



COOPERATIVE STRATEGIES

COMPLETE FINANCIAL & DEMOGRAPHIC PLANNING FOR EDUCATION

**NEW ALBANY PLAIN LOCAL SCHOOLS
STUDENT POTENTIAL ANALYSIS: HOUSING**

JANUARY 2024

▶ STUDENT POTENTIAL ANALYSIS

INTRODUCTION

Measures the impact that housing has on student enrollment

Different methodology from enrollment projections



Study is based on student yields

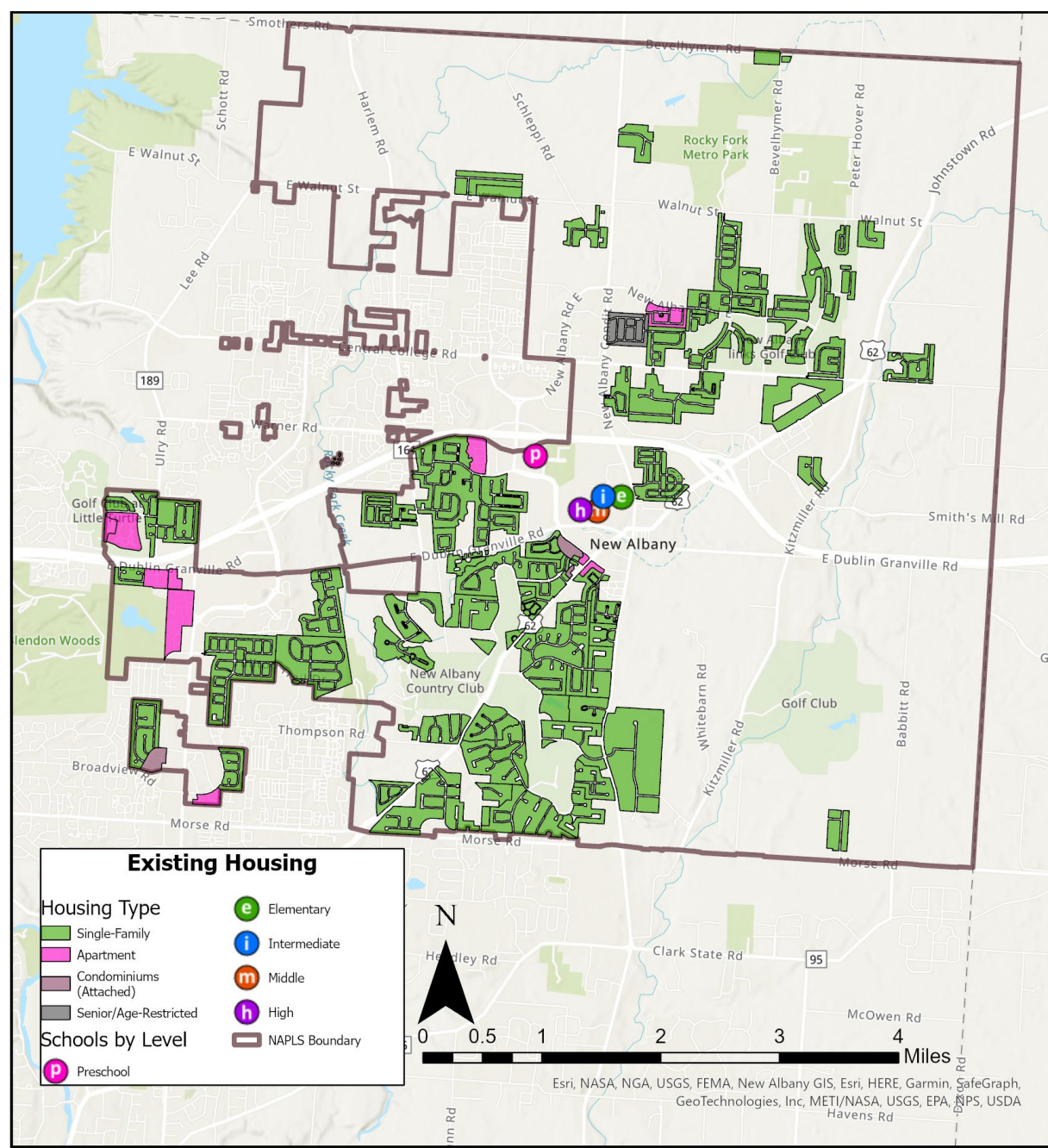
- Ratio of students divided by housing units
- Example above: 5 students / 10 homes = 0.5 students/unit

STUDENT POTENTIAL ANALYSIS

EXISTING HOUSING

Housing Type	22-23 Units	22-23 Students	22-23 Yield	21-22* Yield	20-21* Yield
Subdivided Single-Family	4,978	3,677	0.74	0.80	0.79
Non-Subdivided Single-Family	964	447	0.46	-	-
Apartment	1,783	621	0.35	0.41	0.34
Condominium	258	34	0.13	0.12	0.13

*20-21 & 21-22 students compared to 22-23 housing



Student Yield Ranges:		
Single-Family		
K-12 Yield Ranges		Units
0.00	0.1	11
0.10	0.2	102
0.20	0.3	48
0.30	0.4	281
0.40	0.5	173
0.50	0.6	242
0.60	0.7	805
0.70	0.8	1,133
0.80	0.9	1,266
0.90	1	497
>1		349

Yield by Grade & Housing Type	Subdivided Single-Family	Non-Subdivided Single-Family	Apartment	Condominium	TOTAL
KG	0.04	0.03	0.02	0.01	0.03
1	0.05	0.04	0.03	0.02	0.04
2	0.05	0.04	0.03	0.01	0.04
3	0.05	0.06	0.02	0.00	0.04
4	0.06	0.03	0.03	0.02	0.05
5	0.06	0.04	0.03	0.00	0.05
6	0.05	0.02	0.03	0.02	0.04
7	0.06	0.04	0.03	0.01	0.05
8	0.06	0.03	0.03	0.00	0.05
9	0.06	0.03	0.03	0.02	0.05
10	0.07	0.03	0.02	0.01	0.05
11	0.05	0.03	0.03	0.00	0.04
12	0.07	0.04	0.03	0.02	0.06

STUDENT POTENTIAL ANALYSIS

DEVELOPMENT

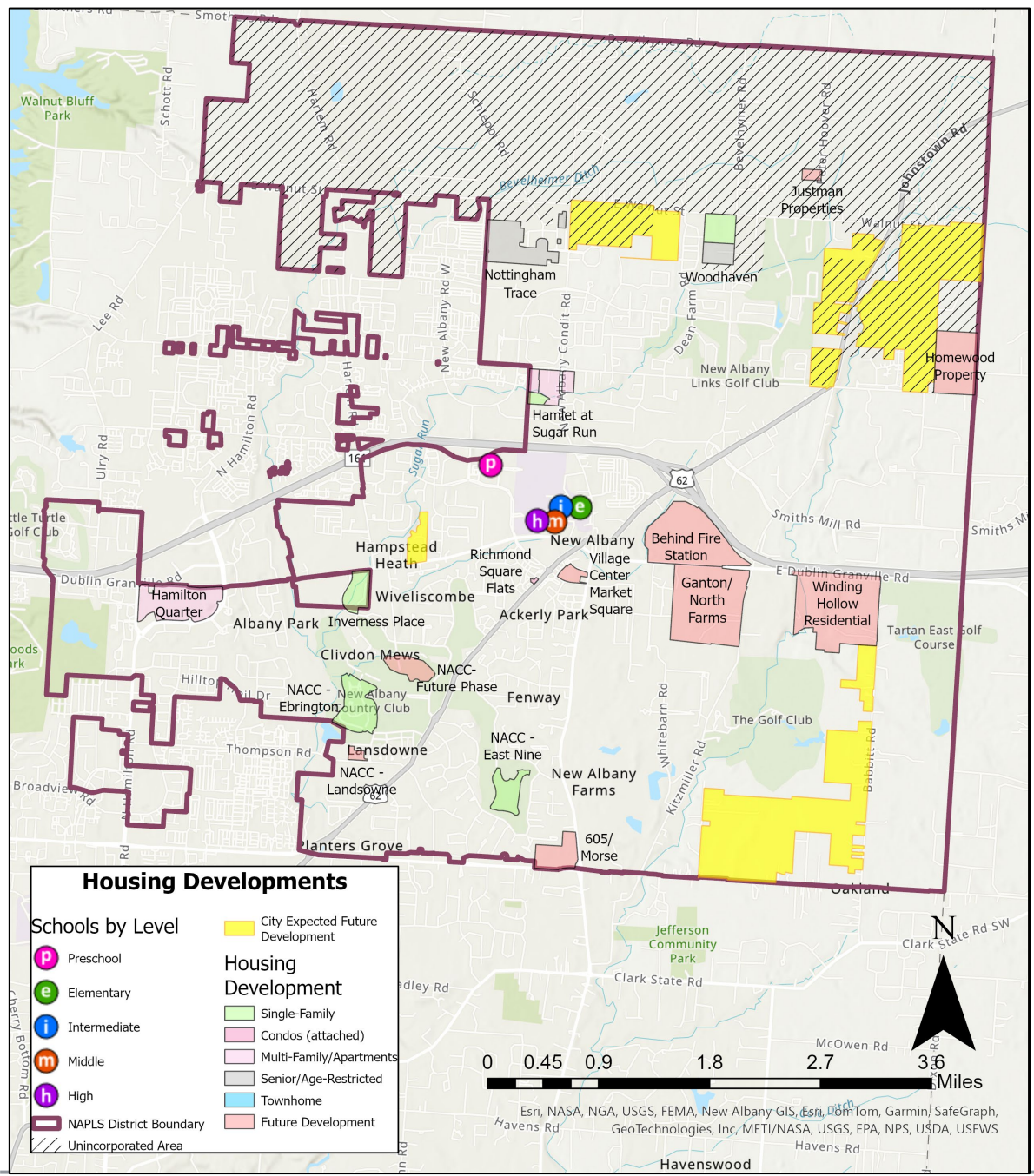
Active & Planned

Development Information			Units at Build Out	Estimated K-12 Student Output
Name	Housing Type	Status		
Richmond Square Flats	Condominiums	Approved	8	1
Hamlet at Sugar Run	Multi-Family	Construction	164	57
Nottingham Trace	Senior	Construction	240	0
Woodhaven	Senior	Approved	22	0
Inverness Place (RH Homes)	Single-Family	Active	1	1
NACC - East Nine	Single-Family	Approved	37	27
NACC - Ebrington	Single-Family	Active	66	49
Woodhaven	Single-Family	Approved	38	28
Hamlet at Sugar Run	Single-Family	Construction	24	18
Hamilton Quarter	Multi-Family	Proposed	650	35
TOTAL			1,250	216

Future*

Probable Developments (Future)		Units to Build	Estimated K-12 Student Output	Timeframe
Name/Description	Notes			
Behind Fire Station	Applied total multi-family yield to units	294	94	5-10 years
Village Center Market Square- East of Main Development	Applied yield similar to Grandview Yard	300	40	1-5 years
Homewood Property	80% age restricted, 147 units total	29	22	1-5 years
Justman Properties	Applied single-family yield to units	9	7	5-10 years
NACC- Future Phase	Applied single-family yield to units	30	22	5-10 years
NACC- Landsdowne	Applied single-family yield to units	9	7	10+ years
Winding Hollow Area Residential Development	Applied single-family yield to units	373	274	5-10 years
Ganton/North Farms	Applied single-family yield to units	300	221	1-10 years
605 / Morse North	Applied single-family yield to units	55	41	1-5 years
Additional land the City Expects to Develop	Majority of land already zoned residential; 1unit/acre density	695	512	5-10 years
TOTAL		2,094	1,239	-

*Specific timelines unknown; developments have yet to be approved, some areas have yet to have a development proposed)



STUDENT POTENTIAL ANALYSIS

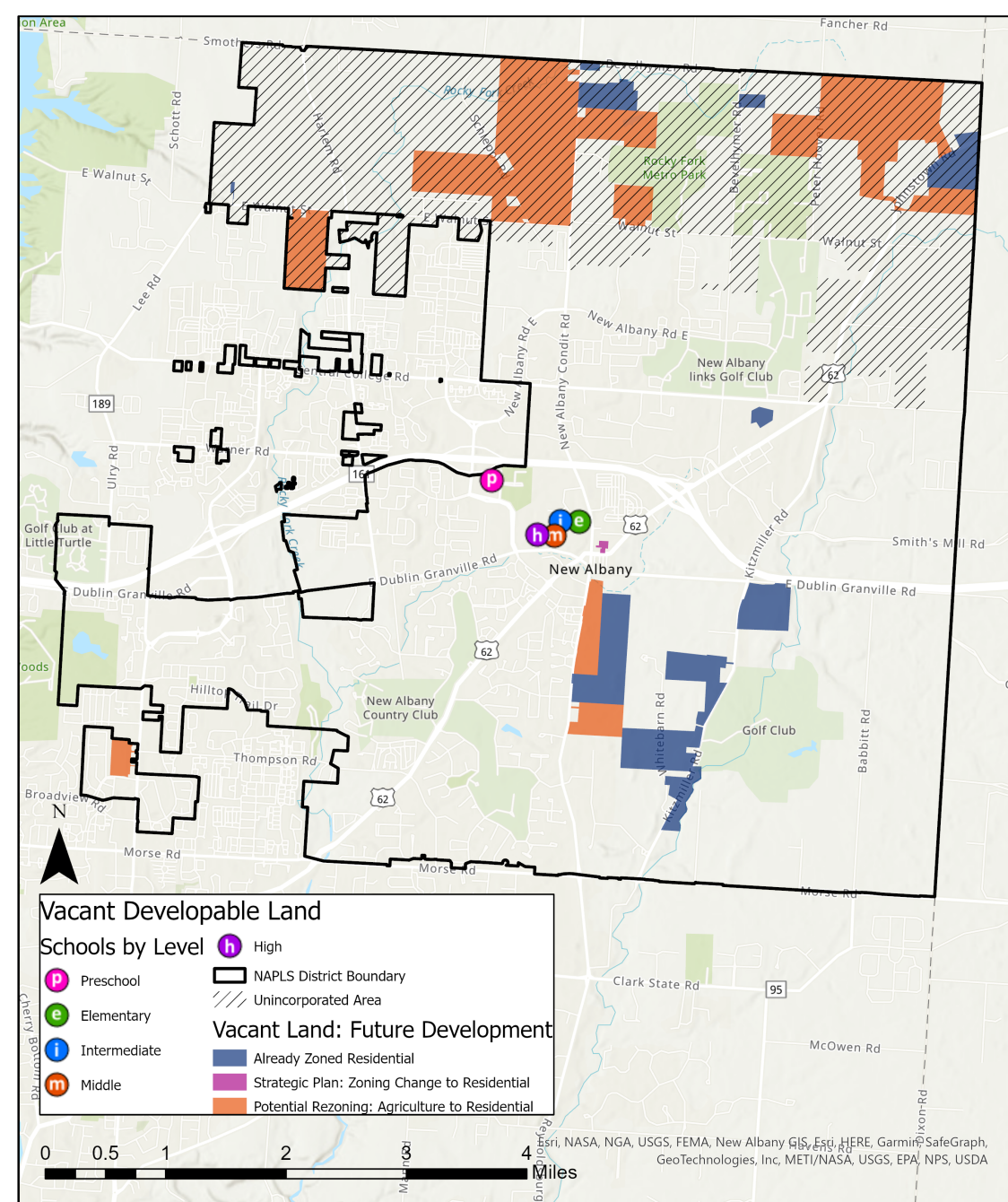
BUILD-OUT

Additional Developable Land: Incorporated	Total Acreage	Unit Assumptions & Totals		Estimated K-12 Student Output
		75% 1unit/acre Single Family	25% 12units/acre Multi-Family	
Already Zoned Residential	327	245	980	495
Strategic Plan: Zoning Change to Residential	2	2	6	3
Potential Rezoning: Agriculture to Residential	118	89	354	179
TOTAL	447	335	1,340	677

Additional Developable Land: Unincorporated	Total Acreage	Unit Assumptions & Totals		Estimated K-12 Student Output
		75% 1unit/acre Single Family	25% 12units/acre Multi-Family	
Already Zoned Residential	108	81	324	164
Strategic Plan: Zoning Change to Residential	0	0	0	0
Potential Rezoning: Agriculture to Residential	934	701	2,802	1,416
TOTAL	1,042	782	3,126	1,579

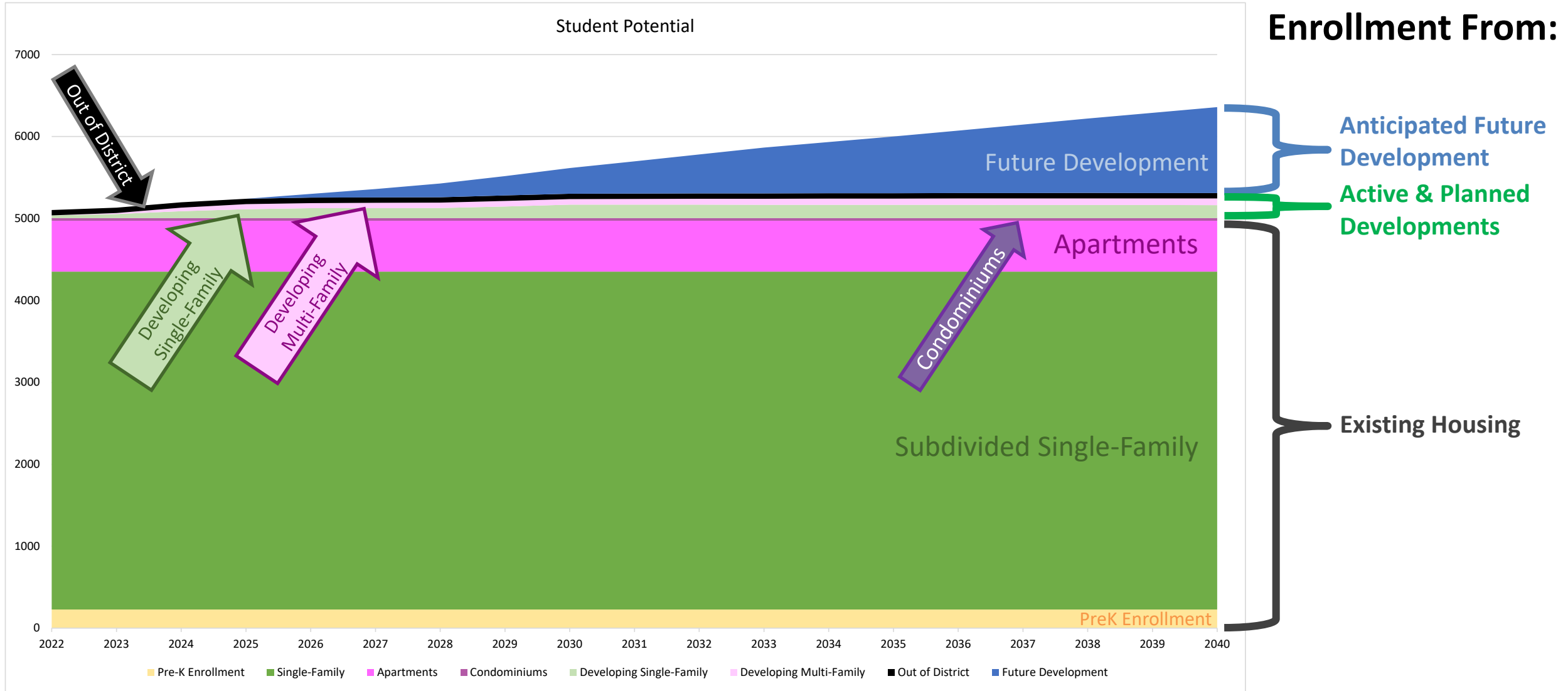
The build-out portion of this study is hypothetical and assumes that all developable land (shown in the map) is developed into housing.

The estimated K-12 output is the potential number of students that could come from the units produced from these tracts of land and are assumed to be **at least 20 years in the future.**



STUDENT POTENTIAL ANALYSIS

75 UNITS/YR: BUILDOUT



► FACILITIES IMPACT

School	Program Capacity	22-23 Enrollment	22-23 Utilization	1-5 Years				5-10 Years		>10 Years	
				Active & Planned Developments	Utilization + Developments	Future Developments	Utilization + Developments	Future Developments	Utilization + Developments	Developments from Vacant Land	Utilization + Developments
*New Albany Early Learning Center	562	505	90%	12	92%	12	94%	59	105%	141	130%
New Albany Primary School	1,080	1,060	98%	47	102%	46	107%	221	127%	533	176%
New Albany Intermediate School	1,248	1,122	90%	50	94%	49	98%	235	117%	568	162%
^New Albany Middle School	1,121	783	70%	35	73%	34	76%	164	91%	397	126%
^New Albany High School	1,990	1,594	80%	72	84%	71	87%	341	104%	823	146%
TOTAL	6,001	5,064	84%	216	88%	213	92%	1,020	109%	2,462	150%

*Future utilizations assume ELC will serve a consistent PreK enrollment; PreK enrollment is based on space availability

^Capacities for middle and high school assume 1 planning period per teacher-classroom per day; some high school classes are taught in the middle school

Ideal utilization: 75-85%

Allows for flexibility: especially large cohorts, pull-out resource/intervention spaces, additional special education classes, etc.

▶ STUDENT YIELDS

LOCAL COMPARISON

School District	Apartments	Condominiums	Mobile Home Parks	Townhome/ Duplex	Single-Family
New Albany	0.35	0.13	-	-	0.74
Dublin	0.24	0.11	-	0.14	0.48
Gahanna	0.22	0.20	-	-	0.46
Granville	0.18	0.05	-	-	0.69
Hilliard	0.26	0.24	0.55	-	0.52
Heath	0.21	0.00	0.35	-	0.43
Olentangy	0.19	0.17	0.46	0.04	0.82
Pickerington	0.38	0.13	-	-	0.62
Reynoldsburg	0.26	0.19	0.45	0.45	0.47
Southwest Licking	0.29	0.07	0.28	0.61	0.52

▶ AMERICAN COMMUNITY SURVEY

ENROLLMENT

The tables summarize the percentage of the population living within the New Albany Plain Local School District boundary, by age group, enrolled in school; enrolled in school and attending public school; and enrolled in school and attending private school, based on U.S. Census American Community Survey (ACS) 5-Year Estimates. Home-schooled children are counted in the private school data. If anyone in these age groups had not attended any school in the 3 months before the survey was conducted, they were considered to not be enrolled in any school.

It should be noted that this data is not a survey of the students attending schools in the District; rather, it is based on monthly surveys sent out by the ACS to households in the District boundary. This survey data is then used to create the estimates shown in the tables below.

NEW ALBANY-PLAIN LOCAL SCHOOLS BOUNDARY
% OF AGE GROUP ENROLLED IN SCHOOL

Age Group	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	Trend
3-4	69.5%	65.4%	61.4%	66.6%	75.2%	70.2%	68.8%	56.0%	55.2%	56.1%	
5-9	97.7%	97.9%	97.4%	96.4%	98.4%	98.2%	97.3%	96.9%	96.0%	96.8%	
10-14	99.3%	99.3%	100.0%	99.4%	99.3%	99.3%	99.1%	99.3%	99.8%	99.8%	
15-17	99.4%	98.8%	99.1%	99.3%	100.0%	100.0%	100.0%	100.0%	100.0%	98.0%	
18-19	81.6%	85.9%	80.3%	81.7%	85.0%	89.1%	89.9%	89.4%	87.2%	90.1%	

Source: U.S. Census American Community Survey 5-Year Estimates 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022

NEW ALBANY-PLAIN LOCAL SCHOOLS BOUNDARY
% OF AGE GROUP ENROLLED IN SCHOOL ATTENDING PUBLIC SCHOOL

Age Group	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	Trend
3-4	31.5%	38.1%	31.5%	29.7%	47.4%	50.0%	37.0%	37.1%	65.0%	50.7%	
5-9	86.2%	89.8%	89.0%	88.1%	85.9%	87.3%	88.6%	90.9%	87.5%	84.5%	
10-14	87.0%	87.1%	87.7%	89.6%	87.3%	87.3%	88.2%	85.8%	90.1%	89.4%	
15-17	95.0%	85.0%	82.8%	82.5%	81.3%	79.9%	88.0%	88.0%	90.5%	94.8%	
18-19	93.0%	92.5%	90.7%	92.9%	91.4%	91.1%	86.9%	83.6%	74.4%	70.2%	

Source: U.S. Census American Community Survey 5-Year Estimates 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022

NEW ALBANY-PLAIN LOCAL SCHOOLS BOUNDARY
% OF AGE GROUP ENROLLED IN SCHOOL ATTENDING PRIVATE SCHOOL

Age Group	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	Trend
3-4	68.5%	61.9%	68.5%	70.3%	52.6%	50.0%	63.0%	62.9%	35.0%	49.3%	
5-9	13.8%	10.2%	11.0%	11.9%	14.1%	12.7%	11.4%	9.1%	12.5%	15.5%	
10-14	13.0%	12.9%	12.3%	10.4%	12.7%	12.7%	11.8%	14.2%	9.9%	10.6%	
15-17	5.0%	15.0%	17.2%	17.5%	18.7%	20.1%	12.0%	12.0%	9.5%	5.2%	
18-19	7.0%	7.5%	9.3%	7.1%	8.6%	8.9%	13.1%	16.4%	25.6%	29.8%	

Source: U.S. Census American Community Survey 5-Year Estimates 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022



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THANK YOU
WE APPRECIATE YOUR TIME