

# Community Growth & Projections

Presented: August 19, 2019



# Presentation Organization

- Purpose
- Trends
- Projection methodology
- Projection results
- Observations

Purpose

# Scope of our Work

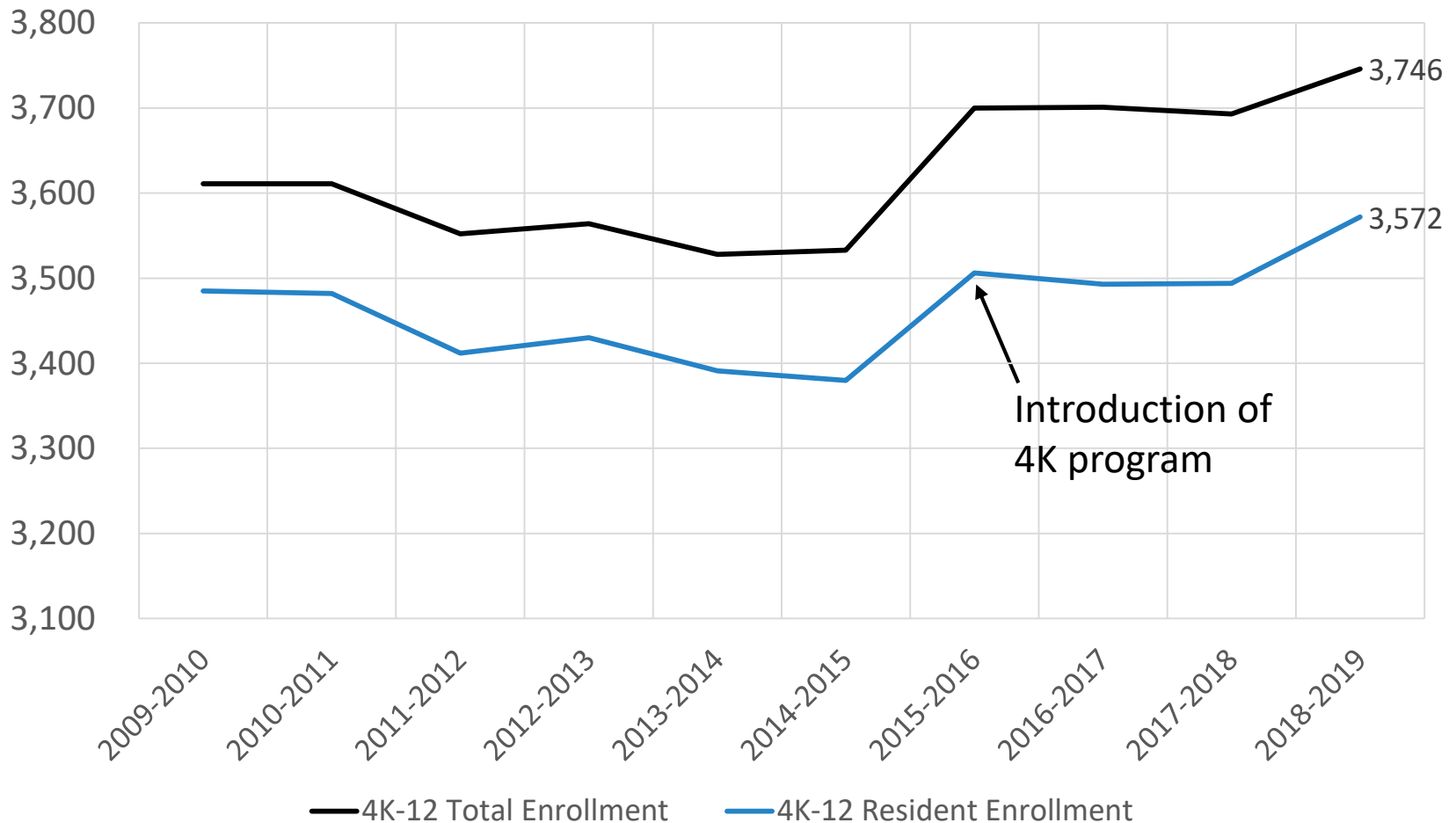
- Understand housing market and demographic trends affecting enrollment
- Project housing growth and demographic change between now and 2030
- Translate projected housing and demographic changes into enrollment projections
- Provide enrollment projections down to a neighborhood level

# Enrollment and Demographic Trends

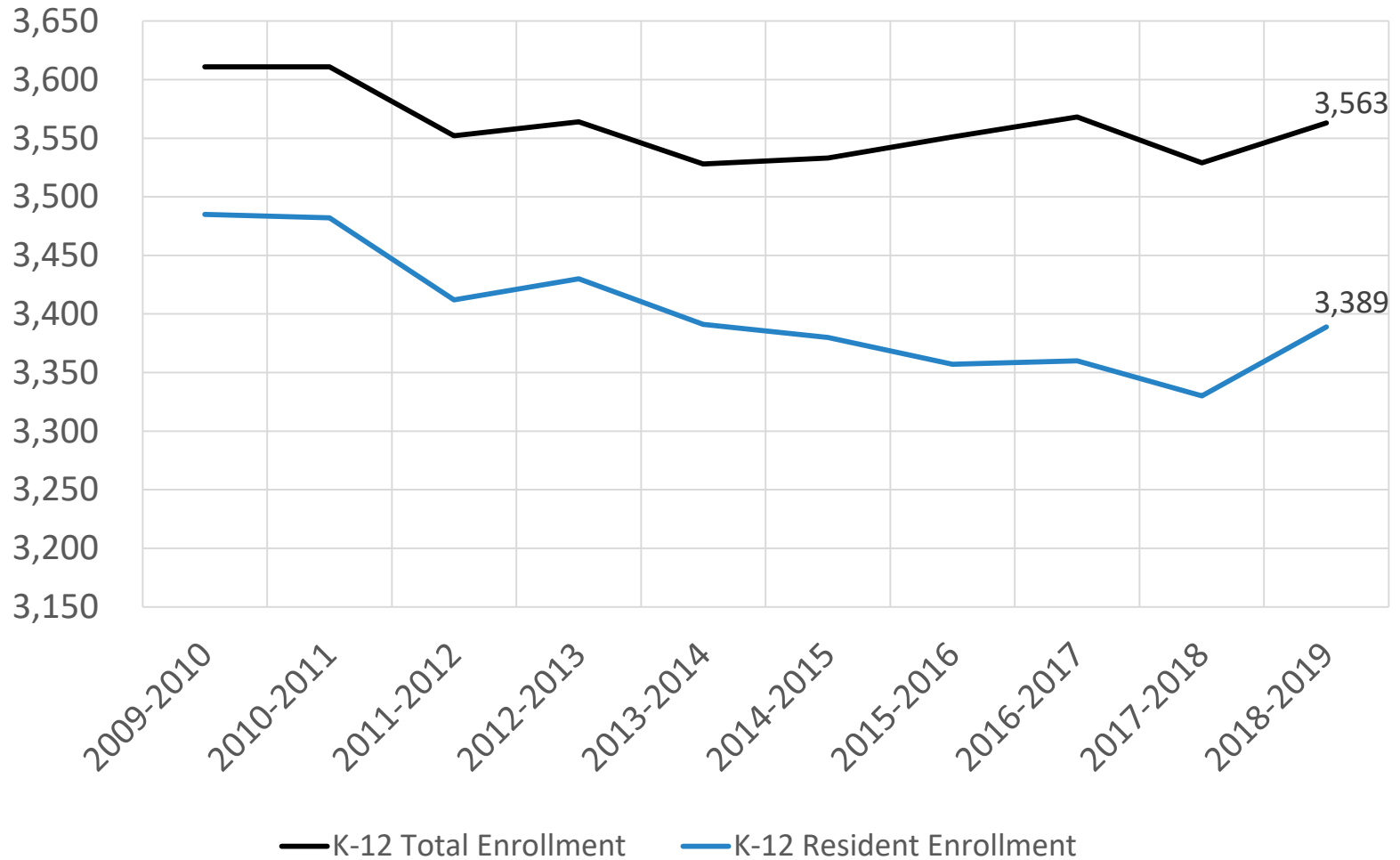
# MTSD Enrollment Trend

- As of January 2019, the MTSD educated 3,746 4K-12 students
  - 135 student (4%) increase over past decade, mostly due to introduction of 4K program
  - District has ~160 non-resident students per year through Open-Enrollment-In and Chapter 220
- Total resident MTSD K-12 student enrollment decreased by 48 students over past decade
  - Little change within the elementary grades, 5% increase of middle schoolers, and 6% decrease of high schoolers

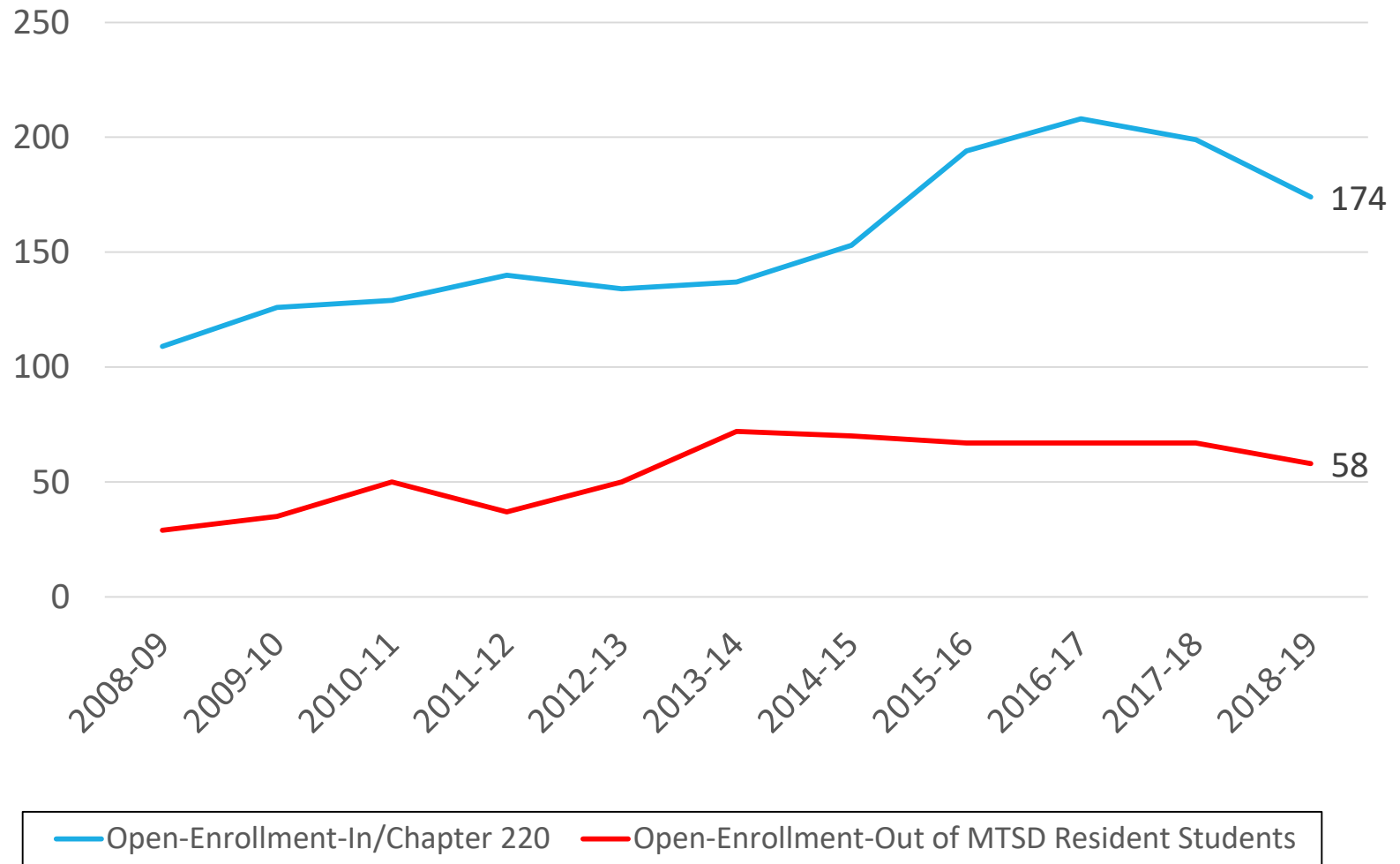
# 4K Introduction Boosted Enrollment



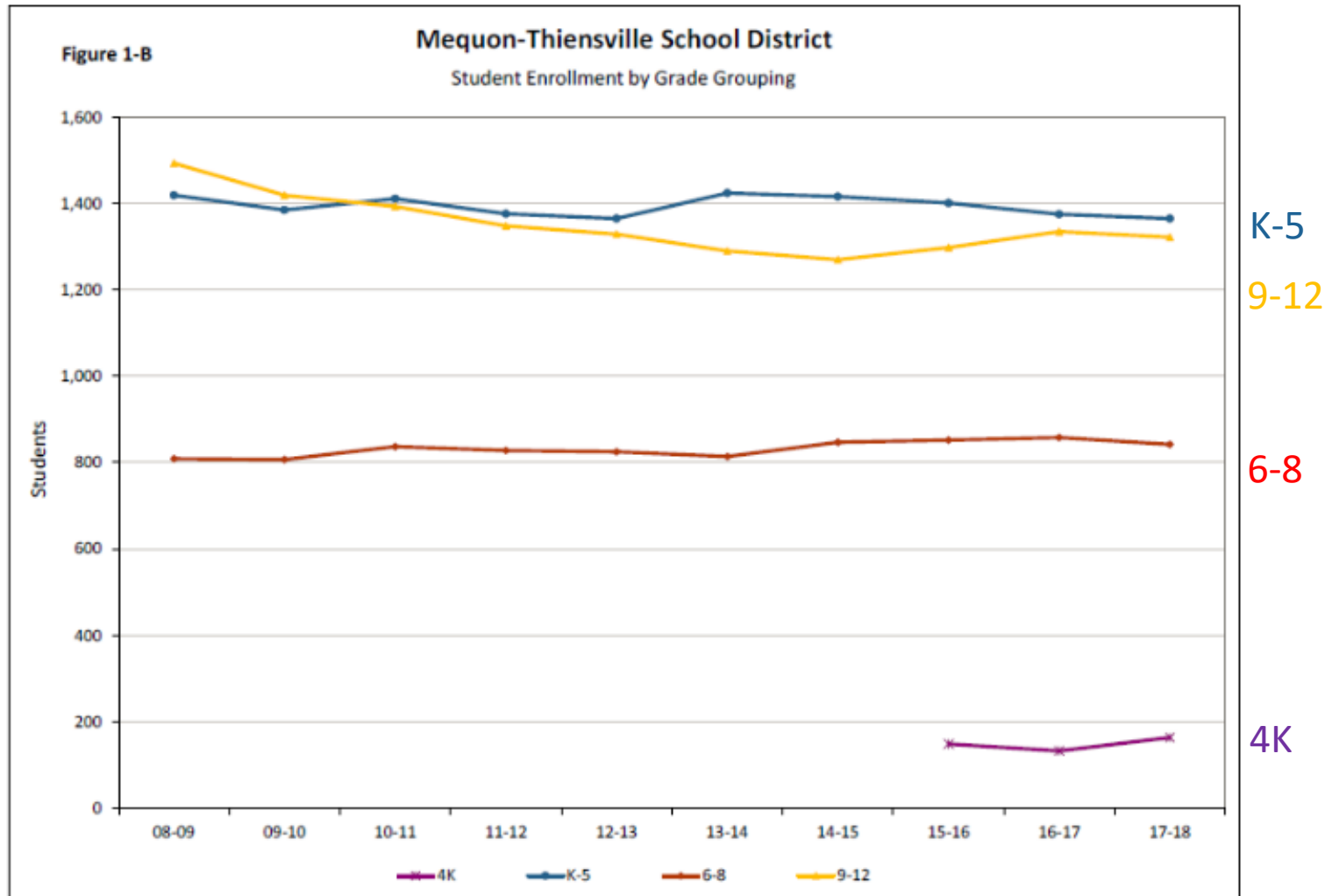
# Slightly Decreasing K-12 Enrollment



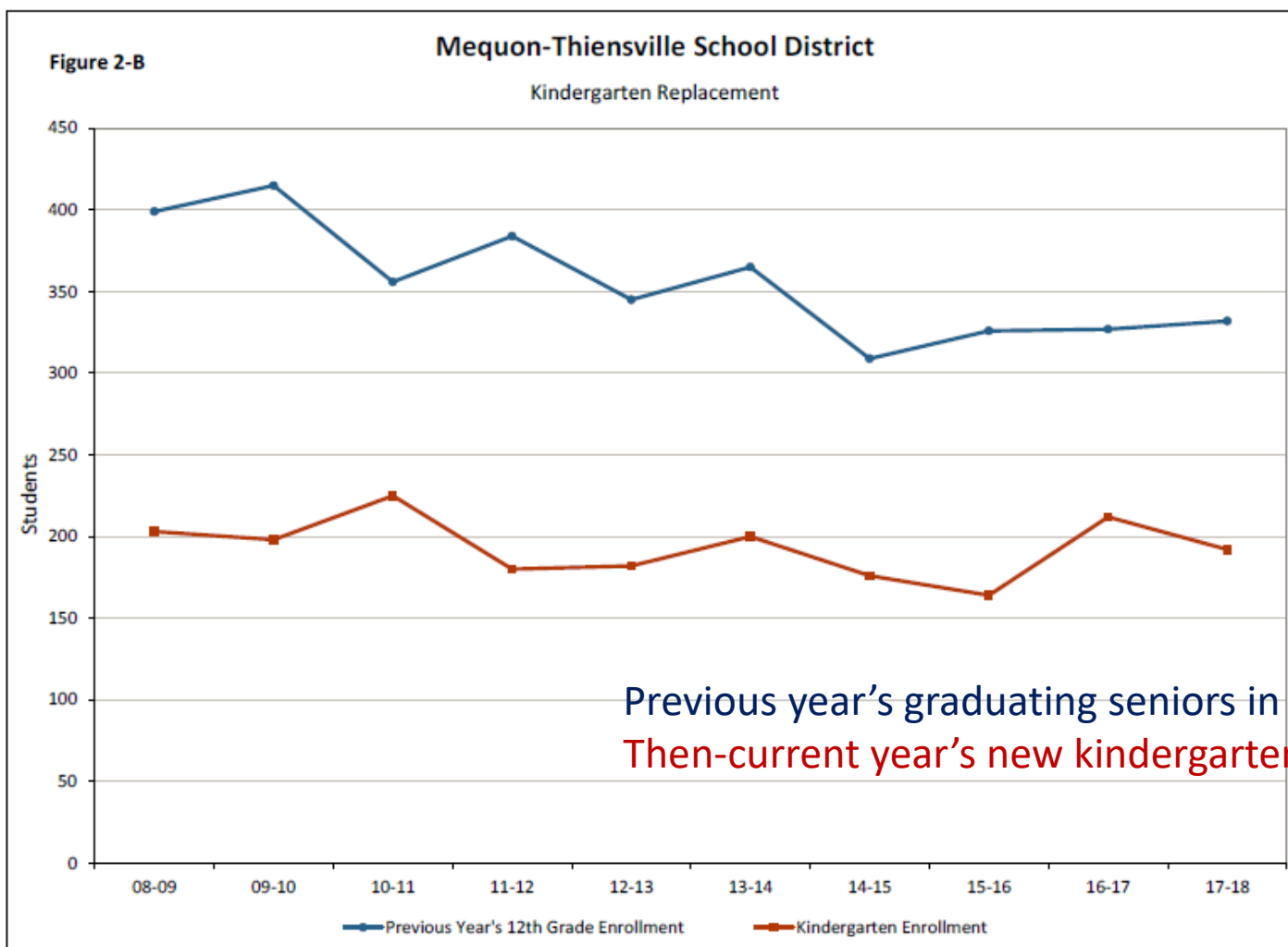
# Recent Increase of Open-Enrollment-In



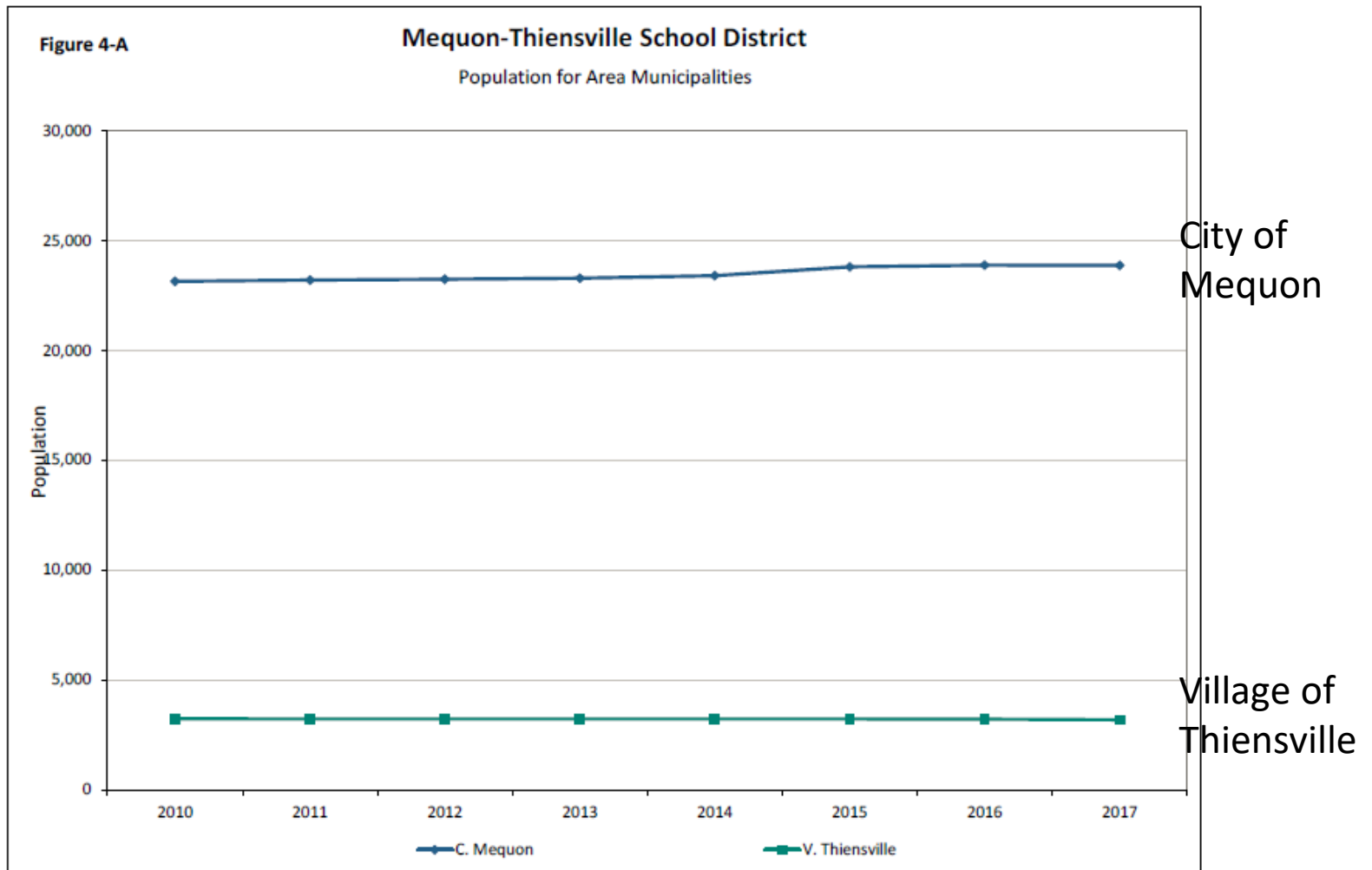
# Slight Decreases in K-5 and 9-12 Grade Groups



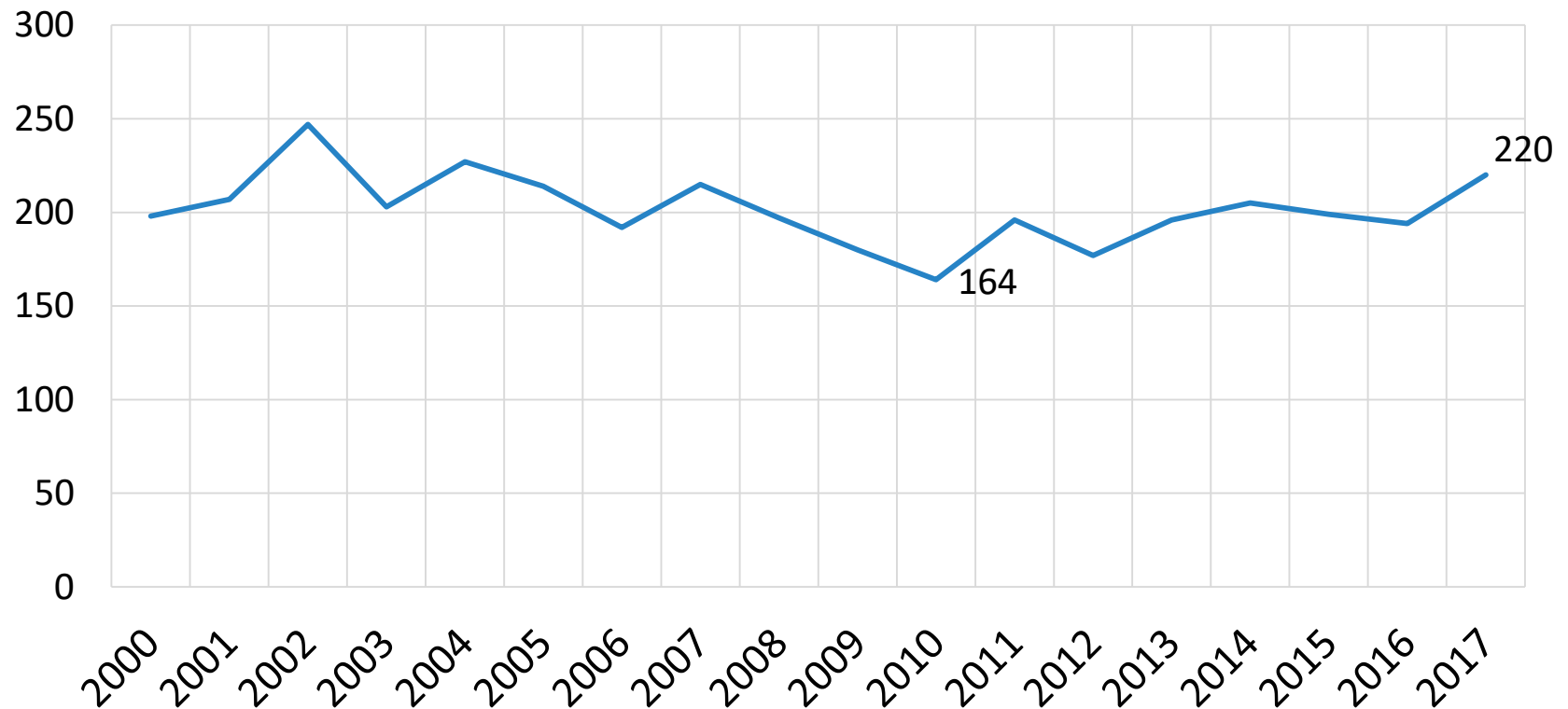
# Kindergarteners Not Replacing Graduating Seniors



# Steady Municipal Population

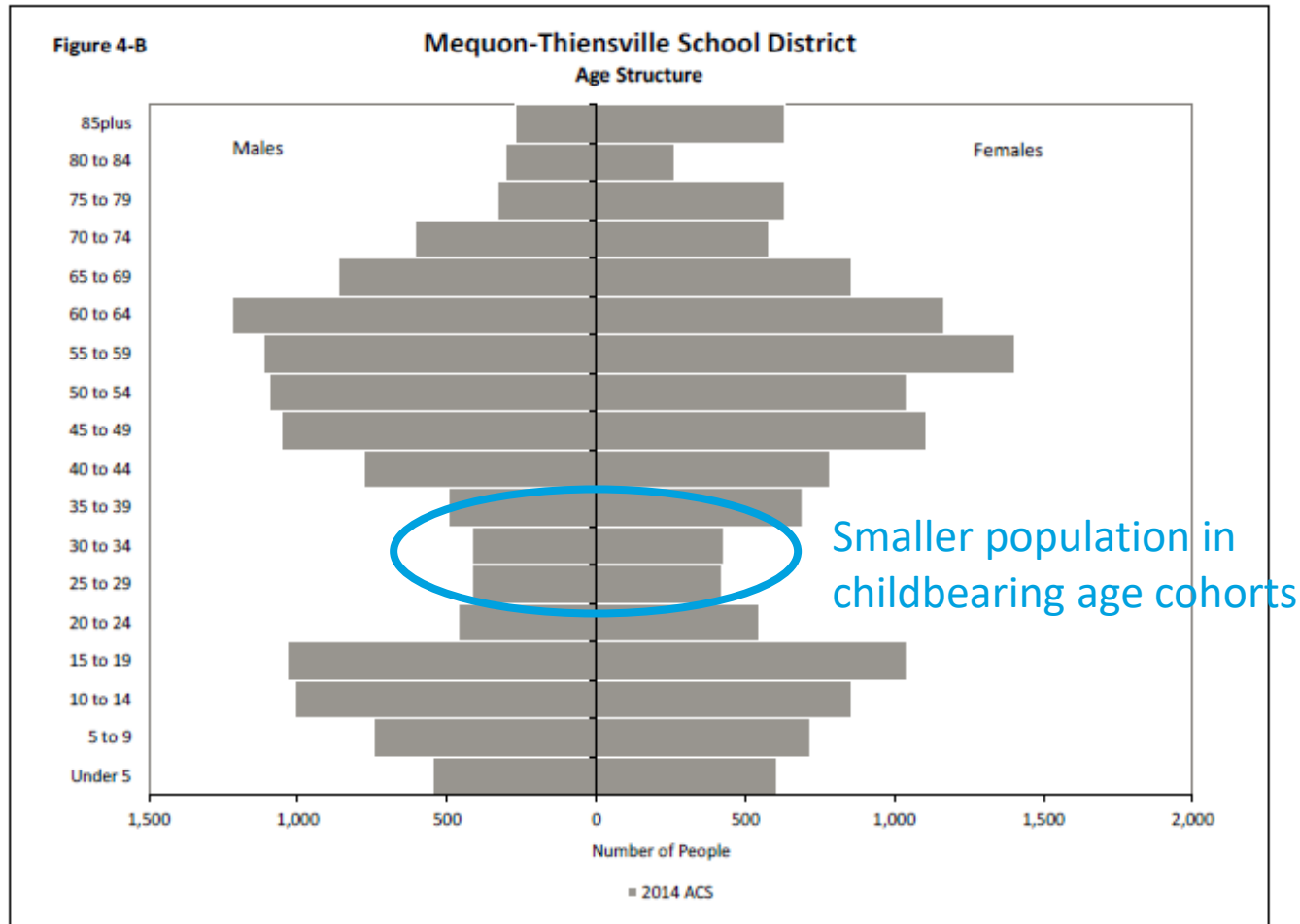


# Steady Numbers of Annual Births...



Source: Wisconsin Department of Health Services, APL

# ...Because Most Adult Residents Have Left Childbearing Years



# Housing Trends

# Recent Building Activity

- City of Mequon permitted ~100 new housing units per year between 2010 and 2018
  - Average of ~50 single family or duplex homes per year
  - Most new multifamily units in Town Center
- Current redevelopment concepts for new multifamily housing in Thiensville

# How Many Students from New Housing?

- Analyzed new subdivisions, such as Highlander Estates and the Enclave at Mequon Preserve
- Each new Mequon single family home generates 0.63 MTSD 4K-12 students
  - Lower end of typical compared to other suburban areas
- Households moving into new single family homes are mix of young families, older families, empty nesters, and non-family households

# How Many Students when Homes Turn Over?

- Per State Dept. of Revenue, 16% of single family homes that sold between 2014 and 2019 had a MTSD student in January 2019
- Each home sale within the MTSD generated an average of 0.25 students-per-housing unit
  - Some of these are families that moved within the MTSD
  - Families with elementary age students were more common
  - Wide variation by neighborhood

# How Many Students when Homes Turn Over?

- From 2010 to 2019, elementary student-per-housing unit ratios were steady in established (1950s/60s/70s) neighborhoods
- In those same neighborhoods, there was a significant decrease in high school student-per-housing unit ratios
- Neighborhoods most likely to generate new kids from housing turnover in the next decade will be ones built in the 1990s and early 2000s

# Does Multifamily Generate a lot of Students?

- Each multiple family unit (in 3+ unit building) generates an average of 0.09 4K-12 students-per-housing unit
  - Even lower in Town Center (neighborhood 18) at 0.06 students-per-unit
- Townhome units with 3 bedrooms generate more students, such as in Thiensville (neighborhood 57) and near Steffen and Wilson Schools (neighborhood 17)

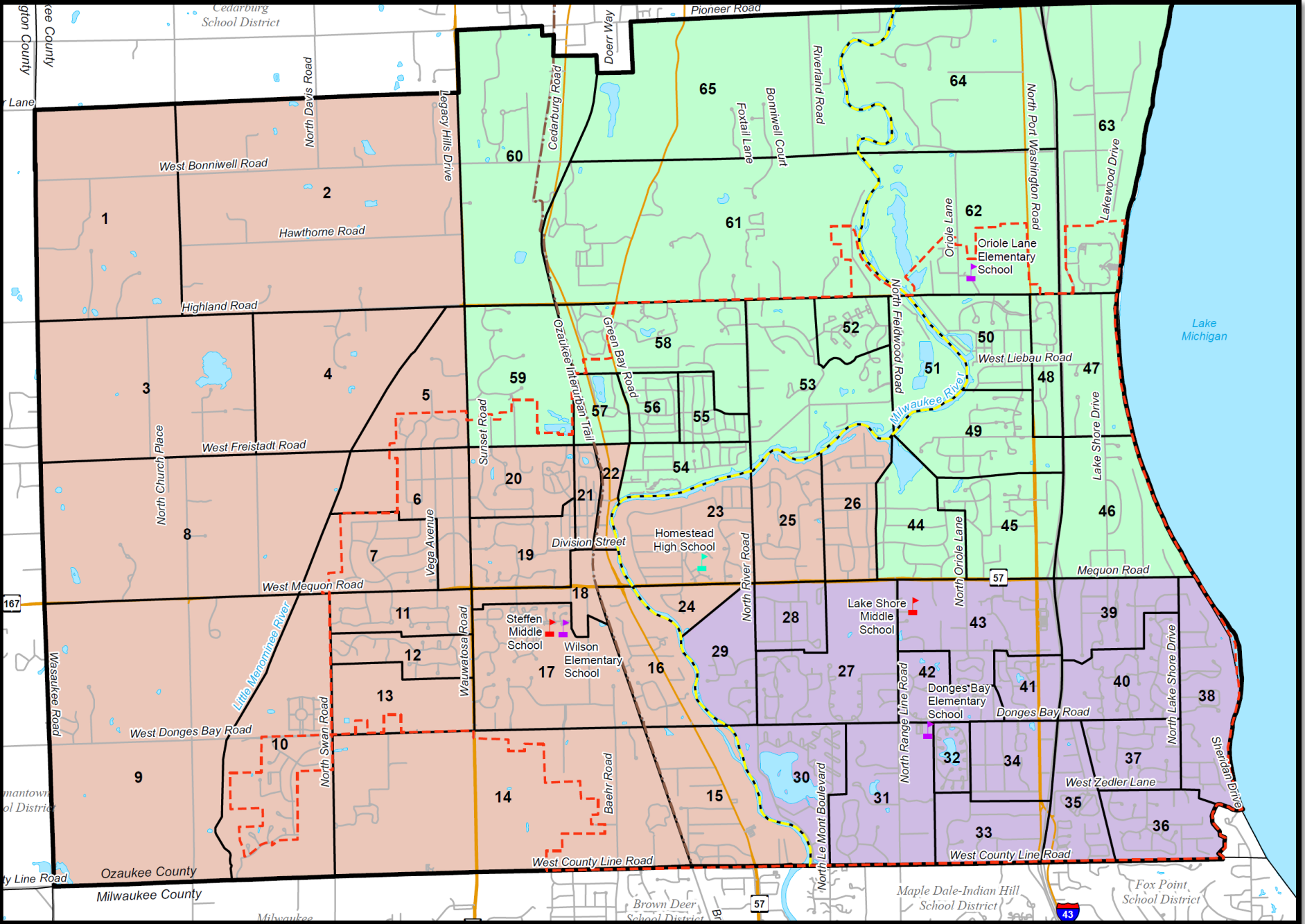
# Key Housing Trends

- The larger size of Mequon homes and lots from the 1950s to 1980s enables renovations and expansions to serve modern family preferences
  - 1970s ranches in the mid \$300s have been attractive to families with kids
- A number of large, custom-built homes from 1990s and early 2000s homes are expected to go on the market in next 10-20 years
  - Will there be enough buyers? Who? At what price?
- Nationwide, many country clubs and private colleges are struggling as their target markets decrease
  - Should we expect conversion of some of this land in Mequon for new housing?

# Projection Methodology

# Neighborhood Analysis

- Subdivided MTSD into 65 different neighborhoods
  - Used commonly understood neighborhoods, “subdivisions,” major roads and other physical barriers, municipal limits, planned growth areas
  - Analyzed age of homes, recent home sales, recent/pending development, and other land uses
- Neighborhoods serve as the basis of our projections



# Housing Projection Methodology

- Estimate Jan. 2019 housing units in each neighborhood
- Project 2020, 2025, and 2030 housing units in each neighborhood by:
  - Understanding housing market and economic dynamics
  - Analyzing municipal and subdivision plans
  - Interviewing municipal staff and real estate professionals
  - Deciding rate and mix of housing growth
- Check summed housing projections against recent building permit activity and other agency projections

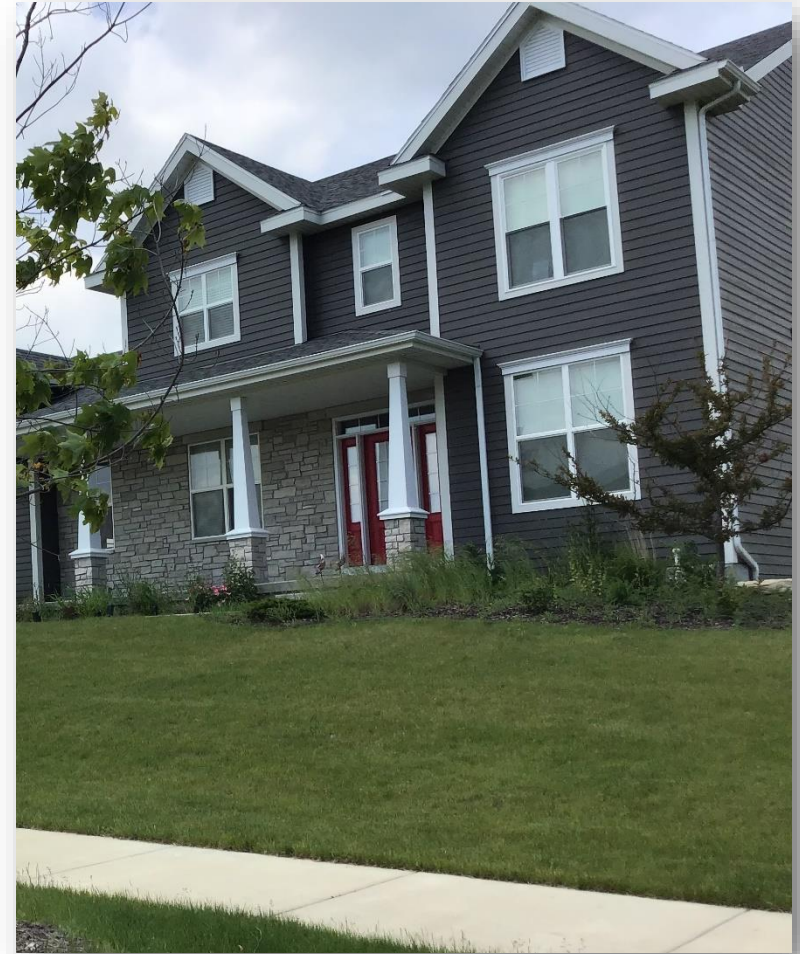
# Enrollment Projection Methodology

- Determine January 2019 resident 4K-12 student-per-housing unit ratios for each grade group (4K, K-5, 6-8, 9-12) in each neighborhood
- Project 2020, 2025, and 2030 student-per-housing unit ratios for each grade group in each neighborhood by:
  - Reviewing birth rates and aging students through grade groups
  - Comparing neighborhood to others at different stages
  - Factoring impact of new housing, considering mix
  - Projecting turnover using subdivision ages & 2010-19 changes
- Multiply 2020/2025/2030 housing units by 2020/2025/2030 ratios to arrive at enrollment projections

# Housing Projection Results

# Housing Projections Overview

- We project 1,236 new housing units in the MTSD between January 2019 and 2030—or ~107 new units per year
- 58% are projected to be single family homes
  - Multiple family units tend to come in larger projects
- Our housing unit projection for 2030 is comparable to household projections made by DOA and SEWRPC for the same time period



# Housing Projections Rationale

- Projected ~107 housing units per year is similar to ~100 units per year since 2010. Why?
  - Projected continuation of recent building trends, including duplexes and multiple family
  - Still, much of the “best” land for new housing in the District has already been developed, making more of an increase unlikely
  - Remaining vacant land is often away from utilities/sewer service area, zoned for 5+ acre lots, already divided into large home parcels, environmentally constrained, and/or actively farmed
- Our projections do not build in another 2007-08 crisis—significant recession would set back projections

# Housing Projections by Housing Type

- City of Mequon projected to add ~62 single family homes per year between January 2019 and 2030
- Future is likely to include continued demand for more multiple family housing
- Thiensville redevelopment projects will result in new multiple family units



# Housing Unit Projections by Current Attendance Area

Elementary School Attendance Area (see Map 1)	Housing Units				Housing Unit Increase, 2019 – 2030
	January 2019	2020	2025	2030	
Donges Bay	3,237	3,238	3,245	3,282	+45
Oriole Lane	3,850	3,878	3,983	4,166	+316
Wilson	4,455	4,801	5,108	5,330	+875
<b>Total</b>	<b>11,542</b>	<b>11,917</b>	<b>12,336</b>	<b>12,778</b>	<b>+1,236</b>

New housing unit growth projected to be greater where colors are hotter.

The map displays 60 numbered neighborhoods in West Allis, WI, color-coded by projected housing unit growth. The colors range from light green (low growth) to yellow (moderate growth) to orange (high growth) to red (very high growth). The neighborhoods are numbered 1 through 60. The map also shows major roads, water bodies (Lake Michigan, Milwaukee River, Little Menomonee River), and surrounding areas (Ozaukee County, Milwaukee County, Cedarburg School District, Fox Point School District, Maple Dale-Indian Hill School District, Brown Deer School District, and West Allis School District).

Neighborhoods 1-10 are in the southwest, 11-20 in the south-central, 21-30 in the central, 31-40 in the east-central, 41-50 in the northeast, and 51-60 in the north. The color intensity generally increases from the southwest towards the northeast and east-central areas.

# Housing/Enrollment Projection Relationship

- What happens in existing housing is critical to enrollment
  - ~90% of year 2030 homes are already built
- Future housing will not have as many students as past housing
  - More empty nester, senior, multifamily units
  - Later and smaller families, lower birth rates
- As a result, most districts need some new housing development to simply maintain steady enrollment

# Student Enrollment Projections

# Enrollment Projections Overview— Grades 4K-12 (All Schools)

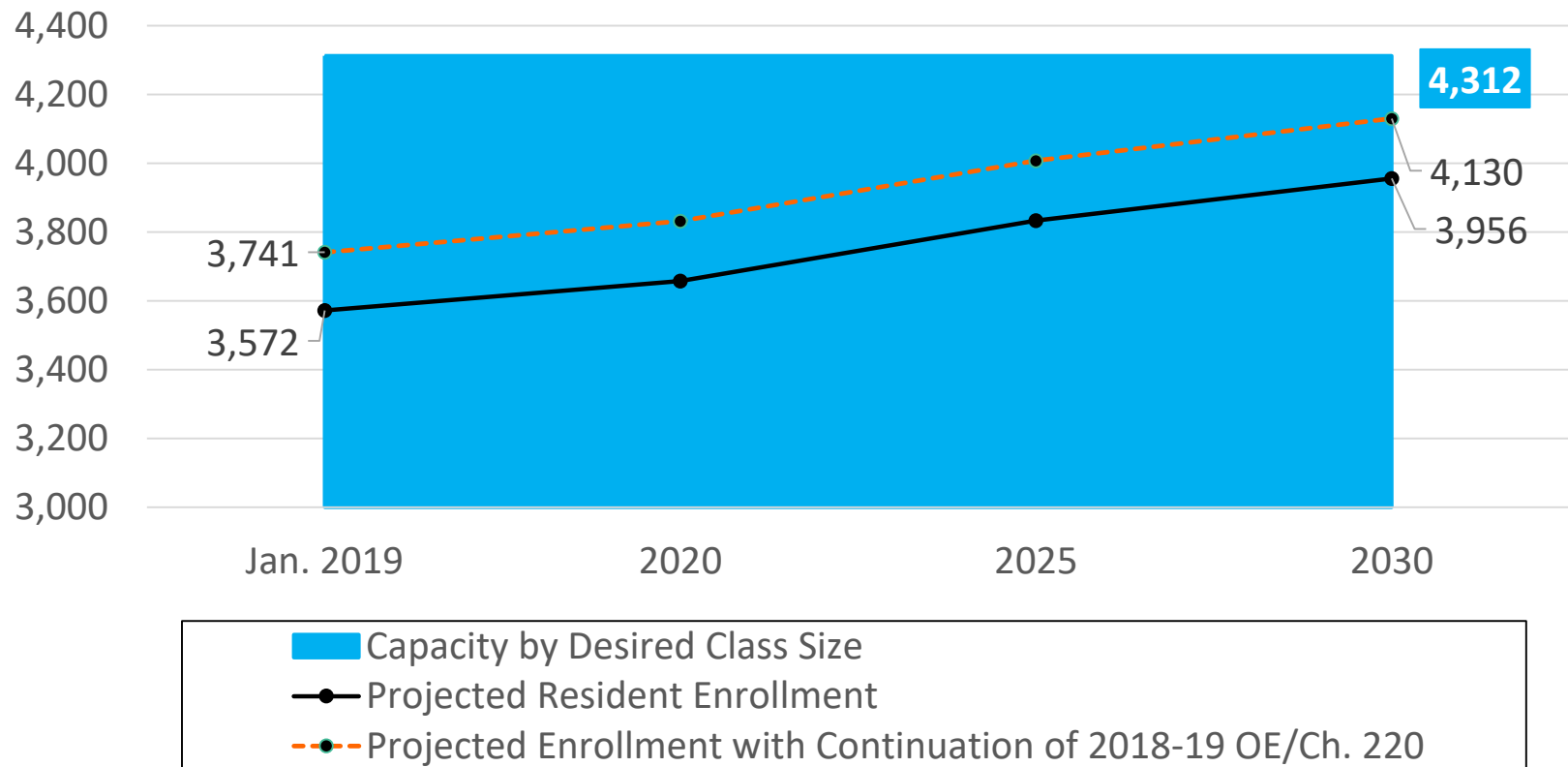
- Between January 2019 and 2030, we project an increase of 384 resident 4K-12 students in MTSD schools
  - Does not include open-enrollment-in/Ch. 220 participation
  - Open-enrollment-out & private/home schooling assumed to continue at similar rates



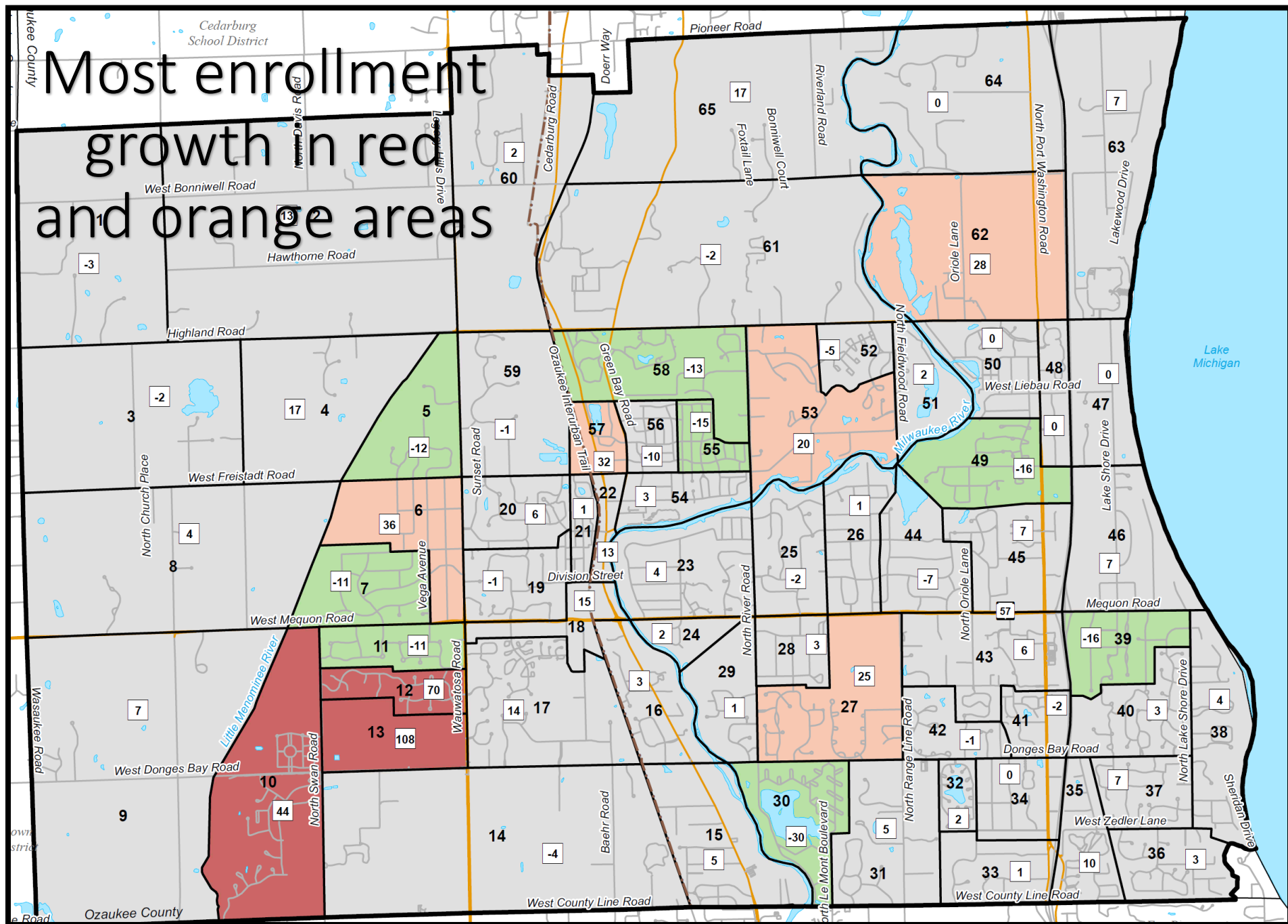
# Enrollment Projections Overview— Grades 4K-12 (All Schools)

School or Grade Grouping	Actual January 2019 3 <sup>rd</sup> Friday Enrollment		MDRoffers Resident Student Enrollment Projections			Projected Resident Enrollment Change 2019-2030
	Students- in-Seats	Resident Students	2020	2025	2030	
Donges Bay Elementary (4K-5)	460	436	422	411	411	-25
Oriole Lane Elementary (4K-5)	492	484	515	521	530	+46
Wilson Elementary (4K-5)	619	607	655	717	762	+155
<b>Grades 4K-5 Total</b>	<b>1,571</b>	<b>1,527</b>	<b>1,592</b>	<b>1,650</b>	<b>1,703</b>	<b>+176</b>
Lake Shore Middle (6-8)	384	357	369	395	389	+32
Steffen Middle (6-8)	466	446	463	495	527	+81
<b>Grades 6-8 Total</b>	<b>850</b>	<b>803</b>	<b>833</b>	<b>890</b>	<b>916</b>	<b>+113</b>
<b>Homestead High School (9-12)</b>	<b>1,320</b>	<b>1,242</b>	<b>1,233</b>	<b>1,294</b>	<b>1,337</b>	<b>+95</b>
<b>Grades 4K-12 Total</b>	<b>3,741</b>	<b>3,572</b>	<b>3,657</b>	<b>3,833</b>	<b>3,956</b>	<b>+384</b>

# Enrollment Projections Overview— Grades 4K-12 (All Schools)



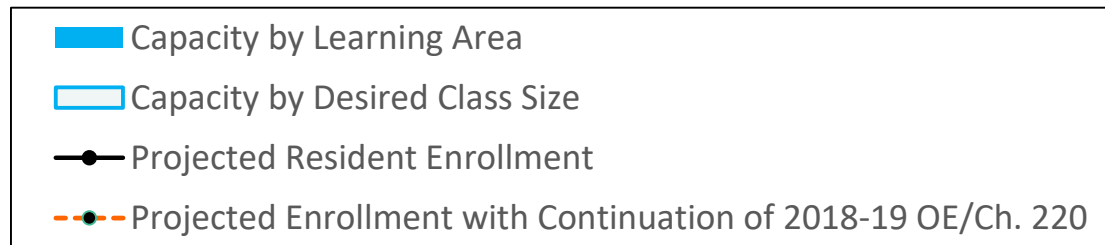
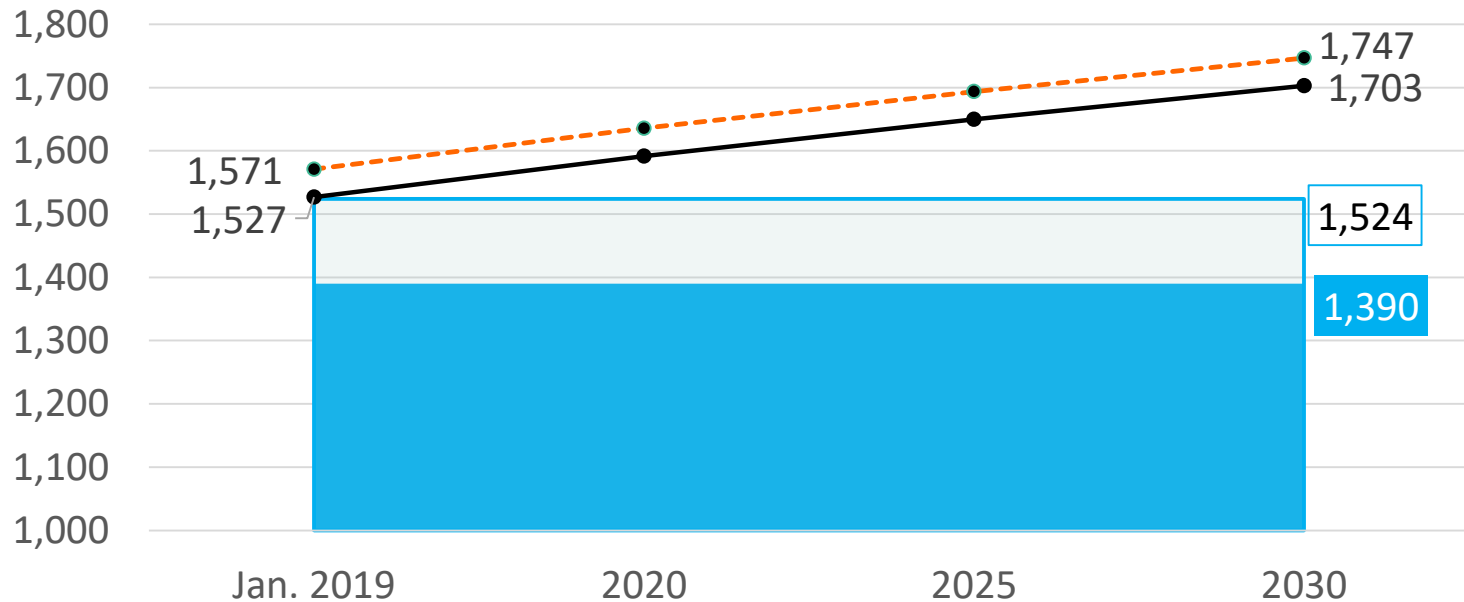
# Most enrollment growth in red and orange areas



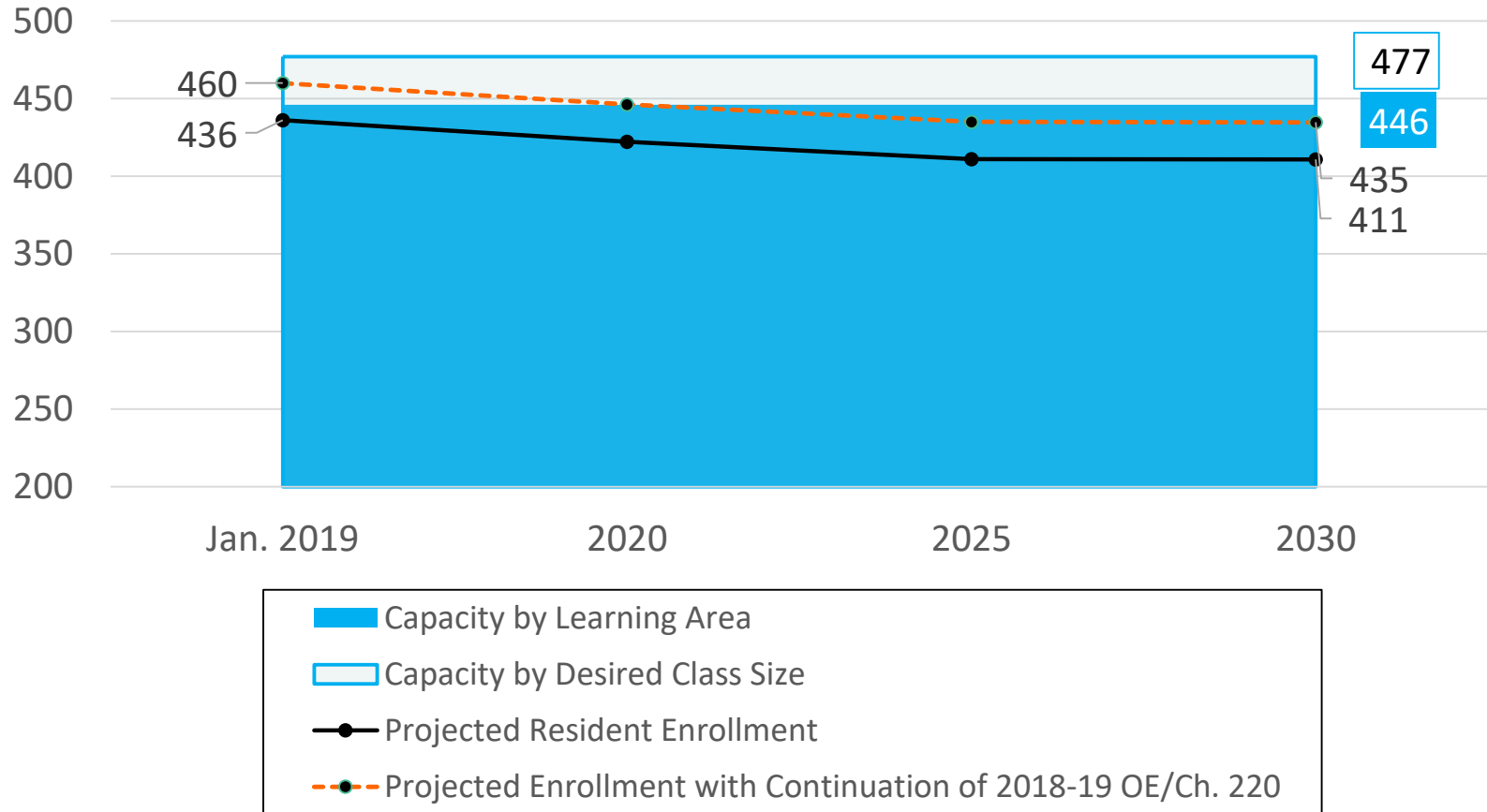
# Enrollment Projections—Grades 4K-5

- Between Jan. 2019 and 2030, we project a 176 resident student enrollment increase in grades 4K-5, totaling 1,703 4K-5 students by 2030
- January 2019 4K-5 resident enrollment was above the elementary schools' combined capacity
- Overcrowding projected to remain an issue through 2030 at Oriole Lane and Wilson if there are no changes

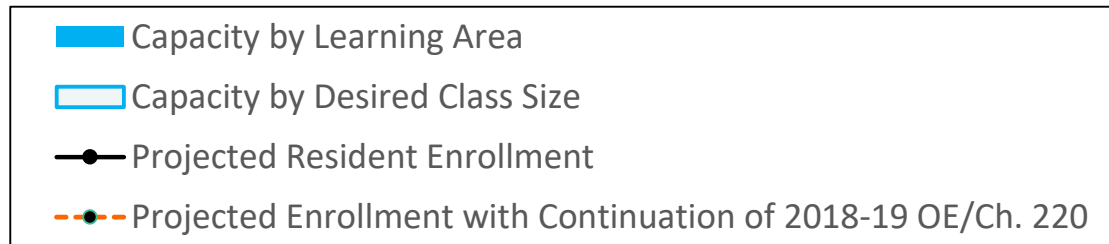
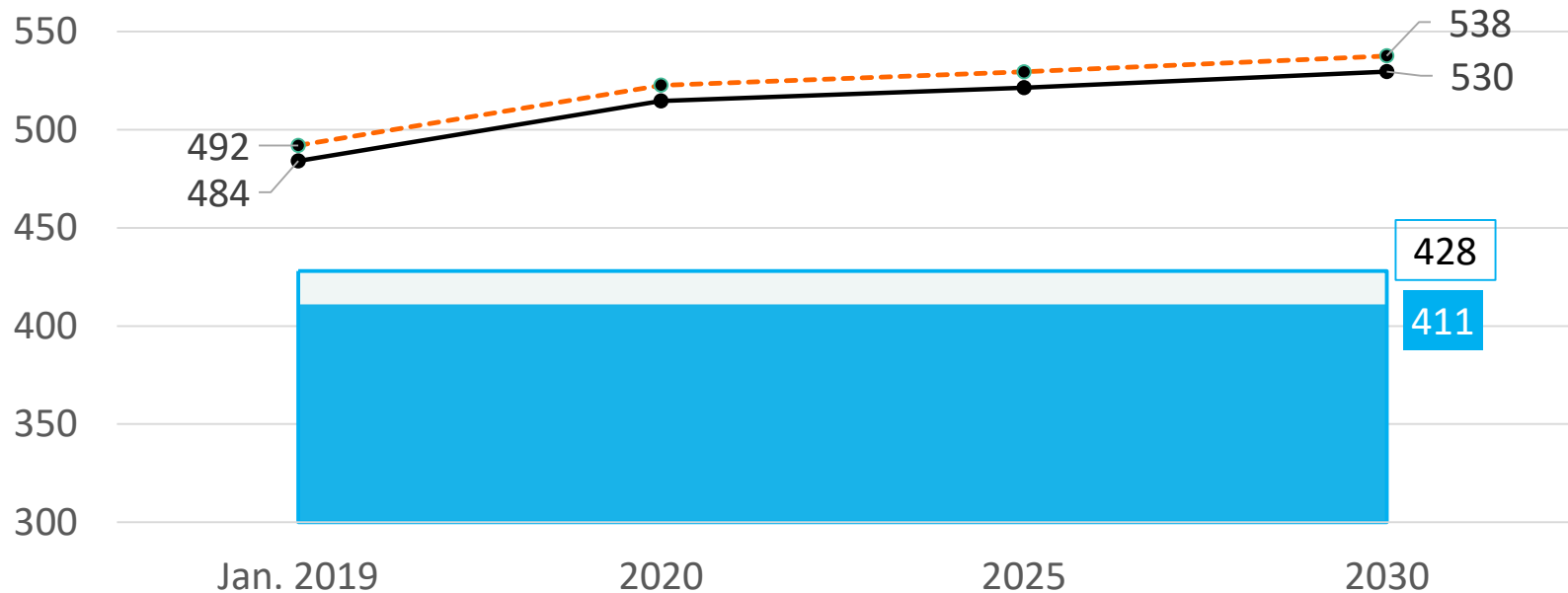
# Grade 4K-5 Projections vs. Combined Elementary Building Capacities



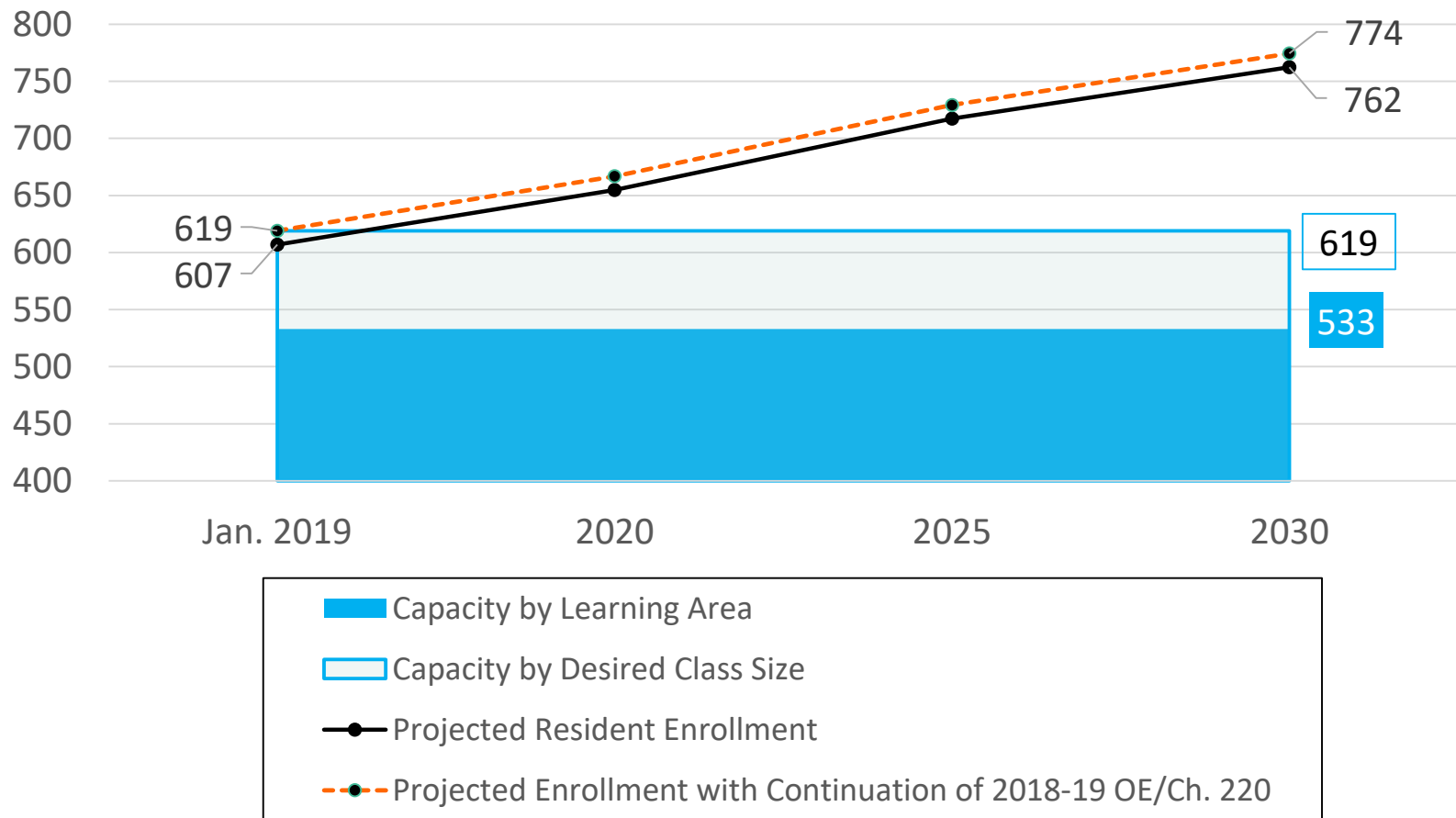
# Grade 4K-5 Projections vs. Donges Bay Elementary Building Capacity



# Grade 4K-5 Projections vs. Oriole Lane Elementary Building Capacity



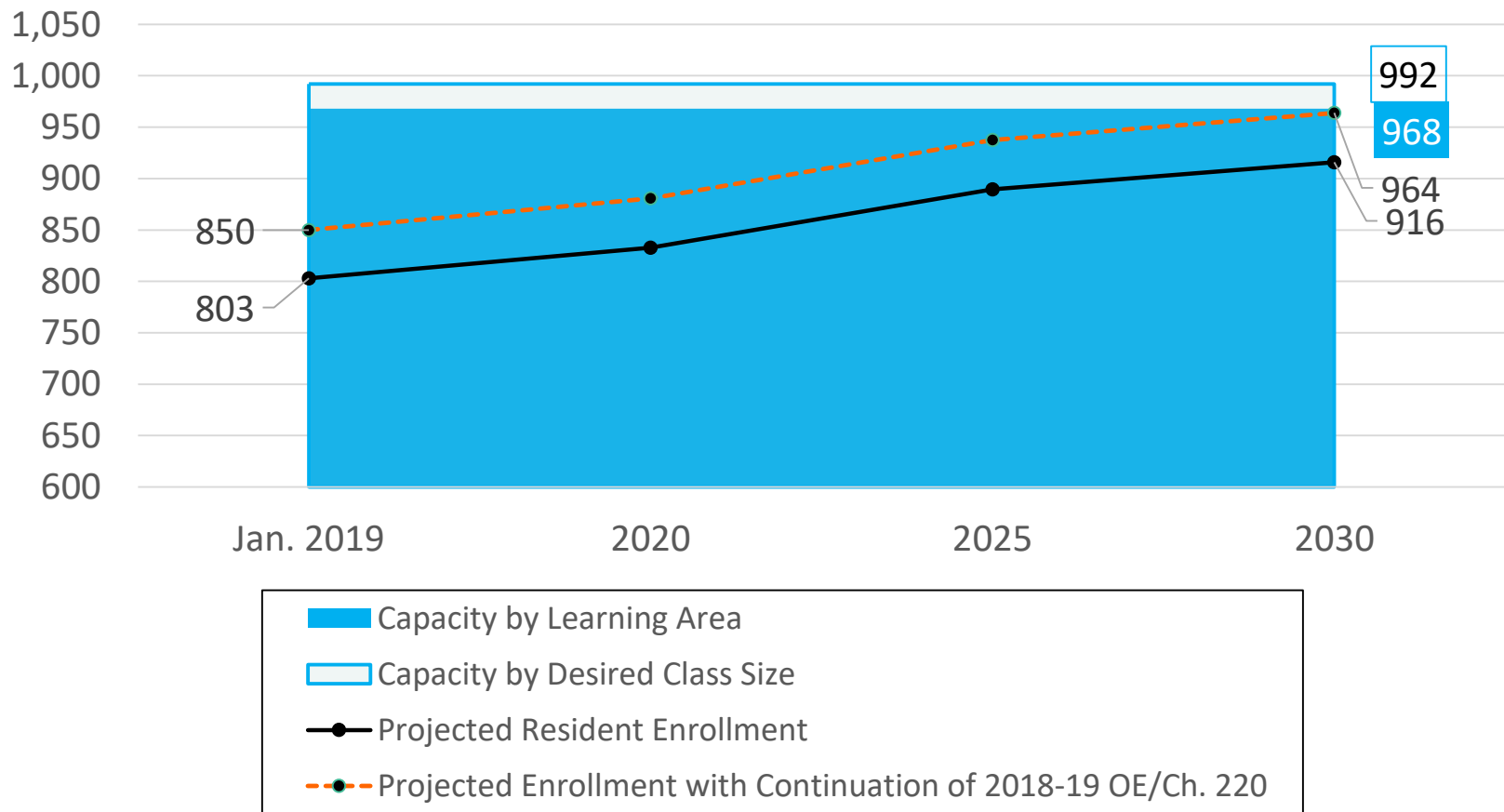
# Grade 4K-5 Projections vs. Wilson Elementary Building Capacity



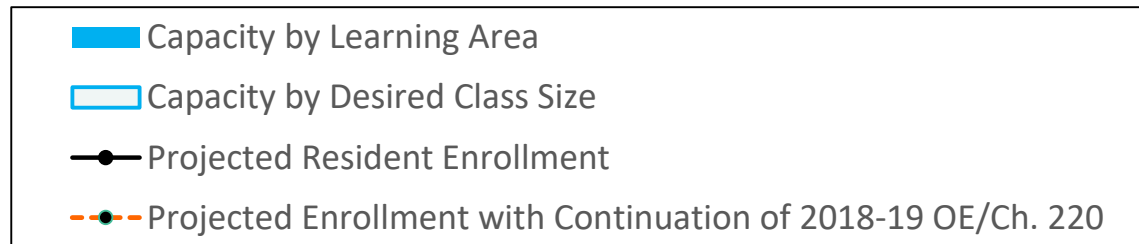
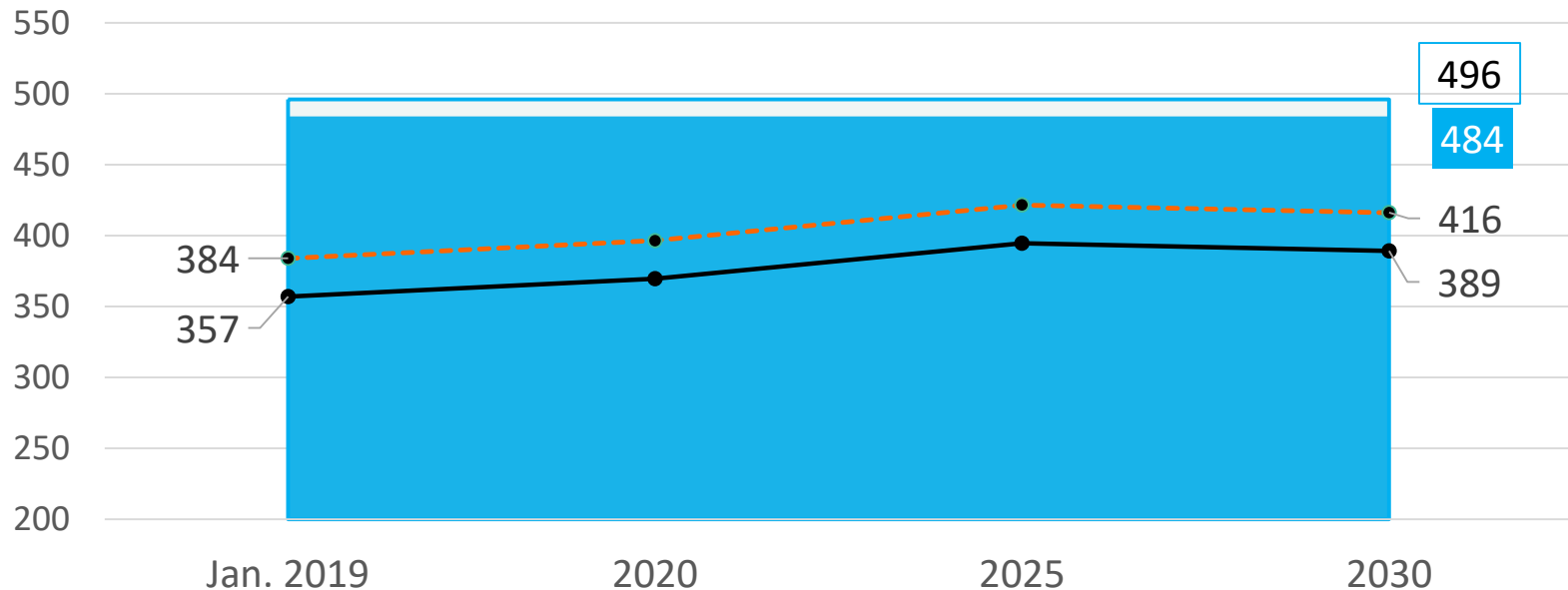
# Enrollment Projections—Grades 6-8

- Between Jan. 2019 and 2030, we project a 113 student enrollment increase in grades 6-8, totaling 916 resident students by 2030
- Steffen Middle School may approach or exceed capacity by 2030, if no attendance area or other changes are made

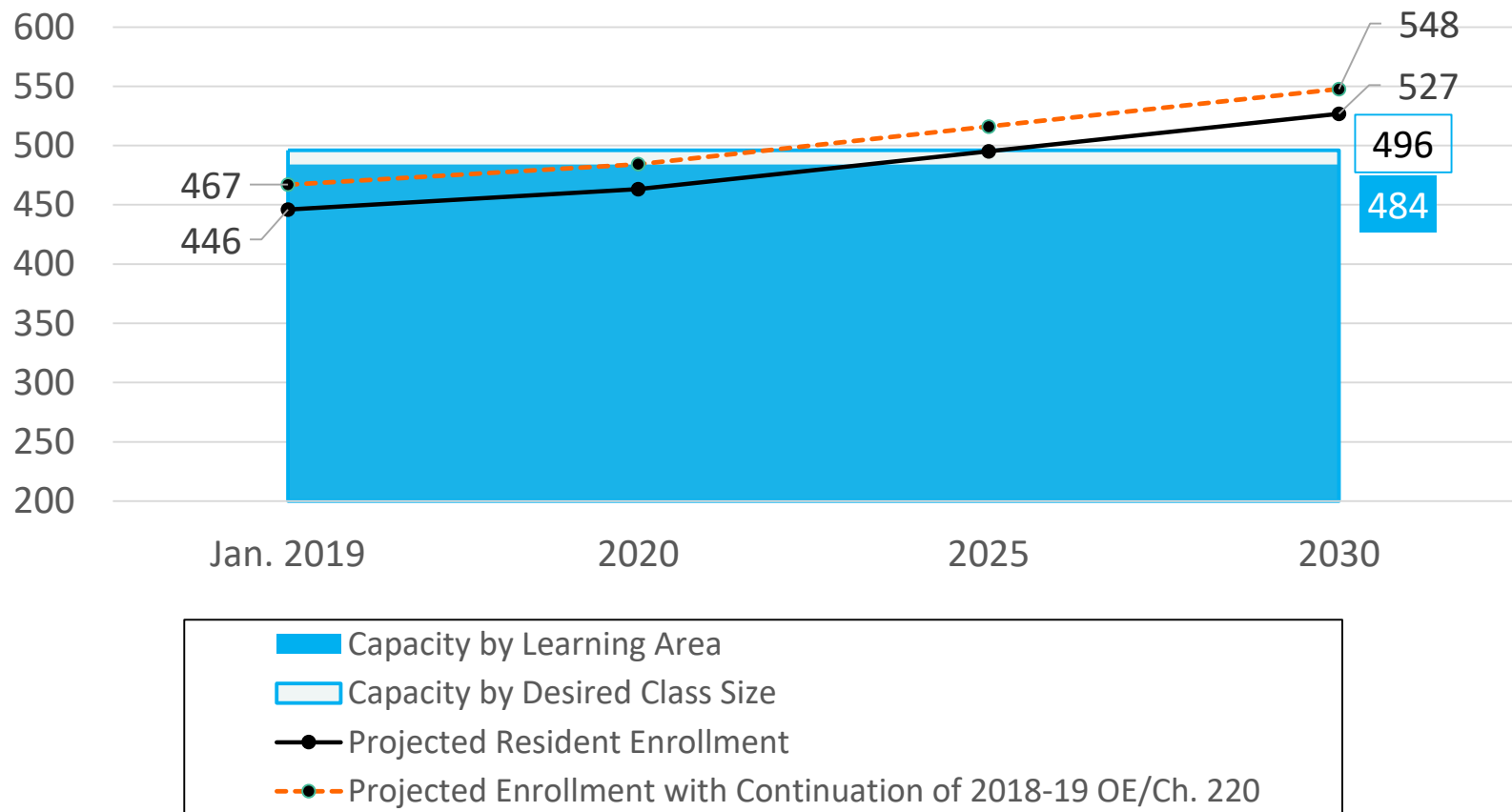
# Grade 6-8 Projections vs. Combined Building Capacity



# Grade 6-8 Projections vs. Lake Shore Middle School Capacity



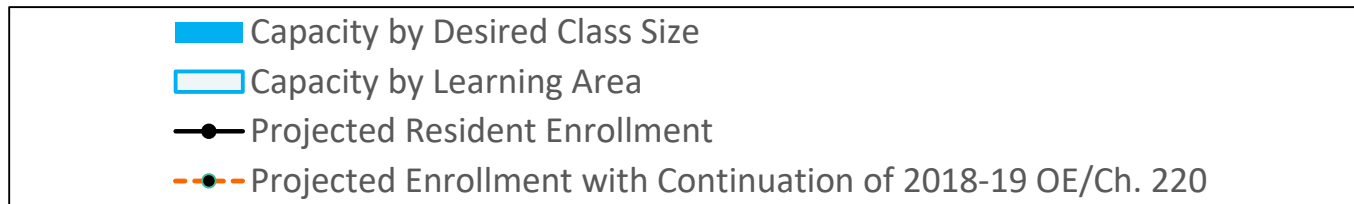
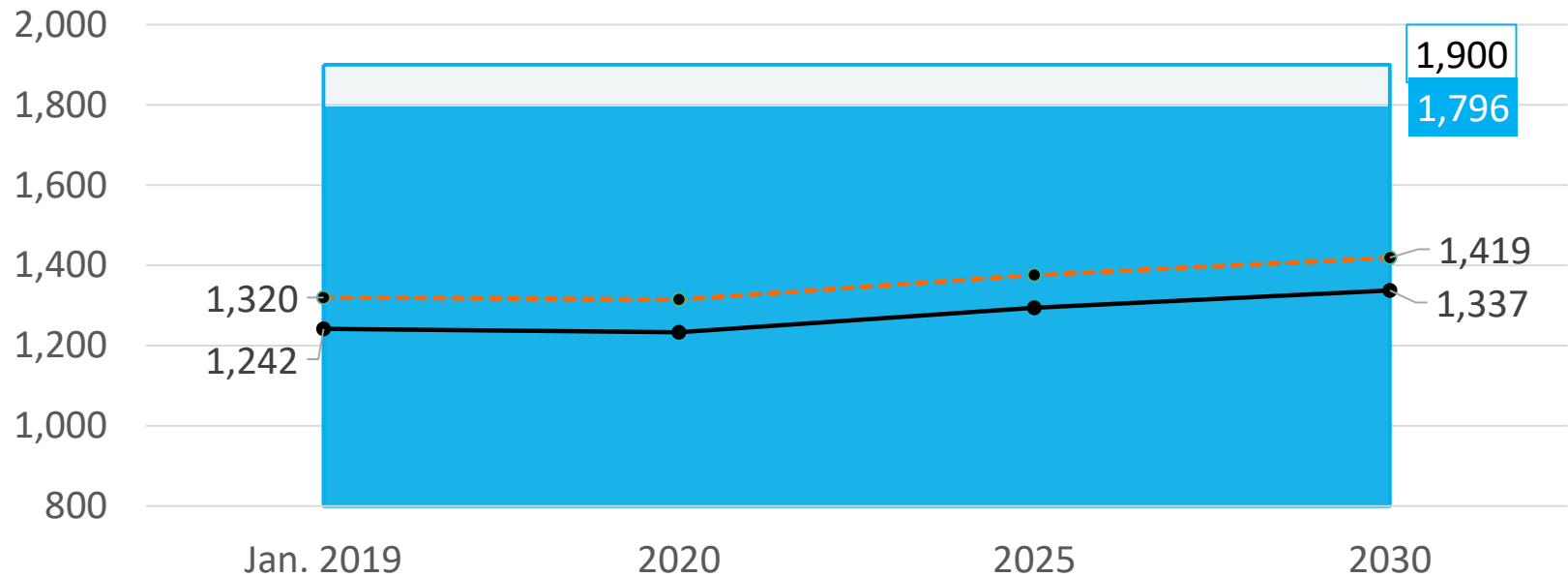
# Grade 6-8 Projections vs. Steffen Middle School Capacity



# Enrollment Projections—Grades 9-12

- Between January 2019 and 2030, we project a 95 resident student enrollment increase in grades 9-12, totaling 1,337 resident students by 2030
  - This factors in private school students returning to the MTSD in 9th grade
- Homestead High School is projected to remain under capacity through the projection period

# Projections vs. Capacity—Grades 9-12



# Enrollment Projections Overview

Grade Grouping	Actual Resident Enrollment, Jan. 2019	MDRoffers' <u>Resident</u> Enrollment Projections			Change, 2019-2030
		2020	2025	2030	
4K-5	1,527	1,592	1,650	1,703	+176
6-8	803	833	890	916	+113
9-12	1,242	1,233	1,294	1,337	+95
<b>Total 4K-12</b>	<b>3,572</b>	<b>3,657</b>	<b>3,833</b>	<b>3,956</b>	<b>+384</b>

Compared to APL, these projections most reflect the:

- Baseline Trend for School Year 2020-21
- Kindergarten Trend for School Year 2025-26

# Concluding Observations

# Results Overview

- We project an 11% increase from:
  - 3,572 resident 4K-12 students in January 2019 to...
  - ...3,956 resident 4K-12 students in 2030
- 384 student increase divided as follows:
  - 176 more elementary school (4K-5) students
  - 113 more middle school (6-8) students
  - 95 more high school (9-12) students

# Implications

- Resident 4K-5 enrollment projected to grow at Oriole Lane and Wilson Elementary Schools, exacerbating capacity issues if no changes
- Middle schools may begin to approach capacity by 2030, with greatest stress expected at Steffen Middle School



# Community Growth & Projections

Presented: August 5th, 2019

