



# **Demographic Study**

for the

**Lower Merion School District**

**March 2022**

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## **Executive Summary**

Statistical Forecasting LLC (“Statistical Forecasting”) completed a demographic study for the Lower Merion School District, projecting grade-by-grade enrollments from 2022-23 through 2031-32, a ten-year period. In addition, the following tasks were completed:

- analyzed community population trends and age structure, demographic characteristics, birth counts, and fertility rates,
- examined historical enrollment trends districtwide, by grade configuration (K-5, 6-8, and 9-12), and by school, and
- researched new housing starts and analyzed their impact on the school district.

### *Community Overviews*

In the 2020 Census, Lower Merion Township (“Lower Merion”) had 63,633 residents, which is a gain of 5,808 persons from 2010. Narberth Borough (“Narberth”) had 4,492 residents in 2020, which is a gain of 210 persons from the 2010 Census.

While Whites are the largest race in Lower Merion, their population is declining. In the 2020 Census, Lower Merion was 75.2% White as compared to 83.7% in 2010, which is a loss of 8.5 percentage points. Asians were the second-largest race at 9.0% in 2020, which is a 3.0 percentage-point increase from the 2010 percentage (6.0%). Blacks/African Americans were the third-largest race, consisting of 6.4% of the population in 2020.

Whites are also the largest race in Narberth and their population is also declining. In 2020, Narberth was 83.5% White as compared to 88.5% in 2010, which is a loss of 5.0 percentage points. Asians were the second-largest race (excluding those of two or more races) at 4.3% while Blacks/African Americans and Hispanics were tied for the third-largest race (3.4%) in 2020.

With respect to nativity, 13.3% of Lower Merion residents and 10.4% of Narberth residents are foreign-born, which is similar to that of Montgomery County (10.4%). China is the largest source of foreign-born persons in both communities.

### *Historical Enrollment Trends*

Historical enrollments were analyzed from 2012-13 through 2021-22, a ten-year period. Enrollments steadily increased through 2019-20 before reversing trend. In the last two years, there has been a decline of 321 students, which is likely related to the coronavirus pandemic. In 2021-22, enrollment is 8,479, which represents a gain of 797 students (+10.4%) from the 2012-13 enrollment of 7,682.

For grades K-5, enrollments generally increased through 2019-20 before reversing trend. In the last two years, enrollments declined by 364 students, which is likely due to the coronavirus pandemic. In 2021-22, enrollment is 3,545, which is a gain of 146 students from the 2012-13 enrollment of 3,399.

For grades 6-8 at the middle school level, enrollments increased through 2018-19 before reversing trend, losing 120 students in the last three years. Enrollment is 2,012 in 2021-22, which is a gain of 204 students from the 2012-13 enrollment of 1,808.

Finally, for grades 9-12 at the high school level, enrollments have steadily increased over the last decade. In 2021-22, enrollment is 2,922, which represents a gain of 447 students from the 2012-13 enrollment of 2,475.

### *Non-Public School Enrollments*

The number of resident students from the Lower Merion School District attendance area (“Lower Merion resident students”) who attended non-public schools was tabulated from 2016-17 through 2021-22. The number of non-public students (K-12), which includes students who are attending private, parochial, or charter schools, steadily declined from 2,569 in 2016-17 to 2,381 in 2020-21 before reversing trend in 2021-22, which is likely due to the coronavirus pandemic as parents are seeking alternative educational experiences for their children.

The percentage of students attending public school steadily increased from 2016-17 to 2019-20 before declining in 2021-22. Over this time period, the percentage of students attending public school has ranged from 76.4%-78.6%. In 2021-22, the number of Lower Merion resident students (2,623) attending non-public schools represented 23.6% of the Lower Merion resident student population.

### *Student Transfers*

The number of students in grades 2-12 that transferred into the Lower Merion School District, either from private schools or from public schools within New York State, out of state, or out of the country, was reviewed. Prior to the pandemic, the annual number of students transferring into the school district ranged from 406-474. In 2021-22, the number increased to 573, which was predominantly due to a gain of students from other public schools or from locations out of state or internationally. Some of the gain (approximately 1/3) is due to the return of former Lower Merion School District students who withdrew in 2020-21 and re-registered in 2021-22, as the district had 658 students withdraw prior to the 2020-21 school year.

### *First Grade Replacements*

First grade replacements were analyzed to determine whether there was any relationship between overall enrollment change and first grade replacement, which is the numerical difference between the number of graduating 12<sup>th</sup> graders and the number of entering first grade students. Typically, the outgoing 12<sup>th</sup> grade student population is compared to the incoming kindergarten class. However, since the district has a half-day kindergarten program, it is more appropriate to compare the twelfth grade student population to the first grade student population, as the district gains a significant number of students from kindergarten to first grade when parents elect to send their child to a full-day kindergarten program elsewhere before enrolling them in the public school district for the first grade. The district has experienced negative first grade replacement in seven of the last nine years, ranging from 4-94 students per year. Negative

first grade replacement occurs when the number of first grade students entering the district is less than the number of graduating twelfth grade students from the prior year.

Prior to 2020-21, the district's losses due to negative first grade replacement were totally offset by a net inward migration of students in the other grades (1 to 2, 2 to 3, etc.) resulting in a net enrollment gain. This was confirmed as nine of the 13 average survival ratios in the six-year trend were above 1.000. However, in the last two years (2020-21 and 2021-22), the negative first grade replacement was compounded by outward migration, which is likely related to the coronavirus pandemic.

### *Birth Counts*

The number of births from 2007-2020 in Lower Merion and Narberth was used to project kindergarten enrollments five years later. Of the two communities, Lower Merion consistently has had the greater number of births during this time period. Combining the data from both communities, the annual number of births has been fairly stable from 2016-2020, ranging from 515-545.

In a special tabulation by the Montgomery County Planning Commission, birth data were tabulated by the school year for each elementary school attendance area from 2007-08 through 2017-18. In 2017-18, the Merion attendance area had the greatest number of births while the Belmont Hills attendance area had the fewest number of births of the six attendance areas. Upon aggregating the number of births by elementary attendance area from 2007-08 through 2017-18, the Merion attendance area had the greatest number of births (1,218) over this time period while the Belmont Hills attendance area had the fewest (768).

### *Population Age Structure*

Age-sex diagrams were created from the 2010 Census and the 2015-2019 American Community Survey ("ACS") for Lower Merion and Narberth to show the percentage of males and females in each age class. In Lower Merion, the largest number of individuals in 2010 was aged 50-54 for males and 15-19 for females, which corresponds with high school and college-aged individuals. In communities with little inward or outward migration and low mortality, the largest cohort in subsequent years is typically the next oldest cohort as people advance in age. However, in the 2015-2019 ACS, the largest cohort for females remained the 15-19 age group while the largest cohort for males was the 10-14 age group, which corresponds approximately with children in grades 5-9. As the largest groups in the 2015-2019 ACS were not the next oldest cohorts, migration is likely occurring in the township. If the male and female age groups are combined, there were gains in every age group from 65-69 through 80-84, indicating a "graying" of the population.

In Narberth, the largest cohort in 2010 was aged 50-54 for males and 55-59 for females. In the 2015-2019 ACS, the largest cohort was aged 35-39 for males and 30-34 for females. As the largest groups were not the next oldest cohorts, migration is likely occurring in the borough. If the male and female age groups are combined, there were gains in every age group from 60-64 through 80-84, indicating a "graying" of the population.

### *Potential New Housing*

Lower Merion and Narberth municipal representatives provided information regarding current and future residential development in each community. In Lower Merion, there is the potential for 2,276 housing units, all of which are multi-family units such as apartments and condominiums. In Narberth, there is the potential for 191 housing units, all of which are also multi-family units.

An estimate was made of the number of public school children that could potentially come from the proposed housing developments. In total, 213 public school children are projected to be generated. The baseline enrollment projections were modified to account for the additional children from the new housing developments in the affected attendance areas.

### *Home Sales*

The number of annual home sales was tabulated for each community from 2007-2021. In Lower Merion, home sales declined from 852 in 2007 to 568 in 2009 due to the housing market crash and banking crisis. During this period (2008-2011), the annual number of home sales was low, ranging from 568-639. From 2012-2021, home sales steadily increased. In 2021, there were 1,285 sales, which exceeds the number of sales that occurred before the housing market crash and banking crisis.

In Narberth, the annual number of home sales was fairly stable from 2007-2017, ranging from 37-59. Since then, home sales have increased. In the last four years, the annual number of sales has ranged from 76-100, which is much higher than the annual number of sales that occurred from 2007-2017.

### *Enrollment Projections*

Enrollments were calculated at the school level from 2022-23 through 2031-32, a ten-year period, in two separate projections (baseline and adjusted for housing growth). It should be noted that a five-year projection is more reliable than a ten-year projection. Since birth data are used to project kindergarten/first grade students five and six years later, the ten-year projection in years 6-10 relies on estimated birth counts in order to project these students. For this reason, elementary projections are much more susceptible to higher error rates in a ten-year projection as compared to middle or high school projections, which rely on either children that have already been born or that are currently enrolled in the district. In addition, since the school-level projections are smaller as compared to computing districtwide grade counts, the reliability of the school projections are lower than the overall districtwide projections. In general, the smaller the forecasted population, the higher the probability of error associated with the projection.

In the baseline projections, which assume that the proposed housing developments do not come to fruition or are not occupied within the anticipated construction timeline, enrollment (K-12) is projected to be 7,970 in 2031-32, which would be a loss of 509 students from the 2021-22 enrollment of 8,479. In the adjusted projections, enrollment is projected to be 8,035 in 2031-32, which would be a loss of 444 students from the 2021-22 enrollment.

The projections were also computed by the district's new grade configuration (K-4, 5-8, 9-12), which will begin in September 2022. The forthcoming projections are compared to the historical enrollments of the new configuration in 2021-22 for illustrative purposes. For grades K-4, enrollments are projected to be fairly stable throughout the projection period. In the baseline projections, enrollment is projected to be 2,861 in 2031-32, which would be a loss of 45 students from the 2021-22 enrollment of 2,906. In the adjusted projections, enrollment is projected to be 2,886 in 2031-32, which would be a loss of 20 students from the 2021-22 enrollment.

For grades 5-8, enrollments are projected to decline for the next six years before stabilizing in both projections. In the baseline projections, enrollment is projected to be 2,494 in 2031-32, which would be a loss of 157 students from the 2021-22 enrollment of 2,651. In the adjusted projections, enrollment is projected to be 2,522 in 2031-32, which would be a loss of 129 students from the 2021-22 enrollment.

For grades 9-12, enrollments are projected to decline throughout the projection period in both projections. In 2031-32, enrollment is projected to be 2,615 in the baseline projections, which would be a loss of 307 students from the 2021-22 enrollment of 2,922. In the adjusted projections, enrollment is projected to be 2,627 in 2031-32, which would be a loss of 295 students from the 2021-22 enrollment.

### *Mapping*

Student addresses from the school district were geocoded or "pin-mapped" for 2016-17 and 2021-22 using mapping software. The greatest number of children per census block in 2016-17 was located in Narberth in the Penn Valley attendance area and in the eastern section of Lower Merion in the Belmont Hills attendance area. In 2021-22, the greatest number of students was located in the eastern and northern sections of Lower Merion in the Belmont Hills and Gladwyne attendance areas, as well as in Narberth in the Penn Valley attendance area.

In an effort to control for the different census block sizes, the number of students in each census block was divided by the block's geographical area to determine the density of students (students per square mile) in 2016-17 and 2021-22. In each year, the greatest student densities were scattered throughout the attendance areas, but were generally located within Narberth and the southern half of Lower Merion. In comparing the figures over time, the student densities have not changed appreciably.

To see which sections of Lower Merion and Narberth have the most children per housing unit (student yield), the number of children per census block was divided by the number of housing units in each census block. The greatest student yields were located in the southern and western sections of Lower Merion in the Cynwyd, Gladwyne, and Penn Wynne attendance areas in 2016-17. In 2021-22, the greatest student yields were located in the southern section of Lower Merion in the Cynwyd, Merion, and Penn Wynne attendance areas.

### *Final Thoughts*

Prior to the 2020-21 school year, enrollments (K-12) had been steadily increasing in the Lower Merion School District. However, enrollments have declined in the last two years, which is likely due to the coronavirus pandemic. While the elementary enrollments are projected to be fairly stable, the middle and high school enrollments are projected to decline as the district's smaller existing elementary and middle school cohorts, as a result of the pandemic, move through the system. While there are nearly 2,500 new multi-family units proposed in Lower Merion and Narberth, these units do not typically generate as many children as detached single-family homes and are not likely to have a significant impact on the district's enrollments.

In closing, it is difficult to measure the impact of the coronavirus on the school district's enrollments moving forward. In the short-term, the coronavirus may have a negative impact on the local economy and rentals, which could lead to an outward migration of families with children. If there are a significant number of evictions from rental units, this could have a negative impact on the district's enrollment.

In a New York Times article<sup>1</sup>, families with financial means are leaving large metropolitan areas to reside in their second homes in rural areas or are purchasing an existing home in these new locations. These individuals can typically work remotely and are seeking to escape the pandemic. It is not clear whether these households will permanently reside in these locations or return to suburban/urban centers. While the duration of the pandemic is unknown and available data is limited, we are continuing to monitor data as it becomes available to assess its future impact on enrollments both short- and long-term.

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<sup>1</sup> (<https://www.nytimes.com/2020/09/26/us/coronavirus-vermont-transplants.html>)

## **Introduction**

Statistical Forecasting LLC (“Statistical Forecasting”) completed a demographic study for the Lower Merion School District, projecting grade-by-grade enrollments from 2022-23 through 2031-32, a ten-year period. In addition, the following tasks were completed:

- analyzed community population trends and age structure, demographic characteristics, birth counts, and fertility rates,
- examined historical enrollment trends districtwide, by grade configuration (K-5, 6-8, and 9-12), and by school, and
- researched new housing starts and analyzed their impact on the school district.

## **Population Trends**

The Lower Merion School District receives students from Lower Merion Township and Narberth Borough for grades K-12. An overview of each community’s population trends follows.

### **1. Lower Merion Township**

Located in Montgomery County, Lower Merion Township (“Lower Merion”) contains a land area of 23.61 square miles, with an additional 0.22 square miles of water area. Historical and projected populations for Lower Merion from 1940-2040 are shown in Table 1 and Figure 1.

In 2020, Lower Merion had 63,633 residents, which is 2,695.2 persons per square mile. From 1940-1970, Lower Merion’s population steadily increased, gaining more than 24,000 persons over this time period. Lower Merion experienced its greatest population gain (+23.2%) in the 1940s. After declines in the 1970s and 1980s, the population was fairly stable in the 1990s and 2000s. However, in the most recent decade, there was a gain of 5,808 persons.

Population projections for 2030 and 2040 were prepared by the Delaware Valley Regional Planning Commission (“DVRPC”). However, since the 2020 Census count has already surpassed the 2030 and 2040 projections, which were based off of the 2010 Census, the DVRPC projections need to be revised and increased to reflect the current trend.

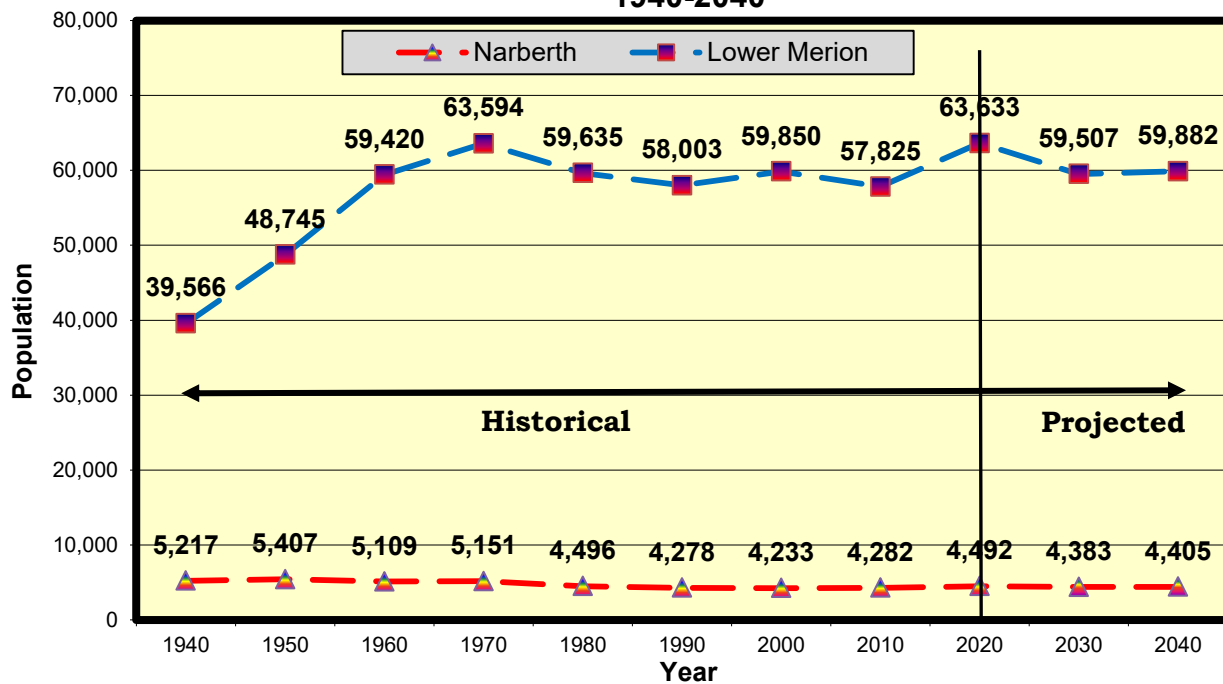
**Table 1**  
**Historical and Projected Populations for Lower Merion Township**  
**1940-2040**

Year	Population	Percent Change
<b>Historical<sup>1</sup></b>		
<b>1940</b>	39,566	N/A
<b>1950</b>	48,745	+23.2%
<b>1960</b>	59,420	+21.9%
<b>1970</b>	63,594	+7.0%
<b>1980</b>	59,635	-6.2%
<b>1990</b>	58,003	-2.7%
<b>2000</b>	59,850	+3.2%
<b>2010</b>	57,825	-3.4%
<b>2020</b>	63,633	+10.0%
<b>Projected<sup>2</sup></b>		
<b>2030</b>	59,507	-6.5%
<b>2040</b>	59,882	+0.6%

Sources: <sup>1</sup>United States Census Bureau

<sup>2</sup>Delaware Valley Regional Planning Commission (2012)

**Figure 1**  
**Historical and Projected Populations**  
**1940-2040**



## 2. Narberth Borough

Narberth Borough (“Narberth”), which is also located in Montgomery County, contains a land area of 0.50 square miles. Historical and projected populations for Narberth from 1940-2040 are provided in Table 2 and Figure 1.

In the 2020 Census, Narberth had 4,492 residents, which is 8,984.0 persons per square mile. Narberth’s population generally declined from 1960-2000 before reversing trend. The borough experienced its greatest population decline in the 1970s (-12.7%). In the most recent decade, there was a gain of 210 persons.

Population projections for 2030 and 2040, which were also prepared by the DVRPC, indicate that the population will decline slightly before stabilizing. However, since the 2020 Census count has already surpassed the 2030 and 2040 projections, which were based off of the 2010 Census, the DVRPC projections need to be revised and increased to reflect the current trend.

**Table 2**  
**Historical and Projected Populations for Narberth Borough**  
**1940-2040**

Year	Population	Percent Change
<b>Historical<sup>1</sup></b>		
<b>1940</b>	5,217	N/A
<b>1950</b>	5,407	+3.6%
<b>1960</b>	5,109	-5.5%
<b>1970</b>	5,151	+0.8%
<b>1980</b>	4,496	-12.7%
<b>1990</b>	4,278	-4.8%
<b>2000</b>	4,233	-1.1%
<b>2010</b>	4,282	+1.2%
<b>2020</b>	4,492	+4.9%
<b>Projected<sup>2</sup></b>		
<b>2030</b>	4,383	-2.4%
<b>2040</b>	4,405	+0.5%

**Sources:** <sup>1</sup>United States Census Bureau

<sup>2</sup>Delaware Valley Regional Planning Commission (2012)

## Demographic Profiles

In Table 3, selected demographic characteristics of Lower Merion and Narberth are compared from the 2010 and 2020 Censuses and the 2006-2010 and 2015-2019 American Community Surveys (“ACS”). At the time of this writing, a limited amount of demographic data was available from the 2020 Census, which was limited to total population counts and racial distributions from the Redistricting Data. While some Census variables account for everyone in the population (e.g., age and race), other variables are collected from a sample (e.g., median household income, educational attainment, poverty status, etc.). The ACS replaced the long form of the Census, last administered in 2000 to approximately 16% of the population in the United States. For communities with fewer than 65,000 persons such as Lower Merion and Narberth, ACS data represent a sample collected over a five-year time period, where the estimates represent the average characteristics between January 2015 and December 2019, for example. This information does not represent a single point in time like the long form of earlier Censuses. The five-year ACS contains 1% annual samples from all households and persons from 2015 to 2019, resulting in a 5% sample of the population. Due to the small sample size, the sampling error is quite large, which increases the degree of uncertainty of the estimated values. Therefore, the forthcoming ACS data should be interpreted with caution.

### 1. Lower Merion Township

While Whites are the largest race in Lower Merion, their population is declining. In the 2020 Census, Lower Merion was 75.2% White as compared to 83.7% in 2010, which is a loss of 8.5 percentage points. Asians were the second-largest race at 9.0% in 2020, which is a 3.0 percentage-point increase from the 2010 percentage (6.0%). Blacks/African Americans were the third-largest race, consisting of 6.4% of the population in 2020, which is nearly unchanged from the 2010 percentage of 5.5%.

Regarding nativity, 13.3% of Lower Merion residents were foreign-born in the 2015-2019 ACS, which is a gain of 1.8 percentage points from the 2006-2010 ACS percentage (11.5%). As a point of comparison, Montgomery County’s foreign-born resident percentage was 10.4% in the 2019 ACS, which is slightly lower than that of Lower Merion. While not shown in the table, place of birth, which serves as a proxy for country of origin, indicates that China and India were the largest sources of immigrants in the 2006-2010 ACS, accounting for 11.4% and 8.0%, respectively, of the foreign-born population. While China continues to be the largest source according to the 2015-2019 ACS, it accounts for a much larger share (21.9%) of the foreign-born population. India remains the second-largest source at 7.2%.

The median age in Lower Merion has increased slightly from 43.4 years in 2010 to 44.0 years in the 2015-2019 ACS, which is higher than the median age in Montgomery County (41.1 years). During the same time period, the percentage of people under the age of 18 years, which corresponds predominantly to school-age children, increased slightly from 22.3% to 23.0%.

Regarding educational attainment for adults aged 25 and over, 78.7% of the population had a bachelor’s degree or higher in the 2015-2019 ACS as compared to 73.1% in the 2006-2010 ACS, which is a gain of 5.6 percentage points. Lower Merion’s percentage of persons having a

bachelor's degree or higher is much greater than that of Montgomery County (50.1%). Persons with graduate or professional degrees increased from 43.4% to 47.7% during this time period, a gain of 4.3 percentage points.

Median household income increased from \$111,165 in the 2006-2010 ACS to \$136,288 in the 2015-2019 ACS, a gain of 22.6%. By comparison, median household income in Montgomery County is \$91,546, which is nearly \$45,000 less than Lower Merion's. During this time period, the percentage of school-age children (5-17) that are in poverty increased slightly from 3.7% to 4.2%.

Regarding housing, there were 24,302 housing units in Lower Merion in the 2015-2019 ACS, which is a gain of 207 units (+0.9%) from 2010. Over this time period, the overall occupancy rate increased from 93.3% to 95.4%, while the average household size remained nearly constant (2.41 persons in the 2015-2019 ACS). Renter-occupied units accounted for 26.3% of the occupied units in the 2015-2019 ACS, which is a gain of 2.6 percentage points from the 2010 percentage (23.7%). As a point of comparison, the percentage of renter-occupied units in Lower Merion is slightly lower than that of Montgomery County (28.4%). Finally, the median home price of an owner-occupied unit in the 2015-2019 ACS was \$611,400, which is a 10.9% increase from the value reported in the 2006-2010 ACS (\$551,100).

With respect to housing type, 68.2% of homes in the 2015-2019 ACS were one-unit, either attached or detached, which is nearly unchanged from the 2006-2010 ACS percentage (68.7%). Housing with 20 or more units, which contain renters, was the second-largest type of housing in the 2015-2019 ACS and consisted of 19.9% of the housing stock. In general, there has been little change in the housing distribution since the 2006-2010 ACS.

## **2. Narberth Borough**

In Narberth, while Whites are the largest race, their population is also declining. In 2020, Narberth was 83.5% White as compared to 88.5% in 2010, which is a loss of 5.0 percentage points. Asians were the second-largest race (excluding those of two or more races) at 4.3% in 2020, which is nearly unchanged from 2010 (4.4%). Blacks/African Americans and Hispanics were tied for the third-largest race (3.4%) in 2020.

Regarding nativity, 10.4% of Narberth residents were foreign-born in the 2015-2019 ACS, which is an increase of 3.7 percentage points from the 2006-2010 ACS percentage (6.7%). The foreign-born percentage in Narberth is slightly lower than that of Lower Merion (13.3%) and is identical to that of Montgomery County. While not shown in the table, place of birth, which serves as a proxy for country of origin, indicates that Canada and Israel were the largest sources of immigrants in the 2006-2010 ACS, accounting for 15.3% and 14.6%, respectively, of the foreign-born population. In the 2015-2019 ACS, China is now the largest source (21.9%) of the foreign-born population, while Ireland is now the second-largest source (15.2%).

The median age in Narberth increased slightly from 39.6 years in 2010 to 40.6 years in the 2015-2019 ACS, which is similar to the median age in Montgomery County (41.1 years).

During the same time period, the percentage of people under the age of 18 years, which corresponds predominantly to school-age children, declined from 25.0% to 23.5%.

Regarding educational attainment for adults aged 25 and over, 76.8% of the population had a bachelor's degree or higher in the 2015-2019 ACS, which is a gain of 14.4 percentage points from the 2006-2010 ACS percentage (62.4%). Narberth's percentage of persons having a bachelor's degree or higher is much greater than that of Montgomery County (50.1%) but is slightly lower than Lower Merion's (78.7%). Persons with graduate or professional degrees increased from 37.0% to 44.0% during this time period, a gain of 7.0 percentage points.

Median household income increased from \$78,040 in the 2006-2010 ACS to \$110,300 in the 2015-2019 ACS, a gain of 41.3%. By comparison, median household income in Montgomery County is \$91,546, which is approximately \$19,000 less than Narberth's. Median household income in Narberth is \$26,000 lower than that of Lower Merion. During this time period, the percentage of school-age children (5-17) that are in poverty declined from 1.8% to 0.0%. The Lower Merion school-age children poverty percentage (4.2%) is greater than Narberth's.

Regarding housing, there were 1,955 housing units in Narberth in the 2015-2019 ACS, which is a loss of 26 units (-1.3%) from 2010. Over this time period, the overall occupancy rate increased from 94.5% to 96.1% while the average household size remained nearly constant (2.31 persons in the 2015-2019 ACS). Renter-occupied units accounted for 37.1% of the housing units in the 2015-2019 ACS, which is a loss of 2.1 percentage points from the 2010 percentage (39.2%). The percentage of renter-occupied units in Narberth is higher than that of Montgomery County (28.4%) and Lower Merion (26.3%). The median home price of an owner-occupied unit in the 2015-2019 ACS was \$506,000, which is a 26.8% increase from the value reported in the 2006-2010 ACS (\$399,100). The median home price of an owner-occupied unit in Narberth is \$105,000 lower than that of Lower Merion.

With respect to housing type, 68.7% of homes in the 2015-2019 ACS were one-unit, either attached or detached, which is a gain of 4.2 percentage points from the 2006-2010 ACS percentage (64.5%). Housing with 20 or more units, which contain renters, was the second-largest type of housing in the 2015-2019 ACS consisting of 8.5% of the housing stock and is nearly unchanged from the 2006-2010 ACS percentage (8.8%). Homes with two units (duplexes) had been the second-largest home type in the 2006-2010 ACS. Two-unit homes had the largest percentage-point change (-6.0) over this time period of the various home types.

**Table 3**  
**Selected Demographic Characteristics**

Race Origin <sup>1</sup>	Lower Merion Township		Narberth Borough	
	2006-2010 ACS 2010 Census	2015-2019 ACS 2020 Census	2006-2010 ACS 2010 Census	2015-2019 ACS 2020 Census
White	48,375 (83.7%)	47,836 (75.2%)	3,791 (88.5%)	3,752 (83.5%)
Black or African American	3,165 (5.5%)	4,053 (6.4%)	77 (1.8%)	153 (3.4%)
Hispanic or Latino	1,718 (3.0%)	2,882 (4.5%)	101 (2.4%)	154 (3.4%)
American Indian and Alaska Native	27 (0.0%)	36 (0.1%)	2 (0.0%)	0 (0.0%)
Asian	3,469 (6.0%)	5,734 (9.0%)	190 (4.4%)	194 (4.3%)
Native Hawaiian and Other Pacific Islander	17 (0.0%)	11 (0.0%)	3 (0.1%)	1 (0.0%)
Other Race	116 (0.2%)	443 (0.7%)	11 (0.3%)	27 (0.6%)
Two or more Races	938 (1.6%)	2,638 (4.1%)	107 (2.5%)	211 (4.7%)
<b>Place of Birth</b>				
Foreign-Born	11.5%	13.3%	6.7%	10.4%
<b>Age</b>				
Under 18	22.3%	23.0%	25.0%	23.5%
18-64	58.9%	55.2%	64.2%	60.8%
65 and over	18.8%	21.8%	10.8%	15.7%
Median age	43.4 years	44.0 years	39.6 years	40.6 years
<b>Educational Attainment</b>				
Bachelor's degree or higher	73.1%	78.7%	62.4%	76.8%
Graduate or professional degree	43.4%	47.7%	37.0%	44.0%
<b>Income</b>				
Median household income	\$111,165	\$136,288	\$78,040	\$110,300
% of Persons in Poverty ages 5-17	3.7%	4.2%	1.8%	0.0%
<b>Housing Units</b>				
Total number	24,095	24,302	1,981	1,955
Occupied units	22,473 (93.3%)	23,188 (95.4%)	1,872 (94.5%)	1,878 (96.1%)
Owner-occupied units	17,140 (76.3%)	17,097 (73.7%)	1,138 (60.8%)	1,182 (62.9%)
Renter-occupied units	5,333 (23.7%)	6,091 (26.3%)	734 (39.2%)	696 (37.1%)
Median value of an owner-occupied unit	\$551,100	\$611,400	\$399,100	\$506,000
Average household size	2.43	2.41	2.29	2.31
<b>Housing Type<sup>1</sup></b>				
Total number	24,198	24,302	1,989	1,955
1-unit, attached or detached	16,616 (68.7%)	16,565 (68.2%)	1,283 (64.5%)	1,344 (68.7%)
Two units	497 (2.1%)	391 (1.6%)	180 (9.0%)	59 (3.0%)
Three or four units	750 (3.1%)	766 (3.2%)	163 (8.2%)	129 (6.6%)
Five to nine units	693 (2.9%)	930 (3.8%)	105 (5.3%)	132 (6.8%)
10 to 19 units	936 (3.9%)	803 (3.3%)	83 (4.2%)	124 (6.3%)
20 or more units	4,682 (19.3%)	4,839 (19.9%)	175 (8.8%)	167 (8.5%)
Mobile home, boat, RV, van, etc.	24 (0.1%)	8 (0.0%)	0 (0.0%)	0 (0.0%)

**Sources:** American Community Survey (2006-2010 and 2015-2019), United States Census (2010 and 2020)

**Notes:** <sup>1</sup>Data may not sum to 100.0% due to rounding.

Cells shaded orange are from the decennial Census while cells shaded blue are from the American Community Survey.

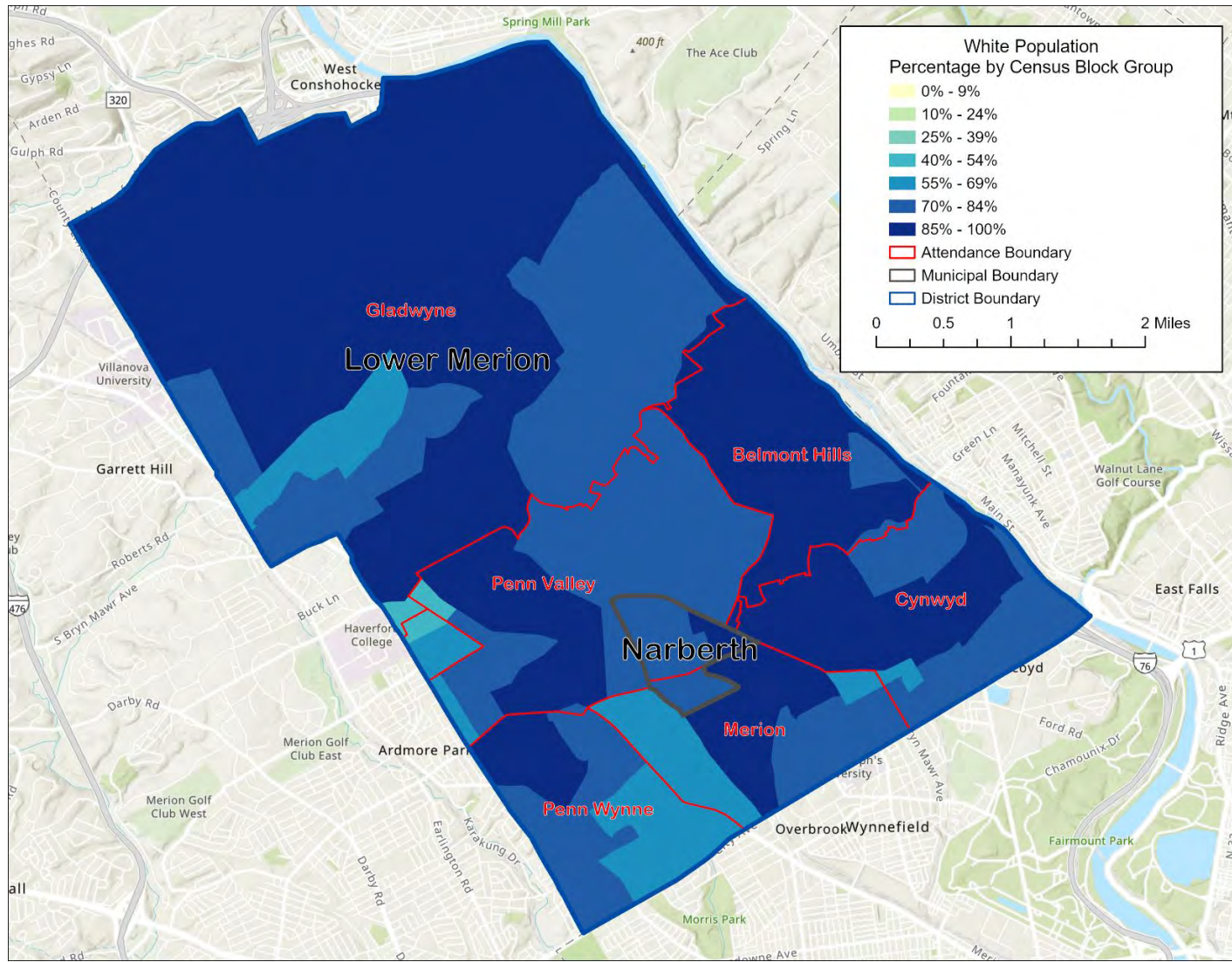
Figures 2 and 3 show the White and Asian percentages in the two communities by Census block group, which are the two largest races in Lower Merion and Narberth. In addition, the municipal boundaries and elementary attendance areas are shown to provide context of where the highest and lowest percentages exist. The White percentage is greatest throughout sections of Lower Merion in each of the elementary attendance areas. The Asian percentage is greatest in the southern section of Lower Merion in the Merion elementary attendance area.

Figures 4 and 5 show the percentage of foreign-born persons and the percentage of persons speaking English less than “Very Well” by Census block group, which may potentially correlate with English as a New Language (“ENL”) students in need of English language development instruction. The foreign-born percentage is greatest in the southern section of the school district’s attendance area in Lower Merion, which is located predominantly in the Cynwyd, Merion, and Penn Wynne elementary attendance areas. The percentage of persons speaking English less than “Very Well” is greatest in the southern section of Lower Merion in the Cynwyd and Merion elementary attendance areas.

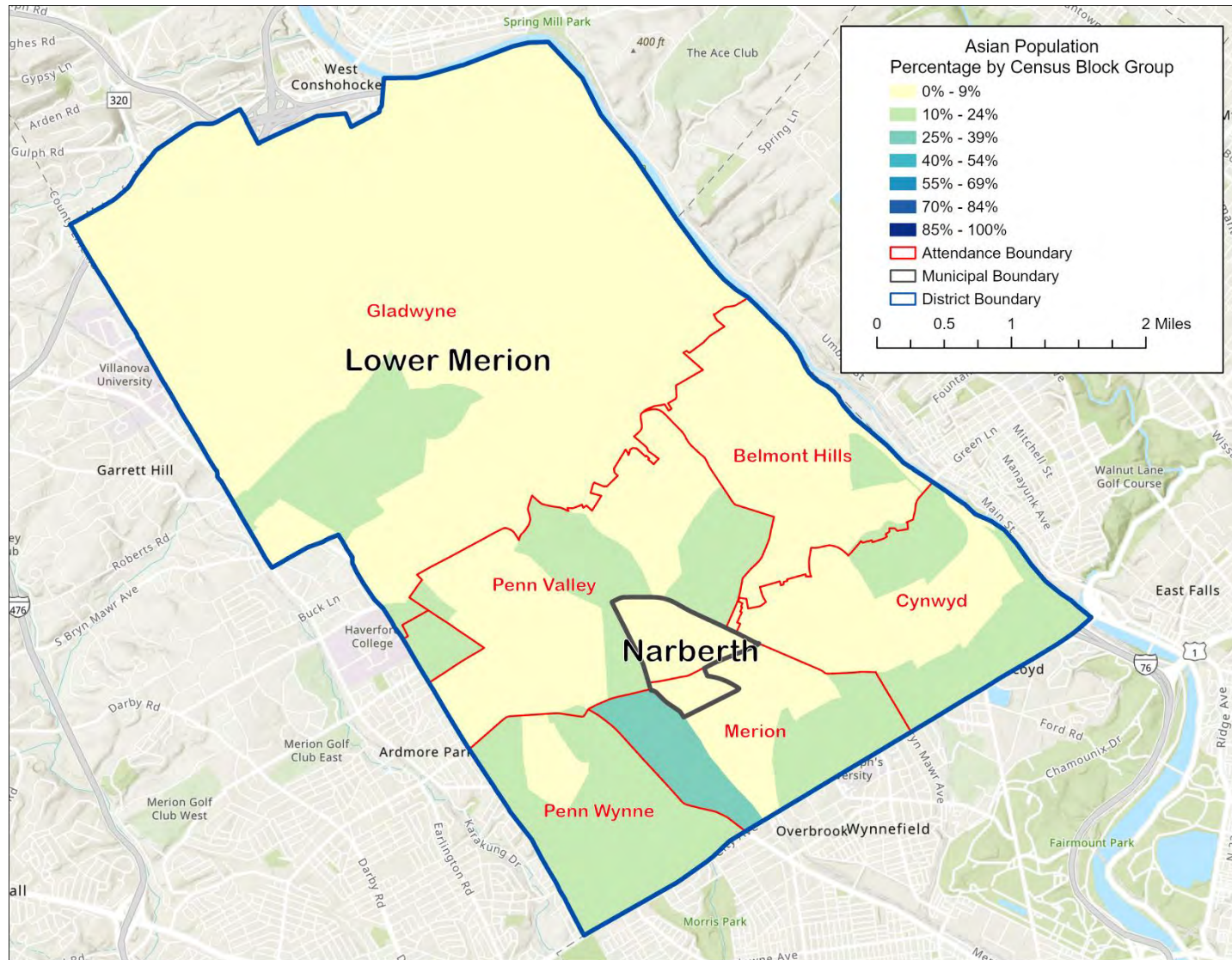
Figure 6 shows the percentage of school-age children (5-17) by Census block group. The greatest percentages of school-age children are in the southern and western sections of the school district in Lower Merion, within the elementary attendance areas of Gladwyne and Merion.

Figure 7 shows the percentage of persons living in poverty by Census block group. While the percentages are fairly small, the largest percentages are in the eastern and western sections of Lower Merion in the Cynwyd, Gladwyne, and Penn Wynne elementary attendance areas.

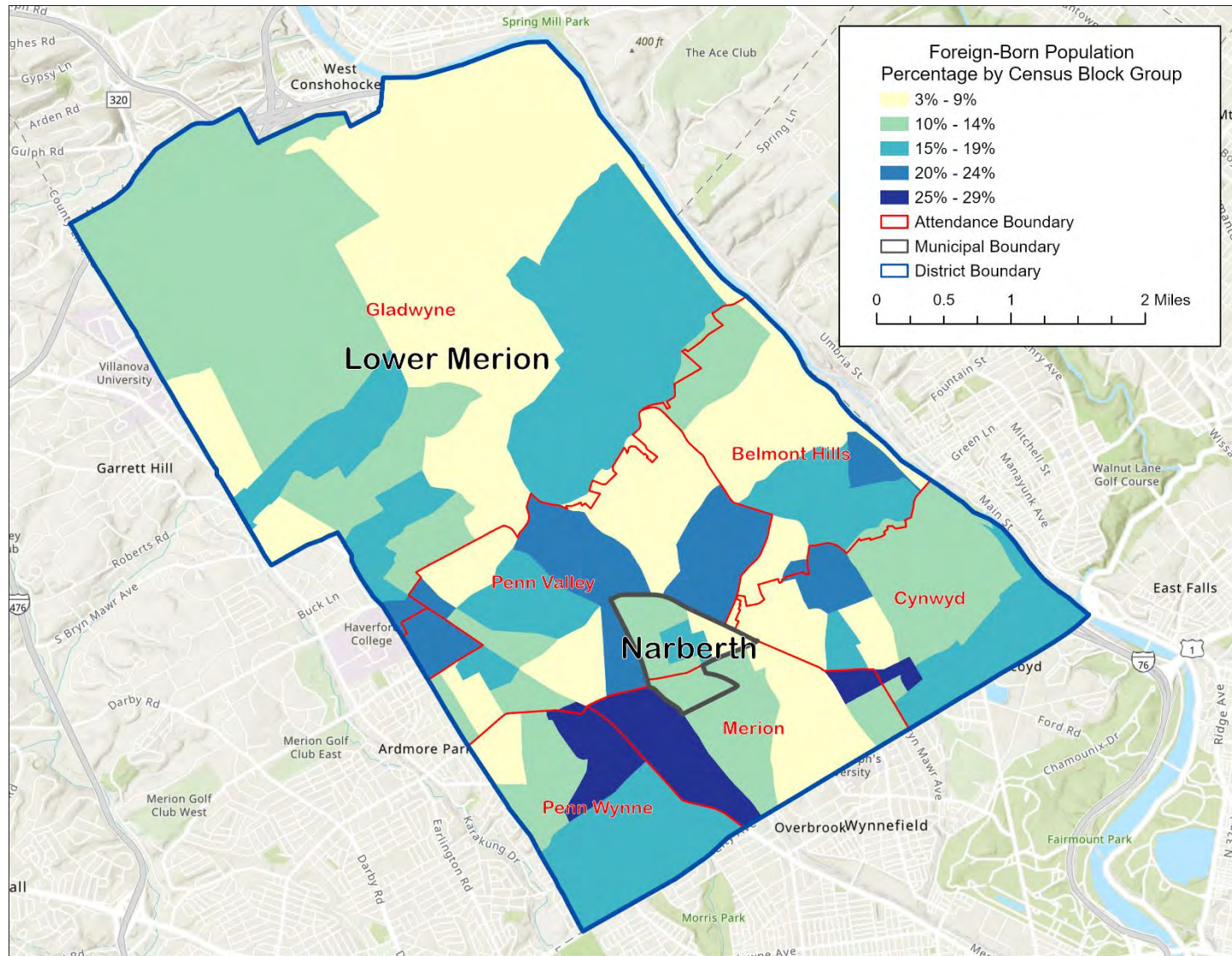
### Figure 2 Lower Merion School District White Percentage



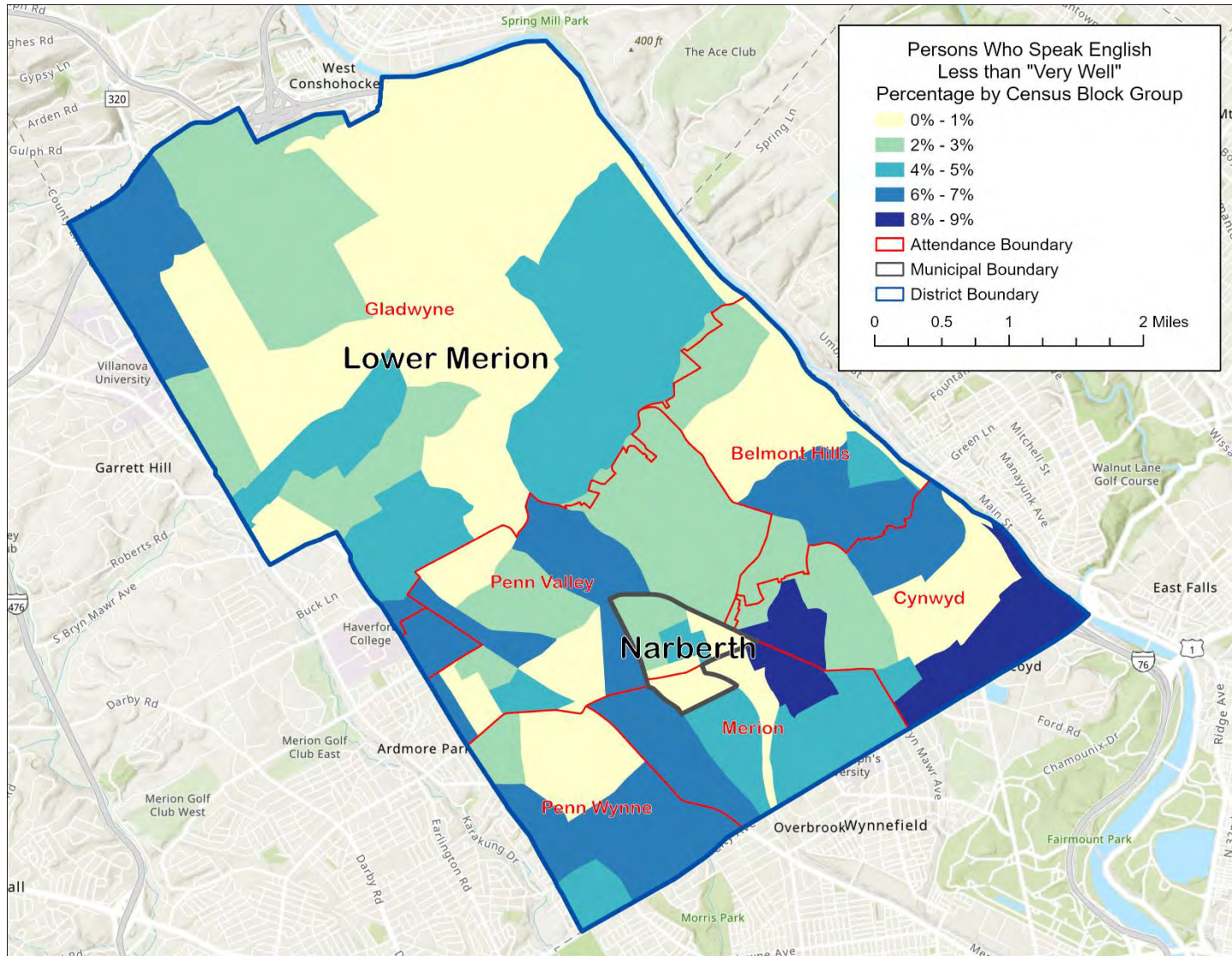
**Figure 3**  
**Lower Merion School District Asian Percentage**



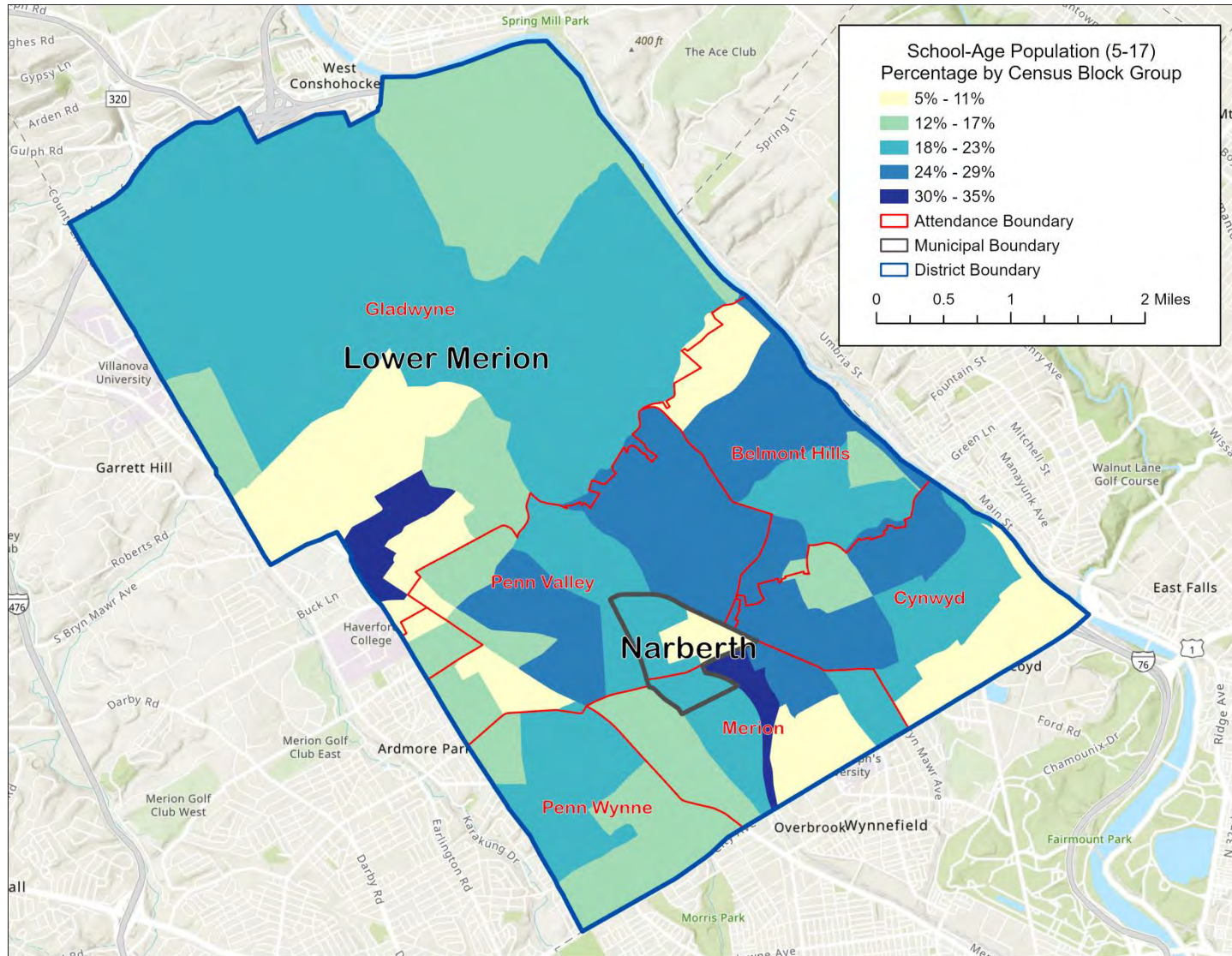
### Figure 4 Lower Merion School District Foreign-Born Percentage



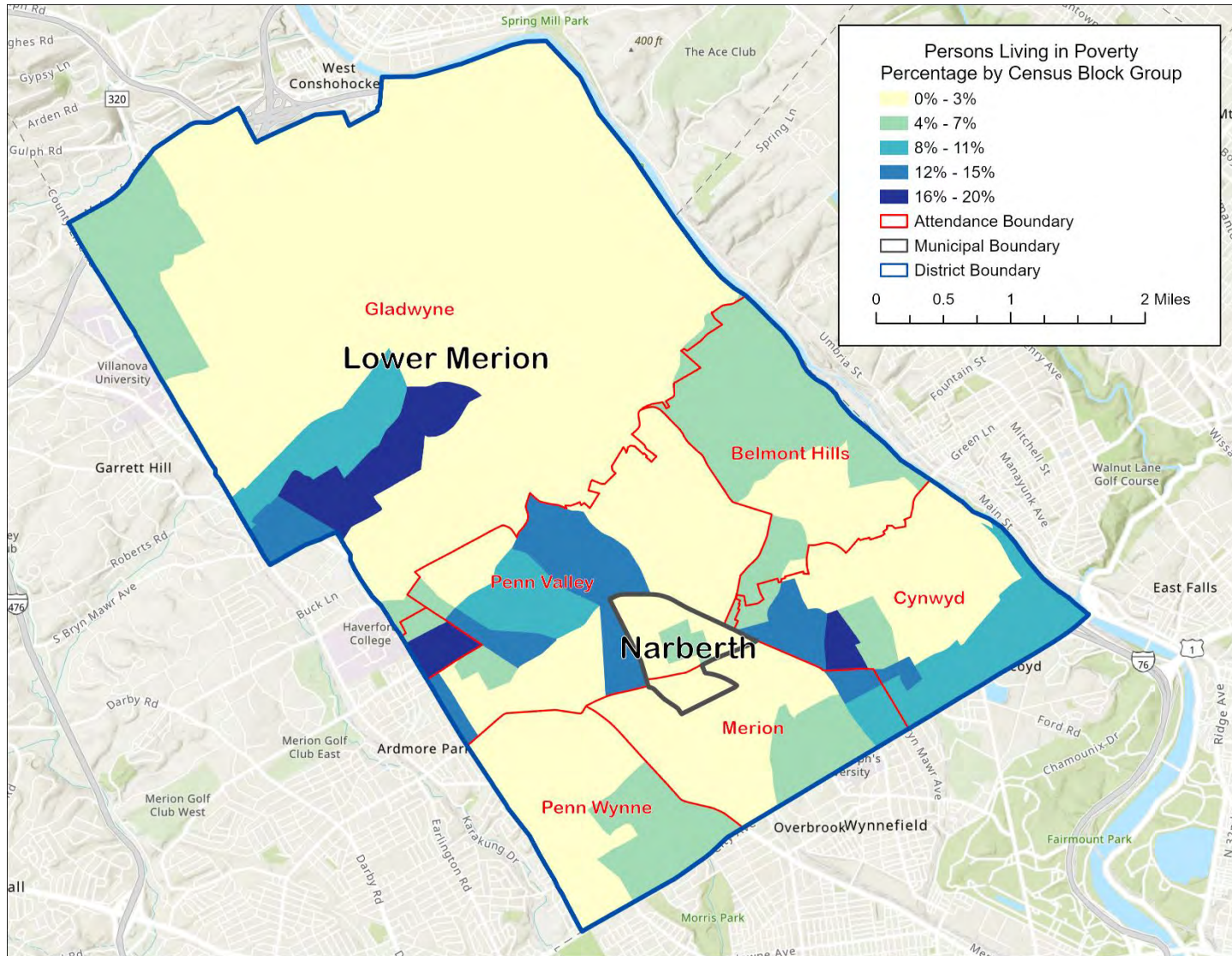
**Figure 5**  
**Lower Merion School District Percentage of Persons Speaking English Less than "Very Well"**



**Figure 6**  
**Lower Merion School District School-Age Population (5-17) Percentage**



**Figure 7**  
**Lower Merion School District Percentage of Persons Living in Poverty**



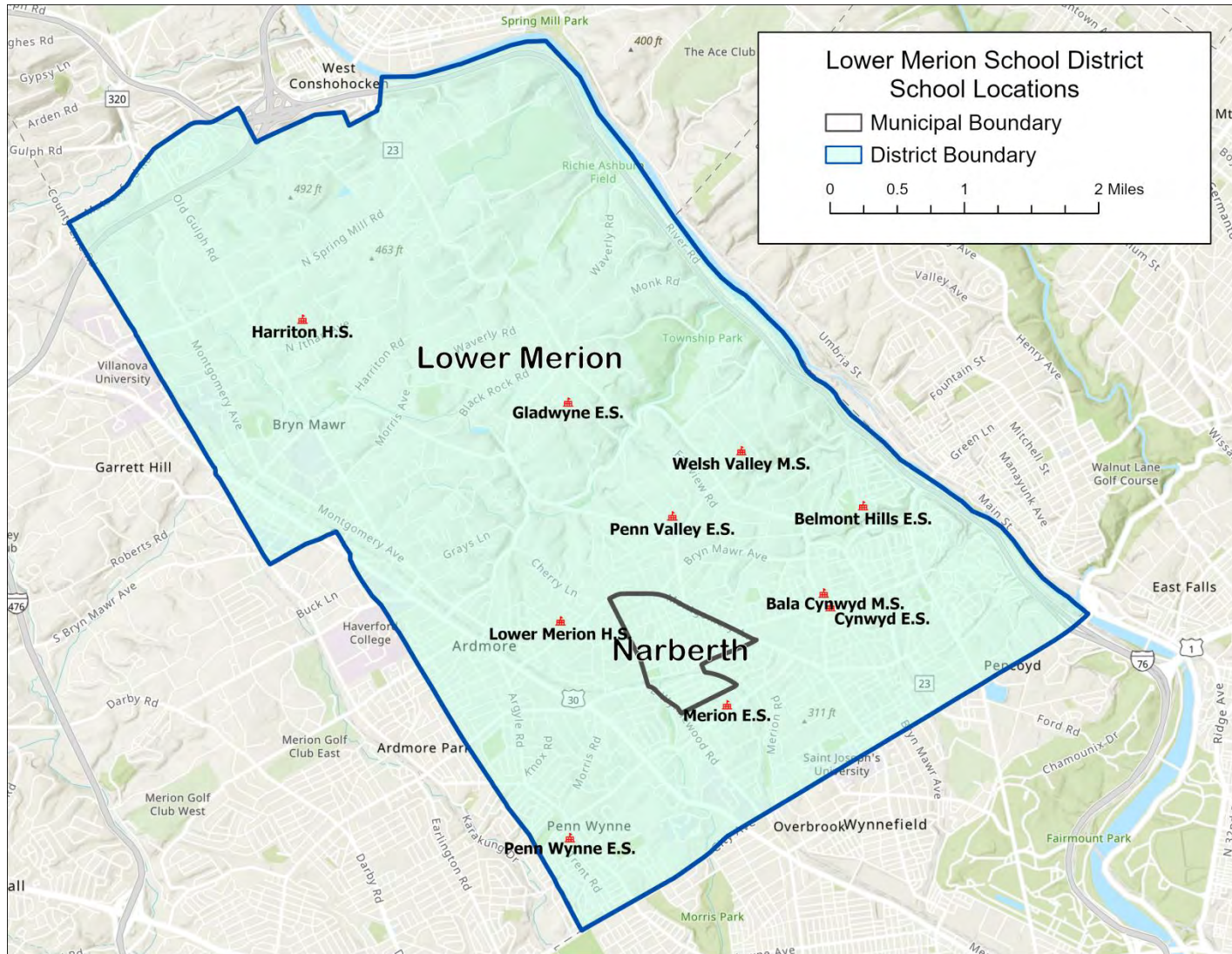
## District Overview

The Lower Merion School District has ten schools that educate children in grades kindergarten through twelfth. In Figure 8, the location of each of the district's schools is shown with respect to the municipal boundaries. Children attend one of six (6) elementary schools for grades K-5: Belmont Hills Elementary School ("Belmont Hills"), Cynwyd Elementary School ("Cynwyd"), Gladwyne Elementary School ("Gladwyne"), Merion Elementary School ("Merion"), Penn Valley Elementary School ("Penn Valley"), or Penn Wynne Elementary School ("Penn Wynne"). Bala Cynwyd Middle School ("Bala Cynwyd") and Welsh Valley Middle School ("Welsh Valley") educate children in grades 6-8 while Harriton High School and Lower Merion High School educate children in grades 9-12.

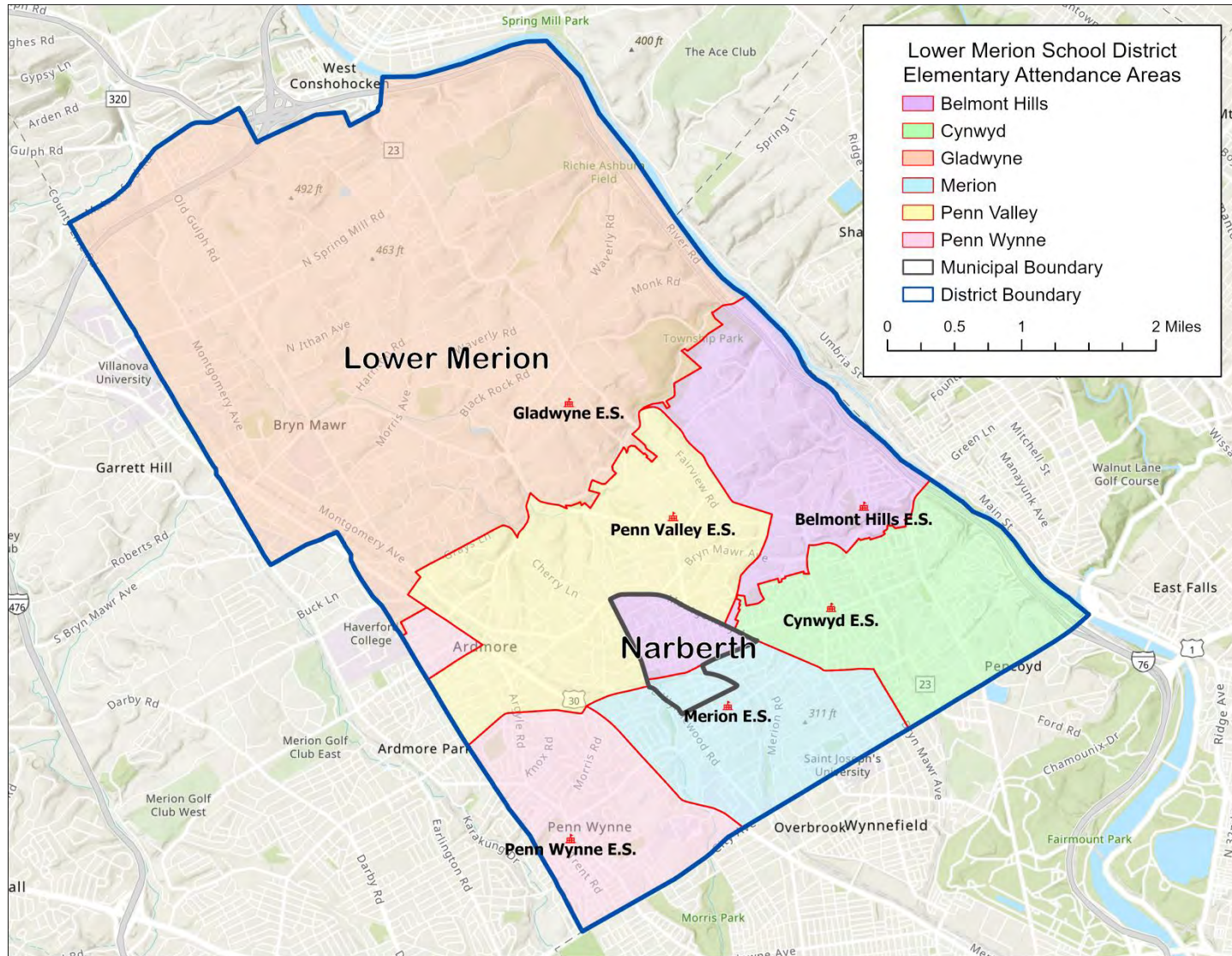
Figure 9 shows the elementary schools and their respective attendance areas while Figure 10 shows the two middle schools (Bala Cynwyd and Welsh Valley) and their respective attendance areas. Figure 11 shows the respective attendance areas of Harriton High School and Lower Merion High School. While anyone in Narberth or Lower Merion can attend Harriton High School, only those children living in the attendance area for Lower Merion High School can attend the school.

In September 2022, the Lower Merion School District will open a third middle school, Black Rock Middle School ("Black Rock") and will change its elementary grade configuration from grades K-5 to K-4 and its middle school grade configuration from grades 6-8 to 5-8. While the elementary and high school attendance boundaries will not change, the middle school attendance boundaries will change with the new school coming online. Figure 12 shows the locations of the three middle schools and the new attendance boundaries beginning in September 2022.

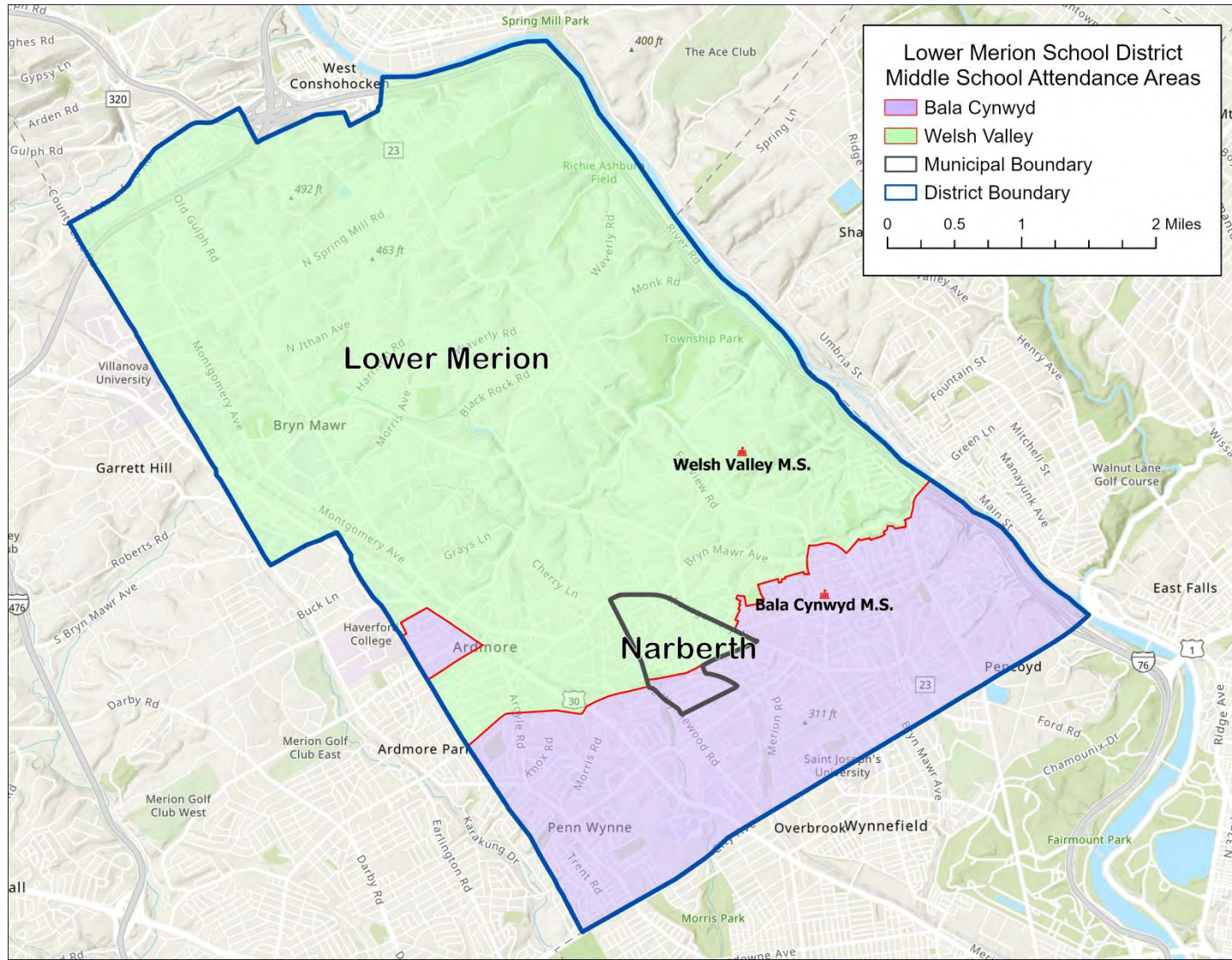
**Figure 8**  
**School Locations – Lower Merion School District**



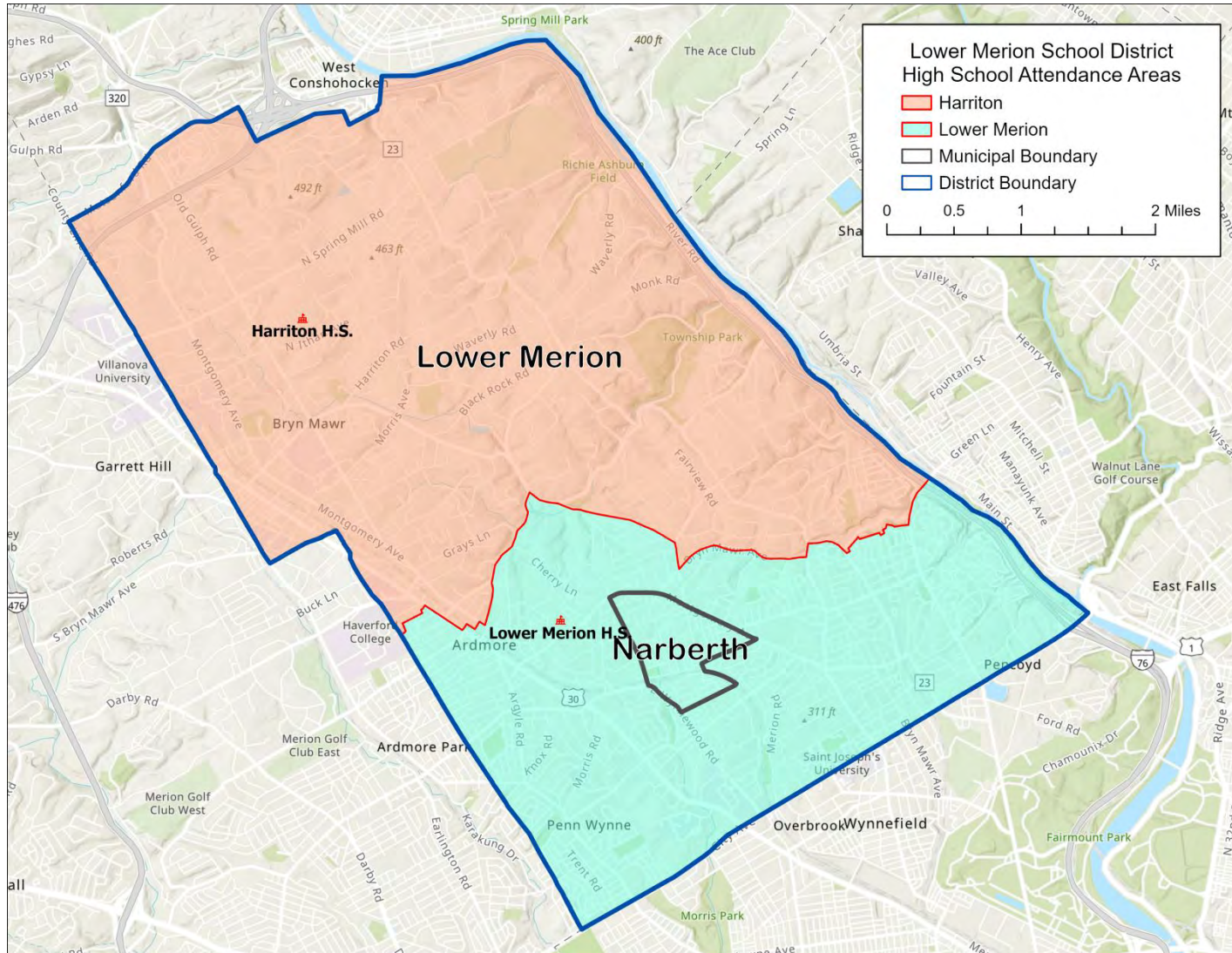
### Figure 9 Lower Merion School District Elementary School Locations and Attendance Areas



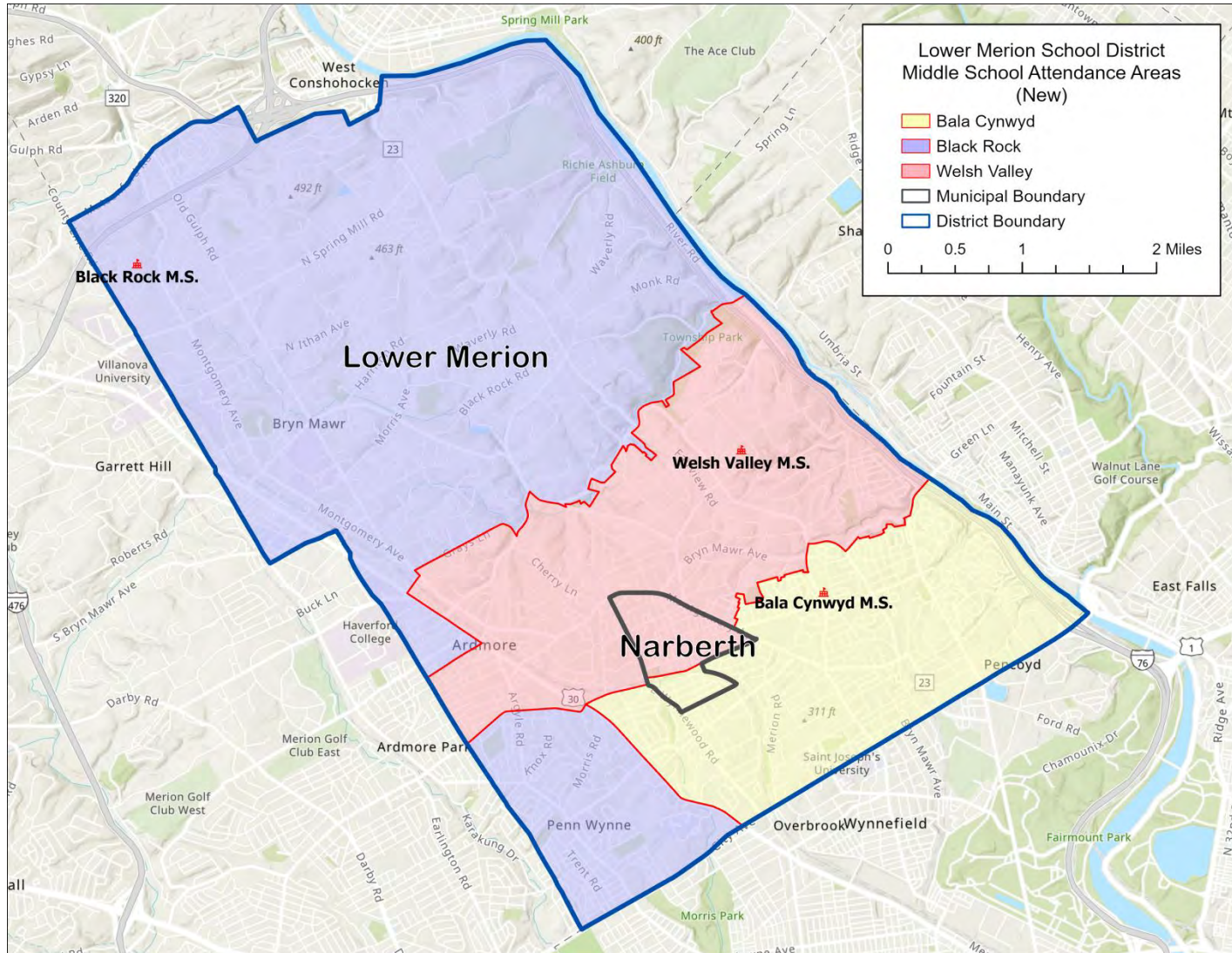
**Figure 10**  
**Lower Merion School District Middle School Locations and Current Attendance Areas**



**Figure 11**  
**Lower Merion School District High School Locations and Attendance Areas**



**Figure 12**  
**Lower Merion School District Middle School Locations and New Attendance Areas**



## Explanation of the Cohort-Survival Ratio Method

In 1930, Dublin and Lodka provided an explicit age breakdown, which enabled analysts to follow each cohort through its life stages and apply appropriate birth and death rates for each generation. A descendant of this process is the Cohort-Survival Ratio (“CSR”) method, which is the standard for demographers in the field of school demography to project public school enrollments. In this method, a survival ratio is computed for each grade progression, which essentially compares the number of students in a particular grade to the number of students in the previous grade during the previous year. The survival ratio indicates whether the enrollment is stable, increasing, or decreasing. A survival ratio of 1.00 indicates stable enrollment, less than 1.00 indicates declining enrollment, while greater than 1.00 indicates increasing enrollment. If, for example, a school district had 100 fourth graders and the next year only had 95 fifth graders, the survival ratio would be 0.95.

The CSR method assumes that what happened in the past will also happen in the future. In essence, this method provides a linear projection of the population. The CSR method is most applicable for districts that have relatively stable trends without any major unpredictable fluctuations from year to year. In school districts encountering rapid growth or declines not experienced historically (a change in the historical trend), the CSR method must be modified and supplemented with additional information.

In this study, historical enrollments<sup>2</sup> were obtained from the Lower Merion School District and were used to project enrollments for ten years into the future. Survival ratios were calculated using historical data from the last ten years for birth to kindergarten, birth to first grade (since the district has a half-day kindergarten program), first grade to second grade, etc. Due to the fluctuation in survival ratios from year to year, it is appropriate to calculate an average survival ratio, which is then used to calculate grade-level enrollments ten years into the future.

The accuracy of the projections is contingent on the most recent historical trends continuing into the future. If there is a departure from these trends caused by, for example, migration or withdrawal of students due to the coronavirus pandemic, numerous new housing starts (or planned housing starts that do not occur), changes in school district policy, changes to immigration laws, an economic downturn, a change in the housing resale market, etc., the enrollment projections presented are less likely to be accurate in future years, as this analysis does not forecast future trends. Therefore, the projections need to be revised annually to detect potential reversals in enrollment trends. Changes in enrollment are dependent on several factors such as birth counts, migration of students into or out of the school district, the presence of charter schools, private schools, or parochial schools, and school district policy changes.

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<sup>2</sup> Annual enrollments on the 10<sup>th</sup> day of the school year were utilized.

## Historical Enrollment Trends

Historical enrollments (K-12) for the Lower Merion School District from 2012-13 through 2021-22, a ten-year period, are shown in Figure 13 and Table 4. Enrollments steadily increased through 2019-20 before reversing trend. In the last two years, there has been a decline of 321 students, which is likely related to the coronavirus pandemic. In 2021-22, enrollment is 8,479, which represents a gain of 797 students (+10.4%) from the 2012-13 enrollment of 7,682.

**Figure 13**  
**Lower Merion School District Historical Enrollments**  
**2012-13 to 2021-22**

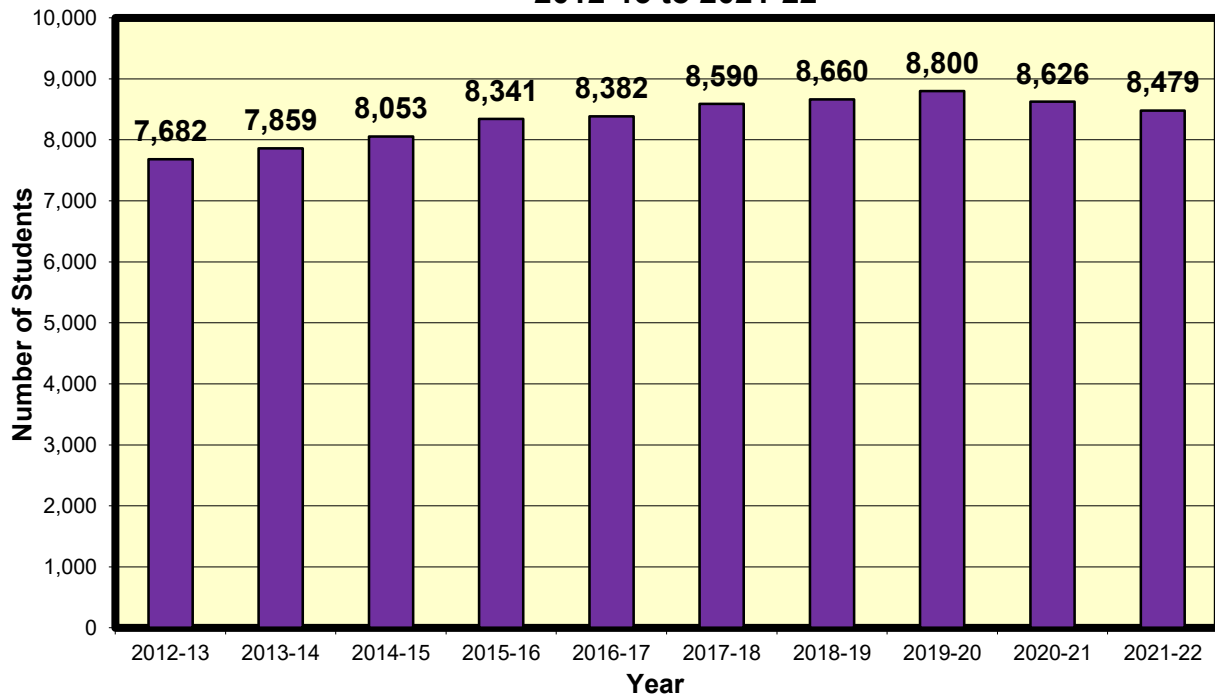


Table 5 shows computed grade-by-grade survival ratios from 2012-13 to 2021-22. In addition, the average, minimum, and maximum survival ratios are shown for the past ten years along with the six-year averages, which were used to project enrollments. The average survival ratios also indicate the net migration by grade, where values over 1.000 reflect net inward migration and values below 1.000 reflect net outward migration. Nine of the 13 average survival ratios in the six-year trend were above 1.000, indicating a general net inward migration of students. In 2020-21, which represents the first year of the coronavirus pandemic, eight survival ratios were the lowest value in the last decade and are bolded in the table. The decline in the ratios is likely due to the pandemic, as parents sought alternative educational experiences for their children, or may have had to relocate. In comparing the six-year averages with the ten-year averages, the differences were very small, demonstrating the long-term stability of the survival ratios over the last decade, although 11 of 13 differences were negative, indicating a decline in the ratios in the short term. The six-year average survival ratios were used to project enrollments to incorporate the migration patterns of the district prior to the pandemic and to give the survival ratios during the pandemic less weight, as it is unclear what long-term effects the pandemic will have on enrollment trends.

**Table 4**  
**Lower Merion School District Historical Enrollments**  
**2012-13 to 2021-22**

<b>Year<sup>1,2</sup></b>	<b>K</b>	<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>	<b>5</b>	<b>K-5 Total</b>	<b>6</b>	<b>7</b>	<b>8</b>	<b>6-8 Total</b>	<b>9</b>	<b>10</b>	<b>11</b>	<b>12</b>	<b>9-12 Total</b>	<b>K-12 Total</b>
<b>2012-13</b>	438	602	614	572	580	593	<b>3,399</b>	630	593	585	<b>1,808</b>	656	579	601	639	<b>2,475</b>	<b>7,682</b>
<b>2013-14</b>	449	630	616	640	585	588	<b>3,508</b>	603	662	601	<b>1,866</b>	614	677	587	607	<b>2,485</b>	<b>7,859</b>
<b>2014-15</b>	454	621	658	660	660	606	<b>3,659</b>	610	604	660	<b>1,874</b>	642	610	671	597	<b>2,520</b>	<b>8,053</b>
<b>2015-16</b>	465	672	647	678	681	687	<b>3,830</b>	620	611	612	<b>1,843</b>	711	648	628	681	<b>2,668</b>	<b>8,341</b>
<b>2016-17</b>	402	661	687	659	680	690	<b>3,779</b>	693	626	614	<b>1,933</b>	661	725	645	639	<b>2,670</b>	<b>8,382</b>
<b>2017-18</b>	437	622	693	704	667	716	<b>3,839</b>	703	718	640	<b>2,061</b>	647	677	707	659	<b>2,690</b>	<b>8,590</b>
<b>2018-19</b>	440	643	646	693	715	667	<b>3,804</b>	715	705	712	<b>2,132</b>	664	668	683	709	<b>2,724</b>	<b>8,660</b>
<b>2019-20</b>	413	705	683	677	703	728	<b>3,909</b>	678	716	720	<b>2,114</b>	754	678	670	675	<b>2,777</b>	<b>8,800</b>
<b>2020-21</b>	427	607	680	674	653	668	<b>3,709</b>	712	653	698	<b>2,063</b>	739	747	677	691	<b>2,854</b>	<b>8,626</b>
<b>2021-22</b>	373	597	611	671	654	639	<b>3,545</b>	669	690	653	<b>2,012</b>	723	743	761	695	<b>2,922</b>	<b>8,479</b>

**Notes:** <sup>1</sup>Data were obtained from the Lower Merion School District.

<sup>2</sup>Includes only students educated in-district

**Table 5**  
**Lower Merion School District Historical Survival Ratios**  
**2012-13 to 2021-22**

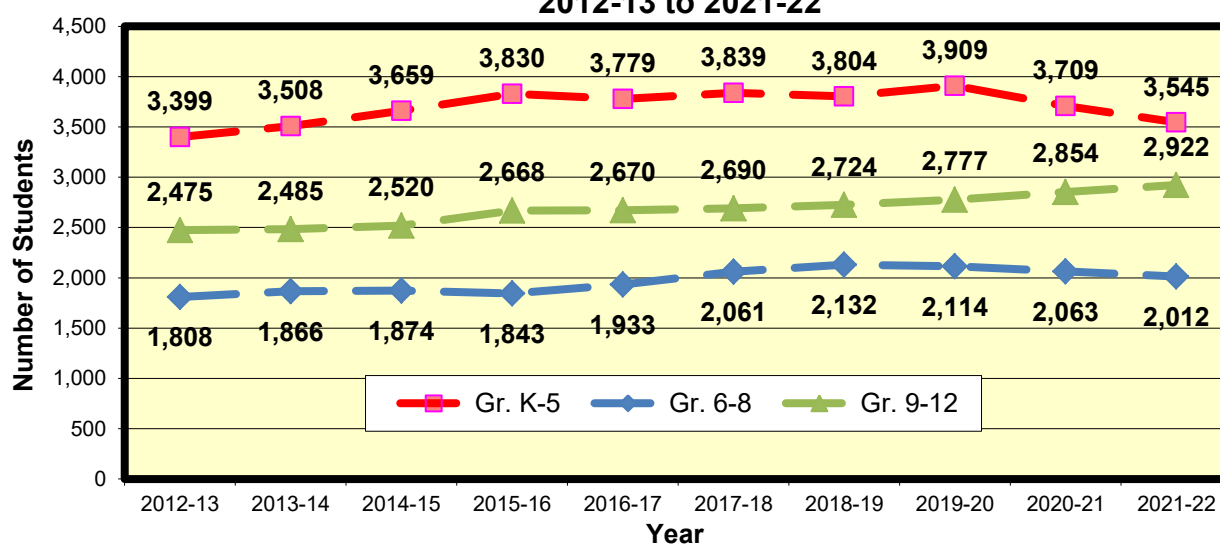
<b>Progression Years</b>	<b>B-K</b>	<b>B-1</b>	<b>1-2</b>	<b>2-3</b>	<b>3-4</b>	<b>4-5</b>	<b>5-6</b>	<b>6-7</b>	<b>7-8</b>	<b>8-9</b>	<b>9-10</b>	<b>10-11</b>	<b>11-12</b>
<b>2012-13 to 2013-14</b>	0.7591	1.0919	1.0233	1.0423	1.0227	1.0138	1.0169	1.0508	1.0135	1.0496	1.0320	1.0138	1.0100
<b>2013-14 to 2014-15</b>	0.7702	1.0652	1.0444	1.0714	1.0313	1.0359	1.0374	1.0017	0.9970	1.0682	0.9935	0.9911	1.0170
<b>2014-15 to 2015-16</b>	0.8346	1.2353	1.0419	1.0304	1.0318	1.0409	1.0231	1.0016	1.0132	1.0773	1.0093	1.0295	1.0149
<b>2015-16 to 2016-17</b>	0.8230	1.1699	1.0223	1.0185	1.0029	1.0132	1.0087	1.0097	1.0049	1.0801	1.0197	0.9954	1.0175
<b>2016-17 to 2017-18</b>	0.6955	1.0761	1.0484	1.0247	1.0121	1.0529	1.0188	1.0361	1.0224	1.0537	1.0242	0.9752	1.0217
<b>2017-18 to 2018-19</b>	0.8108	1.1929	1.0386	1.0000	1.0156	1.0000	0.9986	1.0028	0.9916	1.0375	1.0325	1.0089	1.0028
<b>2018-19 to 2019-20</b>	0.8365	1.3403	1.0622	1.0480	1.0144	1.0182	1.0165	1.0014	1.0213	1.0590	1.0211	1.0030	0.9883
<b>2019-20 to 2020-21</b>	0.7297	1.0724	0.9645	0.9868	0.9645	0.9502	0.9780	0.9631	0.9749	1.0264	0.9907	0.9985	1.0313
<b>2020-21 to 2021-22</b>	0.6989	0.9771	1.0066	0.9868	0.9703	0.9786	1.0015	0.9691	1.0000	1.0358	1.0054	1.0187	1.0266
<b>Maximum Ratio</b>	0.8365	1.3403	1.0622	1.0714	1.0318	1.0529	1.0374	1.0508	1.0224	1.0801	1.0325	1.0295	1.0313
<b>Minimum Ratio</b>	0.6955	0.9771	<b>0.9645</b>	0.9868	<b>0.9645</b>	<b>0.9502</b>	<b>0.9780</b>	<b>0.9631</b>	<b>0.9749</b>	<b>1.0264</b>	<b>0.9907</b>	0.9752	0.9883
<b>Avg. 6-Year Ratios</b>	0.7465	1.1381	1.0241	1.0093	0.9954	1.0000	1.0027	0.9945	1.0020	1.0425	1.0148	1.0009	1.0142
<b>Avg. 10-Year Ratios</b>	0.7674	1.1357	1.0280	1.0232	1.0073	1.0115	1.0111	1.0040	1.0043	1.0542	1.0143	1.0038	1.0145
<b>Diff. Between 6-Year and 10-Year Ratios</b>	-0.0209	+0.0025	-0.0040	-0.0140	-0.0119	-0.0115	-0.0084	-0.0095	-0.0023	-0.0117	+0.0005	-0.0029	-0.0003

**Note:** Bolded values reflect survival ratios from 2019-20 to 2020-21, which represents the first year of the coronavirus pandemic.

Factors related to inward migration include families with school-age children purchasing an existing home or new housing unit, or renting an apartment. The reasons for families moving into a community vary. For instance, a family could move into Lower Merion or Narberth for economic reasons, the presence of affordable housing, or to be near family members. Another plausible reason for inward migration is the reputation of the school district, as the appeal of a school district draws families into a community, resulting in the transfer of students into the district. On the flip side, outward migration is caused by families with children moving out of a community, perhaps due to difficulty in finding employment or affordable housing. Outward migration in the school district can also be caused by parents choosing to withdraw their children from public school to attend private, parochial, or charter schools, to be homeschooled, or to attend a different public school district. In the case of the Lower Merion School District, the reasons for migration are not explicitly known (such as for economic reasons or the appeal of the school district), as exit and entrance interviews would need to be conducted for all children leaving or entering the district.

Historical enrollments are also shown in Table 4 and Figure 14 by the district's current grade configuration (K-5, 6-8, and 9-12). For grades K-5, enrollments generally increased through 2019-20 before reversing trend. In the last two years, enrollments declined by 364 students, which is likely due to the coronavirus pandemic. In 2021-22, enrollment is 3,545, which is a gain of 146 students from the 2012-13 enrollment of 3,399. For grades 6-8 at the middle school level, enrollments increased through 2018-19 before reversing trend, losing 120 students in the last three years. Enrollment is 2,012 in 2021-22, which is a gain of 204 students from the 2012-13 enrollment of 1,808. Finally, for grades 9-12 at the high school level, enrollments have steadily increased over the last decade. In 2021-22, enrollment is 2,922, which represents a gain of 447 students from the 2012-13 enrollment of 2,475.

**Figure 14**  
**Lower Merion School District**  
**Historical Enrollments by Grade Configuration**  
**2012-13 to 2021-22**



## Non-Public School Enrollments

In Figure 15, the number of resident students from the Lower Merion School District attendance area (“Lower Merion resident students”) who attended non-public schools is shown from 2016-17 through 2021-22. This includes students who are attending private, parochial, or charter schools. The number of non-public students (K-12) steadily declined from 2,569 in 2016-17 to 2,381 in 2020-21 before reversing trend in 2021-22, which is likely due to the coronavirus pandemic as parents are seeking alternative educational experiences for their children. In 2021-22, the number of Lower Merion resident students (2,623) attending non-public schools, which is the highest value in the last six years, represented 23.6% of the Lower Merion resident student population.

**Figure 15**  
**Non-Public School Enrollments of**  
**Lower Merion Resident Students**  
**2016-17 to 2021-22**

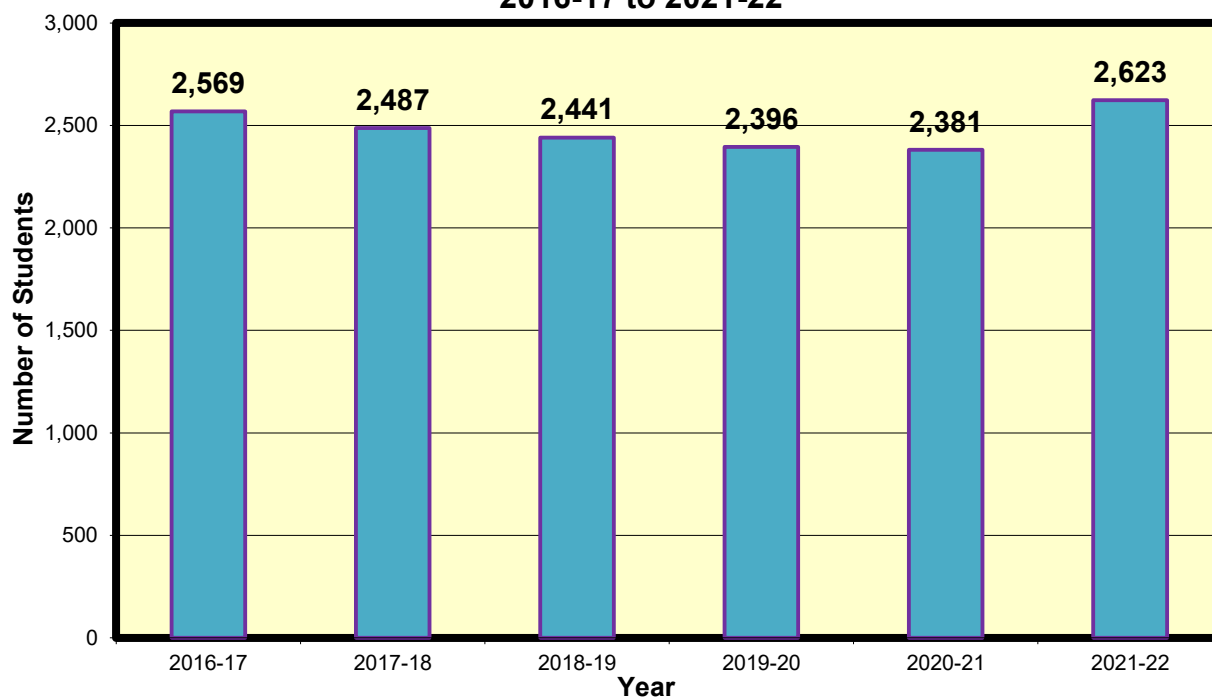


Table 6 replicates the public school enrollments of the Lower Merion School District from Table 4 as well as the total number of resident students from the Lower Merion School District who attended non-public schools as shown in Figure 15. The total number of non-public and public school students has ranged from 10,951-11,196 with no apparent increasing or declining trend. Table 6 also shows the percentage of Lower Merion students attending public and non-public schools in the last six years. As the table shows, the percentage of students attending public school steadily increased from 2016-17 to 2019-20 before declining in the last two years. Over this time period, the percentage of students attending public school has ranged from 76.4%-78.6%.

**Table 6**  
**Public and Non-Public School Enrollments (K-12)**  
**of Lower Merion School District Resident Students**  
**2016-17 to 2021-22**

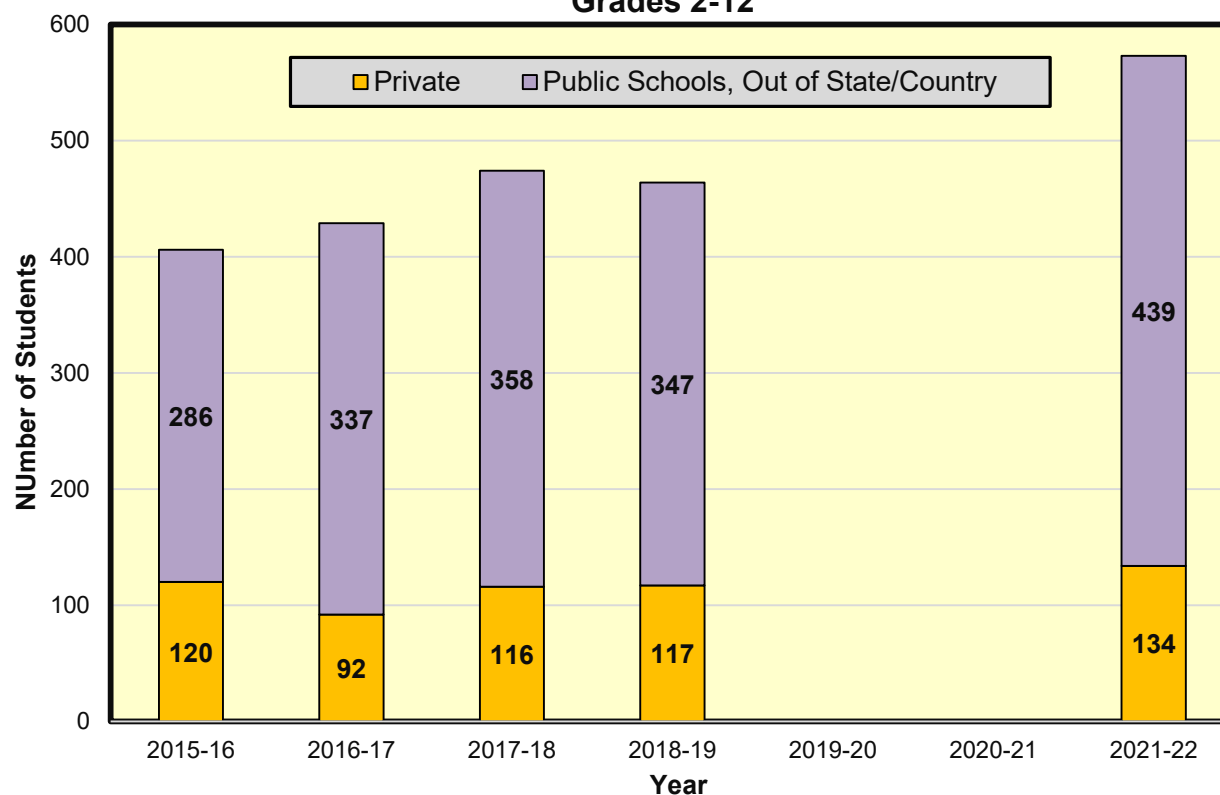
<b>School Type</b>	<b>2016-17</b>	<b>2017-18</b>	<b>2018-19</b>	<b>2019-20</b>	<b>2020-21</b>	<b>2021-22</b>
<b>Public<sup>1</sup></b>	8,382	8,590	8,660	8,800	8,626	8,479
<b>Non-Public<sup>1</sup></b>	2,569	2,487	2,441	2,396	2,381	2,623
<b>Total</b>	<b>10,951</b>	<b>11,077</b>	<b>11,101</b>	<b>11,196</b>	<b>11,007</b>	<b>11,102</b>
<b>Public %</b>	<b>76.5%</b>	<b>77.5%</b>	<b>78.0%</b>	<b>78.6%</b>	<b>78.4%</b>	<b>76.4%</b>
<b>Non-Public %</b>	<b>23.5%</b>	<b>22.5%</b>	<b>22.0%</b>	<b>21.4%</b>	<b>21.6%</b>	<b>23.6%</b>

**Source:** <sup>1</sup>Lower Merion School District.

## Student Transfers

The number of students in grades 2-12 that transferred into the Lower Merion School District, either from private schools or from public schools within New York State, out of state, or out of the country, is shown in Figure 16. Data are shown from 2015-16 to 2018-19 and are compared with the current 2021-22 year, which represents the second year of the pandemic. Prior to the pandemic, the annual number of students transferring into the school district ranged from 406-474. In 2021-22, the number increased to 573, which was predominantly due to a gain of students from other public schools or from locations out of state or internationally. Some of the gain (approximately 1/3) is due to the return of former Lower Merion School District students who withdrew in 2020-21 and re-registered in 2021-22, as the district had 658 students withdraw prior to the 2020-21 school year.

**Figure 16**  
**Transfers into the Lower Merion School District**  
**Grades 2-12**



**Source:** Lower Merion School District

## First Grade Replacement

First grade replacements were analyzed to determine whether there was any relationship between overall enrollment change and first grade replacement, which is the numerical difference between the number of graduating 12<sup>th</sup> graders and the number of entering first grade students. Typically, the outgoing 12<sup>th</sup> grade student population is compared to the incoming kindergarten class. However, since the district has a half-day kindergarten program, it is more appropriate to compare the twelfth grade student population to the first grade student population, as the district gains a significant number of students from kindergarten to first grade when parents elect to send their child to a full-day kindergarten program elsewhere before enrolling them in the public school district for the first grade. The district has experienced negative first grade replacement in seven of the last nine years. Negative first grade replacement occurs when the number of first grade students entering the district is less than the number of graduating twelfth grade students from the prior year. Conversely, positive first grade replacement occurs when the number of first grade students entering the district is greater than the number of graduating twelfth grade students from the prior year. As shown in Figure 17, negative first grade replacement has ranged from 4-94 students per year. The large negative first grade replacements in 2020-21 and 2021-22 are due to the smaller first grade classes (607 and 597, respectively) in these years, which is likely due to the coronavirus pandemic. In 2021-22, there was a loss of 94 students due to first grade replacement, as 691 twelfth graders graduated in 2020-21 and were replaced by 597 first grade students in 2021-22.

**Figure 17**  
**Lower Merion School District**  
**Historical First Grade Replacement**

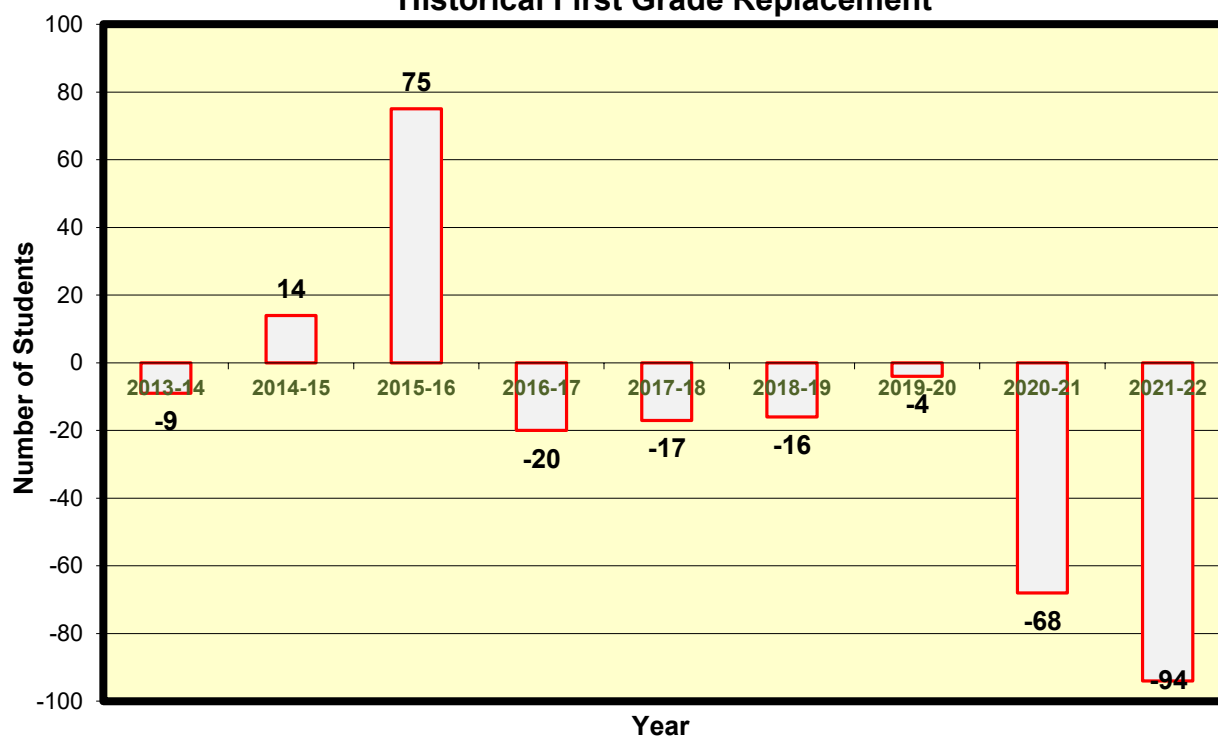
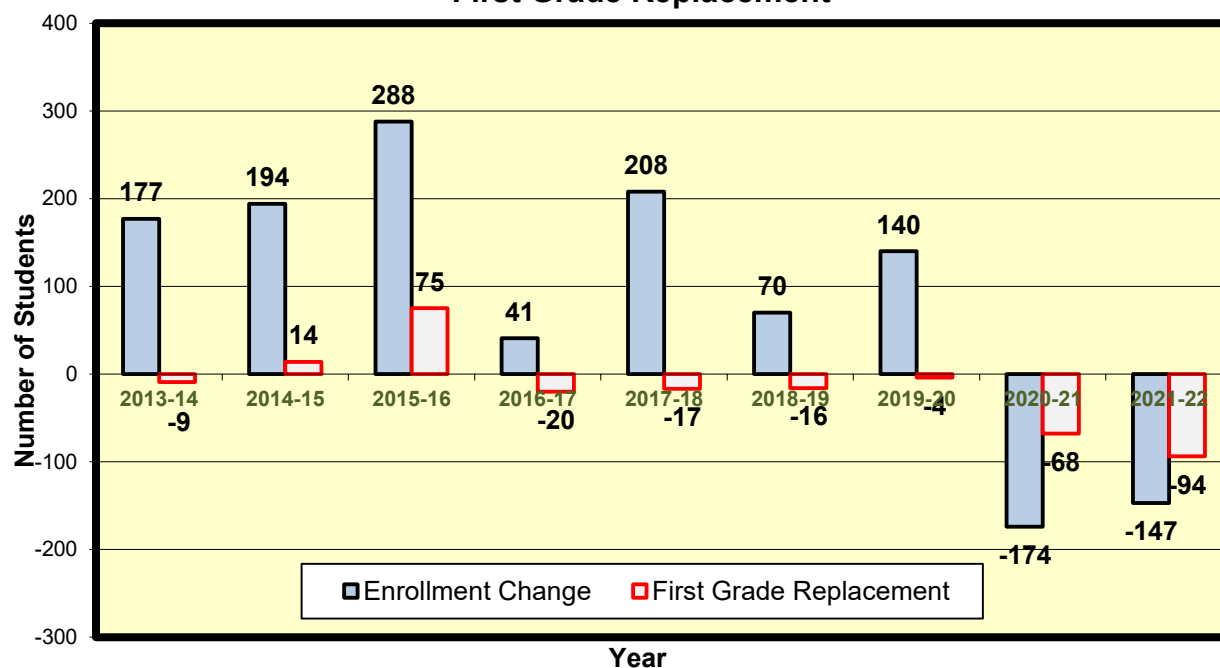


Figure 18 shows the annual change in enrollment compared to first grade replacement. As the figure demonstrates, there appears to be a strong relationship, statistically speaking, between the overall change in enrollment and first grade replacement. Although this data represents a small sample, the correlation coefficient between the two variables was +0.900. Correlation coefficients measure the relationship or association between two variables; this does not imply that there is cause and effect between the two variables. Other variables, known as lurking variables, may have an effect on the true relationship between first grade replacement and total enrollment change. Negative correlation coefficients indicate that as one variable is increasing (decreasing), the other variable is decreasing (increasing). Positive correlation coefficients indicate that as one of the variables increases (decreases), the other variable increases (decreases) as well. The computed linear correlation coefficient is always between -1 and +1. Values near -1 or +1 indicate a strong linear relationship between the variables while values near zero indicate a weak linear relationship. Based on the correlation of +0.900, there appears to be a strong relationship between first grade replacement and enrollment change in the school district in the last nine years.

Prior to 2020-21, the district's losses due to negative first grade replacement were totally offset by a net inward migration of students in the other grades (1 to 2, 2 to 3, etc.) resulting in a net enrollment gain. This was confirmed previously as nine of the 13 average survival ratios in the six-year trend were above 1.000. When positive first grade replacement occurred, the district's gains due to positive kindergarten replacement were compounded by the net inward migration of students in the other grades, resulting in an even larger enrollment gain. However, in the last two years (2020-21 and 2021-22), the negative first grade replacement was compounded by outward migration, which is likely related to the coronavirus pandemic.

**Figure 18**  
**Comparison of K-12 Enrollment Change and**  
**First Grade Replacement**



## Birth Data

Birth data were needed to compute kindergarten enrollments, which were calculated as follows. Birth data, which are lagged five years behind their respective kindergarten classes, were used to calculate the survival ratio for each birth-to-kindergarten cohort. For instance, in 2016, there were a total of 527 births in Lower Merion and Narberth. Five years later (the 2021-22 school year), 373 children enrolled in kindergarten, which is equal to a survival ratio of 0.708 from birth to kindergarten. Birth counts and birth-to-kindergarten survival ratios are displayed in Table 7. Values greater than 1.000 indicate that some children are born outside of a community's boundaries and are attending kindergarten in the school district five years later, i.e., an inward migration of children. This type of inward migration is typical in school districts with excellent reputations, because the appeal of a good school district draws families into the community. Inward migration is also seen in communities where there are a large number of new housing starts (or home resales), with families moving into the community having children of age to attend kindergarten. Birth-to-kindergarten survival ratios that are below 1.000 indicate that a number of children born within a community are not attending kindergarten in the school district five years later. This is common in communities where a high proportion of children attend private, parochial, charter, or out-of-district special education facilities, or where there is a net migration of families moving out of the community. It is also common in school districts that have a half-day kindergarten program where parents choose to send their child to a private full-day kindergarten for the first year.

**Table 7**  
**Birth Counts and Historical Birth-to-Kindergarten Survival Ratios**  
**Lower Merion School District**

Birth Year	Lower Merion Births <sup>1</sup>	Narberth Births <sup>1</sup>	Total Number of Births	Kindergarten Students Five Years Later	Birth-to-Kindergarten Survival Ratio	First Grade Students 6 Years Later	Birth-to-First Survival Ratio
<b>2007</b>	525	52	577	438	0.759	630	1.092
<b>2008</b>	534	49	583	449	0.770	621	1.065
<b>2009</b>	501	43	544	454	0.835	672	1.235
<b>2010</b>	513	52	565	465	0.823	661	1.170
<b>2011</b>	527	51	578	402	0.696	622	1.076
<b>2012</b>	500	39	539	437	0.811	643	1.193
<b>2013</b>	479	47	526	440	0.837	705	1.340
<b>2014</b>	512	54	566	413	0.730	607	1.072
<b>2015</b>	561	50	611	427	0.699	597	0.977
<b>2016</b>	482	45	527	373	0.708	N/A	N/A
<b>2017</b>	499	38	537	N/A	N/A	N/A	N/A
<b>2018</b>	497	48	545	N/A	N/A	N/A	N/A
<b>2019</b>	484	46	530	N/A	N/A	N/A	N/A
<b>2020</b>	478	37	515	N/A	N/A	N/A	N/A

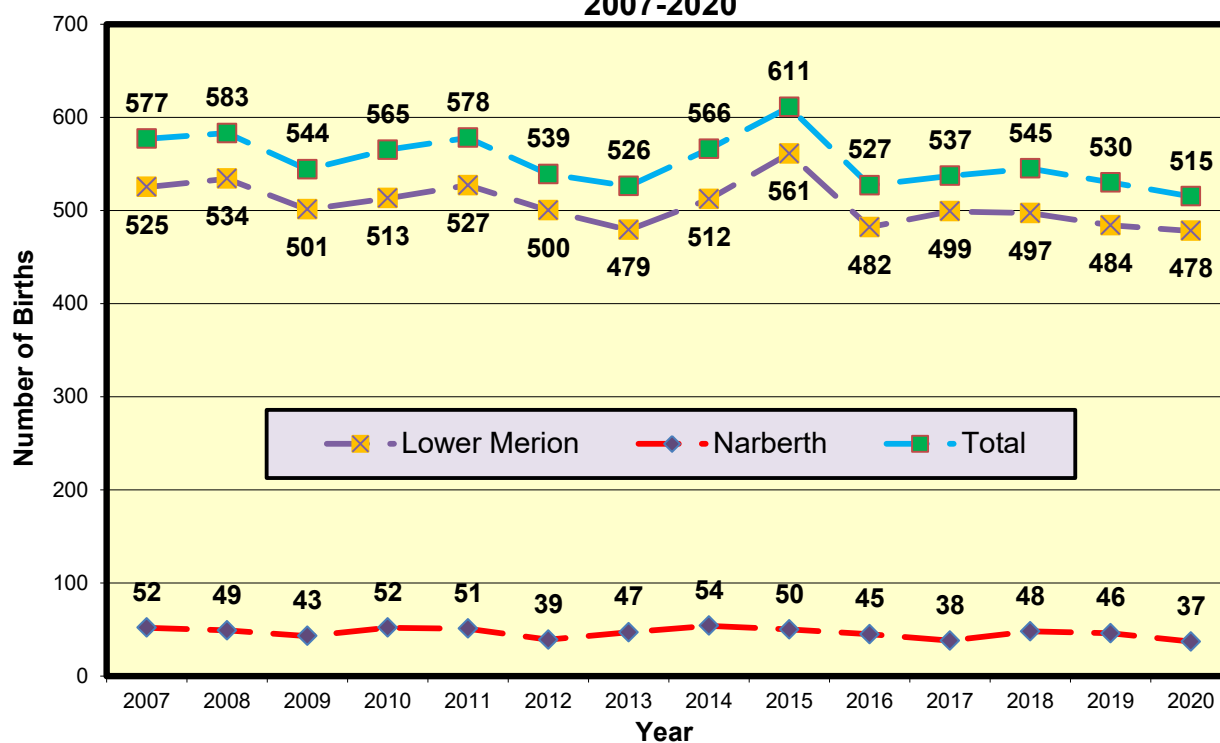
**Note:** <sup>1</sup>Data were provided by the Pennsylvania Department of Health. The Department specifically disclaims responsibility for any analyses, interpretations, or conclusions.

Due to having a half-day kindergarten program, birth-to-kindergarten survival ratios have been consistently below 1.000 in the last ten years, ranging from 0.696-0.837. Birth-to-kindergarten survival ratios have ranged from 0.699-0.837 (average = 0.757) in the last five years, which is fairly similar to the five years prior where they ranged from 0.696-0.835 (average = 0.777).

In addition, birth-to-first grade survival ratios are shown in Table 7 and were above 1.000 in eight of the last nine years. This was computed since the district gains a significant number of children from half-day kindergarten to first grade. As most of the birth-to-first grade survival ratios are above 1.000, this indicates that children who were born in other communities enrolled to attend first grade in the school district, reflecting inward migration.

Birth data were obtained from the Pennsylvania Department of Health from 2007-2020. Birth data for 2020 are provisional. Of the two communities, Lower Merion consistently has had the greater number of births during this time period. As shown in Figure 19, the number of births in Lower Merion declined from 534 in 2008 to 479 in 2013 before reversing trend. From 2016-2020, the annual number of births in Lower Merion has been fairly stable, ranging from 478-499. Narberth has not had a clearly defined increasing or declining trend in the birth rate, as the annual number of births has ranged from 37-54. Combining the data from both communities, the trend in the annual number of births is similar to that of Lower Merion due to the much larger number of births in the township. In 2020, there were 515 births, which is the lowest number of births over this time period.

**Figure 19**  
**Historical Birth Counts**  
**2007-2020**



In a special tabulation by the Montgomery County Planning Commission (“MCPC”), birth data are shown for each elementary school attendance area in Table 8. As the birth data by MCPC were tabulated by the school year to be consistent with kindergarten students entering the school district five years later, the data shown are not annual totals based on a calendar year, but instead reflect births counts over a school year. Data were only available from 2007-08 through 2017-18 for this special tabulation.

**Table 8**  
**Births by Elementary School Attendance Area**  
**Lower Merion School District**

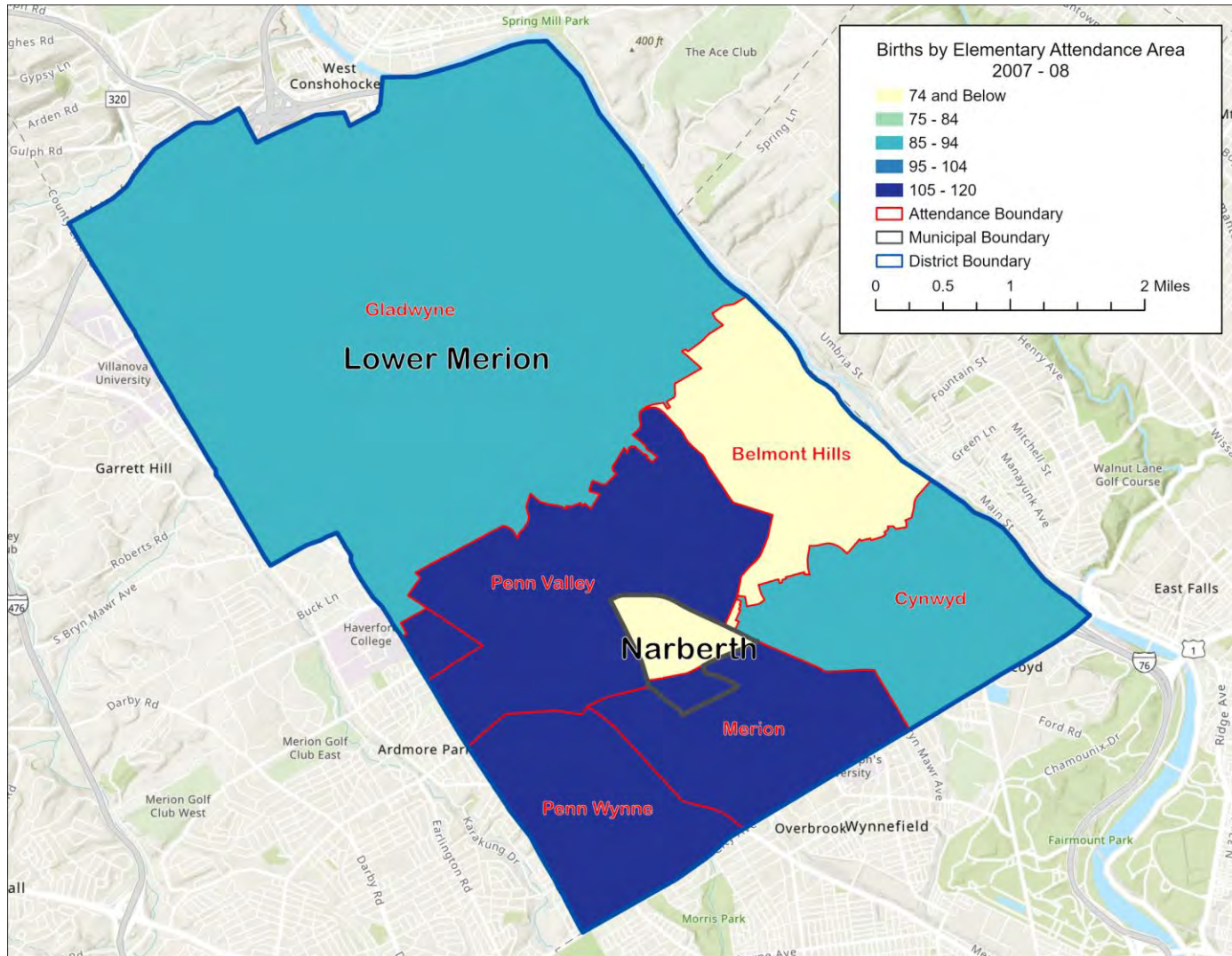
<b>Birth Year<sup>1</sup></b>	<b>Belmont Hills</b>	<b>Cynwyd</b>	<b>Gladwyne</b>	<b>Merion</b>	<b>Penn Valley</b>	<b>Penn Wynne</b>
<b>2007-08</b>	71	85	90	106	106	115
<b>2008-09</b>	83	82	112	97	80	106
<b>2009-10</b>	64	72	104	100	97	106
<b>2010-11</b>	91	83	110	100	73	112
<b>2011-12</b>	58	84	92	103	95	104
<b>2012-13</b>	69	81	100	104	74	104
<b>2013-14</b>	75	66	97	140	82	109
<b>2014-15</b>	70	87	110	121	109	109
<b>2015-16</b>	67	75	95	117	89	109
<b>2016-17</b>	61	83	78	118	99	99
<b>2017-18</b>	59	66	100	112	91	85
<b>Total</b>	<b>768</b>	<b>864</b>	<b>1,088</b>	<b>1,218</b>	<b>995</b>	<b>1,158</b>

**Source:** <sup>1</sup>Montgomery County Planning Commission.

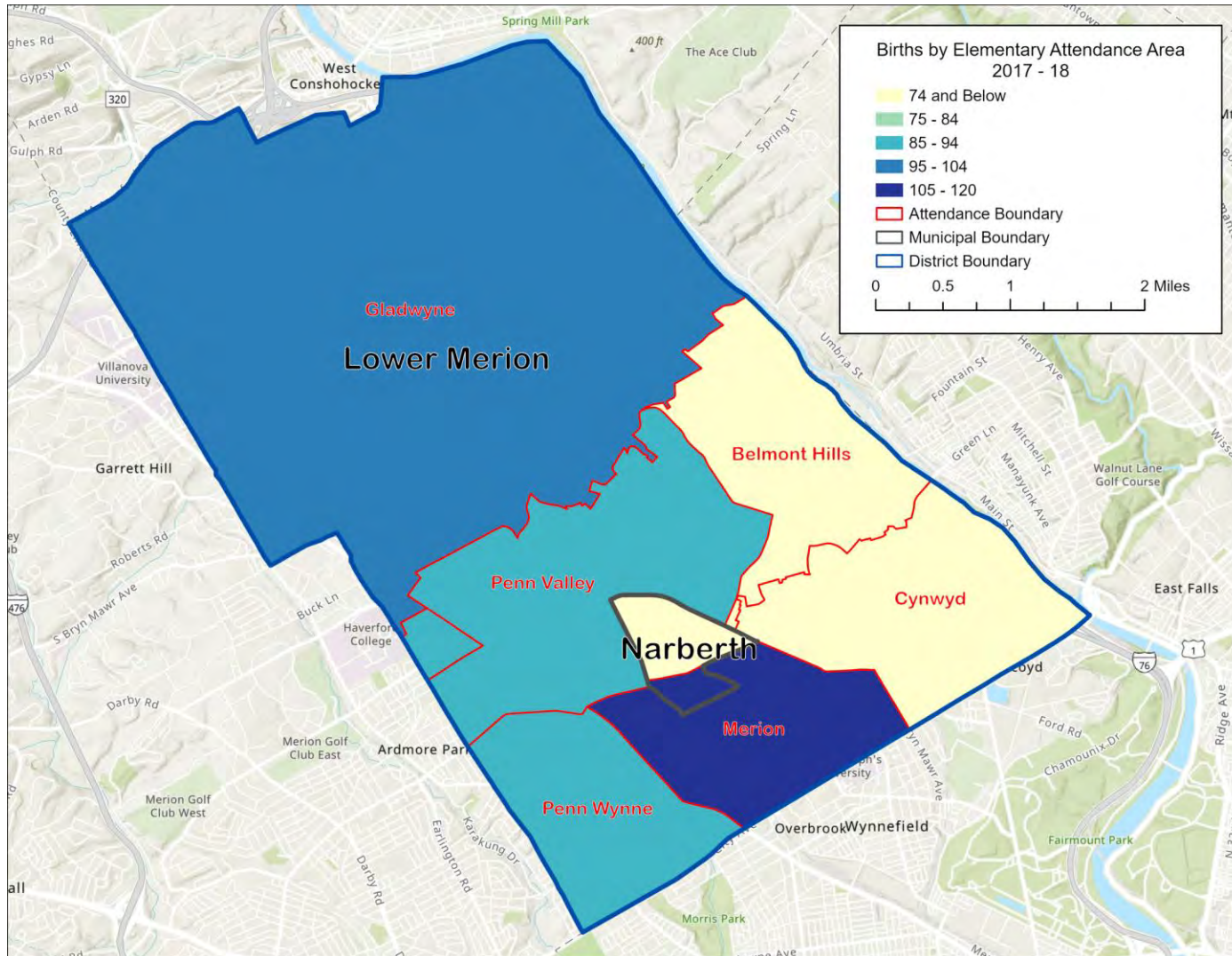
For comparison purposes, Figures 20 and 21 show the number of births by elementary attendance area in 2007-08 and 2017-18 (using the same scale). In 2007-08, the greatest number of births occurred in the Merion and Penn Valley attendance areas (tie). In 2017-18, the Merion attendance area had the greatest number of births. In both 2007-08 and 2017-18, the Belmont Hills attendance area had the fewest number of births of the six attendance areas. Figure 22 shows the aggregated number of births by attendance area from 2007-08 through 2017-18. The Merion attendance area had the greatest number of births (1,218) over this time period while the Belmont Hills attendance area had the fewest (768).

While the fertility rate in Lower Merion is comparable to those of both Montgomery County and the State of Pennsylvania, the fertility rate in Narberth is higher than those of the county and state. According to the 2015-2019 ACS, the fertility rate of women aged 15 to 50 was 46 births per 1,000 women in Lower Merion and was 64 births per 1,000 women in Narberth. In comparison, as reported by the 2019 ACS, the fertility rate in Montgomery County was 46 births per 1,000 women (ages 15-49) and was 52 births per 1,000 women in Pennsylvania. However, it should be noted that while the municipal, county, and state data are all based on a sample, the municipal data has a margin of error that is much higher than the county and state data and may not reflect the “true” fertility rate in the communities.

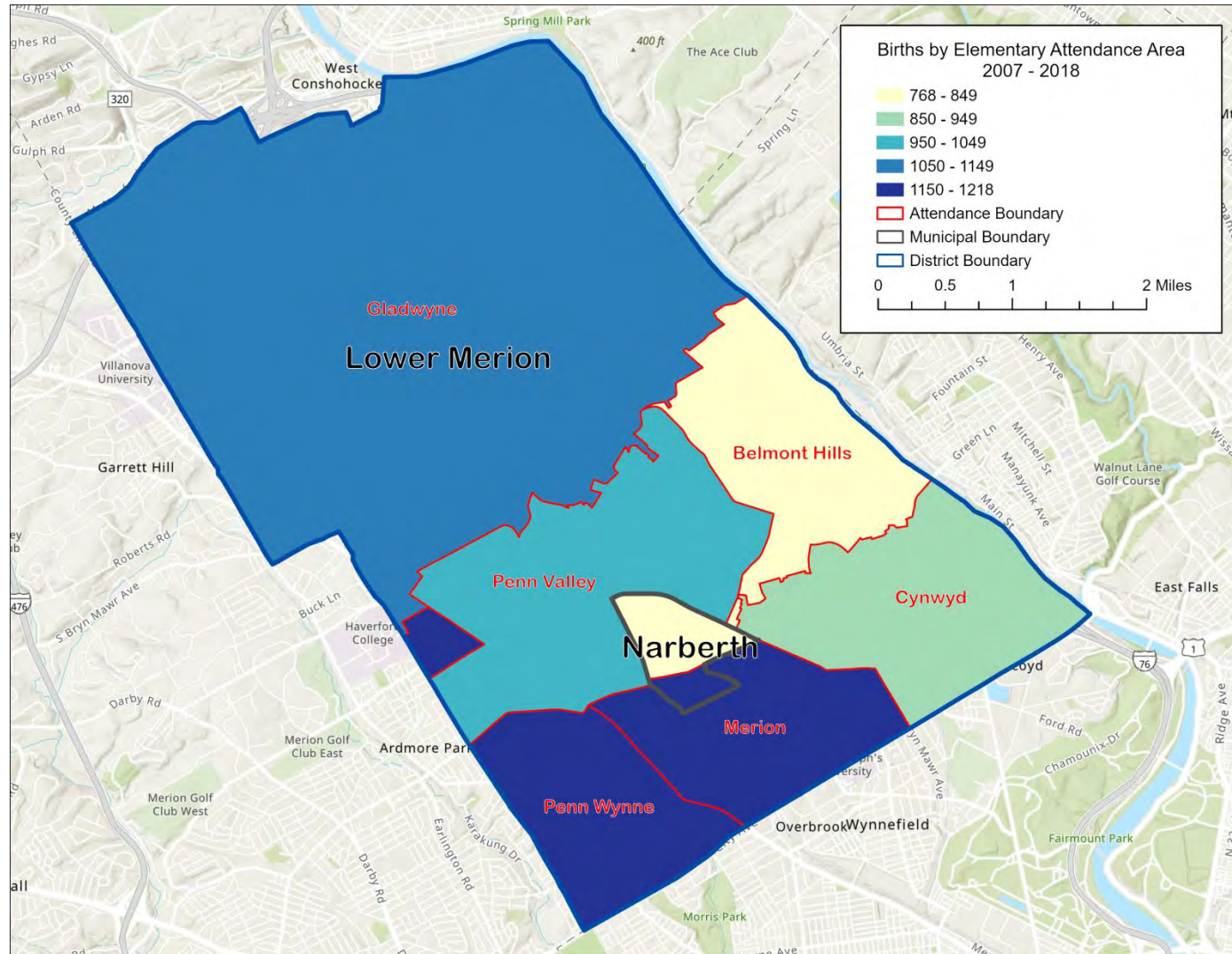
**Figure 20**  
**Lower Merion School District Births by Elementary Attendance Area**  
**2007-08**



**Figure 21**  
**Lower Merion School District Births by Elementary Attendance Area**  
**2017-18**



**Figure 22**  
**Lower Merion School District Total Number of Births by Elementary Attendance Area**  
**2007-2018**

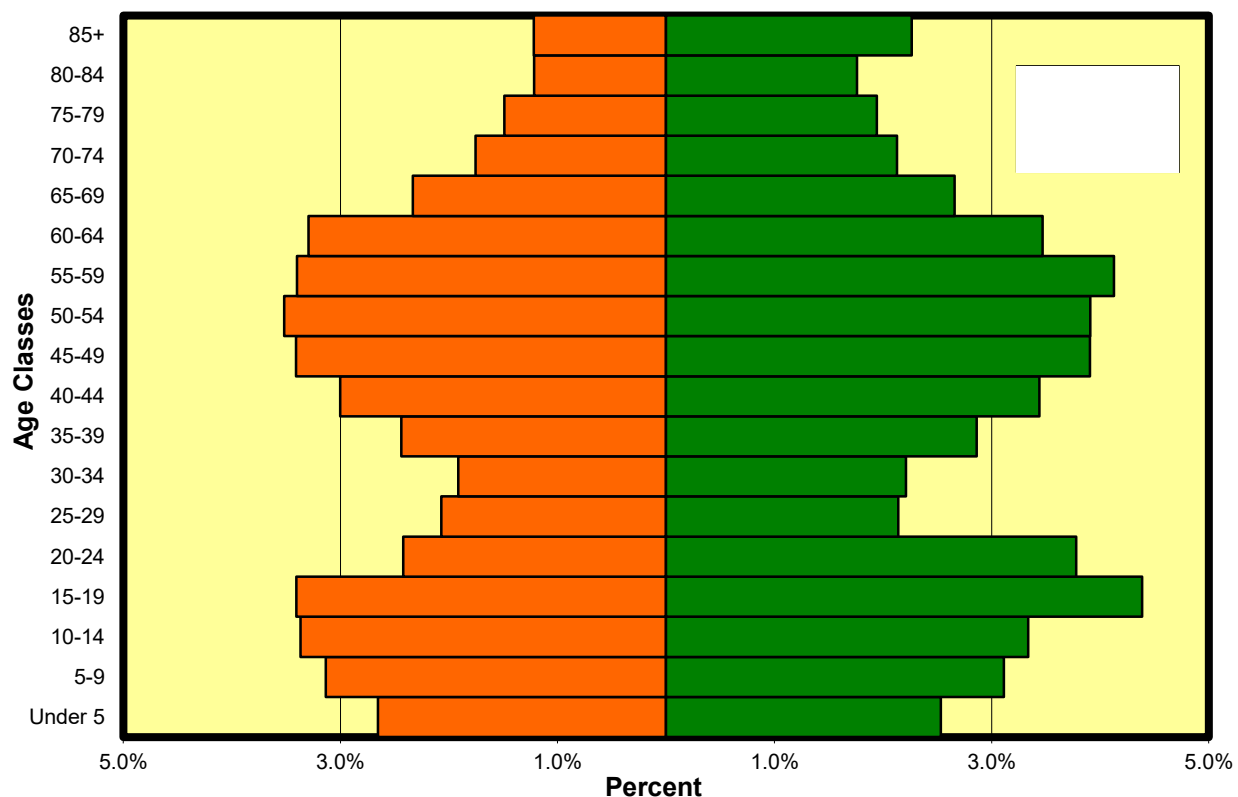


## Population Age Structure

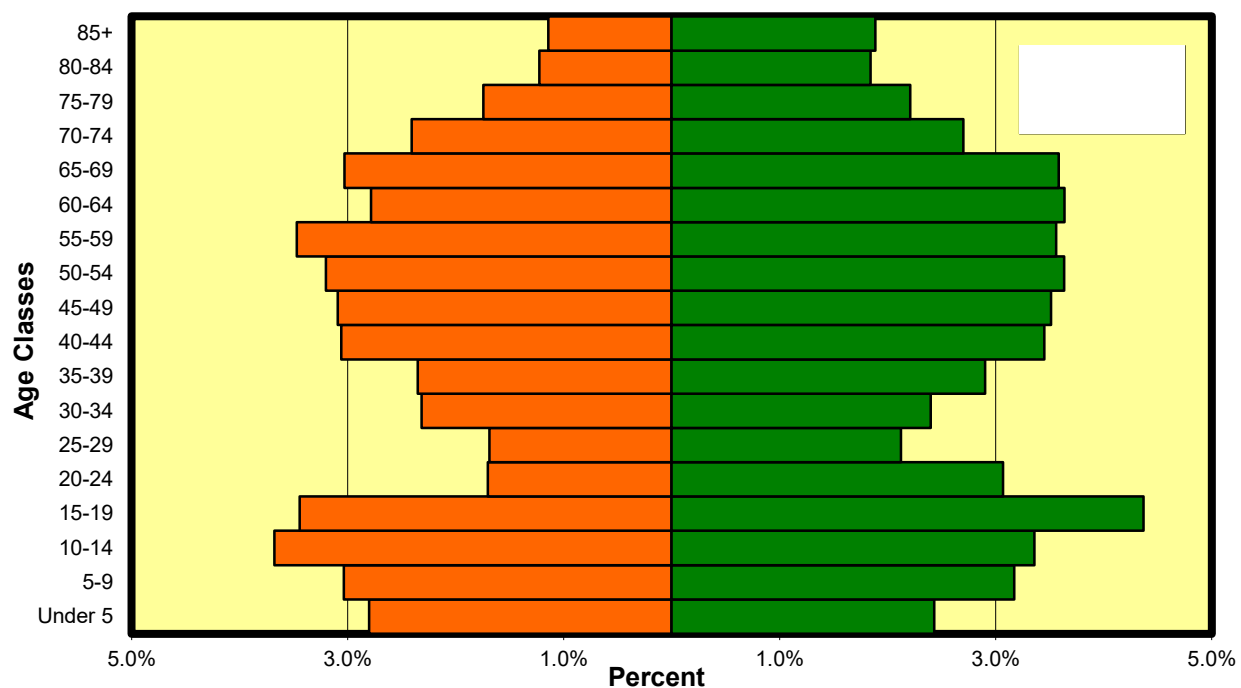
### 1. Lower Merion Township

Figures 23 and 24 show the age pyramids of males and females in Lower Merion from both the 2010 Census and the 2015-2019 ACS. In 2010, the largest number of individuals was aged 50-54 for males and 15-19 for females, which corresponds with high school and college-aged individuals. In communities with little inward or outward migration and low mortality, the largest cohort in subsequent years is typically the next oldest cohort as people advance in age. However, in the 2015-2019 ACS, the largest cohort for females remained the 15-19 age group while the largest cohort for males was the 10-14 age group, which corresponds approximately with children in grades 5-9. As the largest groups in the 2015-2019 ACS were not the next oldest cohorts, migration is likely occurring in the township. As shown in Table 9, the greatest declines (shaded red) over this time period, both in number and percentage points, occurred in the 20-24 age group for both males and females. The greatest gains (shaded blue), both in number and percentage points, occurred in the 70-74 age group for both males and females. If the male and female age groups are combined, there were gains in every age group from 65-69 through 80-84, indicating a “graying” of the population.

**Figure 23**  
**Population Pyramid of Lower Merion Township**  
**2010 Census**



**Figure 24**  
**Population Pyramid of Lower Merion Township**  
**2015-2019 ACS**



**Table 9**  
**Numerical and Percentage Point Changes of Males and Females in Lower Merion**  
**2010 Census to 2015-2019 ACS**

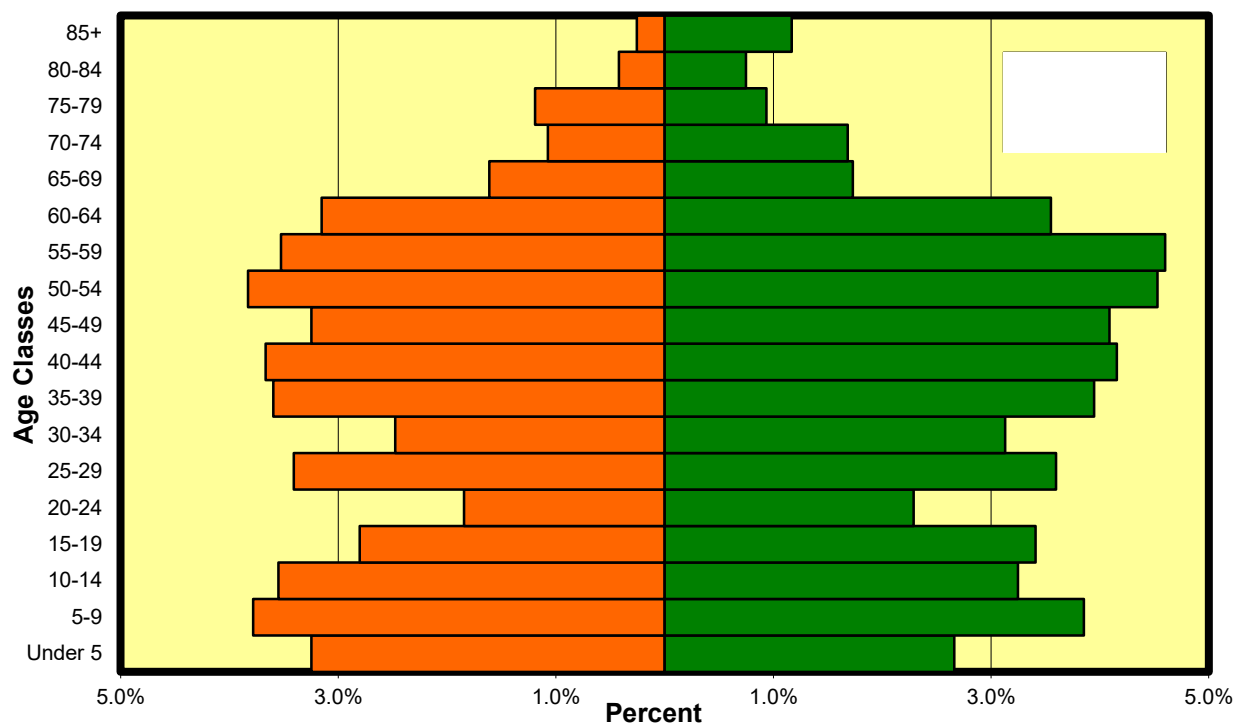
Age Group	Males		Females	
	Numerical Change	Percentage Point Change	Numerical Change	Percentage Point Change
Under 5	+120	+0.1	-29	-0.1
5-9	-20	-0.1	+72	+0.1
10-14	+225	+0.3	+53	0.0
15-19	+63	0.0	+43	0.0
20-24	-395	-0.7	-373	-0.7
25-29	-201	-0.4	+17	0.0
30-34	+259	+0.4	+137	+0.2
35-39	-22	-0.1	+58	0.0
40-44	+70	+0.1	+47	0.0
45-49	-146	-0.3	-185	-0.4
50-54	-145	-0.3	-114	-0.3
55-59	+84	+0.1	-285	-0.6
60-64	-262	-0.5	+140	+0.2
65-69	+439	+0.7	+578	+0.9
70-74	+407	+0.7	+364	+0.6
75-79	+168	+0.3	+180	+0.3
80-84	+21	0.0	+69	+0.1
85+	-29	-0.1	-196	-0.4

**Notes:** Cells shaded blue reflect the greatest gains over the ten-year period.  
Cells shaded red reflect the greatest losses over the ten-year period.

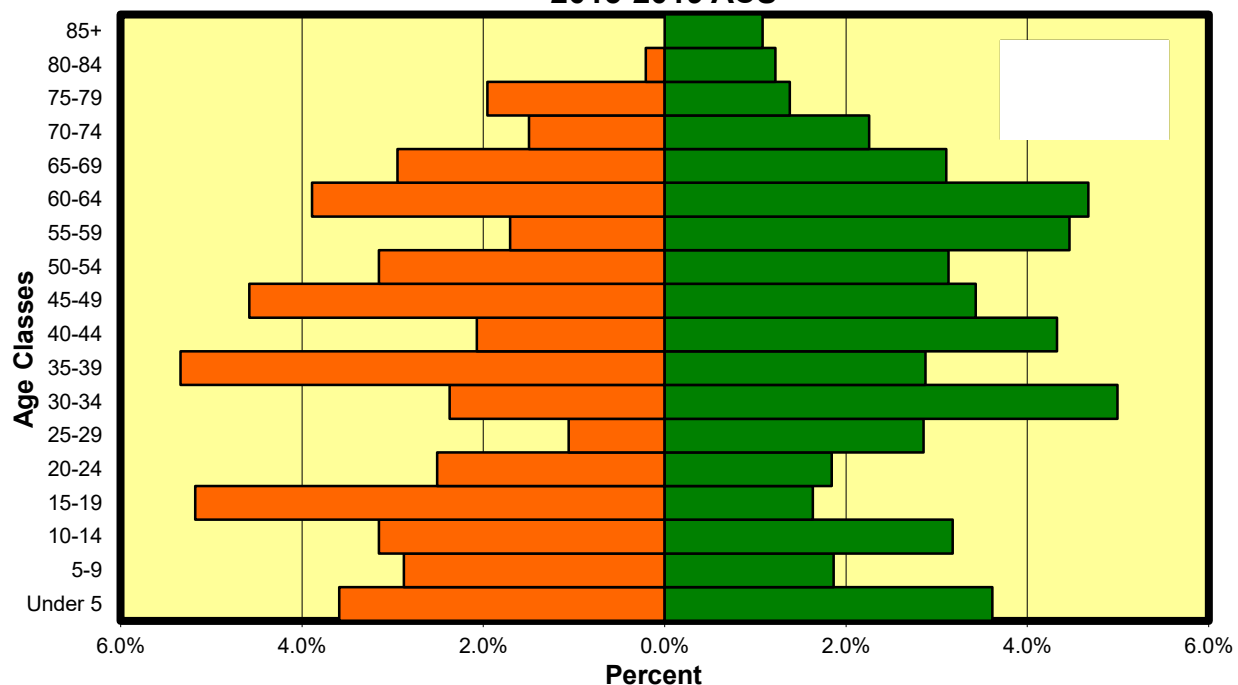
## 2. Narberth Borough

Figures 25 and 26 show the age pyramids of males and females in Narberth from both the 2010 Census and the 2015-2019 ACS. In 2010, the largest cohort was aged 50-54 for males and 55-59 for females. In the 2015-2019 ACS, the largest cohort was aged 35-39 for males and 30-34 for females. As the largest groups were not the next oldest cohorts, migration is likely occurring in the borough. As shown in Table 10, the greatest declines (shaded red) over this time period, both in number and percentage points, occurred in the 25-29 age group for males and the 5-9 age group for females, which corresponds approximately with children in grades K-4. The greatest gains (shaded blue), both in number and percentage points, occurred in the 15-19 age group for males, which corresponds with high school and college-aged individuals, and the 30-34 age group for females. If the male and female age groups are combined, there were gains in every age group from 60-64 through 80-84, indicating a “graying” of the population.

**Figure 25**  
**Population Pyramid of Narberth Borough**  
**2010 Census**



**Figure 26**  
**Population Pyramid of Narberth Borough**  
**2015-2019 ACS**



**Table 10**  
**Numerical and Percentage Point Changes of Males and Females in Narberth**  
**2010 Census to 2015-2019 ACS**

Age Group	Males		Females	
	Numerical Change	Percentage Point Change	Numerical Change	Percentage Point Change
Under 5	+17	+0.3	+43	+1.0
5-9	-37	-0.9	-84	-2.0
10-14	-15	-0.4	-1	-0.1
15-19	+105	+2.4	-75	-1.8
20-24	+30	+0.7	-18	-0.4
25-29	-100	-2.4	-30	-0.7
30-34	-3	-0.1	+83	+1.9
35-39	+78	+1.7	-44	-1.1
40-44	-67	-1.6	+10	+0.2
45-49	+60	+1.3	-26	-0.7
50-54	-27	-0.7	-58	-1.4
55-59	-77	-1.8	-3	-0.1
60-64	+34	+0.7	+51	+1.1
65-69	+59	+1.3	+61	+1.4
70-74	+19	+0.4	+26	+0.6
75-79	+34	+0.8	+20	+0.4
80-84	-9	-0.2	+21	+0.5
85+	-11	-0.3	-3	-0.1

**Notes:** Cells shaded blue reflect the greatest gains over the ten-year period.  
Cells shaded red reflect the greatest losses over the ten-year period.

## **New Housing in the Lower Merion School District Attendance Area**

Municipal representatives from Lower Merion and Narberth provided information regarding current and future residential development in each community. A list of proposed and approved developments, location, affected attendance areas, number of units, housing type, bedroom distribution (if available), and project status is shown in Table 11. The table excludes new houses to be built on single in-fill lots, or the subdivision of existing lots, or homes that are built after the demolition of an existing older home. In the latter instance, there is no net gain in the number of housing units. While there are plans for the subdivision of a few existing lots in Narberth, the net gain in the number of houses is so small that there would be little or no impact on the school district.

In Lower Merion, there is the potential for 2,276 housing units, all of which are multi-family units such as apartments and condominiums. The location of each of the developments in Lower Merion is shown in Figure 27. In Narberth, there is the potential for 191 housing units, all of which are also multi-family units. The location of each of the developments in Narberth is shown in Figure 28.

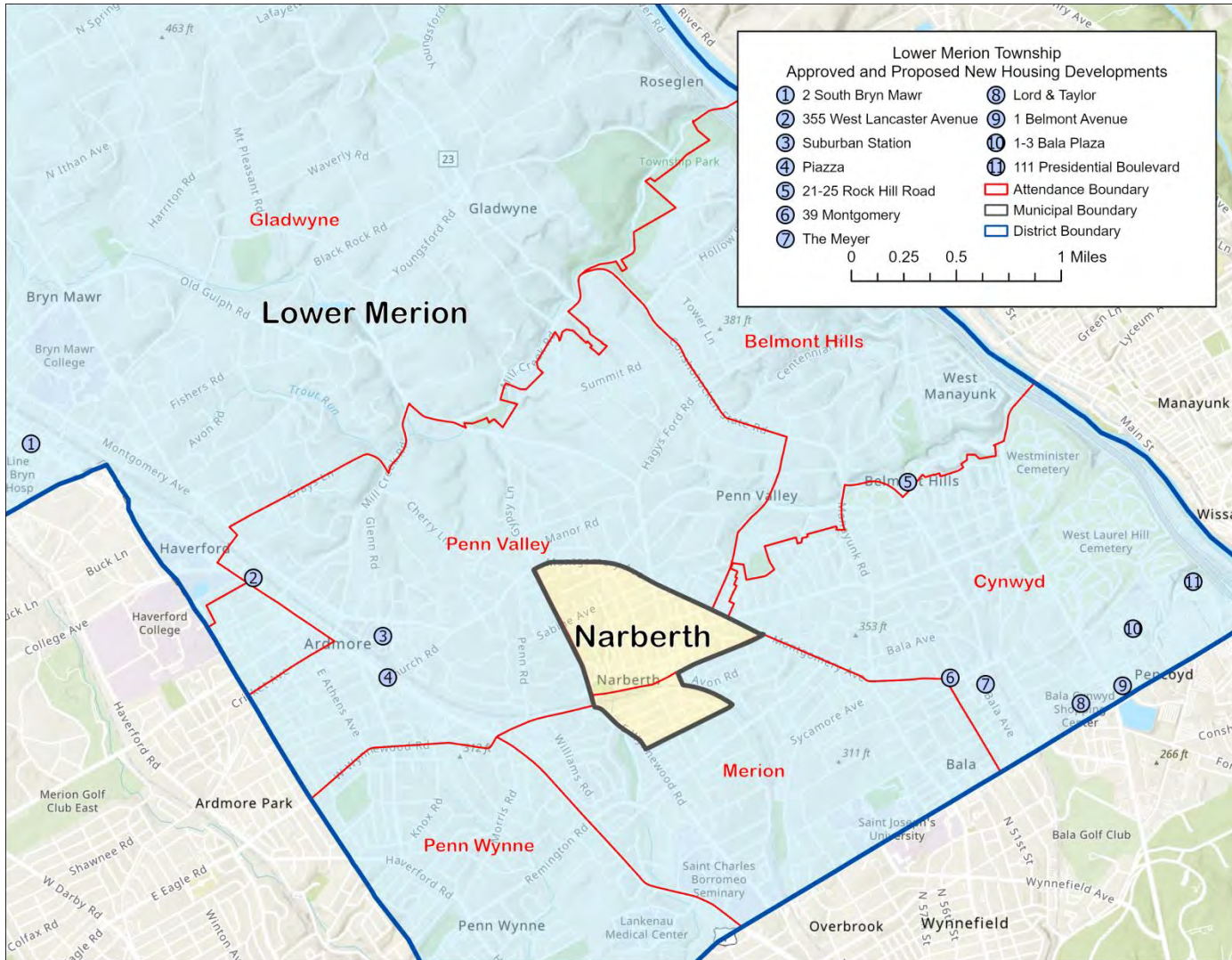
**Table 11**  
**Proposed and Approved Residential Developments**  
**Lower Merion Township and Narberth Borough**

<b>Development/ Location</b>	<b>Attendance Areas</b>	<b>Number of Units</b>	<b>Housing Type</b>	<b>Bedroom Distribution</b>	<b>Notes/Status</b>
<b>Lower Merion Township</b>					
<b>355 West Lancaster Avenue</b>	Penn Valley/Welsh Valley/Harriton	121	Apartment	N/A	Tentative Sketch Approval 20% of units will be set aside for Low-Moderate Income households.
<b>111 Presidential Boulevard</b>	Cynwyd/Bala Cynwyd/Lower Merion	425	Apartment	N/A	Tentative Sketch Approval
<b>1-3 Bala Plaza</b> (231 & 251 St. Asaphs Road)	Cynwyd/Bala Cynwyd/Lower Merion	567	Apartment	N/A	Tentative Sketch Approval
<b>1 Belmont Avenue</b>	Cynwyd/Bala Cynwyd/Lower Merion	240	Apartment	N/A	Tentative Sketch Approval
<b>21-25 Rock Hill Road</b>	Belmont Hills/Welsh Valley/Harriton	55	Apartment	N/A	Approved
<b>Lord &amp; Taylor</b> (121 E. City Avenue)	Cynwyd/Bala Cynwyd/Lower Merion	220	Apartment	N/A	Approved
<b>Piazza</b> (150 Lancaster Avenue)	Penn Valley/Welsh Valley/Harriton	279	Apartment	N/A	Approved
<b>2 S. Bryn Mawr</b> (2 S. Bryn Mawr Avenue)	Gladwyne/Black Rock/Harriton	110	Apartment	N/A	Approved
<b>Suburban Station</b> (119 Coulter Avenue)	Penn Valley/Welsh Valley/Lower Merion	152	Apartment	N/A	Approved
<b>The Meyer</b> (206 Bala Avenue)	Cynwyd/Bala Cynwyd/Lower Merion	86	Apartment	N/A	Approved
<b>39 Montgomery</b> (39 Montgomery Avenue)	Cynwyd/Bala Cynwyd/Lower Merion	21	Condominium	N/A	Under construction. Estimated completion in 2022.
<b>Total</b>		<b>2,276</b>			
<b>Narberth Borough</b>					
<b>714 Montgomery Avenue</b>	Belmont Hills/Welsh Valley/Lower Merion	10	Townhouse	N/A	Has not been approved. Three-story building to be constructed with residential units on 2 <sup>nd</sup> and 3 <sup>rd</sup> floors.
<b>3 Elmwood Avenue</b>	Merion/Bala Cynwyd/Lower Merion	6	Duplex	N/A	Has not been approved.
<b>230 Haverford Avenue</b>	Merion/Bala Cynwyd/Lower Merion	50	Multi-family	N/A	Has not been approved. Plan Review has been extended to August 2022. Three-story mixed-use building to be constructed fronting North Narberth Avenue.

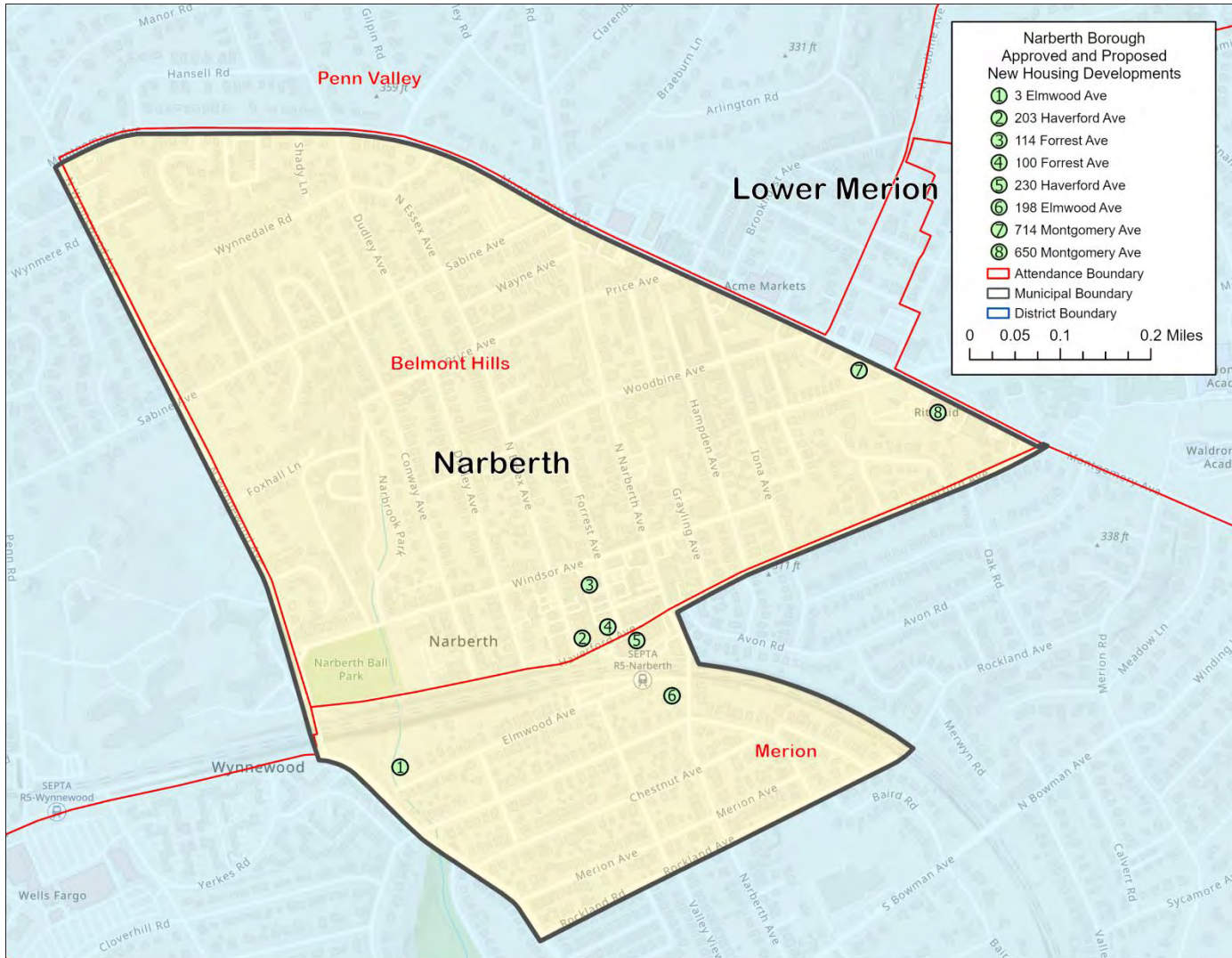
<b>650 Montgomery Avenue</b>	Belmont Hills/Welsh Valley/Lower Merion	25	Apartment	14 1-BR 9 2-BR 2 3-BR	Has been approved but construction has not begun. Construction permits are anticipated by the end of 2022. Three-story mixed use building with retail on first floor and in basement.
<b>100 Forrest Avenue</b>	Belmont Hills/Welsh Valley/Lower Merion	8	Apartment	N/A	Under construction. Completion is anticipated in August 2022. Conversion of existing structure to mixed-use building consisting of commercial, retail, and residential space.
<b>114 Forrest Avenue</b>	Belmont Hills/Welsh Valley/Lower Merion	56	Apartment	1-2 BR	Under construction. Completion is anticipated in March 2022. Four-story apartment building.
<b>203 Haverford Avenue</b>	Belmont Hills/Welsh Valley/Lower Merion	16	Apartment	8 1-BR 8 2-BR	Under construction. Completion is anticipated in August 2022. Conversion of existing structure to mixed-use building consisting of commercial, retail, and residential space.
<b>198 Elmwood Avenue</b>	Merion/Bala Cynwyd/ Lower Merion	20	Apartment/ Condominium	N/A	Has been approved but construction has not begun. Three-story apartment/condominium building.
<b>Total</b>		<b>191</b>			

**Sources:** Lower Merion Township Building and Planning Department and Narberth Borough Assistant Manager

**Figure 27**  
**Lower Merion Township Approved and Proposed New Housing Developments**



### Figure 28 Narberth Borough Approved and Proposed New Housing Developments



### *Historical Construction*

With respect to historical new construction, the Lower Merion Building and Planning Department provided a list of recently-constructed (2016-2019) multi-family rental developments as shown in Table 12. Using the school district's 2021-22 student address database, the number of Lower Merion School District students currently living in these developments was determined. Student yields (the number of children per housing unit) were computed by dividing the number of children by the number of units in a development. Student yields are very low, ranging from 0.043 (The Athens Apartments) to 0.116 (Royal Athena). The overall student yield of all developments is 0.080. This value was used later to estimate the number of future school children in new multi-family units in Lower Merion and Narberth.

**Table 12**  
**Lower Merion Township New Multi-Family Apartments**  
**2016-2019**

<b>Development<sup>1</sup></b> (Property Address)	<b>Year Built</b>	<b>Number of Units</b>	<b>2021-22 Students<sup>2</sup></b>	<b>Student Yield</b>
<b>Royal Athena</b> (600 Righters Ferry Road)	2016	275	32	<b>0.116</b>
<b>The Athens Apartments</b> (9-11 E. Athens Avenue)	2016	47	2	<b>0.043</b>
<b>The Square</b> (110 Sibley Avenue)	2016	46	4	<b>0.087</b>
<b>Maybrook</b> (325 Penn Road)	2017	250	15	<b>0.060</b>
<b>Ardmore One</b> (24 Cricket Avenue)	2019	110	3	<b>0.027</b>
<b>The Kelly</b> (10 Union Avenue)	2019	109	11	<b>0.101</b>
<b>Total</b>		<b>837</b>	<b>67</b>	<b>0.080</b>

**Sources:** <sup>1</sup> Lower Merion Township Building and Planning Department

<sup>2</sup> Lower Merion School District student address database

### *Estimate of Public School Children from New Housing*

An estimate was made of the number of public school children that could potentially come from the proposed housing developments in Lower Merion and Narberth. For the proposed multi-family apartment units, the overall average student yield (0.080) of recently-constructed apartments units in Lower Merion was utilized. For the proposed duplex, townhouse, and condominium units, statewide multipliers published by Econsult Solutions Inc. (“ESI”)<sup>3</sup> were utilized. The resource provides housing multipliers (student yields) based on housing type, number of bedrooms, and housing tenure (ownership versus rental). For the affordable apartment units proposed, *Who Lives in New Jersey Housing?*<sup>4</sup>, published by the Rutgers University Center for Urban Policy Research (“CUPR”), was utilized. Of the different housing types, student multipliers are greatest for detached single-family homes and smallest for apartments, townhouses, and condominiums.

To project the number of public school children from the new housing units, several assumptions were made:

1. The student yield multipliers used from ESI and CUPR are from a sample of Pennsylvania and New Jersey homes and these multipliers would be representative of the families moving into Lower Merion and Narberth.
2. All affordable apartment units were assumed to have the following bedroom distribution: 1-bedroom = 20%, 2-bedroom = 60%, 3-bedroom = 20%.
3. All affordable apartment units were assumed to have the following student yield multipliers: 1-bedroom = 0.088, 2-bedroom = 0.408, 3-bedroom = 1.087.
4. All market-rate apartment units were assumed to have the following average student yield multiplier of recently-constructed units in Lower Merion Township: 0.080.
5. All market-rate townhouse/condominium/duplex units were assumed to have the following student yield multiplier: 0.245.
6. The full build-out and occupation of developments that have been approved but are not yet under construction would be completed over a two-year period (2023-24 and 2024-25).
7. The full build-out and occupation of developments that have not been approved would be completed over a two-year period (2024-25 and 2025-26).

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<sup>3</sup> Source: <https://econsultsolutions.com/wp-content/uploads/2018/04/PA.pdf>

<sup>4</sup> Listokin, David, and Voicu, Alexandru. (2018). *Who Lives in New Jersey Housing?* Updated New Jersey Demographic Multipliers. Rutgers University Center for Urban Policy Research.

A total of 213 public school children in grades K-12 are projected according to the following distribution:

- 355 West Lancaster Avenue – 19
- 111 Presidential Boulevard – 34
- 1-3 Bala Plaza – 45
- 1 Belmont Avenue – 19
- 21-25 Rock Hill Road – 4
- Lord & Taylor – 18
- Piazza – 22
- 2 S. Bryn Mawr – 9
- Suburban Station – 12
- The Meyer – 7
- 39 Montgomery – 5
- 714 Montgomery Avenue – 3
- 3 Elmwood Avenue – 1
- 230 Haverford Avenue – 4
- 650 Montgomery Avenue – 2
- 100 Forrest Avenue – 1
- 114 Forrest Avenue – 5
- 203 Haverford Avenue – 1
- 198 Elmwood Avenue – 2

As many of the developments will be located near SEPTA regional rail stations, the student yield for these developments may be more similar to that of a Transit Oriented Development (“TOD”). Historically, TODs have fewer students than housing developments not located near mass transit as occupants are likely to be Millennials and Baby Boomers, which are likely to have few school-aged children. In a CUPR study, ten recently constructed TODs were analyzed to determine the number of public school children per housing unit. Nine of the ten developments had yields of 0.10 public school children or less for each housing unit. In the 2,183 units they analyzed, there were a total of 47 public school children, which is a yield of 0.02 students per housing unit. The average student yield of recently-constructed (2016-2019) multi-family rental developments (0.08) in Lower Merion is similar to that of the TODs in the CUPR study.

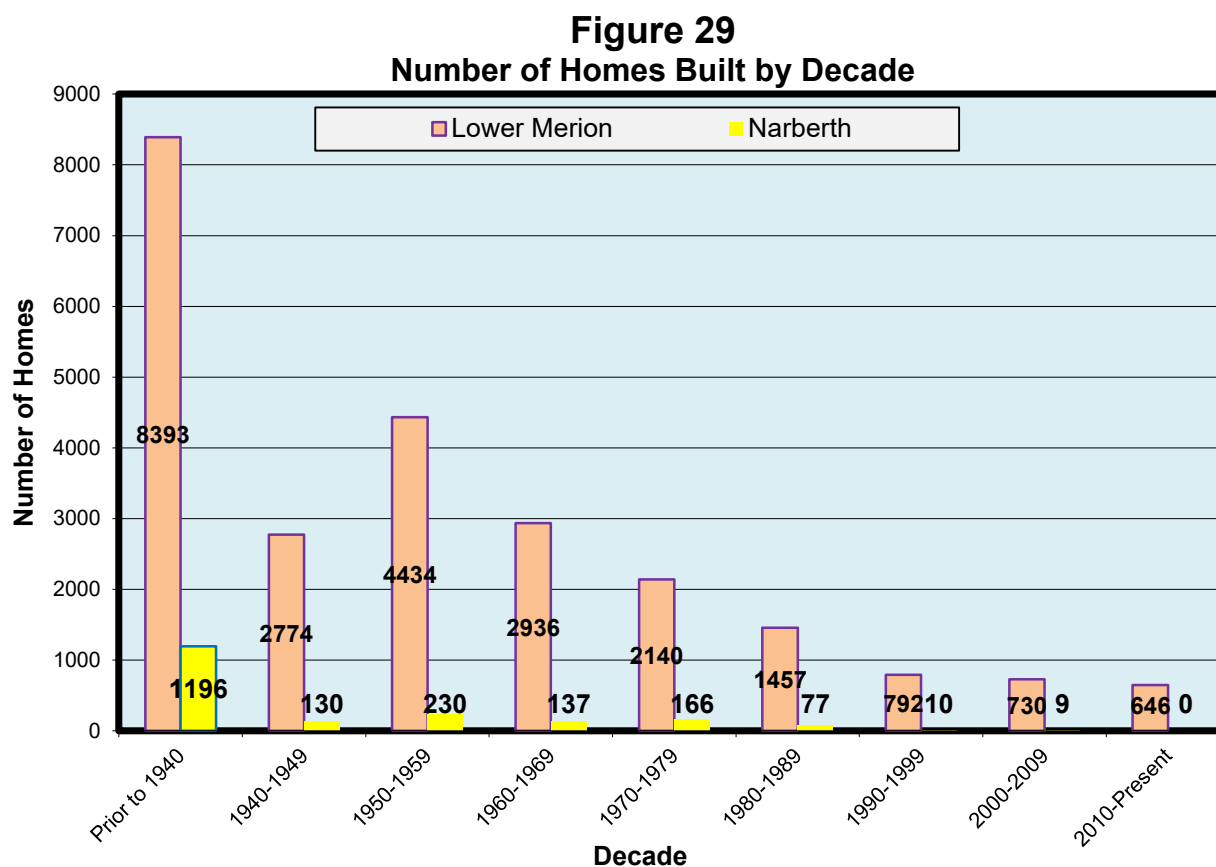
When determining the impact of future new housing, it should be clearly stated that enrollment projections utilize cohort survival ratios that do take into account prior new home construction growth. Children who move into new homes during the historical period are captured by the survival ratios, as these ratios will be used to project future enrollments. Therefore, it is not appropriate to add all of the new children generated from future housing units without considering the historical period, as double counting would occur, since the survival ratios have already increased due to the new children. The baseline enrollment projections should only be adjusted if the projected housing growth is significantly greater than prior housing growth. From 2016-2019, there was a gain of 837 new housing units in Lower Merion. Based on this data and that 2,467 housing units are planned in the two communities, it appears that future residential construction will be greater than that which occurred since 2016.

Therefore, the baseline enrollment projections were modified in the affected elementary, middle, and high school attendance areas to account for additional children from the new housing developments. **The modification to the enrollment projections assumes that all potential developments listed in Table 11 will be built and occupied in the next ten years. A number of these developments have yet to be approved and may be constructed outside of the enrollment projection timeframe, or may not be built at all.**

### *Distribution of Homes by Decade Built*

Figure 29 shows the number of homes built by decade in Lower Merion and Narberth as provided by the 2015-2019 ACS. As shown in the figure, Lower Merion has an older housing stock, as 85% of the homes were built before 1980. After peaking in the 1950s, the number of homes built per decade in Lower Merion has been declining for the last six decades. Of the decades shown, the largest number of homes ( $n = 4,434$ ) was built in the 1950s, which is 18% of the housing stock and corresponds to the sizable population gain in Lower Merion (+21.9%) shown previously in Table 1.

Like Lower Merion, Narberth also has an older housing stock, as 95% of the homes were built prior to 1980. New home construction was fairly stable from 1940-1980, ranging from 130-230 homes per decade. The largest number of homes ( $n = 230$ ) was also built in the 1950s, which is 12% of the housing stock. In the last four decades (1980-present), new home construction has been very limited with only 96 units constructed.

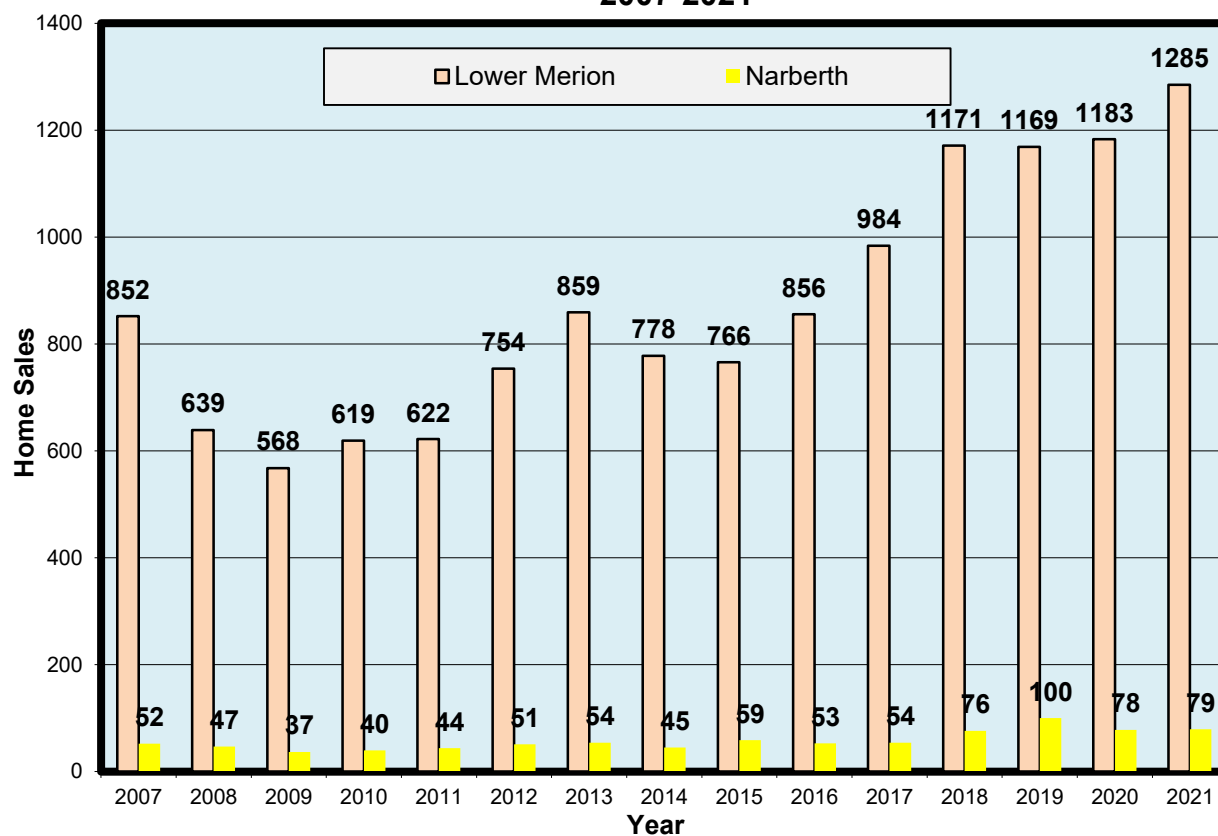


## Home Sales

In Figure 30, the number of annual home sales in Lower Merion and Narberth is shown from 2007-2021. In Lower Merion, home sales declined from 852 in 2007 to 568 in 2009 due to the housing market crash and banking crisis. During this period (2008-2011), the annual number of home sales was low, ranging from 568-639. From 2012-2021, home sales steadily increased. In 2021, there were 1,285 sales, which exceeds the number of sales that occurred before the housing market crash and banking crisis.

In Narberth, the annual number of home sales was fairly stable from 2007-2017, ranging from 37-59. Since then, home sales have increased. In the last four years, the annual number of sales has ranged from 76-100, which is much higher than the annual number of sales that occurred from 2007-2017.

**Figure 30**  
**Home Sales by Community**  
**2007-2021**



**Source:** Lower Merion School District

## Enrollment Projections

In two separate projections, enrollments were calculated at the school level from 2022-23 through 2031-32, a ten-year period. It should be noted that a five-year projection is more reliable than a ten-year projection. Since birth data are used to project kindergarten/first grade students five and six years later, the ten-year projection in years 6-10 relies on estimated birth counts in order to project these students. For this reason, elementary projections are much more susceptible to higher error rates in a ten-year projection as compared to middle or high school projections, which rely on either children that have already been born or that are currently enrolled in the district. In addition, since the school-level projections are smaller as compared to computing districtwide grade counts, the reliability of the school projections are lower than the overall districtwide projections. In general, the smaller the forecasted population, the higher the probability of error associated with the projection.

The first set of projections (referred to as “baseline”) do not reflect the anticipated housing growth in Lower Merion and Narberth. If the housing developments shown previously do not come to fruition or are not occupied within the anticipated construction timeline, the baseline enrollment projections would best reflect the future enrollments in the school district. The second set of projections (referred to as “adjusted”) reflects projected enrollments adjusted for housing growth, assuming the timeline of construction and occupancy discussed previously.

Projected K-12 enrollments follow in Table 12. The enrollments are also shown by the district’s new grade configuration (K-4, 5-8, 9-12), which will begin in September 2022. The forthcoming projections are compared to the historical enrollments of the new configuration in 2021-22 for illustrative purposes. In both projections, enrollments are projected to decline throughout the projection period. In the baseline projections, enrollment is projected to be 7,970 in 2031-32, which would be a loss of 509 students from the 2021-22 enrollment of 8,479. In the adjusted projections, enrollment is projected to be 8,035 in 2031-32, which would be a loss of 444 students from the 2021-22 enrollment.

For grades K-4, enrollments are projected to be fairly stable throughout the projection period. In the baseline projections, enrollment is projected to be 2,861 in 2031-32, which would be a loss of 45 students from the 2021-22 enrollment of 2,906. In the adjusted projections, enrollment is projected to be 2,886 in 2031-32, which would be a loss of 20 students from the 2021-22 enrollment.

For grades 5-8, enrollments are projected to decline for the next six years before stabilizing in both projections. In the baseline projections, enrollment is projected to be 2,494 in 2031-32, which would be a loss of 157 students from the 2021-22 enrollment of 2,651. In the adjusted projections, enrollment is projected to be 2,522 in 2031-32, which would be a loss of 129 students from the 2021-22 enrollment.

For grades 9-12, enrollments are projected to decline throughout the projection period in both projections. In 2031-32, enrollment is projected to be 2,615 in the baseline projections, which would be a loss of 307 students from the 2021-22 enrollment of 2,922. In the adjusted projections, enrollment is projected to be 2,627 in 2031-32, which would be a loss of 295 students from the 2021-22 enrollment.

**Table 13**  
**Lower Merion School District Projected Enrollments**  
**2022-23 to 2031-32**

Year	K	1	2	3	4	K-4 Total	5	6	7	8	5-8 Total	9	10	11	12	9-12 Total	K-12 Total
<b>Baseline</b>																	
<b>2022-23</b>	381	608	613	617	668	<b>2,887</b>	654	641	665	689	<b>2,649</b>	681	734	744	772	<b>2,931</b>	<b>8,467</b>
<b>2023-24</b>	402	582	624	619	615	<b>2,842</b>	668	657	638	667	<b>2,630</b>	720	691	735	755	<b>2,901</b>	<b>8,373</b>
<b>2024-25</b>	395	613	599	629	616	<b>2,852</b>	617	670	654	640	<b>2,581</b>	694	731	692	746	<b>2,863</b>	<b>8,296</b>
<b>2025-26</b>	391	602	630	604	627	<b>2,854</b>	616	619	667	655	<b>2,557</b>	665	705	732	702	<b>2,804</b>	<b>8,215</b>
<b>2026-27</b>	396	594	619	635	602	<b>2,846</b>	628	618	616	669	<b>2,531</b>	681	675	706	743	<b>2,805</b>	<b>8,182</b>
<b>2027-28</b>	396	604	611	624	633	<b>2,868</b>	602	630	615	618	<b>2,465</b>	695	691	675	717	<b>2,778</b>	<b>8,111</b>
<b>2028-29</b>	394	602	621	616	622	<b>2,855</b>	633	604	627	616	<b>2,480</b>	640	706	692	684	<b>2,722</b>	<b>8,057</b>
<b>2029-30</b>	396	600	619	626	614	<b>2,855</b>	622	635	601	628	<b>2,486</b>	640	649	707	702	<b>2,698</b>	<b>8,039</b>
<b>2030-31</b>	396	602	617	624	624	<b>2,863</b>	614	624	632	602	<b>2,472</b>	643	649	649	718	<b>2,659</b>	<b>7,994</b>
<b>2031-32</b>	396	602	619	622	622	<b>2,861</b>	624	616	621	633	<b>2,494</b>	656	652	649	658	<b>2,615</b>	<b>7,970</b>
<b>Adjusted for Housing Growth</b>																	
<b>2022-23</b>	382	608	614	618	668	<b>2,890</b>	654	642	665	689	<b>2,650</b>	681	734	744	772	<b>2,931</b>	<b>8,471</b>
<b>2023-24</b>	407	584	625	621	616	<b>2,853</b>	670	660	640	667	<b>2,637</b>	721	692	737	756	<b>2,906</b>	<b>8,396</b>
<b>2024-25</b>	401	621	603	632	619	<b>2,876</b>	622	675	659	644	<b>2,600</b>	698	735	696	750	<b>2,879</b>	<b>8,355</b>
<b>2025-26</b>	396	609	640	609	630	<b>2,884</b>	621	625	673	660	<b>2,579</b>	673	709	738	707	<b>2,827</b>	<b>8,290</b>
<b>2026-27</b>	401	599	626	645	607	<b>2,878</b>	631	623	622	675	<b>2,551</b>	688	683	710	749	<b>2,830</b>	<b>8,259</b>
<b>2027-28</b>	401	609	616	631	643	<b>2,900</b>	607	633	620	624	<b>2,484</b>	704	699	684	721	<b>2,808</b>	<b>8,192</b>
<b>2028-29</b>	399	607	626	621	629	<b>2,882</b>	643	609	630	621	<b>2,503</b>	651	715	700	693	<b>2,759</b>	<b>8,144</b>
<b>2029-30</b>	401	605	624	631	619	<b>2,880</b>	629	645	606	631	<b>2,511</b>	647	661	716	710	<b>2,734</b>	<b>8,125</b>
<b>2030-31</b>	401	607	622	629	629	<b>2,888</b>	619	631	642	607	<b>2,499</b>	658	656	661	727	<b>2,702</b>	<b>8,089</b>
<b>2031-32</b>	401	607	624	627	627	<b>2,886</b>	629	621	628	644	<b>2,522</b>	633	668	656	670	<b>2,627</b>	<b>8,035</b>

## Projections by School

### Belmont Hills Elementary School

Historical enrollments for Belmont Hills from 2012-13 to 2021-22, and projected enrollments from 2022-23 to 2031-32, are shown in Table 14. The projected enrollments reflect the district's change from educating students in grades K-5 to grades K-4 in September 2022. Enrollments increased through 2017-18, peaking at 511 students, before reversing trend. In 2021-22, enrollment is 454, which is nearly identical to the 2012-13 enrollment of 452. In the baseline and adjusted projections, enrollments are projected to slowly decline for the next four years before stabilizing. In the baseline projections, enrollment is projected to be 336 in 2031-32, which would be a loss of 24 students from the 2021-22 enrollment (K-4) of 360. In the adjusted projections, enrollment is projected to be 341 in 2031-32, which is very similar to the baseline projections due to a limited number of children anticipated from the new housing units in the attendance area.

**Table 14**  
**Historical and Projected Enrollments of Belmont Hills Elementary School**

Year	K	1	2	3	4	5	Total
<b>Historical<sup>1</sup></b>							
<b>2012-13</b>	52	64	87	83	79	87	<b>452</b>
<b>2013-14</b>	63	81	74	92	79	80	<b>469</b>
<b>2014-15</b>	54	89	82	71	94	78	<b>468</b>
<b>2015-16</b>	55	92	92	80	74	98	<b>491</b>
<b>2016-17</b>	64	78	93	90	83	77	<b>485</b>
<b>2017-18</b>	51	98	87	94	89	92	<b>511</b>
<b>2018-19</b>	50	82	96	90	89	90	<b>497</b>
<b>2019-20</b>	42	85	88	96	83	87	<b>481</b>
<b>2020-21</b>	49	77	76	84	93	78	<b>457</b>
<b>2021-22</b>	54	76	75	76	79	94	<b>454</b>
<b>CSR 6-Yr. Ratios</b>	0.7876	1.1838	1.0073	1.0000	0.9534	1.0095	
<b>Projected – Baseline</b>							
<b>2022-23</b>	46	72	77	75	72		<b>342</b>
<b>2023-24</b>	49	70	73	77	72		<b>341</b>
<b>2024-25</b>	48	73	71	73	73		<b>338</b>
<b>2025-26</b>	48	72	74	71	70		<b>335</b>
<b>2026-27</b>	48	72	73	74	68		<b>335</b>
<b>2027-28</b>	48	72	73	73	71		<b>337</b>
<b>2028-29</b>	48	72	73	73	70		<b>336</b>
<b>2029-30</b>	48	72	73	73	70		<b>336</b>
<b>2030-31</b>	48	72	73	73	70		<b>336</b>
<b>2031-32</b>	48	72	73	73	70		<b>336</b>
<b>Projected – Adjusted for Housing Growth</b>							
<b>2022-23</b>	47	72	78	76	72		<b>345</b>
<b>2023-24</b>	50	71	73	78	73		<b>345</b>
<b>2024-25</b>	49	74	73	73	74		<b>343</b>
<b>2025-26</b>	49	73	75	73	70		<b>340</b>
<b>2026-27</b>	49	73	74	75	70		<b>341</b>
<b>2027-28</b>	49	73	74	74	72		<b>342</b>
<b>2028-29</b>	49	73	74	74	71		<b>341</b>
<b>2029-30</b>	49	73	74	74	71		<b>341</b>
<b>2030-31</b>	49	73	74	74	71		<b>341</b>
<b>2031-32</b>	49	73	74	74	71		<b>341</b>

**Note:** <sup>1</sup> Data were obtained from the Lower Merion School District.

## Cynwyd Elementary School

Historical enrollments for Cynwyd Elementary School (“Cynwyd”) from 2012-13 to 2021-22, and projected enrollments from 2022-23 to 2031-32, are shown in Table 15. The projected enrollments reflect the district’s change from educating students in grades K-5 to grades K-4 in September 2022. Enrollments increased through 2015-16 before remaining fairly stable through 2020-21. However, enrollment declined to 535 in 2021-22, which is slightly higher than the 2012-13 enrollment of 516. In the baseline and adjusted projections, enrollments are projected to slowly decline through 2026-27 before stabilizing. In 2031-32, enrollment is projected to be 421 in the baseline projections, which would be a loss of 25 students from the 2021-22 enrollment (K-4) of 446. In the adjusted projections, enrollment is projected to be 426 in 2031-32, which is very similar to the baseline projections due to a limited number of children anticipated from the new housing units in the attendance area.

**Table 15**  
**Historical and Projected Enrollments of Cynwyd Elementary School**

Year	K	1	2	3	4	5	Total
<b>Historical<sup>1</sup></b>							
<b>2012-13</b>	66	98	86	93	85	88	<b>516</b>
<b>2013-14</b>	56	92	96	85	93	86	<b>508</b>
<b>2014-15</b>	71	86	102	104	85	95	<b>543</b>
<b>2015-16</b>	60	107	88	107	109	88	<b>559</b>
<b>2016-17</b>	39	92	108	87	113	108	<b>547</b>
<b>2017-18</b>	50	83	90	118	88	119	<b>548</b>
<b>2018-19</b>	74	96	88	93	120	86	<b>557</b>
<b>2019-20</b>	41	112	103	93	94	124	<b>567</b>
<b>2020-21</b>	69	80	112	111	96	94	<b>562</b>
<b>2021-22</b>	53	91	84	110	108	89	<b>535</b>
<b>CSR 6-Yr. Ratios</b>	0.7054	1.1853	1.0323	1.0485	1.0089	0.9982	
<b>Projected – Baseline</b>							
<b>2022-23</b>	47	98	94	88	111		<b>438</b>
<b>2023-24</b>	53	78	101	99	89		<b>420</b>
<b>2024-25</b>	53	89	81	106	100		<b>429</b>
<b>2025-26</b>	51	89	92	85	107		<b>424</b>
<b>2026-27</b>	52	85	92	96	86		<b>411</b>
<b>2027-28</b>	52	88	88	96	97		<b>421</b>
<b>2028-29</b>	51	88	91	92	97		<b>419</b>
<b>2029-30</b>	52	87	91	95	93		<b>418</b>
<b>2030-31</b>	52	88	90	95	96		<b>421</b>
<b>2031-32</b>	52	88	91	94	96		<b>421</b>
<b>Projected – Adjusted for Housing Growth</b>							
<b>2022-23</b>	47	98	94	88	111		<b>438</b>
<b>2023-24</b>	54	78	101	99	89		<b>421</b>
<b>2024-25</b>	55	91	82	107	101		<b>436</b>
<b>2025-26</b>	52	92	95	87	108		<b>434</b>
<b>2026-27</b>	53	86	95	99	88		<b>421</b>
<b>2027-28</b>	53	89	89	99	100		<b>430</b>
<b>2028-29</b>	52	89	92	93	100		<b>426</b>
<b>2029-30</b>	53	88	92	96	94		<b>423</b>
<b>2030-31</b>	53	89	91	96	97		<b>426</b>
<b>2031-32</b>	53	89	92	95	97		<b>426</b>

**Note:** <sup>1</sup> Data were obtained from the Lower Merion School District.

## Gladwyne Elementary School

Historical enrollments for Gladwyne Elementary School (“Gladwyne”) from 2012-13 to 2021-22, and projected enrollments from 2022-23 to 2031-32, are shown in Table 16. The projected enrollments reflect the district’s change from educating students in grades K-5 to grades K-4 in September 2022. Enrollments increased through 2015-16 before remaining fairly stable through 2019-20. However, enrollments have declined in the last two years. In 2021-22, enrollment is 694, which is slightly higher than the 2012-13 enrollment of 675. In the baseline projections, enrollments are projected to be fairly stable throughout the projection period, ranging from 541-563. In 2031-32, enrollment is projected to be 554, which would be slightly lower than the 2021-22 enrollment (K-4) of 562. In the adjusted projections, enrollments are also projected to be fairly stable throughout the projection period, ranging from 544-568. In 2031-32, enrollment is projected to be 559.

**Table 16**  
**Historical and Projected Enrollments of Gladwyne Elementary School**

Year	K	1	2	3	4	5	Total
<b>Historical<sup>1</sup></b>							
<b>2012-13</b>	66	131	120	129	120	109	<b>675</b>
<b>2013-14</b>	71	110	132	128	140	120	<b>701</b>
<b>2014-15</b>	90	103	112	145	137	151	<b>738</b>
<b>2015-16</b>	86	129	117	121	142	146	<b>741</b>
<b>2016-17</b>	82	130	137	118	116	148	<b>731</b>
<b>2017-18</b>	83	124	140	143	116	127	<b>733</b>
<b>2018-19</b>	90	110	130	130	146	116	<b>722</b>
<b>2019-20</b>	91	138	115	136	129	142	<b>751</b>
<b>2020-21</b>	89	109	131	116	140	118	<b>703</b>
<b>2021-22</b>	77	119	110	137	119	132	<b>694</b>
<b>CSR 6-Yr. Ratios</b>	0.9001	1.2160	1.0258	1.0146	1.0103	0.9850	
<b>Projected – Baseline</b>							
<b>2022-23</b>	90	95	122	112	138		<b>557</b>
<b>2023-24</b>	86	122	97	124	113		<b>542</b>
<b>2024-25</b>	83	117	125	98	125		<b>548</b>
<b>2025-26</b>	83	112	120	127	99		<b>541</b>
<b>2026-27</b>	86	112	115	122	128		<b>563</b>
<b>2027-28</b>	85	116	115	117	123		<b>556</b>
<b>2028-29</b>	84	114	119	117	118		<b>552</b>
<b>2029-30</b>	85	113	117	121	118		<b>554</b>
<b>2030-31</b>	85	114	116	119	122		<b>556</b>
<b>2031-32</b>	85	114	117	118	120		<b>554</b>
<b>Projected – Adjusted for Housing Growth</b>							
<b>2022-23</b>	90	95	122	112	138		<b>557</b>
<b>2023-24</b>	87	122	97	125	113		<b>544</b>
<b>2024-25</b>	84	119	125	98	126		<b>552</b>
<b>2025-26</b>	84	113	122	127	99		<b>545</b>
<b>2026-27</b>	87	113	116	124	128		<b>568</b>
<b>2027-28</b>	86	117	116	118	125		<b>562</b>
<b>2028-29</b>	85	115	120	118	119		<b>557</b>
<b>2029-30</b>	86	114	118	122	119		<b>559</b>
<b>2030-31</b>	86	115	117	120	123		<b>561</b>
<b>2031-32</b>	86	115	118	119	121		<b>559</b>

**Note:** <sup>1</sup> Data were obtained from the Lower Merion School District.

## Merion Elementary School

Historical enrollments for Merion from 2012-13 to 2021-22, and projected enrollments from 2022-23 to 2031-32, are shown in Table 17. The projected enrollments reflect the district's change from educating students in grades K-5 to grades K-4 in September 2022. Enrollments increased through 2015-16 before remaining fairly stable through 2020-21. However, enrollments declined to 545 in 2021-22, which is nearly identical to the 2012-13 enrollment of 549. In the baseline and adjusted projections, enrollments are projected to increase for the next four years before stabilizing. In 2031-32, enrollment is projected to be 476 in the baseline projections, which would be a gain of 25 students from the 2021-22 enrollment (K-4) of 451. In the adjusted projections, enrollment is projected to be 481 in 2031-32, which is very similar to the baseline projections due to a limited number of children anticipated from the new housing units in the attendance area.

**Table 17**  
**Historical and Projected Enrollments of Merion Elementary School**

Year	K	1	2	3	4	5	Total
<b>Historical<sup>1</sup></b>							
<b>2012-13</b>	82	97	107	81	89	93	<b>549</b>
<b>2013-14</b>	73	100	102	105	80	89	<b>549</b>
<b>2014-15</b>	75	94	103	114	102	80	<b>568</b>
<b>2015-16</b>	77	105	97	109	118	108	<b>614</b>
<b>2016-17</b>	65	107	105	106	111	117	<b>611</b>
<b>2017-18</b>	77	82	111	105	108	120	<b>603</b>
<b>2018-19</b>	58	99	90	118	108	110	<b>583</b>
<b>2019-20</b>	78	106	112	96	117	116	<b>625</b>
<b>2020-21</b>	49	110	108	113	92	111	<b>583</b>
<b>2021-22</b>	56	88	104	100	103	94	<b>545</b>
<b>CSR 6-Yr. Ratios</b>	0.4881 <sup>2</sup>	0.8727	1.0461	1.0129	0.9818	1.0288	
<b>Projected – Baseline</b>							
<b>2022-23</b>	55	103	92	105	98		<b>453</b>
<b>2023-24</b>	57	98	108	93	103		<b>459</b>
<b>2024-25</b>	57	102	103	109	91		<b>462</b>
<b>2025-26</b>	57	101	107	104	107		<b>476</b>
<b>2026-27</b>	56	101	106	108	102		<b>473</b>
<b>2027-28</b>	57	100	106	107	106		<b>476</b>
<b>2028-29</b>	57	101	105	107	105		<b>475</b>
<b>2029-30</b>	57	101	106	106	105		<b>475</b>
<b>2030-31</b>	57	101	106	107	104		<b>475</b>
<b>2031-32</b>	57	101	106	107	105		<b>476</b>
<b>Projected – Adjusted for Housing Growth</b>							
<b>2022-23</b>	55	103	92	105	98		<b>453</b>
<b>2023-24</b>	58	98	108	93	103		<b>460</b>
<b>2024-25</b>	58	103	103	109	91		<b>464</b>
<b>2025-26</b>	58	102	108	104	107		<b>479</b>
<b>2026-27</b>	57	102	107	109	102		<b>477</b>
<b>2027-28</b>	58	101	107	108	107		<b>481</b>
<b>2028-29</b>	58	102	106	108	106		<b>480</b>
<b>2029-30</b>	58	102	107	107	106		<b>480</b>
<b>2030-31</b>	58	102	107	108	105		<b>480</b>
<b>2031-32</b>	58	102	107	108	106		<b>481</b>

**Notes:** <sup>1</sup> Data were obtained from the Lower Merion School District.

<sup>2</sup> Survival ratio using the last four years of historical data

## Penn Valley Elementary School

Historical enrollments for Penn Valley from 2012-13 to 2021-22, and projected enrollments from 2022-23 to 2031-32, are shown in Table 18. The projected enrollments reflect the district's change from educating students in grades K-5 to grades K-4 in September 2022. Enrollments increased through 2015-16 before remaining fairly stable through 2019-20. However, enrollments have declined in the last two years. In both projections, enrollments are projected to increase for the next four years before stabilizing. In 2031-32, enrollment is projected to be 523 in the baseline projections, which would be a gain of 37 students from the 2021-22 enrollment (K-4) of 486. In the adjusted projections, enrollment is projected to be 528 in 2031-32, which is very similar to the baseline projections due to a limited number of children anticipated from the new housing units in the attendance area.

**Table 18**  
**Historical and Projected Enrollments of Penn Valley Elementary School**

Year	K	1	2	3	4	5	Total
<b>Historical<sup>1</sup></b>							
<b>2012-13</b>	85	107	108	89	111	114	<b>614</b>
<b>2013-14</b>	91	125	97	113	95	115	<b>636</b>
<b>2014-15</b>	63	133	131	112	125	96	<b>660</b>
<b>2015-16</b>	80	101	140	133	122	129	<b>705</b>
<b>2016-17</b>	55	115	108	138	132	119	<b>667</b>
<b>2017-18</b>	76	108	126	104	138	129	<b>681</b>
<b>2018-19</b>	77	124	114	124	108	138	<b>685</b>
<b>2019-20</b>	54	133	135	118	137	111	<b>688</b>
<b>2020-21</b>	74	89	120	130	103	128	<b>644</b>
<b>2021-22</b>	48	105	92	118	123	97	<b>583</b>
<b>CSR 6-Yr. Ratios</b>	0.7261	1.2061 <sup>2</sup>	1.0352	0.9857	0.9925	0.9762	
<b>Projected – Baseline</b>							
<b>2022-23</b>	66	119	109	91	117		<b>502</b>
<b>2023-24</b>	68	110	123	107	90		<b>498</b>
<b>2024-25</b>	68	112	114	121	106		<b>521</b>
<b>2025-26</b>	68	113	116	112	120		<b>529</b>
<b>2026-27</b>	68	112	117	114	111		<b>522</b>
<b>2027-28</b>	68	112	116	115	113		<b>524</b>
<b>2028-29</b>	68	112	116	114	114		<b>524</b>
<b>2029-30</b>	68	112	116	114	113		<b>523</b>
<b>2030-31</b>	68	112	116	114	113		<b>523</b>
<b>2031-32</b>	68	112	116	114	113		<b>523</b>
<b>Projected – Adjusted for Housing Growth</b>							
<b>2022-23</b>	66	119	109	91	117		<b>502</b>
<b>2023-24</b>	69	111	124	107	90		<b>501</b>
<b>2024-25</b>	69	114	115	123	106		<b>527</b>
<b>2025-26</b>	69	114	119	113	122		<b>537</b>
<b>2026-27</b>	69	113	118	117	112		<b>529</b>
<b>2027-28</b>	69	113	117	116	116		<b>531</b>
<b>2028-29</b>	69	113	117	115	115		<b>529</b>
<b>2029-30</b>	69	113	117	115	114		<b>528</b>
<b>2030-31</b>	69	113	117	115	114		<b>528</b>
<b>2031-32</b>	69	113	117	115	114		<b>528</b>

**Notes:** <sup>1</sup> Data were obtained from the Lower Merion School District.

<sup>2</sup> Survival ratio using the last three years of historical data

## Penn Wynne Elementary School

Historical enrollments for Penn Wynne from 2012-13 to 2021-22, and projected enrollments from 2022-23 to 2031-32, are shown in Table 19. The projected enrollments reflect the district's change from educating students in grades K-5 to grades K-4 in September 2022. Enrollments increased through 2019-20, peaking at 790 students, before reversing trend. In the last two years, there has been a decline of 63 students. In 2021-22, enrollment is 734, which is a gain of 141 students from the 2012-13 enrollment of 593. In the baseline projections, enrollments are projected to decline for the next five years before stabilizing. In 2031-32, enrollment is projected to be 551, which would be a loss of 50 students from the 2021-22 enrollment (K-4) of 601. As there are no new housing units planned in the Penn Wynne attendance area, the baseline projections were not adjusted.

**Table 19**  
**Historical and Projected Enrollments of Penn Wynne Elementary School**

Year	K	1	2	3	4	5	Total
<b>Historical<sup>1</sup></b>							
<b>2012-13</b>	87	105	106	97	96	102	<b>593</b>
<b>2013-14</b>	95	122	115	117	98	98	<b>645</b>
<b>2014-15</b>	101	116	128	114	117	106	<b>682</b>
<b>2015-16</b>	107	138	113	128	116	118	<b>720</b>
<b>2016-17</b>	97	139	136	120	125	121	<b>738</b>
<b>2017-18</b>	100	127	139	140	128	129	<b>763</b>
<b>2018-19</b>	91	132	128	138	144	127	<b>760</b>
<b>2019-20</b>	107	131	130	138	143	148	<b>797</b>
<b>2020-21</b>	97	142	133	120	129	139	<b>760</b>
<b>2021-22</b>	85	118	146	130	122	133	<b>734</b>
<b>CSR 6-Yr. Ratios</b>	0.9099	1.2198	1.0072	1.0002	1.0166	1.0110	
<b>Projected – Baseline</b>							
<b>2022-23</b>	77	121	119	146	132		<b>595</b>
<b>2023-24</b>	89	104	122	119	148		<b>582</b>
<b>2024-25</b>	86	120	105	122	121		<b>554</b>
<b>2025-26</b>	84	115	121	105	124		<b>549</b>
<b>2026-27</b>	86	112	116	121	107		<b>542</b>
<b>2027-28</b>	86	116	113	116	123		<b>554</b>
<b>2028-29</b>	86	115	117	113	118		<b>549</b>
<b>2029-30</b>	86	115	116	117	115		<b>549</b>
<b>2030-31</b>	86	115	116	116	119		<b>552</b>
<b>2031-32</b>	86	115	116	116	118		<b>551</b>

**Note:** <sup>1</sup> Data were obtained from the Lower Merion School District.

## Bala Cynwyd Middle School

Historical enrollments for Bala Cynwyd, from 2012-13 to 2021-22, and projected enrollments from 2022-23 to 2031-32, are shown in Table 20. The projected enrollments reflect the district's change from educating students in grades 6-8 to grades 5-8 in September 2022, whereby students from Cynwyd and Merion will attend the school. Enrollments increased through 2018-19 before reversing trend. In 2021-22, enrollment is 1,019, which is a gain of 126 students from the 2012-13 enrollment of 893. In the baseline projections, enrollments are projected to be fairly stable throughout the projection period, ranging from 795-825. Enrollment is projected to be 813 in 2031-32. In the adjusted projections, enrollments are projected to be fairly stable throughout the projection period, ranging from 803-828. Enrollment is projected to be 825 in 2031-32.

**Table 20**  
**Historical and Projected Enrollments of Bala Cynwyd Middle School**

Year	5	6	7	8	Total
<b>Historical<sup>1</sup></b>					
<b>2012-13</b>		318	292	283	<b>893</b>
<b>2013-14</b>		290	332	300	<b>922</b>
<b>2014-15</b>		280	299	322	<b>901</b>
<b>2015-16</b>		288	280	298	<b>866</b>
<b>2016-17</b>		339	298	278	<b>915</b>
<b>2017-18</b>		353	354	305	<b>1,012</b>
<b>2018-19</b>		365	353	345	<b>1,063</b>
<b>2019-20</b>		325	368	360	<b>1,053</b>
<b>2020-21</b>		377	314	359	<b>1,050</b>
<b>2021-22</b>		344	358	317	<b>1,019</b>
<b>CSR 6-Yr. Ratios</b>		0.9980	0.9936	1.0006	
<b>Projected – Baseline<sup>2</sup></b>					
<b>2022-23</b>	214	183	208	220	<b>825</b>
<b>2023-24</b>	212	214	182	208	<b>816</b>
<b>2024-25</b>	195	212	213	182	<b>802</b>
<b>2025-26</b>	194	195	211	213	<b>813</b>
<b>2026-27</b>	217	194	194	211	<b>816</b>
<b>2027-28</b>	191	217	193	194	<b>795</b>
<b>2028-29</b>	206	191	216	193	<b>806</b>
<b>2029-30</b>	205	206	190	216	<b>817</b>
<b>2030-31</b>	201	205	205	190	<b>801</b>
<b>2031-32</b>	203	201	204	205	<b>813</b>
<b>Projected – Adjusted for Housing Growth</b>					
<b>2022-23</b>	214	183	208	220	<b>825</b>
<b>2023-24</b>	212	215	182	208	<b>817</b>
<b>2024-25</b>	197	213	215	183	<b>808</b>
<b>2025-26</b>	196	198	213	215	<b>822</b>
<b>2026-27</b>	218	196	197	213	<b>824</b>
<b>2027-28</b>	193	218	195	197	<b>803</b>
<b>2028-29</b>	210	193	217	195	<b>815</b>
<b>2029-30</b>	209	210	192	217	<b>828</b>
<b>2030-31</b>	203	209	209	192	<b>813</b>
<b>2031-32</b>	205	203	208	209	<b>825</b>

**Notes:** <sup>1</sup> Data were obtained from the Lower Merion School District.

<sup>2</sup> Reflects aggregated projected 5<sup>th</sup> grade enrollments from Cynwyd and Merion Elementary Schools

## Black Rock Middle School

Black Rock is scheduled to open in September 2022 and educate children from Gladwyne and Penn Wynne. Projected enrollments from 2022-23 to 2031-32 are shown in Table 21. As there were no historical survival ratios, the districtwide survival ratios were used instead. In both projections, enrollments are projected to decline before stabilizing near the end of the projection period. In the baseline projections, enrollment is projected to be 953 in 2031-32. In the adjusted projections, enrollment is projected to be 959 in 2031-32, which is very similar to the baseline projections due to a limited number of children anticipated from the new housing units in the attendance area.

**Table 21**  
**Historical and Projected Enrollments of Black Rock Middle School**

Year	5	6	7	8	Total
<b>Historical<sup>1</sup></b>					
2012-13					
2013-14					
2014-15					
2015-16					
2016-17					
2017-18					
2018-19					
2019-20					
2020-21					
2021-22					
CSR 6-Yr. Ratios					
<b>Projected – Baseline<sup>2</sup></b>					
2022-23	240	266	249	269	1,024
2023-24	269	241	265	250	1,025
2024-25	261	270	240	266	1,037
2025-26	245	262	269	240	1,016
2026-27	223	246	261	270	1,000
2027-28	234	224	245	262	965
2028-29	245	235	223	245	948
2029-30	235	246	234	223	938
2030-31	232	236	245	234	947
2031-32	240	233	235	245	953
<b>Projected – Adjusted for Housing Growth</b>					
2022-23	240	266	249	269	1,024
2023-24	270	242	265	250	1,027
2024-25	261	272	241	266	1,040
2025-26	246	262	271	241	1,020
2026-27	223	247	261	272	1,003
2027-28	234	224	246	262	966
2028-29	247	235	223	246	951
2029-30	236	248	234	223	941
2030-31	233	237	247	234	951
2031-32	241	234	236	248	959

**Notes:** <sup>1</sup> Data were obtained from the Lower Merion School District.

<sup>2</sup> Reflects aggregated projected 5<sup>th</sup> grade enrollments from Gladwyne and Penn Wynne Elementary Schools

## Welsh Valley Middle School

Historical enrollments for Welsh Valley, from 2012-13 to 2021-22, and projected enrollments from 2022-23 to 2031-32, are shown in Table 22. The projected enrollments reflect the district's change from educating students in grades 6-8 to grades 5-8 in September 2022, whereby students from Belmont Hills and Penn Valley will attend the school. Enrollments increased through 2018-19 before reversing trend. In 2021-22, enrollment is 993, which is a gain of 78 students from the 2012-13 enrollment of 915. In both projections, enrollments are projected to decline through 2027-28 before reversing trend and stabilizing. In the baseline projections, enrollment is projected to be 728 in 2031-32. In the adjusted projections, enrollment is projected to be 738 in 2031-32, which is very similar to the baseline projections due to a limited number of children anticipated from the new housing units in the attendance area.

**Table 22**  
**Historical and Projected Enrollments of Welsh Valley Middle School**

Year	5	6	7	8	Total
<b>Historical<sup>1</sup></b>					
<b>2012-13</b>		312	301	302	<b>915</b>
<b>2013-14</b>		313	330	301	<b>944</b>
<b>2014-15</b>		330	305	338	<b>973</b>
<b>2015-16</b>		332	331	314	<b>977</b>
<b>2016-17</b>		354	328	336	<b>1,018</b>
<b>2017-18</b>		350	364	335	<b>1,049</b>
<b>2018-19</b>		350	352	367	<b>1,069</b>
<b>2019-20</b>		353	348	360	<b>1,061</b>
<b>2020-21</b>		335	339	339	<b>1,013</b>
<b>2021-22</b>		325	332	336	<b>993</b>
<b>CSR 6-Yr. Ratios</b>		1.0075	0.9959	1.0035	
<b>Projected – Baseline<sup>2</sup></b>					
<b>2022-23</b>	200	192	208	200	<b>800</b>
<b>2023-24</b>	187	202	191	209	<b>789</b>
<b>2024-25</b>	161	188	201	192	<b>742</b>
<b>2025-26</b>	177	162	187	202	<b>728</b>
<b>2026-27</b>	188	178	161	188	<b>715</b>
<b>2027-28</b>	177	189	177	162	<b>705</b>
<b>2028-29</b>	182	178	188	178	<b>726</b>
<b>2029-30</b>	182	183	177	189	<b>731</b>
<b>2030-31</b>	181	183	182	178	<b>724</b>
<b>2031-32</b>	181	182	182	183	<b>728</b>
<b>Projected – Adjusted for Housing Growth</b>					
<b>2022-23</b>	200	193	208	200	<b>801</b>
<b>2023-24</b>	188	203	193	209	<b>793</b>
<b>2024-25</b>	164	190	203	195	<b>752</b>
<b>2025-26</b>	179	165	189	204	<b>737</b>
<b>2026-27</b>	190	180	164	190	<b>724</b>
<b>2027-28</b>	180	191	179	165	<b>715</b>
<b>2028-29</b>	186	181	190	180	<b>737</b>
<b>2029-30</b>	184	187	180	191	<b>742</b>
<b>2030-31</b>	183	185	186	181	<b>735</b>
<b>2031-32</b>	183	184	184	187	<b>738</b>

**Notes:** <sup>1</sup> Data were obtained from the Lower Merion School District.

<sup>2</sup> Reflects aggregated projected 5<sup>th</sup> grade enrollments from Belmont Hills and Penn Valley Elementary Schools

## Harriton High School

Historical enrollments for Harriton High School from 2012-13 to 2021-22, and projected enrollments from 2022-23 to 2031-32, are shown in Table 23. Enrollments were fairly stable from 2012-13 to 2018-19 before increasing over the last three years. Enrollment is 1,287 in 2021-22, which is a gain of 99 students from the 2012-13 enrollment of 1,188. In both projections, enrollments are projected to decline throughout the projection period. In the baseline projections, enrollment is projected to be 1,145 in 2031-32, which would be a loss of 142 students from the 2021-22 enrollment. In the adjusted projections, enrollment is projected to be 1,152 in 2031-32, which would be a loss of 135 students from the 2021-22 enrollment.

**Table 23**  
**Historical and Projected Enrollments of Harriton High School**

Year	9	10	11	12	Total
<b>Historical<sup>1</sup></b>					
<b>2012-13</b>	299	282	296	311	<b>1,188</b>
<b>2013-14</b>	294	308	289	294	<b>1,185</b>
<b>2014-15</b>	295	283	300	292	<b>1,170</b>
<b>2015-16</b>	341	287	289	308	<b>1,225</b>
<b>2016-17</b>	294	350	287	299	<b>1,230</b>
<b>2017-18</b>	277	304	338	288	<b>1,207</b>
<b>2018-19</b>	285	282	312	332	<b>1,211</b>
<b>2019-20</b>	359	295	282	306	<b>1,242</b>
<b>2020-21</b>	336	355	299	289	<b>1,279</b>
<b>2021-22</b>	296	331	356	304	<b>1,287</b>
<b>CSR 6-Yr. Ratios</b>	0.4404 <sup>2</sup>	1.0122	1.0017	1.0016	
<b>Projected – Baseline</b>					
<b>2022-23</b>	300	300	332	357	<b>1,289</b>
<b>2023-24</b>	317	304	301	333	<b>1,255</b>
<b>2024-25</b>	306	321	305	301	<b>1,233</b>
<b>2025-26</b>	293	310	322	305	<b>1,230</b>
<b>2026-27</b>	300	297	311	323	<b>1,231</b>
<b>2027-28</b>	306	304	297	312	<b>1,219</b>
<b>2028-29</b>	282	310	305	297	<b>1,194</b>
<b>2029-30</b>	282	285	311	305	<b>1,183</b>
<b>2030-31</b>	283	285	285	312	<b>1,165</b>
<b>2031-32</b>	289	286	285	285	<b>1,145</b>
<b>Projected – Adjusted for Housing Growth</b>					
<b>2022-23</b>	300	300	332	357	<b>1,289</b>
<b>2023-24</b>	318	305	303	334	<b>1,260</b>
<b>2024-25</b>	308	324	308	305	<b>1,245</b>
<b>2025-26</b>	297	312	326	309	<b>1,244</b>
<b>2026-27</b>	303	301	313	327	<b>1,244</b>
<b>2027-28</b>	310	307	302	314	<b>1,233</b>
<b>2028-29</b>	287	314	308	302	<b>1,211</b>
<b>2029-30</b>	285	291	315	308	<b>1,199</b>
<b>2030-31</b>	290	288	291	316	<b>1,185</b>
<b>2031-32</b>	279	294	288	291	<b>1,152</b>

**Notes:** <sup>1</sup> Data were obtained from the Lower Merion School District.

<sup>2</sup> Five-year average proportion of 9<sup>th</sup> grade students with respect to district totals

## Lower Merion High School

Historical enrollments for Lower Merion High School from 2012-13 to 2021-22, and projected enrollments from 2022-23 to 2031-32, are shown in Table 24. Enrollments have steadily increased over the last decade. In 2021-22, enrollment is 1,635, which is a gain of 348 students from the 2012-13 enrollment of 1,287. In both projections, enrollments are projected to be fairly stable for the next two years before declining for the remainder of the projection period. In the baseline projections, enrollment is projected to be 1,470 in 2031-32, which would be a loss of 165 students from the 2021-22 enrollment. In the adjusted projections, enrollment is projected to be 1,475 in 2031-32, which would be a loss of 160 students from the 2021-22 enrollment.

**Table 24**  
**Historical and Projected Enrollments of Lower Merion High School**

Year	9	10	11	12	Total
<b>Historical<sup>1</sup></b>					
2012-13	357	297	305	328	1,287
2013-14	320	369	298	313	1,300
2014-15	347	327	371	305	1,350
2015-16	370	361	339	373	1,443
2016-17	367	375	358	340	1,440
2017-18	370	373	369	371	1,483
2018-19	379	386	371	377	1,513
2019-20	395	383	388	369	1,535
2020-21	403	392	378	402	1,575
2021-22	427	412	405	391	1,635
CSR 6-Yr. Ratios	0.5596 <sup>2</sup>	1.0170	1.0008	1.0246	
<b>Projected – Baseline</b>					
2022-23	381	434	412	415	1,642
2023-24	403	387	434	422	1,646
2024-25	388	410	387	445	1,630
2025-26	372	395	410	397	1,574
2026-27	381	378	395	420	1,574
2027-28	389	387	378	405	1,559
2028-29	358	396	387	387	1,528
2029-30	358	364	396	397	1,515
2030-31	360	364	364	406	1,494
2031-32	367	366	364	373	1,470
<b>Projected – Adjusted for Housing Growth</b>					
2022-23	381	434	412	415	1,642
2023-24	403	387	434	422	1,646
2024-25	390	411	388	445	1,634
2025-26	376	397	412	398	1,583
2026-27	385	382	397	422	1,586
2027-28	394	392	382	407	1,575
2028-29	364	401	392	391	1,548
2029-30	362	370	401	402	1,535
2030-31	368	368	370	411	1,517
2031-32	354	374	368	379	1,475

**Notes:** <sup>1</sup> Data were obtained from the Lower Merion School District

<sup>2</sup> Five-year average proportion of 9<sup>th</sup> grade students with respect to district totals

## Geocoding and Mapping

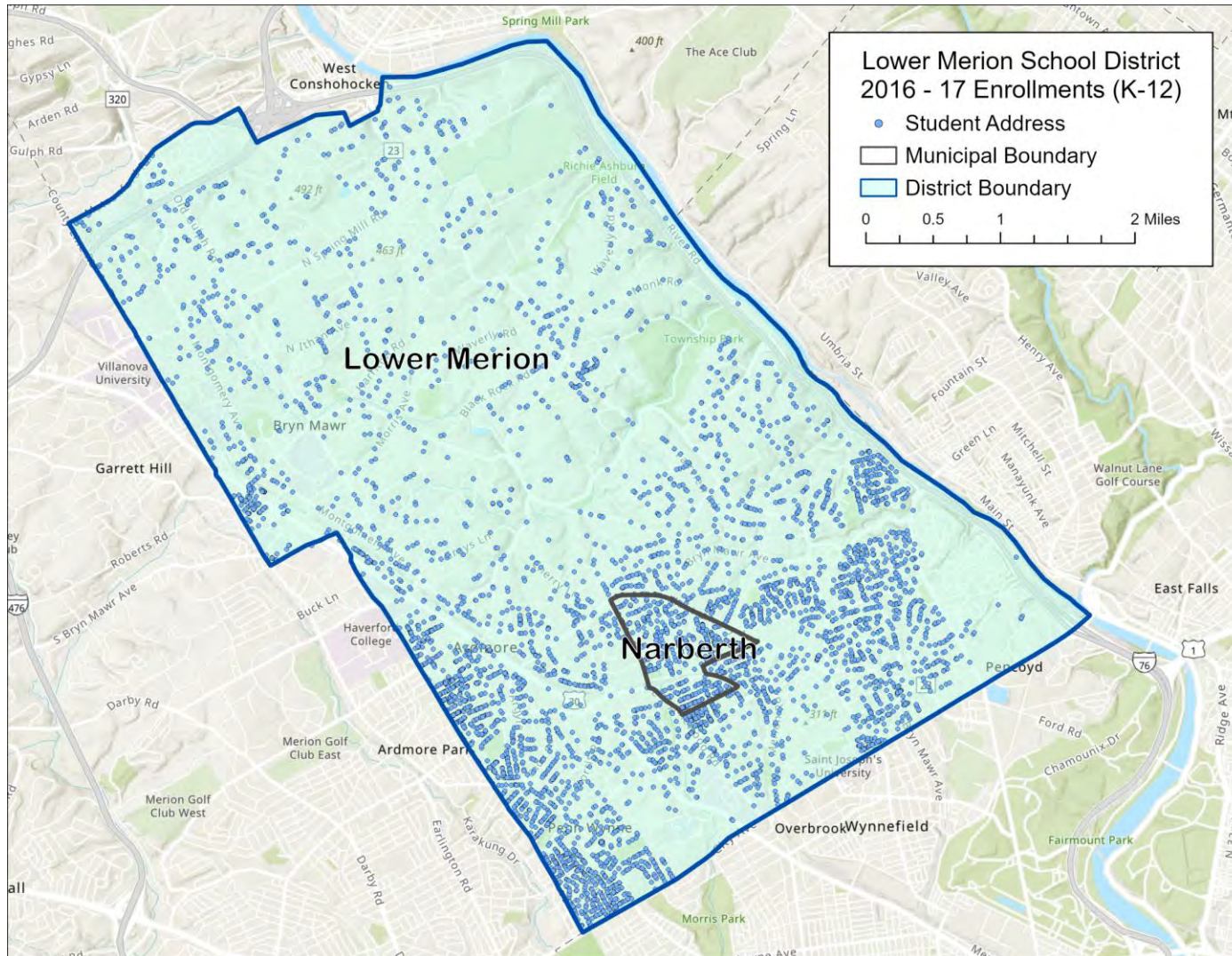
Student addresses from the school district were geocoded or “pin-mapped” for 2016-17 and 2021-22 for comparison purposes. Figures 31 and 32 show the residential locations of all students (K-12) in 2016-17 and 2021-22, respectively, with respect to the municipal boundaries.

In order to show relative concentrations of where students live, student counts were aggregated by census block, which are small geographical areas derived from census tracts as created by the United States Census Bureau. Figures 33 and 34 show the number of students per census block in 2016-17 and 2021-22, respectively, with respect to the elementary attendance areas. Since all census blocks are not the same size, the greatest number of students are typically located in the largest census blocks. The greatest number of children per census block (colored red) in 2016-17 was located in Narberth in the Penn Valley attendance area and in the eastern section of Lower Merion in the Belmont Hills attendance area. In 2021-22, using the same scale, the greatest number of students was located in the eastern and northern sections of Lower Merion in the Belmont Hills and Gladwyne attendance areas, as well as in Narberth in the Penn Valley attendance area.

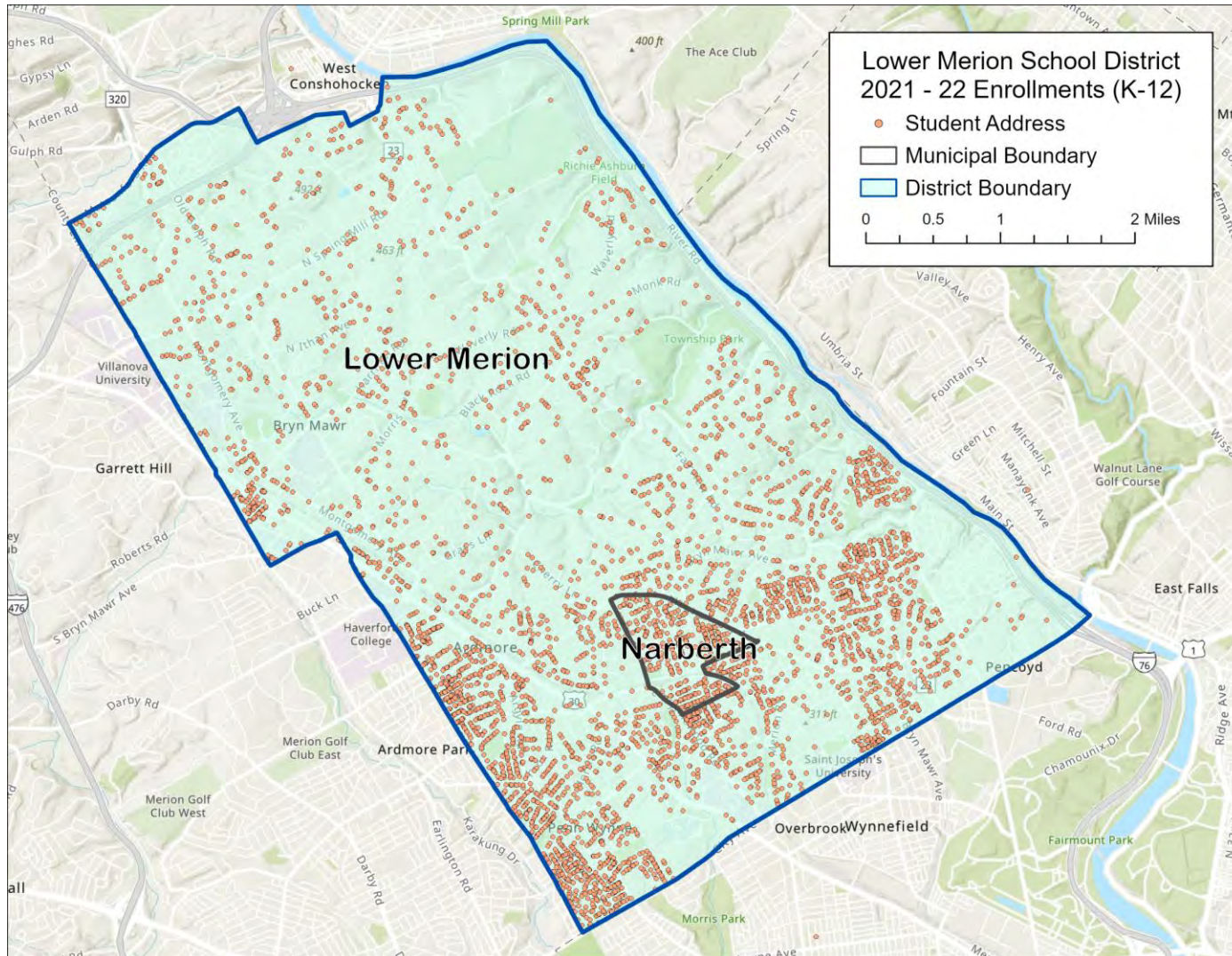
Figures 35 and 36 show the density of students in square miles by census block. In an effort to control for the different census block sizes, the number of students in each census block was divided by the block’s geographical area to determine the density of students (students per square mile). This was completed for both 2016-17 and 2021-22. In each year, the greatest student densities, which are shaded dark green, were scattered throughout the attendance areas, but were generally located within Narberth and the southern half of Lower Merion. In comparing the figures over time, the student densities have not changed appreciably.

To see which sections of Lower Merion and Narberth have the most children per housing unit (student yield), the number of children per census block was divided by the number of housing units in each census block as shown in Figures 37 and 38. This was completed for both 2016-17 and 2021-22. The greatest student yields, which are shaded dark purple, were located in the southern and western sections of Lower Merion in the Cynwyd, Gladwyne, and Penn Wynne attendance areas in 2016-17. In 2021-22, the greatest student yields were located in the southern section of Lower Merion in the Cynwyd, Merion, and Penn Wynne attendance areas. In comparing the figures over time (using the same scale), there are more census blocks with darker shades of purple in the southern half of Lower Merion in 2021-22, indicating that the number of students per housing unit has increased over time.

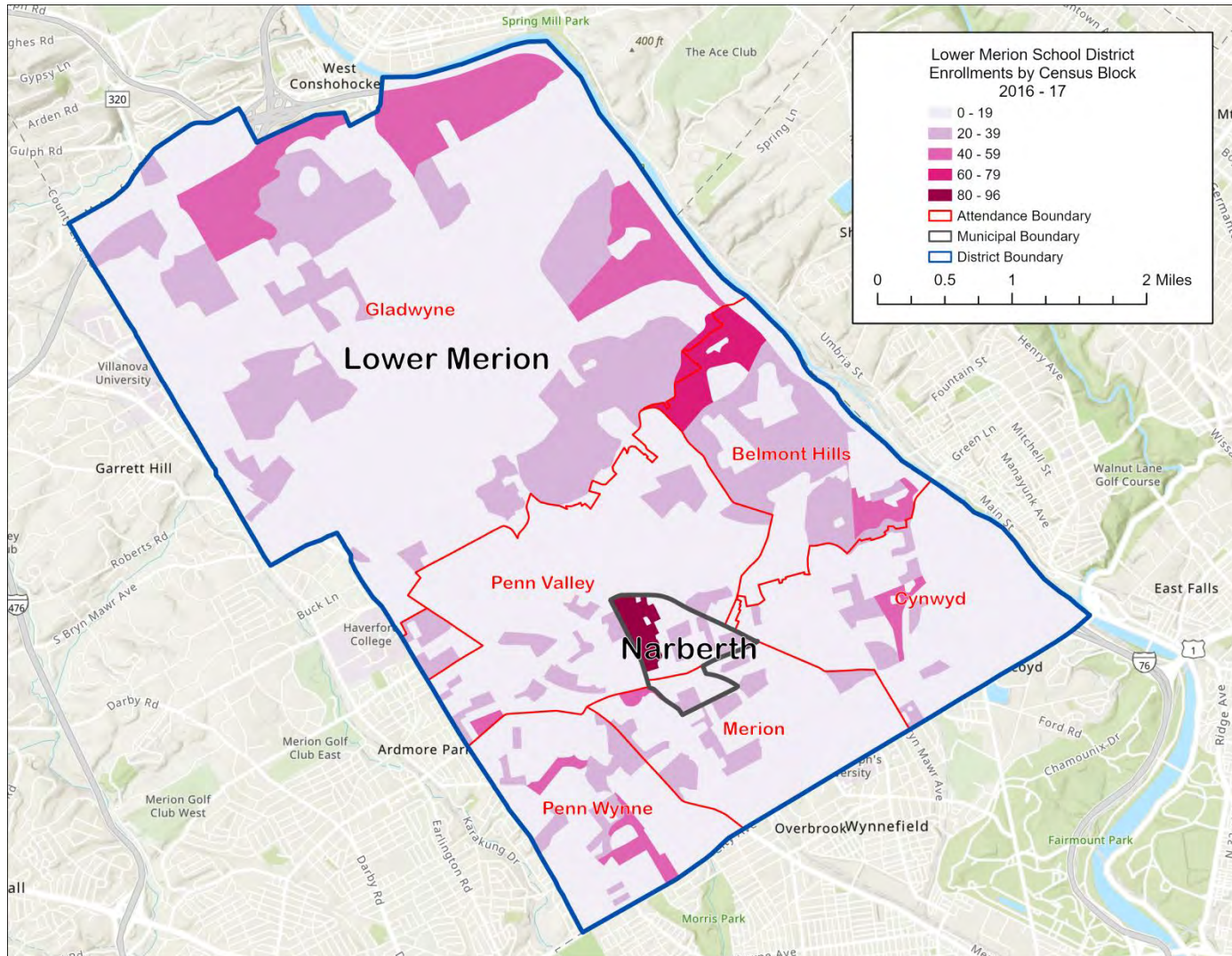
**Figure 31**  
**Lower Merion School District – K-12 Students**  
**2016-17**



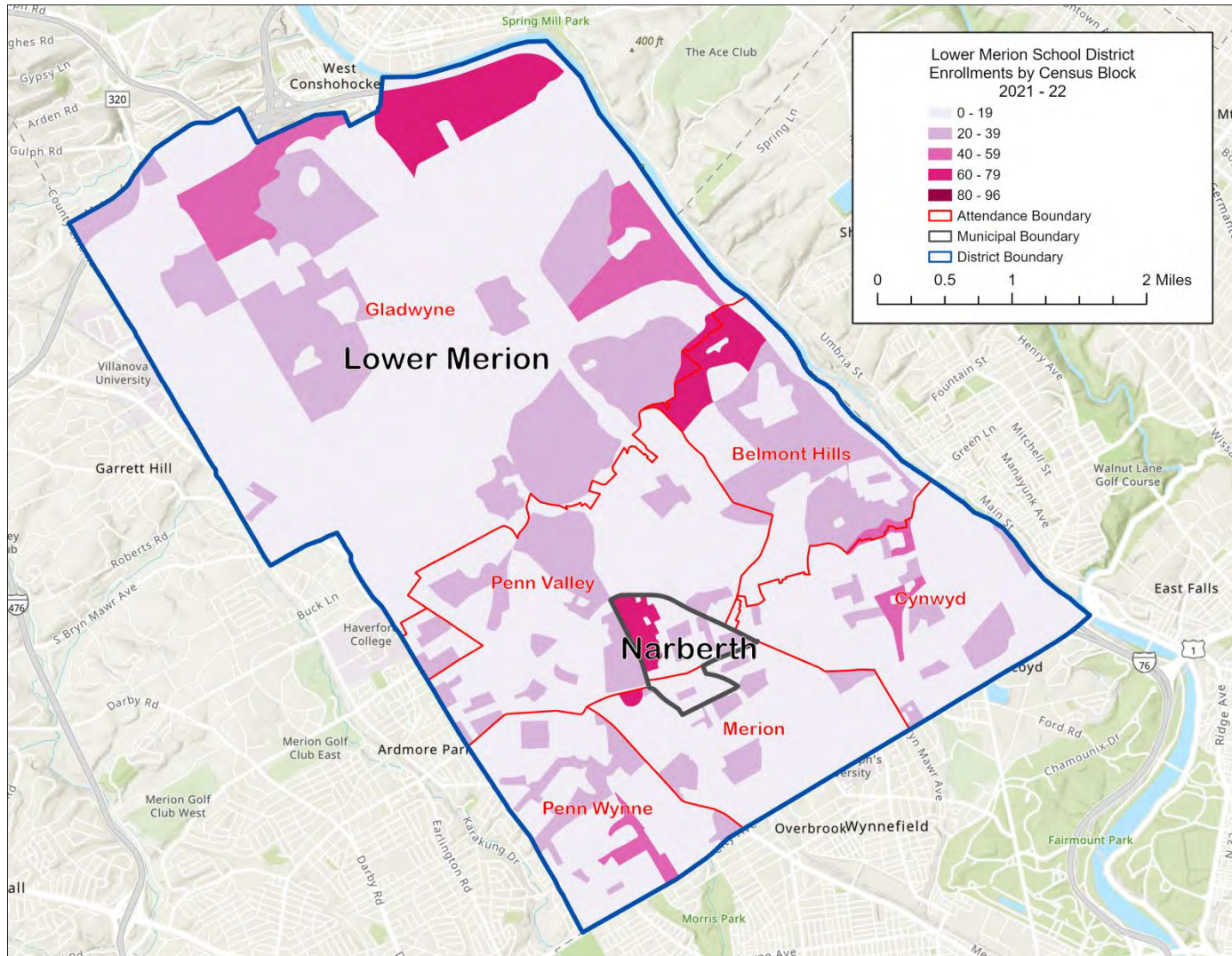
**Figure 32**  
**Lower Merion School District – K-12 Students**  
**2021-22**



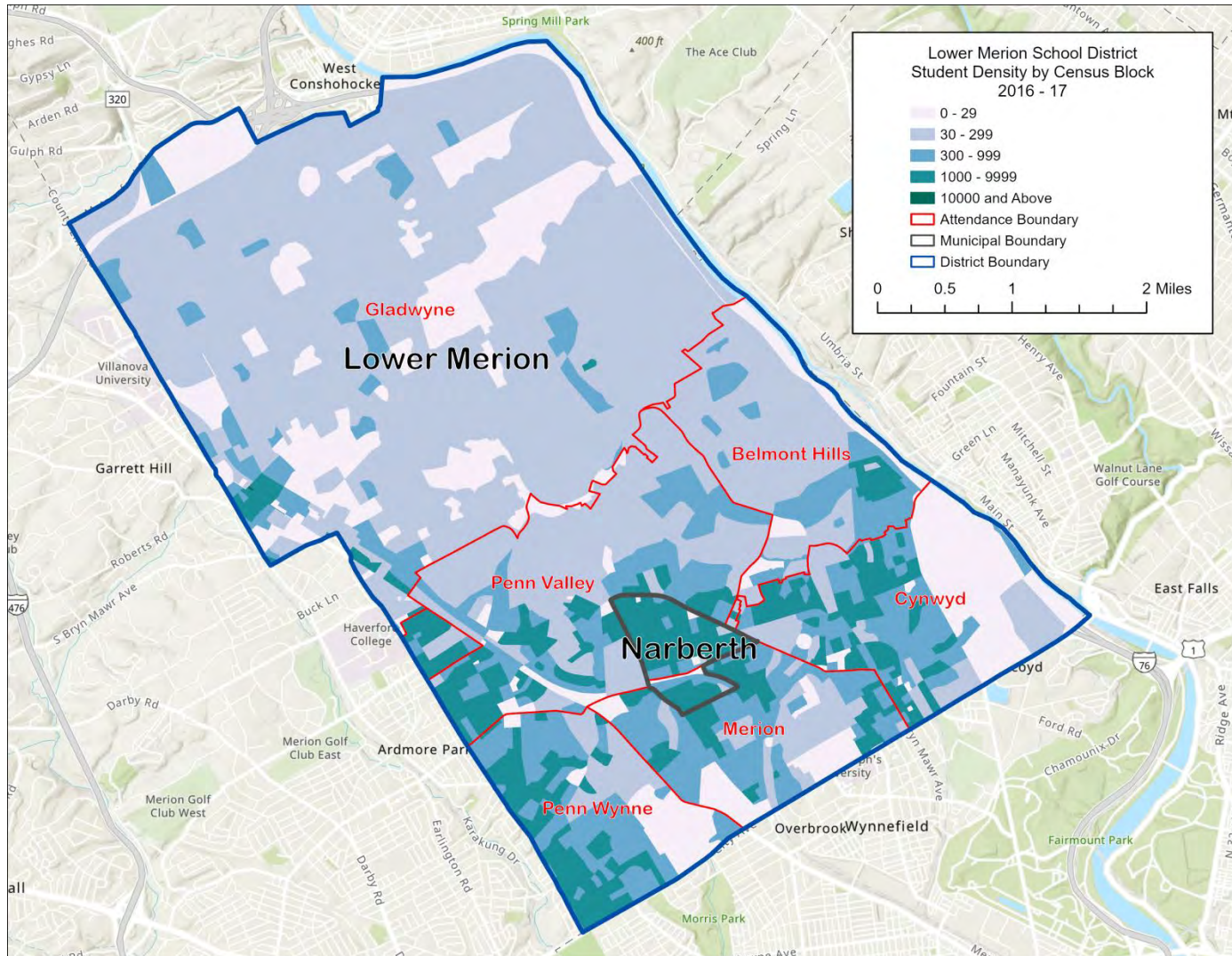
**Figure 33**  
**Lower Merion School District Enrollment (K-12) by Census Block**  
**2016-17**



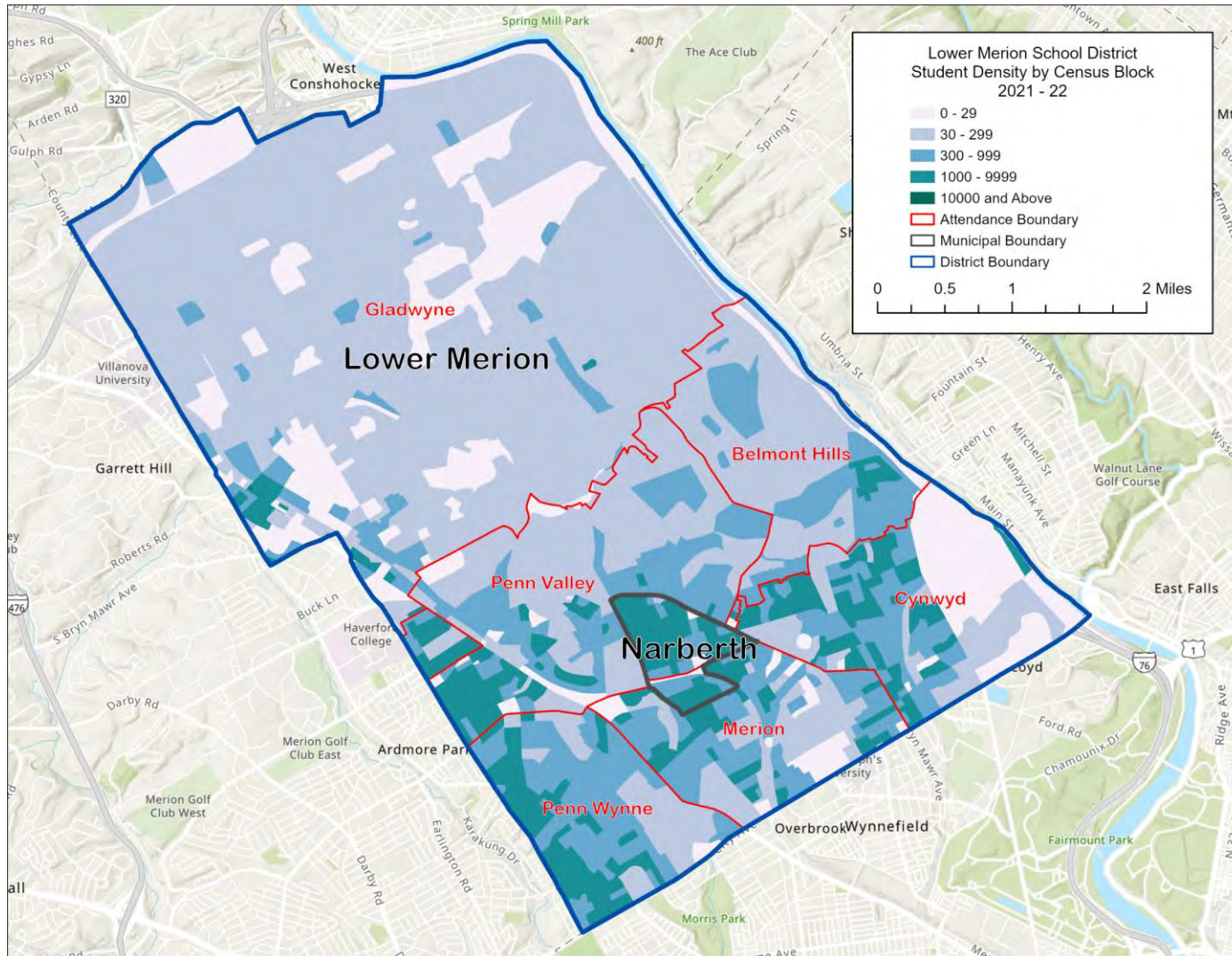
**Figure 34**  
**Lower Merion School District Enrollment (K-12) by Census Block**  
**2021-22**



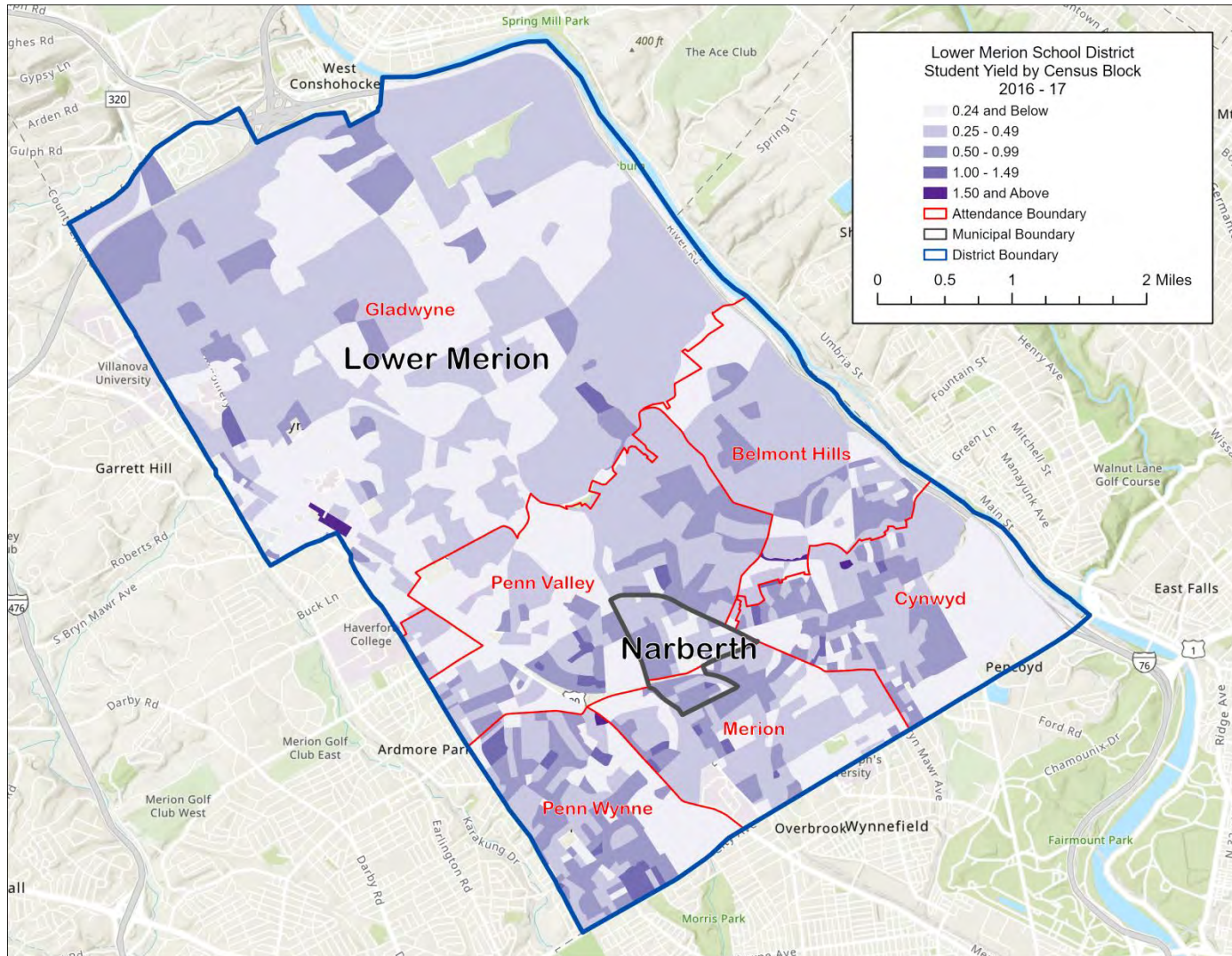
**Figure 35**  
**Lower Merion School District Student Density (K-12) by Census Block**  
**2016-17**



**Figure 36**  
**Lower Merion School District Student Density (K-12) by Census Block**  
**2021-22**



**Figure 37**  
**Lower Merion School District Student Yield (K-12) by Census Block**  
**2016-17**



**Figure 38**  
**Lower Merion School District Student Yield (K-12) by Census Block**  
**2021-22**

