

Florence School District One, SC

Demographic Study August 29, 2024







Principal & Project Manager

Matthew Cropper

- More than 23 years experience providing K-12 consulting services to hundreds of school districts and other clients.
- Manages and Facilitates K-12 redistricting and facility planning projects across the U.S.
- Expert consultant for U.S. Department of Justice, Civil Rights Division
- Published numerous papers about using GIS in master planning and educational planning.





Demographer

Zoran Stojakovic

- Has worked on school planning projects for 100s of districts across the U.S.
- Specializes in demographic analysis and population/enrollment forecasting
- Strong background in technology / GIS and urban/regional planning
- Holds a Master's Degree in Applied Demography from Penn State University





Project Objectives

Cropper GIS Consulting was hired by Florence School District One to develop a Demographic Study. All phases of this project have been completed.

Tonight's presentation is intended to:

- Highlight the findings of the Demographic Study
- Review tables and statistics related to the study
- Answer any questions that the Board may have related to the study





Demographic Study





Demographic Study

The population forecasts in the demographic study are developed by using the Cohort-Component Method of population forecasting. Five data sets are required to generate population and enrollment forecasts. These five data sets are:

- a. a base-year population (here, the 2020 Census population for Florence School District One);
- b. a set of age-specific fertility rates for the district to be used over the forecast period;
- c. a set of age-specific survival (mortality) rates for the district;
- d. a set of age-specific migration rates for the district;
- e. the historical enrollment figures by grade.





Assumptions

- a. The national, state or regional economy does not go into deep recession at any time during the 10 years of the forecasts; (Deep recession is defined as four consecutive quarters where the GDP contracts greater than 1% per quarter)
- b. Interest rates have climbed from a historic low in 2020 and will not fluctuate more than one percentage point in the short term; the interest rate for a 30-year fixed home mortgage stays below 8.0%;
- c. The rate of mortgage approval stays at 2015-2020 levels and lenders do not return to "sub-prime" mortgage practices;
- d. There are no additional restrictions placed on home mortgage lenders or additional bankruptcies of major credit providers;
- e. The rate of housing foreclosures does not exceed 125% of the 2015-2020 average of Florence County for any year in the forecasts;
- f. All currently planned, platted, approved, and permitted housing developments are built out and completed by 2030. All housing units constructed are occupied by 2033;
- g. The unemployment rates for Florence County and the Florence Metropolitan Area will remain below 7.5% for the 10 years of the forecasts;
- h. The intra district student transfer policy remains unchanged over the next 10 years;
- i. The State of South Carolina does not change any of its current laws or policies regarding Charter Schools, Vouchers or inter district transfers;





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Assumptions

- j. No additional Charter schools open in the district over the next 10 years;
- k. The rate of students transferring into and out of the Florence School District One will remain at the 2019-20 to 2023-24 average;
- 1. The inflation rate for gasoline will stay below 5% per year for the 10 years of the forecasts;
- m. There will be no building moratorium within the district;
- n. Businesses within Florence and the surrounding communities remain viable;
- o. The number of existing home sales in the district that are a result of "distress sales" (homes worth less than the current mortgage value) will not exceed 20% of total homes sales in the district for any given year;
- p. Housing turnover rates (sale of existing homes in the district) will remain at their current levels. The majority of existing home sales are made by homeowners over the age of 55;
- q. Private school and home school attendance rates will remain constant;
- r. The rate of foreclosures for commercial property remains at the 2015-2020 average for Florence County;
- s. The new battery factory expected to bring 2,700 jobs will be built and operational by 2027;
- t. The district will have at least an average of 500 units of new home sales and new •8 apartment construction per year for the next 10 years.



Population Pyramids



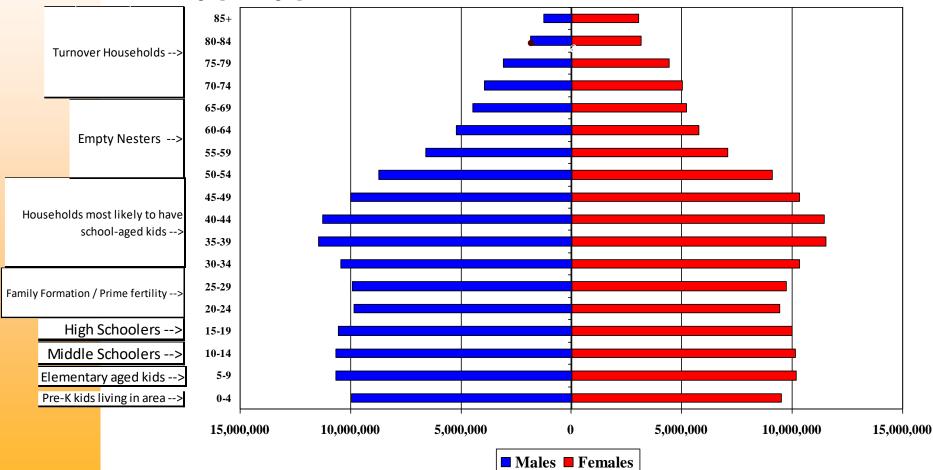


Proof is in the pyramid – Population Pyramids

Pop pyramids are graphic representations showing
 age-sex distribution of a geographic

Can be placed into broad typologies, but no 2 areas have the same exact characteristics.

• Demographic fingerprint.

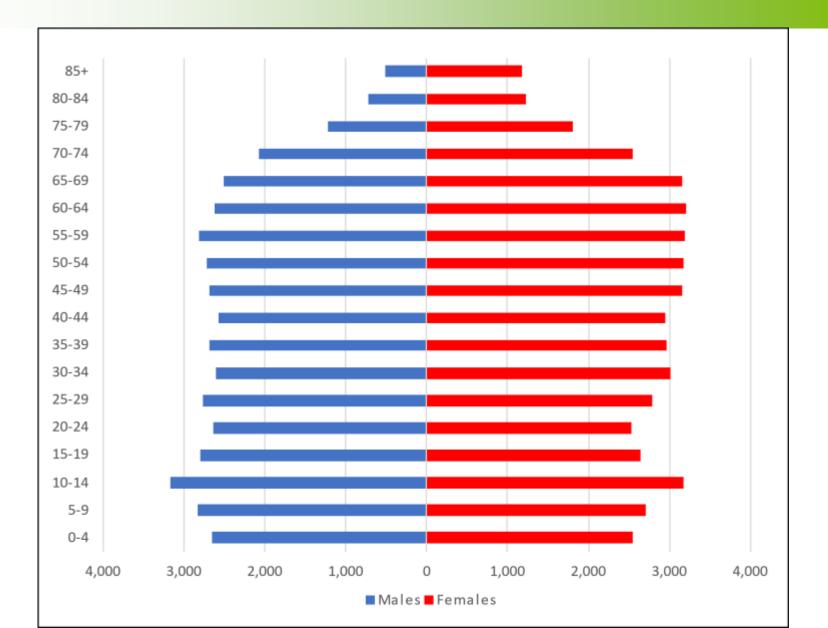






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Florence School District One Total Population – 2020 Census





Florence School District One – 2035 Estimate







Table 6: Age Under One to Age Ten Population Counts, by Year of Age, by Elementary Area: 2020														
						Cen	sus							
	Under 1 year	1 year	2 years	3 years	4 years	5 years	6 years	7 years	8 years	9 years	10 years	11 years	12 years	13 years
Briggs	79	68	86	72	85	76	81	85	84	59	89	87	91	90
Brockington	60	85	61	68	81	63	77	72	82	88	74	84	106	90
Carver	74	98	110	98	114	121	135	107	111	136	127	131	151	148
Delmae Heights	138	133	144	144	175	131	164	143	146	145	136	150	143	161
Dewey L. Carter	64	92	91	70	73	83	109	86	98	91	83	132	124	90
Greenwood	83	137	119	136	138	132	109	117	142	145	144	156	116	177
Henry Timrod	65	83	76	73	88	98	104	105	137	121	88	105	120	79
Lucy T. Davis	89	90	88	100	100	111	92	106	82	106	96	123	120	143
McLaurin/Lester	130	144	147	123	128	154	138	152	144	121	175	161	145	139
North Vista	57	53	35	30	50	62	44	50	47	49	54	64	82	48
Royall	79	70	63	67	77	79	86	83	81	88	88	90	91	85
Savannah Grove	81	75	99	97	97	92	117	99	137	106	129	124	127	133
Wallace-Gregg	43	63	59	82	69	71	68	93	76	77	95	102	78	110
DISTRICT TOTAL	1042	1191	1178	1160	1274	1272	1323	1299	1367	1333	1378	1509	1494	1494

Table 6. Age Under One to Age Ten Population Counts by Year of Age by Elementary Area, 2020





Population Forecast Results





Florence School District One – 2024 Population Forecasts

Total	2020		2025		2030		2035
0-4	5,960		6,020		6,490		6,950
5-9	6,460		6,660		6,980		7,420
10-14	7,460		7,240		7,410		7,600
15-19	6,930		6,850		6,500		6,700
20-24	6,640		6,950		7,400		6,990
25-29	6,350		5,960		6,680		7,120
30-34	6,510		7,170		7,160		7,780
35-39	6,570		6,650		7,520		7,600
40-44	6,420		7,040		7,380		7,960
45-49	6,870		6,550		7,390		7,820
50-54	6,880		7,090		6,990		7,520
55-59	7,070		6,540		6,980		7,100
60-64	6,830		7,020		6,650		6,860
65-69	6,580		6,320		6,600		6,490
70-74	5,360		5,890		5,740		5,690
75-79	3,490		4,230		4,530		4,460
80-84	2,190		2,690		3,060		3,410
85+	1,850		2,140		2,470		2,800
Total	106,420		109,010		113,930		118,270
Median Age	40.3		40.7		40.6		40.6
					1		
		2020 to		2025 to		2030 to	
		2025		2030		2035	
Births		5,990		6,180		6,460	
Deaths		6,720		7,350		7,830	
Natural Increase		-730		-1,170		-1,370	
Net Migration		3,315		6,185		5,600	
Change		2,585		5,015		4,230	



Differences between period Totals may not equal Change due to rounding.



Enrollment Forecasts



						Florer	nce 1 Sc	chools:	Total l	Enrolln	nent					
		2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34
	PK	480	319	482	573	570	570	570	570	570	570	570	570	570	570	570
	K	1,136	1,048	1,090	1,183	1,190	1,173	1,148	1,156	1,196	1,204	1,216	1,232	1,255	1,272	1,281
	1	1,131	1,076	1,082	1,173	1,154	1,192	1,168	1,144	1,152	1,192	1,199	1,209	1,222	1,246	1,260
	2	1,185	1,064	1,082	1,116	1,152	1,134	1,174	1,154	1,135	1,145	1,189	1,195	1,207	1,222	1,246
	3	1,204	1,172	1,066	1,134	1,127	1,184	1,150	1,196	1,172	1,159	1,168	1,222	1,222	1,238	1,254
	4	1,179	1,143	1,165	1,142	1,124	1,123	1,183	1,151	1,198	1,176	1,162	1,177	1,233	1,232	1,251
	5	1,260	1,154	1,137	1,210	1,133	1,092	1,091	1,148	1,118	1,169	1,148	1,133	1,145	1,200	1,206
	Total: K-5	7,095	6,657	6,622	6,958	6,880	6,898	6,914	6,949	6,971	7,045	7,082	7,168	7,284	7,410	7,498
	6	, -	1,208	1,112	1,221	1,226	1,185	1,135	1,133	1,189	1,154	1,203	1,198	1,177	1,195	1,246
	7	,	1,262	1,201	1,202	1,222	1,218	1,164	1,107	1,121	1,182	1,145	1,190	1,188	1,171	1,195
	8	,	1,212	1,241	1,255	1,190	1,201	1,196	1,139	1,085	1,102	1,164	1,133	1,178	1,179	1,166
	Total: 6-8	3,795	3,682	3,554	3,678	3,638	3,604	3,495	3,379	3,395	3,438	3,512	3,521	3,543	3,545	3,607
	-	4.945	4.005	4.000	a	4.005	4.000	4.005	4.045	4.815	4.004	4.415	4 995	4.805	4.045	4
	9	/-	1,338	1,382	1,450	1,397	1,336	1,323	1,315	1,269	1,231	1,267	1,323	1,283	1,318	1,334
	10	,	1,208	1,184	1,297	1,290	1,246	1,178	1,163	1,159	1,121	1,092	1,123	1,176	1,140	1,169
	11	961	991	1,007	1,010	1,105	1,070	1,022	967	960	960	932	905	930	973	943
	12	1,078	991	1,035	1,058	1,030	1,141	1,093	1,045	992	985	988	959	930	957	1,001
	Total: 9-12	4,559	4,528	4,608	4,815	4,822	4,793	4,616	4,490	4,380	4,297	4,279	4,310	4,319	4,388	4,447
	Total: PK-12	15,929	15,186	15,266	16,024	15,910	15,865	15,595	15,388	15,316	15,350	15,443	15,569	15,716	15,913	16,122
	10tal, 1 K-12	13,727	13,100	13,200	10,024	13,910	15,005	13,375	13,500	13,510	13,330	13,443	13,507	13,710	15,715	10,122
	Total: PK-12	15,929	15,186	15,266	16,024	15,910	15,865	15,595	15,388	15,316	15,350	15,443	15,569	15,716	15,913	16,122
	Change	10,0 = 0	-743	80	758	-114	-45	-270	-207	-72	34	93	126	147	197	209
	% Change		-4.7%	0.5%	5.0%	-0.7%	-0.3%	-1.7%	-1.3%	-0.5%	0.2%	0.6%	0.8%	0.9%	1.3%	1.3%
	Total: K-5	7,095	6,657	6,622	6,958	6,880	6,898	6,914	6,949	6,971	7,045	7,082	7,168	7,284	7,410	7,498
	Change		-438	-35	336	-78	18	16	35	22	74	37	86	116	126	88
	% Change		-6.2%	-0.5%	5.1%	-1.1%	0.3%	0.2%	0.5%	0.3%	1.1%	0.5%	1.2%	1.6%	1.7%	1.2%
	Total: 6-8	3,795	3,682	3,554	3,678	3,638	3,604	3,495	3,379	3,395	3,438	3,512	3,521	3,543	3,545	3,607
	Change		-113	-128	124	-40	-34	-109	-116	16	43	74	9	22	2	62
	% Change		-3.0%	-3.5%	3.5%	-1.1%	-0.9%	-3.0%	-3.3%	0.5%	1.3%	2.2%	0.3%	0.6%	0.1%	1.7%
	Total: 9-12	4,559	4,528	4,608	4,815	4,822	4,793	4,616	4,490	4,380	4,297	4,279	4,310	4,319	4,388	4,447
	Change		-31	80	207	7	-29	-177	-126	-110	-83	-18	31	9	69	59
	% Change		-0.7%	1.8%	4.5%	0.1%	-0.6%	-3.7%	-2.7%	-2.4%	-1.9%	-0.4%	0.7%	0.2%	1.6%	1.3%
	Forecasts developed August 2024															
Comment	Green cells (2023-2024 and earlier) are historical data Blue cells (2024-2025 and later) are forecasted years															
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	Note: (Consol	ote: (Consolidated with Florence 4 Schools in 2022)														



Questions?





Project Objectives

Our firm is tasked to:

A. *Develop* population forecasts by school attendance area by grade through 2035.

B. *Develop* enrollment forecasts for 2024-25 to 2033-34 inclusive, by grade level for each elementary, middle school and high school attendance area.

C. <u>*Analyze*</u> current and future demographic dynamics of the district and attendance areas.

D. <u>*Develop*</u> a written report that summarizes demographic study findings.





Data Collected from multiple sources including:

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• School District – Official enrollment counts by school by grade, along with enrollment databases by address



• Florence County– Local area maps and data including plat (housing) data.



• U.S. Census Bureau – 2020 Population





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			2020-2025		2025-2030		2030-2035	2020-2035
	2020	2025	Change	2030	Change	2035	Change	Change
Briggs	7,390	7,520	1.8%	7,940	5.6%	8,240	3.8%	11.5%
Brockington	6,480	6,160	-4.9%	5,800	-5.8%	5,440	-6.2%	-16.0%
Carver	8,990	9,640	7.2%	10,550	9.4%	11,380	7.9%	26.6%
Delmae Heights	12,890	13,900	7.8%	14,830	6.7%	15,660	5.6%	21.5%
Dewey L. Carter	7,580	7,250	-4.4%	7,270	0.3%	7,390	1.7%	-2.5%
Greenwood	10,170	10,370	2.0%	10,790	4.1%	11,180	3.6%	9.9%
Henry Timrod	7,320	7,250	-1.0%	7,770	7.2%	8,570	10.3%	17.1%
Lucy T. Davis	8,340	9,880	18.5%	11,970	21.2%	13,470	12.5%	61.5%
McLaurin/Lester	11,320	11,430	1.0%	11,530	0.9%	11,520	-0.1%	1.8%
North Vista	4,000	3,590	-10.3%	3,100	-13.6%	2,690	-13.2%	-32.8%
Royall	6,040	5 <i>,</i> 850	-3.1%	5,590	-4.4%	5,360	-4.1%	-11.3%
Savannah Grove	8,530	8,810	3.3%	9,370	6.4%	9,980	6.5%	17.0%
Wallace-Gregg	7,370	7,360	-0.1%	7,420	0.8%	7,390	-0.4%	0.3%
DISTRICT TOTAL	106,420	109,010	2.4%	113,930	4.5%	118,270	3.8%	11.1%

Table 1a: Forecasted Elementary Area Population Change, 2020 to 2035





		•••					-8-,	0 2000
			2020-2025		2025-2030		2030-2035	2020-2035
	2020	2025	Change	2030	Change	2035	Change	Change
Moore MS	31,646	34,775	9.9%	38,626	11.1%	41,707	8.0%	31.8%
Sneed MS	25,200	25,260	0.2%	25,800	2.1%	26,300	1.9%	4.4%
Southside MS	30,690	30,590	-0.3%	31,040	1.5%	31,450	1.3%	2.5%
Williams MS	18,884	18,385	-2.6%	18,464	0.4%	18,813	1.9%	-0.4%
DISTRICT TOTAL	106,420	109,010	2.4%	113,930	4.5%	118,270	3.8%	11.1%

Table 1b: Forecasted Middle School Area Population Change, 2020 to 2035

Note: Brockington ES area is divided among four MS zones according to 2023-24 enrollment apportionment.





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			2020-2025		2025-2030		2030-2035	2020-2035
	2020	2025	Change	2030	Change	2035	Change	Change
South Florence HS	39,889	39,786	-0.3%	40,427	1.6%	41,034	1.5%	2.9%
West Florence HS	43,846	46,879	6.9%	50,860	8.5%	54,081	6.3%	23.3%
Wilson HS	22,686	22,345	-1.5%	22,643	1.3%	23,156	2.3%	2.1%
DISTRICT TOTAL	106,420	109,010	2.4%	113,930	4.5%	118,270	3.8%	11.1%

Table 1c: Forecasted High School Area Population Change, 2020 to 2035

Note: Brockington ES area is divided among three HS zones according to 2023-24 enrollment apportionment.





Table 2: Household Characteristics by Elementary Area, 2020 Census

	HH w/ Pop	% HH w/ Pop	Total	Household	Persons Per
	Under 18	Under 18	Households	Population	Household
Briggs	842	26.4%	3,185	7,171	2.25
Brockington	749	29.9%	2,503	6,424	2.57
Carver	1,151	33.4%	3,450	9,007	2.61
Delmae Heights	1,583	28.1%	5,639	12,691	2.25
Dewey L. Carter	857	30.4%	2,816	7,135	2.53
Greenwood	1,414	35.4%	3,996	10,011	2.51
Henry Timrod	884	30.5%	2,902	7,219	2.49
Lucy T. Davis	1,056	33.5%	3,154	7,855	2.49
McLaurin/Lester	1,353	28.4%	4,761	11,057	2.32
North Vista	486	30.0%	1,618	3,983	2.46
Royall	841	31.8%	2,647	6,006	2.27
Savannah Grove	1,160	34.9%	3,320	8,504	2.56
Wallace-Gregg	693	29.7%	2,338	6,048	2.59
DISTRICT TOTAL	13,069	30.9%	42,329	103,110	2.44





Table 3: Householder C	haracteristics b	y Elementary Are	a, 2020 Census
	Percentage of Householders aged 35-54	Percentage of Householders aged 65+	Percentage of Householders Who Own Homes
Briggs	32.2%	29.2%	61.6%
Brockington	32.1%	32.6%	71.1%
Carver	37.8%	28.2%	73.9%
Delmae Heights	33.6%	29.2%	54.2%
Dewey L. Carter	33.5%	31.4%	72.6%
Greenwood	36.9%	26.9%	65.8%
Henry Timrod	31.0%	33.3%	69.3%
Lucy T. Davis	37.8%	26.0%	69.4%
McLaurin/Lester	32.3%	29.8%	58.2%
North Vista	30.2%	37.1%	53.2%
Royall	38.0%	26.2%	49.1%
Savannah Grove	37.2%	28.5%	79.7%
Wallace-Gregg	32.8%	30.0%	68.2%
DISTRICT TOTAL	34.4%	29.5%	64.7%

Table 2. Householden Characteristics h -- **F**1.





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Table 4: Percentage of Households that are Single Person Households and Single Person Households that are over age 65 by Elementary Area, 2020 Census

	Percentage of Single Person	Percentage of Single Person
	Households	Households and are 65+
Briggs	36.3%	15.1%
Brockington	27.7%	12.3%
Carver	23.9%	10.2%
Delmae Heights	34.7%	14.5%
Dewey L. Carter	26.6%	11.3%
Greenwood	27.5%	11.2%
Henry Timrod	27.5%	12.5%
Lucy T. Davis	26.7%	9.6%
McLaurin/Lester	33.5%	13.6%
North Vista	31.0%	16.0%
Royall	32.5%	12.3%
Savannah Grove	24.1%	10.0%
Wallace-Gregg	27.9%	10.2%
DISTRICT TOTAL	29.6%	12.3%



Table 5: Elementary Enrollment (K-5), 2023, 2028, 2033

	2023	2028	2023-2028	2033	2028-2033	2023-2033
	2023	2028	Change	2033	Change	Change
Briggs	467	561	20.1%	610	8.7%	30.6%
Brockington	291	282	-3.1%	238	-15.6%	-18.2%
Carver	589	613	4.1%	727	18.6%	23.4%
Delmae Heights	1,004	1,132	12.7%	1,214	7.2%	20.9%
Dewey L. Carter	584	568	-2.7%	557	-1.9%	-4.6%
Greenwood	541	505	-6.7%	592	17.2%	9.4%
Henry Timrod	416	456	9.6%	611	34.0%	46.9%
Lucy T. Davis	576	664	15.3%	862	29.8%	49.7%
McLaurin/Lester	780	788	1.0%	729	-7.5%	-6.5%
North Vista	433	297	-31.4%	252	-15.2%	-41.8%
Royall	488	502	2.9%	386	-23.1%	-20.9%
Savannah Grove	378	336	-11.1%	390	16.1%	3.2%
Wallace-Gregg	333	341	2.4%	330	-3.2%	-0.9%
DISTRICT TOTAL	6,880	7,045	2.4%	7,498	6.4%	9.0%





2010 Census	Under 1 year	1 year	2 years	3 years	4 years	5 years	6 years	7 years	8 years	9 years	10 years	11 years	12 years	13 years
Beavercreek City Schools Total	554	532	599	585	637	677	703	744	722	754	702	764	688	725
2021 Enrollment	625	565	601	575	549	638	609							
	112.8%	106.2%	100.3%	98.3%	86.2%	94.2%	86.6%							
2020 Enrollment	588	573	593	565	549	643	552	571						
	106.1%	107.7%	99.0%	96.6%	86.2%	95.0%	78.5%	76.7%						
2019 Enrollment	604	611	601	543	561	638	623	632	632					
	109.0%	114.8%	100.3%	92.8%	88.1%	94.2%	88.6%	84.9%	87.5%					
2018 Enrollment	595	604	620	533	563	637	601	628	640	669				
	107.40%	113.53%	103.51%	91.11%	88.38%	94.09%	85.49%	84.41%	88.64%	88.73%				
2017 Enrollment	580	600	626	539	561	621	605	607	638	592	548			
	104.69%	112.78%	104.51%	92.14%	88.07%	91.73%	86.06%	81.59%	88.37%	78.51%	78.06%			
2016 Enrollment	572	569	602	519	549	597	590	588	638	665	609	619		
	103.25%	106.95%	100.50%	88.72%	86.19%	88.18%	83.93%	79.03%	88.37%	88.20%	86.75%	81.02%		
2015 Enrollment	534	535	579	496	548	584	582	573	622	652	618	620	587	
	96.39%	100.56%	96.66%	84.79%	86.03%	86.26%	82.79%	77.02%	86.15%	86.47%	88.03%	81.15%	85.32%	
2014 Enrollment		486	578	518	557	582	584	571	629	638	635	637	600	599
		91.35%	96.49%	88.55%	87.44%	85.97%	83.07%	76.75%	87.12%	84.62%	90.46%	83.38%	87.21%	82.62%

Table 7: Comparison of District Enrollment by Grade with 2010 Census Counts by Age, 2014-2021





Live Attend Analysis



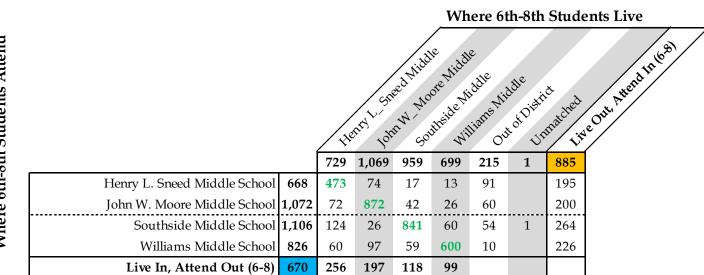


Live-Attend Analysis

		Where K-5th Students Live																
	Biegs Henenenen Detroe Leenenen Leenen Leenen Leenen Leenen Leenen Berger Leenenen Leenenen Leenen Berger B																	
	1	451	323	597	929	535	630	505	594	663	353	405	513	411	60	0	1,401	
Briggs Elementary School		365	4	8	9	2	11	7	2	30	3	13	4	9	3		105	
Brockington Elementary Magnet School		4	268	6	2	1			3		2	6	3		3		30	
Carver Elementary School	594	8	1	464	27	2	9	9	22	11	10	8	11	4	8		130	
Delmae Heights Elementary School	1,021	15	10	41	808	10	32	9	24	26	4	14	17	2	9		213	
Dewey L. Carter Elementary School	592	5	14	1	2	480	12	3	3	22	2	2	36	3	7		112	
Greenwood Elementary School	541	5		5	4	5	460	9	6	18		3	12	11	3		81	
Henry Timrod Elementary School	425	4	2	2	2	5	2	376	4	5	8		6	8	1		49	
Lucy T. Davis Elementary School	603	1	8	21	26	5	8	3	492	13	1	3	14		8		111	
McLaurin Elementary School	398	8	3	11	11	5	32	16	8	254	3	9	13	19	6		144	
Lester Elementary School	379	9	1	11	12	9	32	12	7	237	6	4	19	19	1		142	
North Vista Elementary School	429	11		5	3	4	7	33	5	15	307	2	16	19	2		122	
Royall Elementary School	499	16	9	17	20	6	20	13	13	24	5	337	4	9	6		162	
Savannah Grove Elementary	384		3	1	3	1	2		3	8	2	2	358		1		26	
Wallace Gregg Elementary School	336			4			3	15	2			2		308	2		28	
Live In, Attend Out (K-5)	1,395	86	55	133	121	55	170	129	102	172	46	68	155	103				





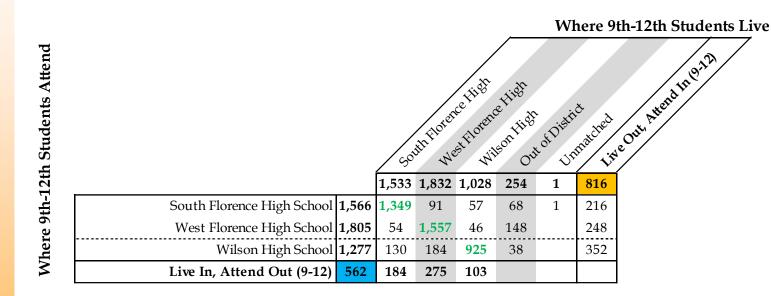


Where 6th-8th Students Attend





Live-Attend Analysis







Live-Attend Analysis

