



CAPITAL SCHOOL DISTRICT POPULATION STUDY

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OVERVIEW

The Capital School District is preparing a long-range strategic plan a part of which is a master facility plan to ensure the adequacy of its educational facilities. One of the key components of the master facility plan is a district enrollment projection.

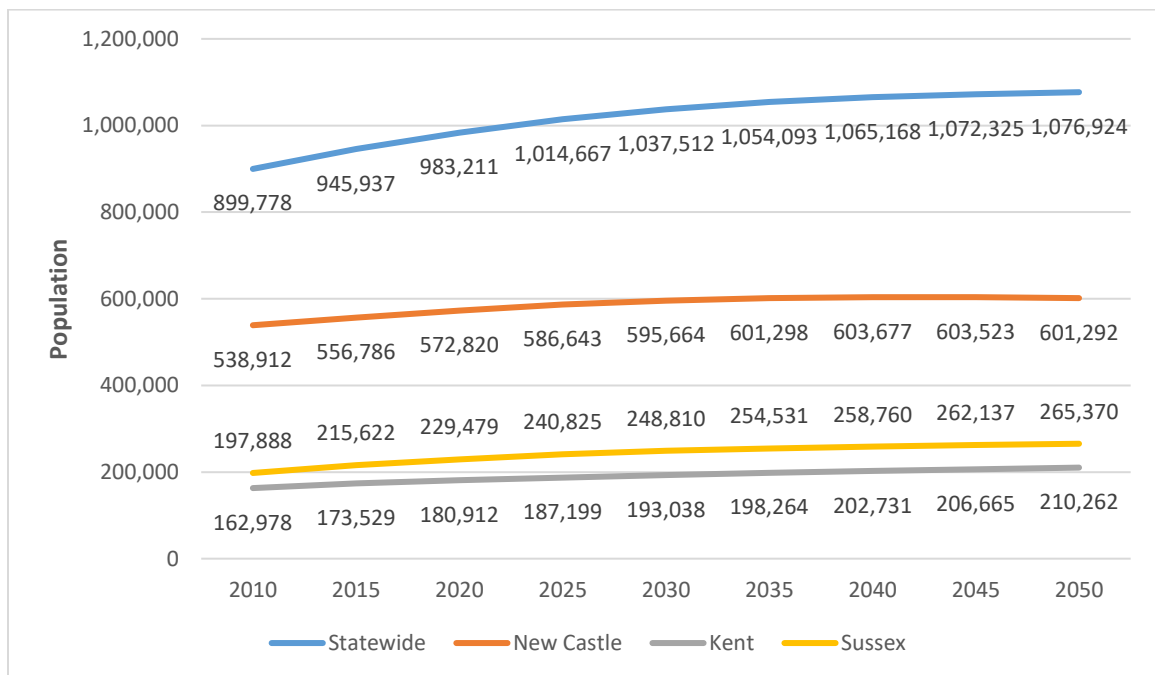
DATA COLLECTION

The first task was to collect the relevant demographic and associated statistical data. This included, but was not limited to, U. S. Census Data; birth and death statistics from the State of Delaware, building permit and development application information and school district enrollment projections from the University of Delaware. In addition, past enrollment data broken down by grade level was also reviewed.

STATISTICS AND FACTORS USED IN THE DEMOGRAPHIC PROJECTION

The Delaware Population Consortium (DPC) was formed in 1975, with the goal of “providing a continuing forum of debate and discussion of matters relating to state and local population growth.” The DPC is an informal organization with representation from state agencies, local jurisdictions, counties, and municipal planning organizations. The 2016 Delaware Population Projections for the three counties is set forth below. These data incorporate the actual births and deaths since FY2015, the latest Bureau of Census estimates vintage 2014, and the latest migration data from the IRS and the Census Bureau as well. Overall, there is a modest increase in the projected Kent County population over the next 24 years.

POPULATION PROJECTIONS (2010-2050)



Source: Delaware Population Consortium Annual Population Projections, October 27, 2016

	2010	2015	2020	2025	2030	2035	2040	2045	2050
State of Delaware									
Population	899,778	945,937	983,211	1,014,667	1,037,512	1,054,093	1,065,168	1,072,325	1,076,924
Births*	55,504	58,175	58,839	57,878	57,396	57,553	57,583	57,628	
Deaths*	39,656	41,653	47,752	53,898	60,065	65,593	69,255	714,350	
Net Migration	30,311	20,752	20,369	18,365	19,250	19,115	18,829	18,321	
Kent County									
Population	162,978	173,529	180,912	187,199	193,038	198,264	202,731	206,665	210,262
Births*	10,992	11,249	11,642	11,779	11,595	11,312	11,165	11,244	
Deaths*	7,043	6,540	7,456	8,324	9,180	10,057	10,920	11,800	
Net Migration	6,602	2,674	2,101	2,384	2,811	3,212	3,689	4,153	
City of Dover									
Population	36,051	37,453	38,037	39,196	40,390	41,621	42,888	44,195	45,541

Source: Delaware Population Consortium Annual Population Projections, October 27, 2016

*Represents a five-year total beginning with specified year.

Population projections for Kent County by age:

	2010	2015	2020	2025	2030	2035	2040	2045	2050
Kent County									
0-4 Years Old	11,149	11,438	11,301	11,687	11,839	11,670	11,393	11,295	11,390
5-9 Years Old	11,282	12,428	11,616	11,433	11,831	12,013	11,866	11,604	11,518
10-14 Years Old	11,137	13,045	12,703	11,772	11,591	12,014	12,227	12,109	11,860
15-19 Years Old	12,356	13,104	13,281	12,899	11,931	11,763	12,208	12,460	12,373

Source: Delaware Population Consortium Annual Population Projections, October 27, 2016

Population projections for the City of Dover by age:

	2010	2015	2020	2025	2030	2035	2040	2045	2050
City of Dover									
0-4 Years Old	2,372	2,467	2,505	2,581	2,660	2,741	2,824	2,911	2,999
5-9 Years Old	2,202	2,291	2,327	2,398	2,471	2,546	2,623	2,703	2,786
10-14 Years Old	1,982	2,059	2,091	2,155	2,221	2,288	2,358	2,430	2,504
15-19 Years Old	3,451	3,585	3,752	3,752	3,866	3,984	4,105	4,231	4,359

Source: Delaware Population Consortium Annual Population Projections, October 27, 2016

Over the next 30 years it is projected that the school age population of Kent County will reach its height in 2020 and then decrease slightly back to 2010 levels. The City of Dover, however, is projected to see a steady if modest increase in school age children over the next 30 years.

DEVELOPMENT TRENDS

Development application data represent approved preliminary development plans for residential building. The project applications include site plans that indicate the scope and scale of building and thus provide an indication of potential future development.

Residential Units Approved in Development Applications, by County:

County	2010	2011	2012	2013	2014	2015	Total
New Castle	3,989	2,433	3,207	905	1,135	1,000	12,669
Kent	563	196	481	728	650	1,550	4,168
Sussex	1,535	1,900	355	1,083	842	1,273	6,988

Total	6,087	4,529	4,043	2,716	2,627	3,823	23,825
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Source: 2016 Report on State Planning Issues, Draft October 2016

Residential Units Approved in Development Applications, by Kent County Local Jurisdiction:

Jurisdiction	2010	2011	2012	2013	2014	2015	2010-15
Kent Co.*	444	-	36	646	208	-	1,334
Cheswold	-	-	-	-	-	272	272
Clayton	-	-	200	-	-	-	200
Dover	119	188	245	82	41	986	1,661
Harrington	-	6	-	-	-	-	6
Houston	-	-	-	-	-	4	4
Milford	-	2	-	-	401	-	403
Smyrna	-	-	-	-	-	288	288

*Represents development applications in unincorporated areas of the county.

Source: 2016 Report on State Planning Issues, Draft September 2016

Building permits are issued by the county or local jurisdiction, and represent a state of the development process at the point where construction is ready to take place. Building permits are required before actual construction can occur, and are therefore a good measure of actual or impending development activity.

Residential Housing Units Approved in Building Permits, by County:

County	2010	2011	2012	2013	2014	2015	Total
New Castle	779	639	787	1,569	1,889	2,136	7,799
Kent	574	685	778	914	986	903	4,840
Sussex	1,524	1,684	1,881	2,410	2,602	2,775	12,876
Total	2,877	3,008	3,446	4,893	5,477	5,814	25,515

Source: 2016 Report on State Planning Issues, Draft September 2016

Residential Housing Units Approved in Building Permits, by Kent County Local Jurisdiction:

Jurisdiction	2010	2011	2012	2013	2014	2015	2010-15
Kent Co.*	317	451	561	652	665	550	3,196
Bowers Beach	-	-	-	-	2	-	2
Camden	-	-	-	4	3	15	22
Cheswold	-	-	1	-	1	13	15
Clayton	4	22	9	28	26	19	108
Dover	129	98	38	99	143	165	672
Farmington	-	-	-	2	2	-	4
Felton	2	3	5	2	4	2	18
Frederica	4	6	-	17	22	17	66
Harrington	27	3	1	1	4	8	44
Hartly	-	-	-	-	-	-	-
Houston	1	-	-	-	-	-	1
Kenton	1	-	-	-	2	-	3
Leipsic	-	-	-	-	-	-	-
Little Creek	-	-	-	-	1	-	1
Magnolia	-	-	-	-	-	-	-
Milford	3	6	88	3	5	11	116
Smyrna	80	80	65	89	106	84	504
Viola	-	-	-	-	-	-	-
Woodside	-	1	-	-	-	-	1
Wyoming	6	-	-	-	-	-	6

*Represents development applications in unincorporated areas of the county.

Source: 2016 Report on State Planning Issues, Draft September 2016

The most recent and largest development application within Dover approved in 2015 was for 742 residential units to be built adjacent to the Eden Hill Medical Center. This development consists primarily of town homes. The third stage of the project recently broke ground and consists of a commercial center which will front Route 8 and the new Rt. 13 Connector Highway and will contain office and retail space, a pharmacy and a bank. The majority of other development applications are for nonresidential spaces.

When building permit and development application heat maps are reviewed, it appears that what little residential growth is taking place is happening in the northern portion of the district along the Smyrna School District border. The majority of building permits to the west of Dover are related to remodels of existing structures or building of single family homes. See Capital School District Heat Map Building Permits, attached hereto as Attachment 1; and Capital School District Heat Map Development Applications, attached hereto as Attachment 2.

DELAWARE SCHOOL DISTRICT ENROLLMENT PROJECTIONS

The foundation of the Delaware School District Enrollment Projections 2014-2040 produced by the University of Delaware in conjunction with the Delaware Department of Education is the DPC population projections discussed above. As seen in the chart below, it is projected that the Capital School District will see a slight increase in students 2015-2040 or 3.53%. This is significantly lower than the projected increase of school age children within the City of Dover during the same period.

Kent County	2015	2020	2025	2030	2035	2040	2015-2040 % Change	2015-2040 # Change
CR	7,729	7,660	7,716	7,767	7,780	7,680	-0.63%	-49
Capital	6,485	6,520	6,609	6,655	6,699	6,714	3.53%	229
Lake Forest	3,792	3,743	3,779	3,819	3,812	3,733	-1.56%	-59
Milford	4,122	4,132	4,169	4,205	4,265	4,277	3.76%	155
Smyrna	5,233	5,182	5,266	5,347	5,333	5,224	-0.17%	-9

Source: Delaware Unified School District Enrollment Projections 2014-2040, April 22, 2016.

It should be noted that Capital's 2016-17 enrollment was 6,523 exceeding the enrollment projection for 2020. A breakdown of the 2016-17 September 30th enrollment across schools and grades is set forth below.

Grade	Booker T. Washington Elementary School	East Dover Elementary School	Fairview Elementary School	Hartly Elementary School	North Dover Elementary School	South Dover Elementary School	Towne Point Elementary School	William Henry Middle School	Central Middle School	Dover High School	Kent County Community School	Capital Intensive Learning Center	Kent County ILC	Total Capital School District
Pre-K		37	11	11										59
Pre-K SE		17	5	15							23	0		60
K	43	57	55	71	61	116	61							464
K SE	1	0	1	0	0	1	0				12	0		15
1	48	46	42	71	73	101	58							439
1 SE	2	1	0	0	4	6	1				14	8		36
2	56	54	61	64	87	122	56							500
2 SE	0	1	3	1	1	3	1				11	2		23
3	67	50	54	60	77	140	59							507
3 SE	3	2	4	0	3	6	4				19	4		45

4	53	47	49	57	72	68	57							403
4 SE	8	7	12	5	13	14	7				15	9		90
5								362						362
5 SE								68			16	11		95
6								381						381
6 SE								61			17	22	2	102
7									391					391
7 SE									86		10	14	11	121
8									407					407
8 SE									53		13	15	13	94
9										452				452
9 SE										90	10	20	29	149
10										398				398
10 SE										68	8	14	18	108
11										344				344
11 SE										34	8	6	13	61
12										340				340
12 SE										41	26	6	4	77
TOTAL	281	319	297	355	391	577	304	872	937	1767	202	131	90	6523

A review of District enrollment across the last ten years indicates a modest increase in enrollment from 2007-2014, a slight dip in 2015, and rebound in 2016.

SCHOOL ENROLLMENT (2007-2016)

School	2016	2015	2014	2013	2012	2011	2010	2009	2008	2007
DHS	1767	1720	1801	1696	1619	1507	1489	1450	1469	1502
CMS	937	927	948	919	880	880	878	858	847	879
WHMS	872	903	930	918	952	949	949	919	866	891
BTW	281	293	304	305	292	343	363	350	381	374
East	319	310	346	337	318	319	327	323	327	331
FV	297	280	304	355	350	331	356	354	357	364
Hartly	355	351	372	387	390	402	405	387	406	377
North	391	376	387	387	390	487	410	484	394	383
South	577	571	564	503	453	313	494	381	433	432
TP	304	304	318	312	302	142	357	129	381	375
KCCS	202	221	205	196	178	68	126	80	122	117
KCSILC	90	102	82	96	86	120	78	106	71	54
Cap ILC's	131	128	104	116	128	120	87	106	107	100
Total	6523	6486	6665	6527	6344	6273	6319	6250	6161	6179



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CAPITAL SCHOOL DISTRICT SPECIAL EDUCATION ENROLLMENT

The State of Delaware has seen an increase in enrollment of student's needing special education services over the past several years. The Capital School District has followed the state trend and seen its enrollment of special education students' increase by 138 students over the past 10 years. In addition, the District has seen an increase of students needing complex supports from 54 in 2007 to 262 in 2016 – an increase of 208 students. The District attributes this increase in complex students to growth of the Kent County Community School and its Delaware Autistic Program. The autism program started in 2002 with one grade and added

a grade each year until it reached its maximum configuration of 13 grades in 2014. Further, the District has seen growth in its three and four-year-old Pre-K programs.

The District anticipates that its special education enrollment will remain steady with current numbers over the next ten years. If anything, the District may see a small increase in enrollment due to continued growth in pre-K programs. See Capital School District Special Education Enrollment September 30, 2007 – September 30, 2016, attached hereto as Attachment 3.

SCHOOL CAPACITY

A review of school capacity supports the conclusion that we are in need of additional permanent classroom support at North and have exceeded the capacity at South, our most recent elementary school. We are also over capacity by 111 students at the new high school.

School	Capacity*	Enrollment (9/30/16)	Variance	
Booker T Washington	546	345	201	KCCS
East Elementary	416	342	74	ILC
Fairview Elementary	291	297	(6)	
Hartly Elementary	331	355	(24)	
North Elementary	290	391	(101)	
South Elementary	538	577	(39)	
Towne Point Elementary	296	304	(8)	
	2,708	2,611	97	
William Henry Middle	928	935	(7)	ILC & KCCS
Central Middle	1,052	985	67	ILC & KCCS
Dover High School	1,734	1,845	(111)	ILC & KCCS
Kent County Secondary				
ILC		90		
KCCS - Main		57		
Total		6,523		

*Capacities as of 10/9/14

8/23/06 MASTER FACILITY PLAN

Capital School District's previous Master Facility Plan (August 23, 2006) included a demographic study that projected student enrollment through FY 2015. Data for the Capital School District was extrapolated from the overall population projections for Kent County. A Factor was then used to determine the

anticipated enrollment growth for the District. Because of limited population figures for Kent County, the District could only project out for 2009, 2010, 2013, and 2015. Below is a summary of the estimated enrollment to actual enrollment:

<u>Year</u>	<u>Actual</u>	<u>2006 Estimate</u>	<u>Margin of Error</u>	<u>%</u>
2007	6,128			
2008	6,179			
2009	6,161	6,061	100	1.65%
2010	6,250	6,234	16	0.26%
2011	6,321			
2012	6,273			
2013	6,344	6,468	(124)	-1.92%
2014	6,527			
2015	6,665	6,578	87	1.32%
2016	6,486			

As can be seen, the Capital School District did remarkably well projecting the enrollment growth of the District for 2009, 2010, 2013, and 2015.

CONCLUSION

Population projections and development/building permits indicate that residential growth in Kent County will be relatively flat over the next 30 years with the exception of the City of Dover. Building upon the previous projections, Capital has analyzed the population projections, housing starts, and is comfortable with the Delaware Unified School District Enrollment Projection of a modest 3.53% increase in enrollment between 2015 and 2040 (or 229 additional students). The District is geographically limited within the confines of the “growth zone” and most of the area within the “growth zone” that falls within the District has already been developed. Consequently, the majority of growth will be outside the “growth zone” and the District does not anticipate large increases of students. The University of Delaware study correlates extremely well with the Districts vision for enrollment growth.