

# GREAT NECK UFSD ENROLLMENT FORECAST

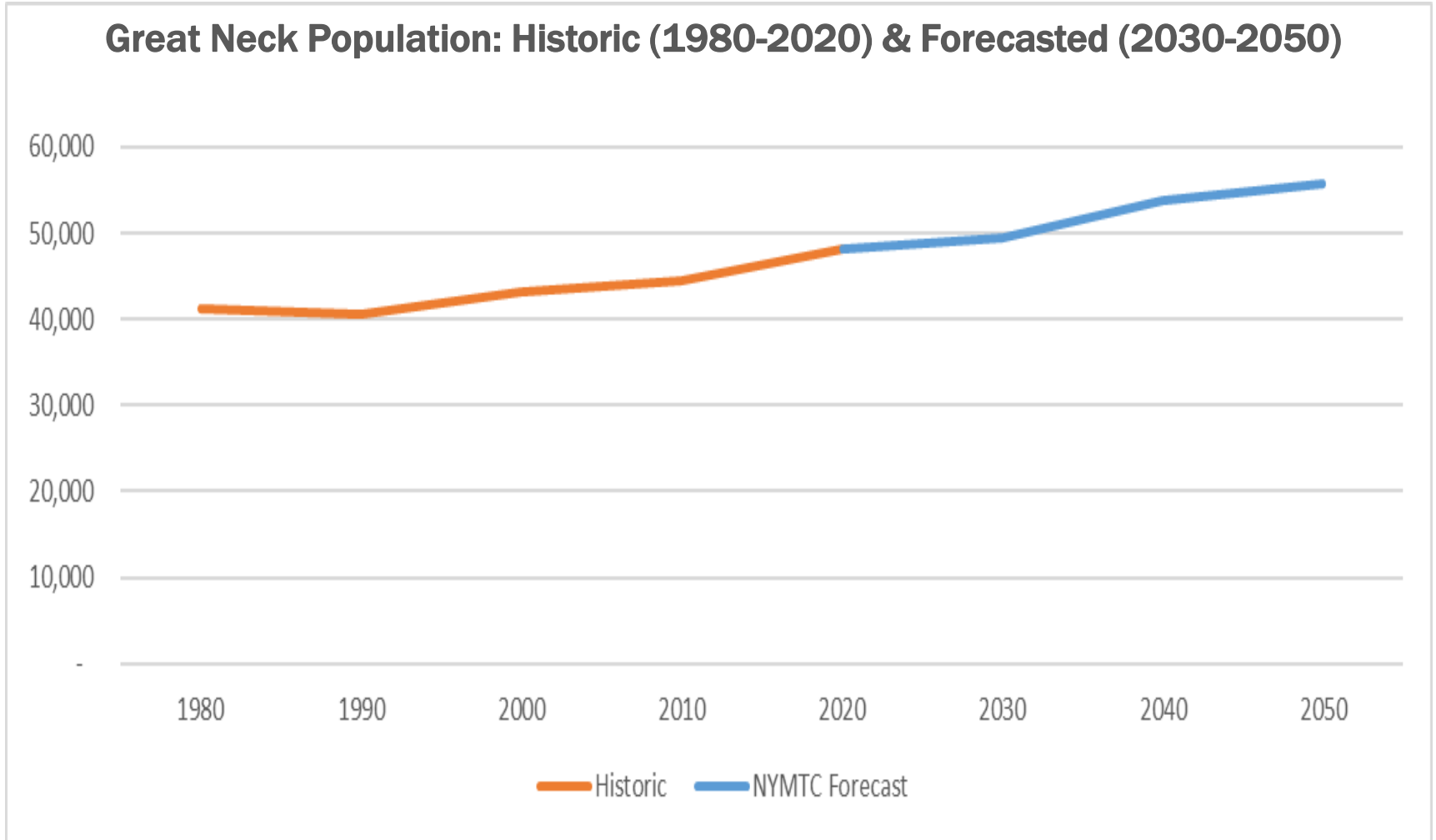


Presentation to  
the Great Neck  
School Board  
April 18, 2023

# OUTLINE

- INTRODUCTION
- DEMOGRAPHIC CONTEXT
- BASELINE FORECASTS
  - Inputs
    - State Department of Health
    - School District Enrollment
  - Baseline Results
- REAL ESTATE IMPACTS
  - New Development
  - Localized Multipliers
  - Test Cases
  - Real Estate-Augmented Forecasts
- NEXT STEPS

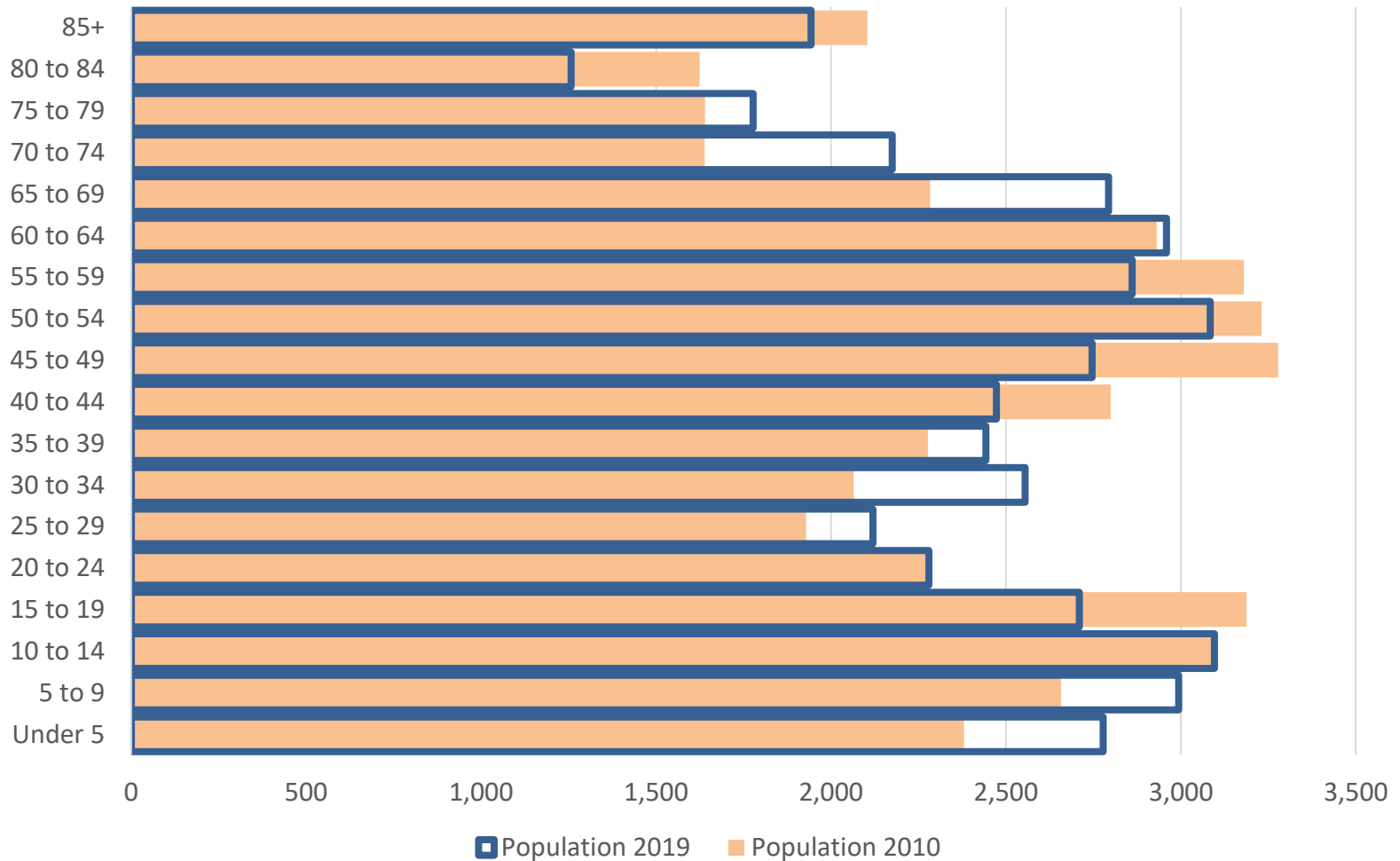
# DEMOGRAPHICS



Sources: US Census Bureau, Decennial Censuses, 1980-2020, NYMTC 2055 SED Forecasts.

# DEMOGRAPHICS

## Great Neck UFSD Age Distribution, 2010 & 2019

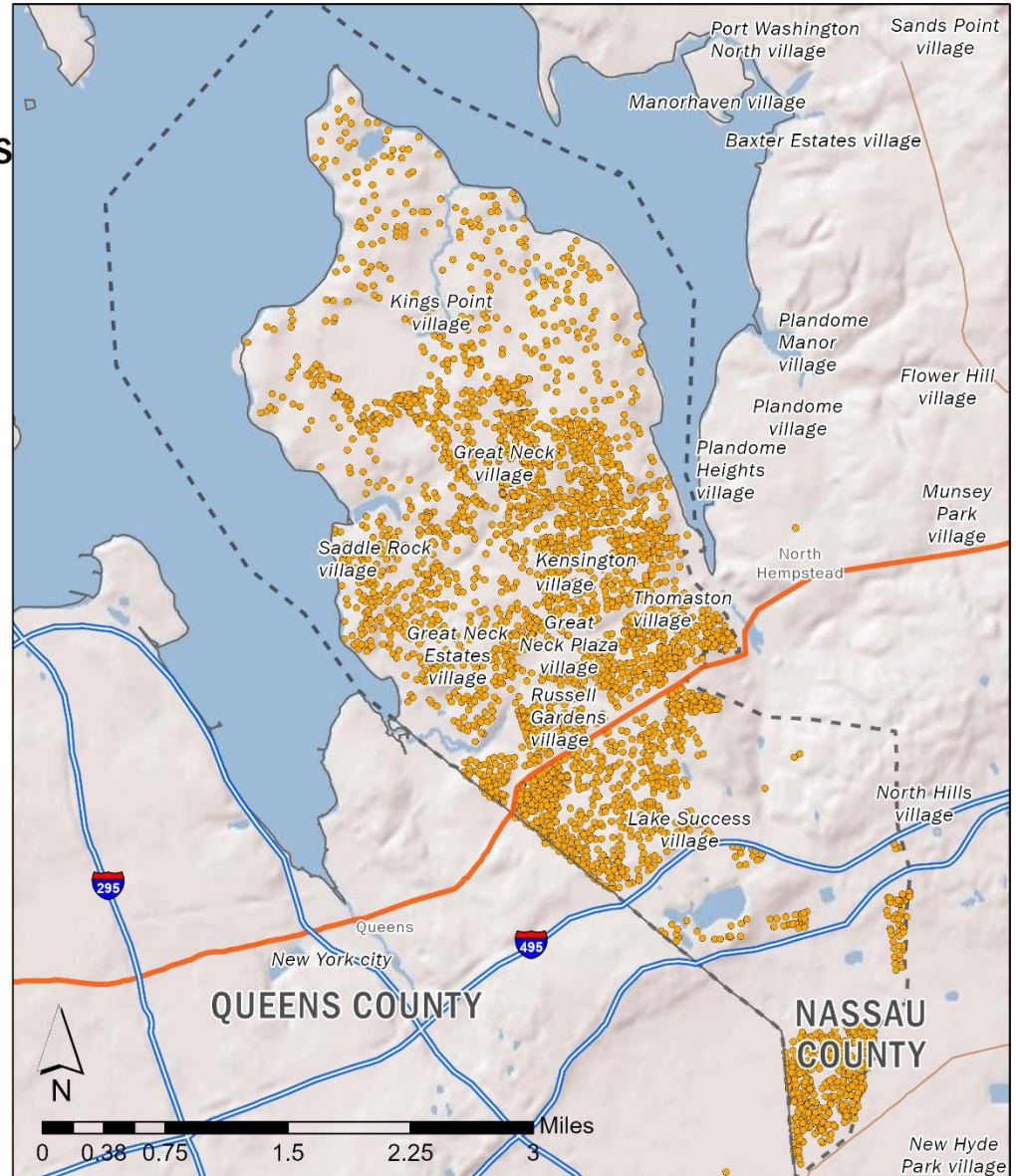


# DEMOGRAPHICS

## Urbanomics

### Great Neck UFSD Enrollment by Home Address

- All Student Home Addresses
- ⋮ Great Neck UFSD Area
- USA Major Highways
  - Limited Access
  - Highway
  - Major Road



Sources: Great Neck UFSD, 2022;  
US Census Bureau

# JURISDICTIONAL COMPLEXITY

## Urbanomics

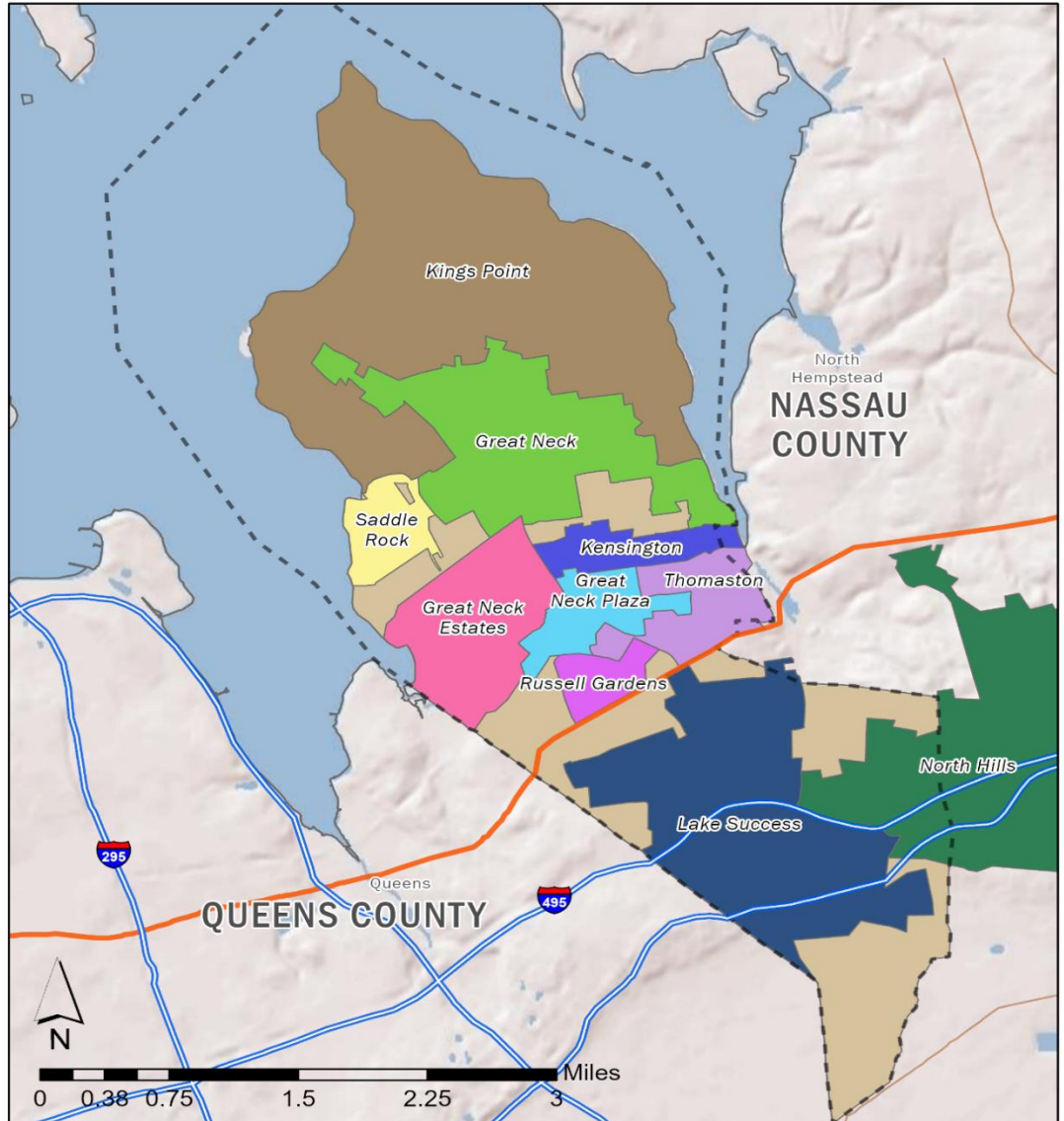
### Villages Within the Great Neck UFSD

Villages

- Great Neck
- Great Neck Estates
- Great Neck Plaza
- Kensington
- Kings Point
- Lake Success
- North Hills
- Russell Gardens
- Saddle Rock
- Thomaston
- Unincorporated Areas
- Great Neck UFSD Area

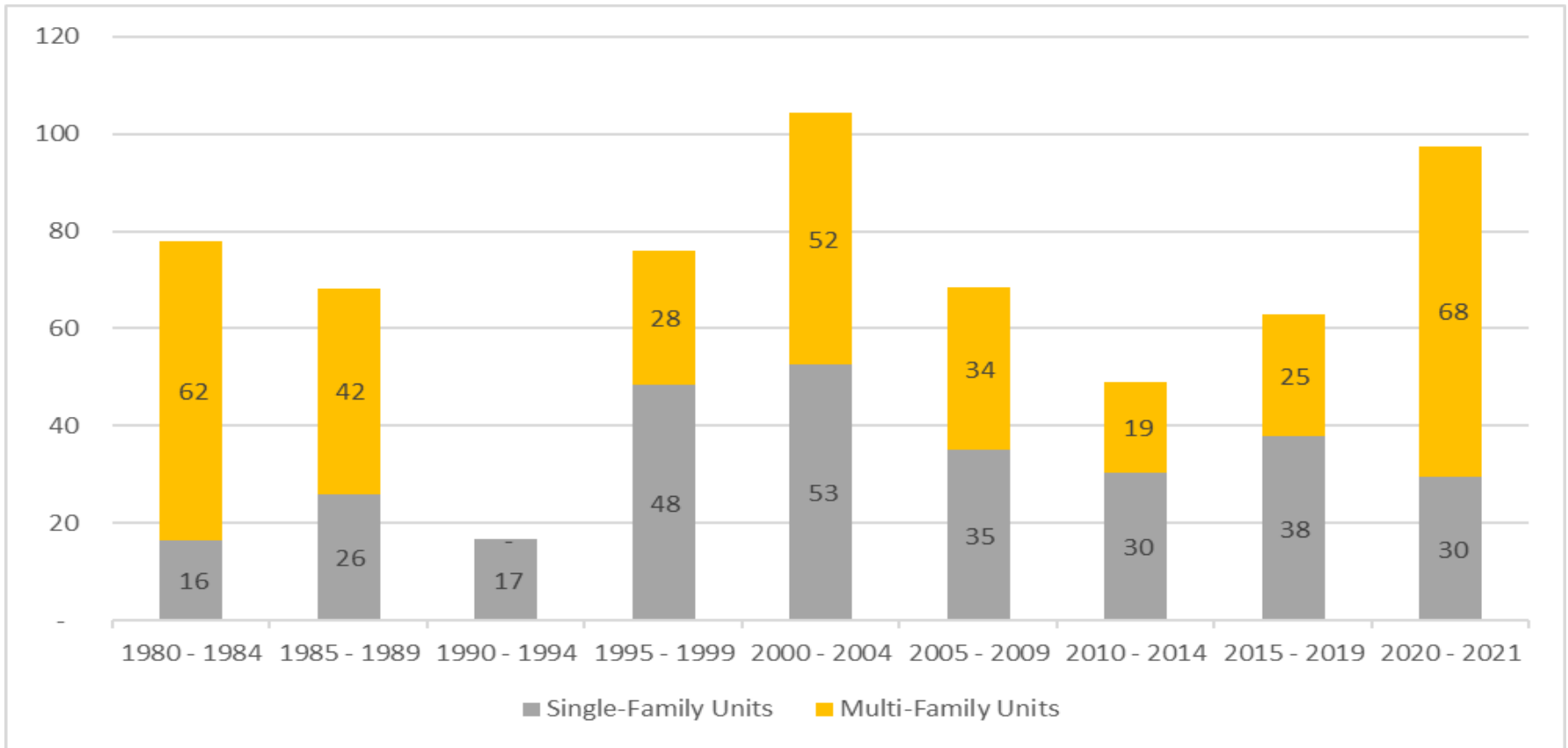
USA Major Highways

- Limited Access
- Highway
- Major Road



# DEVELOPMENT PRESSURE

## Great Neck UFSD Area Average Annual Residential Building Permits (New Construction) by Type, 1980 to 2021



Source: US Bureau of the Census, Building Permits Data.

# OPTIONAL ATTENDANCE ZONES

## Urbanomics

### Great Neck Public Schools School Zones

ES Zones

- E.M. Baker ES
- JFK
- Lakeville ES
- Saddle Rock ES

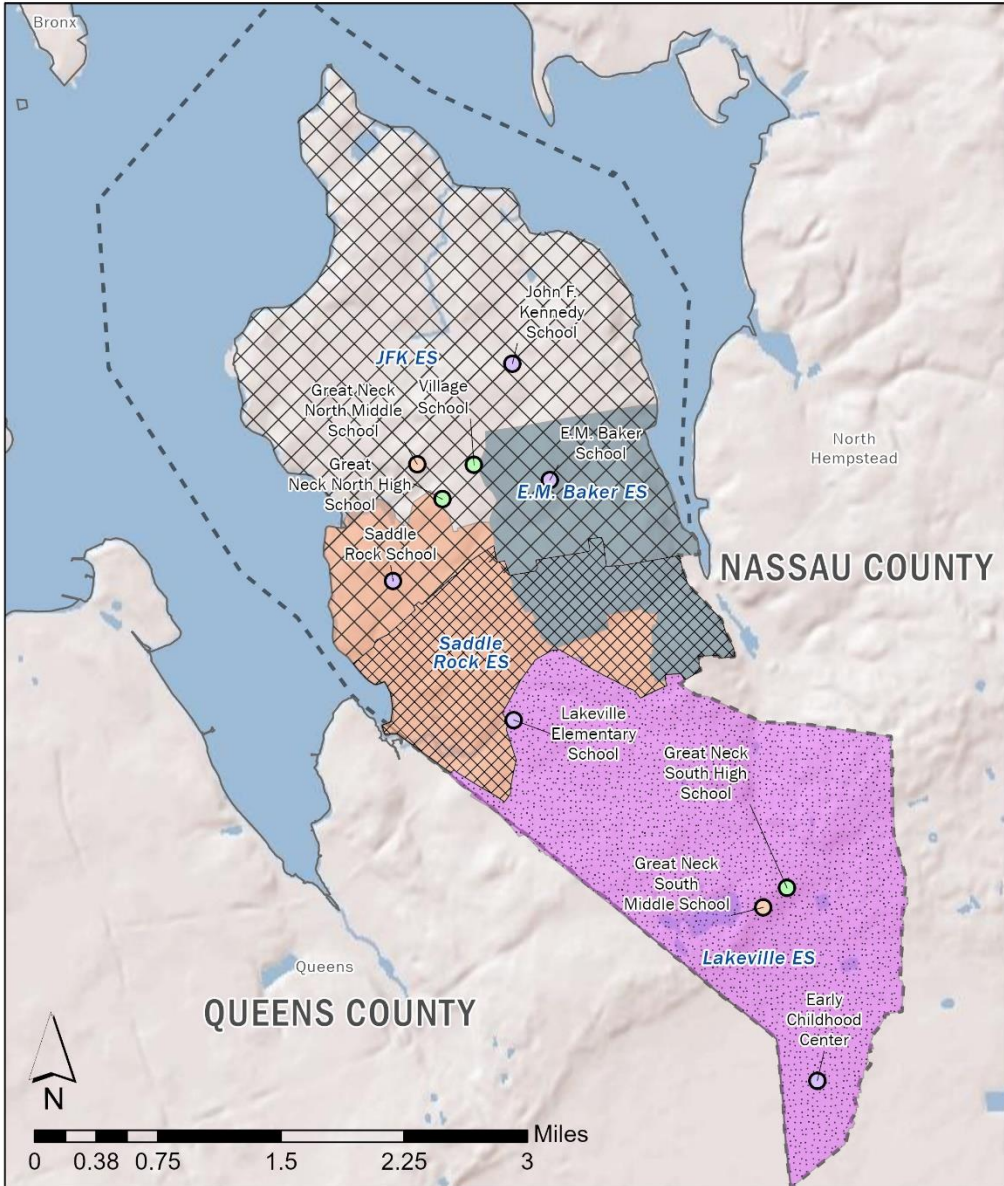
MS/HS Overlay Zones

- North
- Optional
- South

Schools by Type

- Elementary
- Middle
- High

Great Neck Public Schools District Area



Sources: NYSSED, SY 2020-2021



# BASELINE FORECASTS

## Data Inputs

- School District Enrollment by Grade, 2014-15 to Present
- State Department of Health Births per School District

## Retention Rates

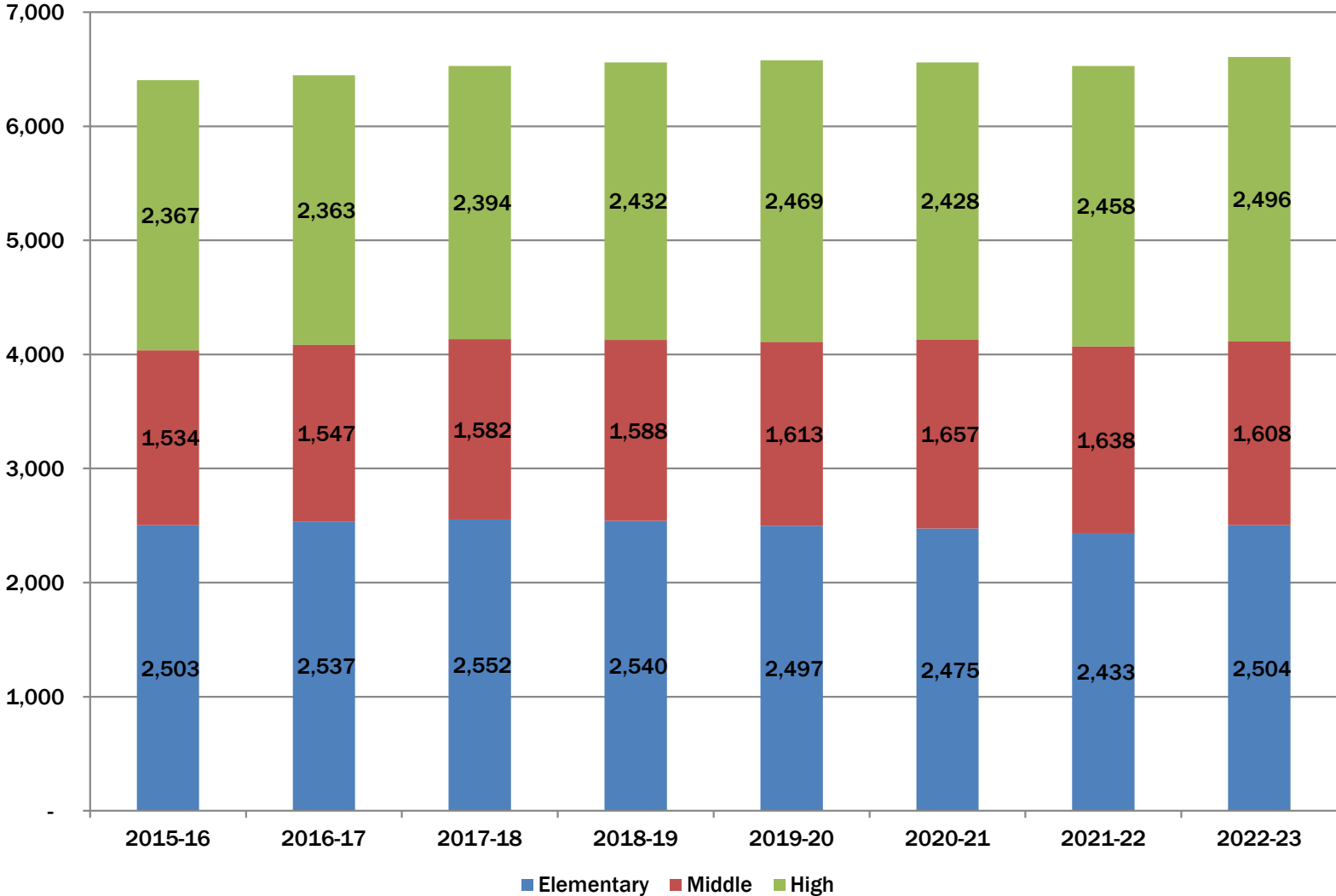
- Percentage of Births (lagged by 5 years) to Enter Kindergarten
- Retention Rates by Grade from Year to Year

## Baseline Forecasts

- Average of kindergarten entrance rates applied to new birth data to determine next year's kindergarten class size.
- Average historical retention by grade applied to determine the subsequent grades class size in the next year.

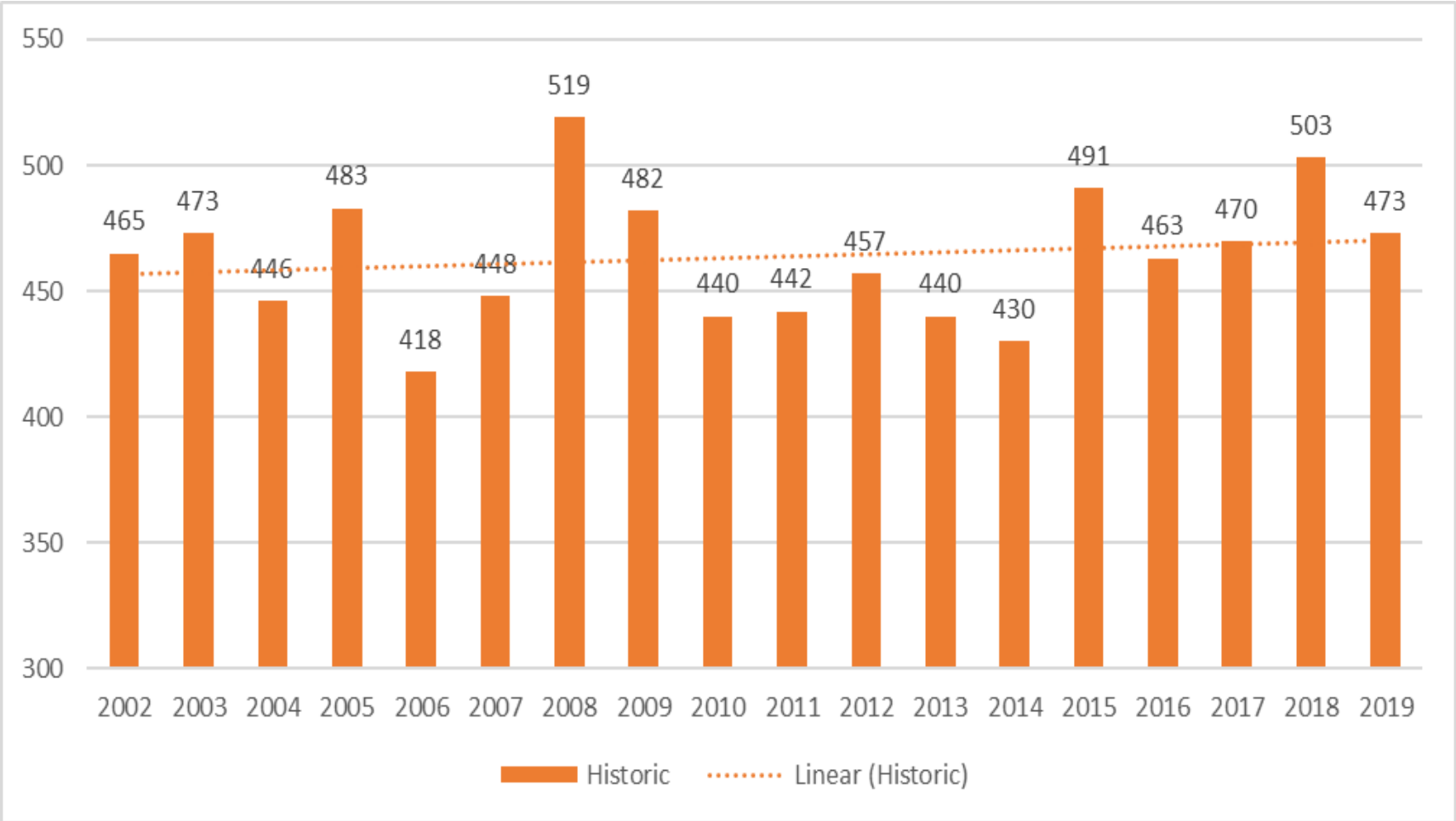
# FORECASTS: DATA INPUTS

## Great Neck UFSD Enrollment by Grade Level: 2015-16 to 2022-23



# FORECASTS: DATA INPUTS

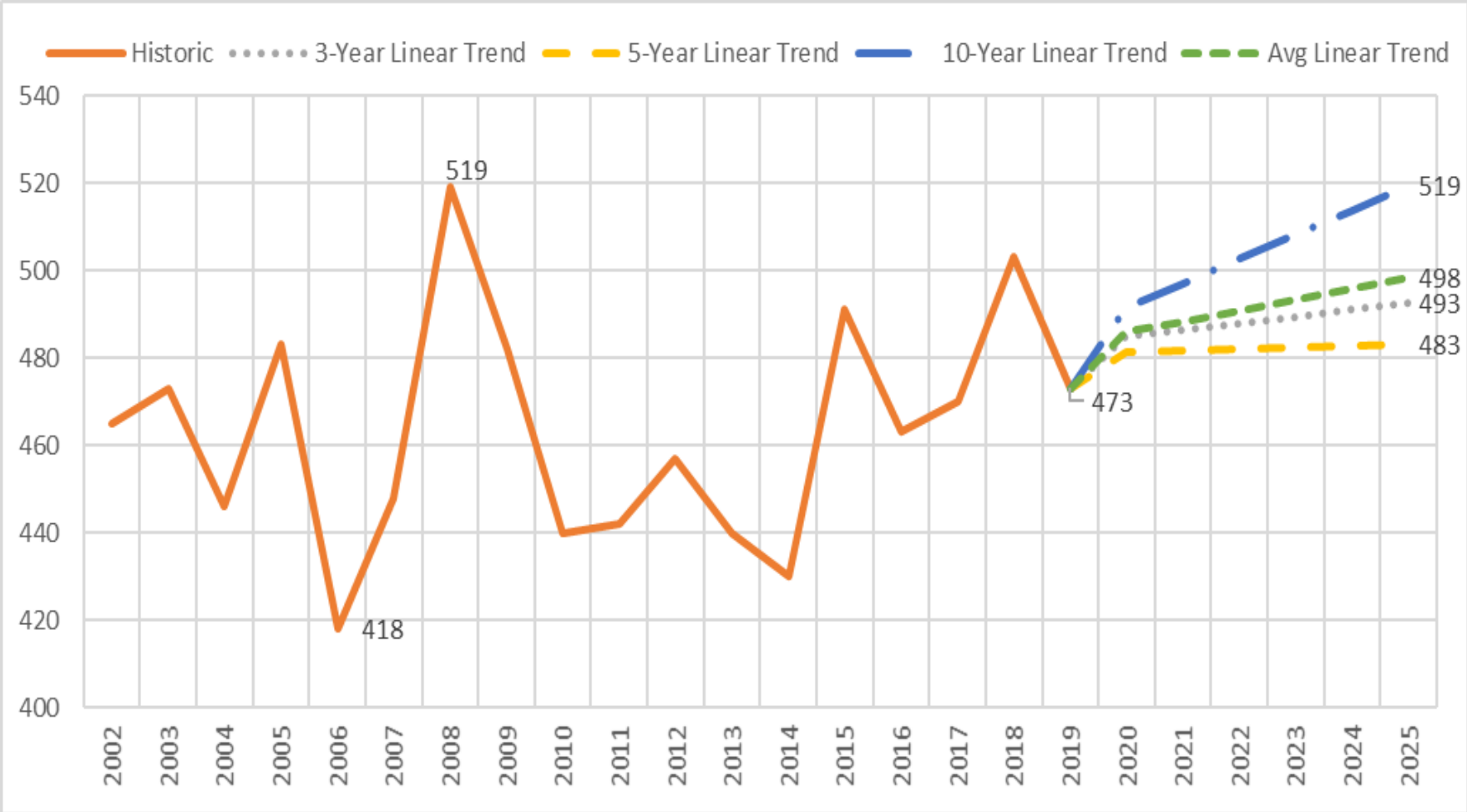
## Births in Great Neck UFSD, 2002-2019



Source: State of New York Department of Health, Births by School District

# FORECASTS: DATA INPUTS

## Births in Great Neck UFSD 2002-2019, Forecast to 2025



Source: State of New York Department of Health, Births by School District

# RETENTION RATES

## Retention Rate Modeling 2015-16 to 2022-23 Enrollment by Grade (ID student inclusive)

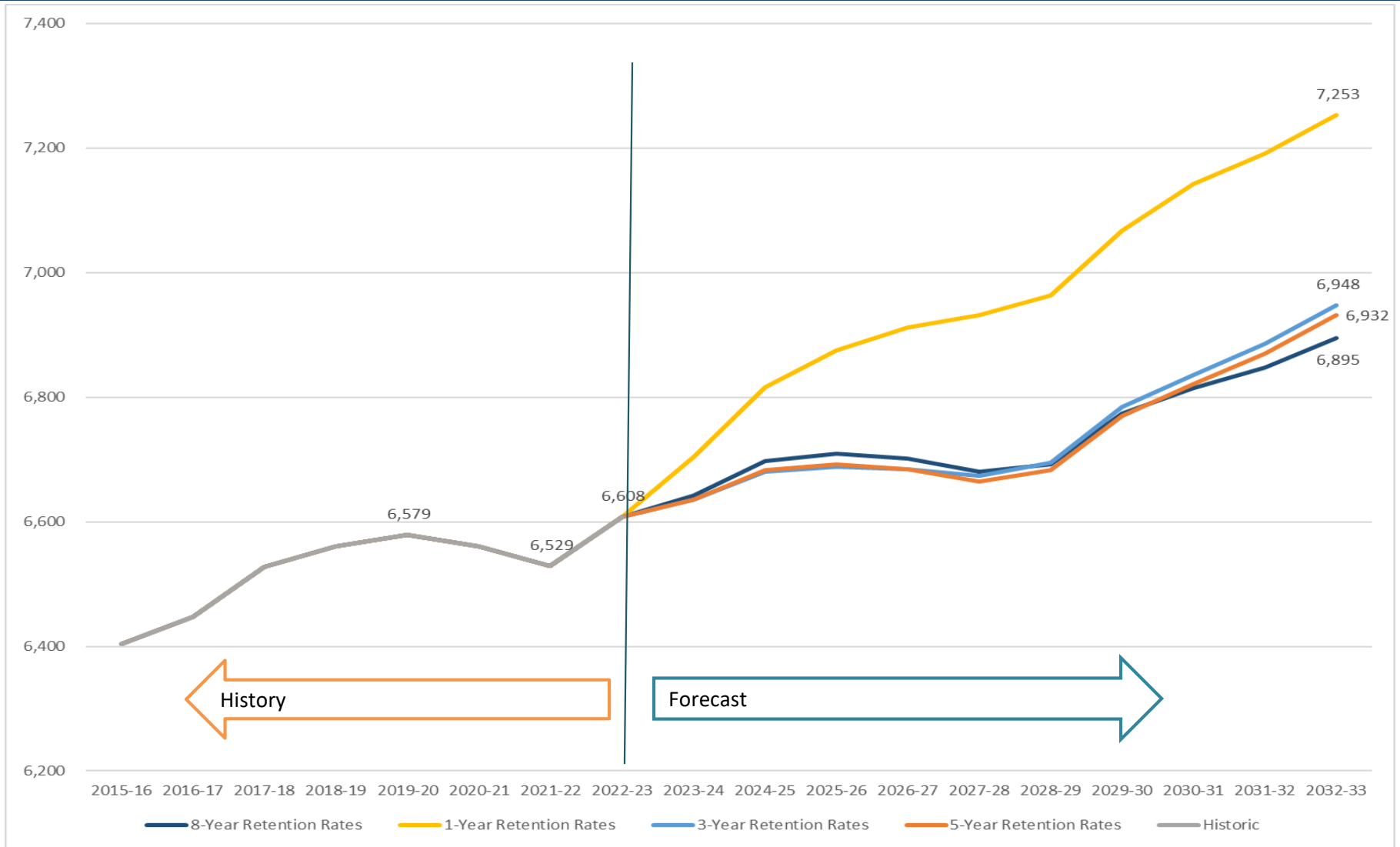
School Year	Births 5 Yrs. Ago	K	1st Gr.	2nd Gr.	3rd Gr.	4th Gr.	5th Gr.	6th Gr.	7th Gr.	8th Gr.	9th Gr.	10th Gr.	11th Gr.	12th Gr.	Total
<b>HISTORIC DATA</b>															
2015-16	519 0.606	356	395	435	438	435	444	507	517	510	555	586	605	621	6,404
		1067	1071	1069	1059	1044	1117	1024	1029	1090	1047	1051	1008		
2016-17	482 0.728	351	380	423	465	464	454	496	519	532	556	581	616	610	6,447
		1080	1071	1059	1045	1056	1090	1079	1064	1109	1049	1045	0.997		
2017-18	440 0.777	342	379	407	448	486	490	495	535	552	590	583	607	614	6,528
		1079	1050	1079	1067	1037	1073	1042	1021	1111	1036	1036	0.995		
2018-19	442 0.796	352	369	398	439	478	504	526	516	546	613	611	604	604	6,560
		1099	1079	1025	1052	1027	1071	1044	1016	1099	1055	1011	1000		
2019-20	457 0.768	351	387	398	408	462	491	540	549	524	600	647	618	604	6,579
		1091	1052	1050	1071	1017	1069	1048	1031	1063	1000	0.992	1018		
2020-21	440 0.818	360	383	407	418	437	470	525	566	566	557	600	642	629	6,560
		1039	1026	1059	1053	1011	1102	1048	1007	1088	1039	1019	1016		
2021-22	430 0.821	353	374	393	431	440	442	518	550	570	616	579	611	652	6,529
		1136	1091	1081	1063	1061	1063	1054	1076	1093	1054	1040	1018		
2022-23	491 0.703	345	401	408	425	458	467	470	546	592	623	649	602	622	6,608
Average Retention Rate	463 0.762	1085	1063	1060	1059	1036	1084	1048	1035	1093	1040	1028	1007		

# RETENTION RATES

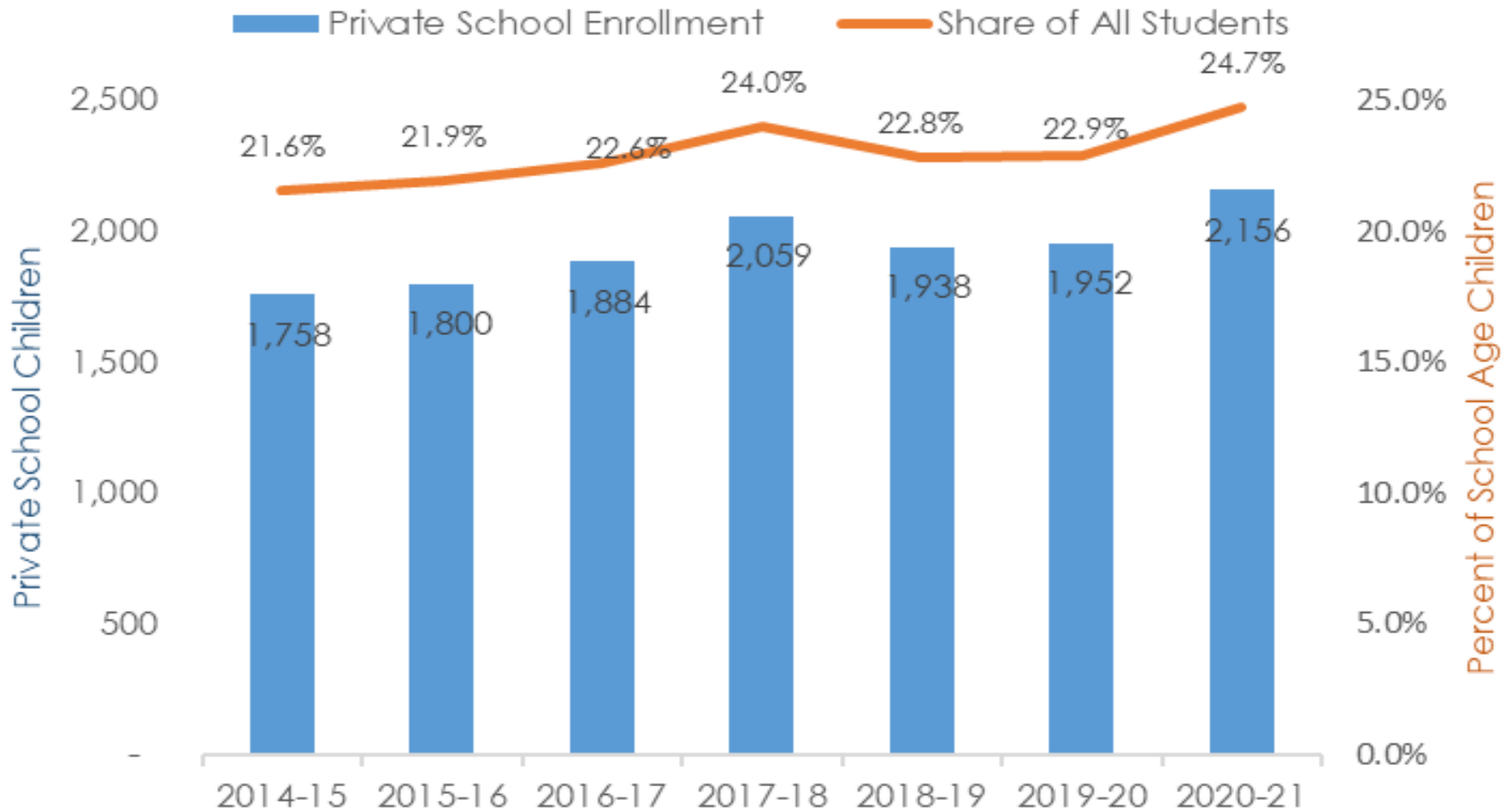
## Projections Model 2023-24 to 2032-33 Enrollment by Grade (ID student inclusive)

School Year	Births 5 Yrs. Ago		K	1st Gr.	2nd Gr.	3rd Gr.	4th Gr.	5th Gr.	6th Gr.	7th Gr.	8th Gr.	9th Gr.	10th Gr.	11th Gr.	12th Gr.	Total
2023-24	463	0.762	353	374	426	433	450	475	506	493	565	647	648	667	606	6,643
			1085	1063	1060	1059	1036		1084	1048	1035	1093	1040	1028	1007	
2024-25	470	0.762	358	383	398	452	458	466	514	531	510	618	673	666	672	6,698
			1085	1063	1060	1059	1036		1084	1048	1035	1093	1040	1028	1007	
2025-26	503	0.762	383	389	407	422	478	475	505	539	549	557	642	692	671	6,709
			1085	1063	1060	1059	1036		1084	1048	1035	1093	1040	1028	1007	
2026-27	473	0.762	361	416	413	431	446	496	514	530	558	600	580	660	697	6,702
			1085	1063	1060	1059	1036		1084	1048	1035	1093	1040	1028	1007	
2027-28	486	0.762	370	391	442	438	457	463	537	539	548	610	624	596	665	6,680
			1085	1063	1060	1059	1036		1084	1048	1035	1093	1040	1028	1007	
2028-29	488	0.762	372	402	416	469	463	473	501	563	558	599	634	642	600	6,692
			1085	1063	1060	1059	1036		1084	1048	1035	1093	1040	1028	1007	
2029-30	491	0.762	374	404	427	441	496	480	513	526	583	610	623	652	646	6,774
			1085	1063	1060	1059	1036		1084	1048	1035	1093	1040	1028	1007	
2030-31	493	0.762	376	406	429	453	466	514	521	538	544	637	634	640	657	6,815
			1085	1063	1060	1059	1036		1084	1048	1035	1093	1040	1028	1007	
2031-32	496	0.762	378	408	431	455	479	483	557	546	556	595	663	652	645	6,848
			1085	1063	1060	1059	1036		1084	1048	1035	1093	1040	1028	1007	
2032-33	498	0.762	380	410	433	457	482	497	524	584	565	608	618	681	657	6,895

# BASELINE FORECASTS



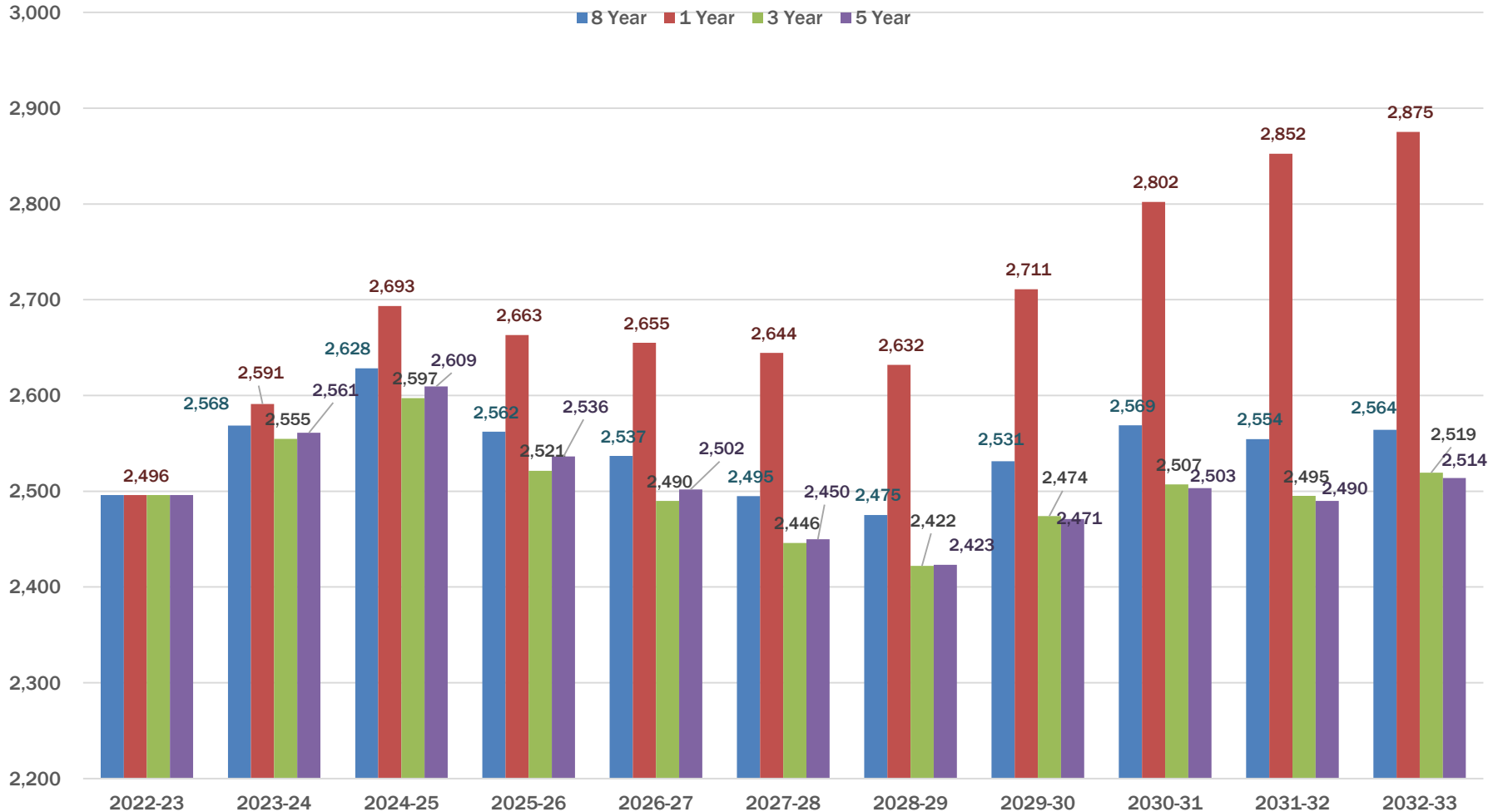
# PRIVATE SCHOOL ENROLLMENT





# FORECASTS

## Comparative Elementary School Enrollment: 2022-23 to 2032-33



# FORECASTS

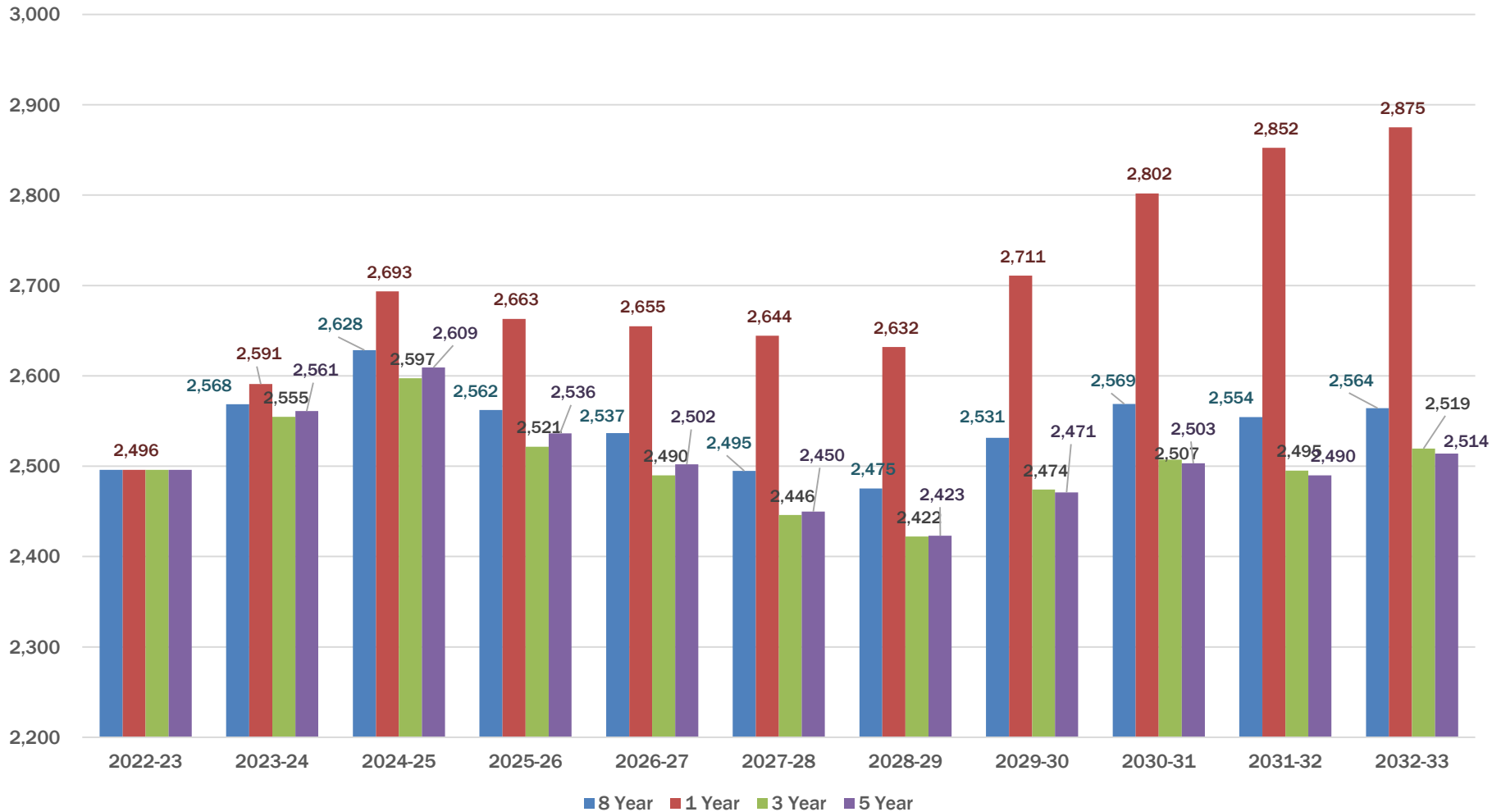
## Comparative Middle School Enrollment: 2022-23 to 2032-33



Source: Great Neck UFSD; Urbanomics.

# FORECASTS

## Comparative High School Enrollment: 2022-23 to 2032-33

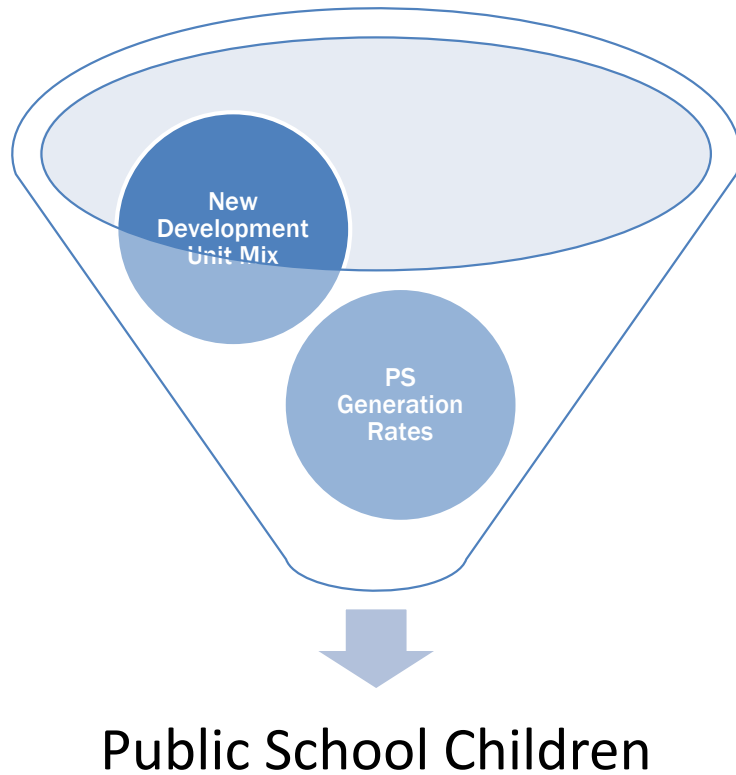


Source: Great Neck UFSD; Urbanomics.

# FORECASTS

- Decision on Baseline Forecasts: Use 5-Year Trend
  - Reflects COVID without being driven by it.
- 5-Year Retention Models Duplicated for Each School

# REAL ESTATE IMPACTS



- New Development
- Localized Multipliers
- Comparison to Rutgers
- Test Cases
- Real Estate-Augmented Forecasts

# NEW DEVELOPMENT

## Urbanomics

### Great Neck UFSD

### Housing Units in the Pipeline

#### Total Units

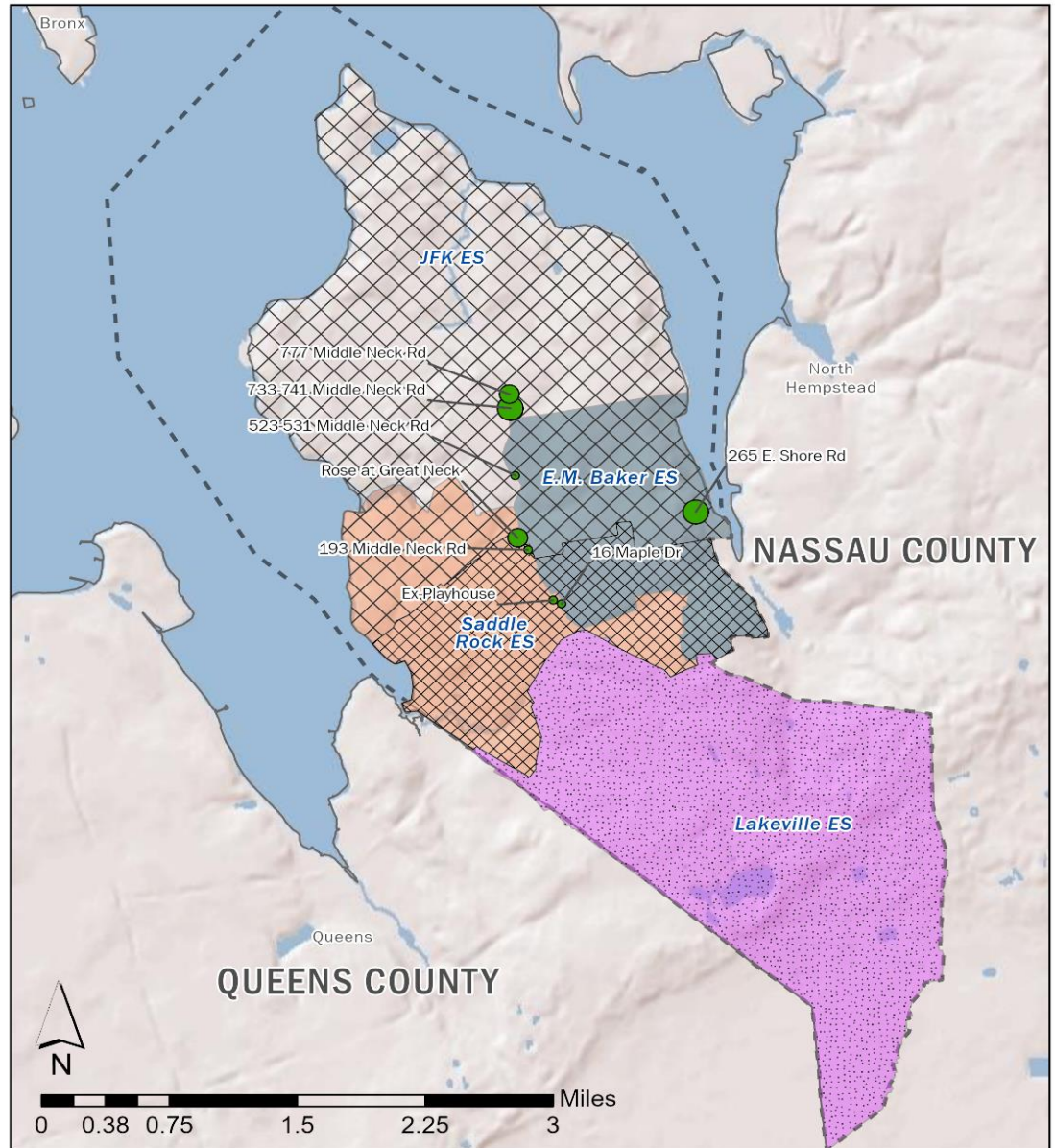
- 10 - 25
- 26 - 50
- 51 - 100
- 101 - 355

#### ES Zones

- E.M. Baker ES
- JFK
- Lakeville ES
- Saddle Rock ES

#### MS/HS Overlay Zones

- ⊠ North
- ⊠ Optional
- ⊠ South
- ⊠ Great Neck UFSD Area



Sources: Moody's Analytics REIS, 2022;  
 Village Dep't of Buildings;  
 Great Neck UFSD; Urbanomics

# NEW DEVELOPMENT

## Known Developments in the Pipeline with Unit Mix and Year of Completion as of 2021-22 (9/30/2022)

Type	Address	Village	Optional Attendance Zone	Projected Year Complete	Units*	BD1	BD2	BD3	Project Status
Condo	193 Middle Neck Rd	n/a		2025	22	n/a	n/a	n/a	Proposed
Rental	733-741 Middle Neck Rd	Great Neck		2026	60	4	56	0	Proposed
Rental	523-531 Middle Neck Rd	Great Neck		2024	10	n/a	n/a	n/a	Planned
Condo	226-230 Middle Neck Rd	Great Neck Estates	Y	2024	40	0	0	40	Under Construction
Rental	16 Maple Dr	Great Neck Plaza	Y	2024	11	6	7	0	Proposed
55+ Rental	265 East Shore Rd	Great Neck	Y	NA	63	15	29	19	Proposed
Rental	777 Middle Neck Rd	Great Neck		2025	38	13	21	4	Proposed
Rental	Ex-Playhouse	Great Neck Estates	Y	2025	20	n/a	n/a	n/a	Proposed

(\*) Number of Units may change in the approvals process  
Sources: Moody's REIS, Villages, Long Island Business News

# LOCALIZED MULTIPLIERS

## Industry Standard: Rutgers' Multipliers

- ❑ Developed for Rutgers' Center for Urban Policy Research in 2006 based on 2000 Census Public Use Microdata Sample (PUMS)
  - ❑ Does not reflect current patterns of household formation
- ❑ Prepared for all units, regardless of year built
  - ❑ Does not reflect current construction trends, especially for multi-family buildings
- ❑ Statewide data
  - ❑ Does not reflect community trends



# LOCALIZED MULTIPLIERS

## Custom PUMS Multipliers for Nassau County

### Housing Characteristics

#### Year Built

*2000-2019*

*2010-2019*

*All Years*

#### Tenure

*Owner*

*Renter*

#### Structure Type

*Single Unit*

*Two-Four Units*

*Five or More Units*

#### Bedrooms

*Studio*

*One*

*Two*

*Three or More*

### Population Characteristics

Public School Children 18 & Under

# MULTIPLIERS: COMPARISON TO RUTGERS

## Public School Child Generation Rates

	Custom PUMS	Rutgers CUPR
1 Bedroom	0.16	0.07
2 Bedrooms	0.21	0.16
3+ Bedrooms	0.43	0.63

Source: Urbanomics; Rutgers CUPR; ACS PUMS data.

- ❑ Higher Generation Rates:  
1 & 2-Bedrooms
- ❑ Lower Generation Rates:  
3+ Bedrooms

# RECENT PROJECT CHECK

	Unit Mix				Applied Custom PUMS Multipliers				Resident PS Children	
	Studios	1- Bed	2-Bed	3-Bed	Children in Studios (x 0.00)	Children in 1 Bed (x 0.16)	Children in 2 Bed (x 0.21)	Children in 3 Bed (x 0.43)	Total Estimated Children	Children Enrolled GN UFSD 2021-22
240 E. Shore Road Great Neck Village	19	67	70	15	0	11	15	6	32	<b>27</b>
255 Great Neck Rd Great Neck Estates		48	23	23	0	8	5	10	22	<b>23</b>
38-80 Knightsbridge Thomaston		90	64		0	14	13	0	28	<b>34</b>
4 Chelsea Plz Great Neck Plaza			18		0	0	4	0	4	<b>8</b>
<b>Total</b>									<b>86</b>	<b>92</b>

Source: Great Neck UFSD; Urbanomics; ACS PUMS data.

437 Units in New Construction

Customized PUMS Multipliers within 6 students of actual 2021-22 enrollment. (Rutgers Multipliers yielded only 66 PS Students.)

# RECENT PROJECT CHECK

Property Type	Property Name	Street Address	Year Built	Size (Units)	2021-22 Enrollment	Students per unit
				547	107	0.20
Apartment	4 Chelsea Pl	4 Chelsea Pl	2007	18	8	0.44
Apartment	Maestro	255 Great Neck Rd	2012	94	23	0.24
Mrkt Rate Rental	15 Bond	15 Bond St	2020	61	4	0.07
Apartment	59 Grace Ave	59 Grace Ave	2016	30	0	-
Market Rate Rental	Knightsbridge Gardens	38-80 Knightsbridge Rd	2004	154	36	0.23
Mrkt Rate Rental	55 S Middle Neck Rd	55 S Middle Neck Rd	2016	9	3	0.33
Apartment	Townhouse At Great Neck	85 Steamboat Rd	2013	10	6	0.60
Apartment	Avalon Great Neck	240 E Shore Rd	2016	171	27	0.16

Source: Great Neck UFSD; Urbanomics; Moody's REIS.

- Unusually high multipliers and unit-mix data limitations on proposed projects inspired a secondary check of students per unit.
- Results were in keeping with Custom PUMS average of 0.20 students per unit (regardless of number of bedrooms).

# CHILD GENERATION IN NEW DEVELOPMENT

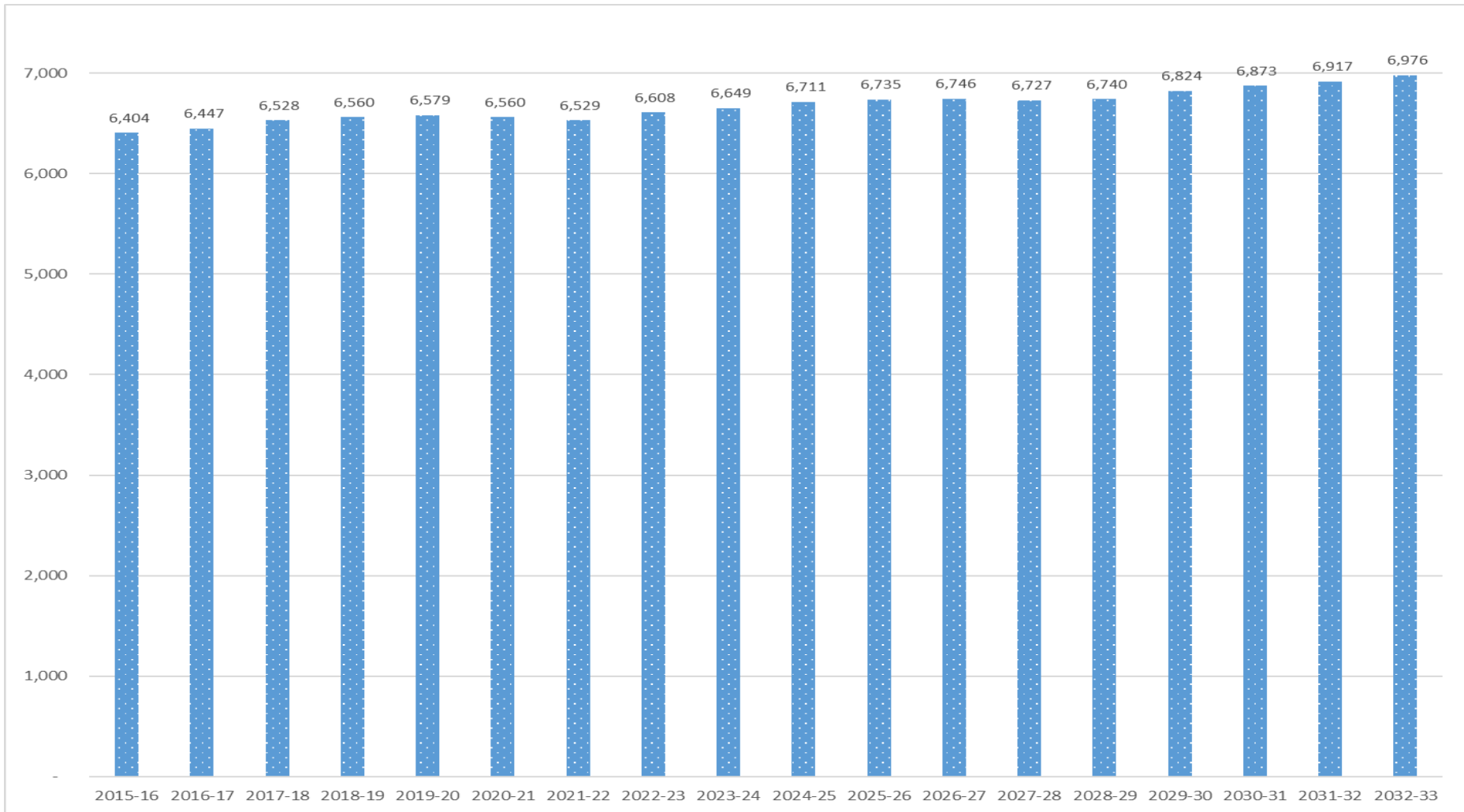
Estimated New Units and Students by Year of Completion & Attendance Zone

Year	Units				Public School Students			
	Total	JFK	Saddle Rock	OAZ Saddle Rock	Total	JFK	Saddle Rock	OAZ Saddle Rock
2024	61	10	0	51	12	2	0	10
2025	80	38	22	20	16	8	4	4
2026	60	60	0	0	12	12	0	0

Source: Urbanomics

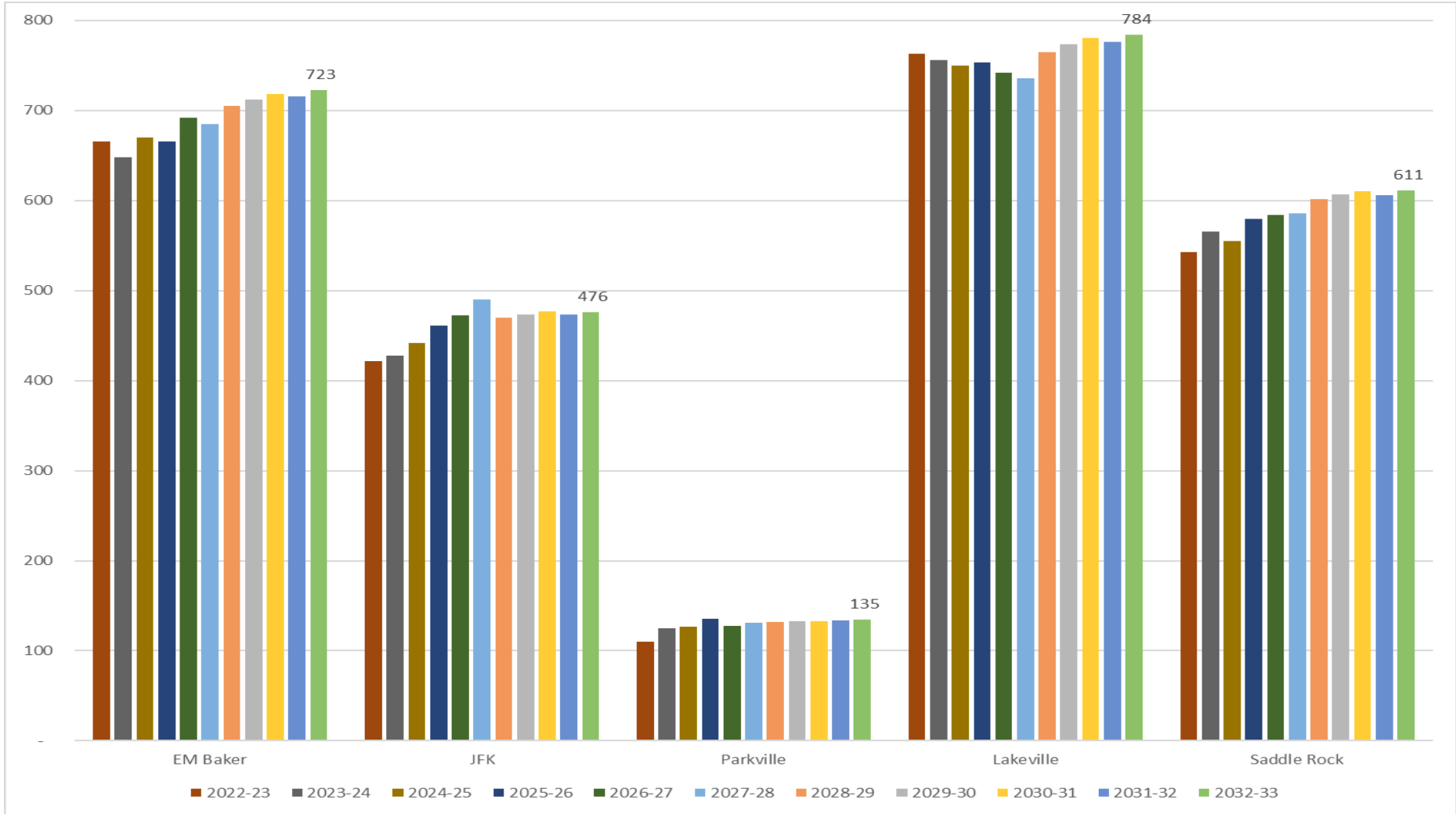
# REAL ESTATE-AUGMENTED FORECASTS

## District Real-Estate Augmented Enrollment: 2015-16 to 2032-33



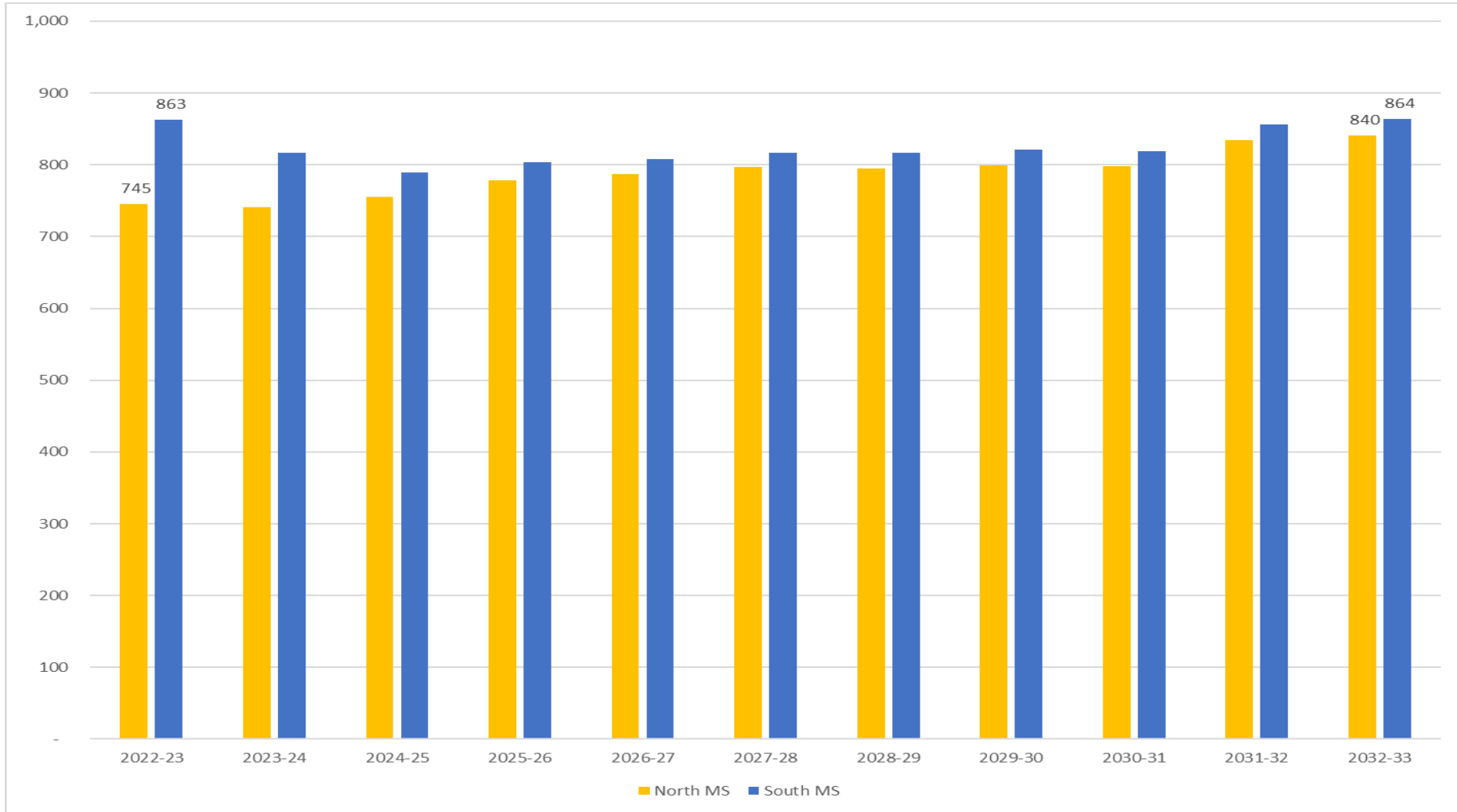
# REAL ESTATE-AUGMENTED FORECASTS

## District Real-Estate Augmented Enrollment by Elementary School: 2022-23 to 2032-33



# REAL ESTATE-AUGMENTED FORECASTS

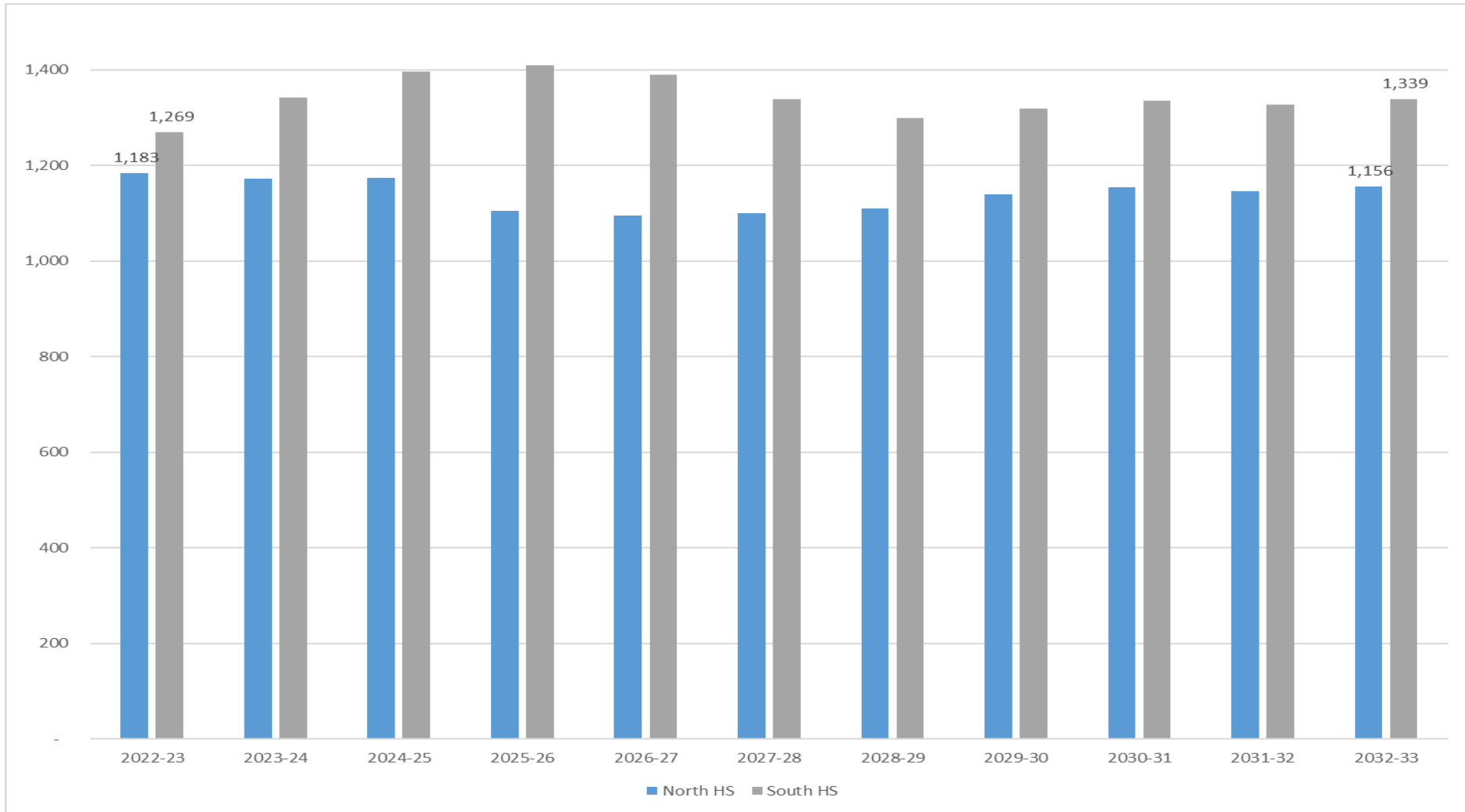
## District Real-Estate Augmented Enrollment by Middle School: 2022-23 to 2032-33





# REAL ESTATE-AUGMENTED FORECASTS

## District Real-Estate Augmented Enrollment by High School: 2022-23 to 2032-33



## NEXT STEP

- Update Forecasts to Further Reflect Recovery
  - 2023-24 and 2024-25 data will be the true measure of what recovery looks like