



# Readington Township Housing Development Projections

Jonathan Hart, Ph.D. Superintendent of Schools

*February 9, 2021 Board of Education Meeting*

*April 12, 2021 Parent/Community Information Session*

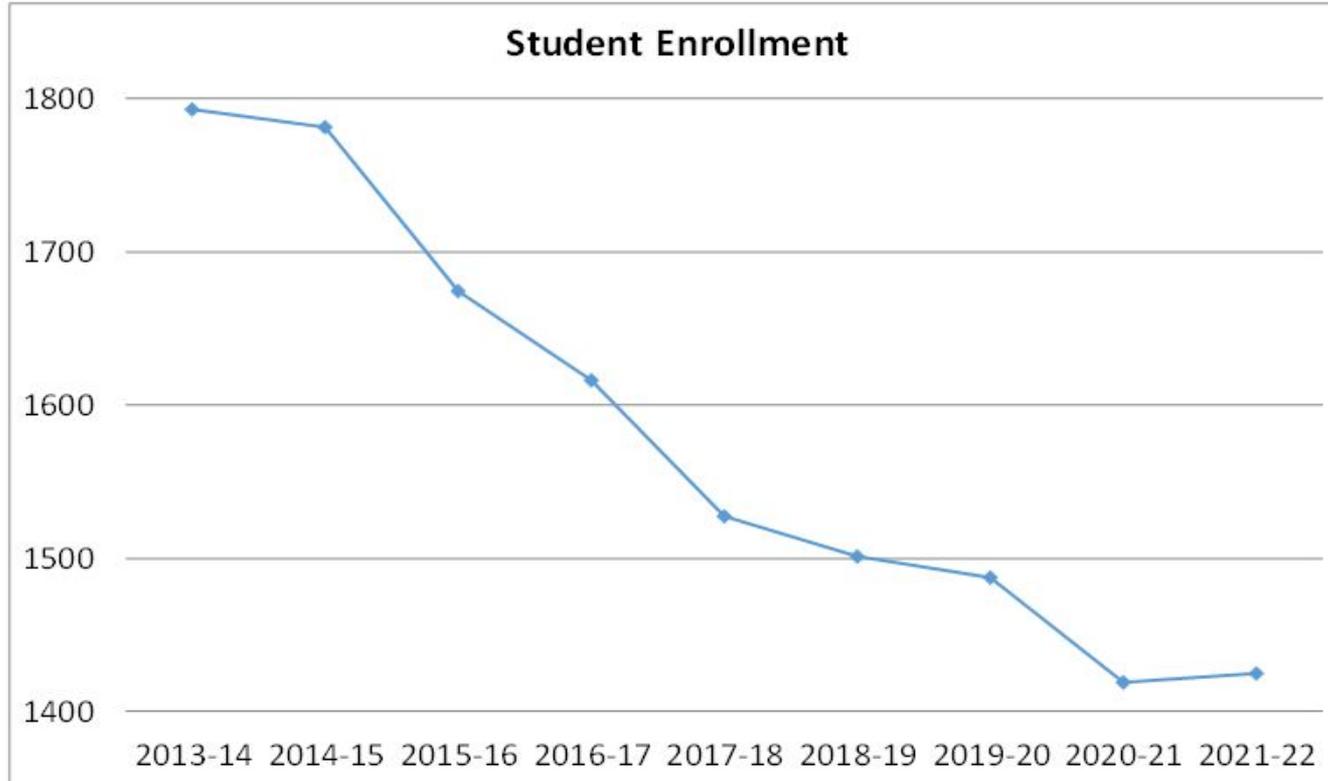
*May 25, 2021 Parent/Community Information Session (with minor updates)*

*December 14, 2021 Board of Education Meeting (with updates on slides 3-5, 13, 14, 23-27 in blue)*

1.

# Enrollment Trends and Current Enrollment

# Our Enrollment History



*Note: We had approximately 10 students disenroll due to COVID in September 2021*

# Our School Configuration K-3

## Three Bridges School

Grades Preschool through 3

Enrollment **289**



## Whitehouse School

Grades K through 3

Enrollment **319**

# Our School Configuration 4-8

## Holland Brook School

Grades 4 and 5

Enrollment 300



## Readington Middle School

Grades 6, 7, and 8

Enrollment 525

2.

# Housing Development Projects

# The Willows at Whitehouse Station (Nelson Street)

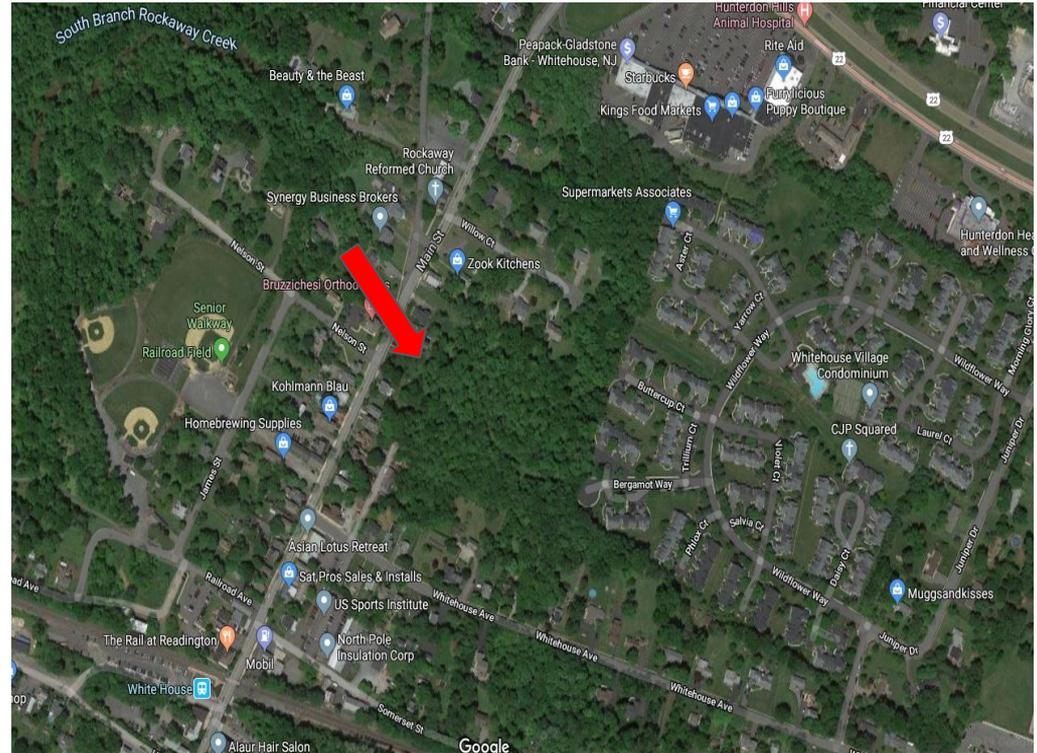
72 total units

14 one bed, 40 two bed, 18 three bed

72 affordable units (100%)

Completed in 2020

20 students enrolled district wide



# The Ridge at Readington (Route 22 West)

254 total units

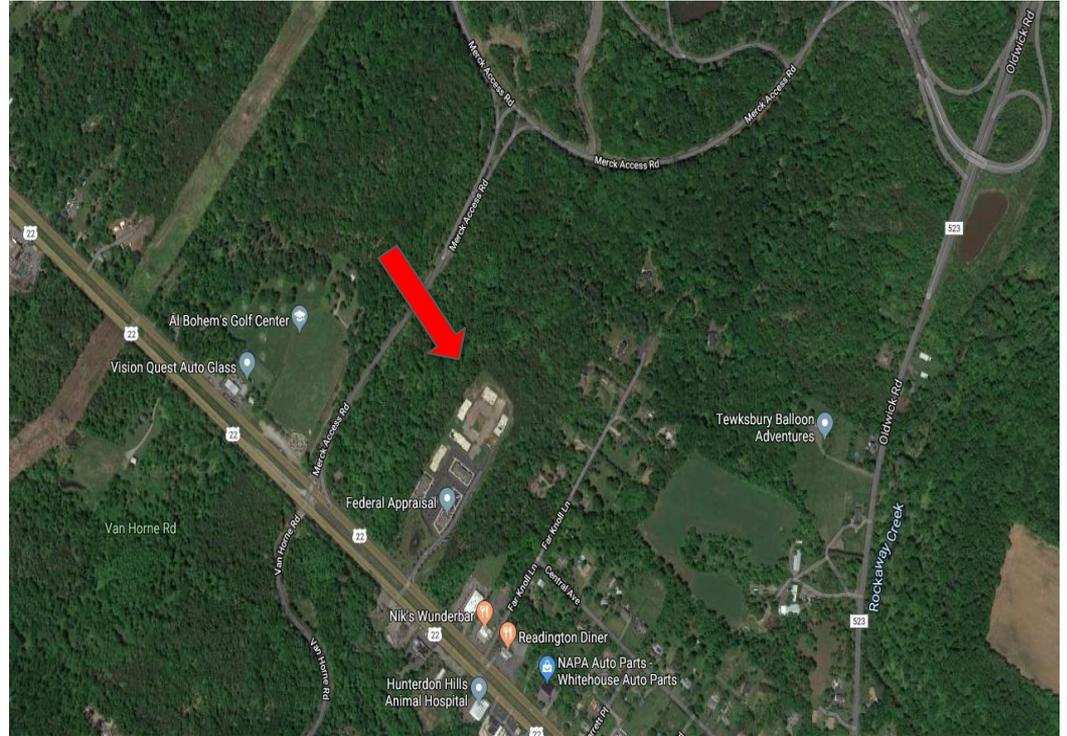
64 affordable units (25%)

12 one bed, 39 two bed, 13 three bed

190 market rate units (75%)

58 one bed, 132 two bed, 0 three bed

Estimated completion 2022



# Bramco/Interstate Ironworks (Mullen Road)

192 total units

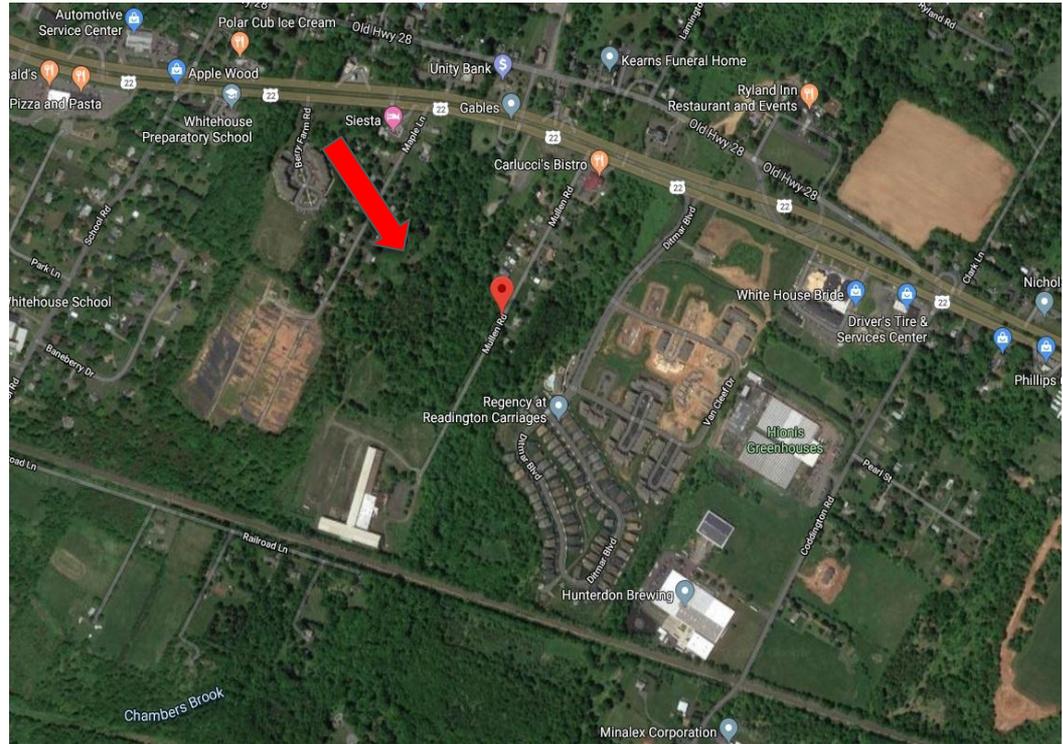
48 affordable units (25%)

8 one bed, 30 two bed, 10 three bed

144 market rate (75%)

57 one bed, 87 two bed, 0 three bed

Estimated completion 2023-2024



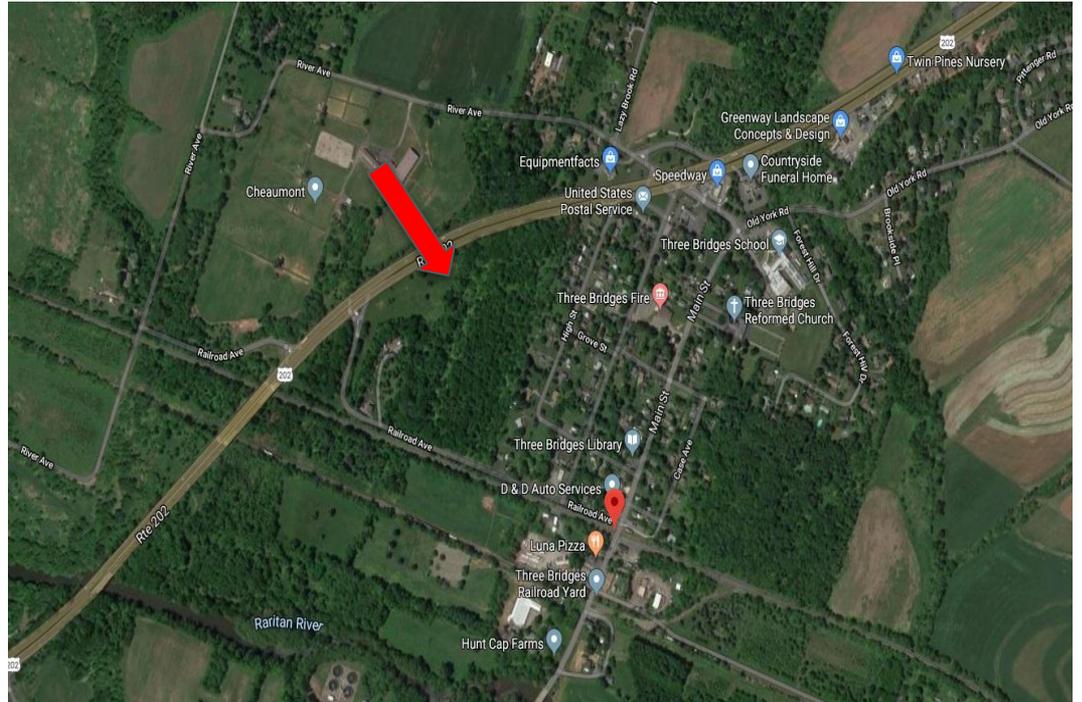
# Diaz Property (Route 202, Three Bridges)

80 total units

80 total affordable units (100%)

15 one bed, 45 two bed, 20 three bed

Estimated completion: Unknown



3.

# Analyzing the Enrollment Impact

# The Rutgers Formula

The Rutgers Center for Real Estate published a white paper that is intended to provide estimates of school-aged children associated with new developments of market-rate and affordable housing in NJ.

This was a product of large-scale surveys.

Provides a formula for local areas to estimate numbers of school-aged children moving into housing developments.

# Enrollment Impact: The Steps

- ▷ Establish the number of 1, 2, and 3 bedroom units in each development.
- ▷ Establish the number of units as either affordable or market rate.
- ▷ Apply the Rutgers Formula for determining the estimated number of K-12 students in each development.
- ▷ Since we are a K-8 district, we must adjust the Rutgers formula to get our estimated K-8 enrollment.
- ▷ Use the Willows as a baseline for Readington enrollment.
  - The Rutgers formula estimated 48 students enrolling K-12
  - The Willows saw 28 students enroll in grades K-8 in year two (58%)
- ▷ Our projects are based on 58% of the Rutgers formula.

# Enrollment Impact: The Projections

<b>Development</b>	<b>Rutgers Prediction</b>	<b>Actual* or Predicted Total Enrollment</b>	<b>Number of Students at K-3 Grades</b>
The Willows	48	28* (Yr. 2)	14* (WHS)
Diaz Property	54	31	16 (TBS)
The Ridge (affordable)	42	24	12 (WHS)
The Ridge (market rate)	167	97	49 (WHS)
Bramco (affordable)	33	19	10 (WHS)
Bramco (market rate)	110	64	32 (WHS)

*103 predicted WHS students, 16 predicted TBS students, 235 total (Willows not included)*

# Our Planning K-3



## Whitehouse and Three Bridges Schools

- ▷ Three (3) of the four (4) developments are located in the northern portion of the Township (i.e. the Whitehouse School sending area)
- ▷ One (1) of the four (4) developments is located in the southern portion of the Township (i.e. the Three Bridges sending area)
- ▷ We have used the Willows development to predict how many students will enroll in grades K-3. Approximately 50% of total projected number of students will be in grades K-3.
- ▷ Redistricting neighborhoods will be necessary to balance enrollment in grades K-3 at Whitehouse and Three Bridges.

4.

# The Redistricting Plans

# Redistricting Options Considered

Option 1: Select developments in the Whitehouse sending region and begin redistricting students to Three Bridges starting with Kindergarten (gradual).

Option 2: Select developments in the Whitehouse sending region and begin redistricting students to Three Bridges across grades K-3 (all at once).

Option 3: Redistrict the entire Township and create three (3) schools housing grades K-5 and feeding into RMS at grade 6.

Option 4: Move students in grade 3 to Holland Brook School, leaving Whitehouse and Three Bridges as grades K-2.

# Preferred Option

Option #1 is the preferred option. It provides gradual movement of students from Whitehouse to Three Bridges as they enter Kindergarten.

This allows for:

- ▷ A slow, deliberate transition of students from Whitehouse to Three Bridges.
- ▷ Students who are already enrolled at Whitehouse to stay at Whitehouse, maintaining continuity for their social, emotional and educational needs.
- ▷ Continued monitoring of enrollment as developments are built.

# Phase In Approach: A 5 Year Plan

**2021-2022** School Year: Offer families who register for Kindergarten in this redistrict area the option to attend WHS or TBS. All new move-ins would be districted to TBS.

**2022-2023** School Year: All entering Kindergarten students in the redistrict area would attend TBS.

**2023-2024** School Year: All entering Kindergarten students in the redistrict area would attend TBS. First grade will continue at TBS.

**2024-2025** School Year: All entering Kindergarten students in the redistrict area would attend TBS. First and second grade will continue at TBS.

**2025-2026** School Year: All entering Kindergarten students in the redistrict area would attend TBS. First, second, third grade will continue at TBS. Transition complete.

# Neighborhoods Impacted

All students in the following neighborhoods entering Kindergarten in the 2021-2022 school year will have the **choice** of attending WHS or TBS. New families that move in during the 2021-2022 school year will attend TBS.

Students entering Kindergarten in the 2022-2023 school year will attend TBS. The only exception will be students who have older siblings already at Whitehouse. Those situations will be discussed with families directly.

- ▷ Readington Road from Koscuiszko east to Readington Road intersection
- ▷ Hillcrest Road, Pine Bank Road, and Cole Road
- ▷ Indian Run/Van Pelt
- ▷ Holland Brook/Roosevelt Road

# Specific Street Names

Arrowhead Road

Blacksmith Road

Casper Berger Road

Cherry Court

Cole Road

Conover Road

Dalley Street

Distillery Road

Erskine Road

Groendyke Road

Hamilton Road

Heath Road

Hillcrest Road

Holland Brook Road

Housel Road

Indian Run

Jennings Lane

Kinney's Sawmill Road

Militia Road

Militia Road East

Pine Bank Road

Readington Road

Rebel Road

Roosevelt Road

Smith Road

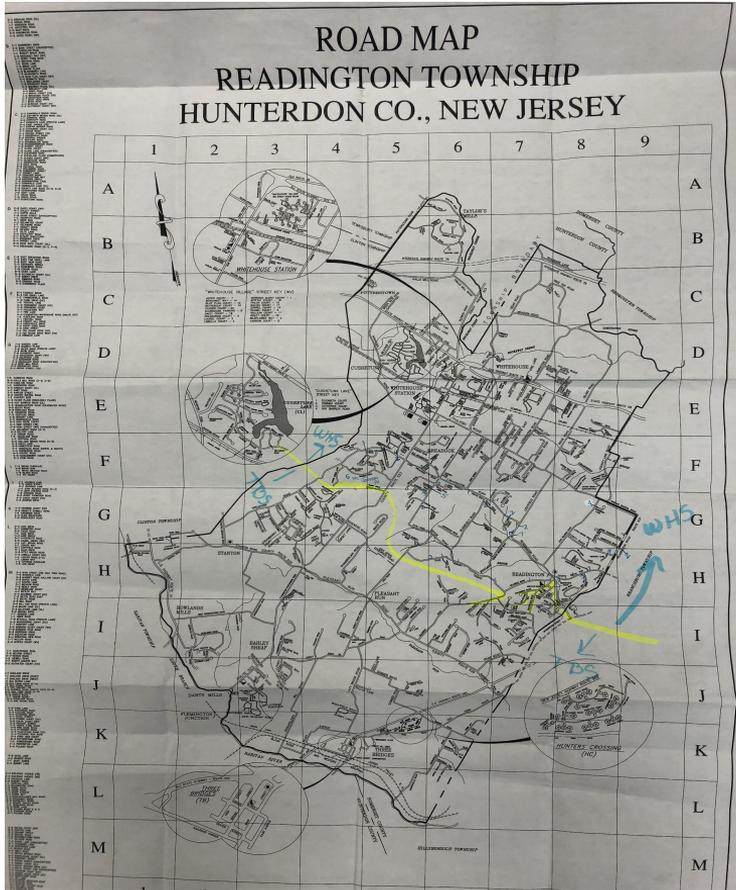
Sutphen Lane

Swackhamer Road

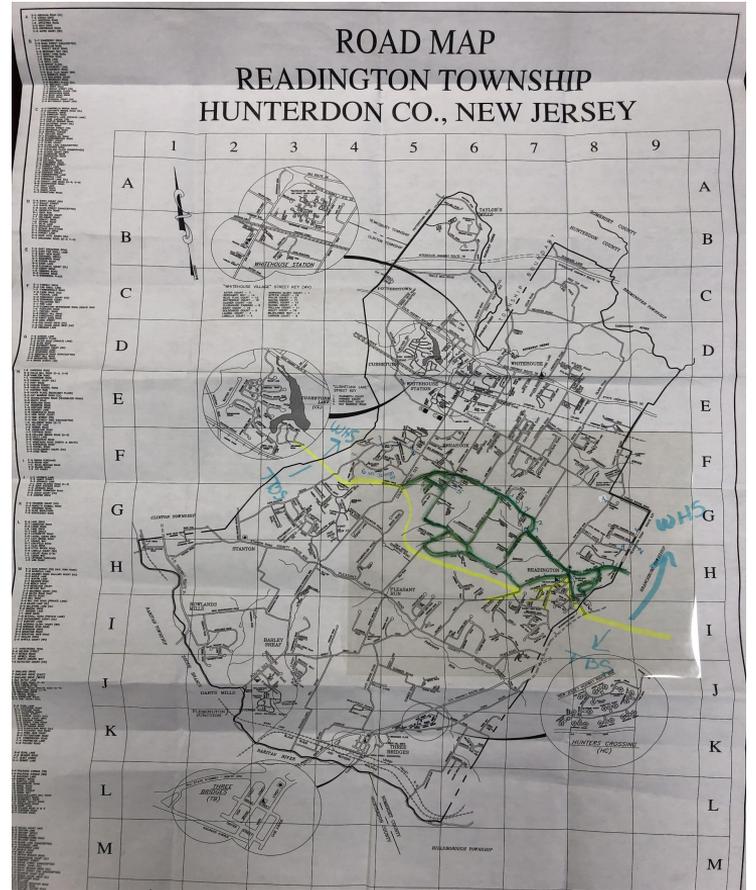
Van Pelt Drive

# Maps Representing the Redistrict Area

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# Results of Year 1 Implementation: Choice Year

In the 2021-2022 school year parents had a choice to send their Kindergarten child to WHS or TBS from the redistrict area.

We asked: What would have happened if these Kindergarten students all went to TBS?

4 students in Kindergarten opted for TBS

6 students in Kindergarten attend WHS

10 students total

# Implementation for the Future

We can expect approximately 10 students annually to shift from WHS to TBS, 4 went this year by choice or because they were new move-ins. Therefore, we expect 6 more each year.

Enrollment	TBS	WHS
Kindergarten	61	69
Change if redistricted this year	6	6
<b><u>New Enrollment</u></b>	<b><u>67</u></b>	<b><u>63</u></b>

Future Projections	TBS	WHS
Kindergarten	67	63
Grade 1	67	63
Grade 2	67	63
Grade 3	67	63
<b><u>Total</u></b>	<b><u>268</u></b>	<b><u>252</u></b>
Plus developments	16	103
<b><u>Projected Total</u></b>	<b><u>284</u></b>	<b><u>355</u></b>

# What else do we know?

We sent a letter to residents living in the redistrict area in spring 2021. We anticipate the following students entering Kindergarten:

<b>Year</b>	<b>Number of Kindergarten Students</b>
2022-2023	10 students
2023-2024	4 students
2024-2025	5 students
2025-2026	2 students
2026-2027	2 students

Note: Data is self-reported from families.

# What we do not know?

The number of new move-ins each year;

Birth rates in our area;

The housing market shifts;

Other enrollment factors such as: home schooling due to COVID, “holding back” of Kindergarteners, special education status and need for self-contained programs.

# Historic WHS and TBS Enrollment

Year*	TBS	WHS
2012	378	374
2013	352	340
2014	328	338
2015	342	349
2016	332	350
2017	321	330
2018	311	308
2019	328	304
2020	309	305
2021	277	322

Notes:

*\*Taken from May Enrollment reports*

*A 2009 snapshot of enrollment shows:  
TBS at 421  
WHS at 410*

# What about grades 4-8?

Do we need to redistrict grades 4-8? The chart below is a snapshot of enrollment history at Holland Brook and RMS:

<b>Year</b>	<b>Holland Brook</b>	<b>RMS</b>
2012	429	748
2013	405	708
2014	378	688
2015	414	641
2016	360	607
2017	335	577
2018	319	540
2019	330	532

*Takeaway:*

*There is room to grow at HSB and RMS. We had over 100 (or more) additional students approximately 10 years ago.*

# Thanks!

## Any questions?

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