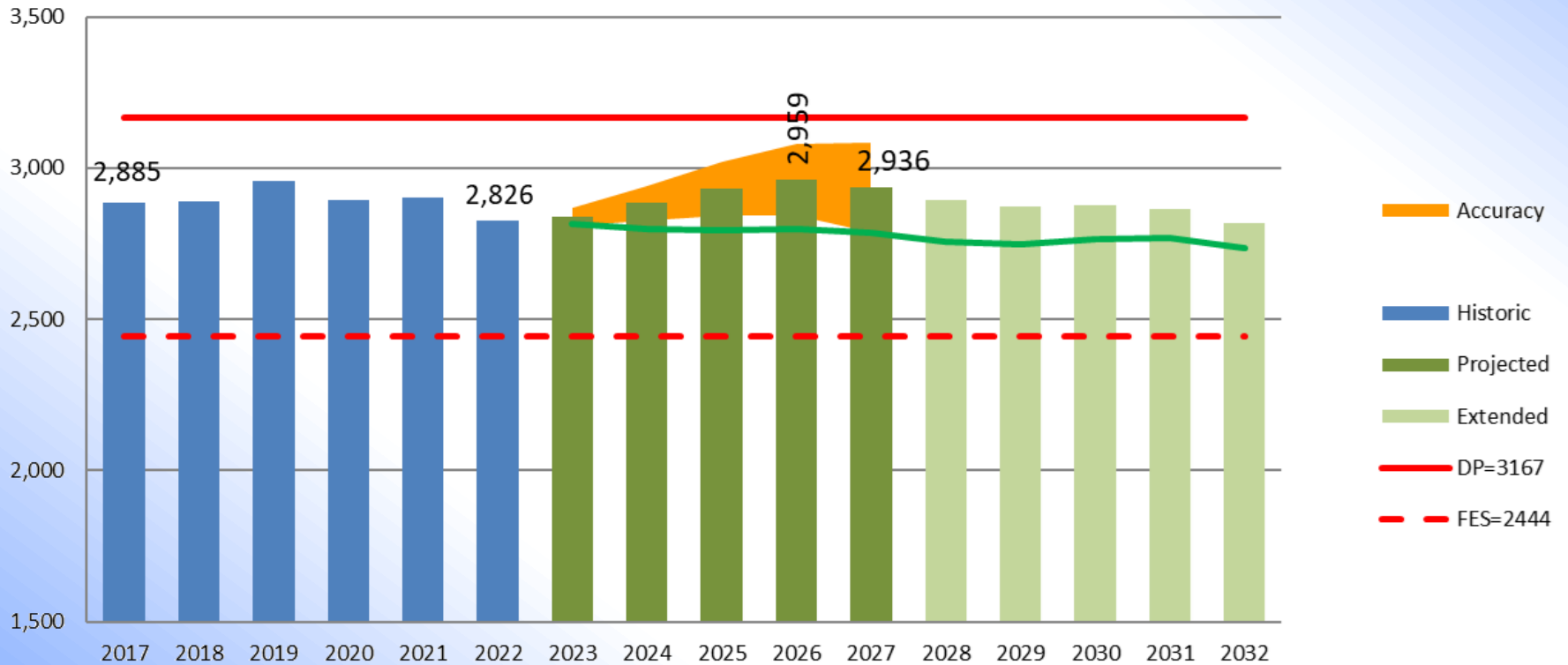




WEST DEPTFORD SCHOOLS

Reading the Charts

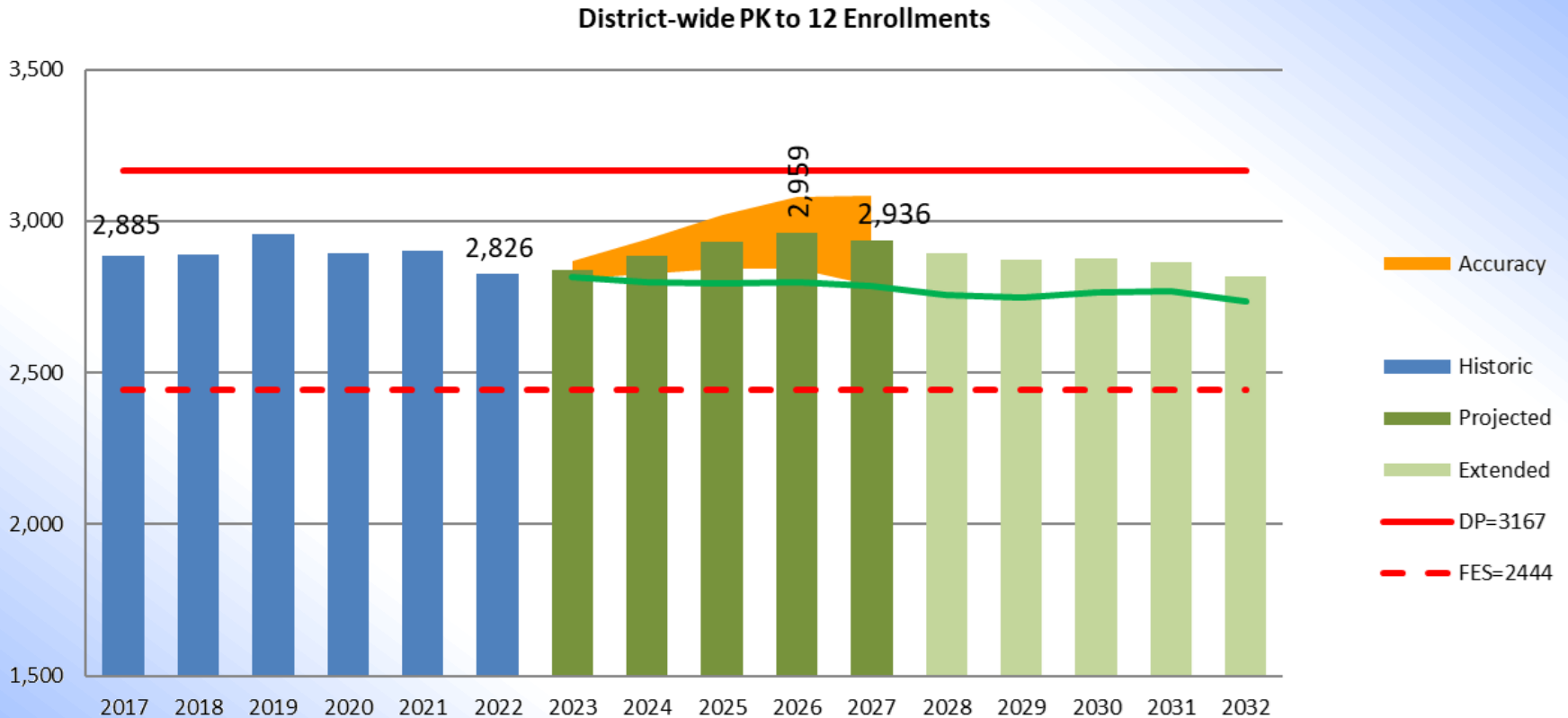
District-wide K12 Enrollments





WEST DEPTFORD SCHOOLS

PK to Grade 12 District Enrollments



With the addition of 154 students from new housing, enrollments increase by 110 students, otherwise enrollments would have decreased by 39 students.

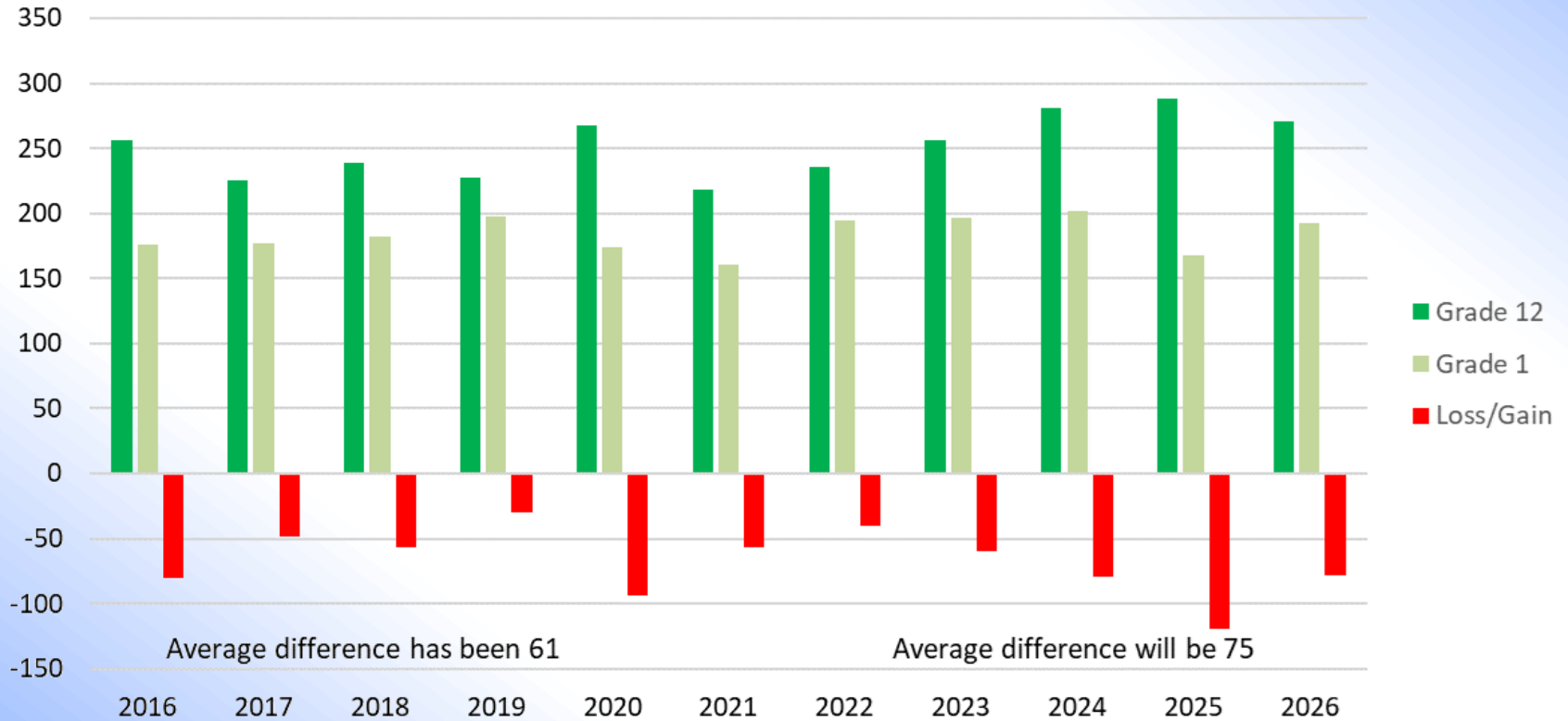




WEST DEPTFORD SCHOOLS

Grade 12 to Grade 1 Replacement

Grade 12 to Incoming Gr 1 Replacement



Over the last 6 years, an average of 239 graduating Seniors has been replaced by an average of 178 incoming First Graders.





WEST DEPTFORD SCHOOLS

Other Demographic Observations

Cohort Survival Rates

B:K = .856, Gr K:5 Avg = 0.984, Gr 6:8 Avg = 1.004,
Gr 9:12 Avg = 0.992

Differing Cohort Enrollment

Elem = 185, MS = 199, HS = 211

Births slightly decreasing from 223 to 208 per year, ...
recent annual decrease about 2 per year

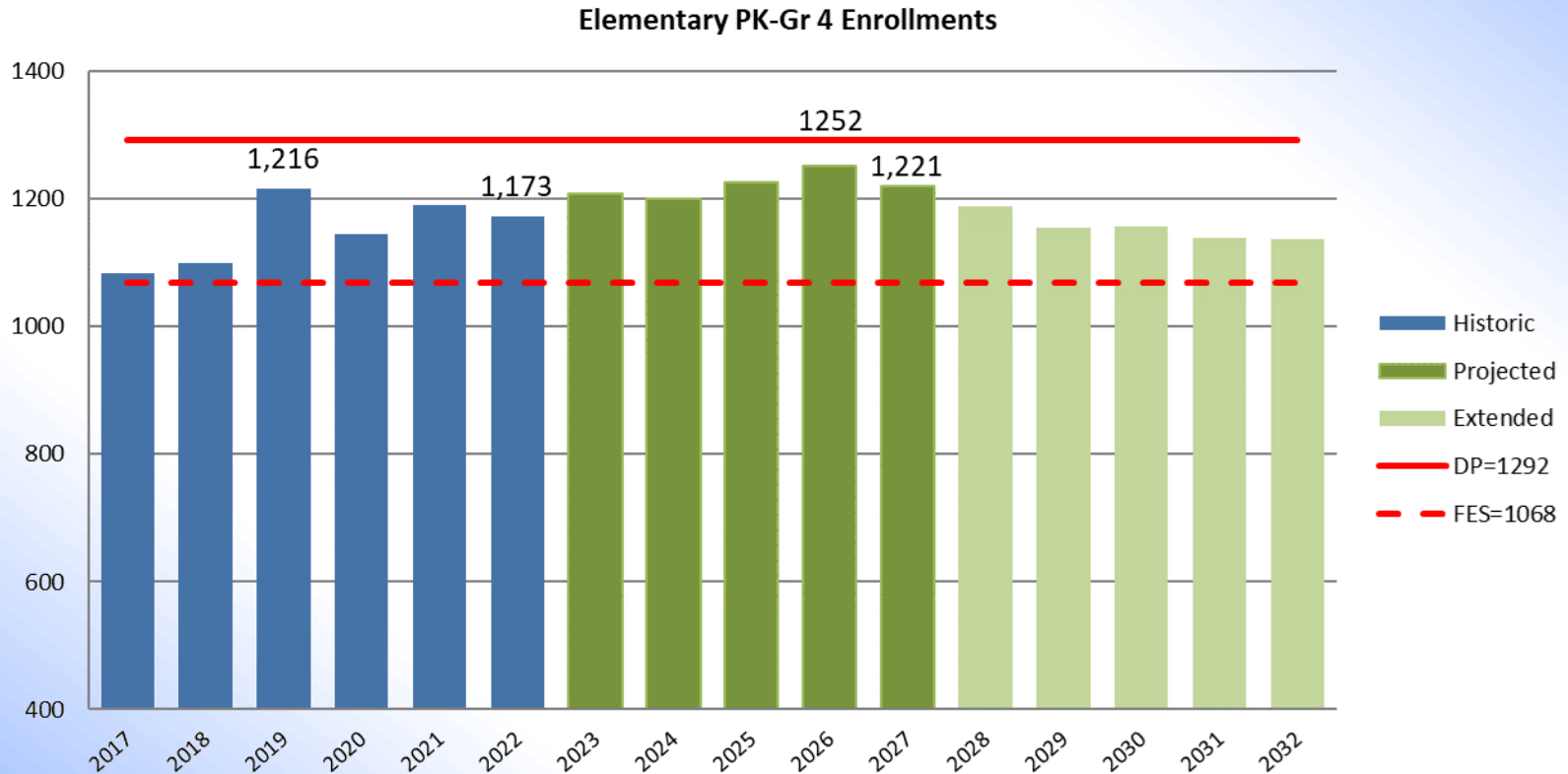
No recent new housing, ... population is aging in place





WEST DEPTFORD SCHOOLS

Elementary PK-4 Enrollment Projections



59 Pre-K to Gr 5 students are added from new housing in the projection period. Projected enrollments peak at 1,252 students.





WEST DEPTFORD SCHOOLS

Elementary PK-4 Enrollment Projections

West Deptford

Elementary PK-Grade 4 Enrollments

59 Students from new housing to Public School at the elementary level

| | | PK | | | | | | K-4 | PK-4 | Period to Period | | |
|------------------|-------------|-----|------|-----|-----|-----|-----|-----|------|------------------|--------------|------------------|
| | | PK | SCSE | K | 1 | 2 | 3 | 4 | SCSE | TOTAL | Average | Change |
| Actual | 2017 | 44 | 0 | 161 | 176 | 203 | 185 | 194 | 121 | 1,084 | | |
| | 2018 | 87 | 0 | 178 | 177 | 189 | 208 | 188 | 72 | 1,099 | | |
| | 2019 | 142 | 0 | 200 | 182 | 181 | 191 | 216 | 104 | 1,216 | | |
| | 2020 | 126 | 0 | 170 | 198 | 175 | 177 | 187 | 111 | 1,144 | 1,151 | |
| | 2021 | 176 | 0 | 169 | 174 | 202 | 178 | 177 | 115 | 1,191 | | |
| | 2022 | 141 | 0 | 190 | 161 | 176 | 212 | 179 | 114 | 1,173 | | 89 8.2% |
| Projected | 2023 | 145 | 0 | 189 | 195 | 166 | 180 | 215 | 118 | 1,209 | | |
| | 2024 | 125 | 0 | 195 | 196 | 202 | 172 | 186 | 123 | 1,200 | | |
| | 2025 | 150 | 0 | 163 | 202 | 204 | 210 | 177 | 121 | 1,227 | 1,222 | |
| | 2026 | 141 | 0 | 189 | 168 | 208 | 209 | 214 | 123 | 1,252 | | |
| | 2027 | 141 | 0 | 171 | 192 | 171 | 211 | 211 | 123 | 1,221 | | 48 4.0% |
| Extended | 2028 | 141 | 0 | 171 | 174 | 196 | 174 | 213 | 120 | 1,189 | | |
| | 2029 | 141 | 0 | 171 | 174 | 177 | 199 | 175 | 117 | 1,154 | | |
| | 2030 | 141 | 0 | 171 | 174 | 177 | 180 | 200 | 113 | 1,157 | 1,155 | |
| | 2031 | 141 | 0 | 171 | 174 | 177 | 180 | 182 | 114 | 1,139 | | |
| | 2032 | 141 | 0 | 171 | 174 | 177 | 180 | 182 | 112 | 1,137 | | -84 -7.0% |

59 Pre-K to Gr 5 students are added from new housing in the projection period.

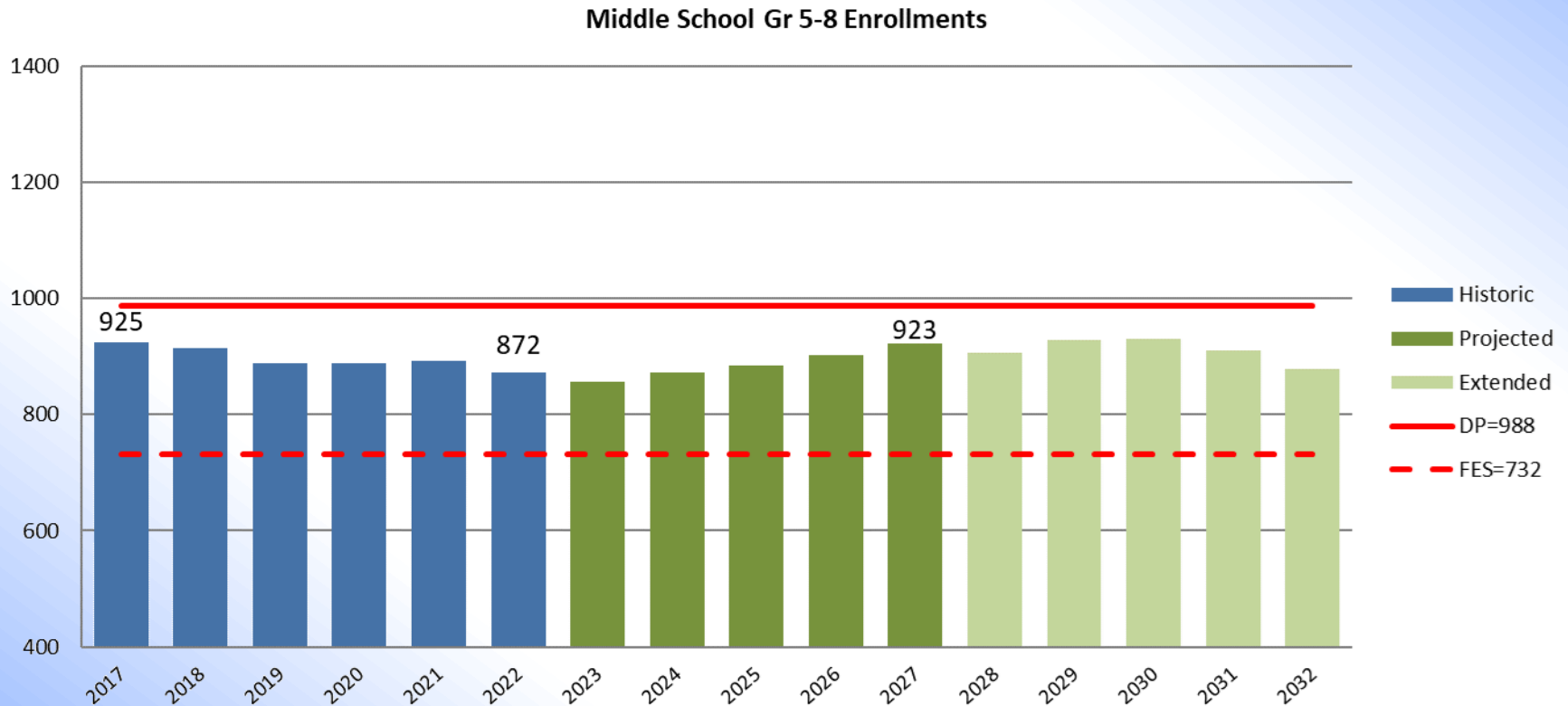
Projected enrollments peak at 1,252 students.





WEST DEPTFORD SCHOOLS

Middle School Gr 5-8 Enrollment Projections



47 Gr 5-8 students are added from new housing in the projection period.
Projected enrollments peak at 923 students.

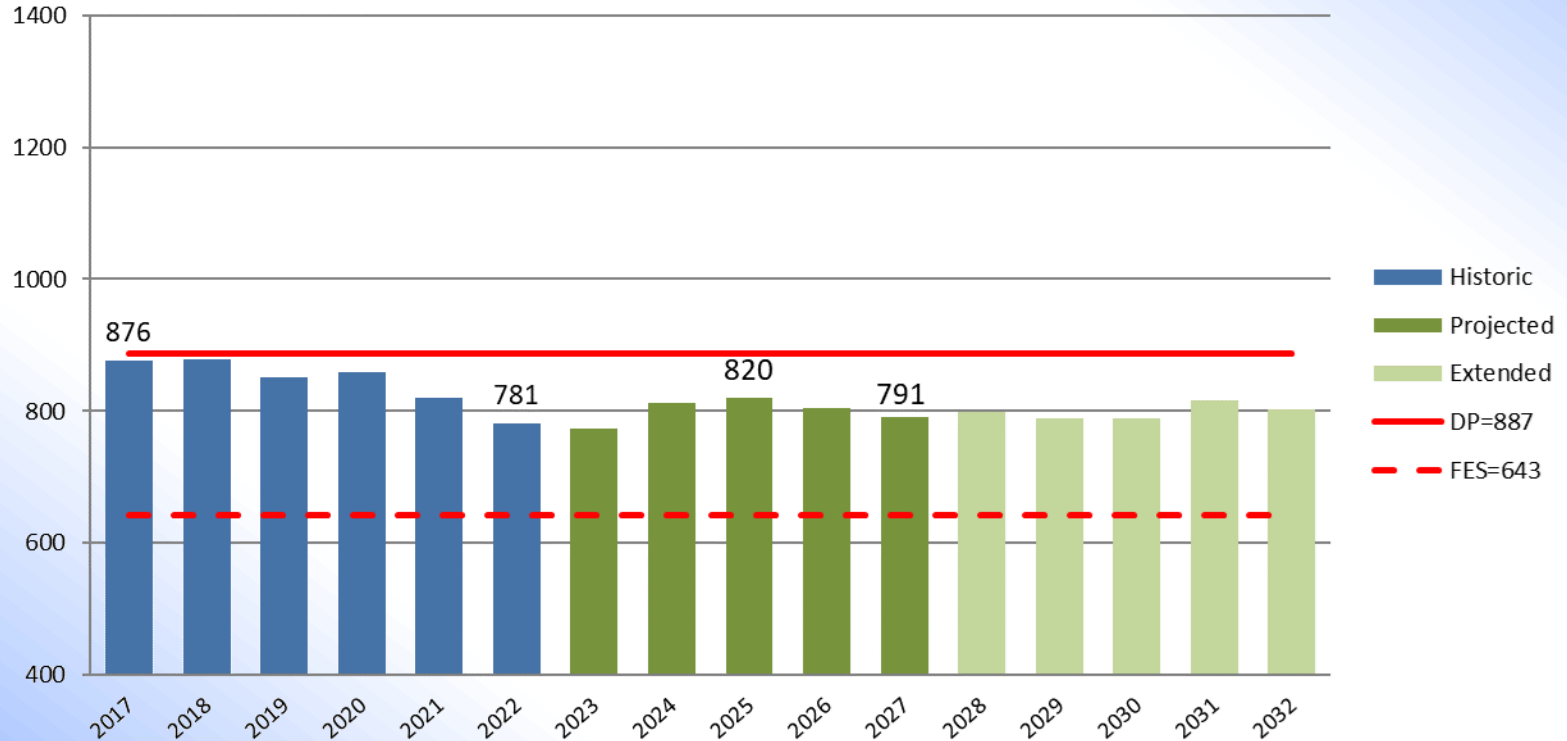




WEST DEPTFORD SCHOOLS

High School Gr 9-12 Enrollment Projections

High School Grade 9-12 Enrollments



47 Gr 5-8 students are added from new housing in the projection period.
Projected enrollments peak at 820 students.

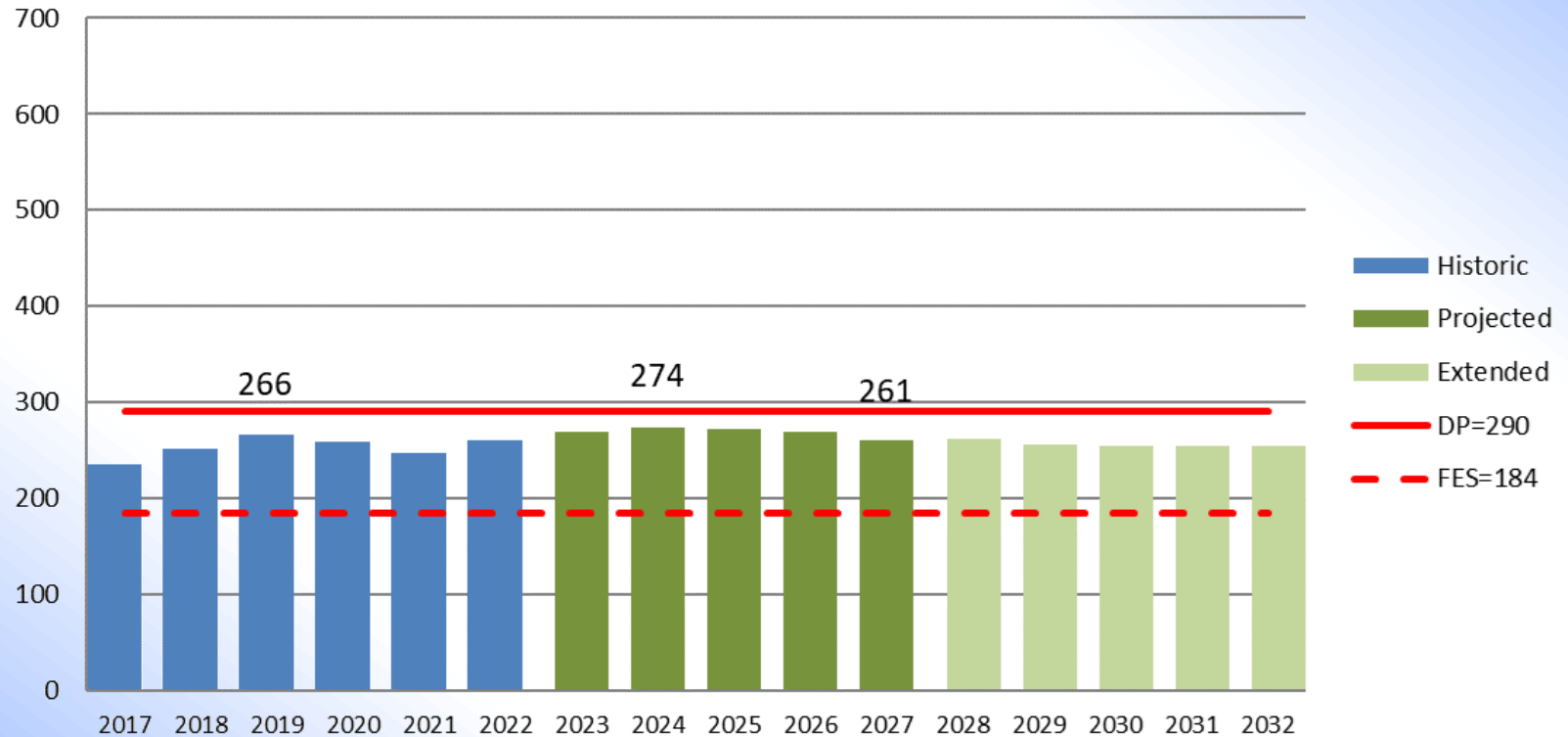




WEST DEPTFORD SCHOOLS

Red Bank PK-2 Enrollment Projections

Enrollments: Historic & Projected



0 students are added from new housing in the projection period.

Projected enrollments peak at 274 students.

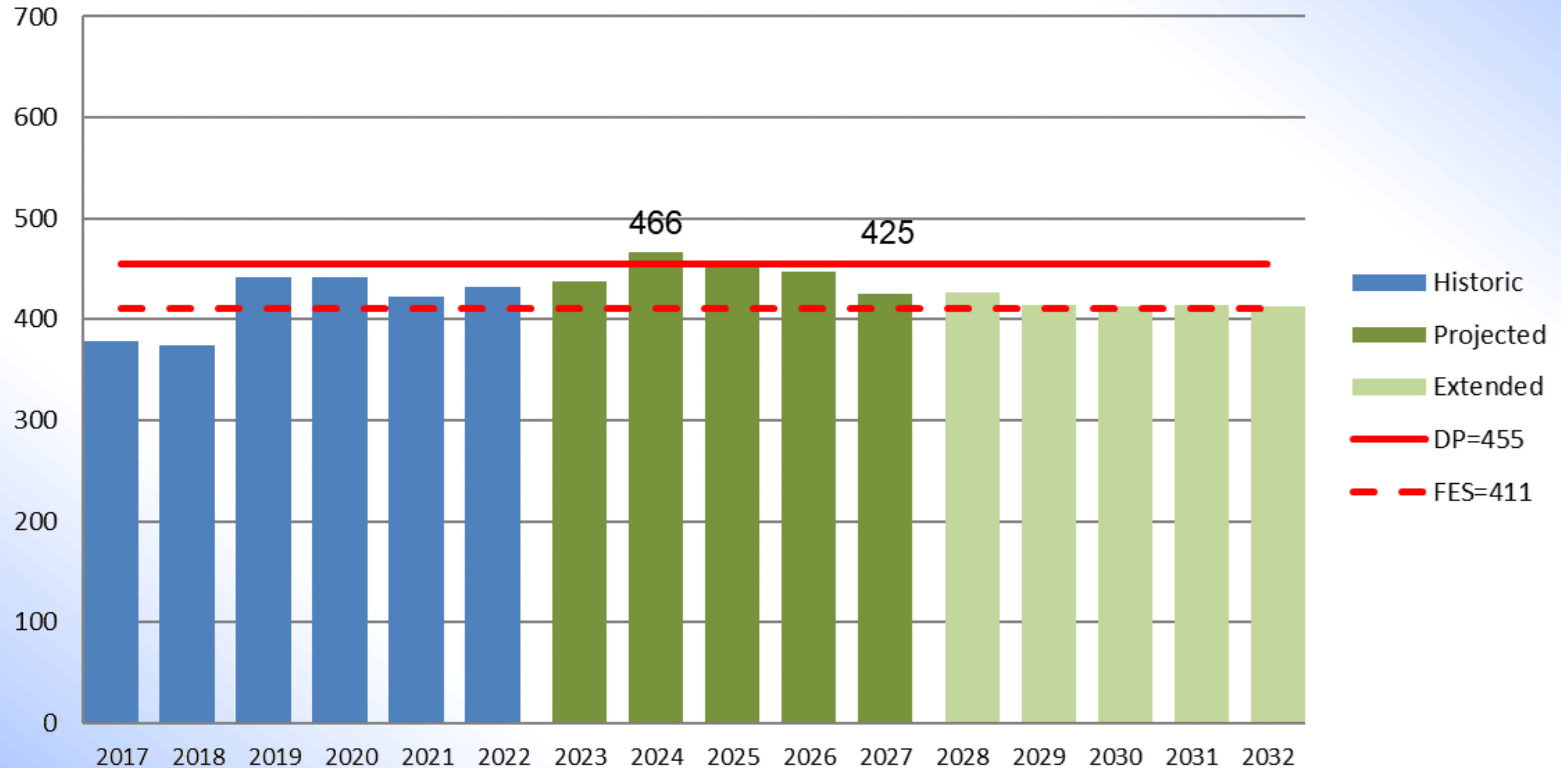




WEST DEPTFORD SCHOOLS

Oak View PK-2 Enrollment Projections

Enrollments: Historic & Projected



39 students are added from new housing in the projection period.

Projected enrollments peak at 466 students.

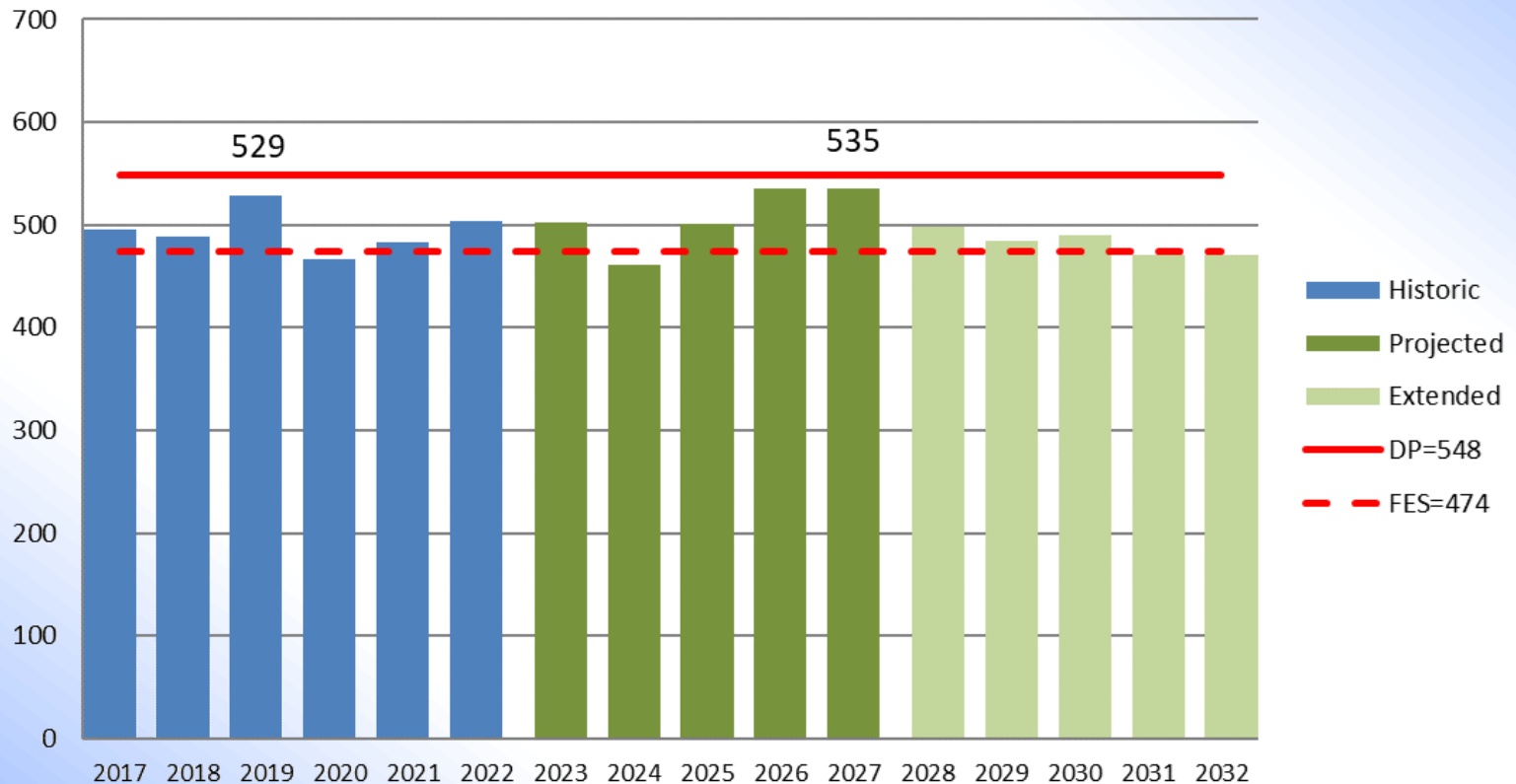




WEST DEPTFORD SCHOOLS

Green Fields PK & Gr 3-4 Enrollment Projections

Enrollments: Historic & Projected



12 PK and 24 Gr 3 & 4 students are added from new housing in the projection period. Projected enrollments peak at 536 students.





WEST DEPTFORD SCHOOLS

Enrollment Projections Summary

District PK-Gr 12

Enrollments are projected to increase by 124 students (9+ students per grade) by the end of the projection period in 2027 when enrollment is projected at 2,949 students and 154 students have been added from new Multi-family housing

PK- Gr 4

In the In the projection period enrollments will increase to 1,257 students in 2026 and end the period in 2027 at 1,234 students with an overall gain of 61 students of which 59 were added from new housing.

Gr 6-8

In the projection period enrollments are increasing to 924, the starting level of the Actual period, after having added 47 students from new housing.

Gr 9-12

In the projection period enrollments will increase to a peak of 820 in 2025 before decreasing 29 students ending the projection period in year 2027 at 791 students with an overall period increase of 11 students, despite having added 47 students from new housing.





WEST DEPTFORD SCHOOLS

Enrollment Projections Summary

Red Bank

Enrollments are projected to increase by 1 student after adding 0 students from new housing.

Capacity: 16 under DP, 90 over FES in peak year 2024

Oak View

Enrollments will increase by 34 in the beginning of the Projection period to a high of 466 students in school year 2024-25., before decreasing to 425 students for an overall decrease of 7 students, despite adding 36 students from new housing.

Capacity: 11 over DP, 55 over FES in peak year 2024

Green Fields

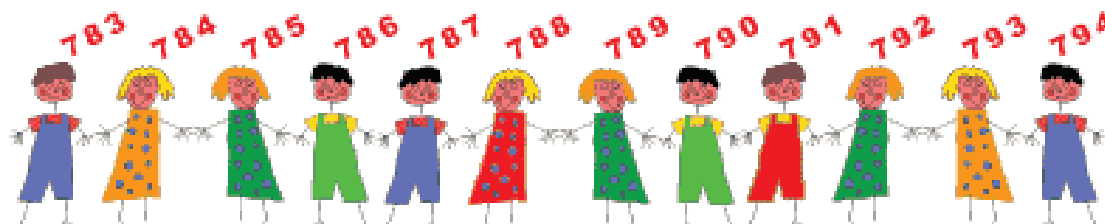
The Projection Period that starts with a decrease, ends the period with a gain of 31 students after 24 students are added from new housing.

Capacity: 13 under DP, 61 over FES





Thank You



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

www.SundanceAssoc.com
GSundell@SundanceAssoc.com

