Weston Board of Education Special Meeting

Tuesday, November 30, 2021 6:00 PM
Zoom Meeting, 24 School Road, Weston, CT 06883-1623

I. **CALL TO ORDER, VERIFICATION OF QUORUM**

II. **PLEDGE OF ALLEGIANCE**

III. **ENROLLMENT PROJECTIONS**

A. Presentation of 10-year enrollment projections by NESDEC

B. Presentation of 10-year enrollment projections by SLAM

IV. **ADJOURNMENT**

Weston Board of Education
Weston, Connecticut 06883

Meeting Date: 11/30/2021

☒ **Information Only**

☐ **Action Requested**

Agenda Item Subject: Enrollment Projections

Submitted by: Lisa Wolak

Document Summary/Purpose and or Recommended Action:

Presentation of 10-year enrollment projections by NESDEC

Weston Public Schools
Weston, CT

2021-22 Letter of Analysis

2021-22 Enrollment Projections

TO: Ms. Lisa Wolak, Superintendent, Weston Public Schools, Weston, CT
FROM: Karen L. LeDuc, Ph.D.
DATE: November 17, 2021
RE: Enrollment Projections

The global pandemic continues to influence our nation's public health and economic stability in unpredictable ways. As such, it is still too early to identify many of the factors that could impact school enrollments. Over the past school year, we have seen fluctuations in the real estate market and job trends, which have impacted student attendance patterns. Moreover, during the past school year, we have seen how school enrollment patterns can differ substantially from one district to another, with some districts losing students while others experience an influx of students.

We are pleased to send you the enclosed documents displaying the past, present, and projected enrollments for the Weston School District. These ten-year projections are designed to provide Weston with yearly, up-to-date enrollment information that can be used by boards and administrators for effective planning and allocation of resources. Included in this report are graphs representing historical and projected grade-by-grade enrollments for the district. New this year, we have added graphs that highlight historical and projected enrollments in grade combinations. We have received the figures given to us by the district and we assume that the method of collecting the enrollment data has been consistent from year to year. This is the first projection for the district, next fall we can determine the accuracy NESDEC's forecast.

Enrollment Projection Analysis: Over the next three years, K-2 enrollments are forecast to decrease by a total of -33 students, Grades 3-5 enrollments are projected to increase by +52 students, Grades 6-8 enrollments are projected to decrease by -29 students, and Grades 9-12 are projected to decrease by about -20 pupils, all within the next three years, as the classes move up the grades. Enrollment projections are more reliable in Years #1-4 in the future and less reliable in the "out-years," as many factors may change. The longer-term future is better viewed as a prediction that may change due to fluctuating real estate conditions. That longer-term future also will be affected by the number of babies yet to be born. As the pandemic economy shifts, additional migration of families may occur into Weston. Building permits have begun to stabilize, see the "Additional Data" table. See the "reliability of projections" section for more details. The birth numbers used in the projections, through 2018, are from the CT Department of Public Health. Any "provisional" numbers reflect a total that is preliminary. Any "estimated" numbers are

created using a rolling five-year average, which NESDEC has found to be the most accurate method of estimation. Local clerks have up-to-date information on local births, but do not have access to the number of Weston residents born out-of-state, information which will eventually become known to the CT DPH Vital Statistics Department. Regardless, it is quite possible that real estate turnover will have increased further, bringing in additional new families: see the "Projections" page.

NESDEC has found that the following factors are relevant to the analysis of your Enrollment Projections.

Hidden Trends Within the District

The two factors now at work that will have the greatest effect upon future enrollments are: (1) a decreasing number of births to Weston residents and (2) an expected continuation of the in-migration of families.

Births: The analysis of births as they relate to kindergarten is important to consider as it constitutes the potential enrollment pool for kindergarten. The students currently in Grades 1-10 were born during a period when Weston was averaging 65 births per year. More recently, and expected over the next 6-7 years, Weston now is averaging about 59 births per year, about -6 fewer births per year than previously. The relationship between Weston births and Kindergarten enrollments is displayed on the B-K graph. Weston continues to experience an increased number of "net move-ins" of families with kindergarten students, for example, in 2016 there were 54 births, and for school year 21-22, Weston enrolled 126 Kindergarteners (an increase of +72 students). Kindergarten enrollments over the last five years has experienced a range of 109-129 students. Kindergarten is one of the more difficult grades to project, as the projection is based upon birth data recorded five years earlier and is influenced by new families moving to Weston.

In- or Out-Migration of Students: Like many nearby communities, Weston continues to experience fluctuations in enrollment and in-migration in Grades 1-8. There are additional trends and countertrends to consider. More so than other grade levels, **Grades 1-8 in most districts, taken as a group, tend to be relatively stable in numbers.** Grades 9-12 are excluded from the calculation, as in many communities there tends to be additional fluctuation for reasons having little to do with students moving in/out of the community. Regarding the Grade 1-8 enrollment stability, if last year the Grade 1-7 total was 1,100 children, if no one moved in or out, this fall's Grades 2-8 would equal about 1,100 – the same cohort of children. Because Grades 1-8 tend to be the most stable in total K-12 enrollment, these Grades 1-8 are potential places to discover "hidden trends" that otherwise might go unnoticed and provide a useful yardstick by which to measure a district's tendency toward in-/out-migration. In the case of Weston, we know that the district had been experiencing an in-migration of school-age children (with increases in 8 out of 8 years, leading to a net increase averaging +42 students). The presence of in-migration in Grades 1-8 would be evidence of the complexity of enrollments in these unsettled economic times. Analysis of these hidden trends can provide an additional benchmark by which to assess enrollment trends.

Forecasting Kindergarten and Grade 9: The two most difficult grades to forecast in all districts are Kindergarten and Grade 9. The latter is difficult to anticipate, as there are so many options for Grade 9, vocational or agricultural schools, private or parochial non-public schools, etc. Kindergarten can be difficult to project based upon births alone, especially in a changing real estate market like Weston at the present time, as many districts have large numbers of "net move-ins/move-outs" who are ages 1-4. Some districts take extra steps to track 3- and 4-year-olds with a local census, or report to NESDEC the known number of 4-year-olds in local pre-schools/nursery schools that typically enroll Kindergarteners in the district. Knowing this information helps NESDEC to project Kindergarteners more reliably, as does data from the Kindergarten Screening in districts, which also tracks 3- and 4-year-old siblings (or neighbors) at that time. Weston's in-migration of residents remains an important variable in the new class of Kindergarteners each year and is well worth tracking in order to periodically update the estimated number of newly arrived children. The more data that is sent to NESDEC regarding the incoming Kindergarten class, the greater the chance that enrollment surprises will be minimized.

Trends in Real Estate Sales: Every day across America, 10,000 "Baby Boomers" celebrate their 65th birthdays, a phenomenon which will continue for the next 8 years. New England has a disproportionately large share of these senior citizens, many of who~~m~~ had planned to "downsize" their living arrangements, yet postponed putting homes on the market due to the Great Recession. Millennials, many of who~~m~~ postponed home buying, are now purchasing homes in record numbers. School enrollments are influenced strongly by the number of real estate sales, as these contribute to new families moving into many districts. In over 80% of districts, the number of real estate sales is 4-5 times larger than the number of building permits for new residential construction. **Thus, the number of real estate sales often is a more important factor than the number of building permits.** The global economy continues to be somewhat unsettled, yet NESDEC has assumed that there will be increasing economic stability on the national and regional levels. In the case of Weston, an average of 194 single-family homes were being sold annually in 2001-2007 "on the bubble" prior to the 2008 Recession, a pace which slowed to only an average of 116 sales for 2008-12. An average of 173 single-family homes were sold annually in 2013-2020. The number of homes sold through September of 2021 (177 single-family homes) is on a pace that could reach 200's by year's end. The median sales price for single-family homes has ranged from $689,000 - $825,000 for the past 10 years and is currently $950,000 through August 2021.

Analyzing Your Enrollment

1. After the "YEAR" column can be found the "BIRTHS" column. The number of births to residents for each of eleven years is displayed. Note any trends, e.g., have births been decreasing? increasing? leveling off? Kindergarten and Grade 1 enrollments normally are quite responsive to these fluctuations.

2. Look **down** the K and 1 columns, noting the direction of the trend. This affords a comparison of these classes over a ten-year period. Add the K and Grade 1 enrollments of the first school year recorded and compare them with the sum of the current K and Grade 1 enrollments.

3. Take the first K class and follow it diagonally to trace its movement to Grade 1, 2, etc. up to its current 10th grade status. This comparison (which can be accomplished for other classes also) gives some measure of the effects of migration in your school district. If a sixth grade class today is larger than it was as a K class six years ago, then net in-migration probably has occurred; if it is smaller, then net out-migration probably has occurred.

4. Compare each K class with the previous year's graduating class. Note which is larger and by what amount one surpasses the other. Larger graduating classes generally reflect declining enrollments; larger K classes generally indicate increasing enrollments.

5. In the "Grade Combinations" section, note the trends of elementary, middle school and high school enrollments. A significant and consistent trend in these summaries usually results in the corresponding trend for projected enrollments. If enrollments are leveling off in the elementary grades after a period of decline, then the secondary enrollments might be expected to continue to decline for several years until the leveling off experience has had time to take hold at the secondary grades.

Using This Information Electronically

If you would like to extract the information contained in this report for your own documents or presentations, you can use screenshots, which can be inserted into PowerPoint slides, Word documents, etc. Because screenshots create graphics, the image is not editable. Please feel free to contact us if you need assistance in this matter, by phone (508-481-9444) or by email (ep@nesdec.org).

Weston Public Schools
Weston, CT
November 30, 2021
Board of Education Presentation
2021-22 Enrollment Projections

Enrollment Projection Methodology

- Modified Cohort Survival Method component technique
  - Assume that the figures given to us by the District are accurate and the method of collecting the enrollment data has been consistent from year to year
  - Consider current district-specific information, such as in/out-migration of students, resident births, HUD-reported building permits, etc.
  - Calculate percentages from the historical enrollment data
  - Determine ratios for each pair of grades, which are applied to the present enrollment statistic to project into future years
    - The ratios are the key factors in the reliability of the projections, assuming validity of the data at the starting point.

Reliability of Projections

Projections are:

- generally, most reliable when they are closest in time to the current year, for example in years 1-3.
- based upon
  - **the children who already are in the district** (the current K-12 population only), the most reliable
  - The children **born into the community but not yet old enough to be in school.**
    - The least reliable category is the group for which an estimate must be made **to predict the number of births**, thereby adding additional uncertainty.

Factors that influence enrollment projections

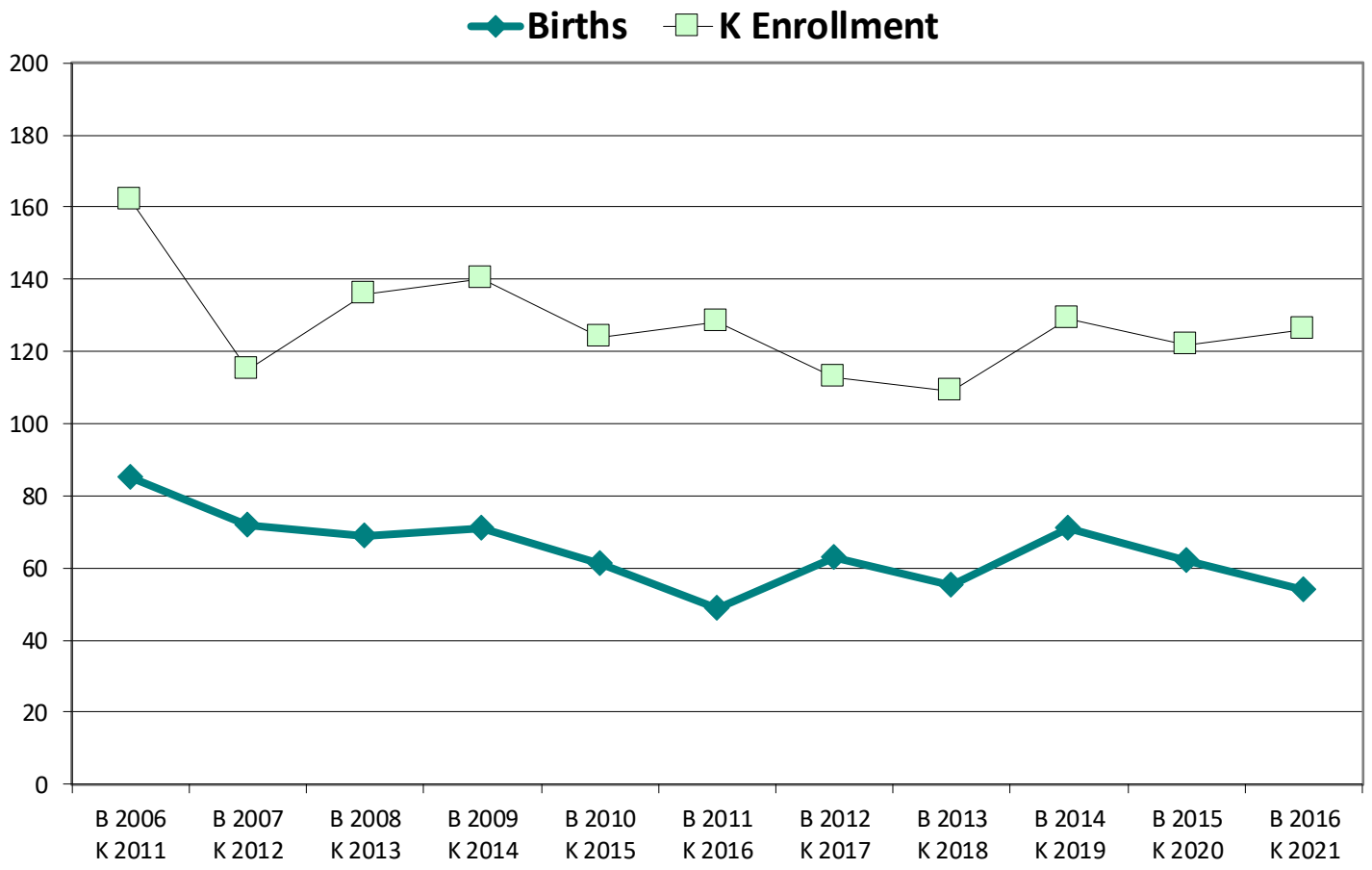
- Birth to Kindergarten ratios
- In-migration of students in Grades 1-8
- Real estate sales

Birth to Kindergarten Ratios

Analysis of births as they relate to Kindergarten is important to consider as it is a potential pool of future students

- Over the past ten years, Weston was averaging 65 births per year
- Weston is now averaging 59 births per year, -6 fewer births
- Weston continues to experience an increased number of net “move-ins” of families with Kindergarten students, see slide 6

Birth-to-Kindergarten Relationship



In-migration of students

- Many districts experience new families moving to the district
- Weston has seen an increase of new families with school-aged children enrolling in Grades 1-8
  - Over the past 8 years, Weston has averaged +42 net “move-ins” of students
  - SY 20-21, +37 net “move-ins” occurred

Impact of real estate sales on enrollment

- Continued strong sales of single-family home sales in Weston has a positive impact on enrollment
  - An average of 173 single-family homes were sold annually in 2013-20
  - For 2020, 277 single-family homes were sold
  - Through September 2021, 177 single-family homes were sold
  - The median sales price has ranged from $689,000 - $825,000 and is currently $950,000 through September 2021

- Source: The Warren Group

Historical Enrollment

School District: Weston, CT **11/17/2021**

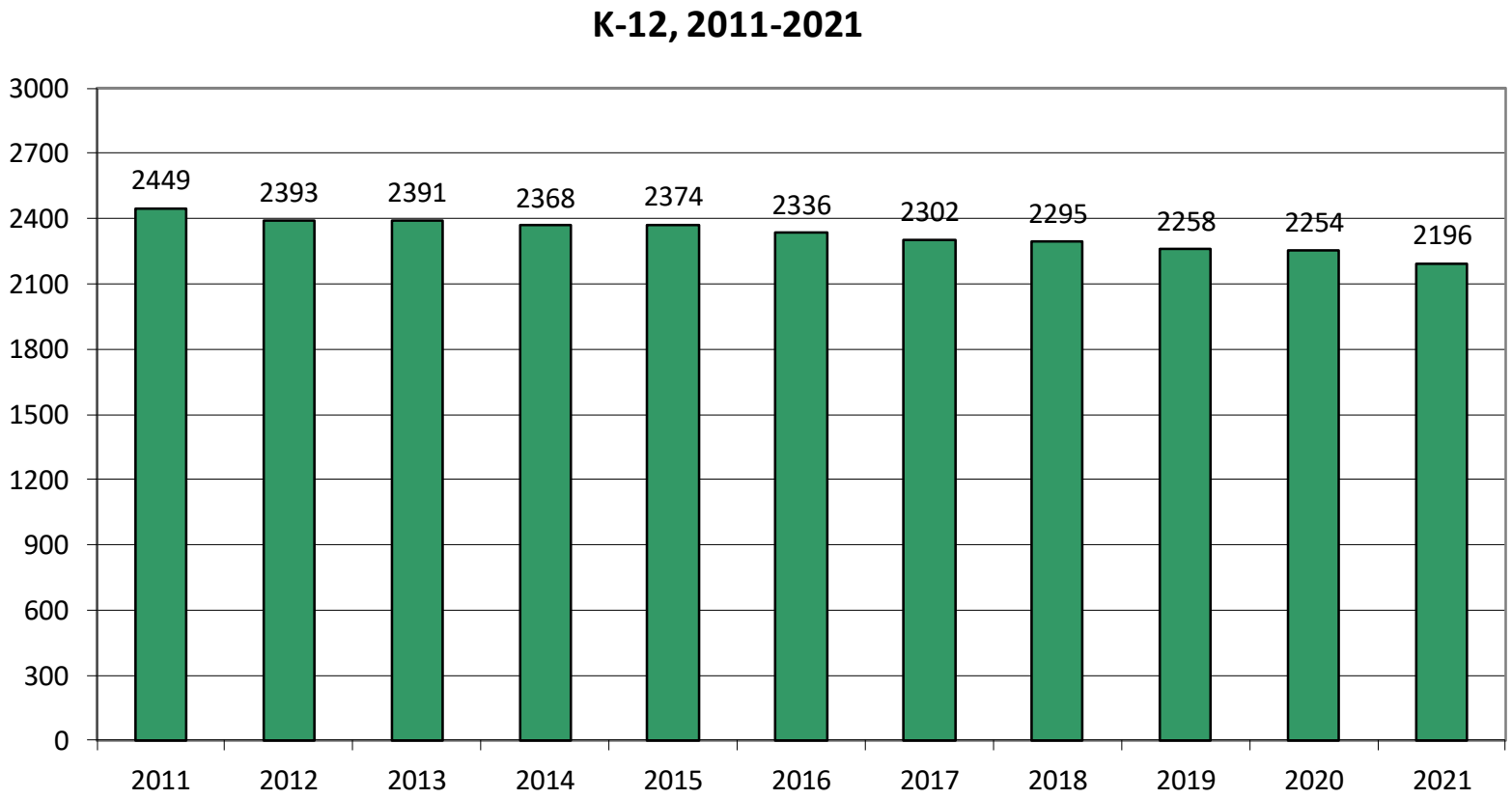
Historical Enrollment By Grade																			
Birth Year	Births*	School Year	PK	K	1	2	3	4	5	6	7	8	9	10	11	12	UNGR	K-12	PK-12
2006	85	**2011-12**	30	162	156	177	180	173	217	211	207	211	170	193	203	189	0	2449	2479
2007	72	**2012-13**	26	115	157	163	180	186	179	221	209	207	210	173	188	205	0	2393	2419
2008	69	**2013-14**	20	136	135	175	176	183	194	190	214	216	214	209	169	180	0	2391	2411
2009	71	**2014-15**	32	140	150	146	185	177	186	203	188	212	201	207	206	167	0	2368	2400
2010	61	**2015-16**	26	124	141	156	161	186	184	190	206	186	216	207	206	211	0	2374	2400
2011	49	**2016-17**	25	128	143	145	163	173	185	186	194	205	189	213	206	206	0	2336	2361
2012	63	**2017-18**	27	113	142	147	153	174	180	196	190	198	210	184	209	206	0	2302	2329
2013	55	**2018-19**	27	109	128	155	163	165	181	187	201	195	203	209	186	213	0	2295	2322
2014	71	**2019-20**	32	129	117	135	160	168	169	191	186	204	195	207	207	190	0	2258	2290
2015	62	**2020-21**	24	122	141	131	145	176	171	173	190	197	200	192	208	208	0	2254	2278
2016	54	**2021-22**	30	126	146	154	140	150	179	176	176	189	184	185	184	206	1	2196	2226

*Birth data provided by Public Health Vital Records Departments in each state.

Historical Enrollment in Grade Combinations									
Year	PK-5	K-5	PK-2	K-2	3-5	6-8	PK-8	K-8	9-12
2011-12	1095	1065	525	495	570	629	1724	1694	755
2012-13	1006	980	461	435	545	637	1643	1617	776
2013-14	1019	999	466	446	553	620	1639	1619	772
2014-15	1016	984	468	436	548	603	1619	1587	781
2015-16	978	952	447	421	531	582	1560	1534	840
2016-17	962	937	441	416	521	585	1547	1522	814
2017-18	936	909	429	402	507	584	1520	1493	809
2018-19	928	901	419	392	509	583	1511	1484	811
2019-20	910	878	413	381	497	581	1491	1459	799
2020-21	910	886	418	394	492	560	1470	1446	808
2021-22	925	895	456	426	469	541	1466	1436	759

Historical Percentage Changes			
Year	K-12	Diff.	%
2011-12	2449	0	0.0%
2012-13	2393	-56	-2.3%
2013-14	2391	-2	-0.1%
2014-15	2368	-23	-1.0%
2015-16	2374	6	0.3%
2016-17	2336	-38	-1.6%
2017-18	2302	-34	-1.5%
2018-19	2295	-7	-0.3%
2019-20	2258	-37	-1.6%
2020-21	2254	-4	-0.2%
2021-22	2196	-58	-2.6%
Change		**-253**	**-10.3%**

Historical Enrollment



Projected Enrollment

School District: Weston, CT **11/17/2021**

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
2016	54		2021-22	30	126	146	154	140	150	179	176	176	189	184	185	184	206	1	2196	2226
2017	56		2022-23	31	114	141	159	164	148	154	186	178	180	191	184	183	186	1	2169	2200
2018	54		2023-24	32	110	128	154	169	174	152	160	188	182	182	191	182	185	1	2158	2190
2019	64		2024-25	33	131	123	139	164	179	178	158	162	192	184	182	189	184	1	2166	2199
2020	69	(prov.)	2025-26	34	141	147	134	148	174	183	185	160	166	194	184	180	191	1	2188	2222
2021	59	(est.)	2026-27	35	121	158	160	143	157	178	191	187	164	168	194	182	182	1	2186	2221
2022	60	(est.)	2027-28	36	123	136	172	170	152	161	185	193	191	166	168	192	184	1	2194	2230
2023	61	(est.)	2028-29	37	125	138	148	183	180	156	168	187	197	193	166	166	194	1	2202	2239
2024	63	(est.)	2029-30	38	128	140	150	158	194	185	162	170	191	199	193	164	168	1	2203	2241
2025	63	(est.)	2030-31	39	128	143	152	160	167	199	193	164	174	193	199	191	166	1	2230	2269
2026	61	(est.)	2031-32	40	125	143	156	162	170	171	207	195	168	176	193	197	193	1	2257	2297

Note: Ungraded students (UNGR) often are high school students whose anticipated years of graduation are unknown, or students with special needs - UNGR not included in Grade Combinations for 7-12, 9-12, etc.

Based on an estimate of births | Based on children already born | Based on students already enrolled

*Birth data provided by Public Health Vital Records Departments in each state.

Projected Enrollment in Grade Combinations*

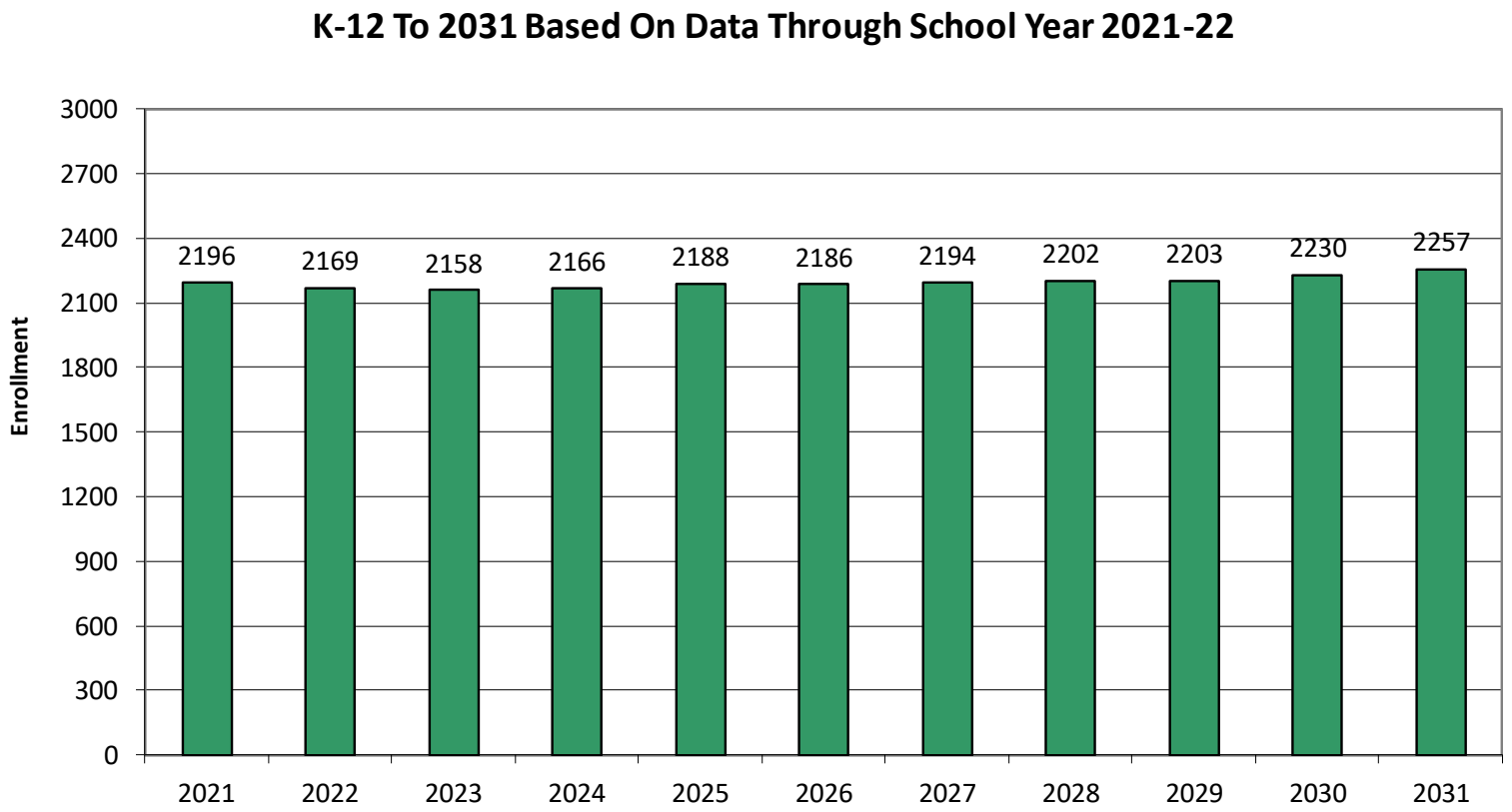
Year	PK-5	K-5	PK-2	K-2	3-5	6-8	PK-8	K-8	9-12
2021-22	925	895	456	426	469	541	1466	1436	759
2022-23	911	880	445	414	466	544	1455	1424	744
2023-24	919	887	424	392	495	530	1449	1417	740
2024-25	947	914	426	393	521	512	1459	1426	739
2025-26	961	927	456	422	505	511	1472	1438	749
2026-27	952	917	474	439	478	542	1494	1459	726
2027-28	950	914	467	431	483	569	1519	1483	710
2028-29	967	930	448	411	519	552	1519	1482	719
2029-30	993	955	456	418	537	523	1516	1478	724
2030-31	988	949	462	423	526	531	1519	1480	749
2031-32	967	927	464	424	503	570	1537	1497	759

Projected Percentage Changes

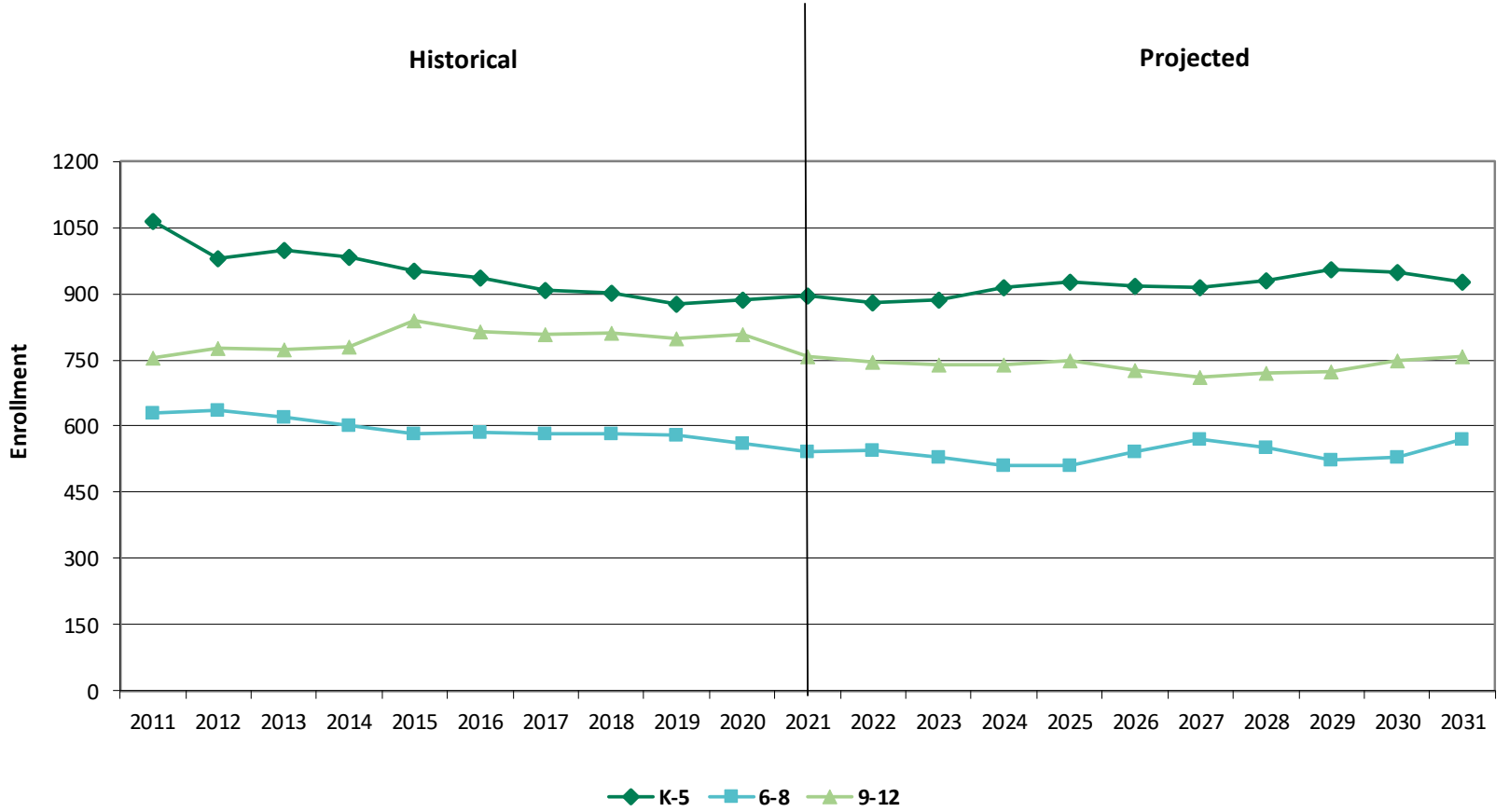
Year	K-12	Diff.	%
2021-22	2196	0	0.0%
2022-23	2169	-27	-1.2%
2023-24	2158	-11	-0.5%
2024-25	2166	8	0.4%
2025-26	2188	22	1.0%
2026-27	2186	-2	-0.1%
2027-28	2194	8	0.4%
2028-29	2202	8	0.4%
2029-30	2203	1	0.0%
2030-31	2230	27	1.2%
2031-32	2257	27	1.2%
Change		61	2.8%

*Projections should be updated annually to reflect changes in in/out-migration of families, real estate sales, residential construction, births, and similar factors.

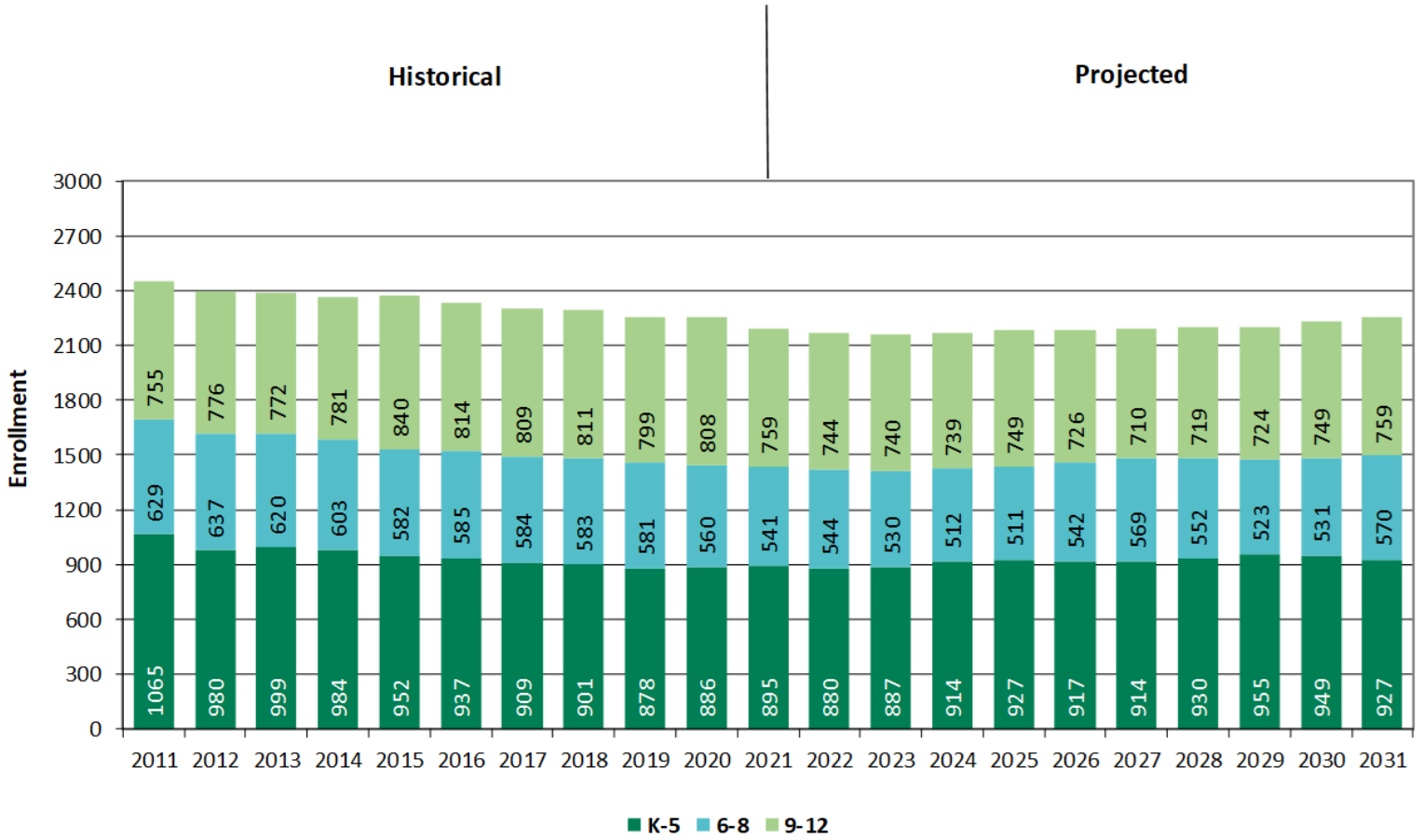
Projected Enrollment



Historical & Projected Enrollments in Grade Combinations



Historical & Projected Enrollments in Grade Combinations



What do the projections tell us?

- Over the next three years:
  - Grades K-2 enrollments are projected to decrease while Grades 3-5 enrollments are projected to increase
  - Grades 6-8 enrollments are projected to decrease Grades 9-12 enrollments are projected to decrease, as students move through the grades

Additional Data

Building Permits Issued (Source: HUD)		
Year	Single-Family	Multi-Units
2011	2	0
2017	10	0
2018	11	0
2019	9	0
2020	8	0
2021	10 to date	0 to date

Enrollment History*		
Year	Career-Tech 9-12 Total	Non-Public K-12 Total
2011-12	n/a	n/a
2017-18	n/a	n/a
2018-19	n/a	n/a
2019-20	n/a	n/a
2020-21	n/a	n/a
2021-22	n/a	n/a

Residents in Non-Public Independent and Parochial Schools (General Education)*														
Enrollments as of Oct. 1	K	1	2	3	4	5	6	7	8	9	10	11	12	K-12 TOTAL
	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a

K-12 Home-Schooled Students*	
2021	39

K-12 Residents in Charter or Magnet Schools, or Choiced-out*	
2021	0

K-12 Special Education Outplaced Students*	
2021	16

K-12 Tuitioned-In, Choiced-In, & Other Non-Residents*	
2021	30

*The above data were provided by the district, with the exception of building permit data (provided by HUD).
"n/a" signifies that information was not provided by District.

Enrollment Summary

The global pandemic continues to influence our nation's public health and economic stability in unpredictable ways. As such, it is still too early to identify many of the factors that could impact school enrollments. Over the past school year, we have seen fluctuations in the real estate market and job trends, which have impacted student attendance patterns. Moreover, during the past school year, we have seen how school enrollment patterns can differ substantially from one district to another, with some districts losing students while others experience an influx of students.

We are pleased to send you the past, present, and projected enrollments for your District. New this year, we have added graphs that highlight Historical and Projected Enrollments in Grade Combinations. We have received the figures given to us by the District and we assume that the method of collecting the enrollment data has been consistent from year to year.

Of note, projections are generally more reliable when they are closest in time to the current year. Projections four to ten years out may serve as a guide to future enrollments.

In light of this, NESDEC has added a "Second Semester refresher" enrollment projection at no cost to affiliates.

This is the first projection for Weston since 2017. Next fall, we can determine the accuracy of NESDEC's forecast.

Births decreased by -6 from a previous ten-year average of 65 to a projected average of 59. Enrollment in Grades 1-8 is usually pretty stable and a good predictor of enrollment stability. For the past eight years, grades 1-8 were adding an average of +42 net "move-ins" of students in the following year.

Over the next three years, K-2 enrollments are projected to decrease by -33 students, Grades 3-5 enrollments are projected to increase by +52 students, Grades 6-8 enrollments are projected to decline by -29 students, and Grades 9-12 enrollments are projected to decline by -20 students, as students move through the grades.

NESDEC
New England School Development Council

Thank you for your time tonight as we explored Weston Public Schools Enrollment Projections.

Questions?

Weston Board of Education
Weston, Connecticut 06883

Meeting Date: 11/30/2021

☒ **Information Only**

☐ **Action Requested**

Agenda Item Subject: Enrollment Projections

Submitted by: Lisa Wolak

Document Summary/Purpose and or Recommended Action:

Presentation of 10-year enrollment projections by SLAM

Enrollment Projections Update

November 2021

Introduction

- Projection Comparison
- Update of Enrollment Drivers
- Update of Enrollment Trends
- Enrollment Projection Update
- Appendix A- Low & High Districtwide Projections

PROJECTIONS COMPARISON

Type	K	1	2	3	4	5	6	7	8	9	10	11	12
Actual 2021-22	126	146	154	140	150	179	176	176	189	184	185	184	207
Projected 2021-22	127	145	152	150	155	181	178	173	195	197	197	193	207
Difference	-1	1	2	-10	-5	-2	-2	3	-6	-13	-12	-9	0
% Difference	-0.8%	0.7%	1.3%	-6.7%	-3.2%	-1.1%	-1.1%	1.7%	-3.1%	-6.6%	-6.1%	-4.7%	0.0%

Type	K-2	3-5	6-8	9-12	K-12
Actual	426	469	541	760	2196
Projected	424	486	546	794	2250
Difference	2	-17	-5	-34	-54
% Difference	0.5%	-3.5%	-0.9%	-4.3%	-2.4%

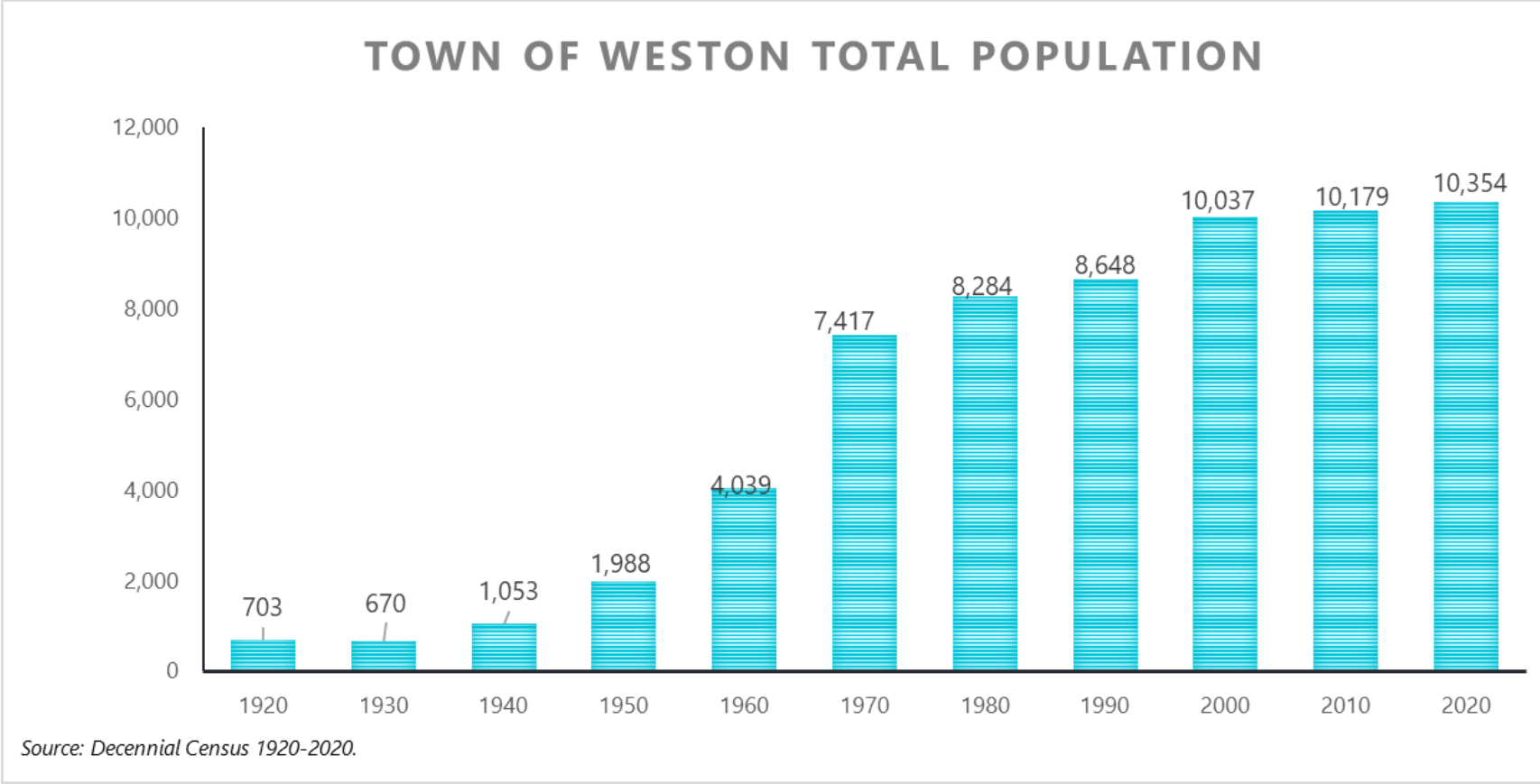
- Actual district-wide enrollments were 2.4% (-54 students) lower than projected; greatest deviation (-34) students at High School
- K Projections were within 1 student of actual
- These differences may be attributed to the enrollments fluctuations associated with the ongoing pandemic

Enrollment Projection Update

Update of Enrollment Drivers

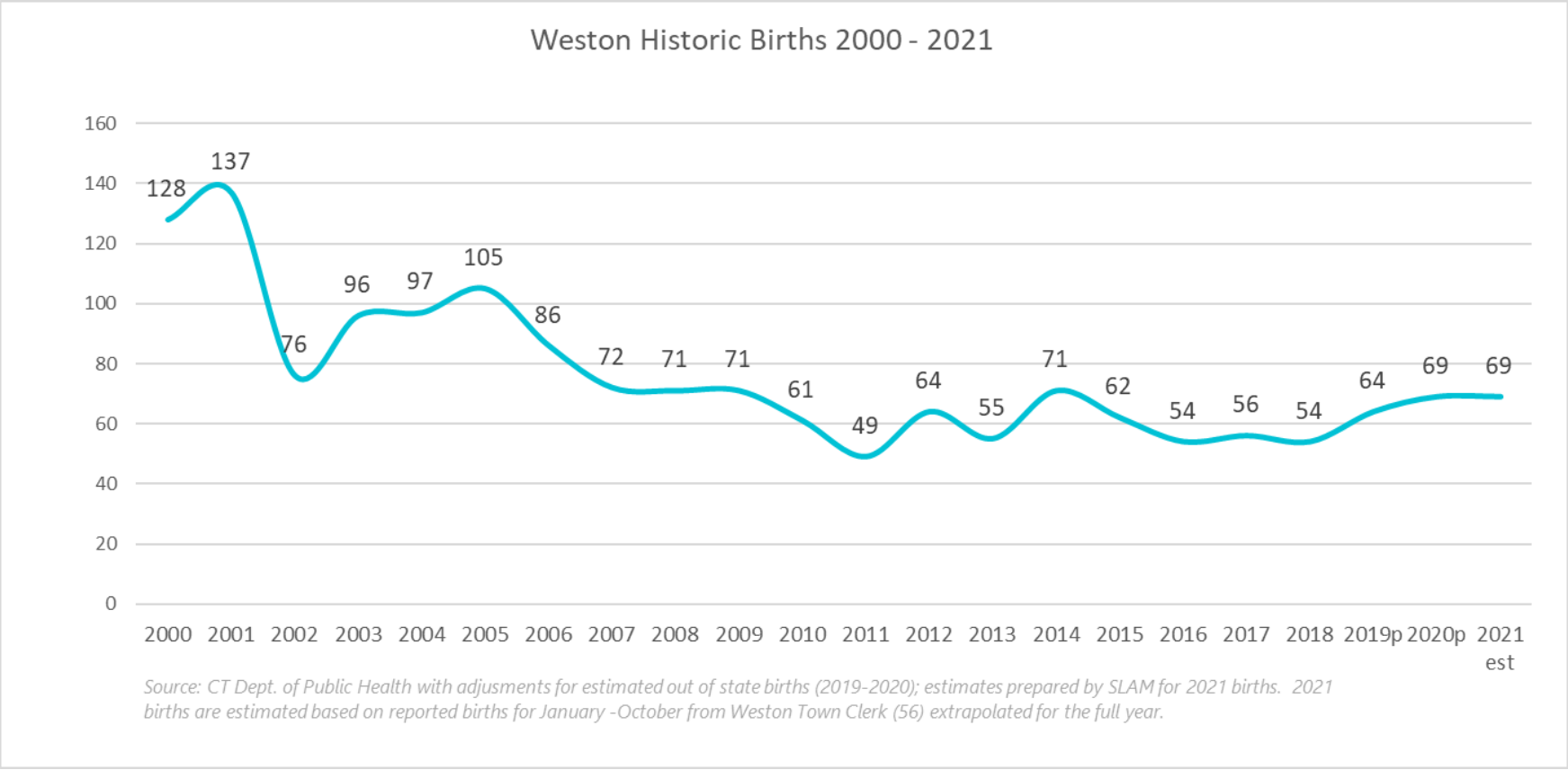
Total Population

- According to the 2020 US Census, Weston' population is now 10,354 a growth of 1.7% over the last decade.
- Reliable total population projections using the 2020 census data have yet to be published



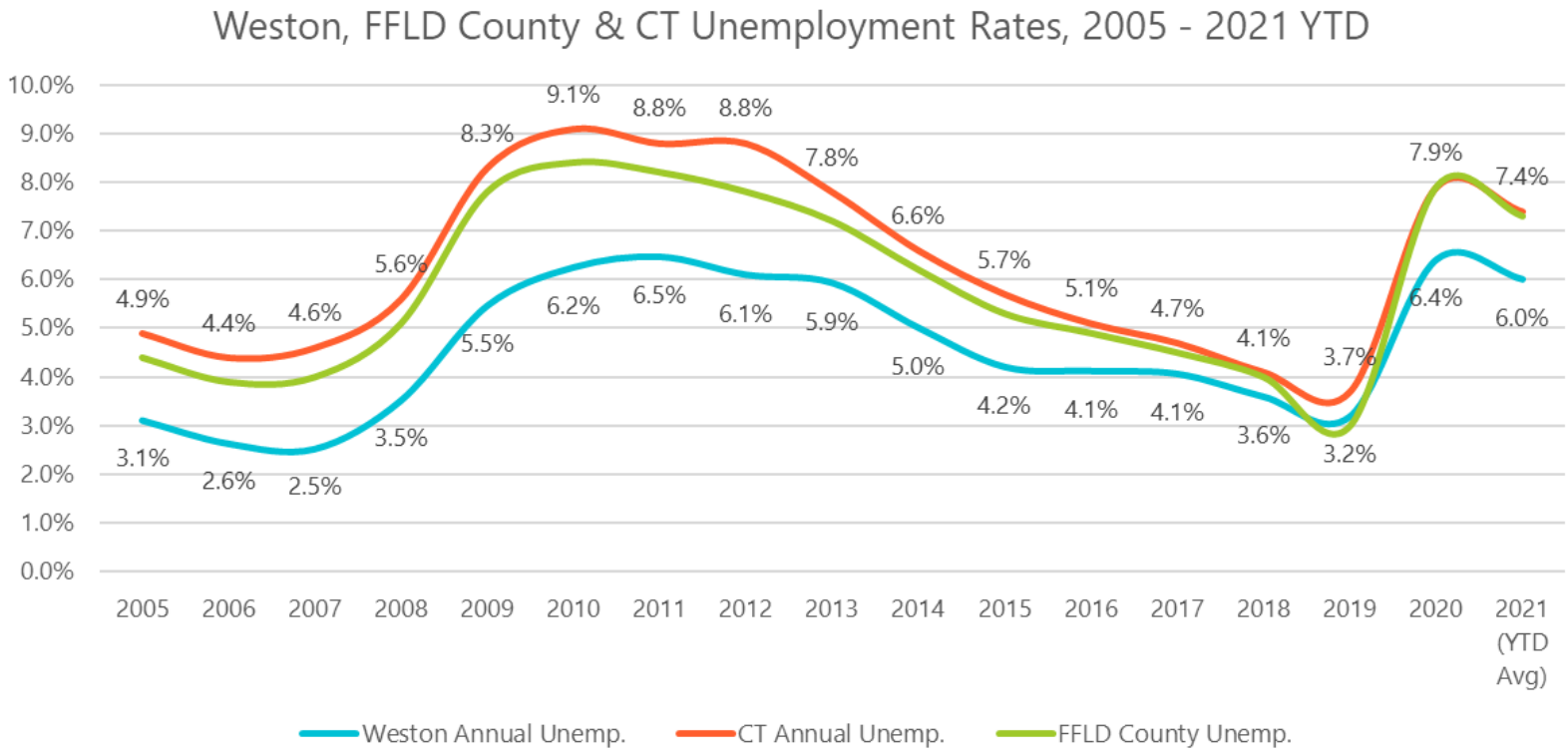
Weston Resident Births

- The small size of the community and low absolute number of births exaggerates small year-to-year changes
- Full year 2021 birth estimates are extrapolated Jan. – Oct. (56) reported births
- Last 3 years, annual births averaged 67 compared to 55 from 2015-17



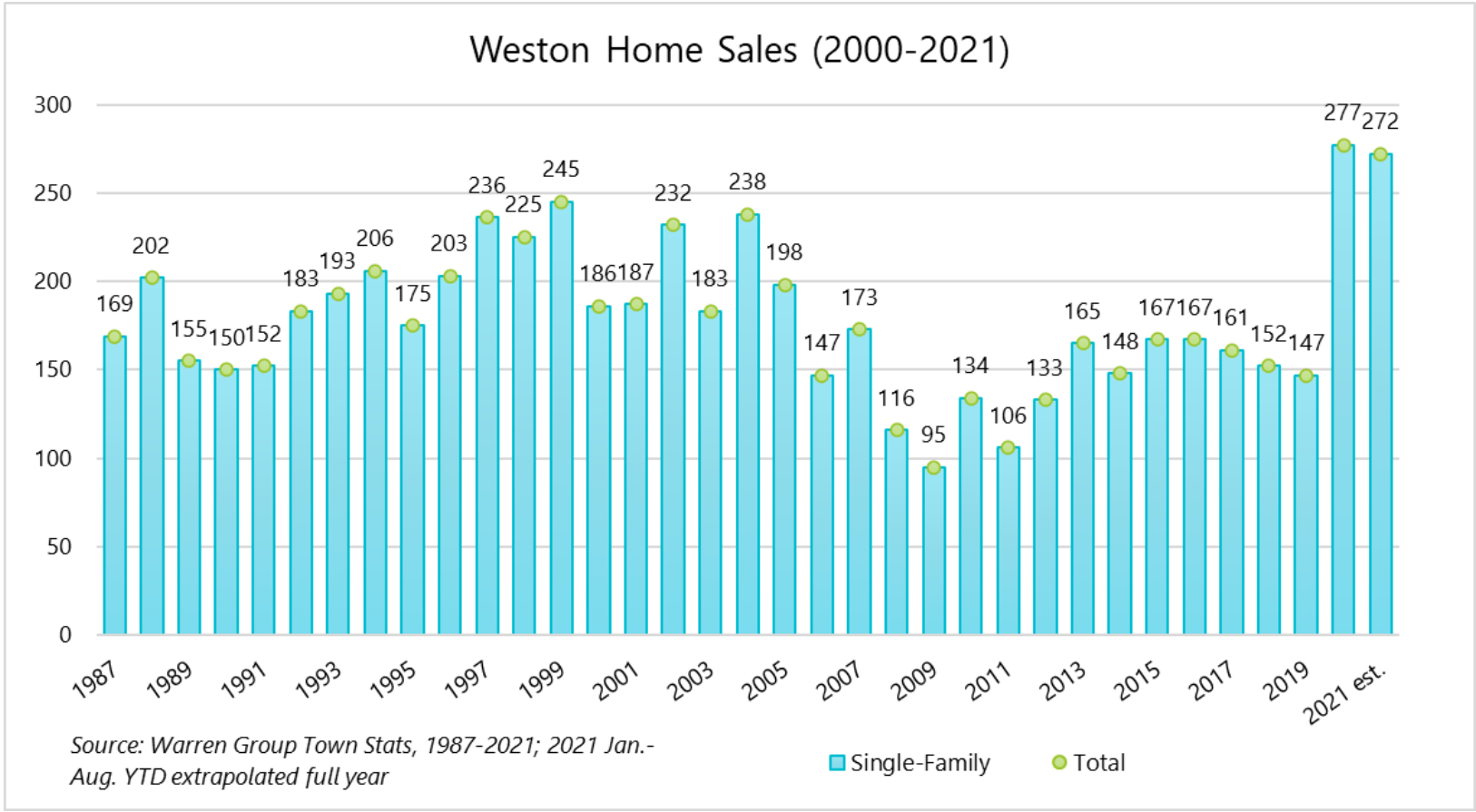
Unemployment

- The local unemployment rate peaked at 6.4% in 2020, but has since dropped to 6.0% 2021 YTD
- Improving UE rate locally, county and statewide for 2021
- The economic impact and employment trends of the pandemic should continue to be closely monitored, as conditions are closely tied to migration and housing market trends

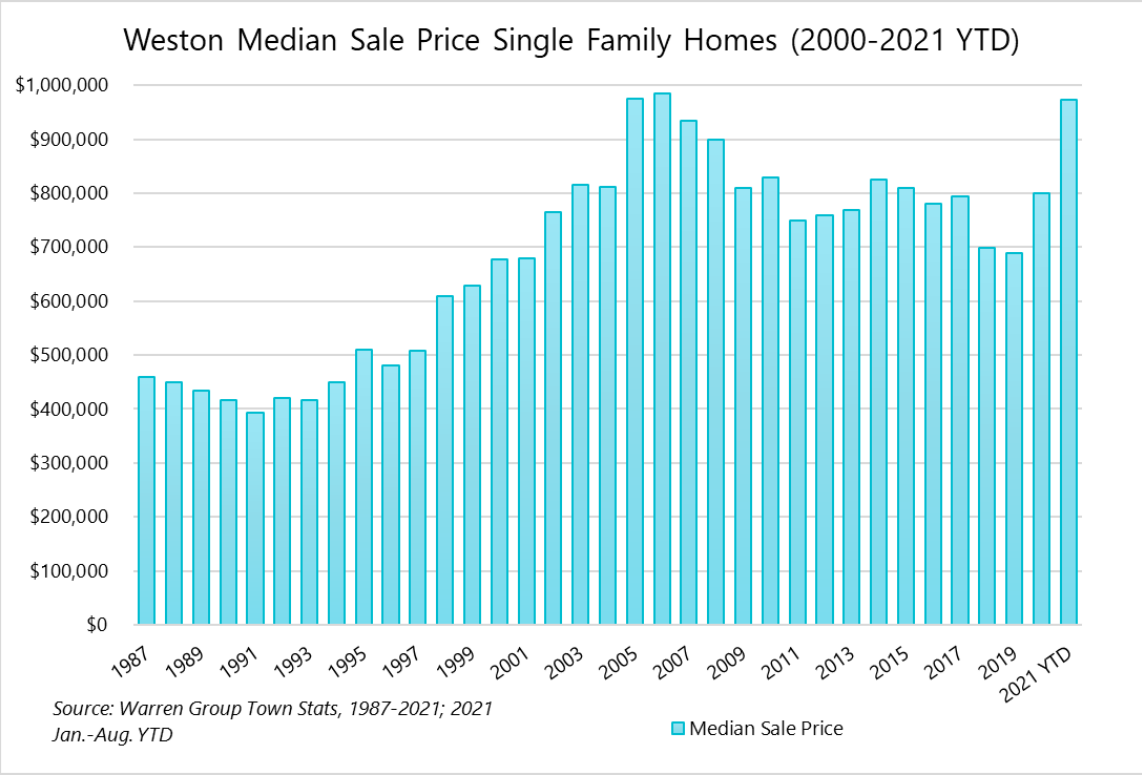


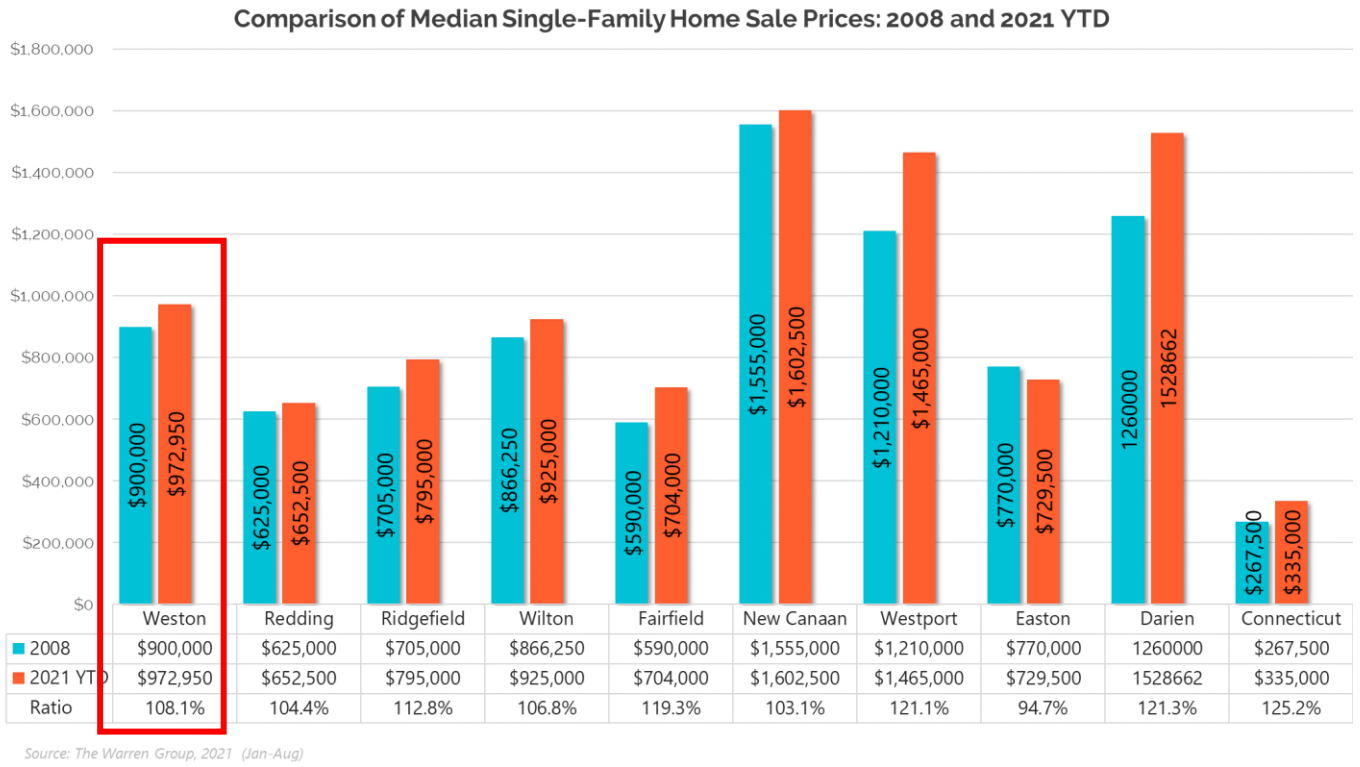
Single Family Home Sales

- Total sales of Single Family Homes have continued at a level not experienced since previous peaks in the late 1990's
- For 2021, strong YTD sales (162) have estimates on par with 2020 where sales exceeded 270 homes
- Historically, after a dip in sales from 2008 to 2011, home sales had stabilized around 160 sales per year from 2015 to 2019



Median Housing Price



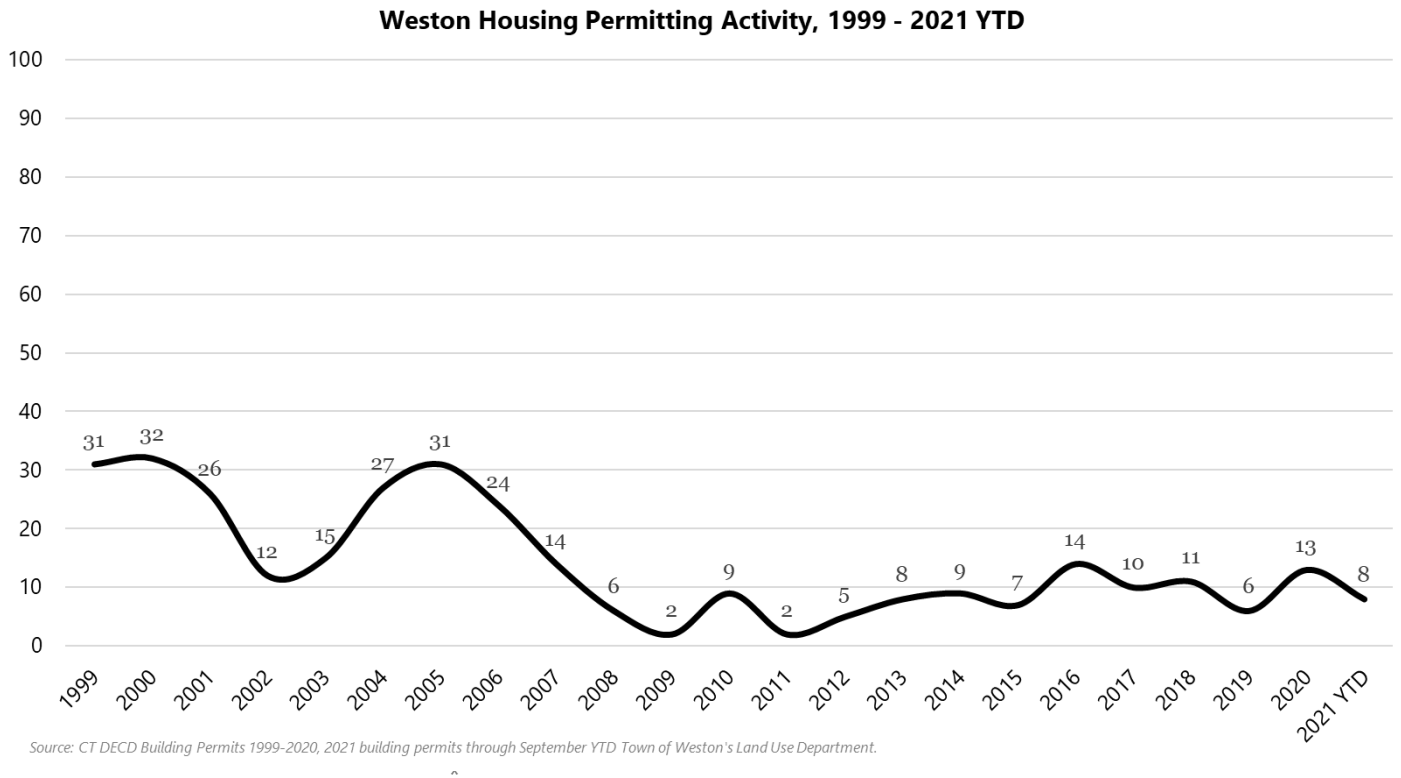


	Weston	Redding	Ridgefield	Wilton	Fairfield	New Canaan	Westport	Easton	Darien	Connecticut
2008	$900,000	$625,000	$705,000	$866,250	$590,000	$1,555,000	$1,210,000	$770,000	1260000	$267,500
2021 YTD	$972,950	$652,500	$795,000	$925,000	$704,000	$1,602,500	$1,465,000	$729,500	1528662	$335,000
Ratio	108.1%	104.4%	112.8%	106.8%	119.3%	103.1%	121.1%	94.7%	121.3%	125.2%

- 2021 YTD median single-family sale price: $972,500. Last peak for median sale price was $969,500 in 2006
- Other area towns are experiencing similar trends since the pandemic, with sale prices making a complete recovery since the "Great Recession"

Housing Starts & Land Use

- Permits for new housing construction have average 10 over the last 5-years
- Permits and construction activity is on existing lots. For 2021, there have not been any new lots created from lot division or subdivision
- New subdivision activity is constrained by limited availability of land
- Still experiencing elevated activity for building additions and renovations of existing homes
- Newly created Village District Regulations are in effect as of October 18, 2021

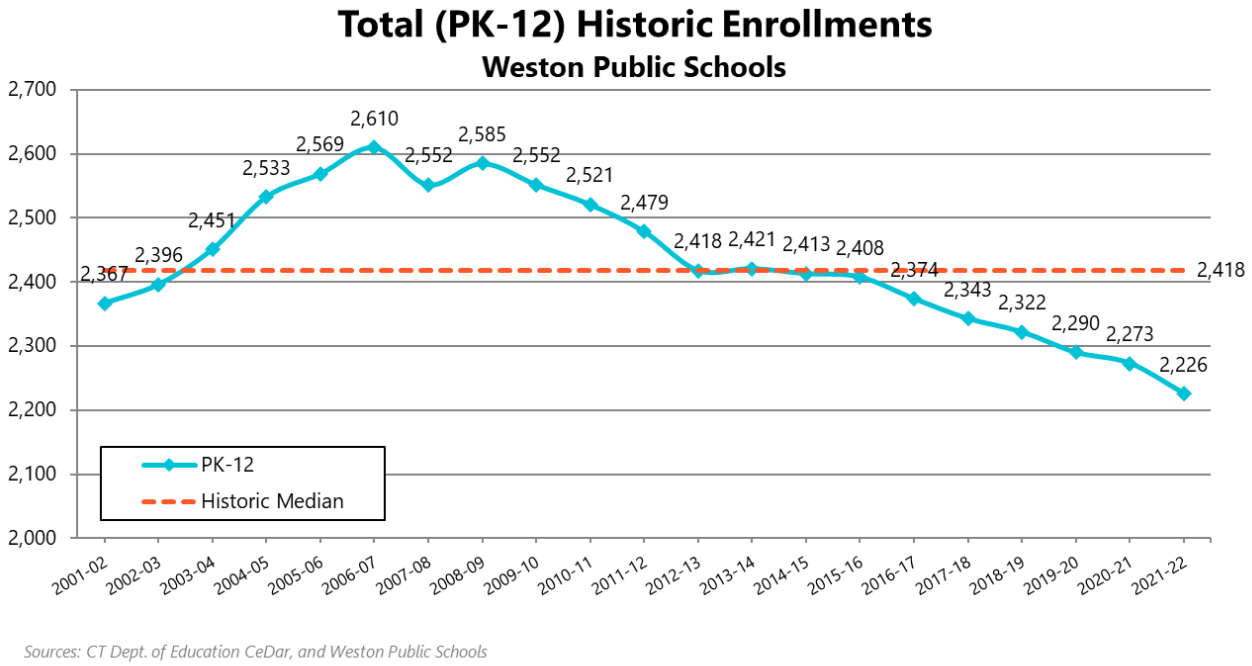


Source: CT DECD Building Permits 1999-2020, 2021 building permits through September YTD Town of Weston's Land Use Department.

Enrollment Projection Update

Update of Enrollment Trends

Historic Enrollment



Sources: CT Dept. of Education CeDar, and Weston Public Schools

Weston Public School Enrollment History
Kindergarten through 12th Grade

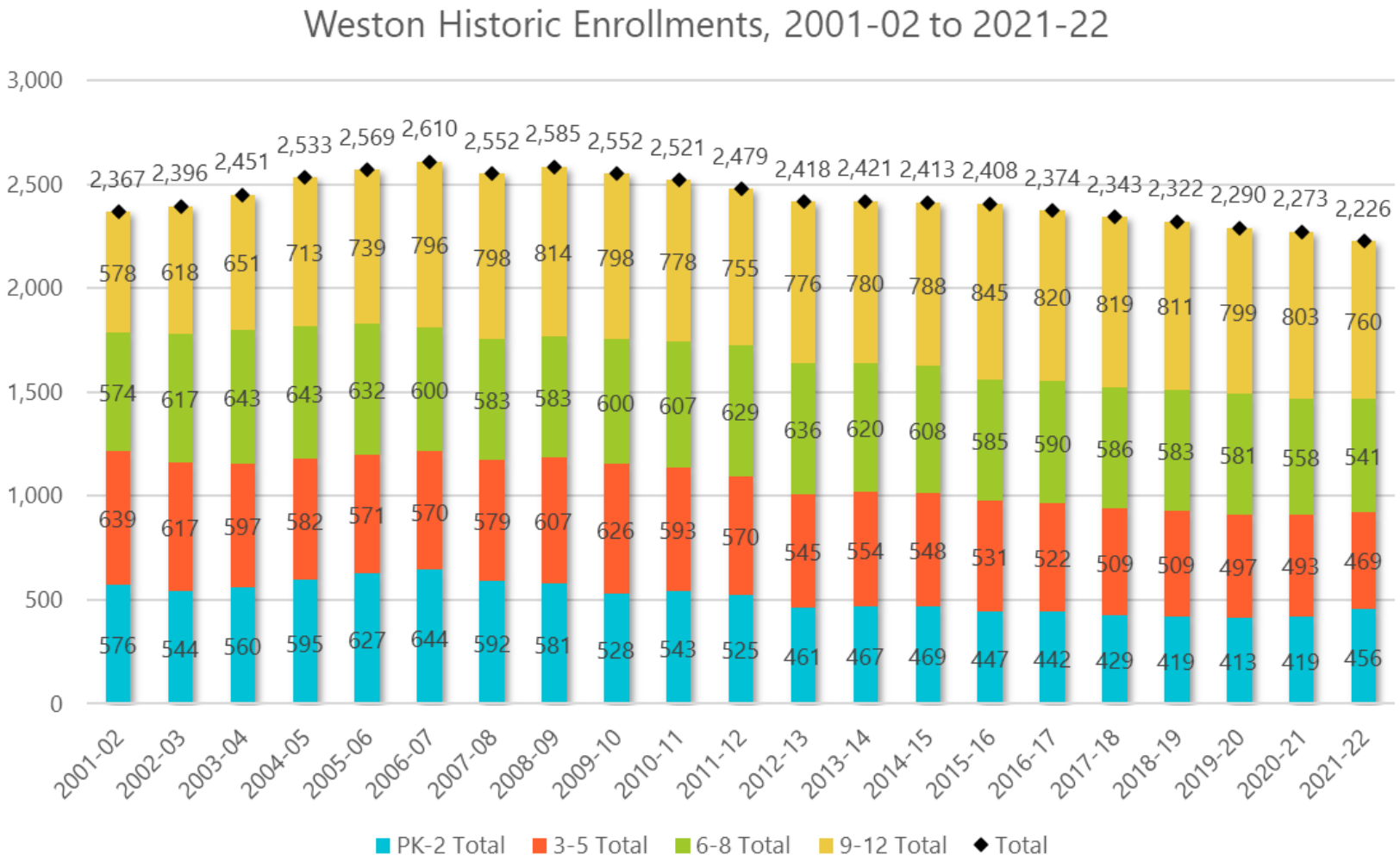
School Year	Birth Year	Births	K	1	2	3	4	5	6	7	8	9	10	11	12	PK	PK-12 Total
2001-02	1996	114	158	210	193	201	226	212	217	181	176	176	135	129	138	15	2,367
2002-03	1997	114	159	170	194	193	201	223	221	209	187	173	175	137	133	21	2,396
2003-04	1998	146	187	163	181	194	195	208	218	215	210	180	167	173	131	29	2,451
2004-05	1999	129	184	204	176	184	201	197	211	226	206	206	169	167	171	31	2,533
2005-06	2000	128	182	194	213	174	191	206	199	201	232	212	201	163	163	38	2,569
2006-07	2001	137	210	194	200	210	174	186	208	191	201	225	207	197	167	40	2,610
2007-08	2002	76	146	220	191	196	213	170	188	203	192	197	219	197	185	35	2,552
2008-09	2003	96	166	159	220	202	194	211	183	190	210	196	206	214	198	36	2,585
2009-10	2004	97	158	171	160	214	203	209	217	181	202	208	191	193	206	39	2,552
2010-11	2005	105	159	166	178	170	216	207	211	215	181	195	205	186	192	40	2,521
2011-12	2006	86	162	156	177	180	173	217	211	207	211	170	193	203	189	30	2,479
2012-13	2007	72	115	157	163	180	186	179	221	208	207	210	173	188	205	26	2,418
2013-14	2008	71	136	135	175	174	183	197	190	215	215	214	209	171	186	21	2,421
2014-15	2009	71	140	150	146	185	177	186	206	188	214	202	208	206	172	33	2,413
2015-16	2010	61	124	141	157	161	186	184	190	209	186	218	208	206	213	25	2,408
2016-17	2011	49	128	143	146	164	173	185	188	194	208	189	216	207	208	25	2,374
2017-18	2012	64	113	142	147	154	175	180	196	192	198	212	185	214	208	27	2,343
2018-19	2013	55	109	128	155	163	165	181	187	201	195	203	209	186	213	27	2,322
2019-20	2014	71	129	117	135	160	168	169	191	186	204	195	207	207	190	32	2,290
2020-21	2015	62	122	142	131	145	176	172	172	190	196	198	194	207	204	24	2,273
2021-22	2016	54	126	146	154	140	150	179	176	176	189	184	185	184	207	30	2,226

State Department of Education - Public School Information System, Summary Report for 2001-02 to 2011-12; CT CeDar 2012-13 to

- Historic enrollment followed an increasing trend through the early 2000s to a peak in 2006-07, followed by a steady decline since 2008-09
- As existing mid-size cohorts matriculate to high school level, moderate declines are likely at upper grade levels
- Current cohorts at grades K-4 are much smaller than historic levels and will continue to impact the system

Historic Enrollment

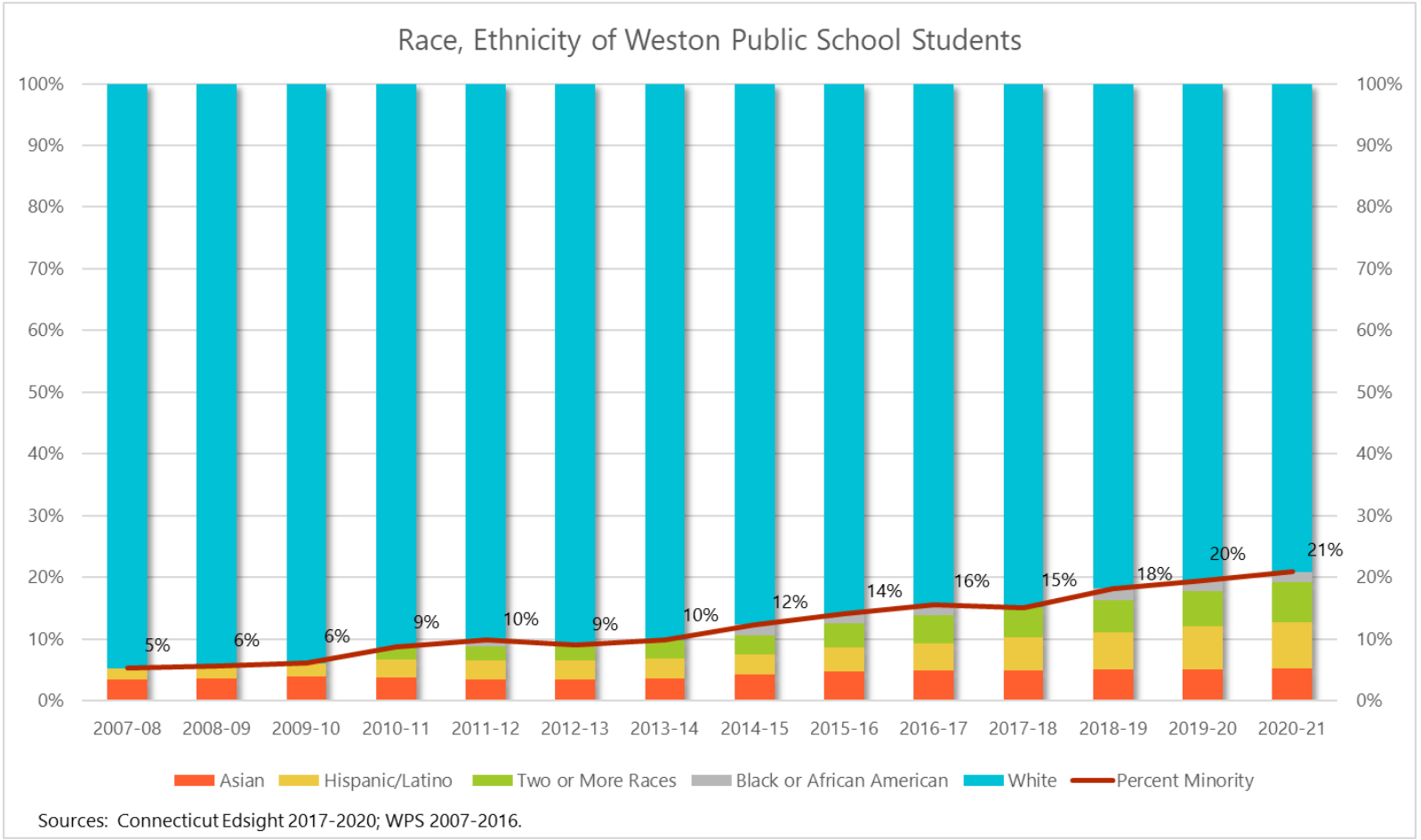
- Over the past year, PK-12 enrollment declined by 2.1% (-47 students)
- Examining historic enrollment at the cohort level illustrates changing dynamics that sum to the total system-wide change in enrollment



Sources: CT Dept. of Education CeDar, and Weston Public Schools

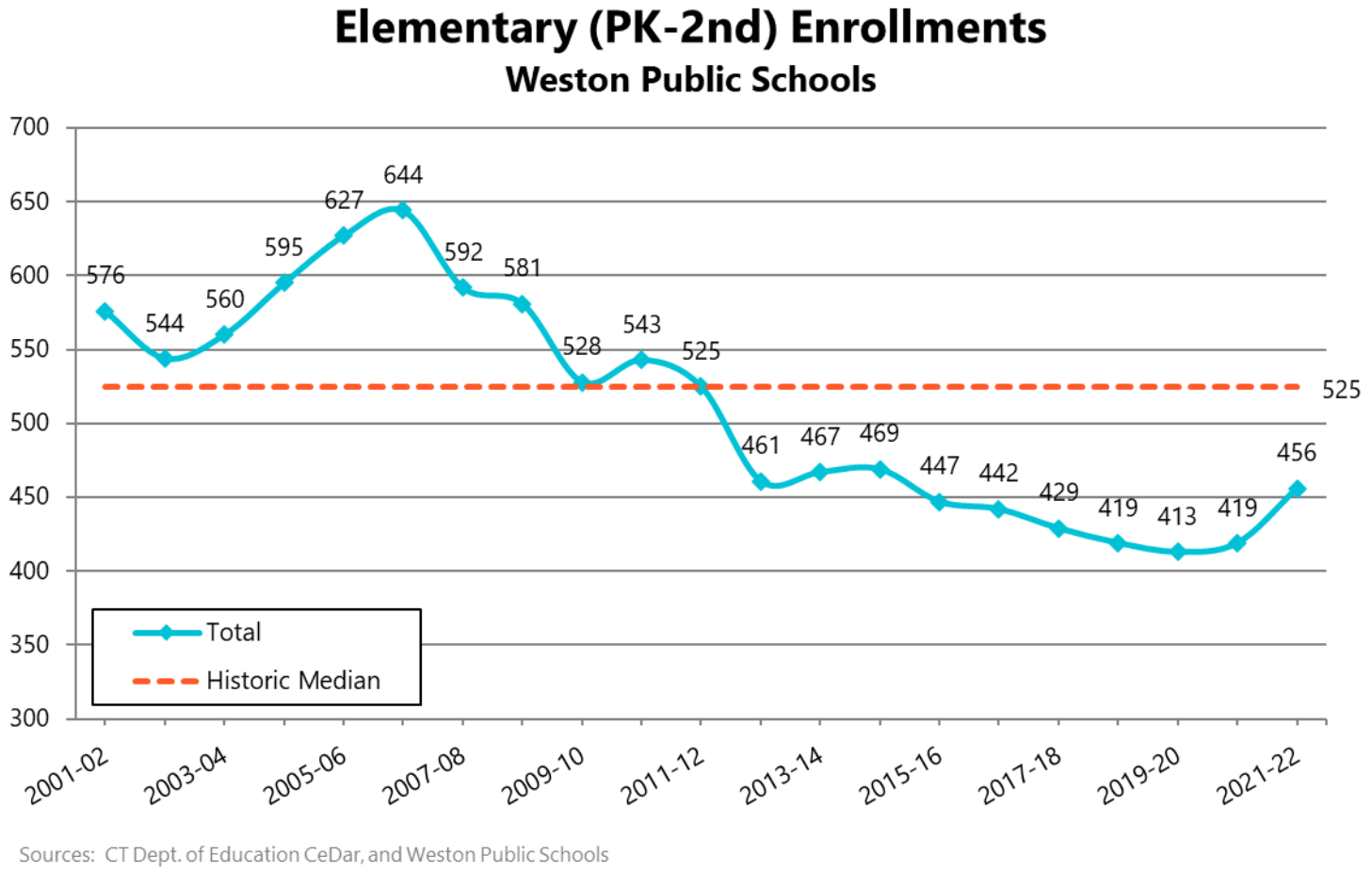
Historic Enrollment Composition

- Weston's student body has become more diverse over the last decade. Based on 2020-21 data, WPS is at 21% minority, which is a 12% growth since 2010-11.
- Over the last decade, the largest growth in Hispanic/Latino (132%), two or more races (196%), and to a lesser extent Asian students (27%)
- Official 2021-22 racial balance data from the State Department of Education is not yet available



Historic Enrollment

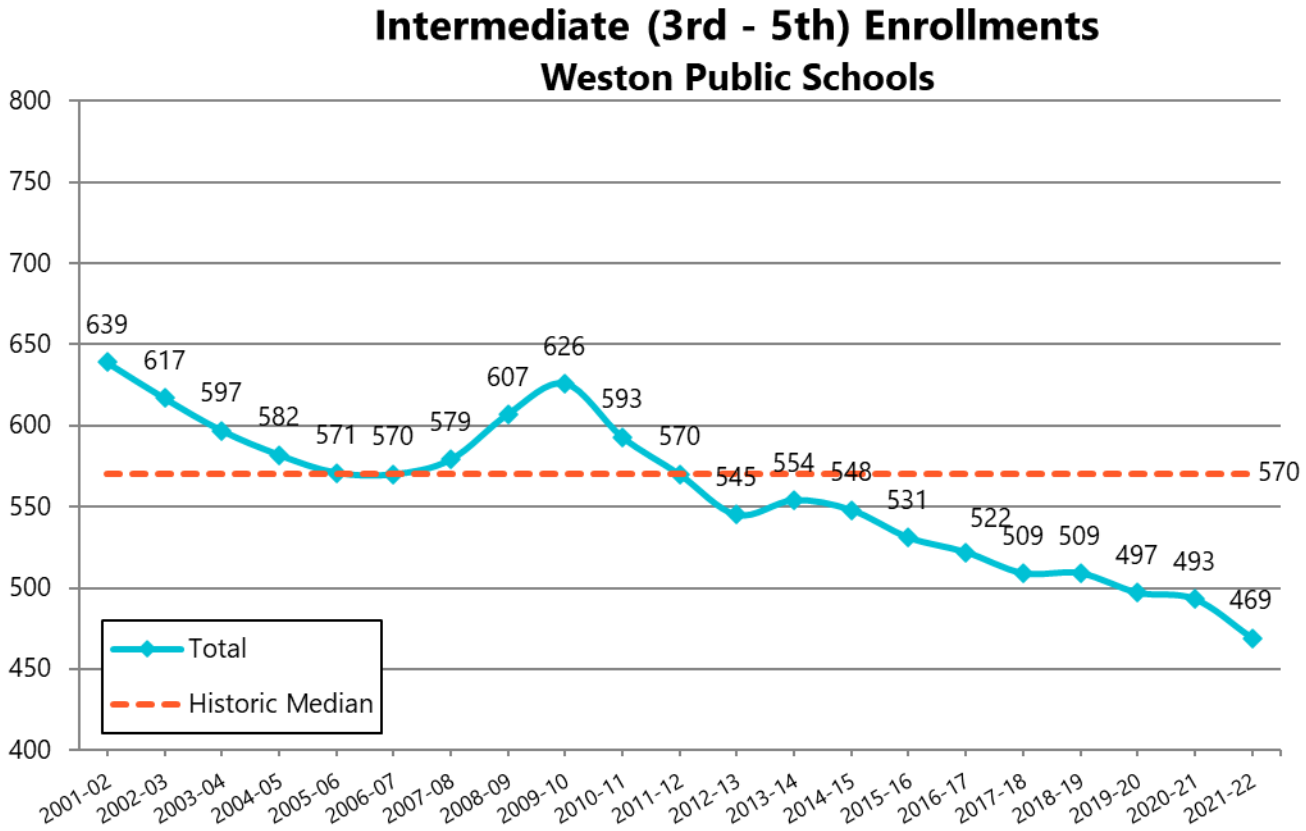
- For 2021-22, PK-2nd enrollment at Hurlbutt is 456 students
- Hurlbutt enrollment has reached nadir in 2019-20 and has increased over the last two years



Sources: CT Dept. of Education CeDar, and Weston Public Schools

Historic Enrollment

- For 2021-22, 3rd-5th enrollment at Weston Intermediate School (WIS) is 469 students.
- WIS enrollment begin falling in 2010-11 and continues downward trend through 2021-22
- Last year's 4th grade cohort of 176 is replaced by a 4th grade cohort of 150 students this year, contributing to the sharp drop

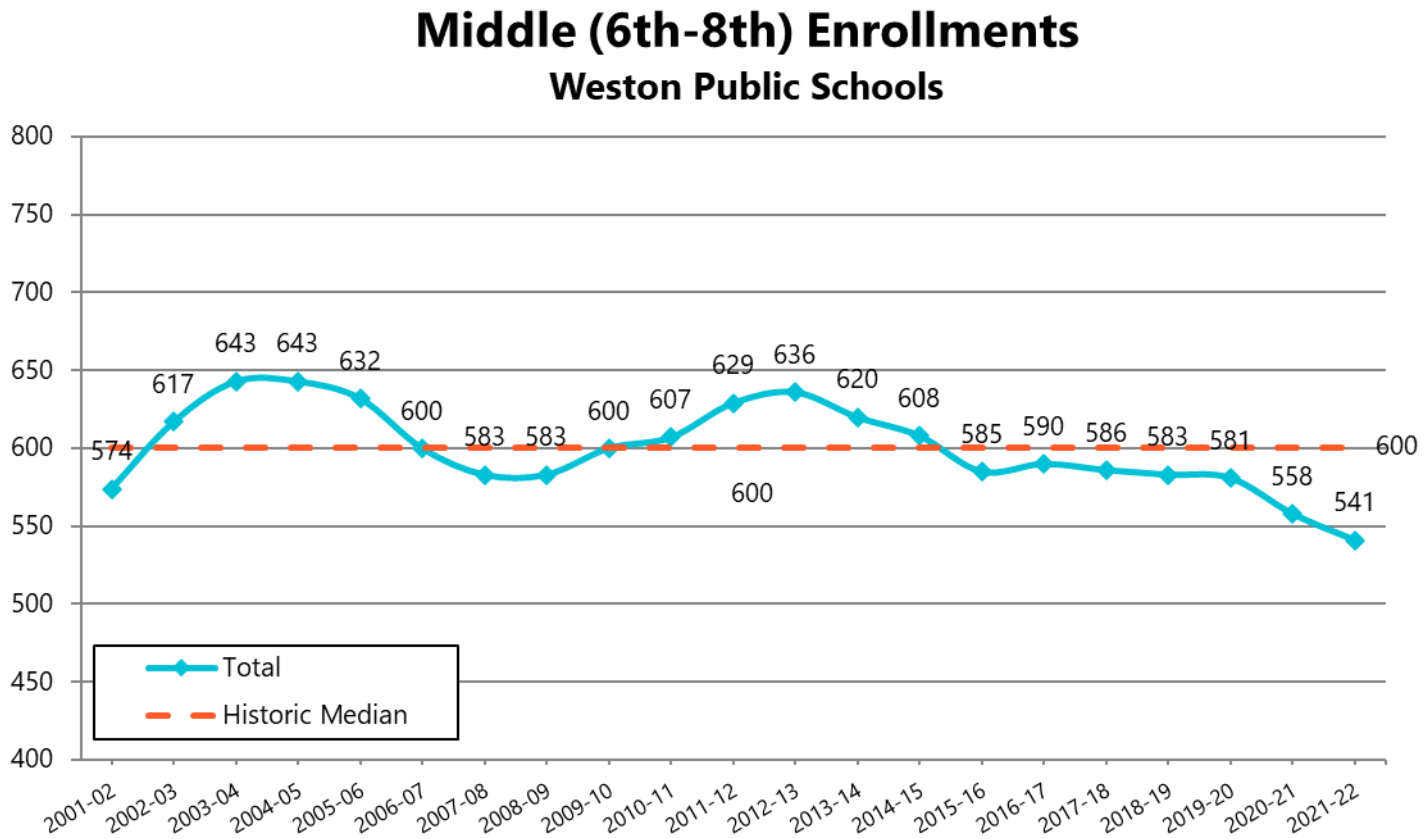


Sources: CT Dept. of Education CeDar, and Weston Public Schools

Historic Enrollment

- For 2021-22, 6th-8th enrollment at Weston Middle School (WMS) is 541 students.

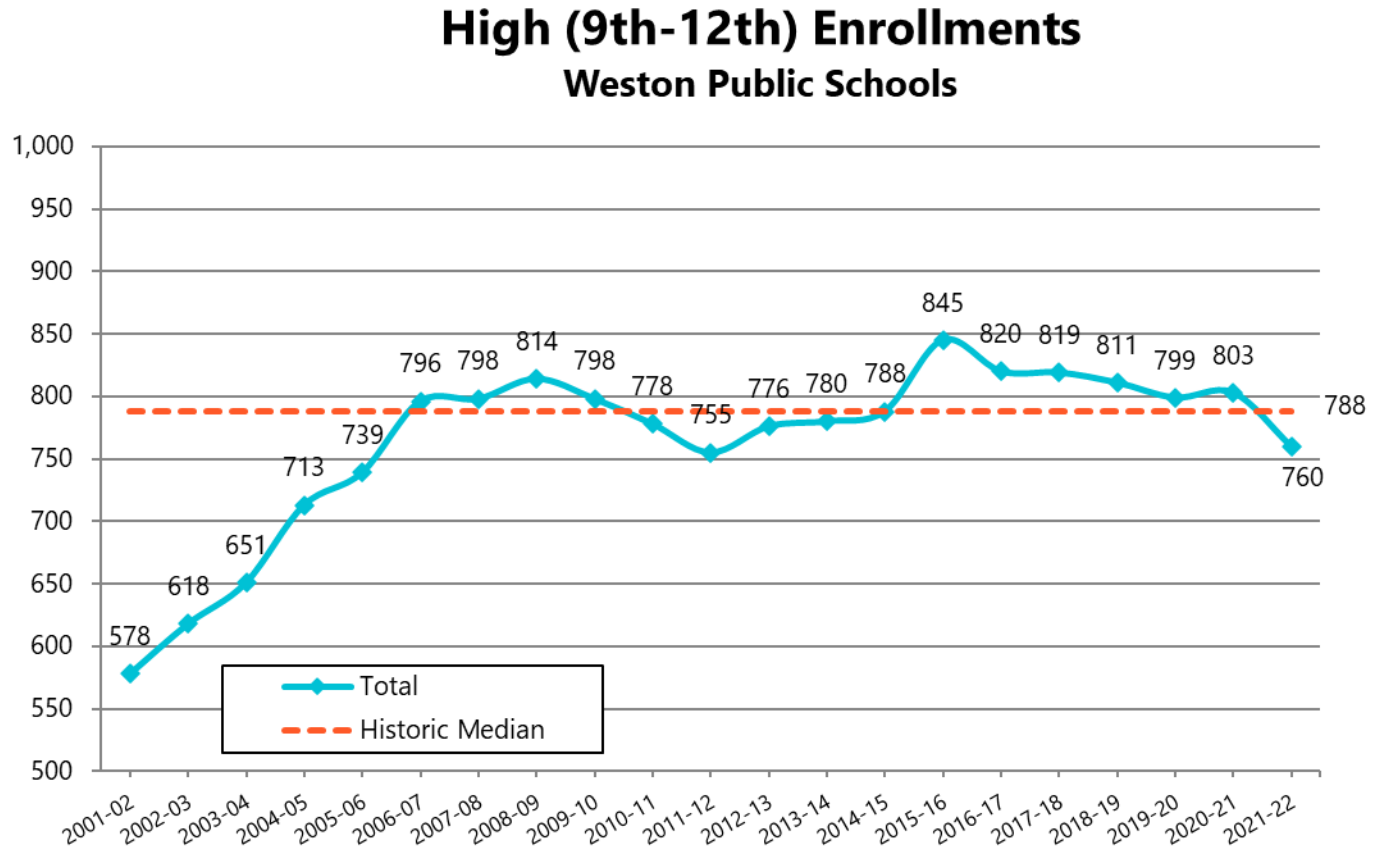
- WMS peaked in early 2000s (on large cohorts that entered in the mid-90s) and again in 2012-13 (on cohorts entering in mid-2000s); enrollment stabilized from 2015-16 to 2019-20, but continues to decline as smaller cohorts matriculate into WMS



Sources: CT Dept. of Education CeDar, and Weston Public Schools

Historic Enrollment

- High school enrollments recently peaked in 2015-16
- Enrollment declined slowly since peak as smaller incoming 9th grade classes replace larger graduating classes
- Last year's 11th grade cohort of 207 is replaced by an 11th grade cohort of 184 students this year; both 9th and 10th grade cohorts for 2021-22 are roughly 10 students smaller as well



Sources: CT Dept. of Education CeDar, and Weston Public Schools

Enrollment Projection Update

Projections Primer

- Based on Cohort Survival Methodology – Standard method accepted by the OSCG&R for school construction projects
- The cohort survival methodology relies on observed data from the recent past in order to project the near future
- Persistency Ratios calculated from historic enrollment data to determine growth or loss in a class as it progresses through the school system
- Persistency Ratio of 1.0 means cohort size remains the same; 1.05 means the cohort size increases by 5%, or a cohort of 100 grows to 105 the following year
- Persistency Ratios account for the various external factors affecting enrollments: housing characteristics, residential development, economic conditions, student transfers in and out of system, and student mobility
- Changes in population, housing stock and tenure, and economic conditions help explain persistency ratios
- In scenarios where external factors drive enrollment in a fashion without linear relationships to existing births and/or enrollments, adjustments to the cohort-survival methodology improve projections
- Recent impacts due to the pandemic adds variability to student migration, enrollment trends, housing market conditions, residential mobility and overall economic conditions and labor market

Persistency & Net Migration

- This year's Birth to K was 2.33, nearing the peak experienced in 2016-17 and a notable uptick over the prior 4-years
- For 2021-22, net in-migration was 2.43%. A drop-off from last year's 4.16% and slightly below 10-yr historic average of 2.94%
- Reduced persistency ratios for 7th-11th grade indicate greater net out-migration than in recent past

Kindergarten through 12th Grade Persistency Ratios by School Year
2003-04 to 2021-22

Year	Birth-K	K-1	1-2	2-3	3-4	4-5	5-6	6-7	7-8	8-9	9-10	10-11	11-12	Migration Estimate (2-7 to 3-8)
2003-04	1.2808	1.0252	1.0647	1.0000	1.0104	1.0348	0.9776	0.9729	1.0048	0.9626	0.9653	0.9886	0.9562	-0.08%
2004-05	1.4264	1.0909	1.0798	1.0166	1.0361	1.0103	1.0144	1.0367	0.9581	0.9810	0.9389	1.0000	0.9884	1.16%
2005-06	1.4219	1.0543	1.0441	0.9886	1.0380	1.0249	1.0102	0.9526	1.0265	1.0291	0.9757	0.9645	0.9760	0.67%
2006-07	1.5328	1.0659	1.0309	0.9859	1.0000	0.9738	1.0097	0.9598	1.0000	0.9698	0.9764	0.9801	1.0245	-1.18%
2007-08	1.9211	1.0476	0.9845	0.9800	1.0143	0.9770	1.0108	0.9760	1.0052	0.9801	0.9733	0.9517	0.9391	-0.60%
2008-09	1.7292	1.0890	1.0000	1.0576	0.9898	0.9906	1.0765	1.0106	1.0345	1.0208	1.0457	0.9772	1.0051	2.50%
2009-10	1.6289	1.0301	1.0063	0.9727	1.0050	1.0773	1.0284	0.9891	1.0632	0.9905	0.9745	0.9369	0.9626	2.17%
2010-11	1.5143	1.0506	1.0409	1.0625	1.0093	1.0197	1.0096	0.9908	1.0000	0.9653	0.9856	0.9738	0.9948	1.35%
2011-12	1.8837	0.9811	1.0663	1.0112	1.0176	1.0046	1.0193	0.9810	0.9814	0.9392	0.9897	0.9902	1.0161	0.17%
2012-13	1.5972	0.9691	1.0449	1.0169	1.0333	1.0347	1.0184	0.9858	1.0000	0.9953	1.0176	0.9741	1.0099	1.37%
2013-14	1.9155	1.1739	1.1146	1.0675	1.0167	1.0591	1.0615	0.9729	1.0337	1.0338	0.9952	0.9884	0.9894	3.25%
2014-15	1.9718	1.1029	1.0815	1.0571	1.0172	1.0164	1.0457	0.9895	0.9953	0.9395	0.9720	0.9856	1.0058	1.94%
2015-16	2.0328	1.0071	1.0467	1.1027	1.0054	1.0395	1.0215	1.0146	0.9894	1.0187	1.0297	0.9904	1.0340	2.57%
2016-17	2.6122	1.1532	1.0355	1.0446	1.0745	0.9946	1.0217	1.0211	0.9952	1.0161	0.9908	0.9952	1.0097	2.30%
2017-18	1.7656	1.1094	1.0280	1.0548	1.0671	1.0405	1.0595	1.0213	1.0206	1.0192	0.9788	0.9907	1.0048	4.29%
2018-19	1.9818	1.1327	1.0915	1.1088	1.0714	1.0343	1.0389	1.0255	1.0156	1.0253	0.9858	1.0054	0.9953	4.60%
2019-20	1.8169	1.0734	1.0547	1.0323	1.0307	1.0242	1.0552	0.9947	1.0149	1.0000	1.0197	0.9904	1.0215	2.47%
2020-21	1.9677	1.1008	1.1197	1.0741	1.1000	1.0238	1.0178	0.9948	1.0538	0.9706	0.9949	1.0000	0.9855	4.16%
2021-22	2.3333	1.1967	1.0845	1.0687	1.0345	1.0170	1.0233	1.0233	0.9947	0.9388	0.9343	0.9485	1.0000	2.43%

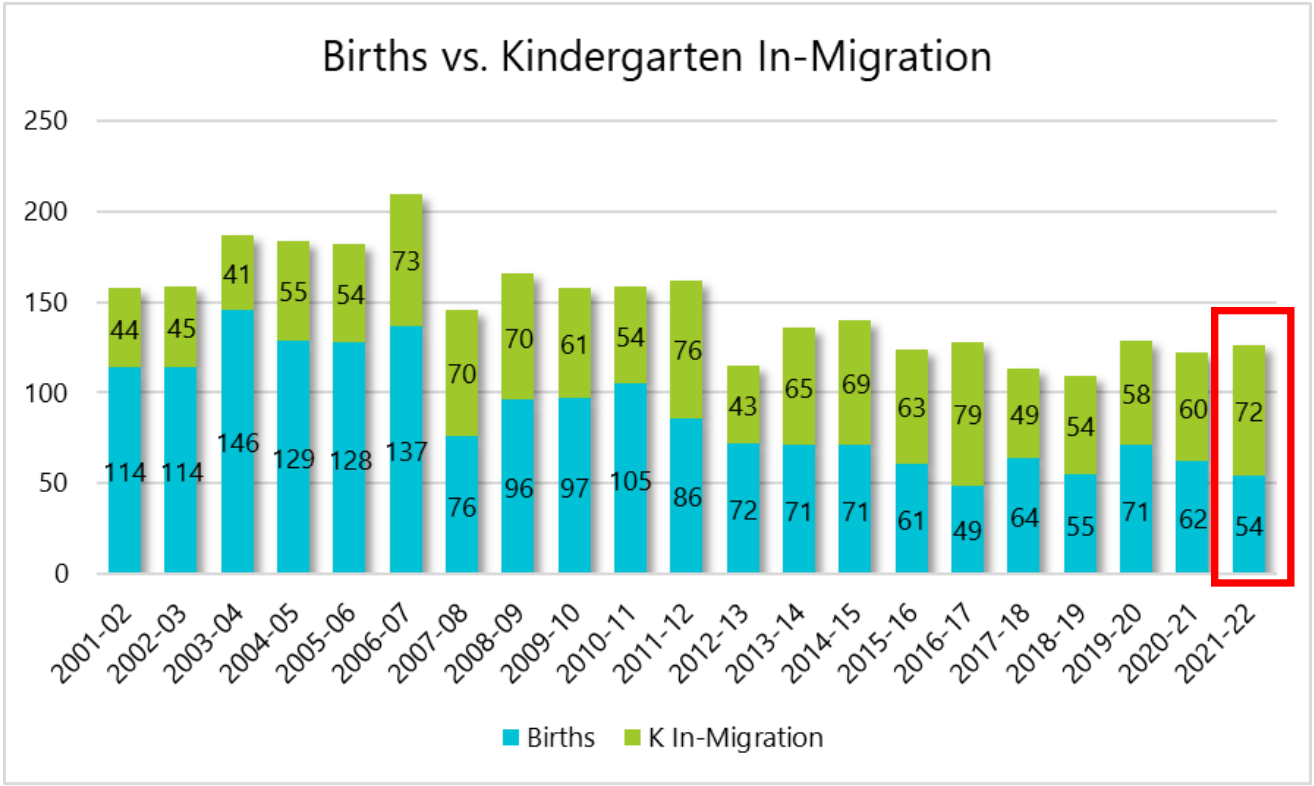
Projections Assumptions

These projections are predicated on the following assumptions:

- Pre-K enrollment will be 30 students over the next decade
- Housing market condition and future birth assumptions at the districtwide level will prove accurate
- High projections: Assume high birth projections (average 69 annually) and due to enrollment drivers, student in-migration averages approx. 3.5% for the next 10-years
- Medium projections: Assume medium birth projections (average 66 annually) and due to enrollment drivers, student in-migration averages approx. 3.0% for the next 10-years
- Low projections: Assume low birth projections (average 61 annually) and due to enrollment drivers, student in-migration averages approx. 2.0% for the next 10-years

Birth-K Analysis

- For 2021-22, it is estimated that 57% of the K cohort were not born in Weston
- Predicting future kindergarten cohorts has been historically challenging in Weston due to low local birthrates and high levels of in-migration of families with children age 0 to 5
- This challenge has been magnified in recent years as Birth-K ratio has risen from ~1.5 (or 50% increase in the size of incoming classes relative to local births) to 2.61 in 2016-17 and 2.33 in 2021-22



Kindergarten Projections

- **K projections blend two methodologically different models**
- Traditional cohort-survival method based on historic Birth-K ratios
  - Standard methodology based on recent years' births and K enrollments
  - Assumes stable and linear relationship between future births and total kindergarten enrollment from all sources (e.g. home purchases, rentals, etc.)
  - Potential to over-respond to year-to-year variations in births
  - **Variable Birth-K ratio each year to stabilize total number of kindergarten students generated by in-migration; minimal differences from stable Birth-K method**
- Regression-based approach using historic births, home sales, and K data
  - Adjustment to standard methodology
  - Assumes linear relationships between kindergarten enrollment and two variables (home sales and births) based on multiple regression analysis of all available years of data
  - Places greater weight on housing sale trends projected under each scenario compared to the traditional approach (especially in years 1-5)

Kindergarten Projections

- Regression analysis of kindergarten enrollment vs. home sales and births yields a good model fit and significance metrics (R^2 = 0.93):

- K_{Yr} = ($Births_{Yr-5}$ * 0.78363) +(Home $Sales_{Yr-1}$ * 0.061938) + (Median SF Home Sale Price $_{Yr}$ * 0.00008)

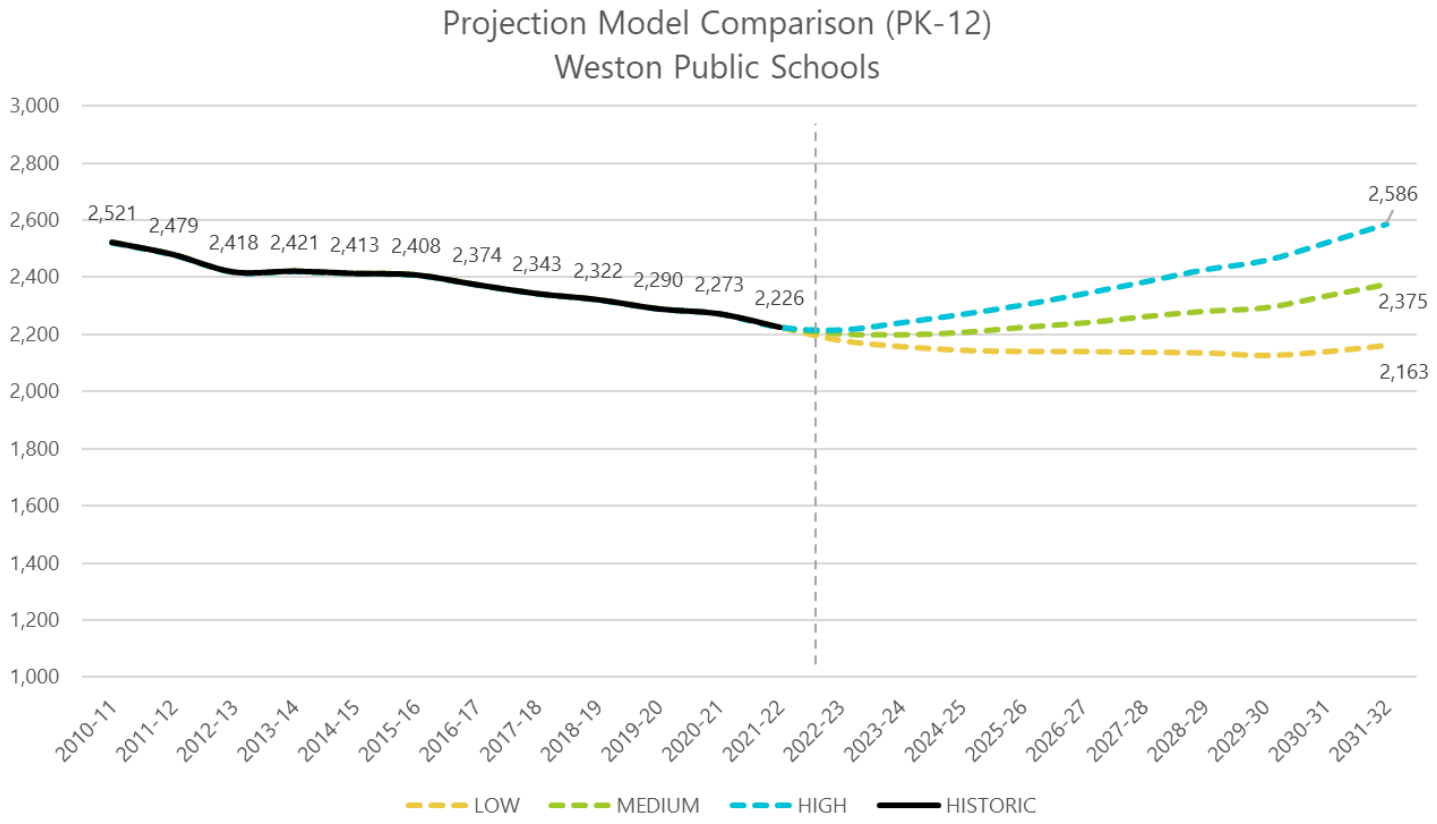
- **K Projections are based on a blend of the Cohort Survival and Regression based K projection.**

Kindergarten Regression Model Projection Model Assumptions

	Low	Medium	High
Avg. Annual Births	62	64	68
Avg. Annual Home Annuals	200	220	230
Median Sale Price (2021 $)	$910K	$980k	$1.1 mil

Districtwide Projections

- Developed projections under three scenarios (Low, Med & High)
- Medium and high projections have similar trends, and for the first 5 years are within roughly 100 students (2,243 – 2,346). Whereas, the low model has a divergent trend, with enrollment averaging 2,141 over that period
- Based on our analysis, the **Medium Projection Model reflects the most likely trajectory for future enrollment.** However, recent impacts to the enrollment drivers from the pandemic bear watching

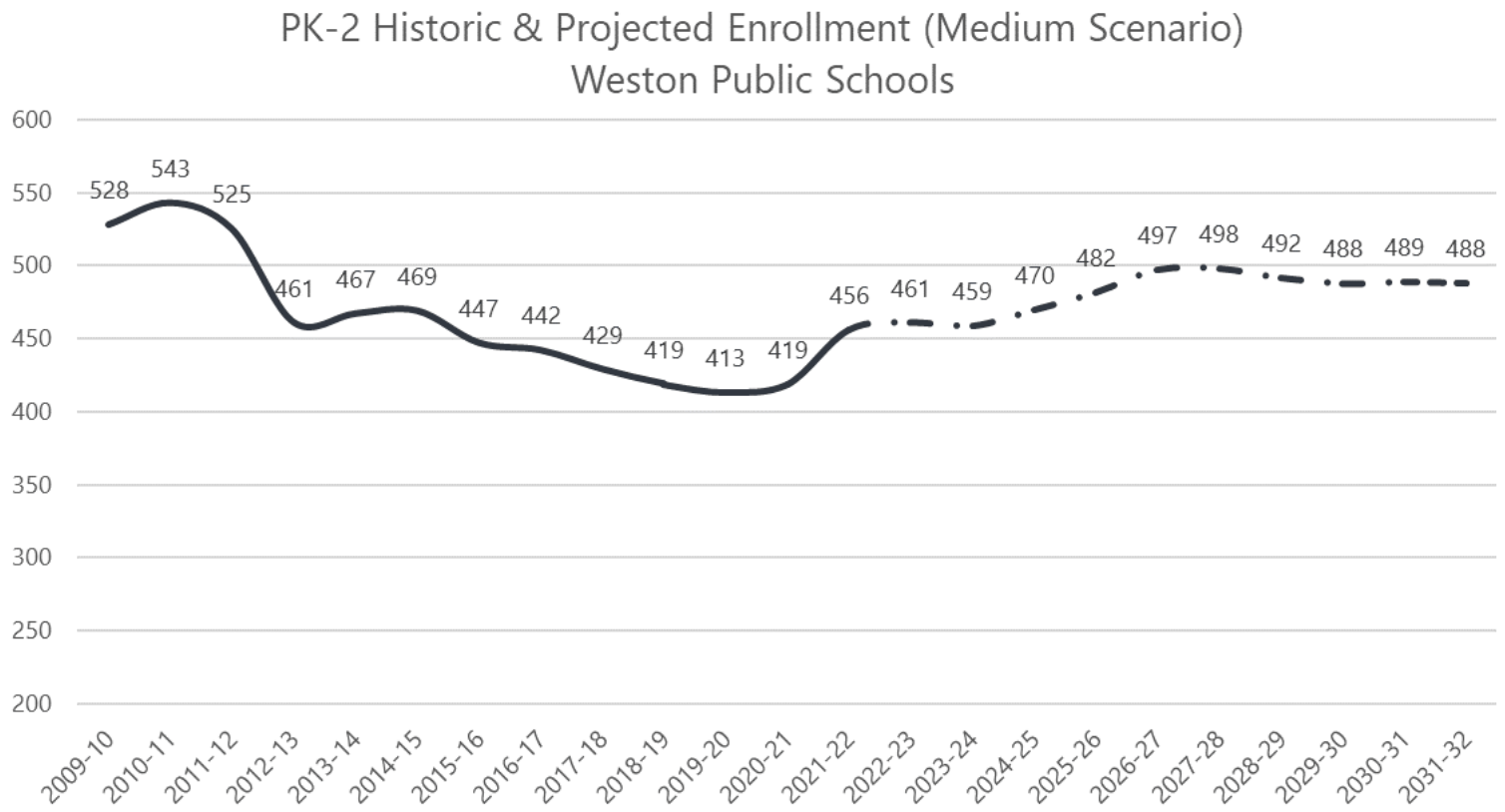


10-Yr Projections (Medium)

School Year	Birth Year	Births	K	1	2	3	4	5	6	7	8	9	10	11	12	PK	PK-12 Total
2021-22	2016	54	126	146	154	140	150	179	176	176	189	184	185	184	207	30	2,226
2022-23	2017	56	130	142	159	163	148	153	185	177	180	187	182	182	184	30	2,202
2023-24	2018	54	129	146	154	168	172	151	158	186	181	178	185	179	182	30	2,199
2024-25	2019	64	137	144	159	163	177	176	156	159	190	179	176	182	179	30	2,207
2025-26	2020	69	141	154	157	169	172	181	182	157	162	188	177	173	182	30	2,225
2026-27	2021	69	141	159	167	166	178	176	187	183	160	160	186	174	173	30	2,240
2027-28	2022	65	137	158	173	177	175	182	182	188	187	158	158	183	174	30	2,262
2028-29	2023	66	137	154	171	183	186	178	188	183	192	185	156	155	183	30	2,281
2029-30	2024	66	137	154	167	181	193	190	184	189	187	190	183	153	155	30	2,293
2030-31	2025	67	137	154	168	176	191	197	197	185	193	185	188	180	153	30	2,334
2031-32	2026	68	137	154	167	177	186	195	203	198	189	191	183	185	180	30	2,375

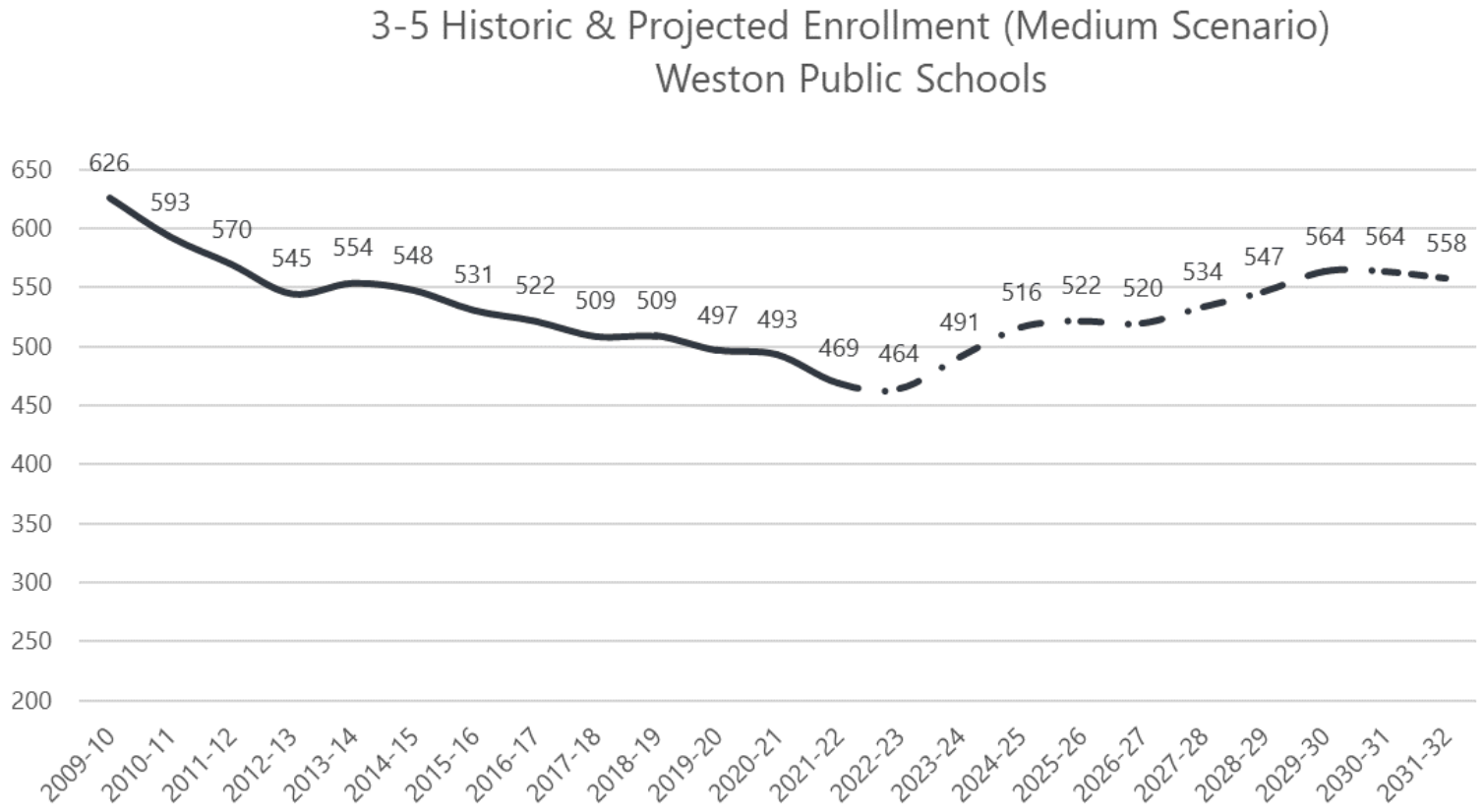
Individual School Projections

- Hurlbutt projected to increased over the next 5-years, reaching nearly 500 students by 2026-27.
- Over the last 5-years, enrollment is projected to average around 490 students



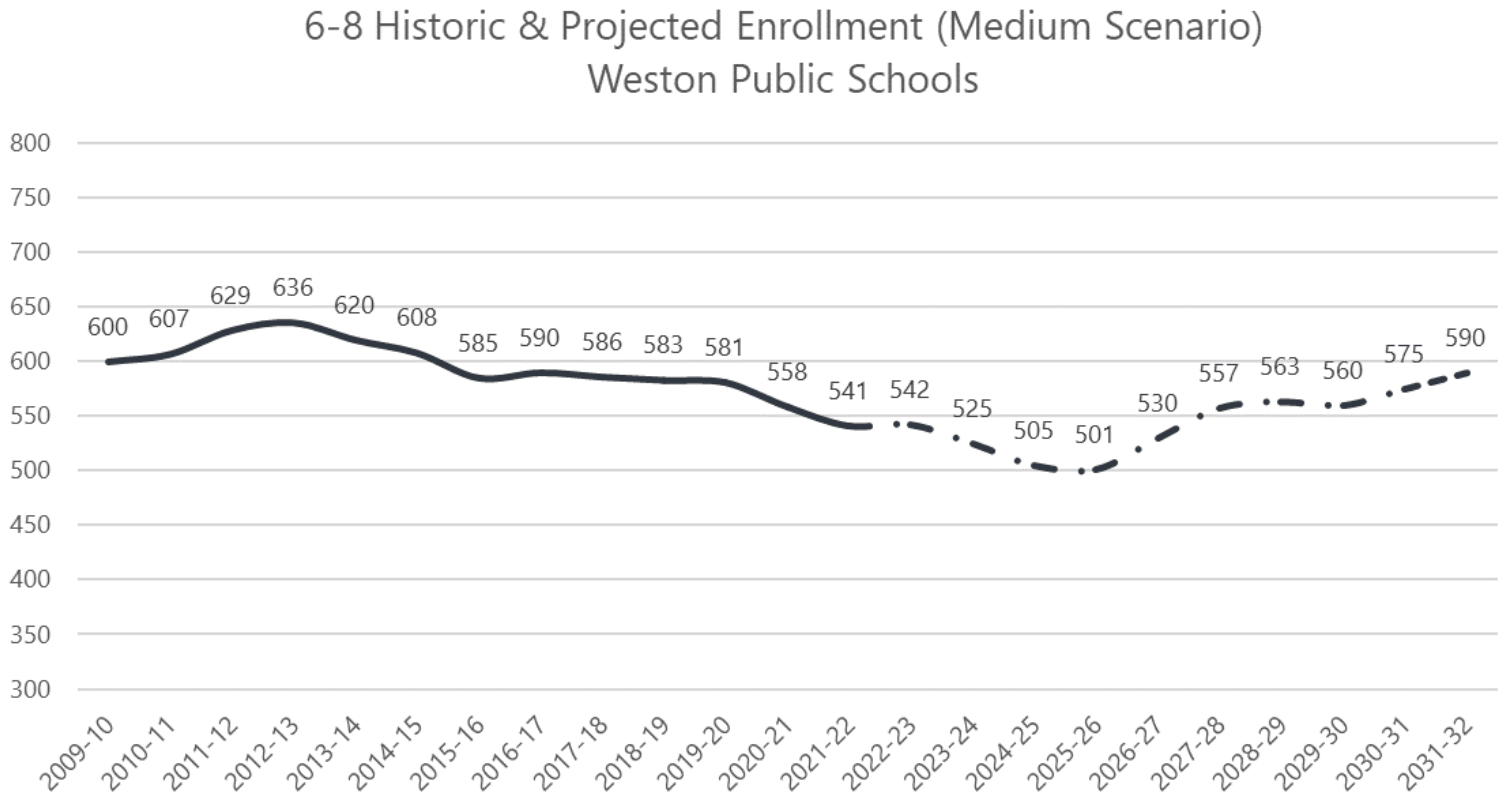
Individual School Projections

- WIS projected to experience a drop in 2022-23 to 464 students and then increase steadily out to 2029-30
- At the end of the projection horizon, enrollment is expected to average approx. 562 students over the last 3-years



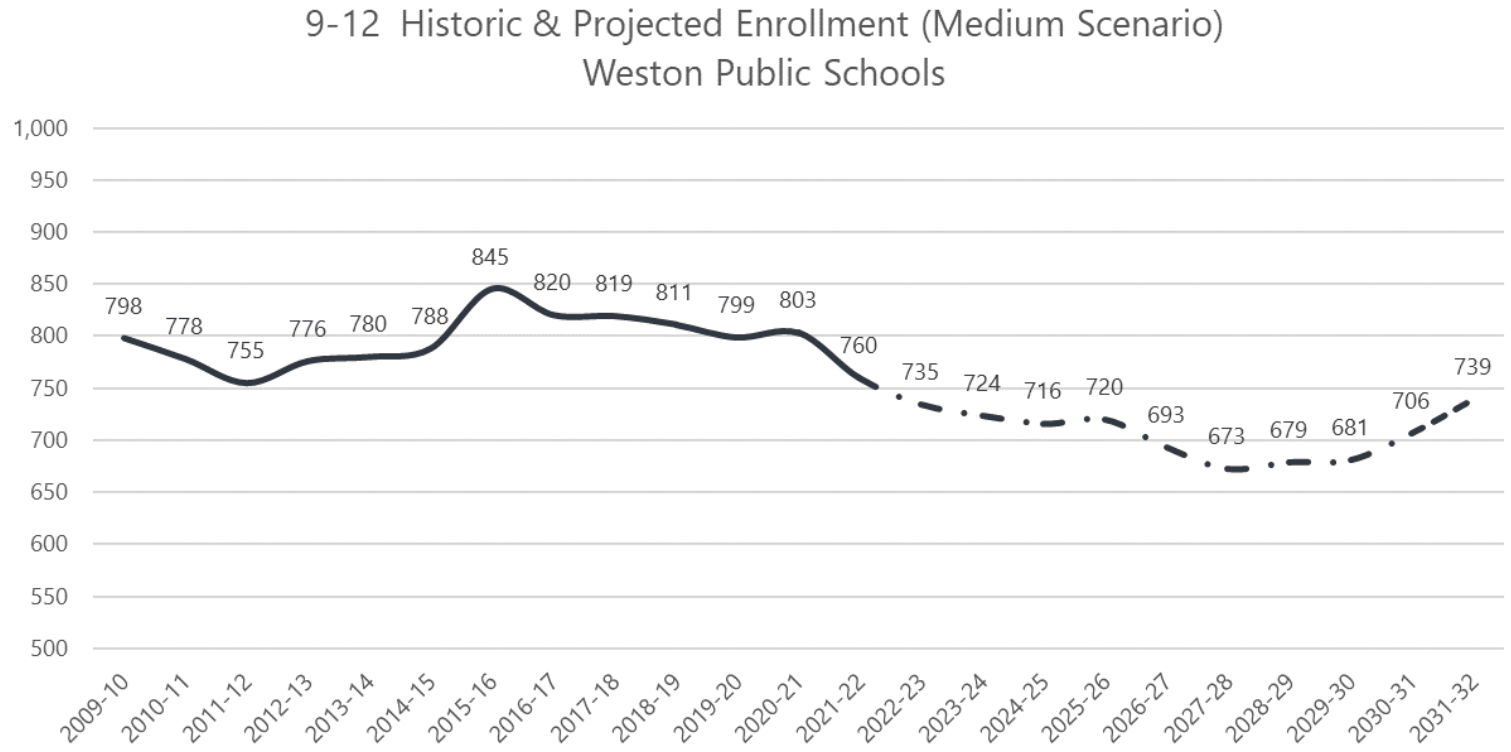
Individual School Projections

- WMS projected to see a steady near-term decline and eventually reaching nadir in 2025-26 at approx. 500 students.
- A modest increase follows with enrollment growing to 575-590 students for 2030-31 and 2031-32



Individual School Projections

- WHS projected to see more gradual decline in next five years before a sharper dip in 2026-27 as successive smaller cohorts matriculate through the system
- A modest rebound is projected for the last three years of the projection horizon with enrollment exceeding 700 students by 2030-31



Takeaways

- The Medium Projection Model still reflects the most likely trajectory for future enrollment. However, changes to enrollment drivers from the pandemic bear watching. Should the current active housing market conditions continue long term, the High Projection Model may prove more accurate
- For the Medium Projection Model:
  - Overall PK-12 enrollments are projected to have a very modest decline before reaching their lowest point (~2,200 students) in 2023-24. A gradual rebound is projected to follow, yielding approximately 2,375 students by 2031-32
  - PK-2 enrollments are projected to continue to grow over the first five years then stabilize around 490
  - Intermediate enrollments are projected to grow slowly then stabilize around 550-560 students
  - Middle school is projected to trough in 2025-26, then begin a slow rebound, with enrollments ranging from 560-590 students the last five years
  - High school is projected to slowly decline and eventually trough at approx. 670 students in 2027-28

Appendix A

Low & High Districtwide Projections

Enrollment Projections (Low) Model

School Year	Birth Year	Births	K	1	2	3	4	5	6	7	8	9	10	11	12	PK	PK-12 Total
2021-22	2016	54	126	146	154	140	150	179	176	176	189	184	185	184	207	30	2,226
2022-23	2017	56	130	141	157	159	144	153	184	175	178	183	181	181	184	30	2,180
2023-24	2018	54	129	146	152	163	164	147	157	183	177	173	180	177	181	30	2,159
2024-25	2019	64	136	144	157	157	168	167	151	156	185	172	170	176	177	30	2,146
2025-26	2020	69	139	153	155	162	161	171	172	150	158	179	169	167	176	30	2,142
2026-27	2021	69	138	156	165	161	167	164	176	171	152	153	176	166	167	30	2,142
2027-28	2022	61	129	155	168	170	165	170	169	175	173	147	150	172	166	30	2,139
2028-29	2023	61	128	145	166	174	175	168	174	168	177	168	145	147	172	30	2,137
2029-30	2024	62	127	143	156	172	179	179	173	173	170	172	165	142	147	30	2,128
2030-31	2025	63	126	142	154	161	177	182	184	172	175	165	169	162	142	30	2,141
2031-32	2026	64	128	141	153	160	166	181	187	183	174	170	162	166	162	30	2,163

Enrollment Projections (High) Model

School Year	Birth Year	Births	K	1	2	3	4	5	6	7	8	9	10	11	12	PK	PK-12 Total
2021-22	2016	63	126	146	154	140	150	179	176	176	189	184	185	184	207	30	2,226
2022-23	2017	64	139	143	159	164	148	154	186	178	180	187	182	183	184	30	2,217
2023-24	2018	65	146	163	156	169	173	152	159	187	182	178	185	179	183	30	2,242
2024-25	2019	66	149	165	178	166	179	178	157	161	191	180	176	182	179	30	2,271
2025-26	2020	66	150	169	180	189	175	183	184	159	164	189	177	173	182	30	2,304
2026-27	2021	69	151	171	184	192	200	180	190	186	162	162	187	175	173	30	2,343
2027-28	2022	68	148	171	186	196	203	205	186	191	190	160	159	184	175	30	2,384
2028-29	2023	68	148	168	186	198	207	208	212	188	195	188	158	157	184	30	2,427
2029-30	2024	69	147	168	183	198	210	212	215	214	192	193	185	155	157	30	2,459
2030-31	2025	70	148	167	183	195	209	215	220	217	218	190	191	183	155	30	2,521
2031-32	2026	71	151	168	182	194	206	214	223	222	222	216	187	188	183	30	2,586