



New England School Development Council

**NORTH KINGSTOWN
RHODE ISLAND**

Demographic Analysis

PK-12 School Facilities Best Educational Use Study

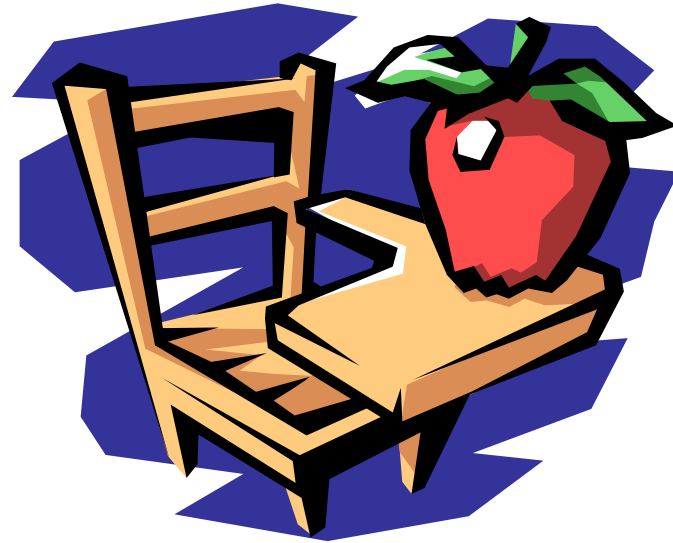
December, 2016

NESDEC PROJECT TEAM

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INTRODUCTION



INTRODUCTION

NESDEC entered into an agreement with the North Kingstown Public Schools to conduct an update of a previous Demographic Study completed in April, 2016. The goal of the project was to provide analysis that the North Kingstown Public Schools could utilize as a basis for decision-making regarding possible grade level configurations and possible alternative uses of the school facilities in order to support the educational program and make optimal use of school space.

INTRODUCTION *(cont'd)*

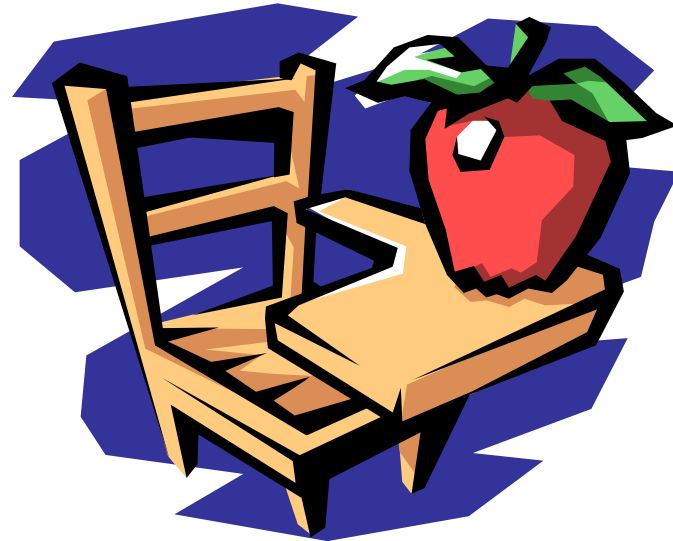
SCOPE

Demographic and Enrollment Trend Analysis

The NESDEC Team analyzed updated District and municipal records, U.S. Census Data, and data provided by the Town Planner, as well as residential housing data provided HUD and the Warren Group.

Based on its analysis of updated data, NESDEC then developed a ten-year enrollment projection and analyzed the impact of the updated projections on future planning options.

DEMOGRAPHIC ANALYSIS



DEMOGRAPHIC ANALYSIS

Factors Affecting Future Enrollments

Births – According to data provided by the Rhode Island Division of Vital Statistics, the average number of births to residents of the **North Kingstown** School District declined during the period from 2001-2014. Between 2001 and 2008, births averaged **272** per year, while the annual average birth rate during the period from 2009-2014 was **208** per year. Updated birth data for 2014 and a provisional estimate for 2015 which was not available at the time of the April, 2016 publication, indicate that in North Kingstown 2014-2015 annual births averaged 228. This is a significant upturn versus the average of the previous six years.

Age Cohorts – According to the U.S. Census Bureau 2010 Report, the **North Kingstown** School District's under-18 age cohort totaled **6,332**. This represented **23.9%** of the town's total population. The 2014 Census Estimate indicated that that the under-18 cohort totaled **6,171** persons, a decline of **161** persons. **During the same time period, the 65 years and over population was estimated to have increased by 245 persons.**

DEMOGRAPHIC ANALYSIS – Cont.

Residential Growth Outlook National and Regional Factors

- On the national level, the “Baby Boomer” generation has begun turning 65 years of age at the rate of 10,000 per day, and this is projected to continue for the next 13 years! According to realtors, if home sales prices reach or exceed the levels that existed during **2004-2007**, many from this age cohort are likely to take advantage of the increased home equity and downsize to smaller homes. Many members of this group are “empty nesters” and they would be vacating three- and four-bedroom homes that would most likely be inhabited by families with school-aged children.
- A recent New England Economic Partnership (NEEP) Conference economic outlook analysis reported that “the New England regional economy continues to improve. Growth rates were higher and unemployment rates lower in 2015 than in any year after the 2008-2009 recession.”

DEMOGRAPHIC ANALYSIS _ Cont.

Residential Growth Outlook

National and Regional Factors – cont.

- Unlike recent prior generations, Millennial couples, many of whom have high college debt, are reported to be looking for 2-3 bedroom rentals, condos and low-priced single-family homes. They are attracted by the positive reputation of communities, close proximity to urban centers, jobs in the area, access to rapid transit, and the draw of public school systems.

DEMOGRAPHIC ANALYSIS – Cont.

North Kingstown Residential Construction

HUD Data

HUD permit data indicates that between 1998 and 2006, North Kingstown single-family permits averaged 109 per year. From 2007–2014, the number of annual permits averaged 29. In 2015, 46 single-family permits were issued in North Kingstown. As was the case in many New England communities, 2014-15 represented the beginning of a turnaround in the residential housing market.

It is important to note that although an uptick in permitting has occurred, the current single-family permit levels are significantly below the 1998-2007 North Kingstown “housing boom” average of 109 permits per year. However, given the fact that several residential projects are moving forward and others are under discussion, there is a distinct possibility that over the next several years, new residential construction will increase significantly.

DEMOGRAPHIC ANALYSIS – Cont.

Updated information gained from the North Kingstown Planning Office has verified that the level of residential development has continued to pick-up significantly versus the time of the housing downturn.

Projects approved and under construction include:

Minor Subdivisions -

- Barber's Heights – 3 single-family units – three/four bedrooms
- Brayman – 3 single-family units – three/four bedrooms
- Just a Mere Farm – 4 units – 2 single-family units and 1 duplex – # of bedrooms N.A.

Major Subdivisions -

- Austin Meadows – Cluster sub-division – 16 single-family units – three/four bedrooms
- Fox Hollow – 12 duplexes – 24 units – all three/four bedroom
- Hamilton Farm – 5 duplexes – 10 age-restricted units – number of bedrooms N.A.
- Reynolds Farm – Phase I – 80 age-restricted apartment units, 41 single family three bedroom units with casitas plus 24 Main street two bedroom units , 6 Main Street cottage style two bedroom units and 12 cottage style 2 bedroom units
- Reynolds Farm Phase III – 225 apartment units – 110 one bedroom units – 115 two bedroom units
- Stonecroft – 7 units – 5 single-family three bedroom and 1 duplex 2 bedrooms each

Units Under Construction: Summary

Single-Family Units: 112

Apartment Units: 305 (80 Age-restricted)

Duplex Units: 38 Units (19 Duplexes)

Projects in the Approval Process include:

Minor Subdivisions

- Allen Property – 3 single-family units - # of bedrooms N.A.
- Hill Plat – 3 single-family units – # of bedrooms N.A.
- Pearson Plat – 3 single-family units – # of bedrooms N.A.
- Riverwatch II – 3 single-family units – three/four bedrooms
- Schartner – 3 single-family – three/four bedrooms
- Wildwood at Heritage – 2 single-family – three/four bedrooms

Projects in the Approval Process (continued)

Major Subdivisions

- Beech Hill – 11 single-family units – # of bedrooms N.A.
- Caldwell and Johnson – 2 single-family – three bedrooms and 1 duplex – age-restricted over 55 – 2 two bedrooms
- Dry Bridge Farm – 21 apartment units – # of bedrooms N.A., 7 single-family units or duplexes – three/four bedrooms
- Harbor View – 20 single-family units – three bedrooms
- Namcook – 104 condo or apartment units – 56 one bedroom units, 48 two bedroom units
- North Ridge II – 25 single-family units
- Preserve at Rolling Greens – 106 units – 6 units one bedroom (live and work), 13 townhouse units – two bedrooms, 21 duplexes – one bedroom, 43 duplexes – two bedrooms, 20 single-family units – two bedrooms, 3 single-family units – three bedrooms
- 250 Sachem Road – 27 single family units – mix of 2 and 3 bedrooms
- Residences at Sawmill – 295 apartment units – 246 two bedrooms, 49 one bedroom
- Schartner Farms – 14 units – mostly single-family units – three/four bedrooms, some townhouse units – two/three bedrooms

Projects in the Approval Process (continued)

- Reynolds Farm – Phase II – 152 single-family units – three bedrooms – 45 with casitas
- Walmsley Lane – 12 single-family units (age restricted) – Number of bedrooms N.A. *or* Cottages at Weeden Farm 8 duplexes – 16 units (age restricted) – 2 bedrooms
- Wickford Woods – (age restricted) 40 condo units – two bedrooms

Projects in Approval Process

Single-Family: Approximately 289-312 units

Duplexes: Approximately 168 units

Apartments: Approximately 426 units

Townhouses and Condos : Approximately 13-159 units

DEMOGRAPHIC ANALYSIS – Cont.

Warren Group Data Existing Home Sales

Home sales data provided by the Warren Group confirms that in North Kingstown, 2015 single-family home sales, which totaled **285**, exceeded the 2008-14 single-family average of 222 homes sold. **The latest Warren Group single family sales data available indicates that between January 1st and October 31st 2016, single family sales in North Kingstown totaled 309. This 10 month total exceeds the 12 month total of any of the past 10 years,**

Median Prices

According to the Warren Group, in 2015 the median price for North Kingstown single-family homes reached \$325,000. The median price average for the previous six years was \$298,000.

The most recent Warren Group data indicates that between January and the end of October single family median prices averaged \$326,500.

Over the next several years, the stability of the housing market and the degree to which “Baby Boomers” downsize will be major factors affecting existing home sales.

DEMOGRAPHIC ANALYSIS – Cont.

Other Demographic and Enrollment Factors

- Continued expansion of employment opportunities in and near North Kingstown

The New England Economic Partnership's (NEEP) most recent economic forecast indicated that, in 2015, the Rhode Island unemployment rate “declined faster than NEEP had previously estimated and the rate is expected to continue the downward trend.”

The New York Times on March 16, 2016, noted in an article in the business section, “The Quonset Business Park (located in North Kingstown) recently reached a milestone, surpassing 10,000 employees at companies on the site. Its success is being cited as a model as Rhode Island tries to improve its economy.”

DEMOGRAPHIC ANALYSIS – Cont.

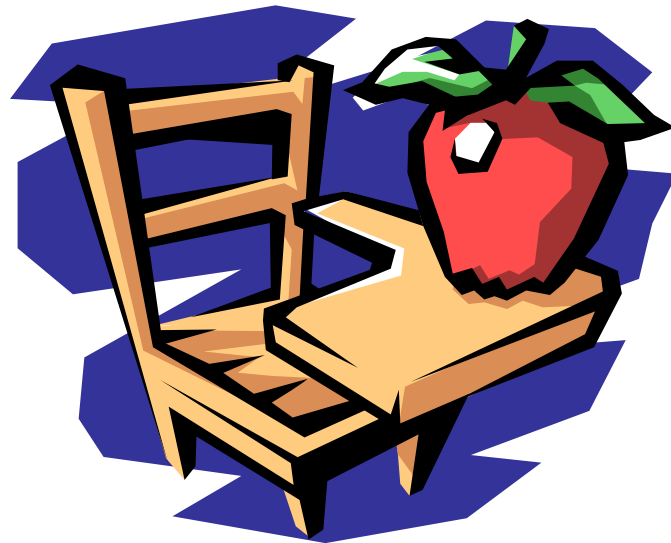
Other Demographic and Enrollment Factors

- The North Kingstown School District, in 2015-16, implemented Full-day Kindergarten programming; and at the high school level, over the past few years, a Technology Robotics Careers Program has been initiated. Both of these programming moves reflect accepted best practices, and they are likely to further enhance the positive reputation of the North Kingstown Public Schools.
- Data provided by the North Kingstown District indicates that, thus far in the 2016-17 school year, the number of new enrollees from other communities/school districts, private and parochial schools and those who had been home-schooled totaled 161 students. Conversely, the number of North Kingstown students who left the district schools totaled 77.

DEMOGRAPHIC ANALYSIS – Cont.

- *The moderate acceleration in housing turnover and the increase in new housing construction, coupled with the improving employment picture and positive changes in District programs, have the potential to reverse the North Kingstown District’s enrollment decline. Therefore, in light of these factors, it will be important for the North Kingstown School District to continue, on a regular basis, to update data related to annual births, residential permits and existing home sales, as well as other economic indicators. It will also be important for the District to maintain a sufficient “capacity cushion” to accommodate enrollment variations.*

ENROLLMENT PROJECTIONS



North Kingstown, RI Historical Enrollment

School District: North Kingstown, RI

12/8/2016

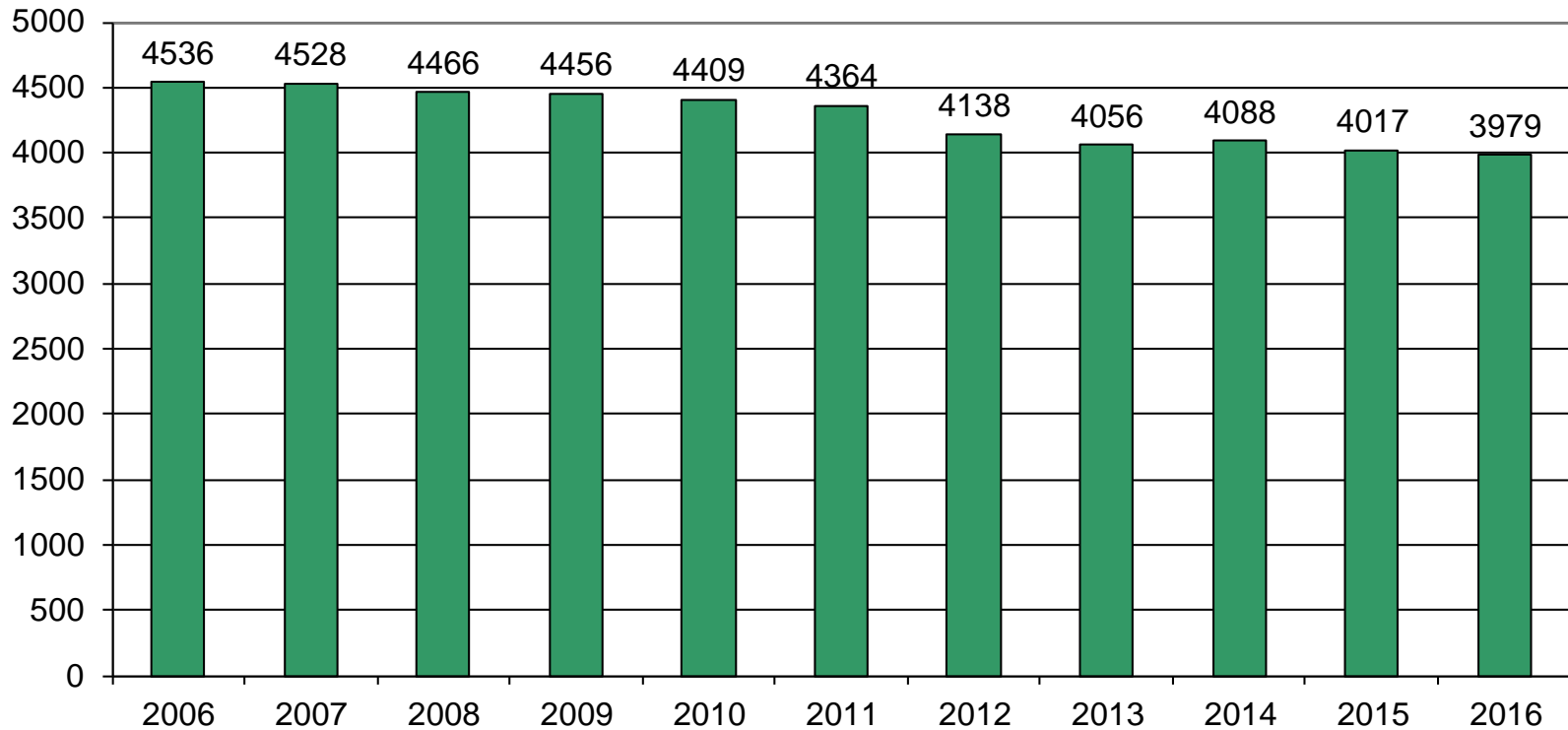
Historical Enrollment By Grade																			
Birth Year	Births	School Year	PK	K	1	2	3	4	5	6	7	8	9	10	11	12	UNGR	K-12	PK-12
2001	308	2006-07	18	246	303	294	318	322	333	363	356	405	407	424	385	362	0	4518	4536
2002	318	2007-08	35	286	282	294	298	325	322	336	373	354	426	404	415	378	0	4493	4528
2003	281	2008-09	44	234	315	274	289	287	333	331	329	362	420	424	414	410	0	4422	4466
2004	268	2009-10	57	254	276	309	286	291	287	344	339	341	415	428	424	405	0	4399	4456
2005	275	2010-11	58	245	291	266	334	290	299	301	343	340	401	401	417	423	0	4351	4409
2006	245	2011-12	64	255	281	296	274	342	300	306	304	338	400	387	393	424	0	4300	4364
2007	250	2012-13	58	234	271	272	302	275	333	311	306	315	358	356	364	383	0	4080	4138
2008	234	2013-14	61	211	265	275	282	303	285	336	318	314	345	354	340	367	0	3995	4056
2009	204	2014-15	89	205	242	269	284	290	308	304	351	310	372	350	354	360	0	3999	4088
2010	205	2015-16	82	217	234	239	281	277	292	322	307	342	336	368	333	387	0	3935	4017
2011	180	2016-17	92	247	237	234	257	294	277	307	325	321	383	339	340	326	0	3887	3979

Historical Enrollment in Grade Combinations									
Year	PK-5	K-5	K-6	K-8	5-8	6-8	7-8	7-12	9-12
2006-07	1834	1816	2179	2940	1457	1124	761	2339	1578
2007-08	1842	1807	2143	2870	1385	1063	727	2350	1623
2008-09	1776	1732	2063	2754	1355	1022	691	2359	1668
2009-10	1760	1703	2047	2727	1311	1024	680	2352	1672
2010-11	1783	1725	2026	2709	1283	984	683	2325	1642
2011-12	1812	1748	2054	2696	1248	948	642	2246	1604
2012-13	1745	1687	1998	2619	1265	932	621	2082	1461
2013-14	1682	1621	1957	2589	1253	968	632	2038	1406
2014-15	1687	1598	1902	2563	1273	965	661	2097	1436
2015-16	1622	1540	1862	2511	1263	971	649	2073	1424
2016-17	1638	1546	1853	2499	1230	953	646	2034	1388

Historical Percentage Changes			
Year	K-12	Diff.	%
2006-07	4518	0	0.0%
2007-08	4493	-25	-0.6%
2008-09	4422	-71	-1.6%
2009-10	4399	-23	-0.5%
2010-11	4351	-48	-1.1%
2011-12	4300	-51	-1.2%
2012-13	4080	-220	-5.1%
2013-14	3995	-85	-2.1%
2014-15	3999	4	0.1%
2015-16	3935	-64	-1.6%
2016-17	3887	-48	-1.2%
Change		-631	-14.0%

North Kingstown, RI Historical Enrollment

PK-12, 2006-2016



North Kingstown, RI Projected Enrollment

School District: North Kingstown, RI

12/8/2016

Note: Continuing new residential construction and the addition of full-day Kindergarten have increased the number of new families moving in; pacing/timing of the arrival of families will vary.

Enrollment Projections By Grade*																				
Birth Year	Births		School Year	PK	K	1	2	3	4	5	6	7	8	9	10	11	12	UNGR	K-12	PK-12
2011	180		2016-17	92	247	237	234	257	294	277	307	325	321	383	339	340	326	0	3887	3979
2012	201		2017-18	92	230	278	237	246	261	296	292	314	324	360	385	325	354	0	3902	3994
2013	202		2018-19	92	231	259	278	249	250	263	312	298	313	364	362	369	338	0	3886	3978
2014	232		2019-20	92	266	260	259	292	253	252	277	319	297	351	366	347	384	0	3923	4015
2015	224	(prov.)	2020-21	92	257	300	260	272	297	255	266	283	318	333	352	351	361	0	3905	3997
2016	208	(est.)	2021-22	92	238	290	300	273	277	299	269	272	283	357	334	337	365	0	3894	3986
2017	213	(est.)	2022-23	92	244	268	290	315	278	279	315	275	272	318	359	320	350	0	3883	3975
2018	216	(est.)	2023-24	92	247	275	268	305	320	280	294	322	275	305	319	344	333	0	3887	3979
2019	219	(est.)	2024-25	92	250	278	275	282	310	322	295	300	321	309	306	306	358	0	3912	4004
2020	216	(est.)	2025-26	92	247	282	278	289	287	312	340	301	299	360	310	293	318	0	3916	4008
2021	214	(est.)	2026-27	92	245	278	282	292	294	289	329	347	300	336	362	297	305	0	3956	4048

*Projections should be updated on an annual basis in order to reflect changes in births, real estate sales, in-/out-migration of families, and housing construction.

Based on an estimate of births

Based on children already born

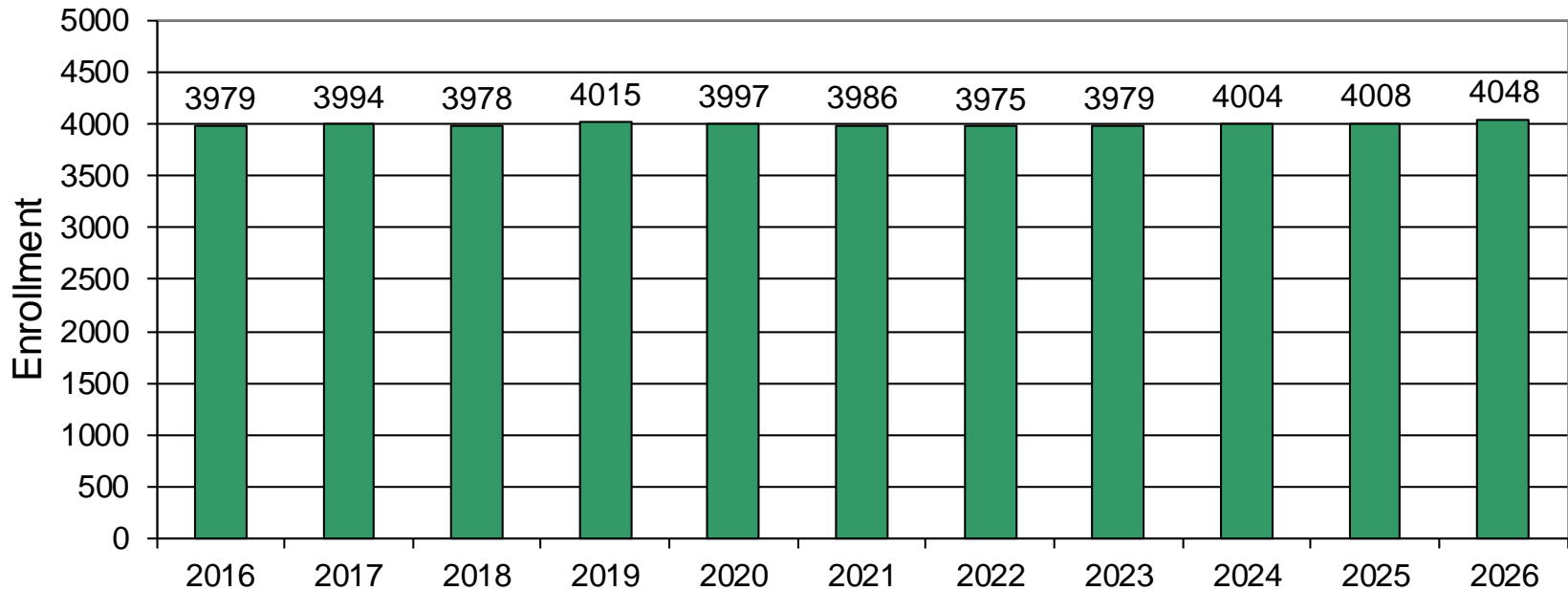
Based on students already enrolled

Projected Enrollment in Grade Combinations*									
Year	PK-5	K-5	K-6	K-8	5-8	6-8	7-8	7-12	9-12
2016-17	1638	1546	1853	2499	1230	953	646	2034	1388
2017-18	1640	1548	1840	2478	1226	930	638	2062	1424
2018-19	1622	1530	1842	2453	1186	923	611	2044	1433
2019-20	1674	1582	1859	2475	1145	893	616	2064	1448
2020-21	1733	1641	1907	2508	1122	867	601	1998	1397
2021-22	1769	1677	1946	2501	1123	824	555	1948	1393
2022-23	1766	1674	1989	2536	1141	862	547	1894	1347
2023-24	1787	1695	1989	2586	1171	891	597	1898	1301
2024-25	1809	1717	2012	2633	1238	916	621	1900	1279
2025-26	1787	1695	2035	2635	1252	940	600	1881	1281
2026-27	1772	1680	2009	2656	1265	976	647	1947	1300

Projected Percentage Changes			
Year	K-12	Diff.	%
2016-17	3887	0	0.0%
2017-18	3902	15	0.4%
2018-19	3886	-16	-0.4%
2019-20	3923	37	1.0%
2020-21	3905	-18	-0.5%
2021-22	3894	-11	-0.3%
2022-23	3883	-11	-0.3%
2023-24	3887	4	0.1%
2024-25	3912	25	0.6%
2025-26	3916	4	0.1%
2026-27	3956	40	1.0%
Change		69	1.8%

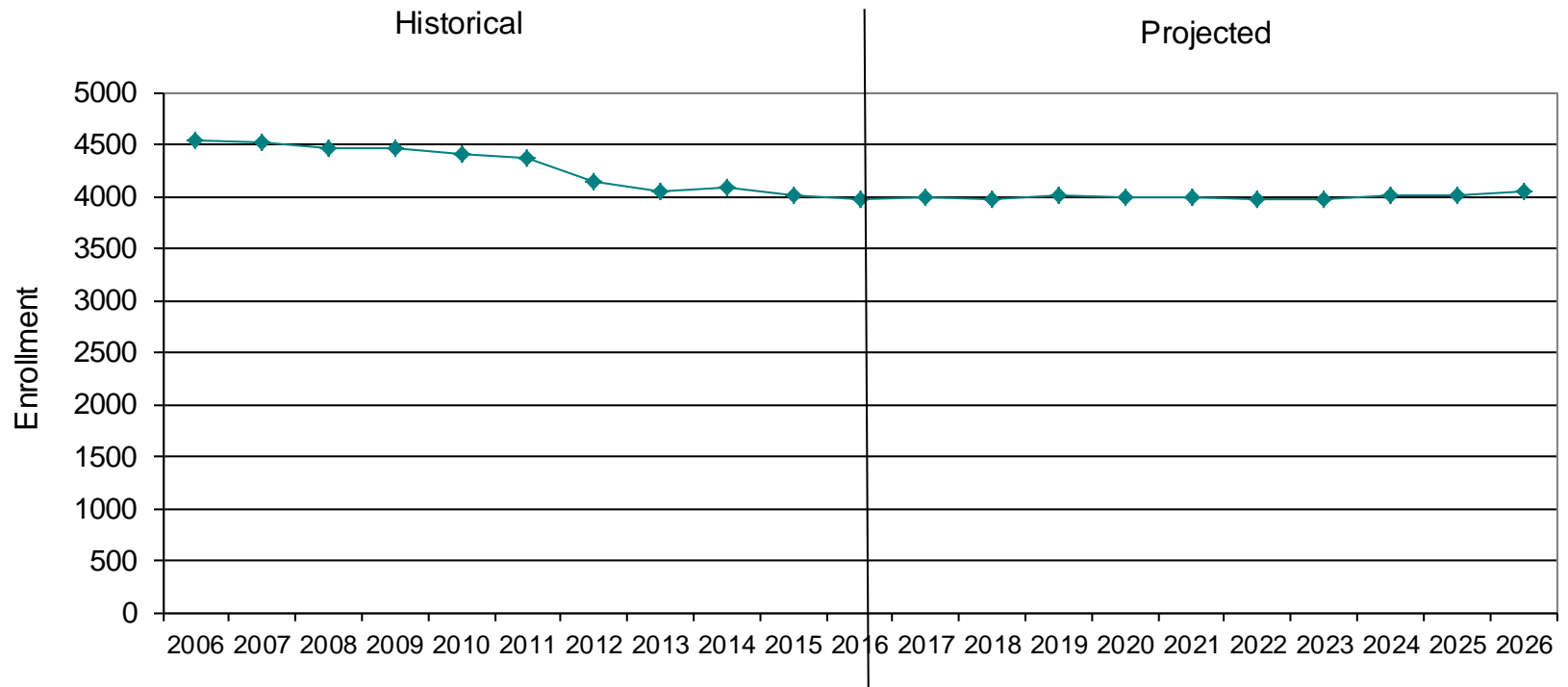
North Kingstown, RI Projected Enrollment

PK-12 TO 2026 Based On Data Through School Year 2016-17

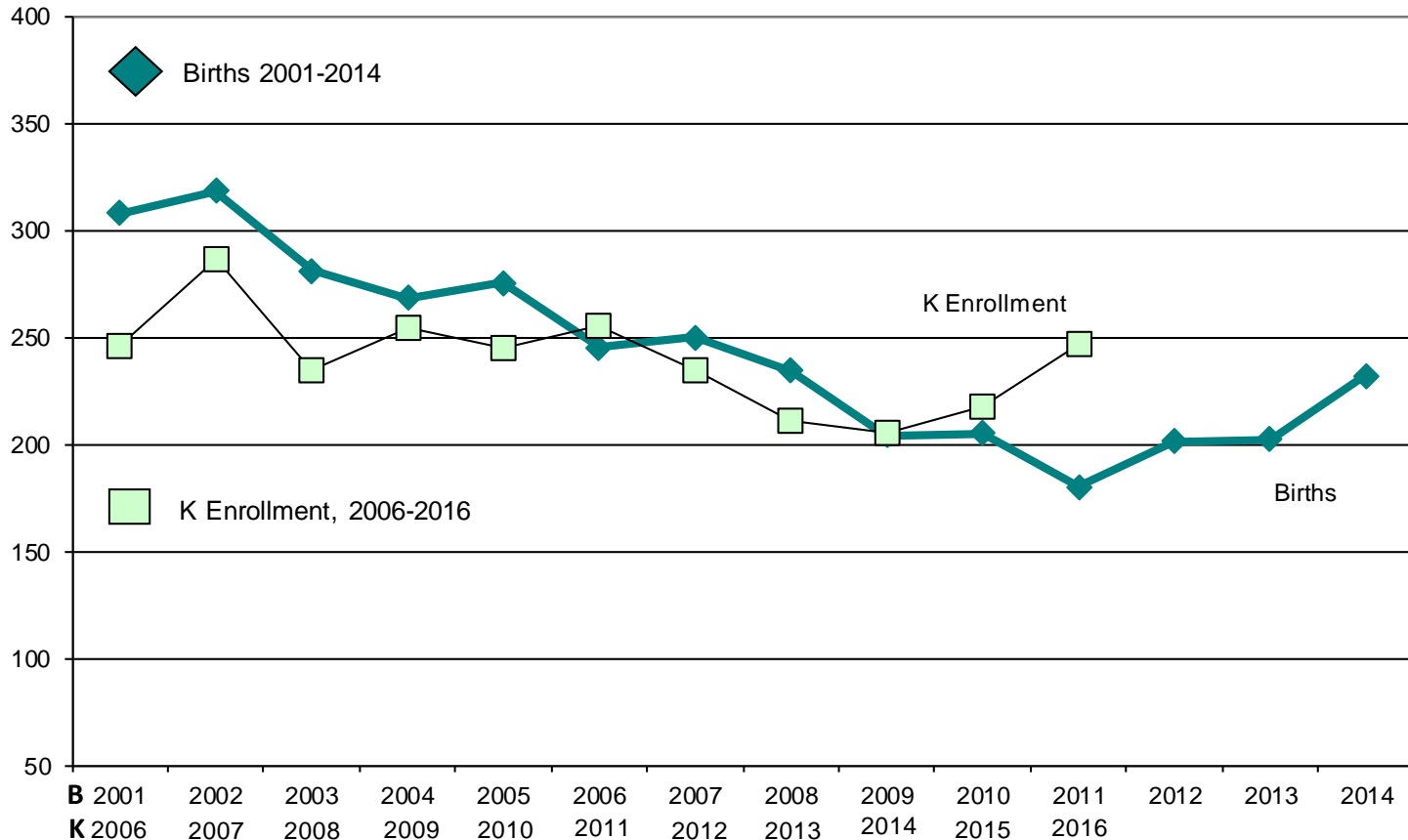


North Kingstown, RI Historical & Projected Enrollment

PK-12, 2006-2026



North Kingstown, RI Birth-to-Kindergarten Relationship



North Kingstown, RI Additional Data

Building Permits Issued		
Year	Single-Family	Multi-Units
2005	53	0
2012	37	0
2013	30	0
2014	40	0
2015	46	0
2016	47 to Oct 31	31 to Oct 31

Source: HUD and Building Department

Enrollment History		
Year	Voc-Tech 9-12 Total	Non-Public K-12 Total
2005-06	13	843
2012-13	46	410
2013-14	38	520
2014-15	32	549
2015-16	37	460
2016-17	11	n/a

Residents in Non-Public Independent and Parochial Schools (General Education)														
2015-16	K	1	2	3	4	5	6	7	8	9	10	11	12	K-12 TOTAL
		28	32	28	27	31	24	41	28	38	44	44	38	57

K-12 Home-Schooled Students	
2016	79

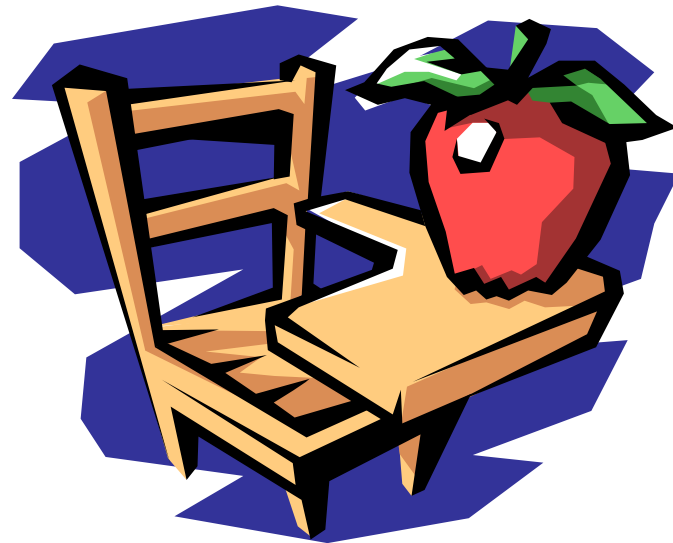
K-12 Residents "Choiced-out" or in Charter or Magnet Schools	
2016	106

K-12 Special Education Outplaced Students	
2016	38

K-12 Choiced-In, Tuitioned-In, & Other Non-Residents	
2016	9

The above data were used to assist in the preparation of the enrollment projections. If additional demographic work is needed, please contact our office.

CAPACITY ANALYSIS



Updated Capacity Analysis

- After reviewing and updating demographic and enrollment data, NESDEC has concluded that although enrollments will be higher than the April 2016 projections indicated, sufficient facility capacity would be available to accommodate either Option I or Option II.
- This conclusion is based on the following assumptions:
 - During any of the next 10 years, PK-5 enrollments do not exceed projections by more than 10%.
 - Beginning in 2020-21, the following instructional spaces would be available for grade-level/specialized instruction:
 - 5 Computer Labs – As is the case with many districts, North Kingstown is moving toward 1 to 1 computer access and as a result sign-out labs will not be needed
 - Reconfiguration for grade level instruction of 2 Tech Ed and 1 Family Consumer Science Rooms at Davisville (Not utilized in elementary curriculum)
 - Reassignment of 2 Resource rooms to grade level instruction – 1 at Davisville and 1 at Stony Lane (Full-sized spaces for small group instruction)

NESDEC wishes to thank all those who assisted with the completion of the project. The North Kingstown School Committee and Administration should be commended for their systematic approach to decision-making regarding school-related issues.



New England School Development Council

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YOUR REACTIONS IDEAS SUGGESTIONS

