



Demographic Study

for the

**Ramapo Indian Hills
Regional High School District**

March 2024

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Executive Summary

Statistical Forecasting LLC (“Statistical Forecasting”) completed a demographic study for the Ramapo Indian Hills Regional High School District (“Ramapo Indian Hills Regional”), projecting grade-by-grade enrollments from 2024-25 through 2028-29, a five-year period. In addition, the following tasks were completed:

- analyzed community population trends, age structure, and demographic characteristics,
- examined historical enrollment trends districtwide and by school,
- analyzed historical enrollment trends of the feeder K-8 school districts,
- researched new housing starts and analyzed their impact on the school district,
- compared building capacities to current and projected enrollments, and
- geocoded, or electronically “pin-mapped,” student addresses from the 2018-19 and 2023-24 school years to show the relative concentrations of where students live.

Community Overviews

Ramapo Indian Hills Regional receives students from Franklin Lakes Borough (“Franklin Lakes”), Oakland Borough (“Oakland”), and Wyckoff Township (“Wyckoff”) for grades 9-12.

Census and American Community Survey (“ACS”) data were analyzed for each of the communities, including:

- Historical and projected populations
- Racial composition
- Age distribution
- Nativity
- Educational attainment
- Income
- Housing occupancy and housing types.

When comparing the data of the communities, the following represents some of the highlights:

- The aggregated population of the three communities in 2020 is 40,412. Wyckoff has the largest population (16,585).
- Whites are the largest race in each municipality. While Hispanics are the second-largest race in Oakland and Wyckoff, Asians are the second-largest race in Franklin Lakes.
- Franklin Lakes has the highest median age (46.3 years) of the three communities. Each community’s median age is greater than the median age in New Jersey (39.9 years).

- The foreign-born percentages are low in each community and range from 9.9% in Wyckoff to 17.7% in Franklin Lakes, which are lower than New Jersey's foreign-born resident percentage (23.5%).
- The percentage of persons with a bachelor's degree or higher ranges from 54.2% in Oakland to 77.3% in Franklin Lakes, which are higher than that of New Jersey (43.5%).
- Franklin Lakes has the highest median household income (\$204,917) while Oakland has the lowest (\$162,848). However, each community's median household income is significantly higher than that of New Jersey (\$96,346).
- Franklin Lakes has the highest percentage (12.5%) of renter-occupied units while Wyckoff has the lowest (7.7%), which are much lower than that of New Jersey (38.7%).
- The percentage of one-unit homes, either detached or attached, is very similar in each community, ranging from 92%-96%.
- Franklin Lakes has the highest median value of an owner-occupied unit (\$1,135,700) while Oakland has the lowest (\$535,900), which are much greater than that of New Jersey (\$428,900).

Historical Enrollment Trends

Historical enrollments (9-12) were analyzed from 2014-15 through 2023-24, a ten-year period. Enrollments were fairly stable through 2018-19 before declining in each of the last five years. In 2023-24, enrollment is 1,890.5, which is a decline of 422.5 students (-18.3%) from the 2014-15 enrollment of 2,313.

In Indian Hills High School, enrollments have sharply declined over the last decade. In 2023-24, enrollment is 698.5, which is a decline of 526.5 students (-43.0%) from the 2014-15 enrollment of 1,225.

In Ramapo High School, enrollments generally increased through 2020-21 before reversing trend. Enrollments have declined in each of the last three years. In 2023-24, enrollment is 1,192, which is a gain of 104 students (+9.6%) from the 2014-15 enrollment of 1,088.

PK-8 Feeder Districts

PK-8 enrollments were analyzed from 2014-15 through 2023-24 for the three feeder school districts: Franklin Lakes School District, Oakland Public Schools, and Wyckoff School District. If the enrollments from the three feeder school districts are combined, enrollments declined through 2019-20 before reversing trend. Enrollments have increased in the last four years. In 2023-24, total enrollment (PK-8) is 4,521, which is a decline of 353 students (-7.2%) from the 2014-15 enrollment of 4,874. In 2023-24, the Wyckoff School District comprises almost half (45%) of the total PK-8 enrollment.

Population Age Structure

Age-sex diagrams were created from the 2010 and 2020 Censuses for the aggregated population counts of the three communities to show the percentages of males and females in each age class. In 2010, the largest number of individuals was aged 45-49 for both males and females. 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. As such, the largest cohort in the 2020 Census was aged 55-59 for both genders as they aged in place. Over this time period, the greatest declines occurred in the 45-49 age group for both males and females. The greatest gains occurred in the 20-24 age group for both genders. If the male and female age groups are combined, there were gains in every age group from 55 and up, indicating a “graying” of the population. On the contrary, there were sizeable declines in the 5-9 and 10-14 age groups, which correspond primarily to the elementary and middle school populations.

Potential New Housing

Municipal representatives in each community provided information regarding current and future residential development. In total, there is the potential for 195 non age-restricted housing units, all of which would be located in Oakland.

An estimate was made of the number of public school children that could potentially come from the approved and proposed housing developments. A total of 24 public school children in grades 9-12 are projected to be generated from the new housing developments. Additional children are expected in grades K-8 but they are not considered here as they would not directly impact the school district.

Home Sales

The number of annual home sales was analyzed for each community from 1994-2022. Data for 2023 were incomplete and are not shown. If the data from each community are aggregated, the number of home sales peaked in 1998 before declining and remaining fairly stable through 2004. However, the number of sales then declined and remained fairly low from 2008-2011 due to the housing market crash and banking crisis. Since then, home sales have rebounded and steadily increased through 2021 before reversing trend.

Enrollment Projections

Enrollments were computed for a five-year period, 2024-25 through 2028-29. To provide a range for future enrollments, two sets of projections were computed based on four and five years of historical enrollments. In both projections, enrollments are projected to decline for the next three years before reversing trend. In the first projection, enrollment is projected to be 1,865 in 2028-29, which would be a decline of 25.5 students from the 2023-24 enrollment of 1,890.5. In the second projection, enrollment is projected to be 1,873 in 2028-29, which would be a decline of 17.5 students from the 2023-24 enrollment.

At Indian Hills High School, in both projections, enrollments are projected to decline in 2024-25 before reversing trend and slowly increase throughout the remainder of the projection period. In the first projection, enrollment is projected to be 707 in 2028-29, which would be slightly higher (+8.5) than the 2023-24 enrollment of 698.5. In the second projection, enrollment is projected to be 726 in 2028-29, which would be a gain of 27.5 students from the 2023-24 enrollment.

At Ramapo High School, in both projections, enrollments are projected to generally decline for the next four years before reversing trend near the end of the projection period. In the first projection, enrollment is projected to be 1,158 in 2028-29, which would be a decline of 34 students from the 2023-24 enrollment of 1,192. In the second projection, enrollment is projected to be 1,147 in 2028-29, which would be a decline of 45 students from the 2023-24 enrollment.

Building Capacities

The capacities of the schools in Ramapo Indian Hills Regional were compared to the current enrollments in 2023-24 and the enrollment projections in the 2028-29 school year. Using the building capacities from the district's Long Range Facilities Plan, the differences between capacity and current/projected number of students were computed. Positive values indicate available extra seating while negative values indicate inadequate seating (also known as "unhoused students").

In 2023-24, each school has a significant number of surplus seats. Indian Hills High School has a greater number of surplus seats (+770.5) as compared to Ramapo High School (+471).

By 2028-29, Indian Hills High School (+743) and Ramapo High School (+505) are projected to continue to have a large number of surplus seats as enrollments are not projected to change significantly in the next five years.

Mapping

Student addresses from the school district were geocoded or "pin-mapped" for 2018-19 and 2023-24 using mapping software. In 2018-19, the greatest number of children per census block was located in the northern section of Oakland. In 2023-24, using the same scale, the greatest number of students was also located in the northern section of Oakland in the same census blocks. In general, the number of students per census block has not changed appreciably in the last five years.

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 2018-19, the greatest student densities were located in the central and eastern sections of Oakland and the central and southeastern sections of Wyckoff. In 2023-24, the greatest student densities were also located in the central and eastern sections of Oakland and the central and southeastern sections of Wyckoff. In comparing the figures over time, student densities have decreased in the last five years, particularly in Oakland and Wyckoff.

To see which sections of Ramapo Indian Hills Regional 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. In 2018-19, the greatest student yields were located in the central and western sections of Oakland, the eastern, northern, and southern sections of Franklin Lakes, and the central and eastern sections of Wyckoff. In 2023-24, the greatest student yields were in the central section of Oakland, the central and eastern sections of Franklin Lakes, and the central, northern, and western sections of Wyckoff. In comparing the figures over time, the number of students per housing unit has declined in the last five years.

Final Thoughts

In the last five years, enrollments (9-12) have declined in the Ramapo Indian Hills Regional High School District, particularly in Indian Hills High School. However, it appears a change in trend is on the horizon due to increasing enrollments in the PK-8 feeder school districts. In the last four years, enrollments have increased by 162 students in grades PK-8. Looking ahead, while enrollments are projected to decline in the district for the next three years as the smaller existing cohorts move through the system, a reversal in trend is projected as the larger K-8 cohorts move up to the high schools.

Introduction

Statistical Forecasting LLC (“Statistical Forecasting”) completed a demographic study for the Ramapo Indian Hills Regional High School District (“Ramapo Indian Hills Regional”), projecting grade-by-grade enrollments from 2024-25 through 2028-29, a five-year period. In addition, the following tasks were completed:

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Population Trends

Ramapo Indian Hills Regional receives students from Franklin Lakes Borough, Oakland Borough, and Wyckoff Township for grades 9-12. An overview of each community’s population trends follows.

1. Franklin Lakes Borough

Located in Bergen County, Franklin Lakes Borough (“Franklin Lakes”) contains a land area of 9.38 square miles, with an additional 0.47 square miles of water area. In the 2020 Census, Franklin Lakes had 11,079 residents, which is 1,181.1 persons per square mile. Historical and projected populations from 1940-2050 are provided in Table 1 and Figure 1.

From 1940-2010, the population in Franklin Lakes grew nearly ten-fold, with its greatest gain occurring in the 1960s (+127.7%) when the population more than doubled. However, the population reversed trend in 2020, declining by 504 persons in the last decade.

A population projection for 2050, which was prepared by the North Jersey Transportation Planning Authority (“NJTPA”), indicates that the population will increase. However, as the projection was based off data from 2017, the NJTPA needs to revise its projection now that the 2020 Census results are available. As it currently stands, the forecast projects the population to be 12,472 in 2050, which would be a 12.6% increase from the 2020 Census and a gain of 1,393 persons.

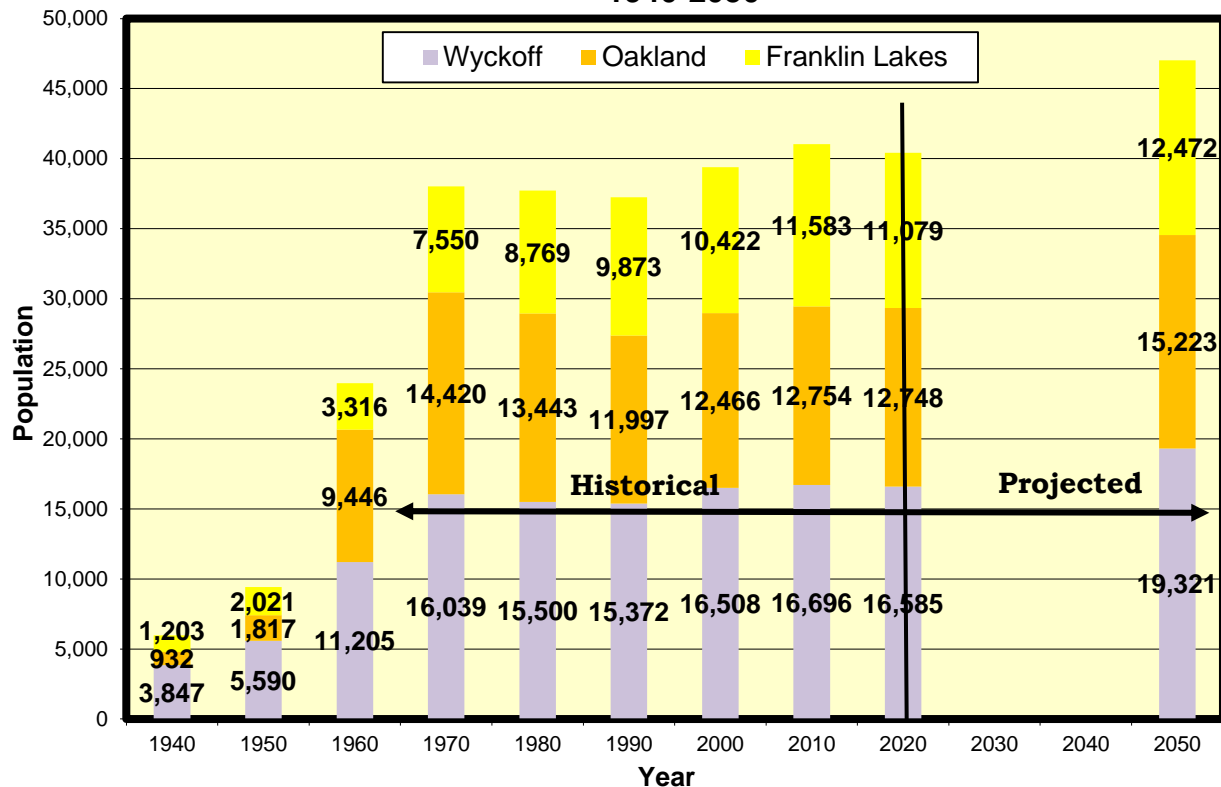
Table 1
Historical and Projected Populations for Franklin Lakes
1940-2050

Year	Population	Percent Change
Historical¹		
1940	1,203	N/A
1950	2,021	+68.0%
1960	3,316	+64.1%
1970	7,550	+127.7%
1980	8,769	+16.1%
1990	9,873	+12.6%
2000	10,422	+5.6%
2010	11,583	+11.1%
2020	11,079	-4.4%
Projected²		
2050	12,472	+12.6%

Sources: ¹United States Census Bureau

²North Jersey Transportation Planning Authority, Inc. (2021)

Figure 1
Historical and Projected Populations
1940-2050



2. Oakland Borough

Located in Bergen County, Oakland Borough (“Oakland”) contains a land area of 8.45 square miles, with an additional 0.27 square miles of water area. In the 2020 Census, Oakland had 12,748 residents, which is 1,508.6 persons per square mile. Historical and projected populations from 1940-2050 are shown in Table 2 and Figure 1.

Table 2
Historical and Projected Populations for Oakland
1940-2050

Year	Population	Percent Change
Historical¹		
1940	932	N/A
1950	1,817	+95.0%
1960	9,446	+419.9%
1970	14,420	+52.7%
1980	13,443	-6.8%
1990	11,997	-10.8%
2000	12,466	+3.9%
2010	12,754	+2.3%
2020	12,748	0.0%
Projected²		
2050	15,223	+19.4%

Sources: ¹ United States Census Bureau

² North Jersey Transportation Planning Authority, Inc. (2021)

From 1940-1970, the population in Oakland grew significantly, with its greatest gain occurring in the 1950s (+419.9%) when the population more than quintupled. After declining in the 1970s and 1980s, the population has been fairly stable for the last three decades. In the most recent decade, the population was nearly unchanged (-6).

A population projection for 2050, which was prepared by the NJTPA, indicates that the population will increase. However, as the projection was based off data from 2017, the NJTPA needs to revise its projection now that the 2020 Census results are available. As it currently stands, the forecast projects the population to be 15,223 in 2050, which would be a 19.4% increase from the 2020 Census and a gain of 2,475 persons.

3. Wyckoff Township

Located in Bergen County, Wyckoff Township (“Wyckoff”) contains a land area of 6.55 square miles, with an additional 0.06 square miles of water area. In the 2020 Census, Wyckoff had 16,585 residents, which is 2,532.1 persons per square mile. Historical and projected populations from 1940-2050 are shown in Table 3 and Figure 1.

Table 3
Historical and Projected Populations for Wyckoff
1940-2050

Year	Population	Percent Change
Historical¹		
1940	3,847	N/A
1950	5,590	+45.3%
1960	11,205	+100.4%
1970	16,039	+43.1%
1980	15,500	-3.4%
1990	15,372	-0.8%
2000	16,508	+7.4%
2010	16,696	+1.1%
2020	16,585	-0.7%
Projected²		
2050	19,321	+16.5%

Sources: ¹ United States Census Bureau

² North Jersey Transportation Planning Authority, Inc. (2021)

From 1940-1970, the population in Wyckoff more than quadrupled, with its greatest gain occurring in the 1950s (+100.4%) when the population doubled in size. After small declines in the 1970s and 1980s, the population increased in the 1990s before stabilizing. In the most recent decade, the population declined by 111 persons.

A population projection for 2050, which was prepared by the NJTPA, indicates that the population will increase. However, as the projection was based off data from 2017, the NJTPA needs to revise its projection now that the 2020 Census results are available. As it currently stands, the forecast projects the population to be 19,321 in 2050, which would be a 16.5% increase from the 2020 Census and a gain of 2,736 persons.

Demographic Profiles

In Table 4, selected demographic characteristics of Franklin Lakes, Oakland, and Wyckoff are compared from the 2010 and 2020 Censuses and the 2008-2012 and 2018-2022 American Community Surveys (“ACS”). 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 Franklin Lakes, Oakland, and Wyckoff, ACS data represent a sample collected over a five-year time period, where the estimates represent the average characteristics between January 2018 and December 2022, 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 2018 to 2022, 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. Franklin Lakes Borough

While Whites are the largest race in Franklin Lakes, their population is declining. In the 2020 Census, Franklin Lakes was 79.0% White as compared to 85.1% in 2010, which is a loss of 6.1 percentage points. Asians were the second-largest race at 9.5% in 2020, which is a gain of 2.2 percentage points from the 2010 percentage of 7.3%. Hispanics were the third-largest race consisting of 7.1% of the population in 2020, which is a gain of 2.1 percentage points from the 2010 percentage (5.0%).

Regarding nativity, 17.7% of Franklin Lakes residents were foreign-born in the 2018-2022 ACS, which is a loss of 1.1 percentage points from the 2008-2012 ACS percentage (18.8%). As a point of comparison, New Jersey’s foreign-born resident percentage was 23.5% in the 2022 ACS, which is greater than that of Franklin Lakes. While the foreign-born percentage in Franklin Lakes is lower than that of New Jersey, it is the highest of the three communities. While not shown in the table, place of birth, which serves as a proxy for country of origin, indicates that Korea and the United Kingdom were the largest sources of immigrants in the 2008-2012 ACS, accounting for 16.3% and 9.2%, respectively, of the foreign-born population. In the 2018-2022 ACS, Syria is now the largest source (9.7%) of the foreign-born population while China is the second-largest source (8.0%).

The median age in Franklin Lakes increased slightly from 44.9 years in 2010 to 46.3 years in 2020, which is much higher than the median age in New Jersey (39.9 years) and is the highest of the three communities. During the same time period, the percentage of people under the age of 18 years, which corresponds predominantly to school-age children, declined from 27.4% to 22.7%.

Regarding educational attainment for adults aged 25 and over, 77.3% of the population had a bachelor’s degree or higher in the 2018-2022 ACS, which is a gain of 11.1 percentage points from the 2008-2012 ACS percentage (66.2%). Franklin Lakes’ percentage of persons

having a bachelor's degree or higher is much greater than that of New Jersey (43.5%) and is the highest of the three communities. The percentage of persons with graduate or professional degrees increased from 29.6% to 35.8% during this time period, a 6.2 percentage-point increase.

Median household income increased from \$153,681 in the 2008-2012 ACS to \$204,917 in the 2018-2022 ACS, a gain of 33.3%. By comparison, median household income in New Jersey is \$96,346, which is less than half that of Franklin Lakes. Franklin Lakes has the highest median household income of the three communities. During this time period, the percentage of school-age children (5-17) that are in poverty increased slightly from 1.0% to 2.1%.

Regarding housing, there were 4,051 housing units in Franklin Lakes in 2020, which is a gain of 359 units (+9.7%) from 2010. Over this time period, the overall occupancy rate declined from 95.5% to 91.9%, while the average household size remained nearly unchanged (2.97 persons in 2020). Renter-occupied units accounted for 12.5% of the housing units in 2020, which is a gain of 1.7 percentage points from the 2010 percentage (10.8%). As a point of comparison, while the percentage of renter-occupied units in Franklin Lakes is much lower than that of New Jersey (38.7%), it is the highest of the three communities. Finally, the median home price of an owner-occupied unit in the 2018-2022 ACS was \$1,135,700 as compared to 1,000,000+ in the 2008-2012 ACS. The median home price of an owner-occupied unit in Franklin Lakes is more than double that of New Jersey (\$428,900) and is the highest of the three communities.

With respect to housing type, 92.3% of homes in the 2018-2022 ACS were one-unit, either attached or detached, which is a decline of 2.4 percentage points from the 2008-2012 ACS percentage (94.7%). Housing with 20 or more units, which contains renters, was the second-largest type of housing in the 2018-2022 ACS and consisted of 4.4% of the housing stock. In general, there has been little change in the housing type percentages since the 2008-2012 ACS.

2. Oakland Borough

In Oakland, while Whites are the largest race, their population is also declining. In the 2020 Census, Oakland was 81.3% White as compared to 88.4% in 2010, which is a loss of 7.1 percentage points. Hispanics were the second-largest race at 9.5% in 2020, which is a gain of 4.2 percentage points from 2010 (5.3%). Asians were the third-largest race consisting of 4.7% of the population in 2020, which is nearly unchanged from the 2010 percentage (4.2%).

Regarding nativity, 15.1% of Oakland residents were foreign-born in the 2018-2022 ACS, which is a 6.3 percentage-point gain from the 2008-2012 ACS percentage (8.8%). The foreign-born percentage in Oakland is lower than that of New Jersey (23.5%). While not shown in the table, place of birth, which serves as a proxy for country of origin, indicates that Poland and Italy were the largest sources of immigrants in the 2008-2012 ACS, accounting for 12.3% and 8.9%, respectively, of the foreign-born population. In the 2018-2022 ACS, Ecuador is now the largest source (15.5%) of the foreign-born population while Poland is now the second-largest source (9.4%).

Table 4
Selected Demographic Characteristics

Race Origin ¹	Franklin Lakes Borough		Oakland Borough		Wyckoff Township	
	2008-2012 ACS 2010 Census	2018-2022 ACS 2020 Census	2008-2012 ACS 2010 Census	2018-2022 ACS 2020 Census	2008-2012 ACS 2010 Census	2018-2022 ACS 2020 Census
White	9,017 (85.1%)	8,755 (79.0%)	11,273 (88.4%)	10,370 (81.3%)	15,005 (89.9%)	13,767 (83.0%)
Black or African American	136 (1.3%)	172 (1.6%)	104 (0.8%)	119 (0.9%)	81 (0.5%)	93 (0.6%)
Hispanic	525 (5.0%)	786 (7.1%)	681 (5.3%)	1,210 (9.5%)	737 (4.4%)	1,315 (7.9%)
American Indian and Alaska Native	3 (0.0%)	2 (0.0%)	18 (0.1%)	12 (0.1%)	5 (0.0%)	4 (0.0%)
Asian	777 (7.3%)	1,051 (9.5%)	532 (4.2%)	605 (4.7%)	705 (4.2%)	872 (5.3%)
Native Hawaiian and Other Pacific Islander	0 (0.0%)	3 (0.0%)	1 (0.0%)	1 (0.0%)	0 (0.0%)	3 (0.0%)
Other Race	12 (0.1%)	48 (0.4%)	11 (0.1%)	30 (0.2%)	12 (0.1%)	23 (0.1%)
Two or more Races	120 (1.1%)	262 (2.4%)	134 (1.1%)	401 (3.1%)	151 (0.9%)	508 (3.1%)
Place of Birth						
Foreign-Born	18.8%	17.7%	8.8%	15.1%	10.7%	9.9%
Age						
Under 18	27.4%	22.7%	26.0%	22.5%	27.6%	24.2%
18-64	56.2%	56.7%	59.9%	61.3%	55.8%	55.4%
65 and over	16.4%	20.6%	14.1%	16.2%	16.6%	20.4%
Median age	44.9 years	46.3 years	42.8 years	43.8 years	44.3 years	45.4 years
Educational Attainment						
Bachelor's degree or higher	66.2%	77.3%	51.0%	54.2%	65.0%	64.1%
Graduate or professional degree	29.6%	35.8%	20.3%	20.9%	23.7%	28.1%
Income						
Median household income	\$153,681	\$204,917	\$116,067	\$162,848	\$144,574	\$184,858
% of Persons in Poverty ages 5-17	1.0%	2.1%	1.3%	1.4%	3.1%	1.8%
Housing Units						
Total number	3,692	4,051	4,470	4,561	5,827	5,769
Occupied units	3,527 (95.5%)	3,722 (91.9%)	4,335 (97.0%)	4,356 (95.5%)	5,646 (96.9%)	5,569 (96.5%)
Owner-occupied units	3,145 (89.2%)	3,258 (87.5%)	4,041 (93.2%)	3,974 (91.2%)	5,153 (91.3%)	5,138 (92.3%)
Renter-occupied units	382 (10.8%)	464 (12.5%)	294 (6.8%)	382 (8.8%)	493 (8.7%)	431 (7.7%)
Median value of an owner-occupied unit	\$1,000,000+	\$1,135,700	\$469,600	\$535,900	\$722,700	\$885,400
Average household size	3.00	2.97	2.89	2.87	2.89	2.90
Housing Type¹						
Total number	3,549	3,876	4,325	4,705	5,854	6,220
1-unit, attached or detached	3,361 (94.7%)	3,578 (92.3%)	4,212 (97.4%)	4,509 (95.8%)	5,556 (94.9%)	5,790 (93.1%)
Two units	10 (0.3%)	17 (0.4%)	51 (1.2%)	54 (1.1%)	82 (1.4%)	132 (2.1%)
Three or four units	6 (0.2%)	51 (1.3%)	16 (0.4%)	60 (1.3%)	73 (1.2%)	37 (0.6%)
Five to nine units	15 (0.4%)	20 (0.5%)	39 (0.9%)	50 (1.1%)	9 (0.2%)	77 (1.2%)
10 to 19 units	30 (0.8%)	22 (0.6%)	0 (0.0%)	8 (0.2%)	23 (0.4%)	18 (0.3%)
20 or more units	127 (3.6%)	170 (4.4%)	7 (0.2%)	19 (0.4%)	111 (1.9%)	166 (2.7%)
Mobile home	0 (0.0%)	18 (0.5%)	0 (0.0%)	5 (0.1%)	0 (0.0%)	0 (0.0%)

Sources: American Community Survey (2008-2012 and 2018-2022), United States Census (2010 and 2020)

Notes: ¹ 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.

The median age in Oakland increased slightly from 42.8 years in 2010 to 43.8 years in 2020, which is higher than the median age in New Jersey (39.9 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 26.0% to 22.5%.

Regarding educational attainment for adults aged 25 and over, 54.2% of the population had a bachelor's degree or higher in the 2018-2022 ACS as compared to 51.0% in the 2008-2012 ACS, which is a gain of 3.2 percentage points. The percentage of persons having a bachelor's degree or higher in Oakland is greater than that of New Jersey (43.5%). The percentage of persons with graduate or professional degrees was nearly unchanged during this time period (20.9% in the 2018-2022 ACS).

Median household income increased from \$116,067 in the 2008-2012 ACS to \$162,848 in the 2018-2022 ACS, a gain of 40.3%. By comparison, median household income in New Jersey is \$96,346, which is \$67,000 lower than that of Oakland. During this time period, the percentage of school-age children (5-17) that are in poverty remained nearly constant (1.4% in the 2018-2022 ACS).

Regarding housing, there were 4,561 housing units in Oakland in 2020, which is a gain of 91 units (+2.0%) from 2010. Over this time period, the overall occupancy rate declined from 97.0% to 95.5%, while the average household size remained nearly unchanged (2.87 persons in 2020). Renter-occupied units accounted for 8.8% of the occupied units in 2020, which is a gain of 2.0 percentage points from the 2010 percentage (6.8%). The percentage of renter-occupied units in Oakland is much lower than that of New Jersey (38.7%). Finally, the median home price of an owner-occupied unit in the 2018-2022 ACS was \$535,900, which is a 14.1% increase from the value reported in the 2008-2012 ACS (\$469,600). The median home price of an owner-occupied unit in Oakland is \$107,000 greater than that of New Jersey (\$428,900).

With respect to housing type, 95.8% of homes in the 2018-2022 ACS were one-unit, either attached or detached, which is a loss of 1.6 percentage points from the 2008-2012 ACS percentage (97.4%). Housing with three or four units, which typically contain renters, was the second-largest type of housing in the 2018-2022 ACS and consisted of 1.3% of the housing stock. In general, there has been little change in the housing type percentages since the 2008-2012 ACS.

3. Wyckoff Township

Like Franklin Lakes and Oakland, Whites are also the largest race in Wyckoff. In 2020, Wyckoff was 83.0% White, which is a loss of 6.9 percentage points from the 2010 percentage (89.9%). Like Oakland, Hispanics were the second-largest race at 7.9% in 2020, which is a gain of 3.5 percentage points from the 2010 percentage of 4.4%. Asians were the third-largest race at 5.3% in 2020, which is a gain of 1.1 percentage points from the 2010 percentage (4.2%).

Regarding nativity, 9.9% of Wyckoff residents were foreign-born in the 2018-2022 ACS, which is nearly unchanged from the 2008-2012 ACS percentage (10.7%). Wyckoff's foreign-born percentage is much lower than New Jersey's (23.5%) and is the lowest of the three communities. While not shown in the table, place of birth, which serves as a proxy for country of origin, indicates that Korea and the United Kingdom were the largest sources of immigrants in the 2008-2012 ACS, accounting for 25.8% and 8.1%, respectively, of the foreign-born population. In the 2018-2022 ACS, the Dominican Republic is now the largest source of the foreign-born population (9.7%) while Ecuador is now the second-largest source (7.6%).

The median age in Wyckoff increased slightly from 44.3 years in 2010 to 45.4 years in 2020, which is much higher than the median age in New Jersey (39.9 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 27.6% to 24.2%.

Regarding educational attainment for adults aged 25 and over, 64.1% of the population had a bachelor's degree or higher in the 2018-2022 ACS, which is nearly unchanged from the 2008-2012 ACS percentage (65.0%). Wyckoff's percentage of persons having a bachelor's degree or higher is much greater than that of New Jersey (43.5%). The percentage of persons with graduate or professional degrees increased from 23.7% to 28.1% during this time period, a gain of 4.4 percentage points.

Median household income increased from \$144,574 in the 2008-2012 ACS to \$184,858 in the 2018-2022 ACS, a gain of 27.9%. Wyckoff's median household income is nearly double that of New Jersey (\$96,346). During this time period, the percentage of school-age children (5-17) that are in poverty slightly declined from 3.1% to 1.8%.

Regarding housing, there were 5,769 housing units in Wyckoff in 2020, which is a loss of 58 units (-1.0%) from 2010. Over this time period, the overall occupancy rate was nearly unchanged (96.5% in 2020) as well as the average household size (2.90 persons in 2020). Renter-occupied units accounted for 7.7% of the occupied units in 2020, which is a loss of 1.0 percentage points from the 2010 percentage (8.7%). The percentage of renter-occupied units in Wyckoff is much lower than that of New Jersey (38.7%) and is the lowest of the three communities. Finally, the median home price of an owner-occupied unit in the 2018-2022 ACS was \$885,400, which is a 22.5% increase from the value reported in the 2008-2012 ACS (\$722,700). The median home price of an owner-occupied unit in Wyckoff is double that of New Jersey (\$428,900).

With respect to housing type, 93.1% of homes in the 2018-2022 ACS were one-unit, either attached or detached, which is a 1.8 percentage-point decline from the 2008-2012 ACS percentage (94.9%). Housing with 20 or more units, which contains renters, was the second-largest type of housing in the 2018-2022 ACS and consisted of 2.7% of the housing stock. In general, there has been little change in the housing type percentages since the 2008-2012 ACS.

Demographic Overview Maps

The following section utilizes 2018-2022 ACS data at the Census block group level to pictorially represent specific demographic characteristics of Franklin Lakes, Oakland, and Wyckoff.

Figures 2-4 show the White, Hispanic, and Asian percentages, which are the three largest races in the three communities. In addition, the municipal boundaries are shown to provide context of where the highest and lowest percentages are occurring. The largest White percentages are predominantly in the eastern and southern sections of Oakland and the central and northern sections of Wyckoff. The Hispanic percentage is greatest in various sections in each of the communities while the Asian percentage is greatest in the eastern section of Oakland.

Figures 5 and 6 show the percentage of foreign-born persons and the percentage of persons speaking English less than “Very Well” in each community, 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 northern and southern sections of Franklin Lakes, the northern and western sections of Oakland, and the central and eastern sections of Wyckoff. The percentage of persons speaking English less than “Very Well” is greatest in the central sections of Franklin Lakes and Wyckoff.

Figure 7 shows the percentage of school-age children (5-17) in each community. The greatest percentages of school-age children are in the northern and southern sections of Franklin Lakes and the eastern and northern sections of Wyckoff.

Figure 8 shows the percentage of persons living in poverty in each community. While the percentages are very small, the largest percentages are in the central and southern sections of Franklin Lakes, the central section of Oakland, and the northern section of Wyckoff.

Figure 2
Ramapo Indian Hills Regional White Percentage

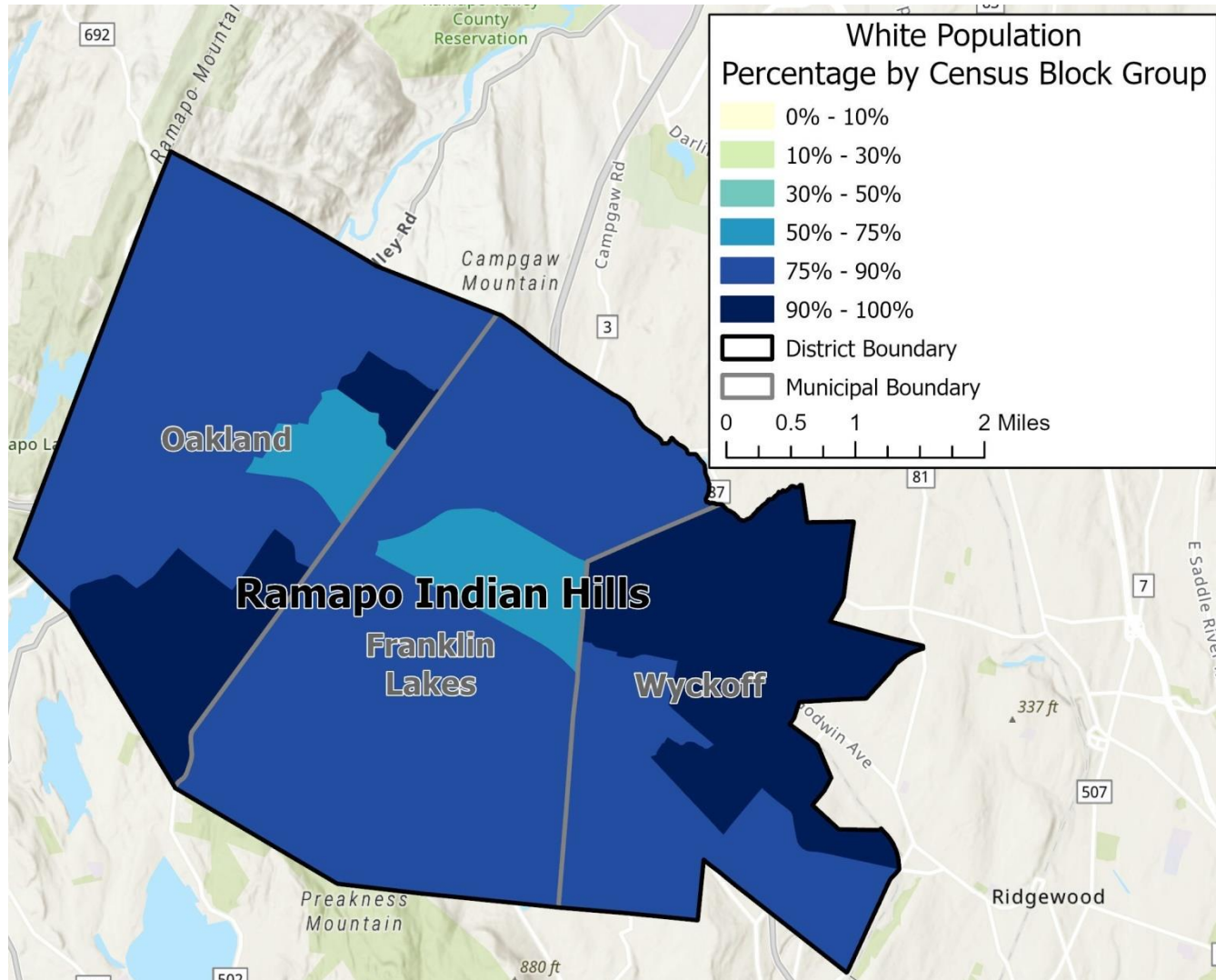


Figure 3
Ramapo Indian Hills Regional Hispanic Percentage

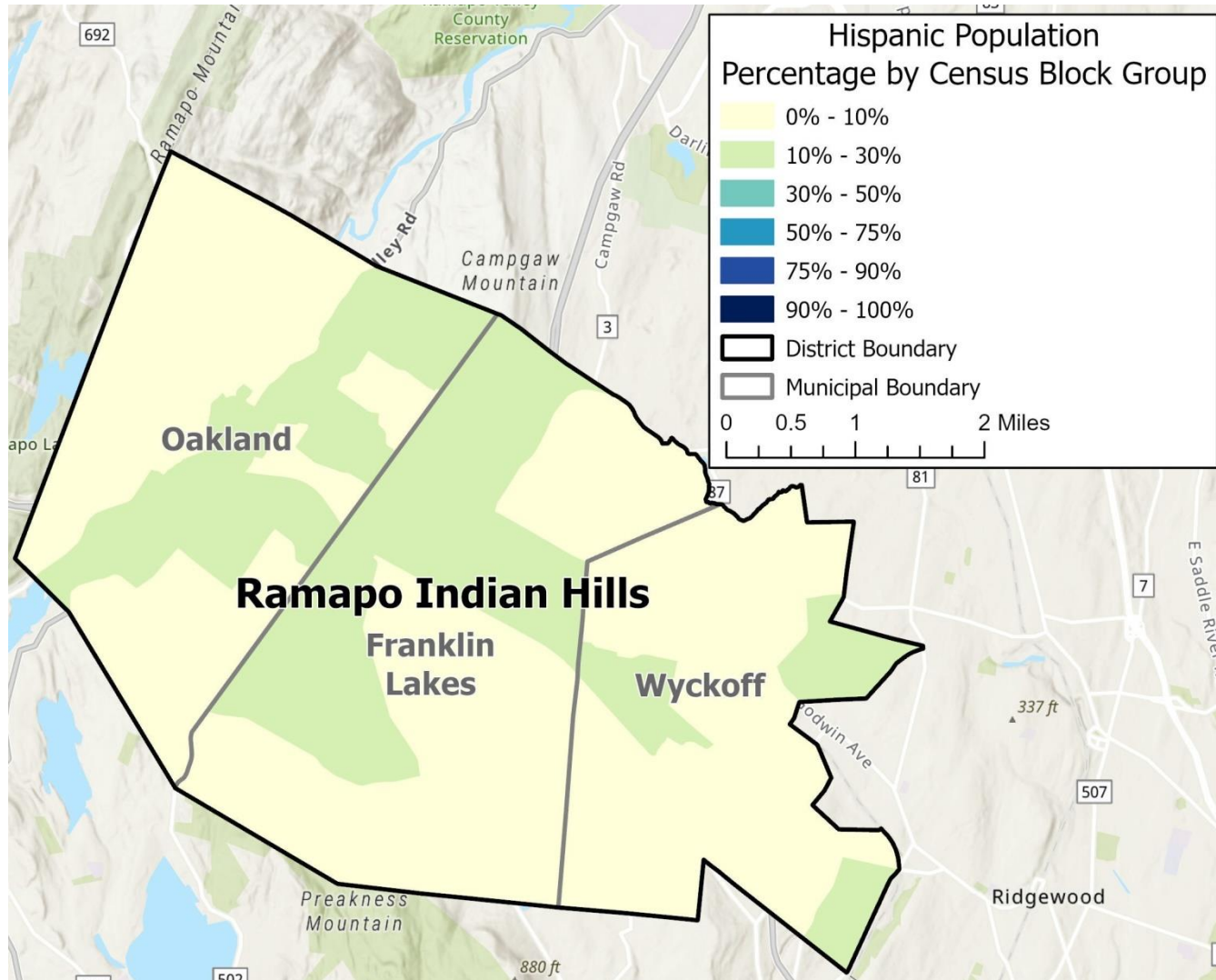


Figure 4
Ramapo Indian Hills Regional Asian Percentage

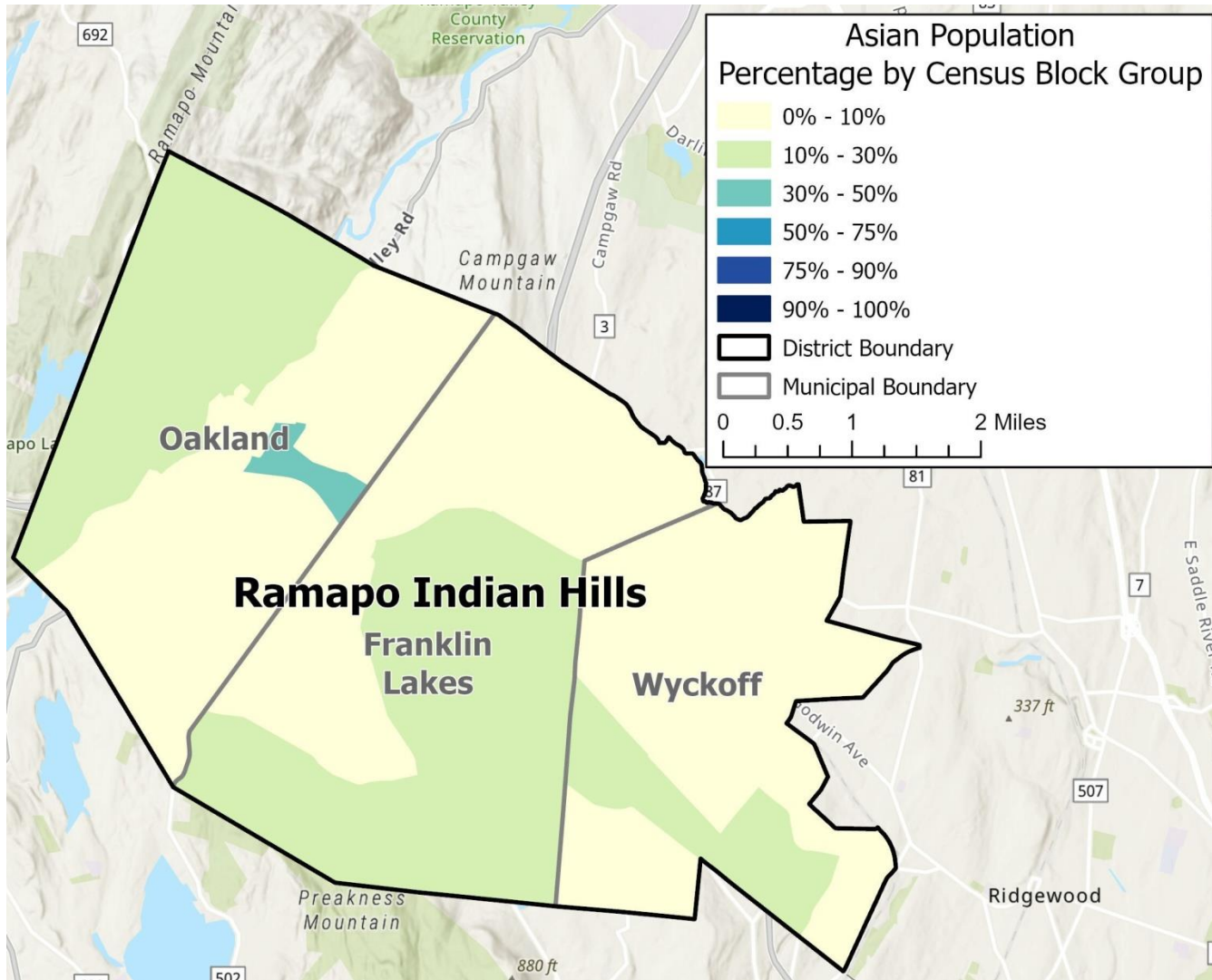


Figure 5
Ramapo Indian Hills Regional Foreign-Born Percentage

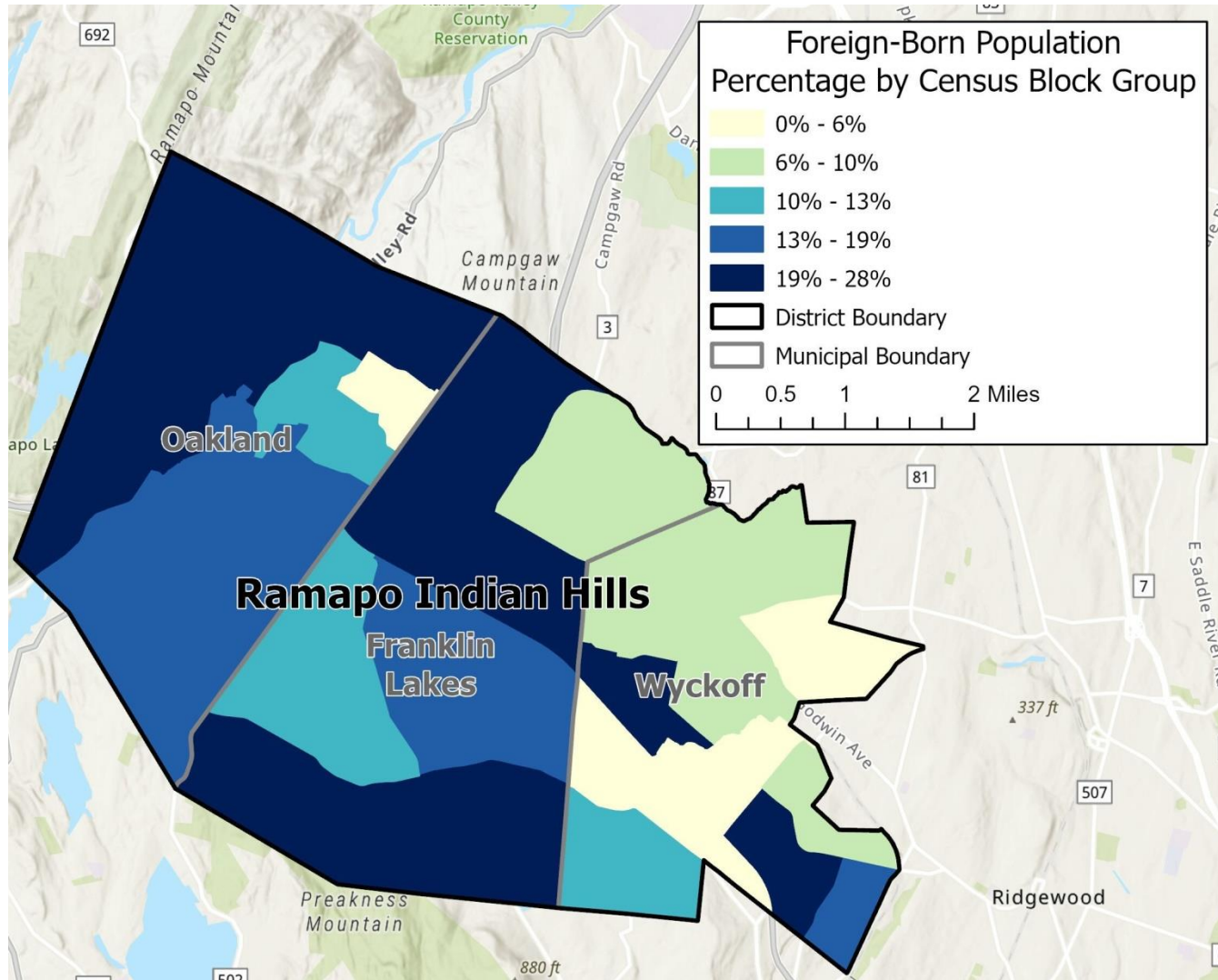


Figure 6
Ramapo Indian Hills Regional Percentage of Persons Speaking English Less than "Very Well"

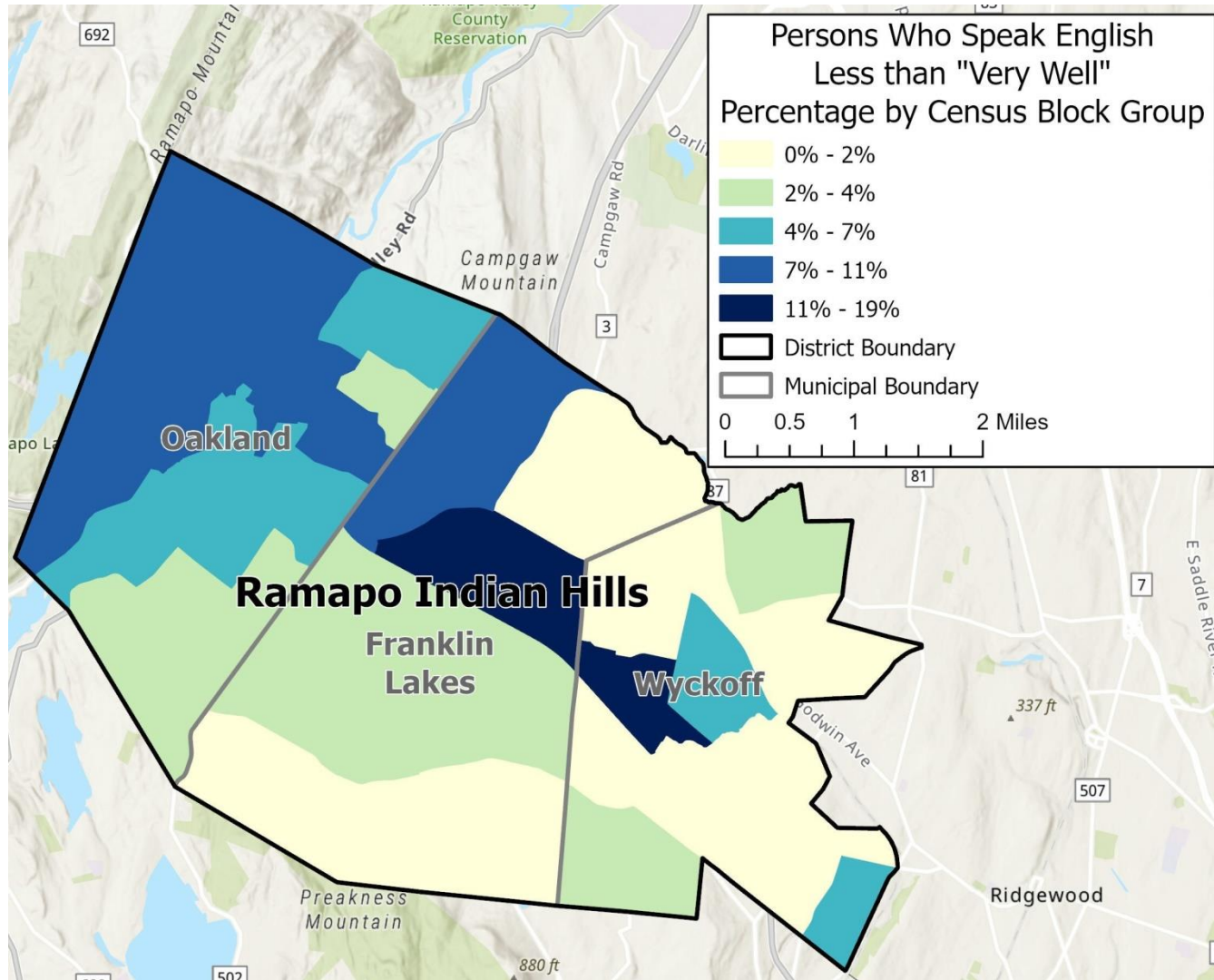


Figure 7
Ramapo Indian Hills Regional School-Age Population (5-17) Percentage

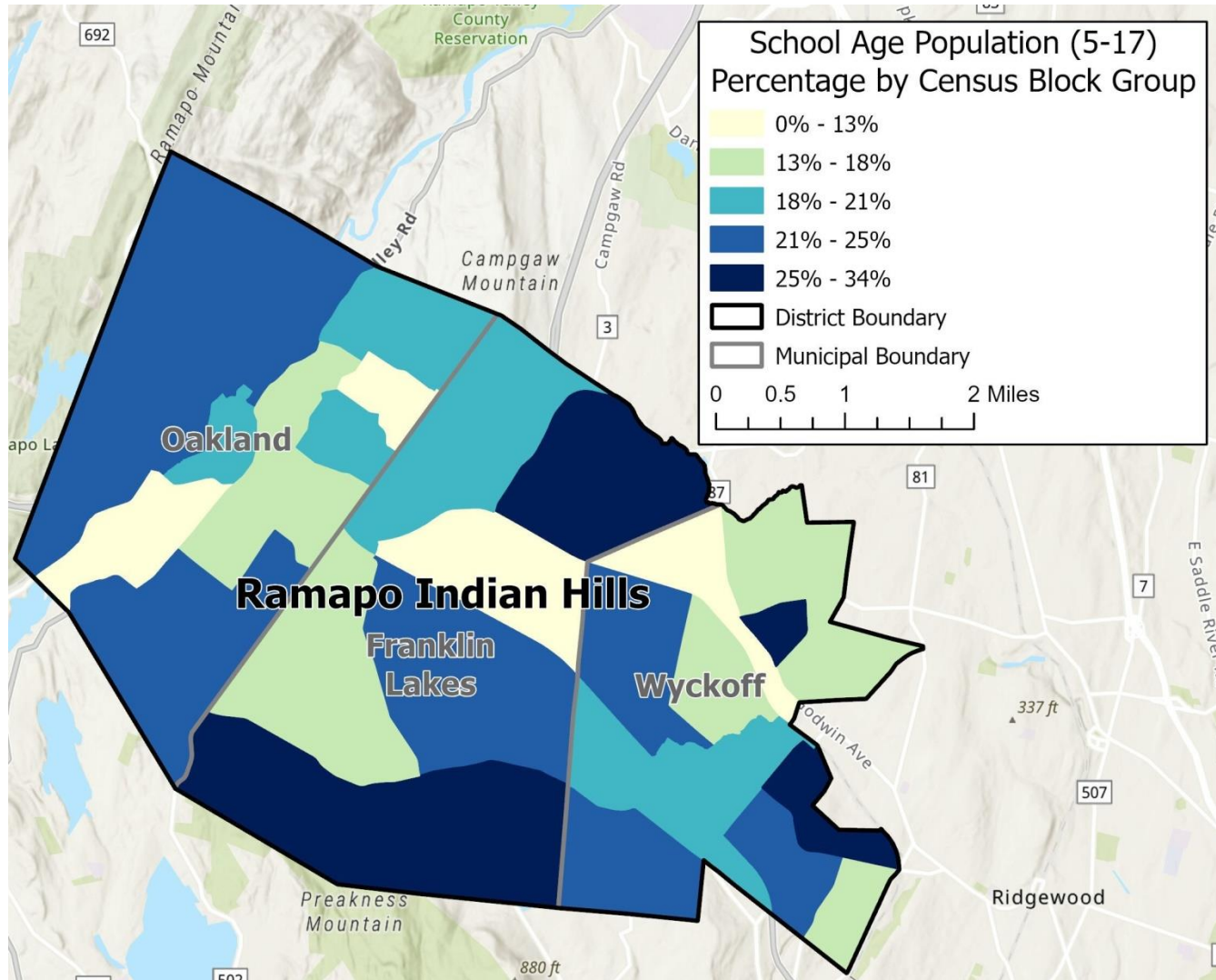
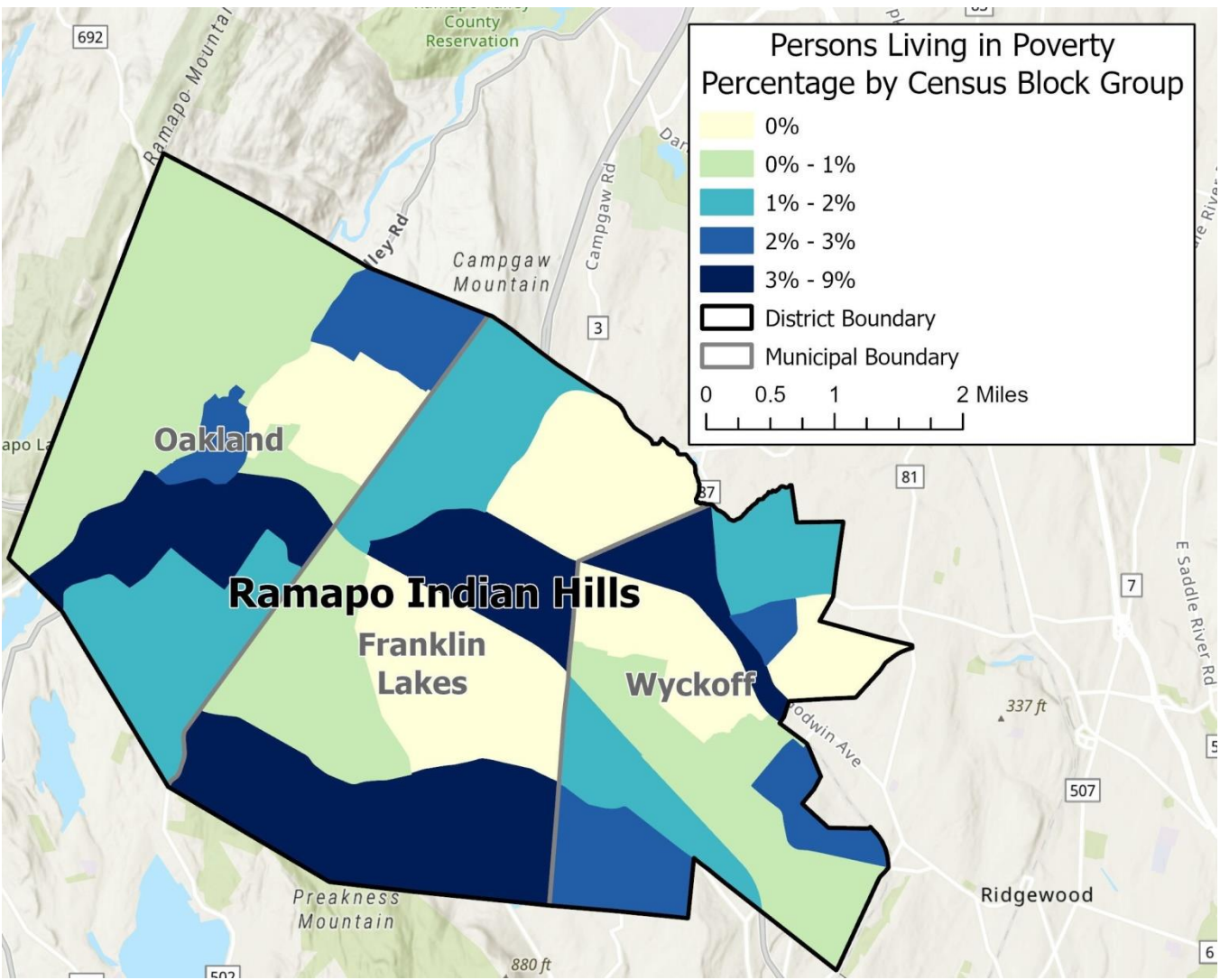


Figure 8
Ramapo Indian Hills Regional Percentage of Persons Living in Poverty



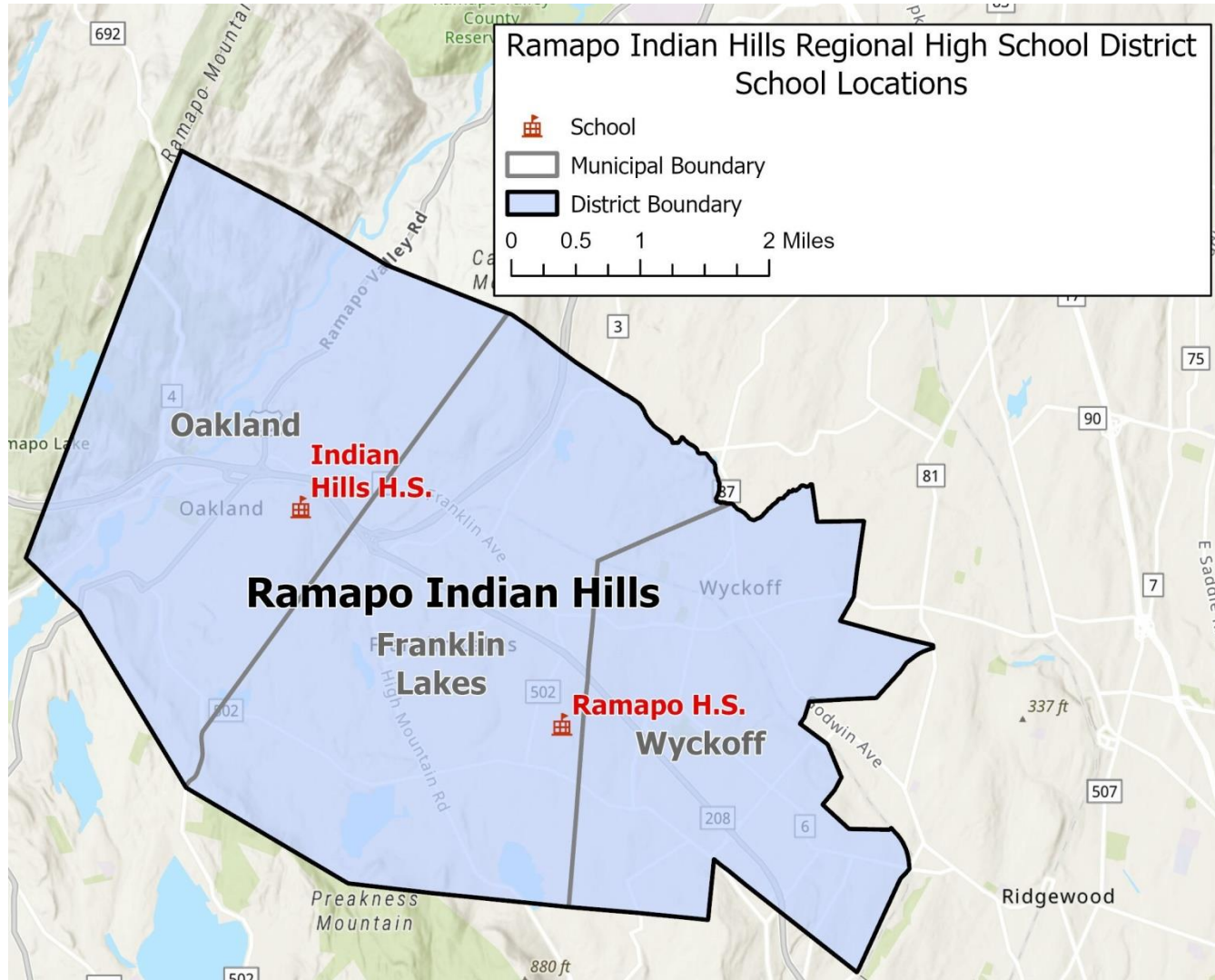
District Overview

In Ramapo Indian Hills Regional, there are two high schools (grades 9-12) that serve the communities of Franklin Lakes, Oakland, and Wyckoff. In Figure 9, the location of each of the district's schools is shown with respect to the municipal boundaries. Ramapo High School is located in Franklin Lakes while Indian Hills High School is located in Oakland. Students in Franklin Lakes, Oakland, and Wyckoff have the choice of attending either school.

According to the district's Long Range Facilities Plan ("LRFP"), total educational capacity in the district is 3,131 using District Practices methodology and 1,974 using Facilities Efficiency Standards ("FES") methodology. The District Practices methodology considers how a building is utilized by the school district and its targeted student-teacher ratios, while the FES methodology utilizes FES-recommended class sizes. Capacity using FES methodology is often lower, particularly for middle and high schools, than when using District Practices methodology. Since buildings cannot be 100% utilized, due in part to scheduling conflicts, most districts employ either an 85% or 90% utilization factor to determine school capacity. A comparison of each school's capacity to current and projected enrollments is provided later in the report.

In this study, historical enrollments from the New Jersey Department of Education ("NJDOE") New Jersey Standards Measurement and Resource for Teaching ("NJ SMART") database were used to project enrollments five years into the future using the Cohort-Survival Ratio method.

Figure 9
School Locations - Ramapo Indian Hills Regional High School District



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 NJDOE-approved methodology 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 and outward migration, while greater than 1.00 indicates increasing enrollment and inward migration. If, for example, a school district had 100 tenth graders and the next year had 95 eleventh graders, the survival ratio would be 0.95.

The CSR method assumes that what happened in the past will also happen in the future. 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 decline not experienced historically (a change in the historical trend), the CSR method must be modified and supplemented with additional information. 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 five 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.

Historical Enrollment Trends

1. Ramapo Indian Hills Regional High School District

Historical enrollments (9-12) for Ramapo Indian Hills Regional from 2014-15 through 2023-24, a ten-year period, are shown in Figure 10 and Table 5. Enrollments were fairly stable through 2018-19 before declining in each of the last five years. In 2023-24, enrollment is 1,890.5, which is a decline of 422.5 students (-18.3%) from the 2014-15 enrollment of 2,313.

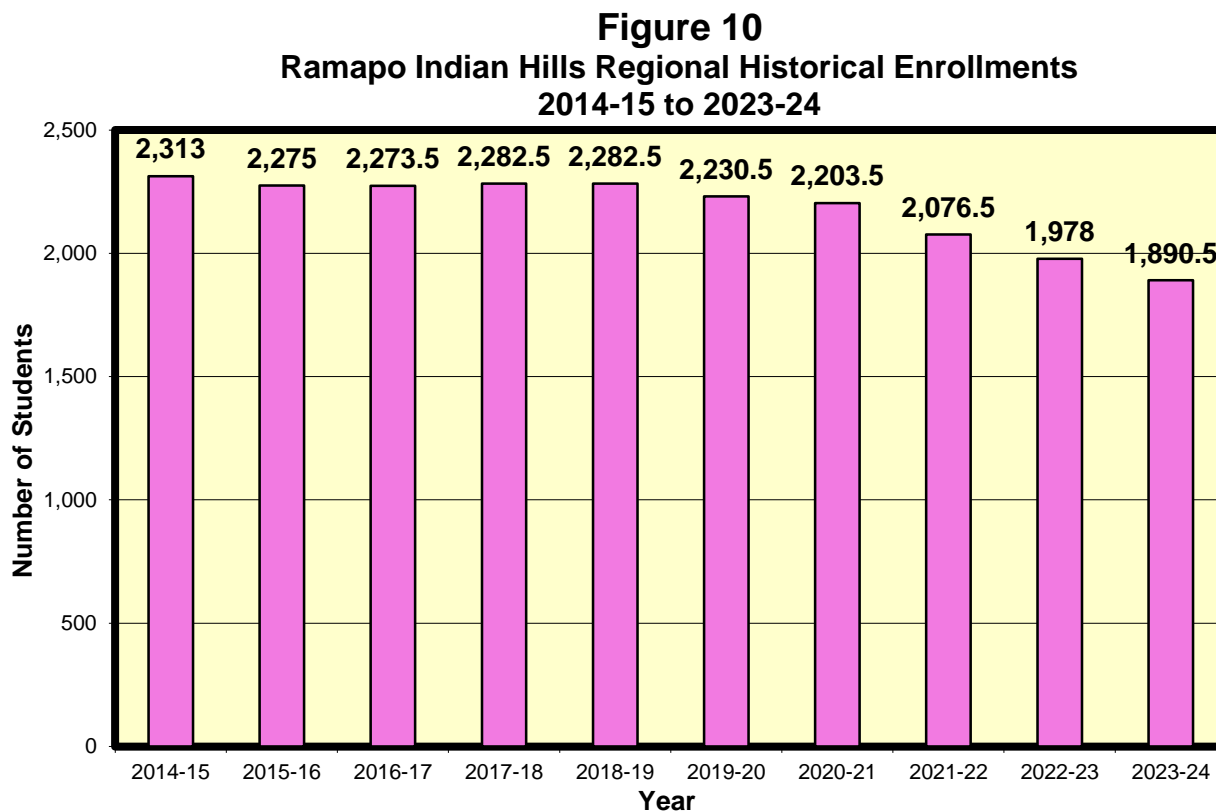


Table 6 shows computed grade-by-grade survival ratios from 2014-15 to 2023-24. In addition, the average, minimum, and maximum survival ratios are shown for the past ten years along with the four- and five-year averages, which were used to project enrollments. The average survival ratios also indicate the net migration by grade, where values over 1.000 reflect net inward migration and values below 1.000 reflect net outward migration. Two of the four average survival ratios (four- or five-year averages) were above 1.000, which does not show a clearly defined migration trend. To project the number of 9th grade students, survival ratios were computed based on the aggregated 8th grade historical counts from the three feeder K-8 school districts. The grade 8-9 survival ratios shown reflect the combined survival rate of the three sending communities. In comparing the five-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 three of four differences were positive, indicating an increase in the ratios in the short term.

Table 5
Ramapo Indian Hills Regional Historical Enrollments
2014-15 to 2023-24

Year ¹	9	10	11	12	SE ²	Total
2014-15	583	600.5	563	545.5	21	2,313
2015-16	541	580	585.5	547.5	21	2,275
2016-17	515	560.5	583	589	26	2,273.5
2017-18	575	530	567.5	582	28	2,282.5
2018-19	571	584.5	527	564.5	35.5	2,282.5
2019-20	527	567.5	576.5	521	38.5	2,230.5
2020-21	486	533	559	573.5	52	2,203.5
2021-22	444	488	541	560.5	43	2,076.5
2022-23	456	455	480	540	47	1,978
2023-24	444	470	454.5	485	37	1,890.5

Notes: ¹ Data were provided by the New Jersey Department of Education (<http://www.nj.gov/education/data/enr/>) and the Ramapo Indian Hills Regional High School District.

² Self-contained special education enrollment/ungraded students

Table 6
Ramapo Indian Hills Regional Historical Survival Ratios
2014-15 to 2023-24

Progression Years	8-9 ¹	9-10	10-11	11-12
2014-15 to 2015-16	0.8684	0.9949	0.9750	0.9725
2015-16 to 2016-17	0.8803	1.0360	1.0052	1.0060
2016-17 to 2017-18	0.9350	1.0291	1.0125	0.9983
2017-18 to 2018-19	0.9517	1.0165	0.9943	0.9947
2018-19 to 2019-20	0.9394	0.9939	0.9863	0.9886
2019-20 to 2020-21	0.9240	1.0114	0.9850	0.9948
2020-21 to 2021-22	0.8810	1.0041	1.0150	1.0027
2021-22 to 2022-23	0.9138	1.0248	0.9836	0.9982
2022-23 to 2023-24	0.9289	1.0307	0.9989	1.0104
Maximum Ratio	0.9517	1.0360	1.0150	1.0104
Minimum Ratio	0.8684	0.9939	0.9750	0.9725
Avg. 4-Year Ratios	0.9079	1.0199	0.9992	1.0038
Avg. 5-Year Ratios	0.9119	1.0177	0.9956	1.0015
Avg. 10-Year Ratios	0.9136	1.0157	0.9951	0.9962
Diff. Between 5-Year and 10-Year Ratios	-0.0017	+0.0020	+0.0005	+0.0053

Notes: ¹ Computed using aggregated 8th grade enrollments from the K-8 feeder school districts

a) **Indian Hills High School**

Historical enrollments for Indian Hills High School from 2014-15 through 2023-24, a ten-year period, are shown in Table 7 and Figure 11. Enrollments have sharply declined over the last decade. In 2023-24, enrollment is 698.5, which is a decline of 526.5 students (-43.0%) from the 2014-15 enrollment of 1,225.

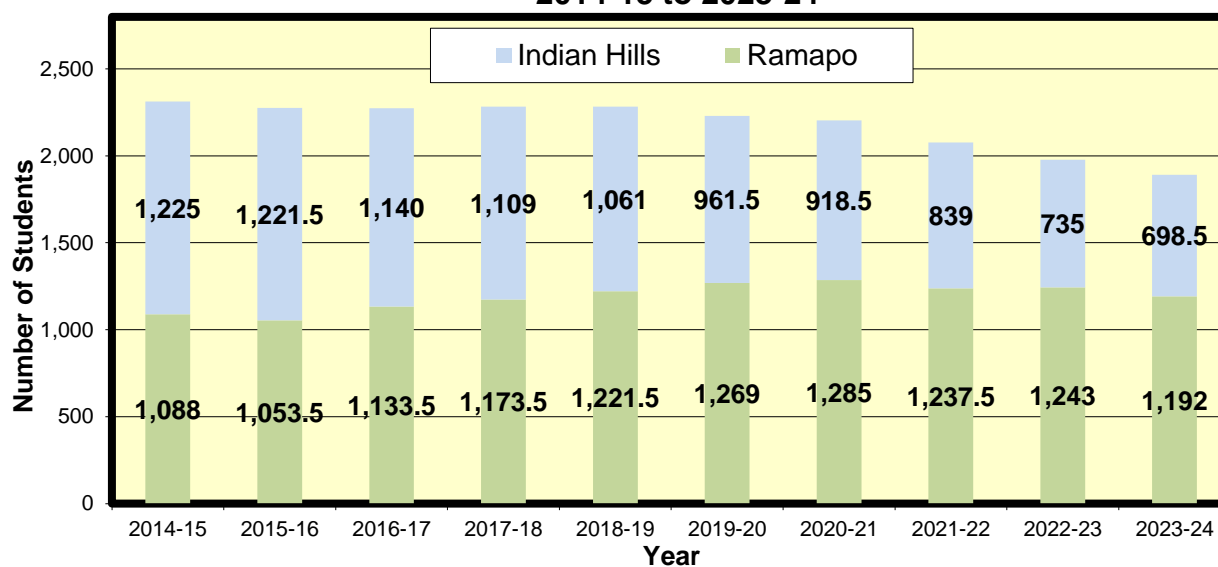
Table 7
Indian Hills High School Historical Enrollments
2014-15 to 2023-24

Year ¹	9	10	11	12	SE ²	Total
2014-15	308	297.5	329	276.5	14	1,225
2015-16	295	302	287.5	319	18	1,221.5
2016-17	239	289	301	289	22	1,140
2017-18	256	243	291	295	24	1,109
2018-19	246	260.5	238	286	30.5	1,061
2019-20	200	239.5	254.5	235	32.5	961.5
2020-21	204	196	235	252.5	31	918.5
2021-22	175	202	200	239	23	839
2022-23	144	165	200	196	30	735
2023-24	158	148	170.5	197	25	698.5

Notes: ¹ Data were provided by the New Jersey Department of Education (<http://www.nj.gov/education/data/enr/>) and the Ramapo Indian Hills Regional High School District.

² Self-contained special education enrollment/ungraded students

Figure 11
Historical Enrollments by School
2014-15 to 2023-24



b) Ramapo High School

Historical enrollments for Ramapo High School from 2014-15 through 2023-24, a ten-year period, are shown in Table 8 and Figure 11. Enrollments generally increased through 2020-21 before reversing trend. Enrollments have declined in each of the last three years. In 2023-24, enrollment is 1,192, which is a gain of 104 students (+9.6%) from the 2014-15 enrollment of 1,088.

Table 8
Ramapo High School Historical Enrollments
2014-15 to 2023-24

Year¹	9	10	11	12	SE²	Total
2014-15	275	303	234	269	7	1,088
2015-16	246	278	298	228.5	3	1,053.5
2016-17	276	271.5	282	300	4	1,133.5
2017-18	319	287	276.5	287	4	1,173.5
2018-19	325	324	289	278.5	5	1,221.5
2019-20	327	328	322	286	6	1,269
2020-21	282	337	324	321	21	1,285
2021-22	269	286	341	321.5	20	1,237.5
2022-23	312	290	280	344	17	1,243
2023-24	286	322	284	288	12	1,192

Notes: ¹ Data were provided by the New Jersey Department of Education (<http://www.nj.gov/education/data/enr/>) and the Ramapo Indian Hills Regional High School District.

² Self-contained special education enrollment/ungraded students

Incoming 9th Grade Students

Figure 12 shows the number of incoming 9th grade students in Ramapo Indian Hills Regional from 2014-15 through 2023-24. Enrollments have been generally declining since the 2018-19 school year. In 2023-24, there are 444 9th grade students, which is 139 fewer students than in 2014-15 (583).

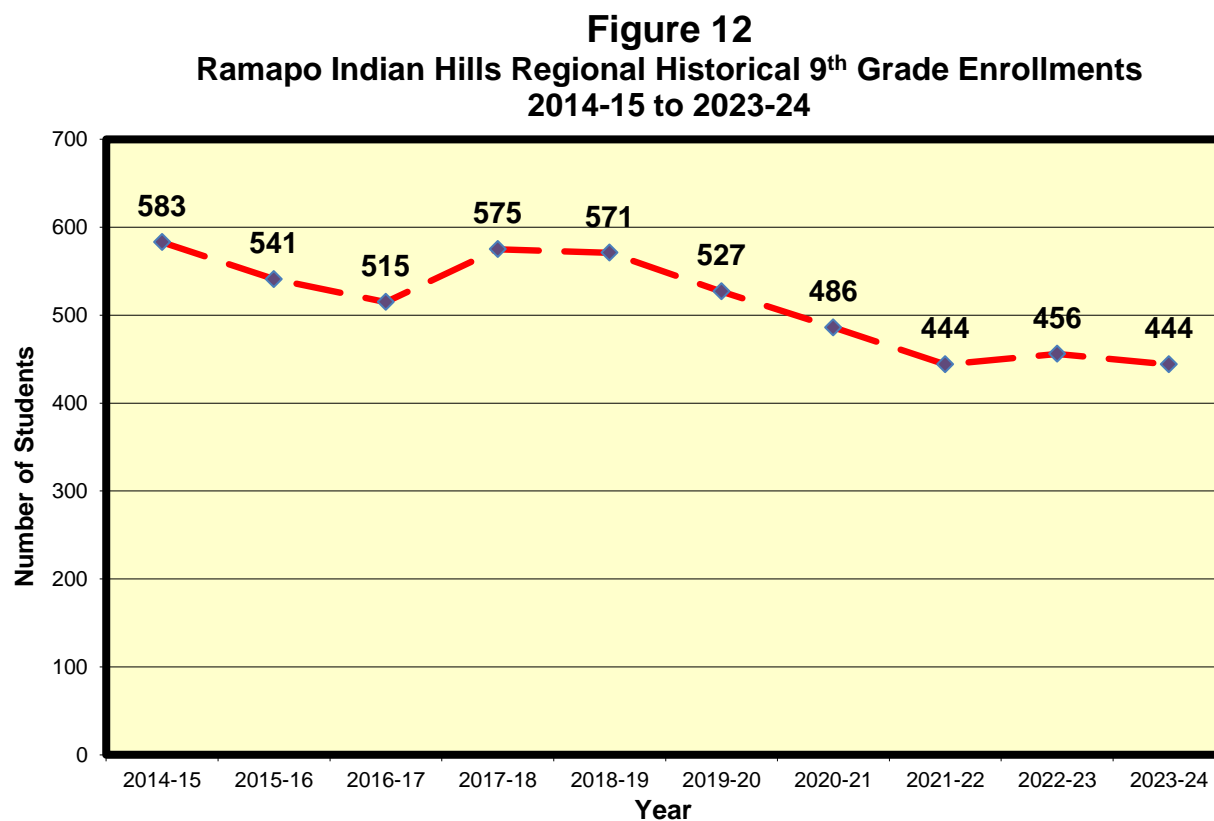


Table 9 shows the number of entering 9th grade students by town for each school from 2018-19 through 2023-24, while Table 10 shows the percentage of 9th grade students attending each school by town for the same historical period. At Indian Hills High School, the majority of Oakland students attend the school. The number of Oakland 9th grade students attending the school declined sharply through 2022-23 before stabilizing. In 2023-24, 87.1% of Oakland 9th grade students attend Indian Hills High School. While the number of Wyckoff 9th grade students attending Indian Hills High School has been fairly stable over this time period, the number of Franklin Lakes 9th grade students attending the school has been generally declining.

At Ramapo High School, the majority of Franklin Lakes and Wyckoff students attend the school. While the number of Franklin Lakes and Oakland 9th grade students attending Ramapo High School has been fairly stable, the number of Wyckoff 9th grade students attending the school has been generally declining. In 2023-24, 89.4% of Franklin Lakes 9th grade students and 84.5% of Wyckoff 9th grade students attend Ramapo High School.

Table 9
Counts of Ramapo Indian Hills Regional Historical 9th Grade Enrollments by Town
2018-19 to 2023-24

Year ^{1,2}	Indian Hills High School				Ramapo High School			
	Franklin Lakes	Oakland	Wyckoff	Other	Franklin Lakes	Oakland	Wyckoff	Other
2018-19	20	202	31	2	109	16	203	2
2019-20	35	140	30	1	110	19	200	0
2020-21	33	150	22	1	81	21	182	2
2021-22	29	115	38	2	110	14	145	5
2022-23	16	110	24	1	111	33	173	1
2023-24	12	115	31	3	101	17	169	2

Notes: ¹ Data were extracted from the student address databases provided by the Ramapo Indian Hills Regional High School District.

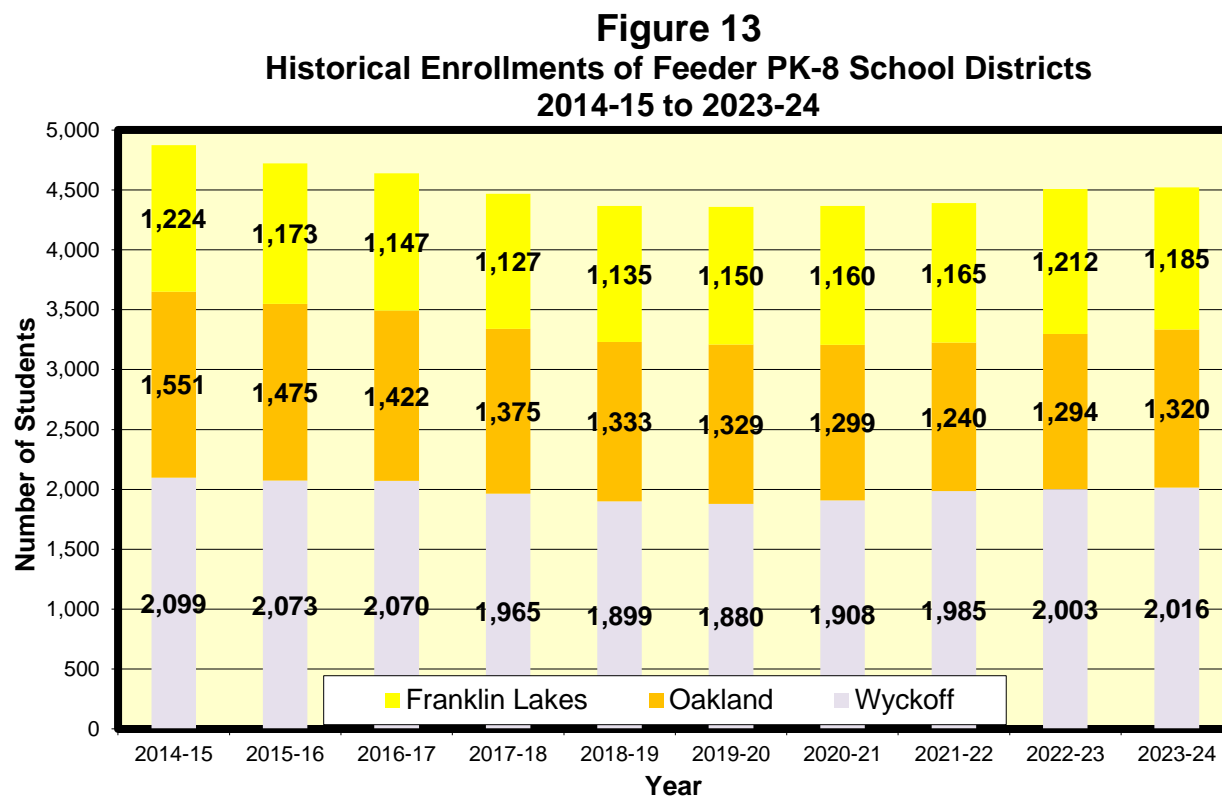
² The total number of students does not equal the enrollments from Tables 7 and 8 but are within a reasonable tolerance.

Table 10
Percentages of Ramapo Indian Hills Regional Historical 9th Grade Enrollments by Town
2018-19 to 2023-24

Year	Indian Hills High School			Ramapo High School		
	Franklin Lakes	Oakland	Wyckoff	Franklin Lakes	Oakland	Wyckoff
2018-19	15.5%	92.7%	13.2%	84.5%	7.3%	86.8%
2019-20	24.1%	88.1%	13.0%	75.9%	11.9%	87.0%
2020-21	28.9%	87.7%	10.8%	71.1%	12.3%	89.2%
2021-22	20.9%	89.1%	20.8%	79.1%	10.9%	79.2%
2022-23	12.6%	76.9%	12.2%	87.4%	23.1%	87.8%
2023-24	10.6%	87.1%	15.5%	89.4%	12.9%	84.5%

2. PK-8 Feeder School Districts

Figure 13 displays the PK-8 enrollments from 2014-15 to 2023-24 for the three feeder school districts: Franklin Lakes School District, Oakland Public Schools, and Wyckoff School District.



In the Franklin Lakes School District, enrollments have been fairly stable in the last decade, ranging from 1,127-1,224. In 2023-24, enrollment is 1,185, which is slightly lower (-39) than the 2014-15 enrollment of 1,224.

In the Oakland Public Schools, enrollments declined through 2021-22 before reversing trend. Enrollments have increased in the last two years. In 2023-24, enrollment is 1,320, which is a decline of 231 students (-14.9%) from the 2014-15 enrollment of 1,551.

Enrollments in the Wyckoff School District declined through 2019-20 before reversing trend. Enrollments have increased in the last four years. In 2023-24, enrollment is 2,016, which is a decline of 83 students from the 2014-15 enrollment of 2,099.

If the enrollments from the three feeder school districts are combined, enrollments declined through 2019-20 before reversing trend. Enrollments have increased in the last four years. In 2023-24, total enrollment (PK-8) is 4,521, which is a decline of 353 students (-7.2%) from the 2014-15 enrollment of 4,874. In 2023-24, the Wyckoff School District comprises almost half (45%) of the total PK-8 enrollment.

Population Age Structure

Figures 14 and 15 show the age pyramids of males and females from the three feeder communities using aggregated population counts from both the 2010 and 2020 Censuses. In 2010, the largest number of individuals was aged 45-49 for both males and females. 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. As such, the largest cohort in the 2020 Census was aged 55-59 for both genders as they aged in place. As shown in Table 11, the greatest declines (shaded red) over this time period, both in number and percentage points, occurred in the 45-49 age group for both males and females. The greatest gains (shaded blue), both in number and percentage points, occurred in the 20-24 age group for both genders. If the male and female age groups are combined, there were gains in every age group from 55 and up, indicating a “graying” of the population. On the contrary, there were sizeable declines in the 5-9 and 10-14 age groups, which correspond primarily to the elementary and middle school populations.

Figure 14
Population Pyramid of Ramapo Indian Hills Regional
2010 Census

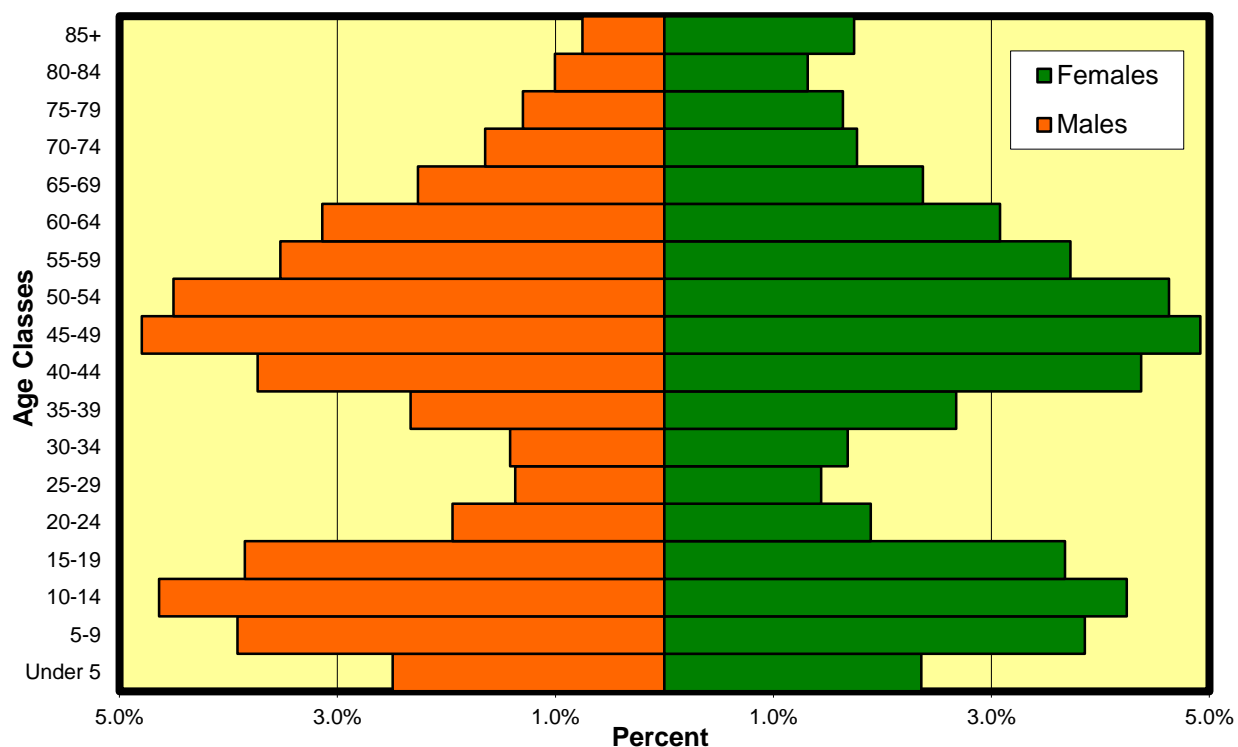


Figure 15
Population Pyramid of Ramapo Indian Hills Regional
2020 Census

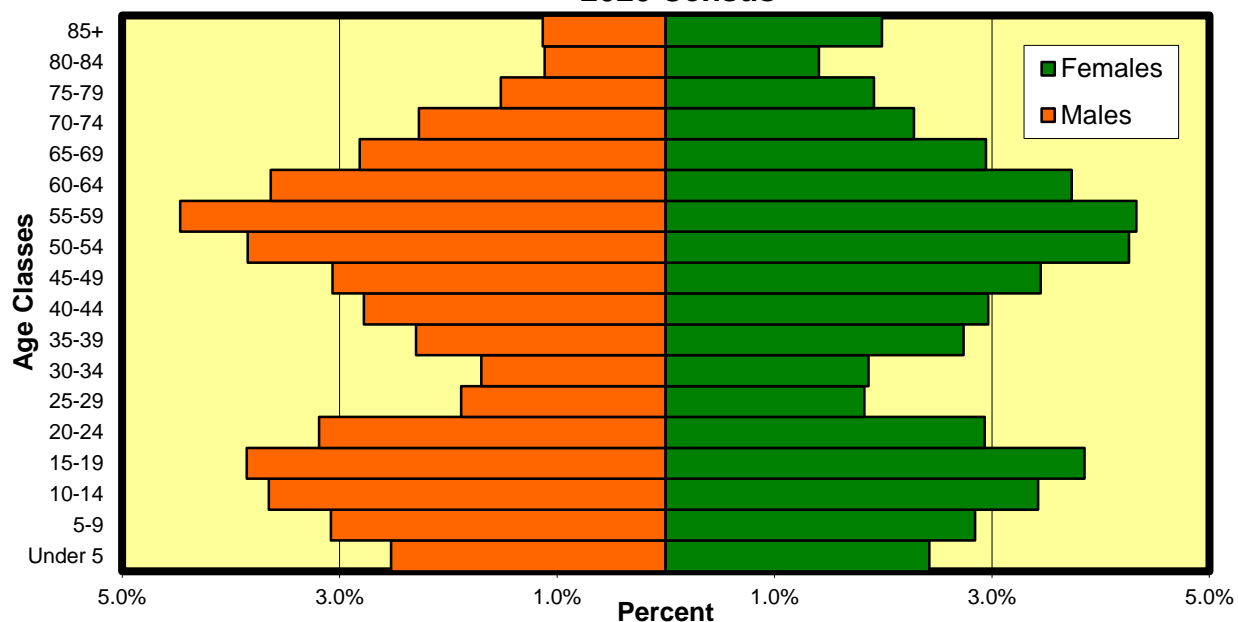


Table 11
Numerical and Percentage Point Changes of Males and Females
Ramapo Indian Hills Regional High School District
2010-2020

Age Group	Males		Females	
	Numerical Change	Percentage Point Change	Numerical Change	Percentage Point Change
Under 5	+23	0.0	+36	+0.1
5-9	-324	-0.8	-395	-1.0
10-14	-382	-1.0	-315	-0.8
15-19	+16	0.0	+85	+0.2
20-24	+509	+1.2	+428	+1.0
25-29	+212	+0.5	+162	+0.4
30-34	+119	+0.3	+80	+0.2
35-39	-4	0.0	+35	+0.1
40-44	-372	-1.0	-553	-1.4
45-49	-681	-1.7	-575	-1.5
50-54	-250	-0.7	-132	-0.4
55-59	+394	+0.9	+257	+0.6
60-64	+211	+0.5	+276	+0.7
65-69	+233	+0.6	+240	+0.6
70-74	+259	+0.6	+216	+0.5
75-79	+93	+0.2	+118	+0.3
80-84	+48	+0.1	+42	+0.1
85+	+156	+0.4	+107	+0.2

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

Representatives from Franklin Lakes, Oakland, and Wyckoff provided information regarding current and future residential development in their respective communities. A list of proposed and approved developments, municipality, number of units, bedroom distribution (if available), housing type, and project status is shown in Table 12. 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. In total, there is the potential for 195 non age-restricted housing units, all of which would be located in Oakland.

Table 12
Proposed and Approved Residential Developments
Ramapo Indian Hills Regional High School District

Development (Location)	Municipality	Number of Units	Bedroom Distribution	Housing Type	Notes/Project Status
K Hovnanian (123 McCoy Road)	Oakland	191	Market-Rate TH (151) 3-BR Affordable APT (40) 8 1-BR 24 2-BR 8 3-BR	Townhouse (Market-Rate) Apartment (Affordable)	Approved in January 2023. Under construction. Possible occupancy in 1-2 years. 40 units will be set aside for Low- Moderate Income households (Willows at Oakland)
Howell (146 Manito Avenue)	Oakland	4	N/A	Detached Single-Family	Not yet approved. Being heard by the Planning Board.
Oakland Total		195			
Ramapo Indian Hills Regional Total		195			

Source: Oakland Borough municipal representatives

1. Franklin Lakes Borough

In Franklin Lakes, there are currently no residential developments under construction, nor are there applications for residential subdivisions before the planning board.

In August 2023, Franklin Lakes approved an amended settlement agreement with the Fair Share Housing Center (“FSHC”) regarding its affordable housing obligation. In this agreement, there are two potential uses, residential and federal,¹ for the Cigna site on Parsons Pond Drive. The use of the property would be chosen by the developer. Both options would also include a retail and office space component. Under the terms of the residential use, 450 multi-family units would be constructed, of which 62 units will be set aside for affordable housing. In addition, 65 affordable housing units would also be constructed. Under the terms of the federal use, 250 multi-family units would be constructed, of which 62 units will be set aside for affordable

¹ https://www.franklinlakes.org/vertical/Sites/%7B02E9C1B5-59B4-4B82-8487-CE42C675CF8A%7D/uploads/2023-08-24_settlement_PP_presentation.pdf

housing. The federal government would also be permitted to construct a building at this location of up to 333,000 square feet. In addition, 65 affordable housing units would also be constructed. It should be clearly stated that a developer has not yet submitted an application to the planning board. As a site plan has also not been submitted, the bedroom distribution is unknown. Estimates of the number of public school children that could come from the potential developments were not computed as it is unclear which use the developer will choose to construct. In addition, information on the bedroom distributions was also unavailable, which is needed to compute the estimated number of public school children.

2. Oakland Borough

In Oakland, there is the potential for 195 non age-restricted housing units in two developments. The first development by K Hovnanian, which was approved in January 2023 and is currently under construction, will consist of 151 market-rate townhouse units with three bedrooms and 40 affordable apartment units with a mix of 1-3 bedrooms. A second development consisting of four detached single-family homes on Manito Avenue has not been approved and is currently being heard by the Planning Board.

3. Wyckoff Township

In Wyckoff, there are currently no residential developments under construction, nor are there applications for residential subdivisions before the planning board.

In July 2018, Wyckoff approved a settlement agreement with the FSHC regarding its affordable housing obligation. To satisfy the conditions of the agreement, there is the potential for 12 multi-family units on Franklin Avenue near the Waldwick border and 11-13 multi-family units on Squaw Brook Road at the site of an existing church. However, in both instances, no subdivision applications have been submitted to the Planning Board. In addition, there is the potential for a 61-unit development, known as Maple Lake, which would consist of 52 market-rate units and nine (9) affordable units. Like the other potential projects, the developer has not yet submitted an application to the planning board. As a site plan has also not been submitted, the bedroom distribution is unknown. Estimates of the number of public school children that could come from the potential developments were not computed as it is unclear when developers will submit an application to the Planning Board to construct the units. As such, these developments could be constructed and occupied outside of the five-year enrollment projection timeframe. In addition, information on the bedroom distributions was also unavailable, which is needed to compute the estimated number of public school children.

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 and approved housing developments in Oakland. In the process of determining how many children will come from the new housing units, *Who Lives in New Jersey Housing?*², published by the Rutgers University Center for Urban Policy Research (“CUPR”), was utilized. The resource provides statewide housing multipliers (student yields) based on housing type, number of bedrooms, housing value, housing tenure (ownership versus rental), and whether the housing units are market-rate or affordable. As only Ramapo Indian Hills Regional students were considered, it should be clearly stated that the following yields only reflect students in grades 9-12 and does not include students in the K-8 feeder districts.

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

1. The student yield multipliers used from CUPR are from a sample of New Jersey homes and these multipliers would be representative of the families moving into Oakland (No developments are currently approved in Franklin Lakes or Wyckoff).
2. All market-rate townhouse units with three bedrooms were assumed to have the following student yield multiplier: 0.118.
3. All affordable apartment units were assumed to have the following student yield multipliers: 1-bedroom = 0.033, 2-bedroom = 0.100, 3-bedroom = 0.320.
4. All detached single-family homes were assumed to have the following student yield multiplier: 0.248.
5. The full build-out and occupation of K Hovnanian would be completed over a two-year period (2025-26 and 2026-27).
6. The full build-out and occupation of Howell would be completed in the 2026-27 school year.

All of the multipliers utilized were for grades 9-12. Additional children are expected for grades K-8 but they are not considered here as they would not directly impact the school district. A total of 24 public school children in grades 9-12 are projected according to the following distribution:

- K Hovnanian – 23
- Howell – 1

² Listokin, David, and Voicu, Alexandru. (2018). *Who Lives in New Jersey Housing?* Updated New Jersey Demographic Multipliers. Rutgers University Center for Urban Policy Research.

Historical Residential Construction

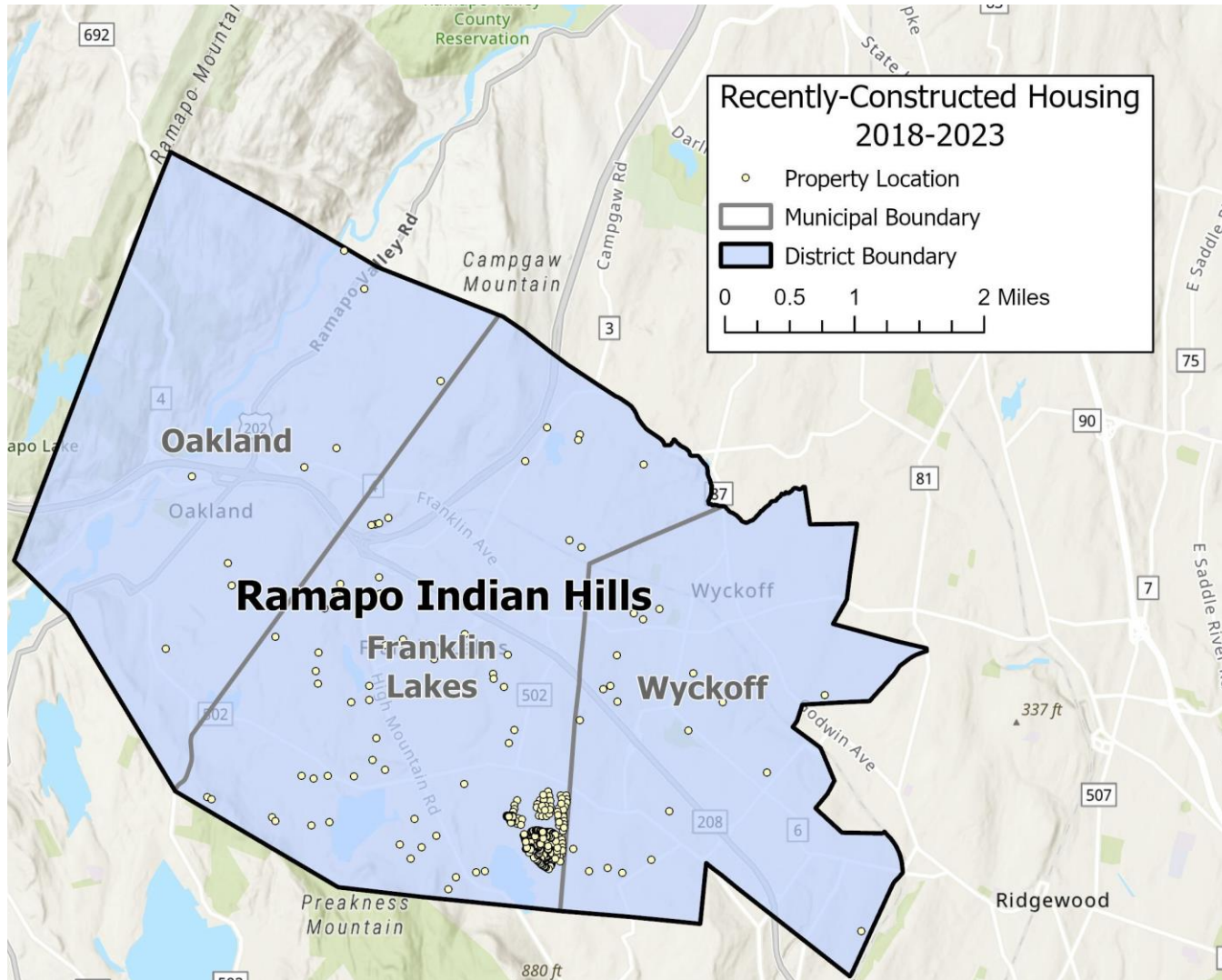
With respect to historical new construction, the number of housing units constructed in Franklin Lakes, Oakland, and Wyckoff from 2018-2023 is shown in Table 13. Figure 16 shows the location of each recently-constructed housing unit. A total of 416 housing units were built over this time period, with the greatest number (385) occurring in Franklin Lakes. Of the units constructed in Franklin Lakes, 273 were detached single-family homes, townhouse units, and affordable condominium units in Reserve at Franklin Lakes (2018-2023) and 52 were apartment units in The Franklin at Franklin Lakes (2022). In Oakland and Wyckoff, new residential construction has been fairly limited. Through internet research, it appears that most of the homes constructed in Oakland and Wyckoff have been limited to building a new home after the demolition of an existing older home (“knockdown”) or constructing new houses on single in-fill lots. While not shown in the table, 126 single-family, two-family, or multi-family housing units were demolished during the same time period (82 in Franklin Lakes, 12 in Oakland, and 32 in Wyckoff) as reported by the New Jersey Department of Community Affairs, which results in a net gain of 290 non age-restricted housing units since 2018.

Table 13
Number of New Housing Units Constructed
2018-2023

Year¹	Franklin Lakes	Oakland	Wyckoff	Total
2018	25	2	0	27
2019	126	1	5	132
2020	69	1	6	76
2021	47	3	2	52
2022	93	2	5	100
2023	25	2	2	29
Total	385	11	20	416

Note: ¹ As derived from the individual municipal property databases

Figure 16
Ramapo Indian Hills Regional Recently-Constructed Housing
2018-2023

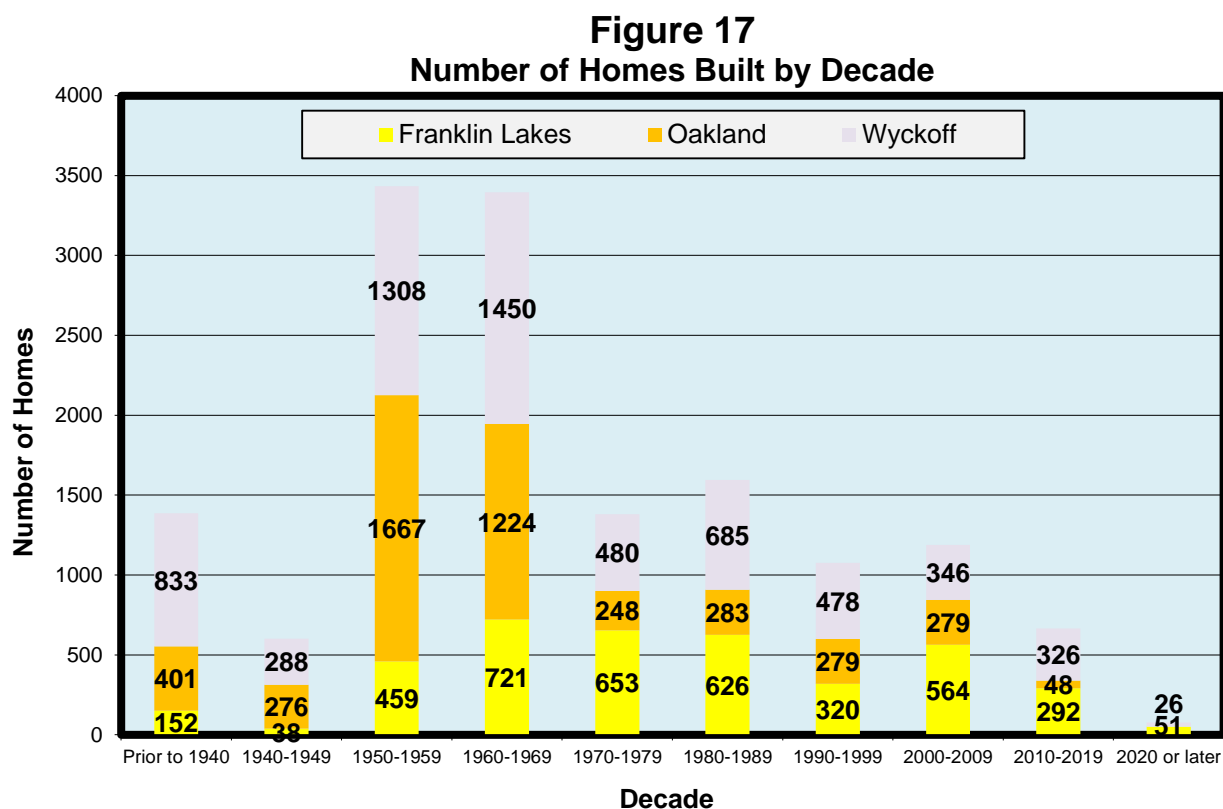


When determining the impact of future new housing, it should be clearly stated that enrollment projections utilize cohort survival ratios that do take into account prior new home construction growth. Children who move into new homes during the historical period are captured by the survival ratios, as 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 2018-2023, there was a net gain of 290 non age-restricted housing units in Franklin Lakes, Oakland, and Wyckoff. With respect to future construction, there is the potential for 195 non age-restricted housing units in Oakland. While the number of proposed housing units would be less than that which occurred since 2018, the baseline enrollment projections were modified in the Indian Hills attendance area since the majority of future students from the new housing in Oakland are likely to attend Indian Hills High School, where the impact of prior new home construction was primarily on Ramapo High School as most of the recent historical construction occurred in Franklin Lakes. **The modification to the enrollment projections assumes that all potential developments listed in Table 12 will be built and occupied in the next five years.**

Distribution of Homes by Decade Built

Figure 17 shows the number of homes built by decade in each community as provided by the 2018-2022 ACS. If the data from each community are aggregated, the number of homes built per decade peaked in the 1950s before declining and stabilizing. Of the decades shown, the greatest number of homes was built in the 1950s, which is nearly one-quarter (23%) of the housing stock.

With respect to the individual communities, Franklin Lakes has a fairly even mix of newer and older housing, as 52% of the homes were built prior to 1980. Of the decades shown, the largest number of homes was built in the 1960s, which is 19% of the borough's housing stock and corresponds to the significant population gain (+127.7%) in that decade as shown previously in Table 1.



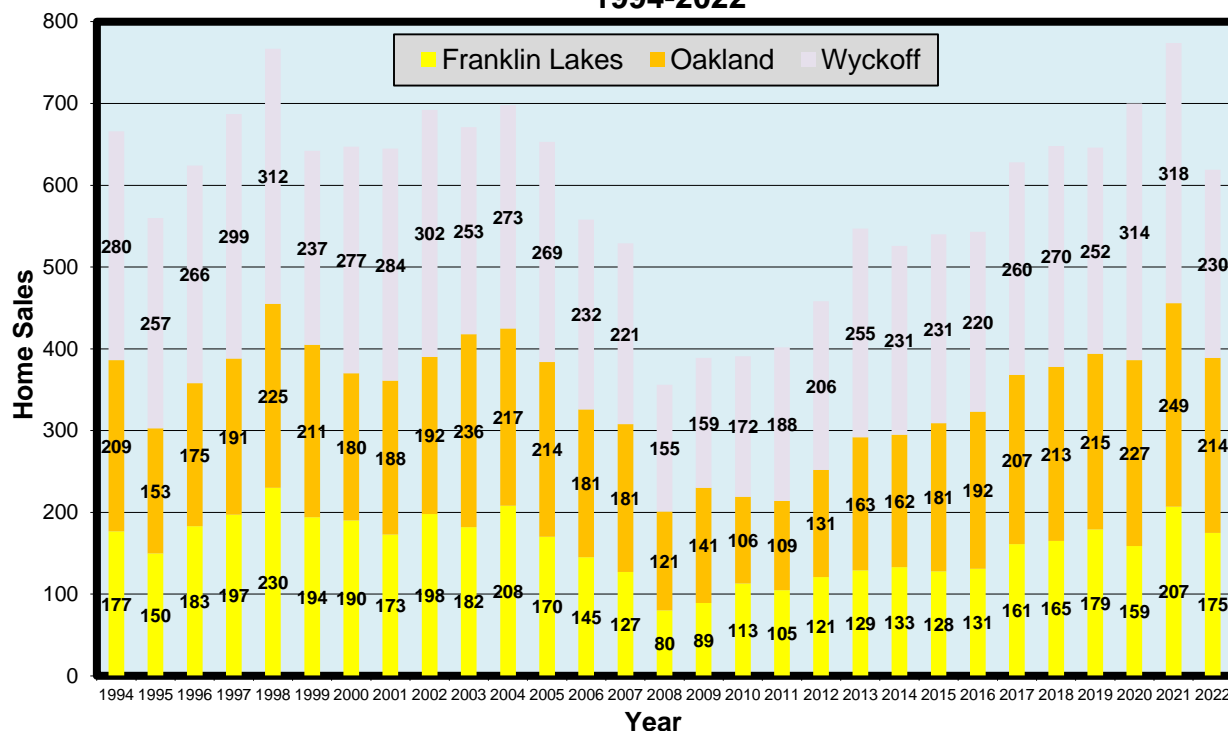
Unlike Franklin Lakes, Oakland has an older housing stock, as 81% of the homes were built before 1980. Of the decades shown, the largest number of homes was built in the 1950s, which is more than one-third (35%) of the housing stock and corresponds to the significant population gain (+419.9%) in Oakland shown previously in Table 2.

Like Oakland, Wyckoff also has an older housing stock, with 70% of the homes being built before 1980. The greatest number of homes was built in the 1960s, accounting for nearly one-quarter (23%) of the housing stock and corresponds to the sizeable population gain (+43.1%) in that decade as shown previously in Table 3.

Home Sales

In Figure 18, the number of annual home sales in Franklin Lakes, Oakland, and Wyckoff is shown from 1994-2022. Data for 2023 were incomplete and are not shown. The data were obtained from the Bergen County Board of Taxation. “Paper sales,” which are sales between members of the immediate family for a low price (e.g., \$1 or \$100) and result in a change in title but often not a change of the occupant, were excluded from the totals. If the data from each community are aggregated, the number of home sales peaked in 1998 before declining and remaining fairly stable through 2004. However, the number of sales then declined and remained fairly low from 2008-2011 due to the housing market crash and banking crisis. Since then, home sales have rebounded and steadily increased through 2021 before reversing trend.

Figure 18
Home Sales by Community
1994-2022



With respect to the annual number of home sales in Franklin Lakes, the number of sales was fairly stable from 1994-2005. However, the number of sales declined to 80 in 2008 due to the housing market crash and banking crisis. During this period (2008-2011), the annual number of home sales was low, ranging from 80-113. Since then, home sales have rebounded. From 2013-2021, home sales steadily increased before reversing trend in 2022. In the last five years, the annual number of sales has ranged from 159-207, which is slightly lower than the number of sales that occurred before the housing market crash and banking crisis.

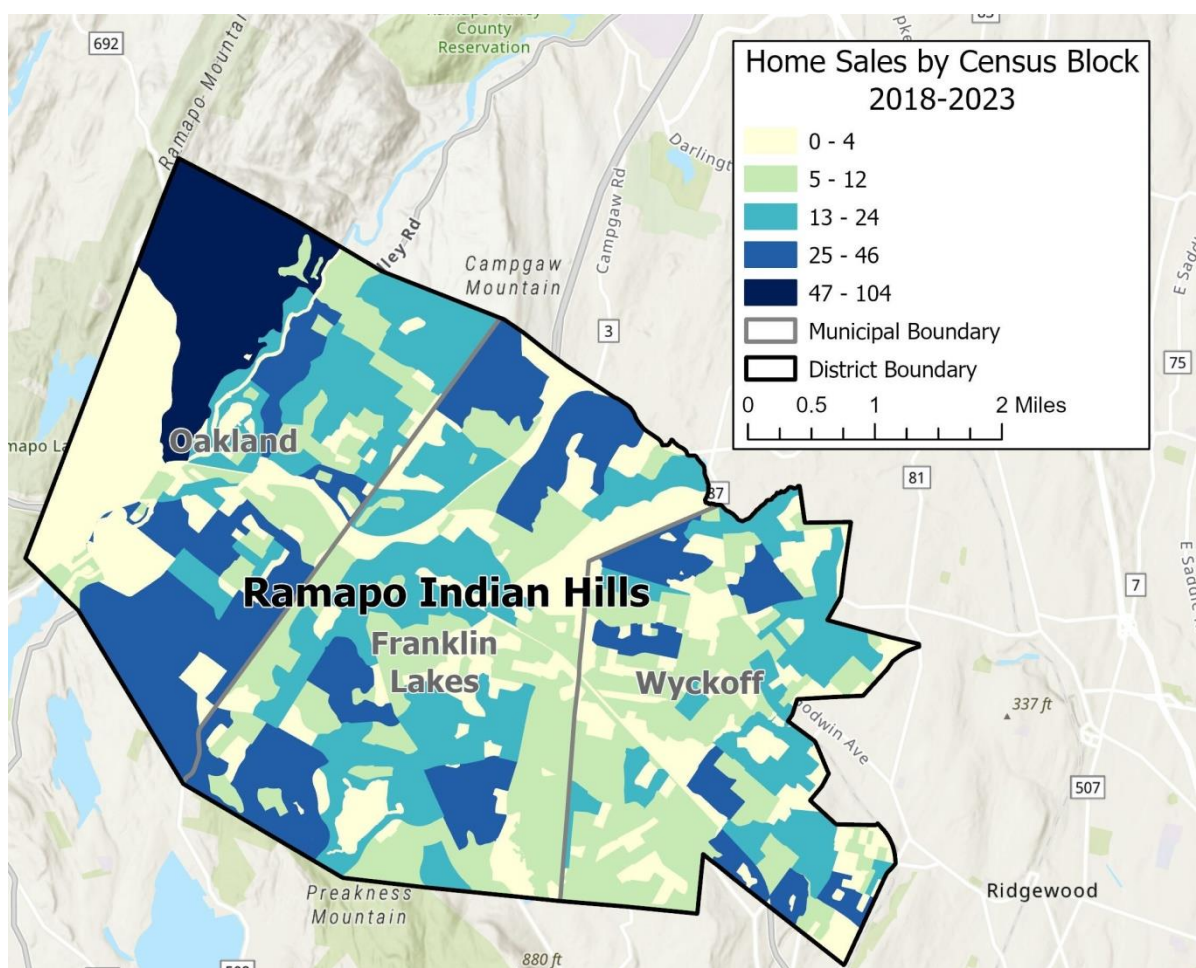
In Oakland, after peaking at 236 home sales in 2003, the number of sales declined to 106 in 2010 due to the housing market crash and banking crisis. During this period (2008-2011), the

annual number of home sales was low, ranging from 106-141. Since then, home sales have rebounded. From 2012-2021, home sales steadily increased before declining in 2022. In the last five years, the annual number of sales has ranged from 213-249, which is similar to the annual number of sales that occurred before the housing market crash and banking crisis.

In Wyckoff, the annual number of sales was fairly stable from 1994-2005 before declining to 155 in 2008 due to the housing market crash and banking crisis. During this period (2008-2011), the annual number of home sales was low, ranging from 155-188. Since then, home sales have rebounded and steadily increased from 2012-2021 before reversing trend. In the last five years, the annual number of sales has ranged from 230-318, which is similar to the number of sales that occurred before the housing market crash and banking crisis.

Figure 19 shows the aggregated number of home sales by Census block in each community from 2018-2023. Over this time period, the greatest number of sales occurred in Census blocks in the northern section of Oakland.

Figure 19
Home Sales by Community
2018-2023



Enrollment Projections

In two separate projections, enrollments were calculated at the school level from 2024-25 through 2028-29, a five-year period. Enrollments were calculated using cohort-survival ratios based on the last four and five years of historical enrollment data. The projected enrollments were also adjusted for the additional children expected from the proposed and approved housing developments in Oakland.

Since the grade counts in 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.

Enrollments for the self-contained special education/ungraded classes were computed by calculating the historical proportions of self-contained special education/ungraded students with respect to the regular education subtotals in each school and multiplying an average proportion by the future regular education subtotals.

On September 10, 2010, former New Jersey Governor Chris Christie signed into law the Interdistrict School Choice Program (“Choice”), which took effect in the 2011-12 school year. This enables students the choice in attending a school outside their district of residence if the selected school is participating in the Choice program. The Choice district sets the number of openings per grade level. Ramapo Indian Hills Regional does not participate in the program and therefore has no impact on the enrollment projections.

1. Ramapo Indian Hills Regional High School District

Projected enrollments for Ramapo Indian Hills Regional follow in Table 14. In both projections, enrollments are projected to decline for the next three years before reversing trend. In the first projection using CSR based on four years of historical data, enrollment is projected to be 1,865 in 2028-29, which would be a decline of 25.5 students from the 2023-24 enrollment of 1,890.5. In the second projection using CSR based on five years of historical data, enrollment is projected to be 1,873 in 2028-29, which would be a decline of 17.5 students from the 2023-24 enrollment.

Table 14
Ramapo Indian Hills Regional Projected Enrollments
2024-25 to 2028-29

Year	9	10	11	12	SE ¹	Total
CSR 4-Year						
2024-25	441	454	469	456	40	1,860
2025-26	431	453	456	474	40	1,854
2026-27	429	443	455	461	39	1,827
2027-28	460	438	442	457	40	1,837
2028-29	476	469	437	444	39	1,865
CSR 5-Year						
2024-25	443	453	468	455	40	1,859
2025-26	433	453	454	472	40	1,852
2026-27	432	444	454	458	39	1,827
2027-28	464	440	442	455	40	1,841
2028-29	480	472	438	443	40	1,873

Note: ¹ Self-contained special education enrollment/ungraded students

a) **Indian Hills High School**

Projected enrollments for Indian Hills High School are provided in Table 15. In both projections, enrollments are projected to decline in 2024-25 before reversing trend and slowly increase throughout the remainder of the projection period. In the projection using CSR and four years of historical data, enrollment is projected to be 707 in 2028-29, which would be slightly higher (+8.5) than the 2023-24 enrollment of 698.5. In the second projection using CSR and five years of historical data, enrollment is projected to be 726 in 2028-29, which would be a gain of 27.5 students from the 2023-24 enrollment.

Table 15
Indian Hills High School Projected Enrollments
2024-25 to 2028-29

Year	9	10	11	12	SE¹	Total
CSR 4-Year						
2024-25	169	156	150	169	23	667
2025-26	166	170	161	152	23	672
2026-27	163	167	175	163	23	691
2027-28	186	161	169	174	24	714
2028-29	169	184	163	168	23	707
CSR 5-Year						
2024-25	174	156	149	169	23	671
2025-26	170	174	160	151	23	678
2026-27	168	171	178	162	23	702
2027-28	192	166	172	177	24	731
2028-29	175	189	167	171	24	726

Note: ¹ Self-contained special education enrollment/ungraded students

b) Ramapo High School

Projected enrollments for Ramapo High School are provided in Table 16. In both projections, enrollments are projected to generally decline for the next four years before reversing trend near the end of the projection period. In the projection using CSR and four years of historical data, enrollment is projected to be 1,158 in 2028-29, which would be a decline of 34 students from the 2023-24 enrollment of 1,192. In the second projection using CSR and five years of historical data, enrollment is projected to be 1,147 in 2028-29, which would be a decline of 45 students from the 2023-24 enrollment.

Table 16
Ramapo High School Projected Enrollments
2024-25 to 2028-29

Year	9	10	11	12	SE ¹	Total
CSR 4-Year						
2024-25	272	298	319	287	17	1,193
2025-26	265	283	295	322	17	1,182
2026-27	266	276	280	298	16	1,136
2027-28	274	277	273	283	16	1,123
2028-29	307	285	274	276	16	1,158
CSR 5-Year						
2024-25	269	297	319	286	17	1,188
2025-26	263	279	294	321	17	1,174
2026-27	264	273	276	296	16	1,125
2027-28	272	274	270	278	16	1,110
2028-29	305	283	271	272	16	1,147

Note: ¹ Self-contained special education enrollment/ungraded students

Capacity Analysis

Table 17 shows the educational capacities of the schools in Ramapo Indian Hills Regional in comparison to both the current enrollments in 2023-24 and the enrollment projections in the 2028-29 school year. Using the building capacities from the school district's LRFP, the differences between capacity and current/projected number of students were computed. Positive values indicate available extra seating while negative values indicate inadequate seating (also known as "unhoused students"). It should be noted that the capacity values are not fixed and can change from year-to-year based on classroom usage. For instance, additional small group instruction spaces in a building for special education, gifted and talented, English Language Learners, etc. would reduce the building's capacity. On the other hand, districts with unhoused students can accommodate these children by increasing class sizes, which in turn increases the school's capacity. As such, the capacity of a school is not a fixed value and can be changed depending on how the building is used.

While there were two sets of projections, only the highest projection is shown. In 2023-24, each school has a significant number of surplus seats. Indian Hills High School has a greater number of surplus seats (+770.5) as compared to Ramapo High School (+471).

By 2028-29, Indian Hills High School (+743) and Ramapo High School (+505) are projected to continue to have a large number of surplus seats as enrollments are not projected to change significantly in the next five years.

Table 17
Capacity Analysis
Ramapo Indian Hills Regional High School District

School	Capacity ^{1,2}	Current Enrollment 2023-24	Difference	Projected Enrollment 2028-29	Difference
Indian Hills H.S. (9-12)	1,469	698.5	+770.5	726	+743
Ramapo Regional H.S. (9-12)	1,663	1,192	+471	1,158	+505

Note: ¹ Capacities were provided by the Ramapo Indian Hills Regional High School District Long Range Facility Plan (2005-2010).

² As the capacities were last calculated in 2010, the actual capacities of the buildings in 2023-24 may have changed if the buildings' instructional spaces are being used differently than when the capacities were computed.

Geocoding and Mapping

Student addresses from the school district were geocoded or “pin-mapped” for 2018-19 and 2023-24 for comparison purposes. Figures 20 and 21 show the residential locations of all students (9-12) in 2018-19 and 2023-24, 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 22 and 23 show the number of students per census block in 2018-19 and 2023-24, respectively. 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 2018-19 was located in the northern section of Oakland. In 2023-24, using the same scale, the greatest number of students was also located in the northern section of Oakland in the same census blocks. In general, the number of students per census block has not changed appreciably in the last five years.

Figures 24 and 25 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 2018-19 and 2023-24 using the same scale. In 2018-19, the greatest student densities, which are shaded dark green, were located in the central and eastern sections of Oakland and the central and southeastern sections of Wyckoff. In 2023-24, the greatest student densities were also located in the central and eastern sections of Oakland and the central and southeastern sections of Wyckoff. In comparing the figures over time, there are fewer census blocks shaded green or dark green, particularly in Oakland and Wyckoff, indicating that the student densities have decreased in the last five years.

To see which sections of Ramapo Indian Hills Regional 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 26 and 27. This was completed for both 2018-19 and 2023-24 using the same scale. In 2018-19, the greatest student yields, which are shaded dark purple, were located in the central and western sections of Oakland, the eastern, northern, and southern sections of Franklin Lakes, and the central and eastern sections of Wyckoff. In 2023-24, the greatest student yields were in the central section of Oakland, the central and eastern sections of Franklin Lakes, and the central, northern, and western sections of Wyckoff. In comparing the figures over time, there is a fewer number of census blocks shaded purple or dark purple, indicating that the number of students per housing unit has declined in the last five years.

Figure 20
Ramapo Indian Hills Regional – 9-12 Students
2018-19

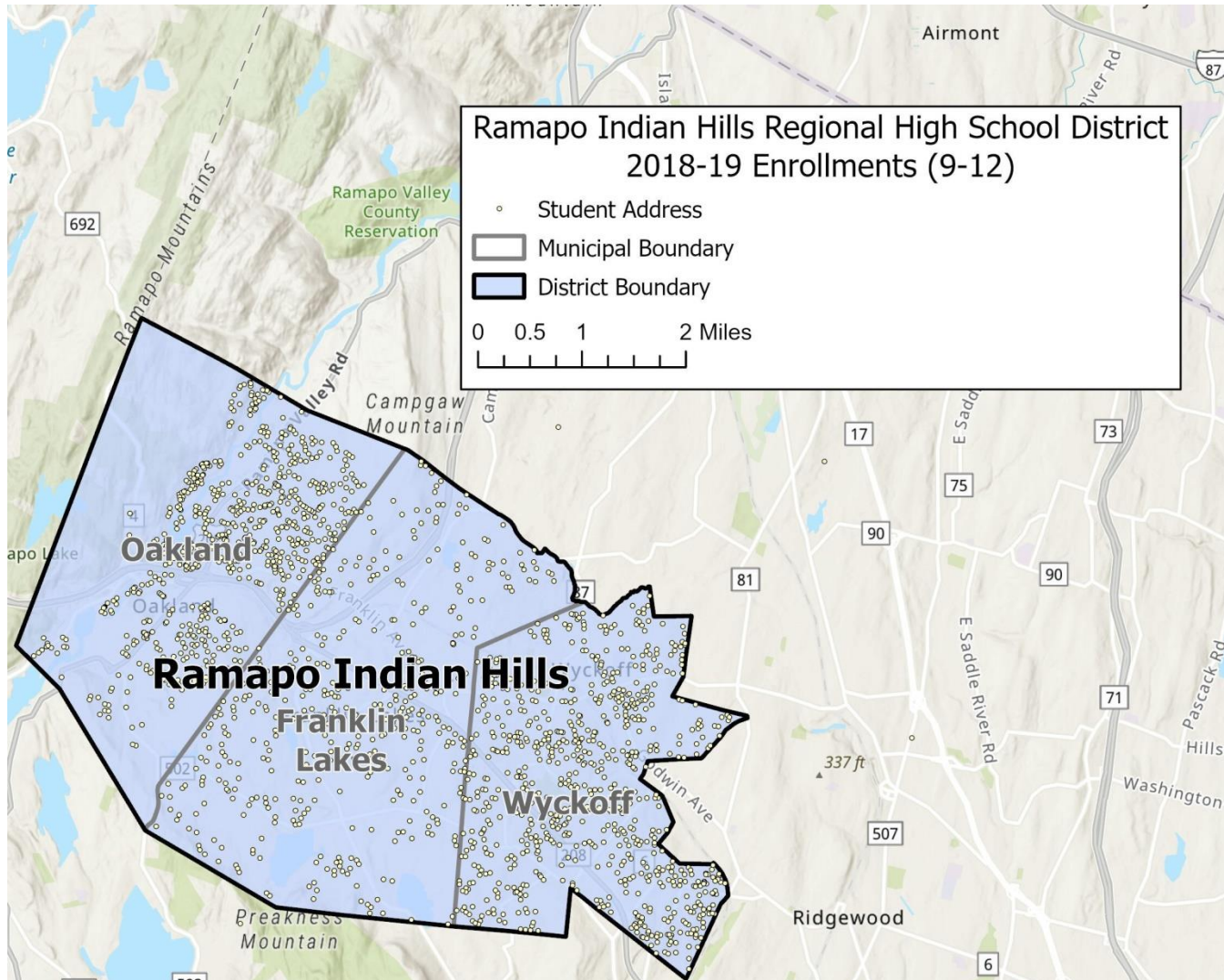


Figure 21
Ramapo Indian Hills Regional – 9-12 Students
2023-24

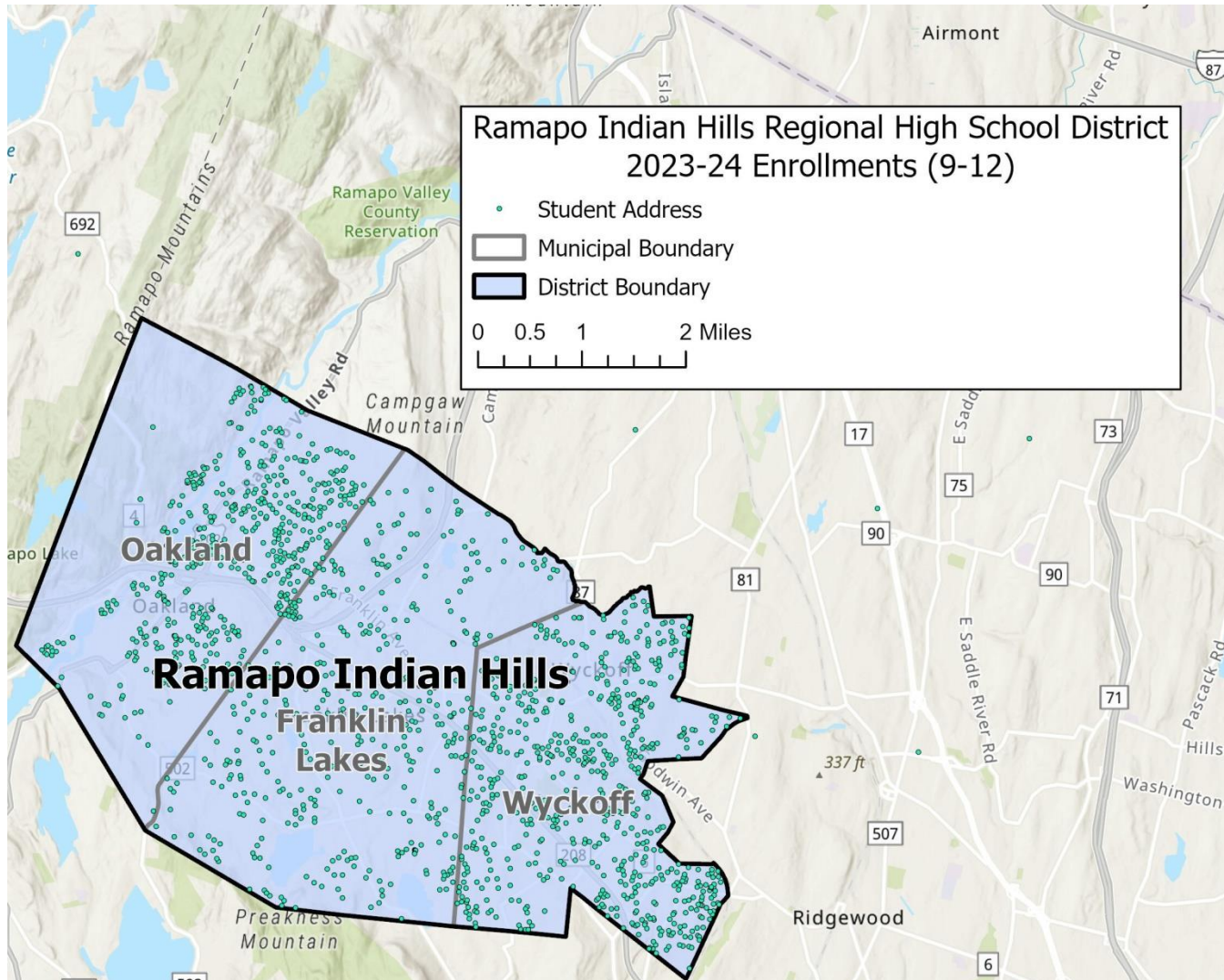


Figure 22
Ramapo Indian Hills Regional Students (9-12) by Census Block
2018-19

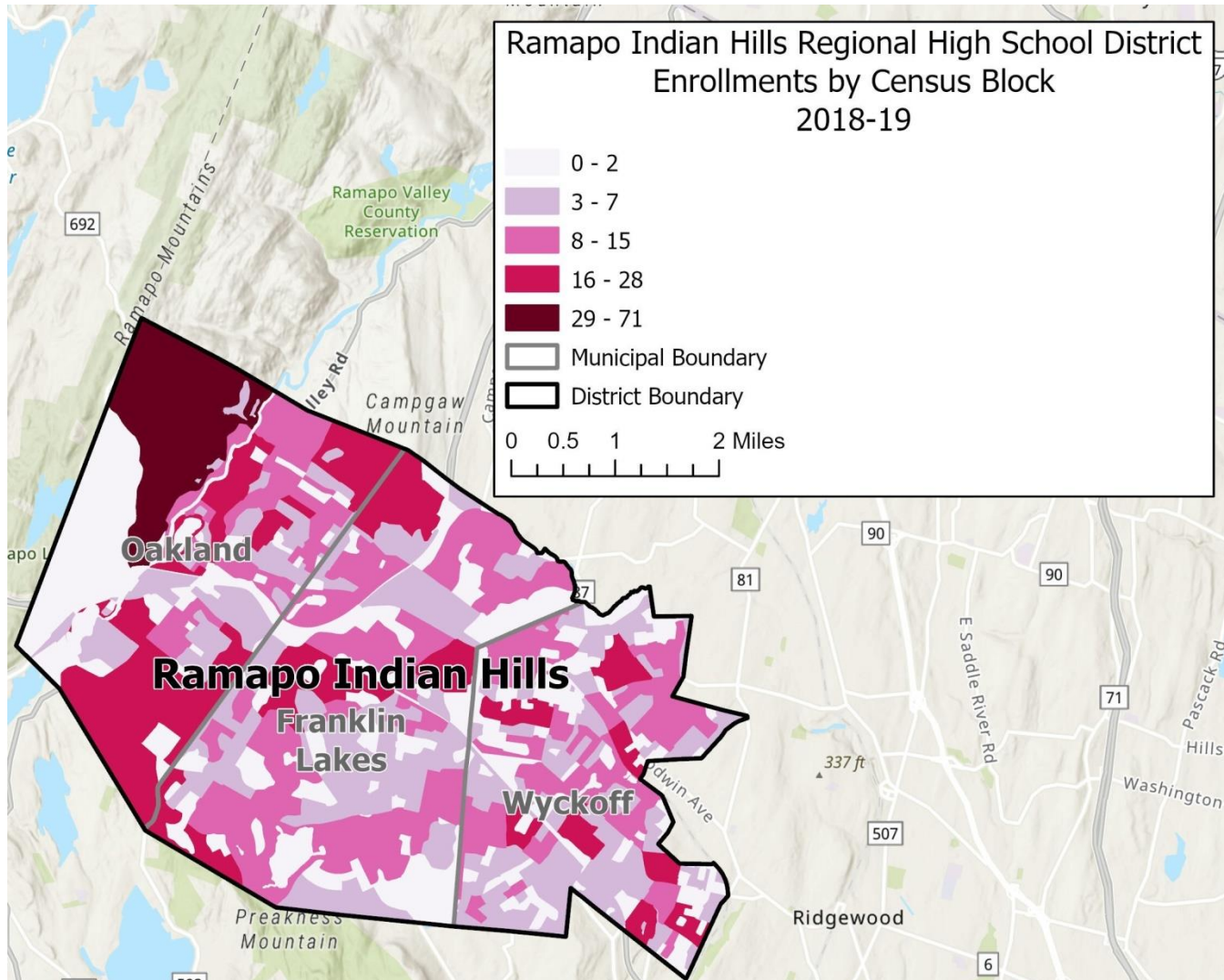


Figure 23
Ramapo Indian Hills Regional Students (9-12) by Census Block
2023-24

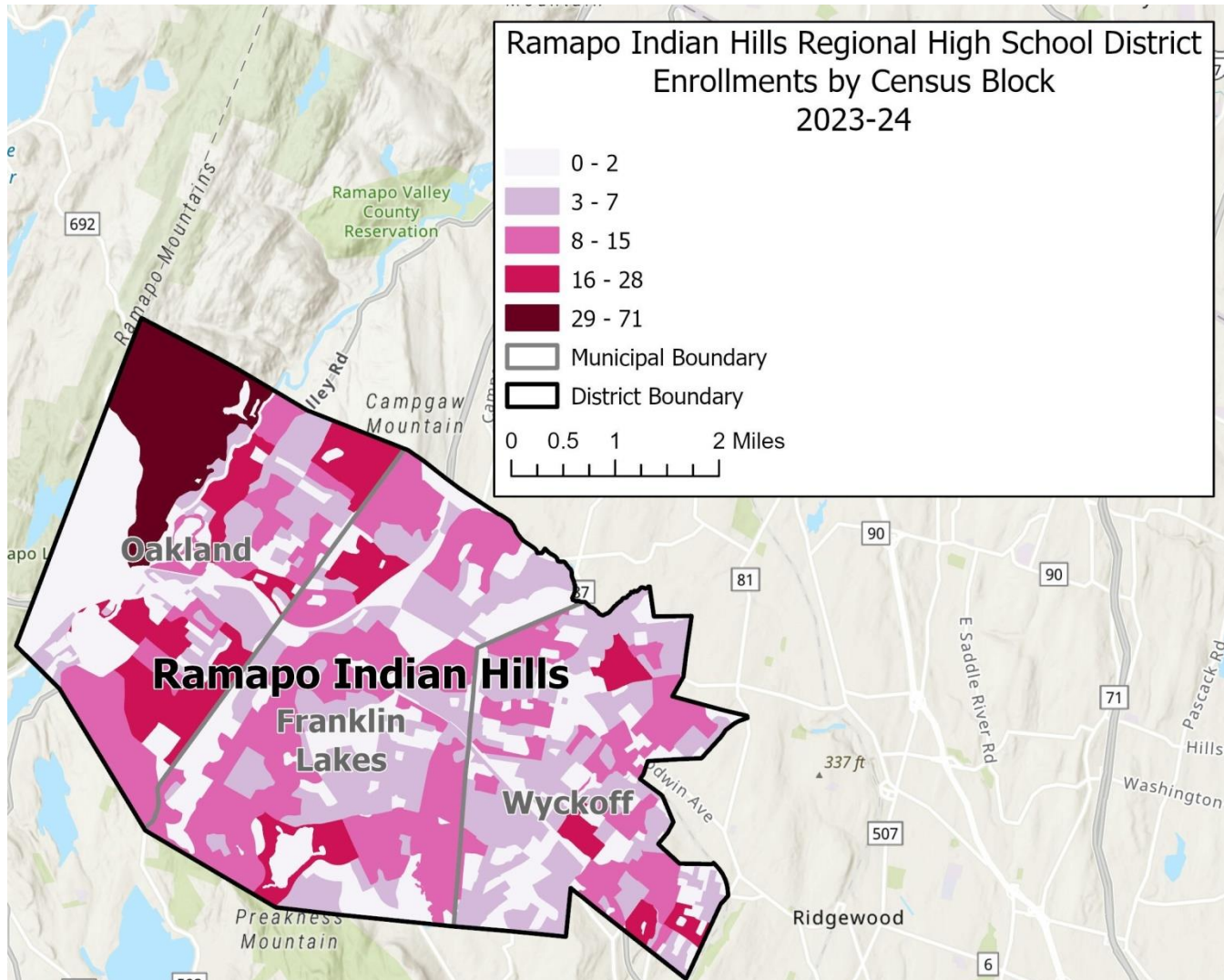


Figure 26
Ramapo Indian Hills Regional Student Yield (9-12) by Census Block
2018-19

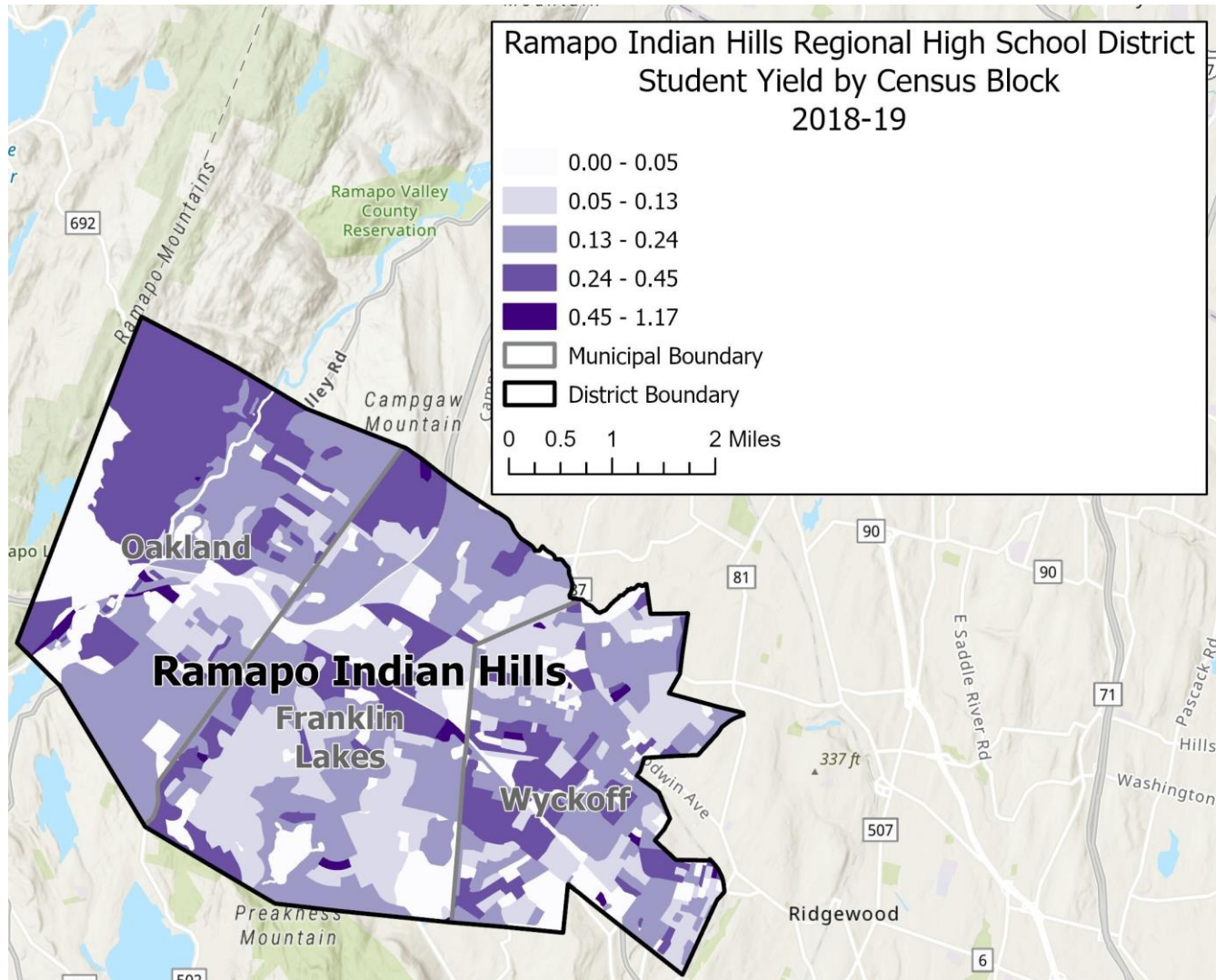


Figure 27
Ramapo Indian Hills Regional Student Yield (9-12) by Census Block
2023-24

