

LEBANON COMMUNITY SCHOOL CORPORATION

January 13, 2025

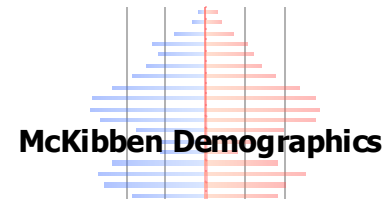
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McKibben Demographics

Opinions of Options A, B, and C

- It is correct for LCSC to shift student enrollment to one or more schools north of Perry-Worth. All three options appropriately address the need to redistrict now. Travel times to new elementary schools for addresses effected by the redistricting are consistent with neighboring districts, districts across Indiana, and schools across the country.
- Capacity exists at Central, Hattie B. Stokes, and Perry-Worth to absorb enrollment growth of current Perry-Worth attendance boundary over the next 10-year period.
- Future enrollment growth is likely to occur north, west, and and within the City of Lebanon. **Existing home sales increases are likely to occur first in the City of Lebanon due to the aging population.** Existing home sales tends to have an earlier and more dramatic effect on student enrollment than the construction and sales of new homes.
- Student enrollment growth in current new neighborhoods in Whitestown will eventually level and slow as students age out of elementary school and eventually graduate. Existing homes will cease to produce students as the empty nester population of Whitestown will grow over the next 10+ years.
- **It would be unwise to consider an additional elementary school in the southeast portion of the school district** due to current elementary schools' student capacity, and the eventual population growth balanced from north to south and east to west in the school district. A more suitable location for future schools would likely be north or northwest of Whitestown.
 - It is wise to increase capacity at Lebanon Middle School.

LEBANON COMMUNITY SCHOOL CORPORATION FORECAST ASSUMPTIONS

- a. The national, state or regional economy does not go into deep recession at anytime 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 risen from their historic lows and will not fluctuate more than two percentage points in the short term; the interest rate for a 30-year fixed home mortgage stays between 5.0% and 7.0% for the 10 years of the forecasts;
- c. The rate of mortgage approval stays at 2024 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 2015-2023 average of Boone County for any year in the forecasts;
- f. All currently planned, platted, approved, and permitted housing developments are built out and completed by 2033. All new housing units constructed are occupied by 2034. Speculative new home construction plans are not included;
- g. The average annual unemployment rates for Boone County and the Indianapolis 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 rate of students transferring out of the Lebanon Community School Corporation will remain at the AY2018 -19 to AY2023-24 average;
- j. The inflation rate for gasoline will stay below 5% per year for the 10 years of the forecasts;
- k. The state of Indiana does not change the current policy on open enrollment (unrestricted inter district transfers) or school vouchers anytime in the next 10 years;

LEBANON COMMUNITY SCHOOL CORPORATION FORECAST ASSUMPTIONS

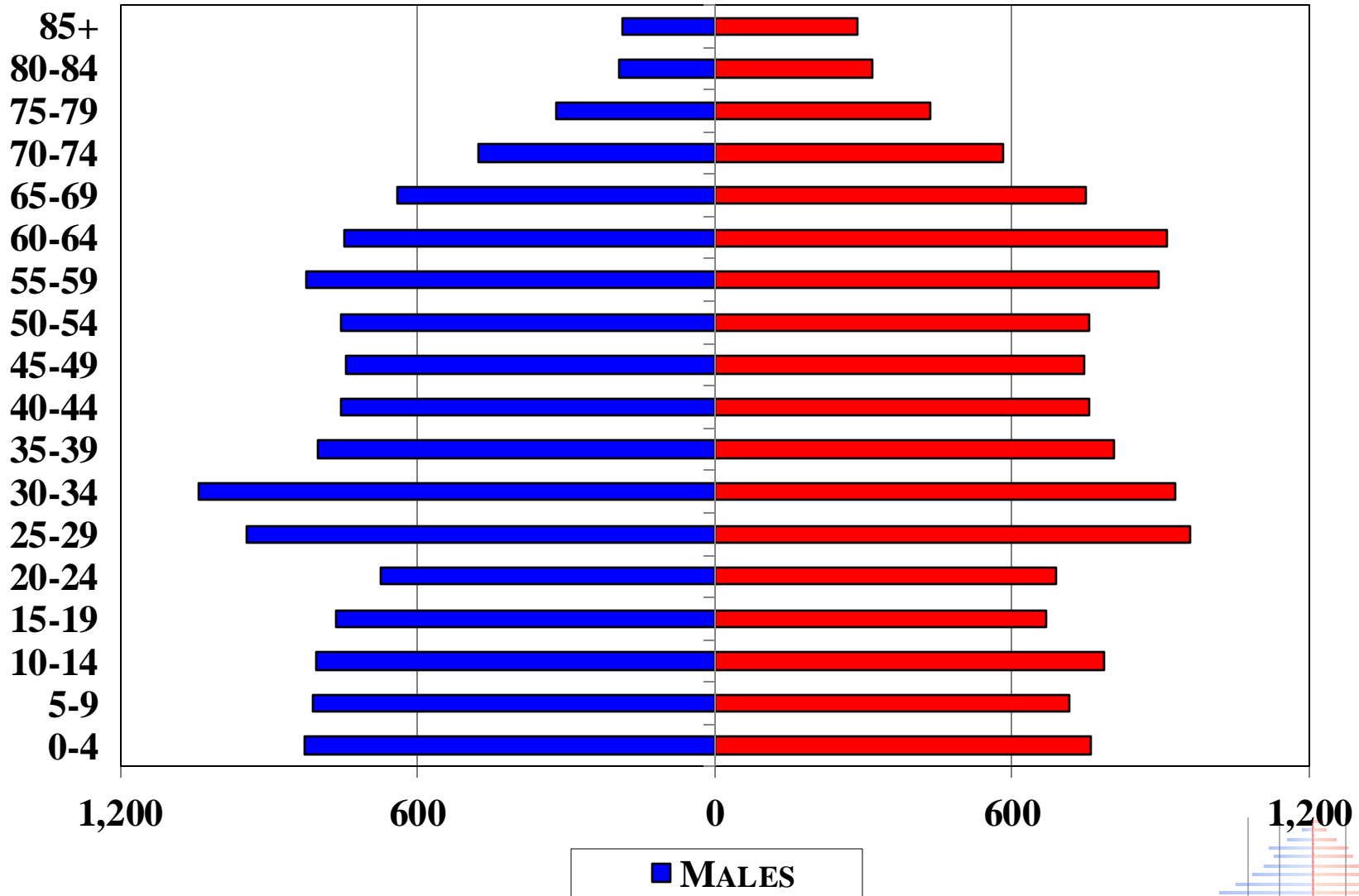
- l. There will be no building moratorium within the district;
- m. Businesses within the district and the Lebanon Community School Corporation area will remain viable, all current economic development projects come to fruition;
- n. There will be no new charter schools opened in the district anytime or expansion of existing charter schools over the next 10 years;
- 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 homes sold are those of homeowners over the age of 60;
- q. The district will have at least an average of 720 existing home sales per year for the next 10 years;
- r. The district will have at least an average of 310 new single-family housing units constructed per year over the next 10 years;
- s. The district will continue to average a net loss of -550 students annually from public-to-public transfers, charter schools, out of district virtual programs and private school vouchers;
- t. Private school and home school attendance rates will remain constant at AY2024 levels;
- u. The rate of foreclosures for commercial property remains at the 2015-2023 average for Boone County;
- v. The number of students engaging in virtual learning (both within and outside of the district) remains at the AY2024 level.

NOTE

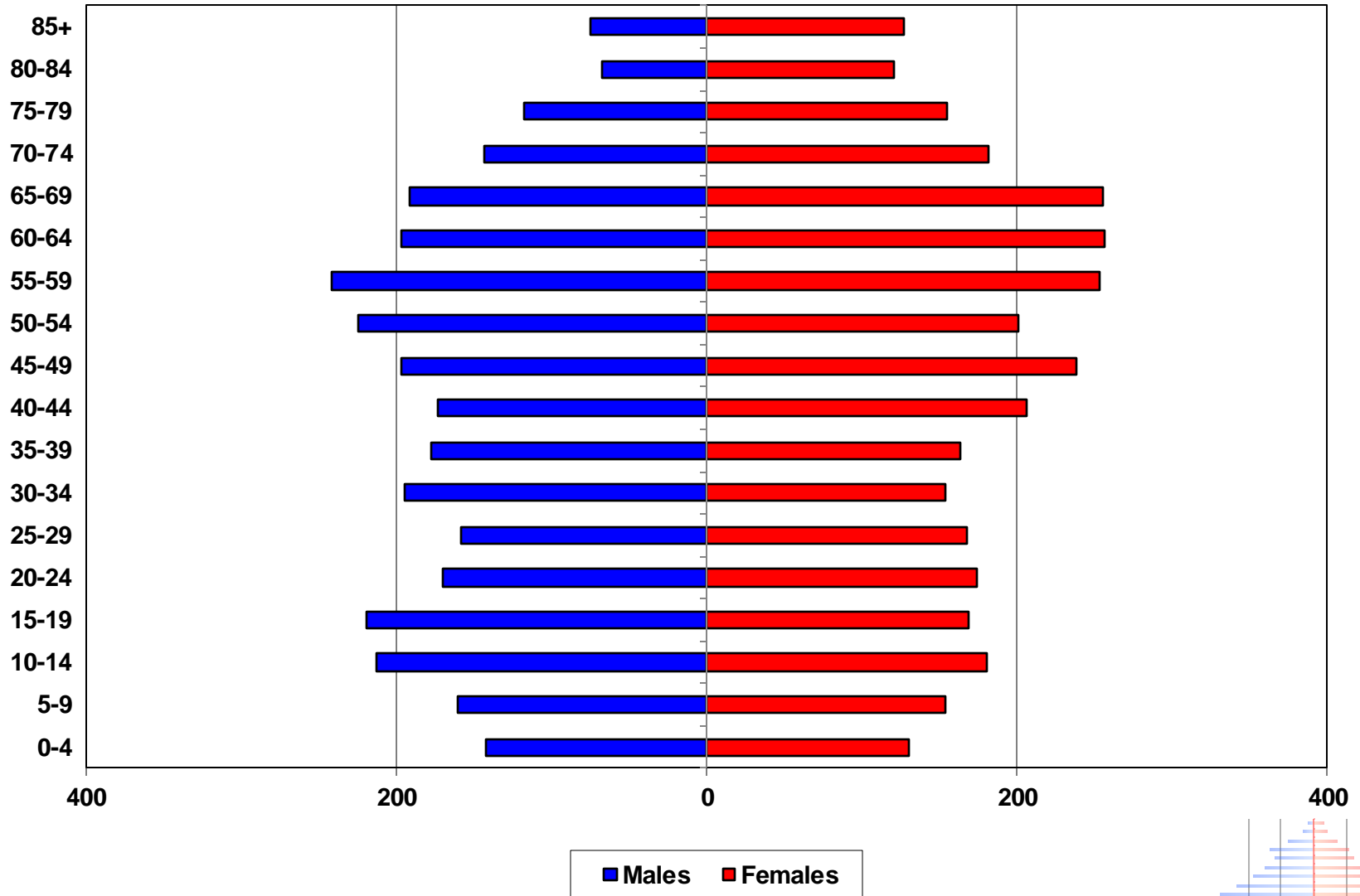
All of the following charts and information are based on the current (2024-25) elementary school attendance zones.

LEBANON COMMUNITY SCHOOL CORPORATION

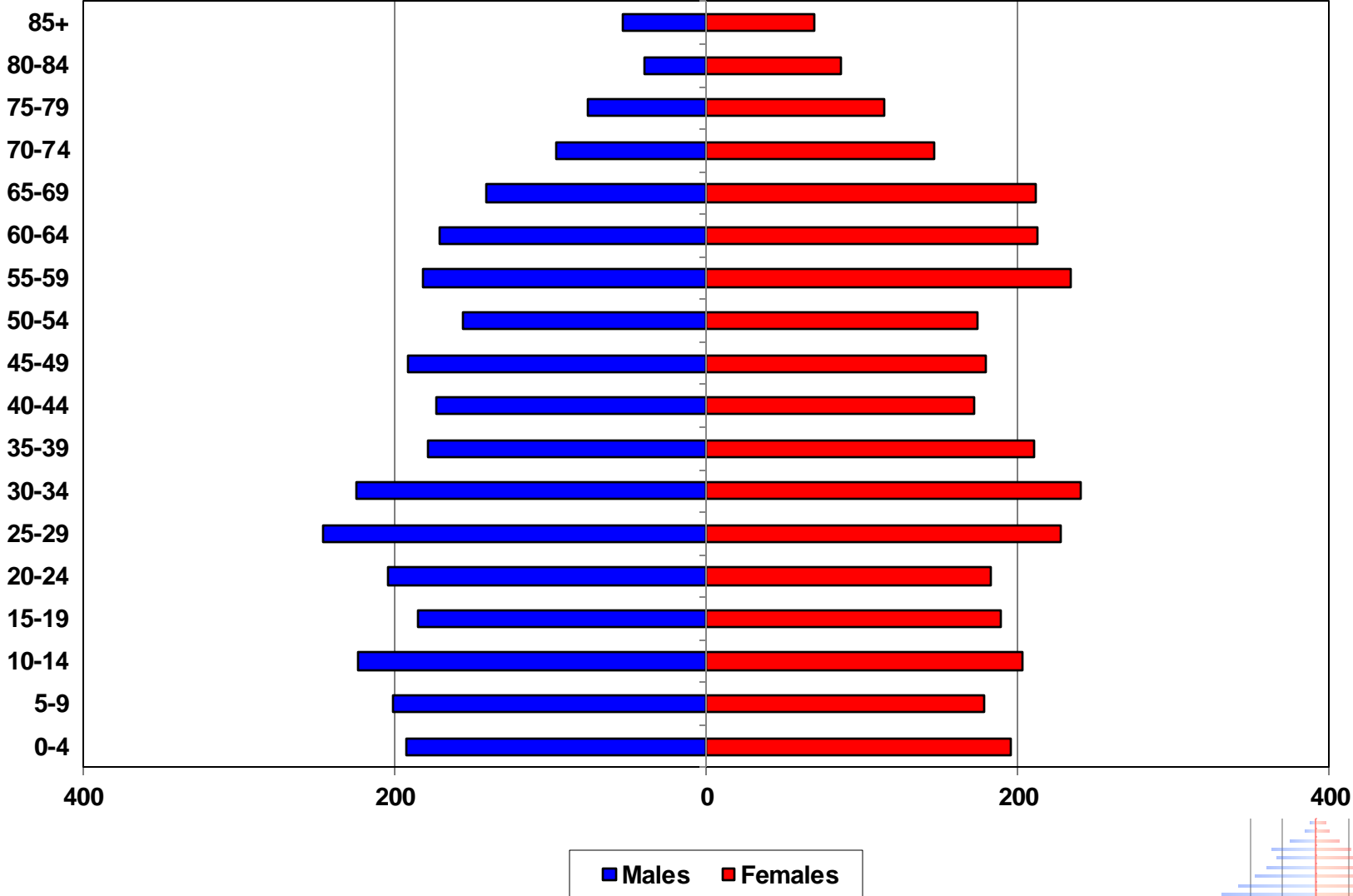
TOTAL POPULATION—2020 CENSUS



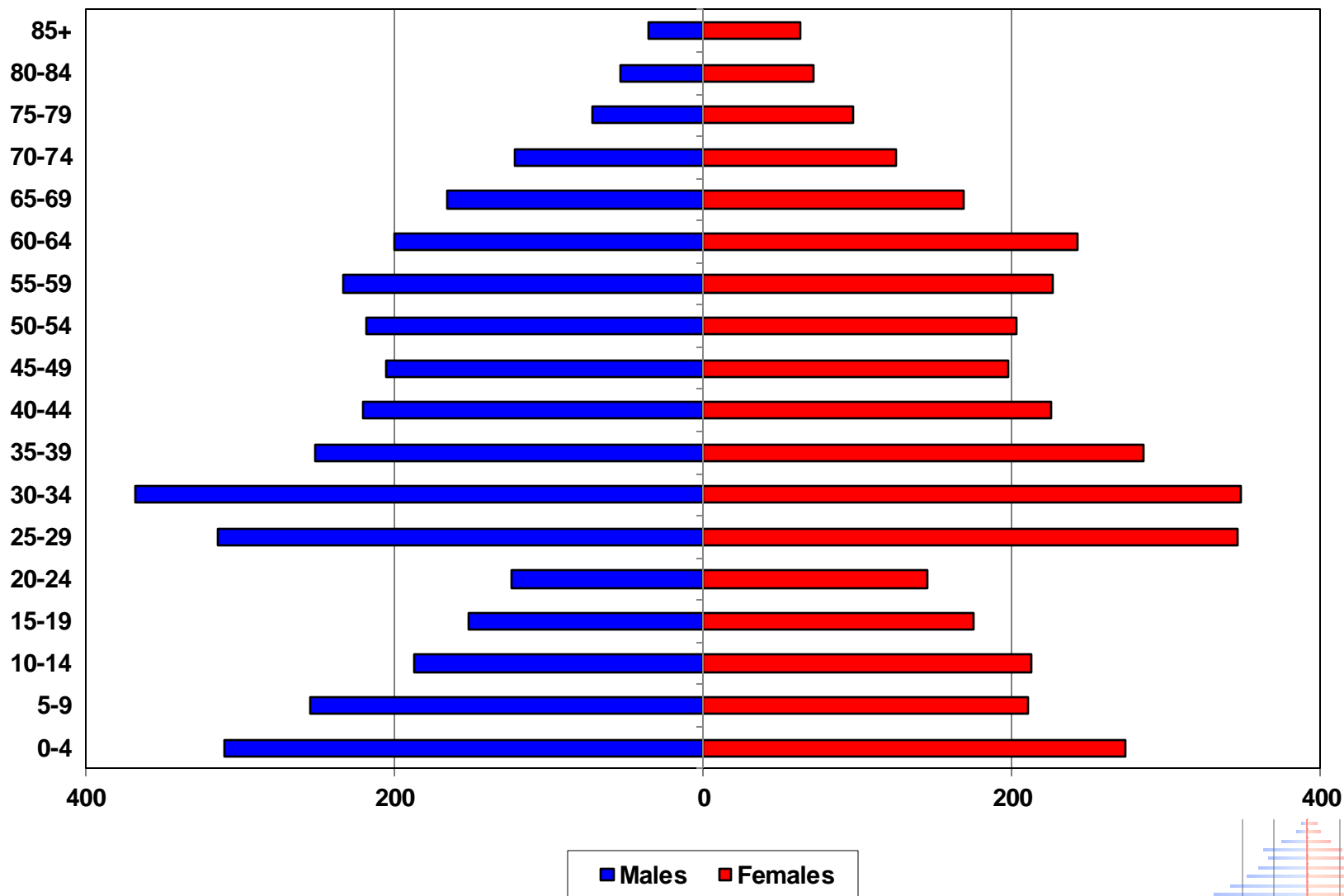
CENTRAL ELEMENTARY TOTAL POPULATION—2020 CENSUS



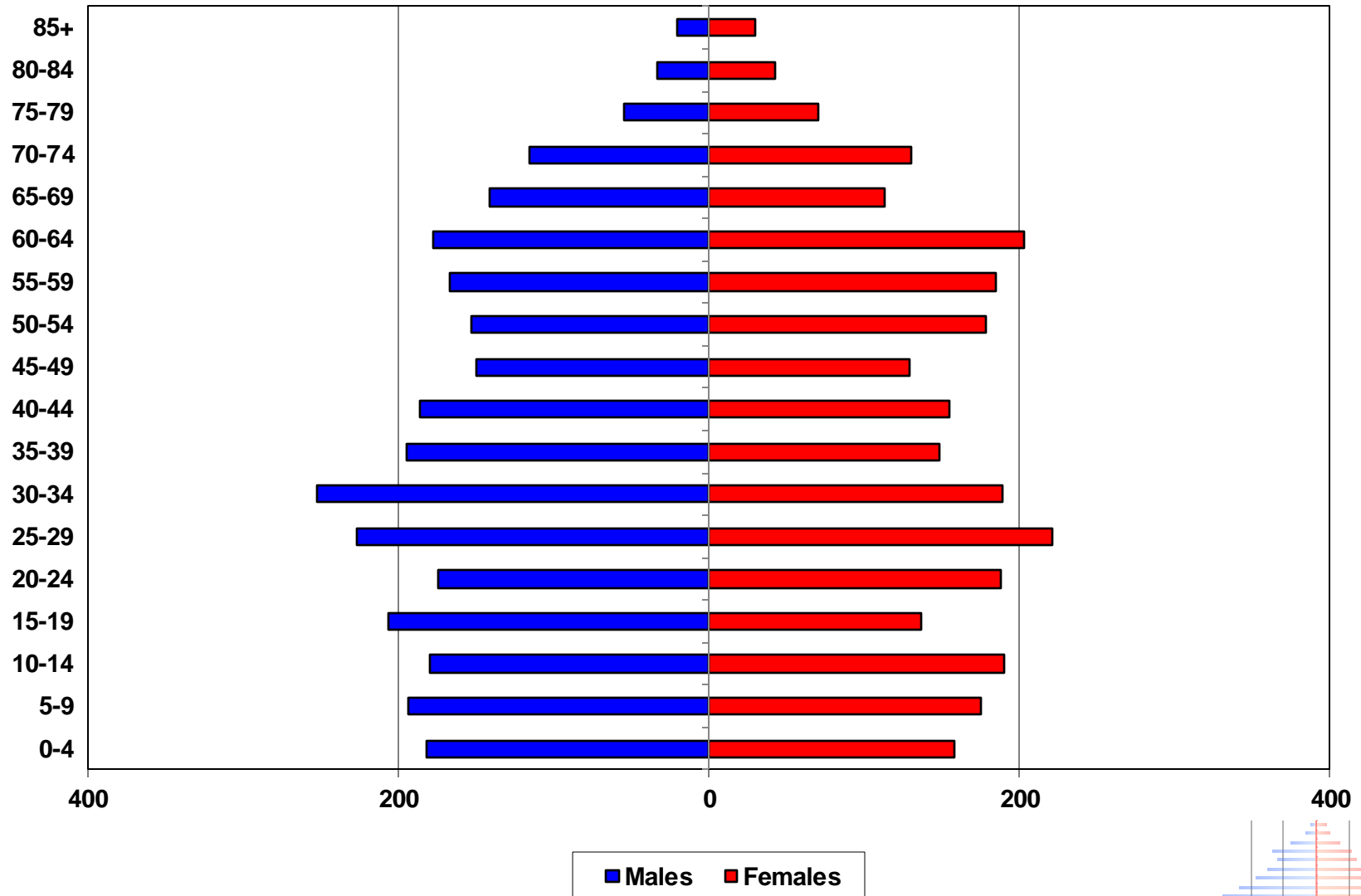
HARNEY ELEMENTARY TOTAL POPULATION—2020 CENSUS



PERRY-WORTH ELEMENTARY TOTAL POPULATION—2020 CENSUS



STOKES ELEMENTARY TOTAL POPULATION—2020 CENSUS



LEBANON COMMUNITY SCHOOL CORPORATION SUPPLEMENTAL TABLES

Table 1: Forecasted Elementary Area Population Change, 2020 to 2030

	2020	2025	2020-2025 Change	2030	2025-2030 Change	2020-2030 Change
Central	6,352	6,500	2.3%	6,650	2.3%	4.7%
Harney	6,167	6,460	4.8%	6,700	3.7%	8.6%
Perry-Worth	7,109	7,840	10.3%	8,530	8.8%	20.0%
Stokes	5,453	5,830	6.9%	6,130	5.1%	12.4%
District Total	25,081	26,630	6.2%	28,010	5.2%	11.7%

LEBANON COMMUNITY SCHOOL CORPORATION SUPPLEMENTAL TABLES

Table 3: Householder Characteristics by Elementary Area, 2020 Census

	Percentage of Householders aged 35-54	Percentage of Householders aged 65+	Percentage of Householders who own homes
Central	29.9%	31.6%	70.2%
Harney	32.7%	27.3%	68.0%
Perry-Worth	35.6%	20.1%	83.8%
Stokes	32.9%	23.9%	56.9%
District Total	32.8%	25.8%	70.4%

LEBANON COMMUNITY SCHOOL CORPORATION SUPPLEMENTAL TABLES

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 Households	Percentage of Single Person Households and are 65+
Central	34.2%	15.2%
Harney	29.7%	13.0%
Perry-Worth	20.0%	5.4%
Stokes	31.6%	11.0%
District Total	28.7%	11.1%

LEBANON COMMUNITY SCHOOL CORPORATION SUPPLEMENTAL TABLES

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

	Under 1 year	1 year	2 years	3 years	4 years	5 years	6 years	7 years	8 years	9 years	10 years
Central	70	52	52	49	50	57	72	59	65	62	87
Harney	76	75	70	76	92	71	82	80	73	74	88
Perry-Worth	128	141	96	114	106	101	82	97	89	97	82
Stokes	77	54	70	79	61	75	75	73	68	77	74
District Total	350	322	288	318	309	303	311	309	294	311	330

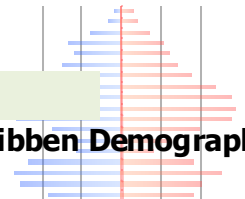
LEBANON COMMUNITY SCHOOL CORPORATION SUPPLEMENTAL TABLES

Table 7: Comparison of District Resident Enrollment by Grade with 2020 Census Counts by Age, 2020-24

2020 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
Lebanon Community School Corporation	350	322	288	318	309	303	311	309	294	311	330	322	333	309
2024 Enrollment		269 83.5%	265 92.0%	299 94.0%	288 93.2%	277 91.4%	280 90.0%	281 90.9%	298 101.4%	270 86.8%	279 84.5%	285 88.5%	262 78.7%	243 78.6%
2023 Enrollment			247 85.8%	289 90.9%	281 90.9%	271 89.4%	274 88.1%	270 87.4%	294 100.0%	265 85.2%	275 83.3%	286 88.8%	277 83.2%	255 82.5%
2022 Enrollment				268 84.3%	275 89.0%	266 87.8%	266 85.5%	257 83.2%	276 93.9%	257 82.6%	272 82.4%	278 86.3%	271 81.4%	268 86.7%
2021 Enrollment					246 79.6%	248 81.8%	248 79.7%	251 81.2%	267 90.8%	249 80.1%	266 80.6%	266 82.6%	273 82.0%	274 88.7%
2020 Enrollment						249 82.2%	253 81.4%	247 79.9%	263 89.5%	237 76.2%	265 80.3%	267 82.9%	258 77.5%	259 83.8%

LEBANON COMMUNITY SCHOOL CORPORATION POPULATION FORECAST

	2020	2025	2030	2035
0-4	1,587	1,940	1,820	1,870
5-9	1,528	1,710	2,110	2,020
10-14	1,590	1,630	1,780	2,200
15-19	1,434	1,310	1,370	1,550
20-24	1,366	1,100	1,020	1,030
25-29	1,907	1,740	1,480	1,400
30-34	1,972	2,190	2,020	1,840
35-39	1,611	2,230	2,440	2,270
40-44	1,511	1,610	2,220	2,420
45-49	1,489	1,480	1,590	2,180
50-54	1,509	1,480	1,470	1,570
55-59	1,723	1,480	1,430	1,450
60-64	1,662	1,660	1,400	1,380
65-69	1,389	1,530	1,530	1,220
70-74	1,059	1,250	1,430	1,320
75-79	757	1,020	1,190	1,370
80-84	514	720	990	1,170
85+	473	550	720	930
Total	25,081	26,630	28,010	29,190
Median Age	38.6	38.8	39.9	40.9
Births	1,550	1,530	1,480	
Deaths	860	1,010	1,200	
Natural Increase	690	520	280	
Net Migration	890	880	850	
Change	1,580	1,400	1,130	



LEBANON COMMUNITY SCHOOL CORPORATION TOTAL ENROLLMENT

	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	2034-35
K	246	268	247	269	297	293	294	295	300	306	310	315	320	317
1	248	275	289	265	293	314	309	309	312	316	322	325	330	334
2	248	266	281	299	271	300	323	317	316	317	320	325	328	333
3	251	266	271	288	305	275	307	329	321	319	323	326	331	332
4	267	257	274	277	290	308	276	308	328	319	320	324	327	330
5	249	276	270	280	284	298	316	282	314	333	322	322	326	329
Total K-5	1509	1608	1632	1678	1740	1788	1825	1840	1891	1910	1917	1937	1962	1975
6	266	257	294	281	291	295	308	327	292	325	343	335	333	337
7	266	272	265	298	285	295	298	313	332	296	330	348	340	338
8	273	278	275	270	299	286	296	299	315	334	299	333	351	343
Total 6-8	805	807	834	849	875	876	902	939	939	955	972	1016	1024	1018
9	274	271	286	279	274	300	287	297	300	317	336	302	336	355
10	237	268	277	285	278	273	299	286	296	299	315	334	300	334
11	275	235	255	262	279	272	268	293	280	290	293	309	327	294
12	226	262	220	243	252	268	261	257	281	269	278	281	297	314
Total 9-12	1012	1036	1038	1069	1083	1113	1115	1133	1157	1175	1222	1226	1260	1297
Total K-12	3326	3451	3504	3596	3698	3777	3842	3912	3987	4040	4111	4179	4246	4290
Total K-12	3326	3451	3504	3596	3698	3777	3842	3912	3987	4040	4111	4179	4246	4290
Change		125	53	92	102	79	65	70	75	53	71	68	67	44
%-Change		3.8%	1.5%	2.6%	2.8%	2.1%	1.7%	1.8%	1.9%	1.3%	1.8%	1.7%	1.6%	1.0%
Total K-5	1509	1608	1632	1678	1740	1788	1825	1840	1891	1910	1917	1937	1962	1975
Change		99	24	46	62	48	37	15	51	19	7	20	25	13
%-Change		6.6%	1.5%	2.8%	3.7%	2.8%	2.1%	0.8%	2.8%	1.0%	0.4%	1.0%	1.3%	0.7%
Total 6-8	805	807	834	849	875	876	902	939	939	955	972	1016	1024	1018
Change		2	27	15	26	1	26	37	0	16	17	44	8	-6
%-Change		0.2%	3.3%	1.8%	3.1%	0.1%	3.0%	4.1%	0.0%	1.7%	1.8%	4.5%	0.8%	-0.6%
Total 9-12	1012	1036	1038	1069	1083	1113	1115	1133	1157	1175	1222	1226	1260	1297
Change		24	2	31	14	30	2	18	24	18	47	4	34	37
%-Change		2.4%	0.2%	3.0%	1.3%	2.8%	0.2%	1.6%	2.1%	1.6%	4.0%	0.3%	2.8%	2.9%

LEBANON COMMUNITY SCHOOL CORPORATION SUPPLEMENTAL TABLES

Table 2: Household Characteristics by Elementary Area, 2020 Census

	HH w/ Pop Under 18	% HH w/ Pop Under 18	Total Households	Household Population	Persons Per Household
Central	669	23.6%	2,831	6,265	2.21
Harney	766	29.9%	2,564	6,048	2.36
Perry-Worth	934	34.0%	2,747	7,058	2.57
Stokes	691	31.2%	2,215	5,280	2.38
District Total	3,060	29.5%	10,357	24,651	2.38

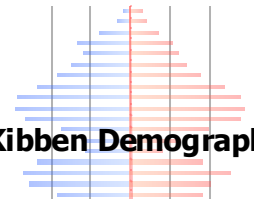
LEBANON COMMUNITY SCHOOL CORPORATION SUPPLEMENTAL TABLES

Table 5: Elementary Enrollment (K-5), 2024, 2029, 2034

	2024	2029	2024-2029 Change	2034	2029-2034 Change	2024-2034 Change
Central	312	315	1.0%	322	2.2%	3.2%
Harney	445	436	-2.0%	475	8.9%	6.7%
Perry-Worth	601	836	39.1%	853	2.0%	41.9%
Stokes	320	304	-5.0%	325	6.9%	1.6%
District Total	1,678	1,891	12.7%	1,975	4.4%	17.7%

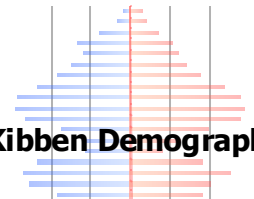
CENTRAL ELEMENTARY TOTAL ENROLLMENT

	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	2034- 35
K	50	48	43	52	59	54	53	52	52	53	53	55	56	54
1	53	54	47	47	53	58	53	52	51	51	52	52	54	55
2	63	61	43	50	46	52	59	54	53	52	52	53	53	55
3	55	64	61	45	49	45	51	58	53	52	53	53	54	54
4	56	56	57	57	45	49	45	50	57	52	51	52	52	53
5	62	55	50	61	56	44	48	44	49	56	51	50	51	51
Total K-5	339	338	301	312	308	302	309	310	315	316	312	315	320	322
Total K-5	339	338	301	312	308	302	309	310	315	316	312	315	320	322
Change		-1	-37	11	-4	-6	7	1	5	1	-4	3	5	2
%-Change		-0.3%	-11%	3.7%	-1.3%	-1.9%	2.3%	0.3%	1.6%	0.3%	-1.3%	1.0%	1.6%	0.6%



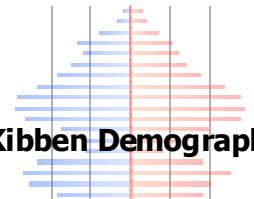
HARNEY ELEMENTARY TOTAL ENROLLMENT

	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	2034- 35
K	50	82	72	67	72	73	72	73	74	76	78	79	81	80
1	64	85	89	74	74	77	77	76	77	78	80	81	82	84
2	66	64	83	87	72	71	75	75	74	75	76	78	79	80
3	72	72	60	83	86	71	70	74	74	73	76	77	79	80
4	81	71	73	65	80	83	68	67	71	71	71	74	75	77
5	71	82	66	69	64	79	82	67	66	70	70	70	73	74
Total K-5	435	456	443	445	448	454	444	432	436	443	451	459	469	475
Total K-5	435	456	443	445	448	454	444	432	436	443	451	459	469	475
Change		21	-13	2	3	6	-10	-12	4	7	8	8	10	6
%-Change		4.8%	-2.9%	0.5%	0.7%	1.3%	-2.2%	-2.7%	0.9%	1.6%	1.8%	1.8%	2.2%	1.3%



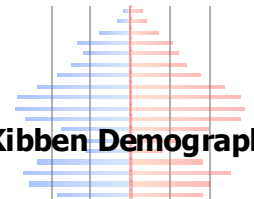
PERRY-WORTH ELEMENTARY TOTAL ENROLLMENT

	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	2034- 35
K	50	71	80	112	115	118	121	122	125	127	129	130	131	129
1	71	81	89	89	123	125	128	131	133	136	138	140	141	142
2	64	71	95	107	97	133	134	136	138	138	140	141	143	144
3	67	68	85	104	116	104	141	141	141	142	141	143	144	144
4	60	77	81	94	111	123	109	147	145	144	145	144	146	145
5	50	62	96	95	102	120	132	116	154	151	148	148	147	149
Total K-5	377	430	526	601	664	723	765	793	836	838	841	846	852	853
Total K-5	377	430	526	601	664	723	765	793	836	838	841	846	852	853
Change		53	96	75	63	59	42	28	43	2	3	5	6	1
%-Change		14.1%	22.3%	14.3%	10.5%	8.9%	5.8%	3.7%	5.4%	0.2%	0.4%	0.6%	0.7%	0.1%



STOKES ELEMENTARY TOTAL ENROLLMENT

	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	2034- 35
K	50	67	52	38	51	48	48	48	49	50	50	51	52	54
1	60	55	64	55	43	54	51	50	51	51	52	52	53	53
2	55	70	60	55	56	44	55	52	51	52	52	53	53	54
3	57	62	65	56	54	55	45	56	53	52	53	53	54	54
4	70	53	63	61	54	53	54	44	55	52	53	54	54	55
5	66	77	58	55	62	55	54	55	45	56	53	54	55	55
Total K-5	358	384	362	320	320	309	307	305	304	313	313	317	321	325
Total K-5	358	384	362	320	320	309	307	305	304	313	313	317	321	325
Change		26	-22	-42	0	-11	-2	-2	-1	9	0	4	4	4
%-Change		7.3%	-5.7%	-12%	0.0%	-3.4%	-0.6%	-0.7%	-0.3%	3.0%	0.0%	1.3%	1.3%	1.2%



LEBANON MIDDLE SCHOOL TOTAL ENROLLMENT

	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	2034-35
6	266	257	294	281	291	295	308	327	292	325	343	335	333	337
7	266	272	265	298	285	295	298	313	332	296	330	348	340	338
8	273	278	275	270	299	286	296	299	315	334	299	333	351	343
Total 6-8	805	807	834	849	875	876	902	939	939	955	972	1016	1024	1018
Total 6-8	805	807	834	849	875	876	902	939	939	955	972	1016	1024	1018
Change		2	27	15	26	1	26	37	0	16	17	44	8	-6
%-Change		0.2%	3.3%	1.8%	3.1%	0.1%	3.0%	4.1%	0.0%	1.7%	1.8%	4.5%	0.8%	-0.6%

LEBANON HIGH SCHOOL TOTAL ENROLLMENT

	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	2034- 35
9	274	271	286	279	274	300	287	297	300	317	336	302	336	355
10	237	268	277	285	278	273	299	286	296	299	315	334	300	334
11	275	235	255	262	279	272	268	293	280	290	293	309	327	294
12	226	262	220	243	252	268	261	257	281	269	278	281	297	314
Total 9-12	1012	1036	1038	1069	1083	1113	1115	1133	1157	1175	1222	1226	1260	1297
Total 9-12	1012	1036	1038	1069	1083	1113	1115	1133	1157	1175	1222	1226	1260	1297
Change		24	2	31	14	30	2	18	24	18	47	4	34	37
%-Change		2.4%	0.2%	3.0%	1.3%	2.8%	0.2%	1.6%	2.1%	1.6%	4.0%	0.3%	2.8%	2.9%

Capacity by 2025-26

Elementary Enrollment Forecast by 2034 = 1975

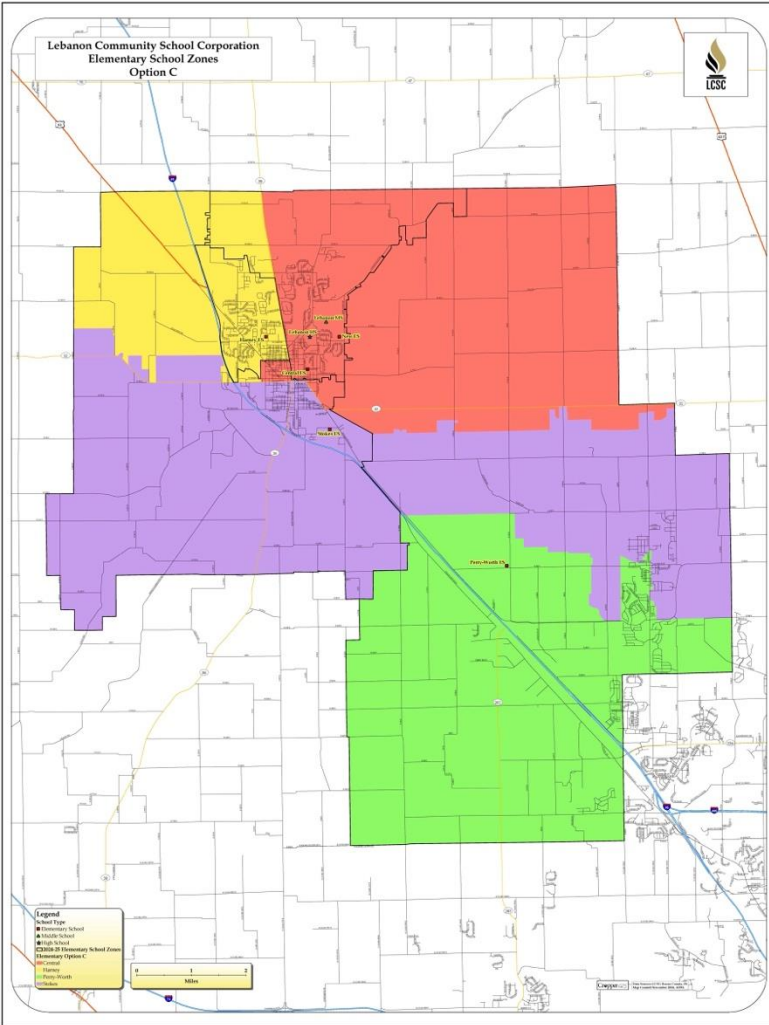
Elementary Capacity by 2025-26 = +2475

Middle School Enrollment Forecast by 2034 = 1018

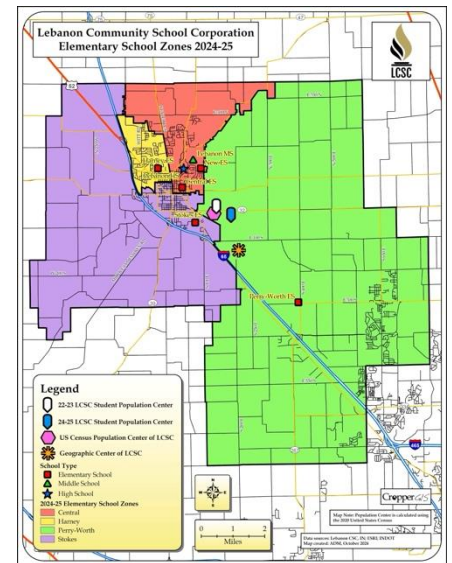
Middle School Capacity by 2027-28 = +1200

High School Enrollment Forecast by 2034 = 1297

High School Capacity = approx. 1500



Recommendation: Option C Attendance Boundaries



Within 10%
Between 10-15%
Over/Under 15%

Current Enrollment / Utilization As of October 1, 2024

2024-25 Enrollment and Utilization										
School Name	Capacity	KF	1	2	3	4	5	Total Enrollment	Utilization	Trend
Central Elementary	400	51	47	50	45	57	60	310	77.5%	▼
Harney Elementary	500	66	74	84	84	65	70	443	88.6%	▬
Hattie B. Stokes Elementary	575	38	54	54	56	62	55	319	55.5%	▼
Perry-Worth Elementary	600	112	87	102	103	92	90	586	97.7%	▲
Total	2075	267	262	290	288	276	275	1658	79.90%	▼

School Name	2024-25 Enrolled Race/Ethnicity				2024-25 Enrolled Free and Reduced Meals		
	Black/African American	White	Hispanic	Other	Free	Reduced	Paid
Central Elementary	1%	92%	3%	4%	32%	2%	66%
Harney Elementary	2%	86%	7%	5%	55%	5%	40%
Hattie B. Stokes Elementary	9%	79%	8%	4%	71%	4%	25%
Perry-Worth Elementary	24%	55%	13%	9%	42%	3%	54%
Total	11%	75%	9%	6%	49%	3%	47%

Within 10%
Between 10-15%
Over/Under 15%

Option C Enrollment / Utilization

Option C Estimated Enrollment										
School Name	Option Capacity	KF	1	2	3	4	5	Total Enrollment	Utilization	Trend
Central Elementary	600	47	57	72	66	70	74	386	64.3%	▼
Harney Elementary	600	75	79	85	82	71	71	463	77.2%	▲
Hattie B. Stokes Elementary	575	63	56	64	65	68	63	379	65.9%	▼
Perry-Worth Elementary	600	82	70	69	75	67	67	430	71.7%	▲
Total	2375	267	262	290	288	276	275	1658	69.81%	▼

Free and Reduced Meals Option C			
School Name	Free	Reduced	Paid
Central Elementary	37%	2%	61%
Harney Elementary	54%	5%	41%
Hattie B. Stokes Elementary	64%	5%	31%
Perry-Worth Elementary	42%	2%	56%
Total	49%	3%	47%

Students Impacted

Student Impact Estimates		
Option	Total K-5th Live-In Students Impacted	Percent K-5th Live-In Students Impacted
Option A	241	14.9%
Option B	436	27.0%
Option C	237	14.7%

ES Zone 2024-25	ES Option C	Total 2024-25 K-5th Live-In Students
Central	Central	294
Central	Harney	14
Harney	Harney	435
Perry-Worth	Central	24
Perry-Worth	Perry-Worth	425
Perry-Worth	Stokes	144
Stokes	Central	53
Stokes	Harney	2
Stokes	Stokes	225

Tan rows depict where students are moved, along with the number. The sum of the tan colored rows equals the total estimated number of students impacted.