

# DEMOGRAPHIC STUDY FOR THE HANOVER TOWNSHIP PUBLIC SCHOOLS

June 13, 2023



# STATISTICAL FORECASTING

- Provide demographic services for school districts in the New York-New Jersey metropolitan area since 1998.
- Performed demographic studies for approximately 200 school districts in NY & NJ.
- Demographic consultant for the NYC Public Schools since 2006.

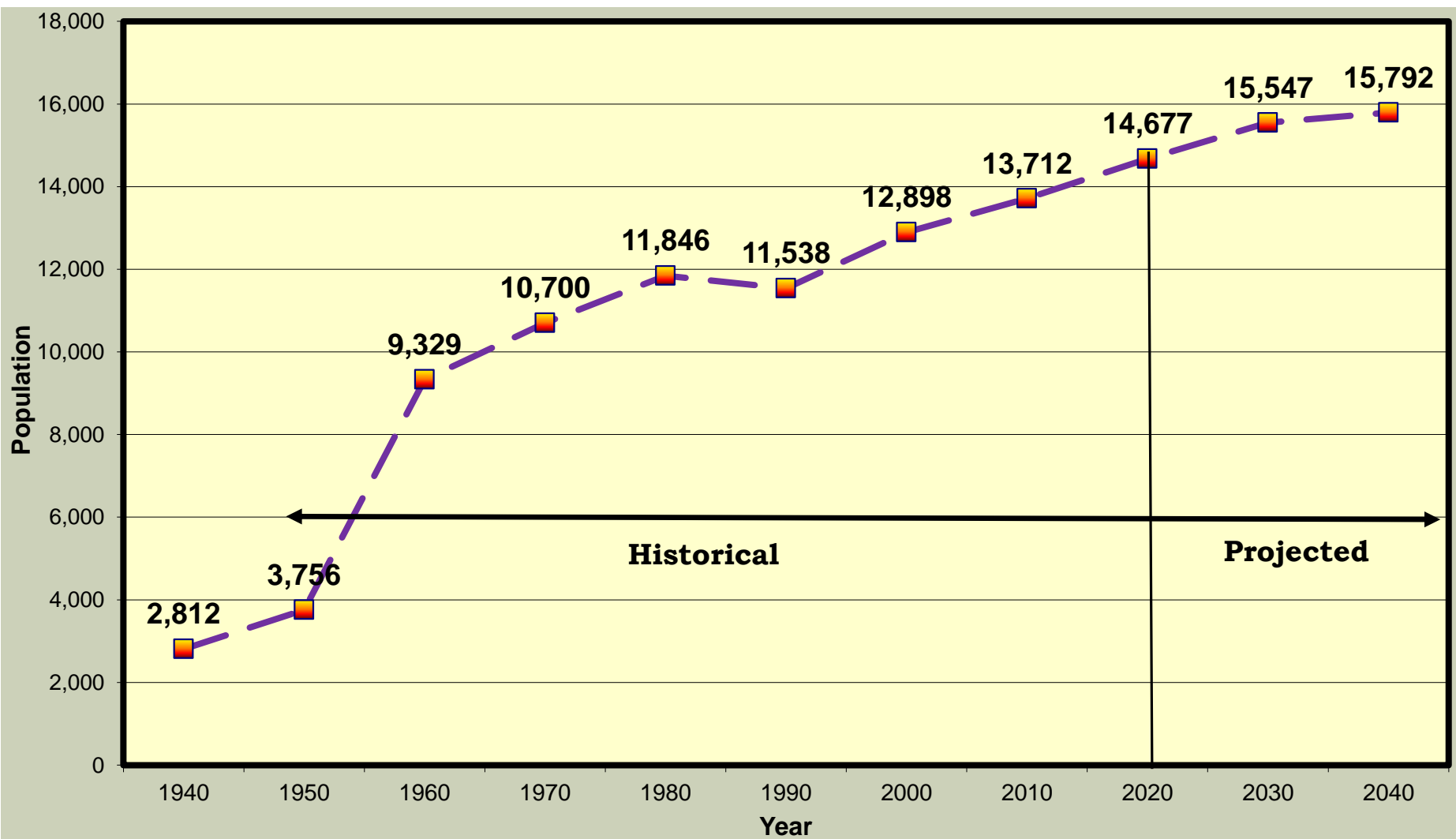
# **RICHARD S. GRIP ED.D.**

- **Executive Director**
- **Doctorate from Rutgers University  
Graduate School of Education in  
Educational Statistics and Measurement**
- **Numerous publications on school  
demography and presentations nationally**
- **Testified as an expert witness in school  
demography in several Administrative Law  
court hearings.**

# PURPOSE OF THE STUDY

- ❑ Project grade-by-grade enrollments from 2023-24 through 2027-28, a 5-year period
- ❑ Analyze community population trends, demographic characteristics and age structure, birth counts, and fertility rates
- ❑ Examine historical enrollments districtwide and by grade configuration (PK-5 and 6-8)
- ❑ Research new housing starts and the impact on school district
- ❑ Compare building capacities to current and projected enrollments

# HANOVER TOWNSHIP HISTORICAL AND PROJECTED POPULATIONS 1940-2040

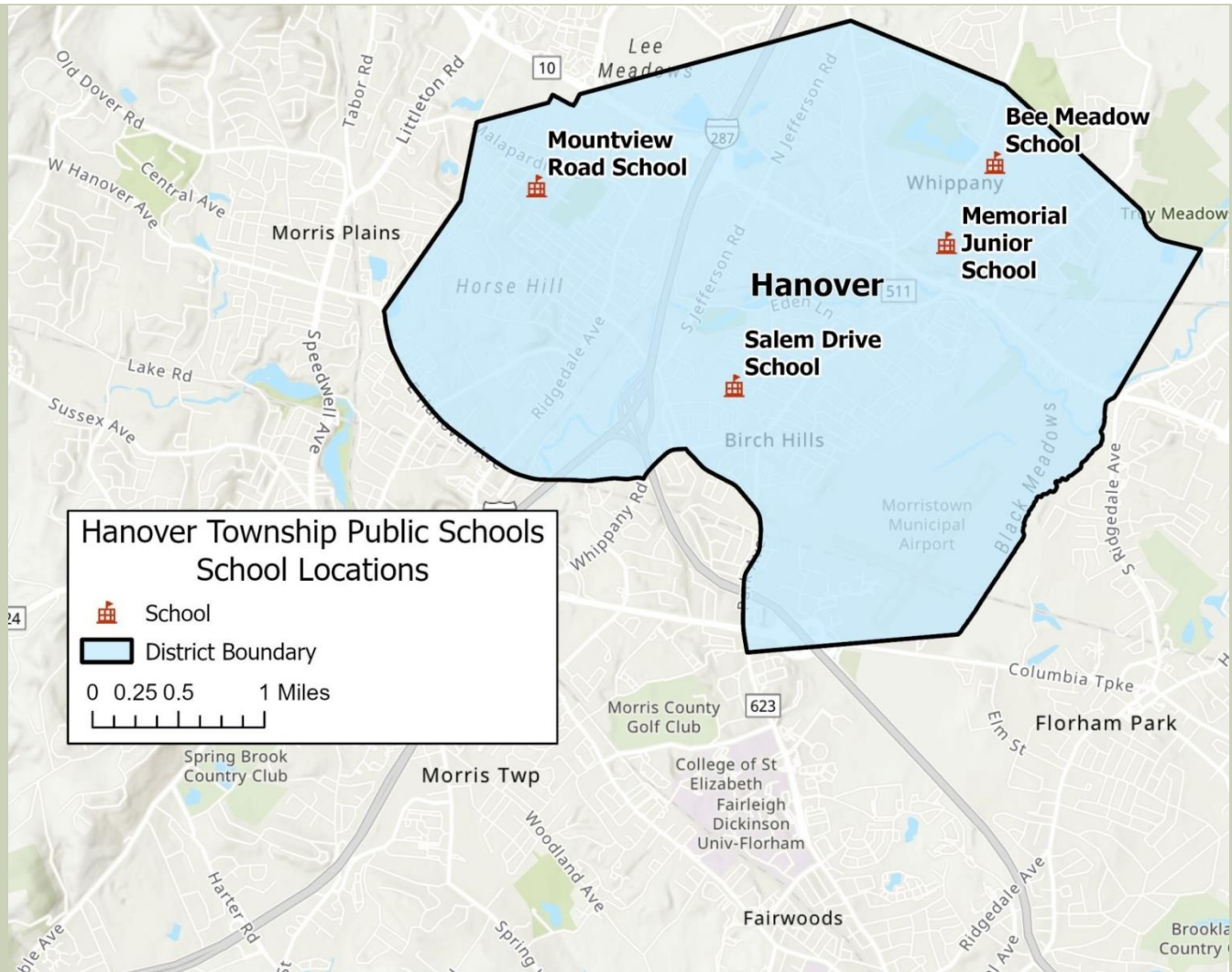


# HANOVER TOWNSHIP

## DEMOGRAPHIC PROFILE

- ❑ 74.1% White, 13.3% Asian, & 7.1% Hispanic in 2020 (increasing Asian and Hispanic populations and decreasing White population from 2010)
- ❑ Median age = 47.6 years (NJ = 40.0 years)
- ❑ 24.1% of population is foreign-born (NJ=22.9%). China and India are largest sources.
- ❑ Bachelor's Degree or Higher = 56.3% (NJ = 41.5%)
- ❑ Median household income = \$133K (NJ = \$90K)
- ❑ 6,200 housing units, of which 78% are 1-unit homes (attached or detached)
- ❑ 19.7% of housing units are renter-occupied (NJ = 36.2%).
- ❑ Median value of owner-occupied unit = \$538K (NJ = \$390K).

# SCHOOL LOCATIONS



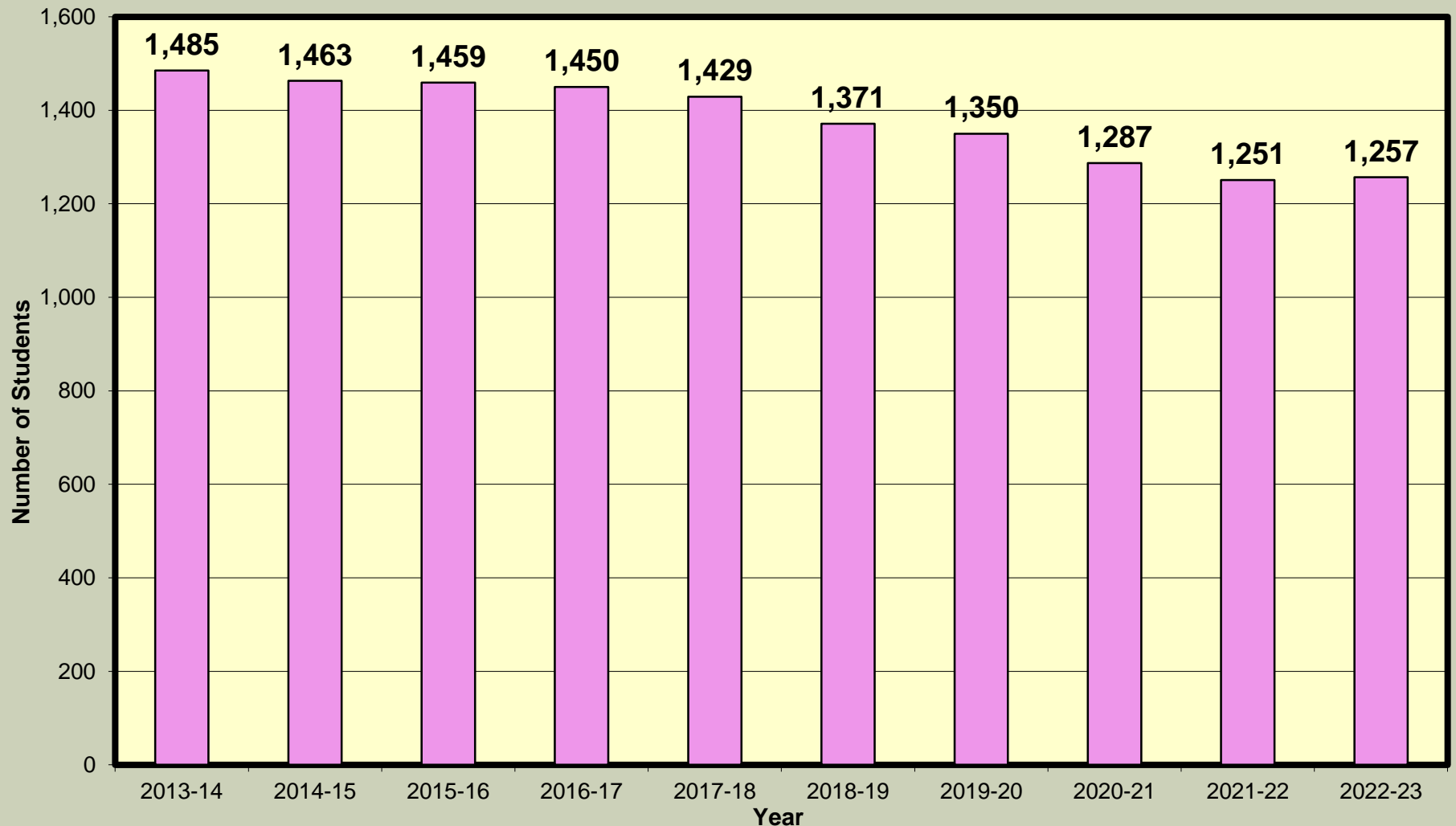
# HISTORICAL ENROLLMENT TRENDS

- ❑ District's 2022-23 enrollment (10/15/22) is 1,257.
- ❑ 2013-14 enrollment = 1,485 (decline of 228 students in 10 years)
- ❑ Enrollments have been generally declining over last decade.
- ❑ Cohort-Survival Ratio Method (CSR) was used to project enrollments five years into the future.

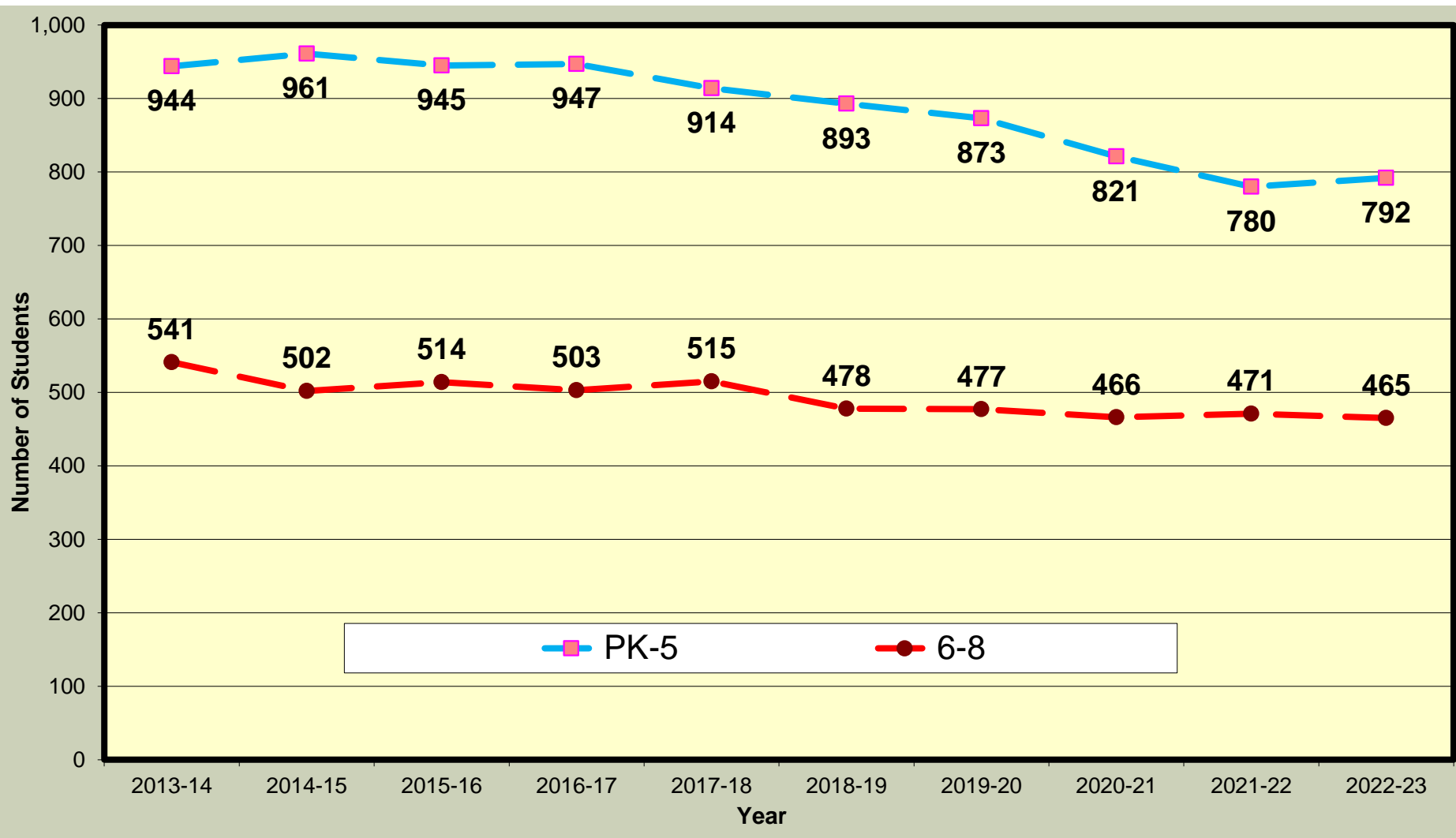


# HISTORICAL ENROLLMENTS (PK-8)

## 2013-14 TO 2022-23



# HISTORICAL ENROLLMENTS BY GRADE CONFIGURATION 2013-14 TO 2022-23



# ENROLLMENT PROJECTION METHOD

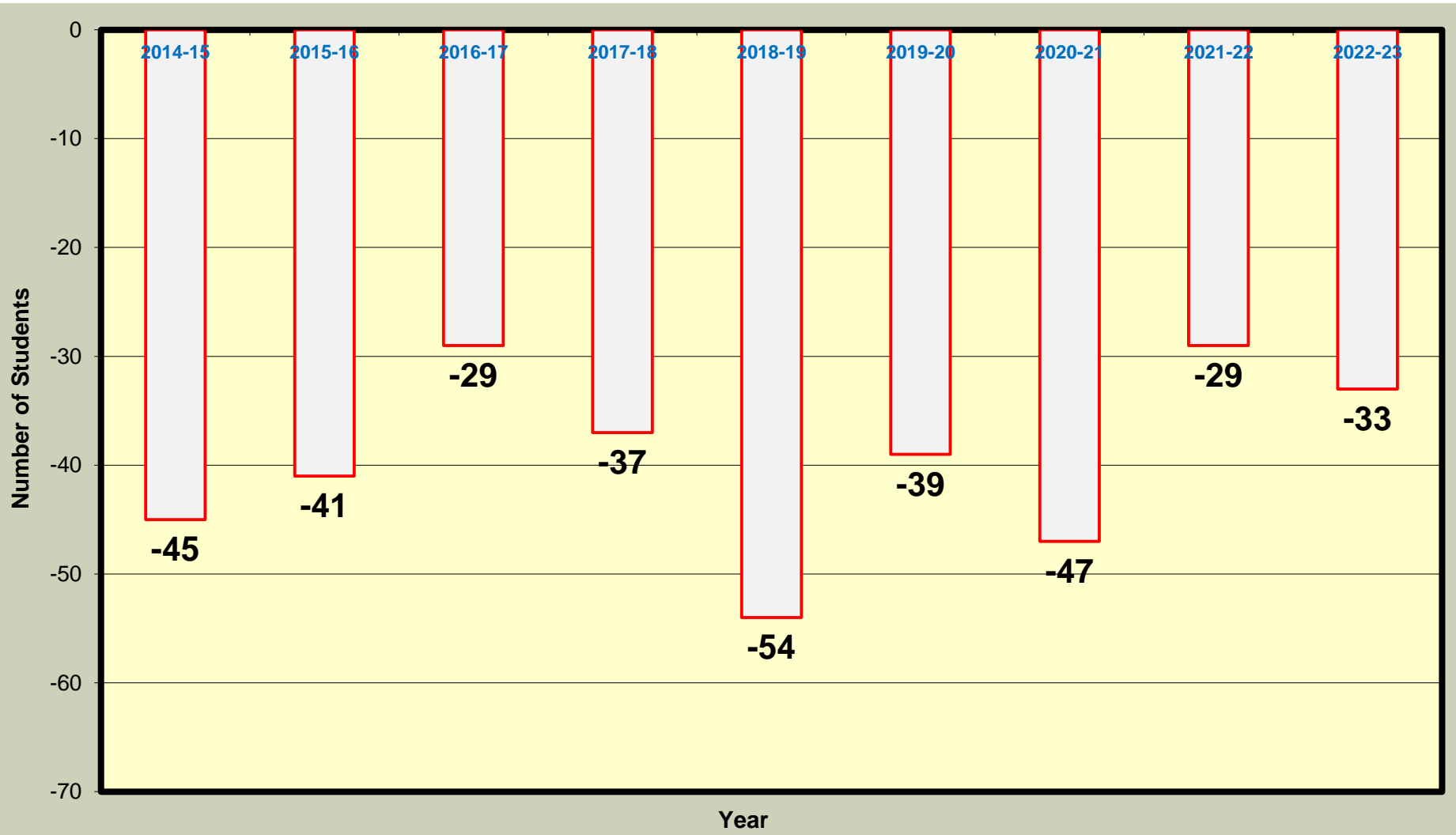
## COHORT SURVIVAL RATIO

- ❑ Ratios are calculated for each grade progression.  
Ex. 100 1<sup>st</sup> graders in 2021-22 become 95 2<sup>nd</sup> graders in 2022-23 = 0.95)
- ❑ Ratios above 1.000 = inward migration, below 1.000 = outward migration
- ❑ Survival ratios were computed for ten historical years. 5 of 9 average ratios were above 1.000, which does not show a clear pattern of migration.
- ❑ 3 survival ratios in 2021-22 (2<sup>nd</sup> year of pandemic) were the lowest value in the last decade.
- ❑ Average ratios were applied to current enrollments to project future enrollments.

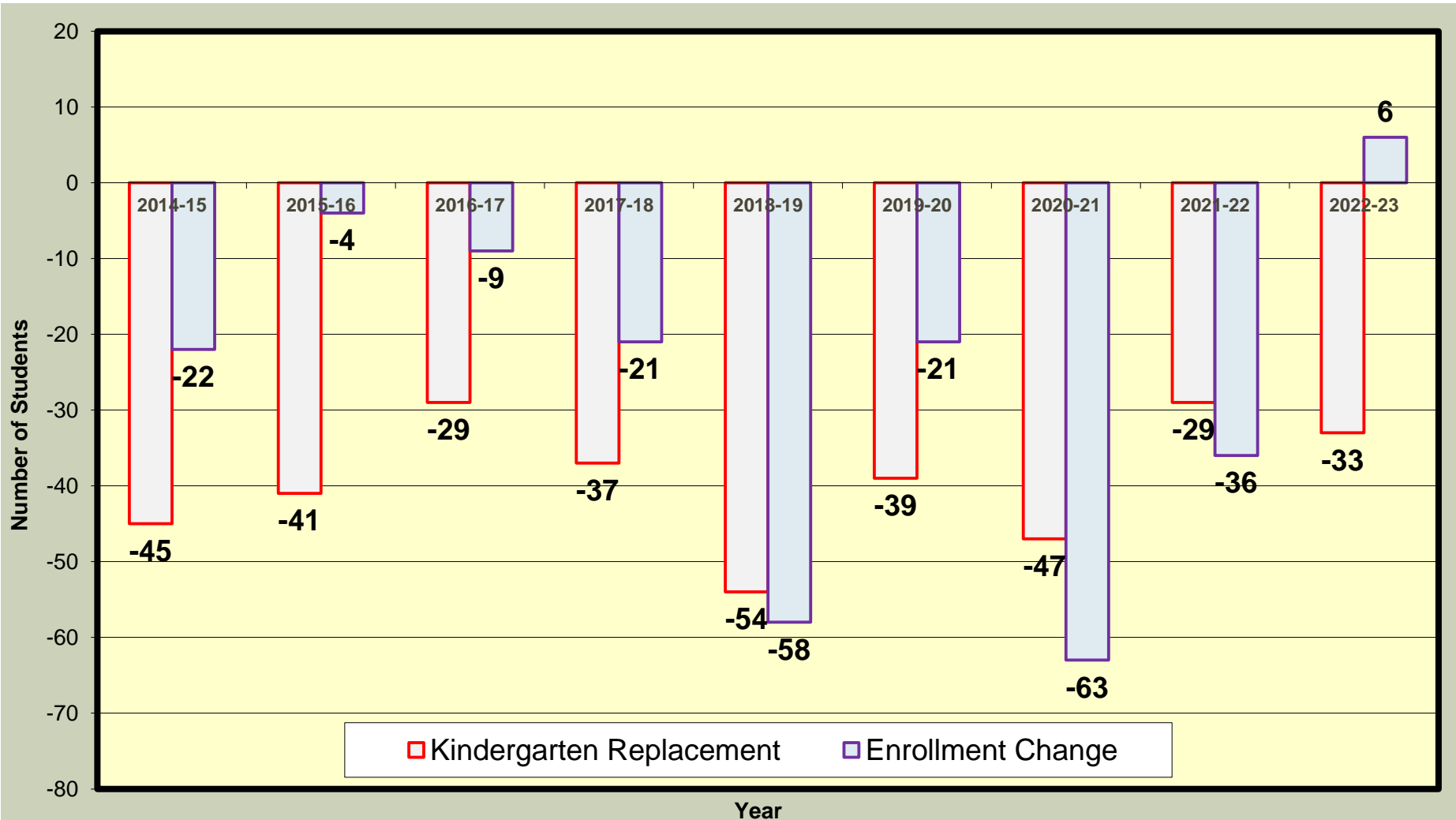
# KINDERGARTEN REPLACEMENT

- ❑ Negative kindergarten replacement (KR) has occurred in each of last 9 years, ranging from 29-54 per year.
- ❑ Negative KR- Number of entering kindergarten students is less than number of graduating 8<sup>th</sup> grade students from prior year.
- ❑ Positive KR- Number of entering kindergarten students is greater than number of graduating 8<sup>h</sup> grade students from prior year.

# HISTORICAL KINDERGARTEN REPLACEMENT



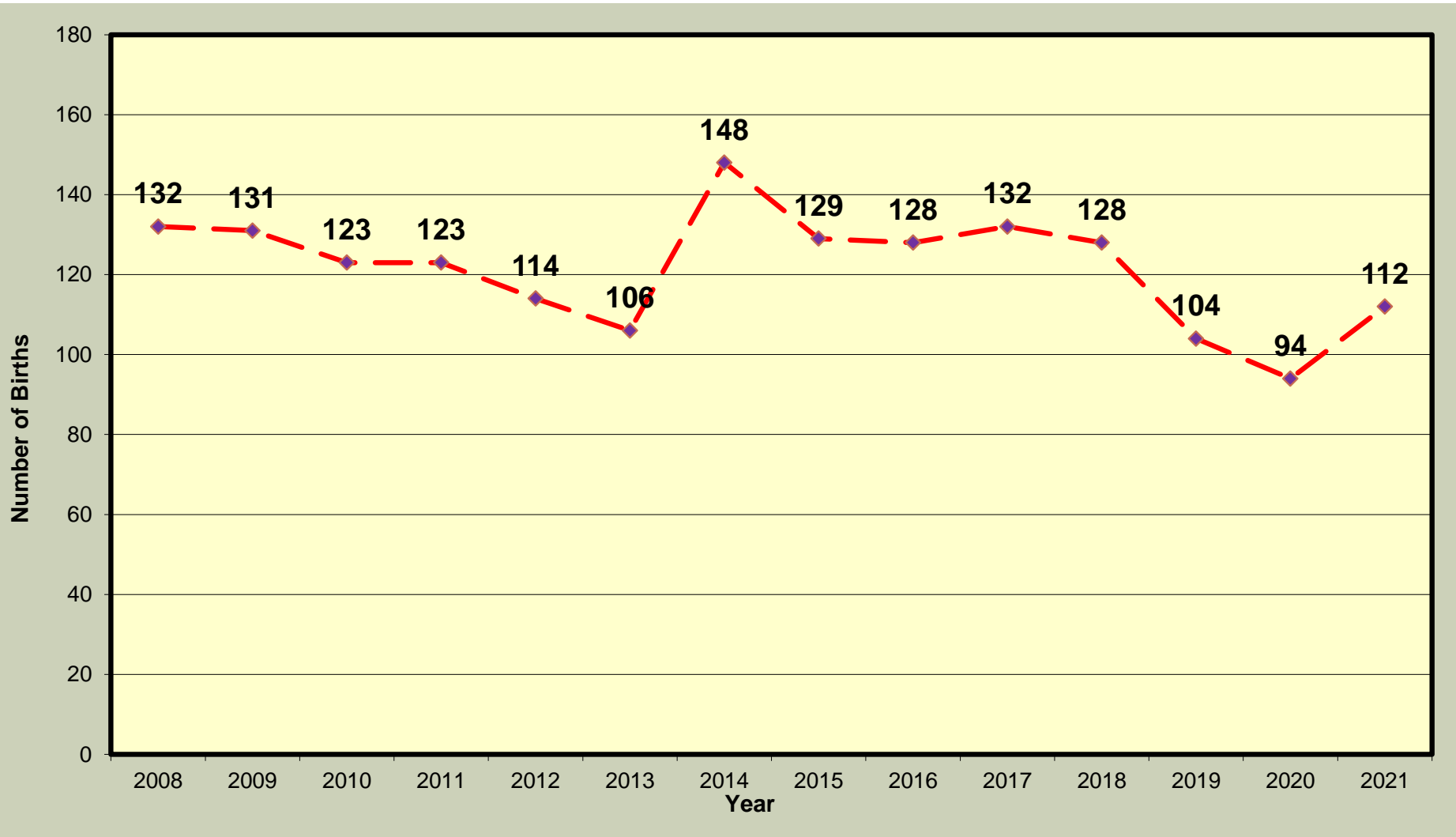
# TOTAL ENROLLMENT CHANGE VS. KINDERGARTEN REPLACEMENT



# BIRTH COUNTS

- ❑ Births are used to project kindergarten students 5 years later.
- ❑ Analyzed birth data from 2008-2021. Birth counts have been generally declining since 2014.
- ❑ 112 births in 2021, 20 fewer than in 2008 (132).

# HANOVER TOWNSHIP HISTORICAL BIRTH COUNTS 2008-2021





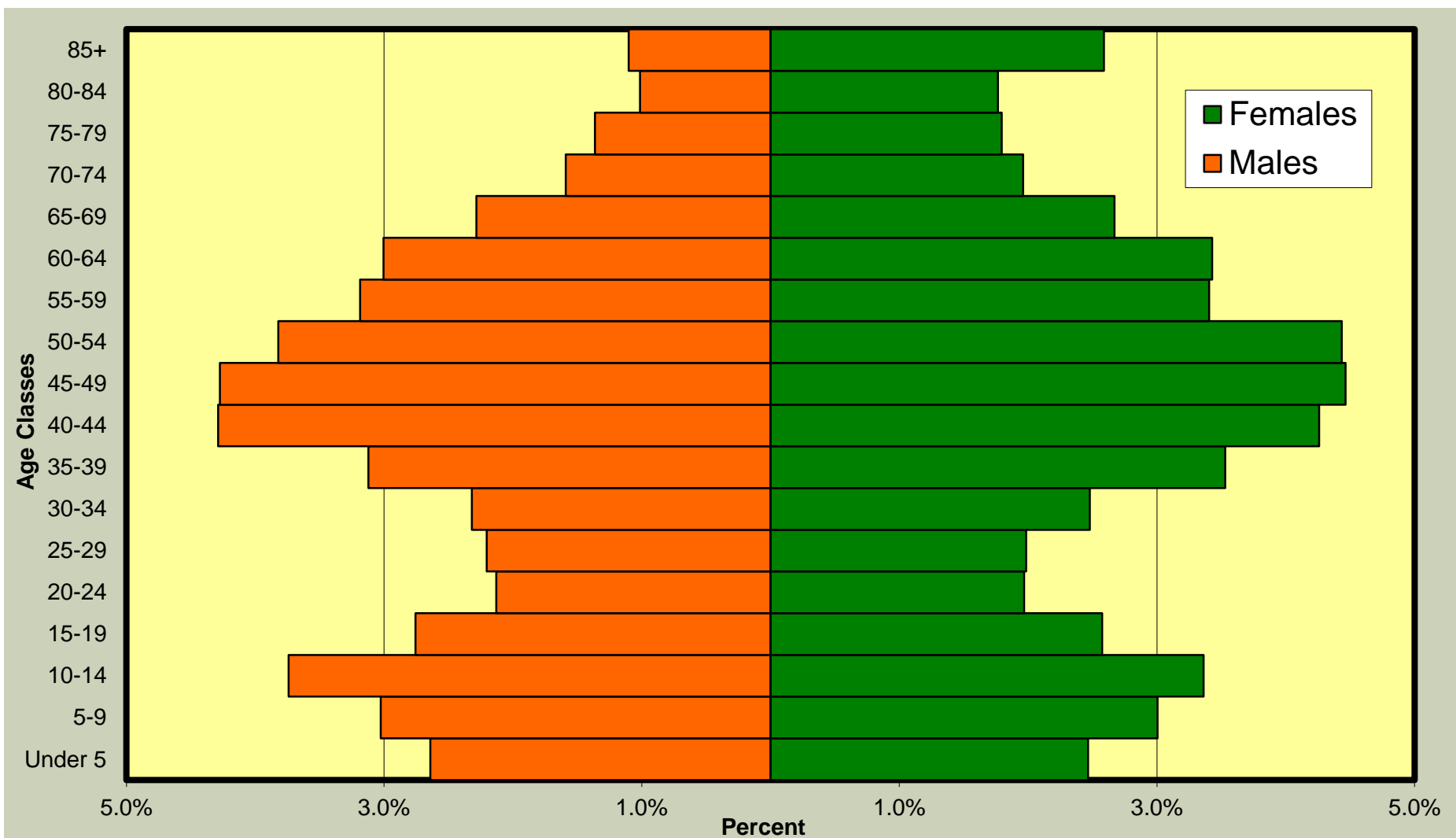
# BIRTH COUNTS AND BIRTH-TO-KINDERGARTEN SURVIVAL RATIOS

Birth Year	Number of Births Hanover Township	Kindergarten Students Five Years Later	Birth-to-Kindergarten Survival Ratio
2008	132	143	1.083
2009	131	143	1.092
2010	123	135	1.098
2011	123	148	1.203
2012	114	114	1.000
2013	106	124	1.170
2014	148	129	0.872
2015	129	117	0.907
2016	128	118	0.922
2017	132	124	0.939
2018	128	N/A	N/A
2019	104	N/A	N/A
2020	94	N/A	N/A
2021	112	N/A	N/A

# AGE PYRAMID

## HANOVER TOWNSHIP

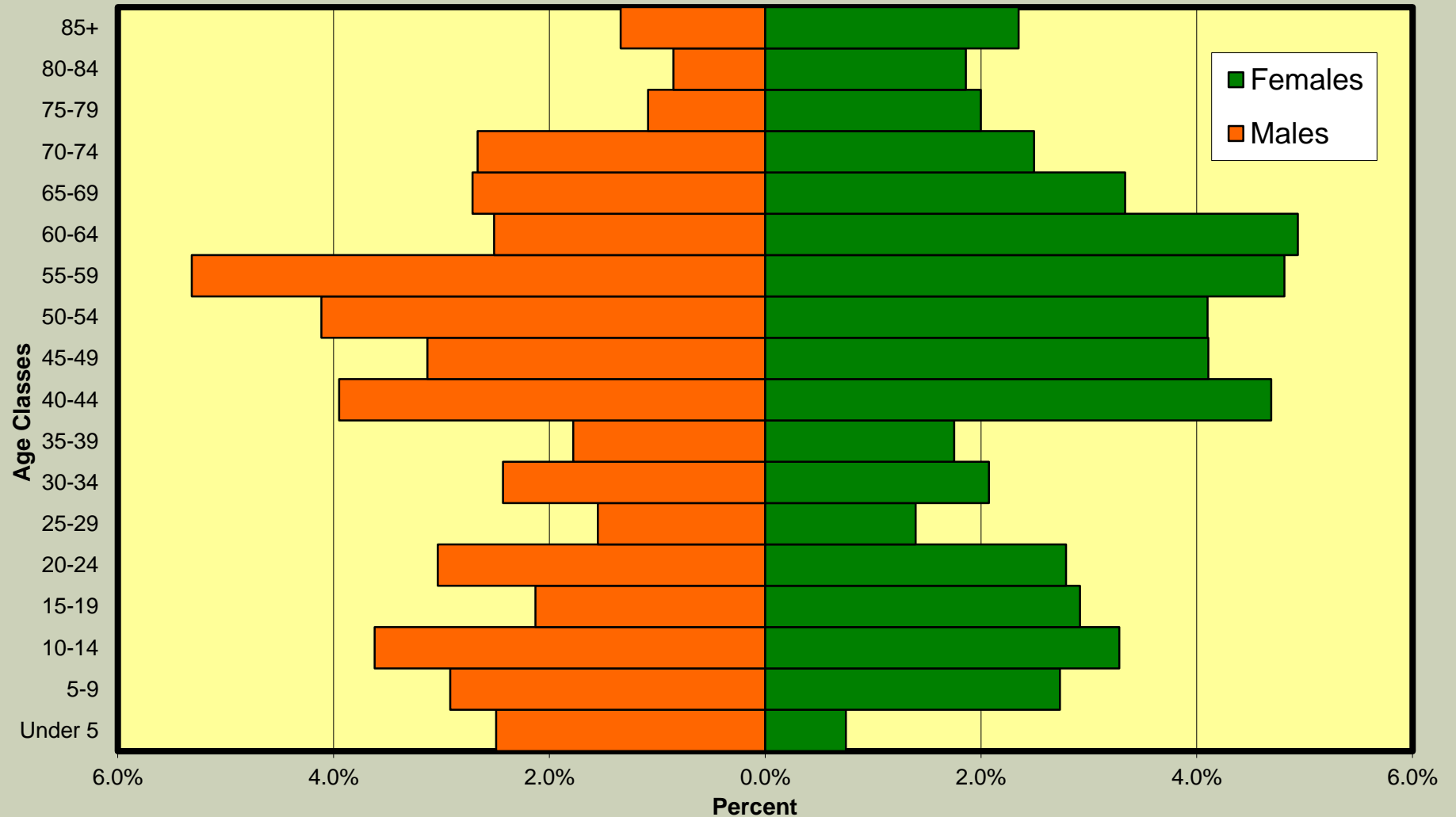
### 2010 CENSUS



# AGE PYRAMID

## HANOVER TOWNSHIP

### 2017-2021 ACS



# CHANGE IN MALES AND FEMALES

## 2010 TO 2017-2021

### HANOVER TOWNSHIP

	Males		Females	
Age Group	Numerical Change	Percentage Point Change	Numerical Change	Percentage Point Change
Under 5	+1	-0.1	-229	-1.7
5-9	+10	-0.1	-14	-0.3
10-14	+14	-0.1	+17	-0.1
15-19	-68	-0.6	+72	+0.3
20-24	+150	+0.9	+136	+0.8
25-29	-76	-0.7	-69	-0.6
30-34	+36	+0.1	-38	-0.4
35-39	-169	-1.3	-229	-1.8
40-44	-13	-0.3	+99	+0.4
45-49	-130	-1.1	-14	-0.4
50-54	+75	+0.3	-11	-0.3
55-59	+337	+2.1	+234	+1.4
60-64	-46	-0.5	+249	+1.5
65-69	+82	+0.4	+120	+0.7
70-74	+170	+1.1	+94	+0.5
75-79	-29	-0.3	+45	+0.2
80-84	-15	-0.2	+29	+0.1
85+	+44	+0.2	-13	-0.2

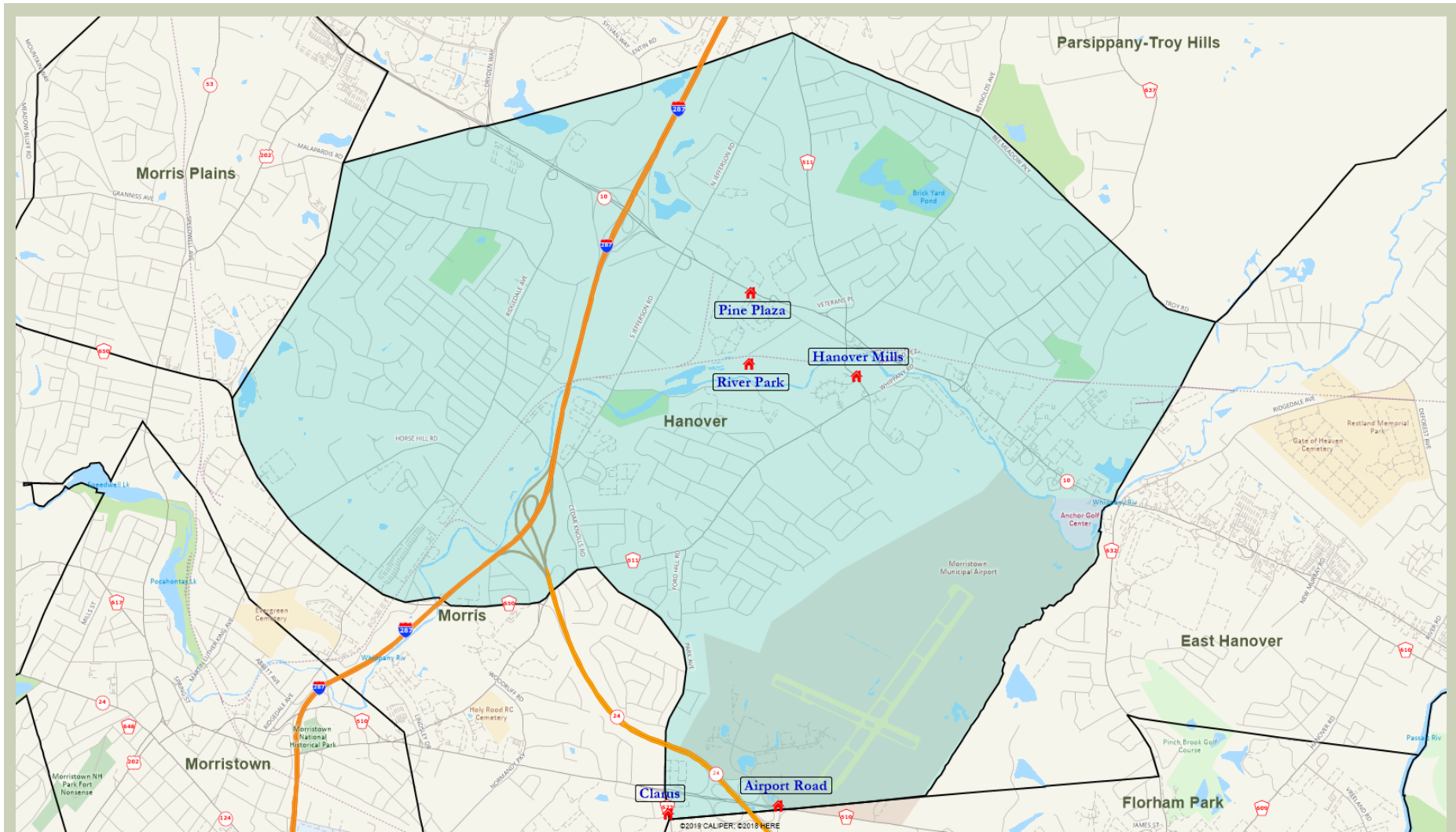
# HANOVER TOWNSHIP

## APPROVED AND PROPOSED

## NEW HOUSING

Subdivision/ (Location)	Number of Units	Bedroom Distribution	Housing Type	Notes/Status
<b>Airport Road</b> (Airport Road)	<b>324</b>	Market-Rate (275) 103 1-BR 172 2-BR  Affordable (49) 9 Studio/1-BR 28 2-BR 12 3-BR	<b>Apartments</b> (market-rate and affordable)	Site plan application filed and determined complete in March 2021. Project has not proceeded to public hearing. Substantial plan revisions appear to be required. Zoning permits up to 325 units.
<b>Clarus</b> (190 Park Avenue)	<b>210</b>	Market-Rate (150) 85 Studio/1-BR 65 2-BR  Affordable (60) 60 Studio/1-BR	<b>Apartments</b> (market-rate and affordable)	Site plan application has been approved but construction has not started.
<b>Hanover Mills</b> (former Corporate Mailings) (26 Parsippany Road)	<b>129</b>	Market-Rate (TH & APT)  44 2-BR (TH) 1 3-BR (TH)  21 Studio/1-BR (APT) 43 2-BR (APT)  Affordable (APT) 3 Studio/1-BR 13 2-BR 4 3-BR	<b>Townhouses</b> (market-rate)  <b>Apartments</b> (market-rate and affordable)	Site plan approved. Three 28-unit (84 units total) apartment buildings under construction and nearing completion. Construction on the balance of the units is currently in progress.
<b>Pine Plaza</b> (831 Route 10)	<b>60</b>	3-BR	<b>Townhouses</b> (market-rate)	Site plan/subdivision application has been approved. Applicant is addressing conditions of approval. Green Acres diversion approved March 9, 2023.
<b>River Park Phase I</b> (off of Eden Lane)	<b>81</b>	Market-Rate (68) 42 1-BR 26 2-BR  Affordable (13) 7 2-BR 6 3-BR	<b>Apartments</b> (market-rate and affordable)	Under Construction
<b>River Park Phase III</b> (off of Eden Lane)	<b>309</b>	Market-Rate (262) 157 1-BR 105 2-BR  Affordable (47) 23 2-BR 24 3-BR	<b>Apartments</b> (market-rate and affordable)	Site plans have been approved. Conditions of approval have not yet been satisfied, including significant environmental permitting from NJDEP.
<b>Total</b>	<b>1,113</b>			

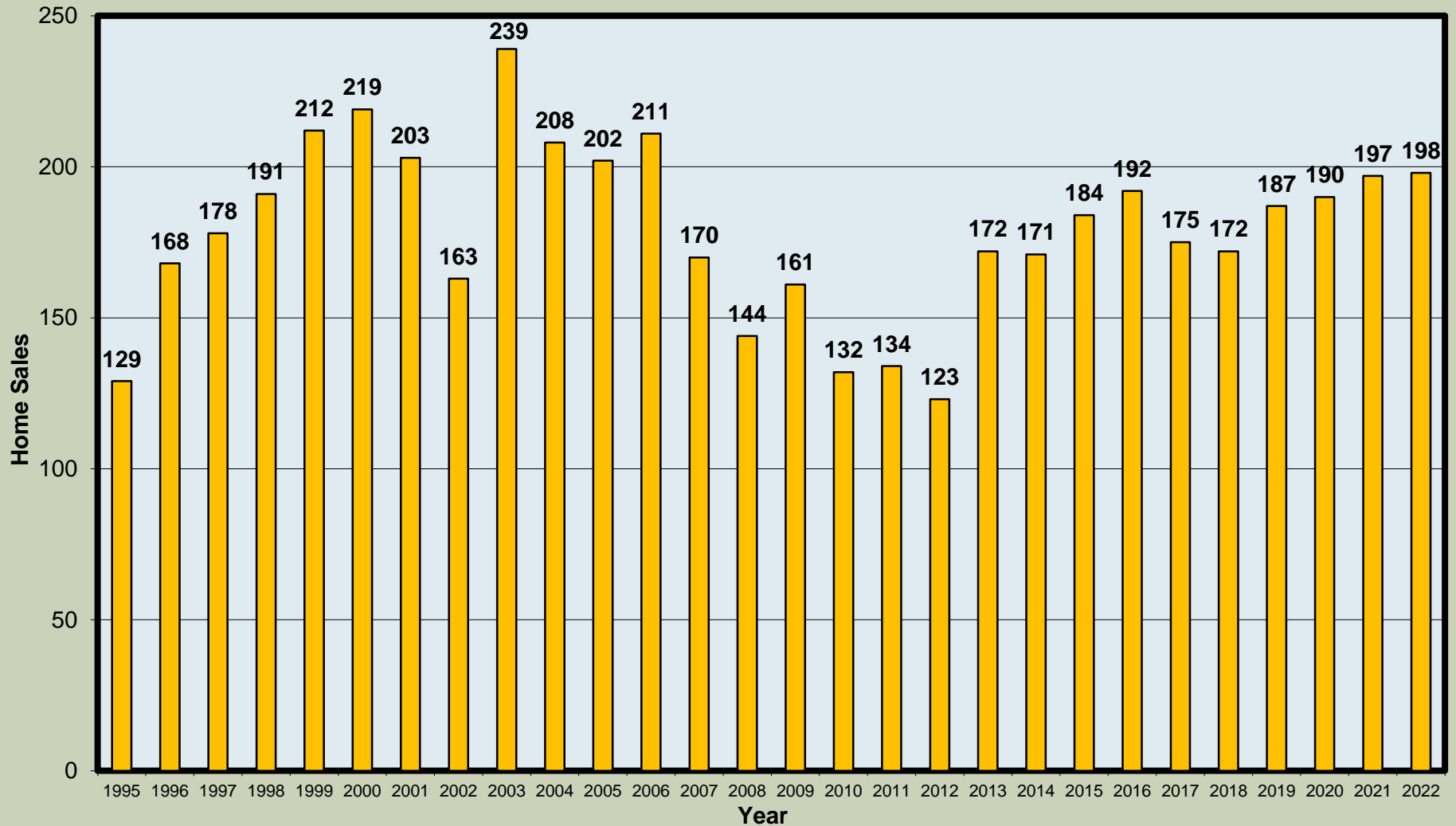
# APPROVED AND PROPOSED NEW HOUSING



# STUDENT YIELDS

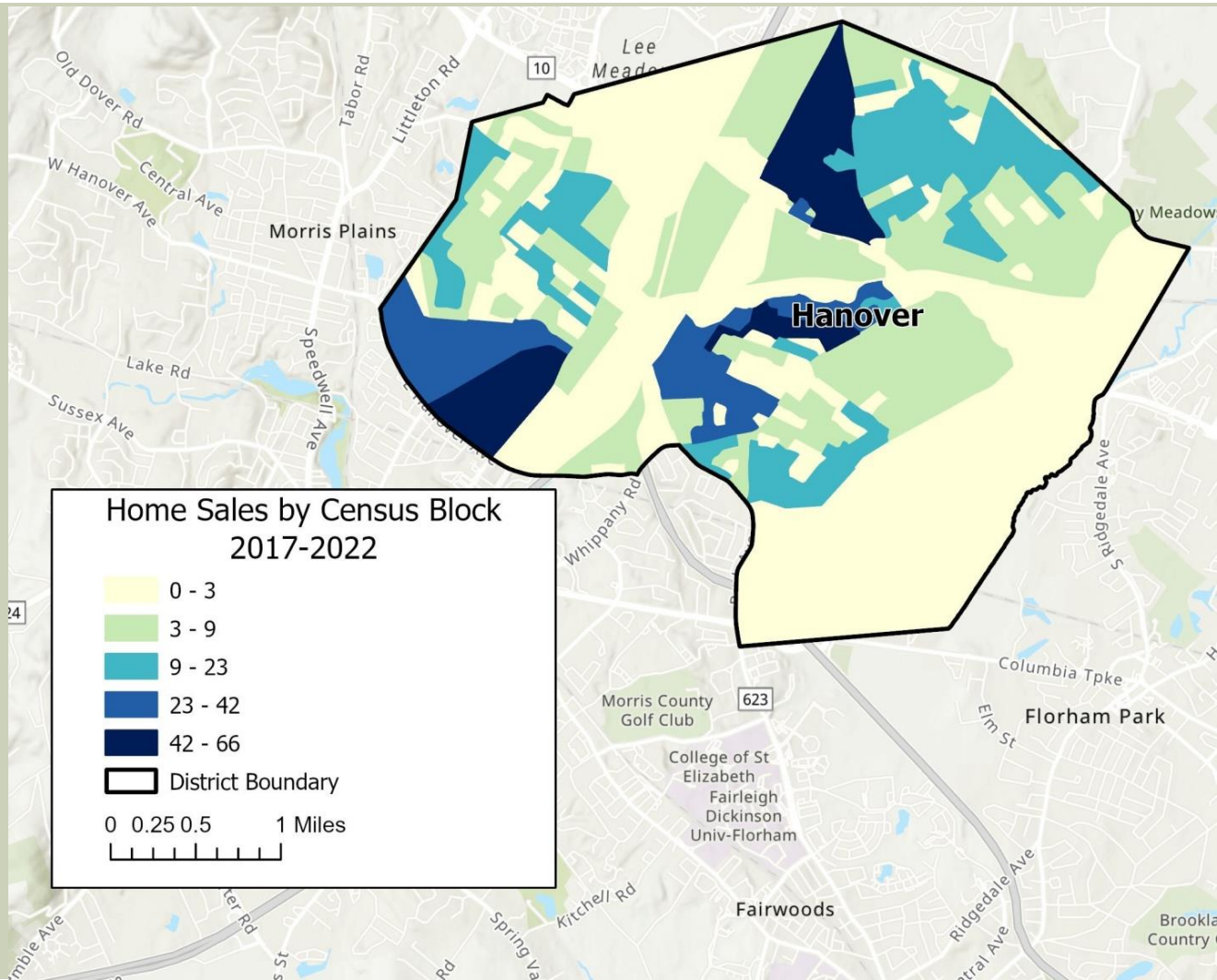
- Student yields (K-8) were computed by housing type in 2020 to determine impact of new developments.
- Student addresses (2019-20) were joined to the Hanover Township property database.
- 1-4 Family homes (mostly detached SF or duplex): 0.527
- Townhouse/Condo: 0.078
- Apartments: 0.164
- 226 public school children (K-5 = 166, 6-8 = 60) are projected from new housing.

# HOME SALES HANOVER TOWNSHIP 1995-2022





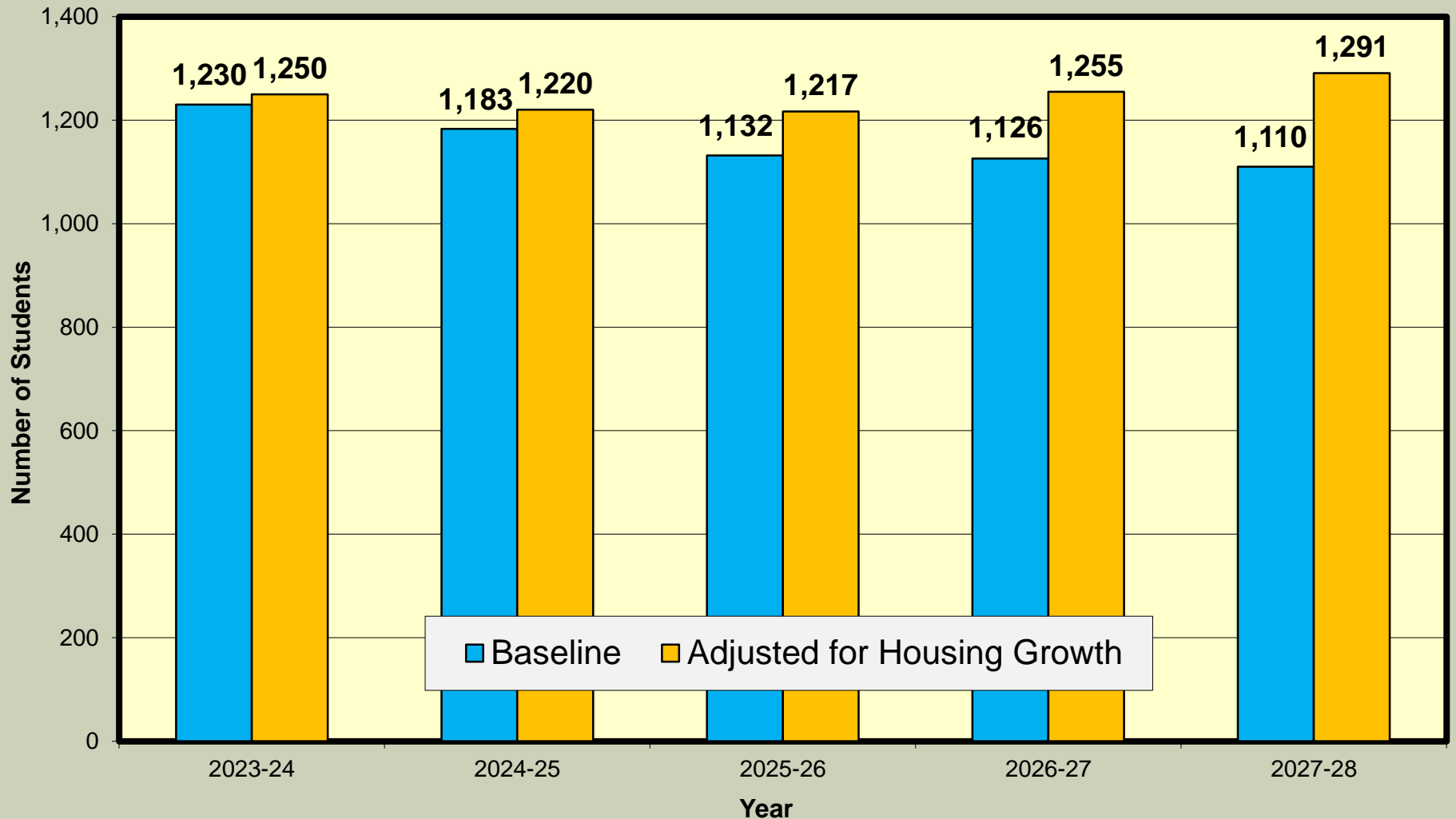
# HOME SALES HANOVER TOWNSHIP 2017-2022



# ENROLLMENT PROJECTIONS

- Enrollments were projected from 2023-24 through 2027-28, a 5-year period.
- Two sets of projections- baseline and adjusted for housing growth (assuming all approved and proposed housing gets constructed).
- Baseline – 1,110 in 2027-28 (-147)
- Adjusted for Housing Growth – 1,291 in 2027-28 (+34)

# ENROLLMENT PROJECTIONS



# ENROLLMENT PROJECTIONS BY GRADE CONFIGURATION

Historical	PK-5		6-8	
2022-23	792		465	
Projected	PK-5 Baseline	PK-5 Adjusted	6-8 Baseline	6-8 Adjusted
2023-24	802	816	428	434
2024-25	783	809	400	411
2025-26	744	803	388	414
2026-27	726	812	400	443
2027-28	704	822	406	469
5-year Change	-88	+30	-59	+4

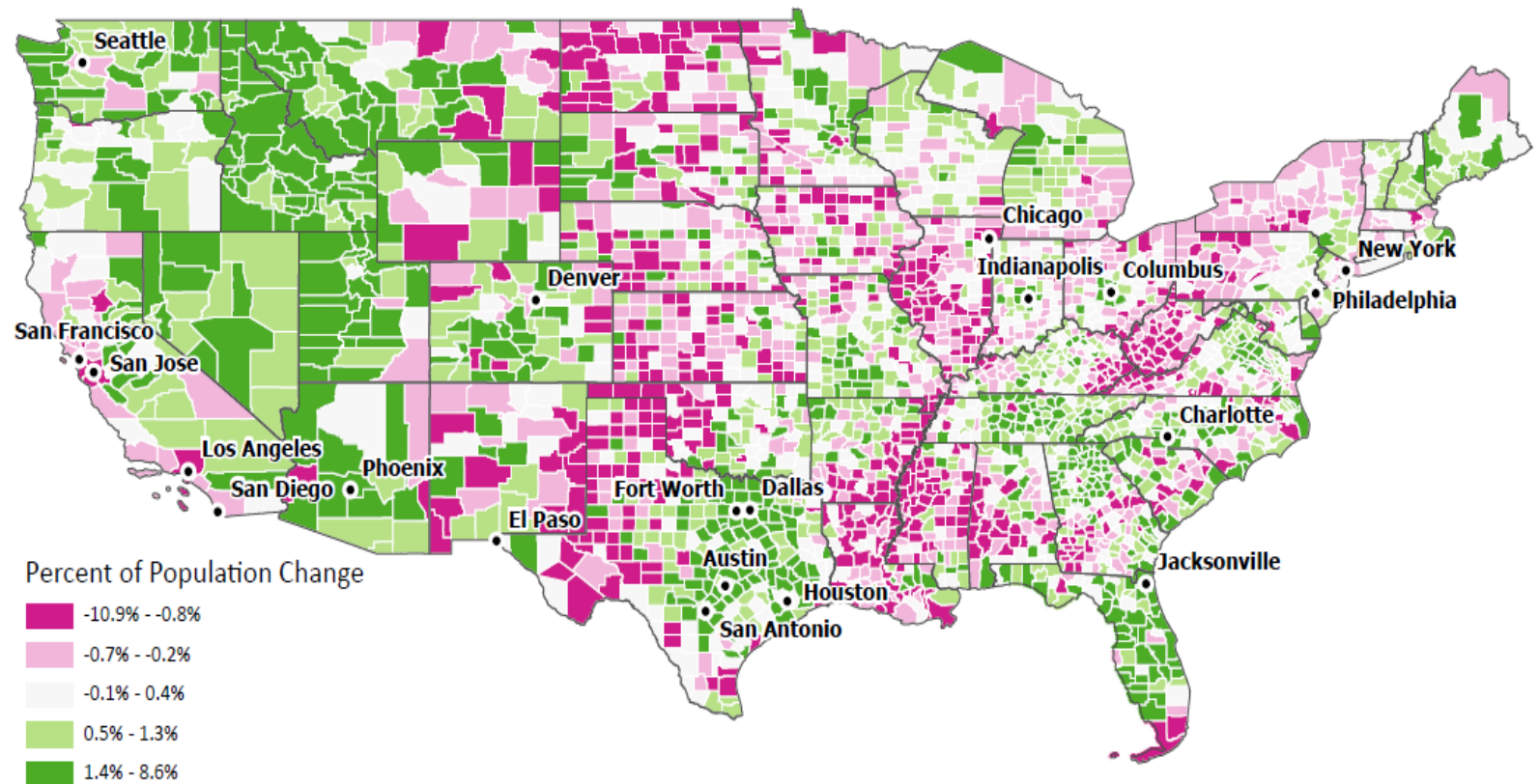
# CAPACITY ANALYSIS

Grade Configuration/ School	Capacity	Current Enrollment 2022-23	Difference	Projected Enrollment 2027-28	Difference
Elementary (K-5)	1,224	792	+432	822	+402
Memorial Junior School (6-8)	695	465	+230	469	+226

# COVID-19

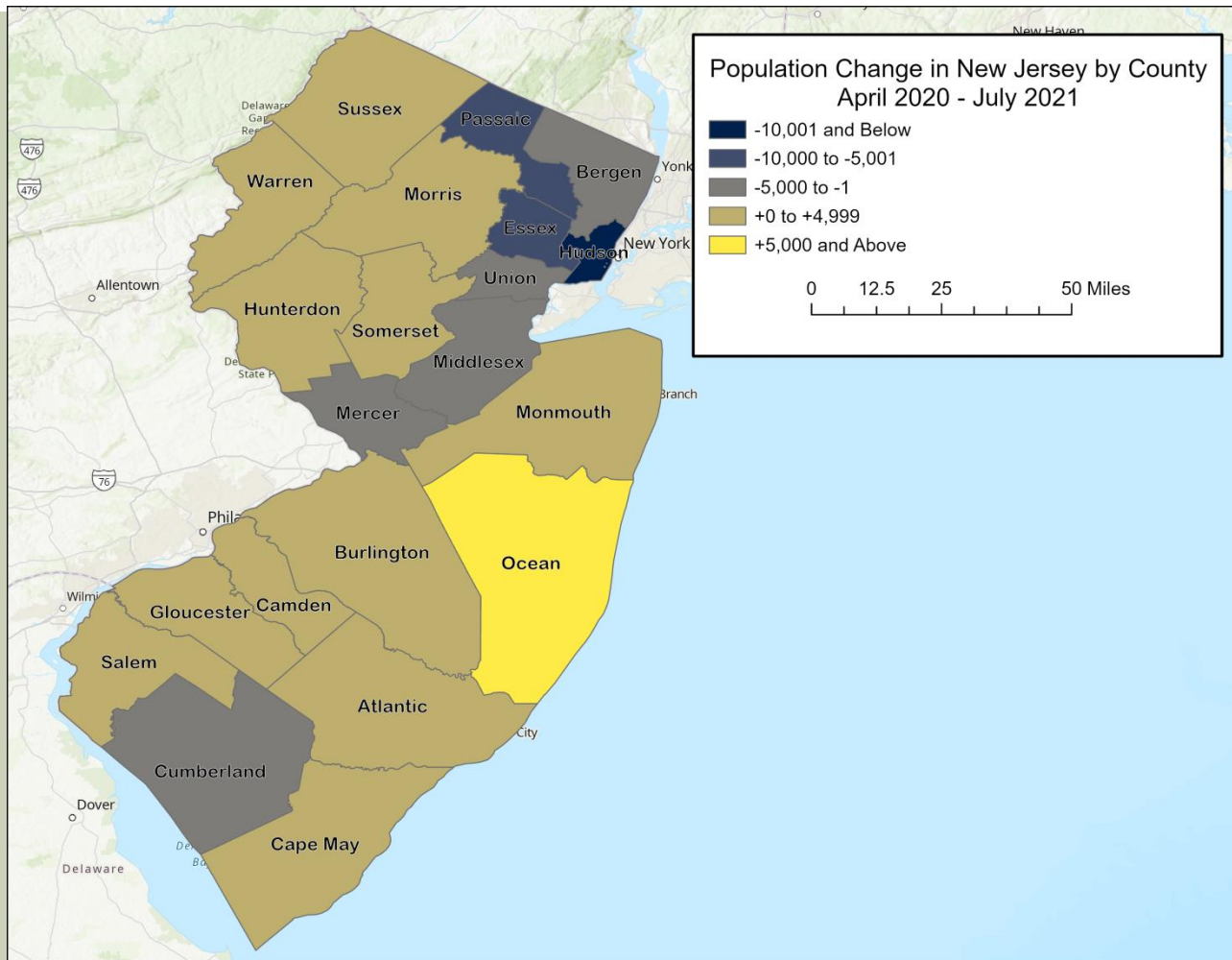
- Effects of COVID-19 on enrollment are varied across the country.
- Big declines in large school districts- L.A (-11,000), Broward County (-8,500), Orange County (-8,000), Charlotte-Mecklenburg (-5,000).
- People are leaving large metro areas to live in rural areas, either in 2nd homes or a purchased home. Will they return?

# USA POPULATION CHANGE APRIL 2020 TO JULY 2021



Source: US Census Bureau, Population Estimates Program 2021

# NJ POPULATION CHANGE APRIL 2020 TO JULY 2021



Source: US Census Bureau, Population Estimates Program 2021



# SUMMARY

- Enrollments (PK-8) would likely decline if not for impending developments.
- 1,100 new housing units are projected to come online.
- Impact of new housing could be less than projected, as several developments have yet to begin construction, which may lead to occupation outside of 5-year enrollment projection timeframe.

