



HOBOKEN PUBLIC SCHOOLS

Demographic Study and Analysis Updated



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HOBOKEN PUBLIC SCHOOLS ENROLLMENT PROJECTIONS UPDATE- 2021

INTRODUCTION

In 2018 a comprehensive ten year projection of student enrollments was developed for the Hoboken public Schools. After looking at a variety of sources for data, and careful analysis of our findings we summarized our findings as follows: Our projections, which are based upon data from a variety of sources, are open to interpretation, as are all such projections. We cannot accurately predict and can only project the birth rate of residents, although births to Hoboken residents can be expected to remain steady. New development, redevelopment and a strong real estate market will continue to be the driving forces propelling the economy. In-migration of students from outside the city will continue based on a very active real estate market that remains attractive to young families with school age children and young couples seeking to start a family in a growing city with easy access to a world class city across the river. Our projections show that enrollment growth will continue at all levels of the educational system throughout the period covered by this study.

Two years later we have been commissioned to revisit and review our findings. At the time of this reassessment we find ourselves slowly emerging from the effects of a world-wide pandemic that has upset financial markets, thrown business activities into a tailspin, created vast unemployment, upended every aspect of our daily lives, and cast doubt on some of the projections we made in our earlier assessment of the Hoboken Schools. As we undertake this updated projection of enrollments in the Hoboken Schools we must assume that, as the pandemic abates, and vaccines will eventually protect us from the disease, there will be a return to a more "normal" world where we can make reasoned projections of what the future holds.

To accomplish this we treated it as an entirely new project updating all the data on which our projections were based. Rather than build upon our previous findings we obtained and updated all the data we gathered from state, city and school officials, enabling us to draw new conclusions relative to future school enrollments and future school space needs in Hoboken.

For the purpose of this report the following information was reviewed and updated:

- 1) Enrollment Reports from school years 2010-11 through 2020-21, supplied by the Hoboken School Department and the New Jersey Department of Education.
- 2) Birth data: i.e. births to Hoboken residents supplied by the New Jersey Center for Health Statistics through December 31, 2019.
- 3) Updated information relative to new and proposed housing developments and subdivisions in Hoboken, supplied by Pat Carcone, assistant, Hoboken Planning Dept.
- 4) Information relative to the Hoboken real estate market and relevant market data was gleaned from websites Zillow.com and Realtor.com
- 5) Discussions with city and school administrators as needed to obtain information relative to this study

Like all studies of this type, projections are built upon a series of assumptions about how the city will evolve over a ten year period demographically, socially and economically. If the circumstance upon which these projections are made change then the projections must also change. The accuracy of these projections can only be determined by comparing them with actual enrollments and circumstances as the future evolves.

BIRTH DATA

Birth data utilized in this analysis was gleaned from the website of The New Jerseys Center for Health Statistics. It reflects births to residents of Hoboken, no matter where the birth occurred, whose children might be expected to attend the Hoboken Public Schools. **(Table I)** Final birth data for the calendar year 2020 is not yet available.

From January 2010 through December 31, 2019 there were a total of 11,096 children born to residents of Hoboken, an average of 1,110 births per year. Births from 2020 through 2030 were projected using the average of each of the previous ten years of birth data. (rolling 10 yr. average) This method tends to even out the natural peaks and valleys that occur in annual births over a number of years. Using this method we anticipate that births in Hoboken will rise only slightly during this period

Usually, during periods when portions of the population are isolated for periods of time, birth rates tend to rise. This is what had been anticipated from the quarantine and isolation imposed by Covid-19. However statistics are showing the opposite and birth rates are actually contracting. The Brookings Institution speculated that births would contract by about 300,000 nationwide. A survey conducted by the Guttmacher Institute, a reproductive health research agency, published in May 2020, shows 1/3 of women were delaying pregnancy or considered having fewer children because of Covid related issues.

Turbulent economic conditions, weak labor markets, and financial insecurity historically lead to declines in birth rates. Until people feel more confident about the economy and the stability of their own lives and the future, concerns about starting or extending a family will continue.

This is consistent with how we see the demographics evolving in Hoboken. Although new births will remain relatively stable, younger families, many with school age children will continue moving into the city. New development and redevelopment, an attractive city and a progressive school system are indicators of an increasing school population.

		Table I			
		Hoboken Births to Residents			
Birth Year		Actual (see note a)			
2010		1092			
2011		1143			
2012		1113			
2013		1099			
2014		1065			
2015		1122			
2016		1124			
2017		1095			
2018		1156			
2019		1087			
		Estimated (see note c)			
2020		1110			
2021		1111			
2022		1108			
2023		1108			
2024		1109			
2025		1113			
2026		1112			
2027		1111			
2028		1112			
2029		1108			
2030		1110			
2031		1110			
Note:	a) Actual birth rates 2010-2019 are from data compiled by the New Jersey Center for Health Statistics				
	b) Final birth data for 2020 is not yet available				
	c) Births through 2030 projected using a rolling average of the previous 10 years				

POPULATION DATA

Population data (**Table II**) shows that from the year 1990 through 2000 Hoboken's population grew from 33,397 residents to 38,577 residents, an increase of 5,180 or 15.5%. The largest period of increase was from 2000 through 2010 when the population surged to 50,057, an increase of 11,480 residents or 29.8%. Since that time population growth has slowed. From 2010 through 2019 Hoboken's population increased from 50,057 to 52,677, an increase of 2,620 residents or 5.2%.

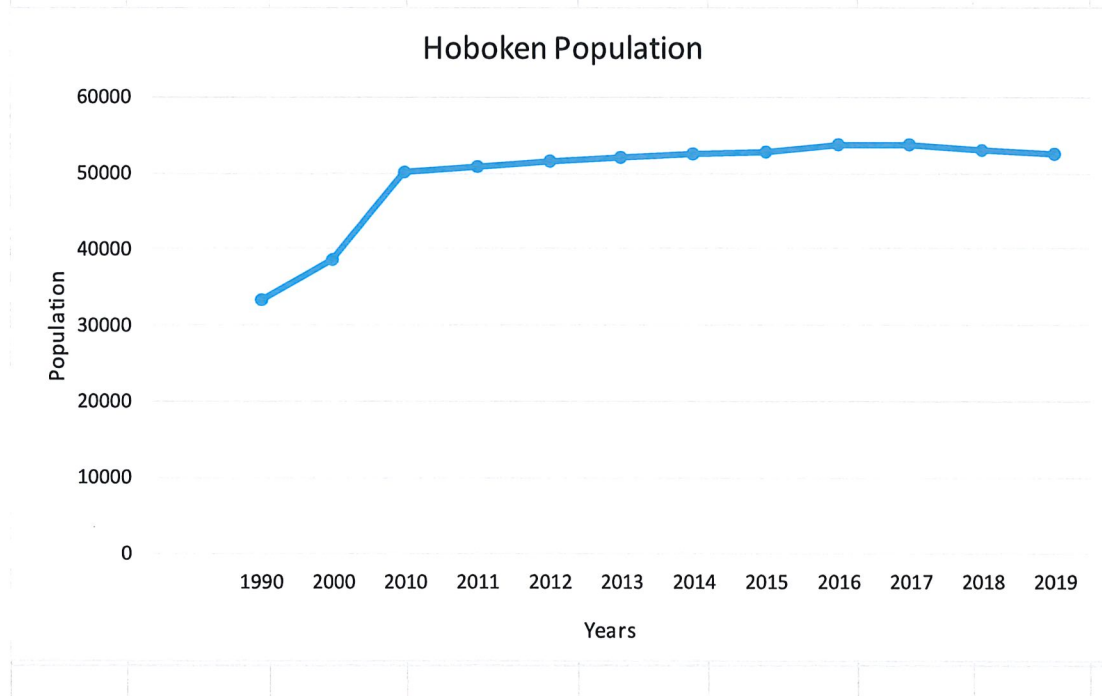
As we noted in our earlier study Hoboken's history has been one of a blue collar, industrially oriented city. But the redevelopment of old industrial areas, the construction of new homes and condos, easy access to Manhattan and its myriad attractions, and good schools, make Hoboken a most attractive residential community. As a result we are seeing a major influx of a new, younger and more affluent demographic coming into the city. We believe this trend will continue into the foreseeable future barring any major economic downturn and the city and its schools must be in a position to accommodate this influx.

Hoboken's 2019 Quick Facts profile published by the U.S. Census Bureau census shows 6.5% of Hoboken residents are under 5 years of age and 13.9% are under 18 years of age. Only 6.2% are over the age of 65. These numbers indicate that nearly a quarter of the city's population is potentially of school age and nearly 94% of the city's population is not near retirement age. The 2019 census data showed the median resident age in Hoboken was 31.9 years, considerably younger than the 40.2 years which is the New Jersey median age

Although The World Population Review projects the population will contract to 51,763 or 1.8% we expect the population will remain basically stable supported by new development, redevelopment, the expansion of residential housing, an attractive urban environment, reasonable commuting distances between major urban centers and a strong public school system.

This is consistent with a city that has new and attractive residential development which is attracting younger families with school age children, or those who will be attending school, plus an active real estate market which produces a net gain of families with school age children moving into the city, resulting in larger student enrollments in the public school system.

Table II				
		Hoboken Population		
	Year	Population	No. Diff.	% Diff.
	1990	33397		
	2000	38577	5180	15.5%
	2010	50057	11480	29.8%
	2011	50769	712	1.4%
	2012	51481	712	1.4%
	2013	52177	696	1.4%
	2014	52463	286	0.5%
	2015	52839	376	0.7%
	2016	53649	810	1.5%
	2017	53662	13	0.0%
	2018	53134	-528	-1.0%
	2019	52677	-457	-0.9%
	Note: 2020 census data not available			



HOBOKEN REAL ESTATE MARKET

According to the web site Realtor.com the median list price of all homes listed for sale in Hoboken as of February, 2021 was \$719,000 with a median price per square foot of \$708.00. The median rental cost is \$2400/month. The current market in Hoboken is active with a limited inventory and high demand thereby creating a "sellers" market. Zillow.com shows that as of February, 2021 the median home value in Hoboken was \$715,000. Although this is down slightly from the previous year Zillow is forecasting home values to grow in the next year by approximately 6.3% fueled by continuing low interest rates and limited inventories. **Table III** shows the median value of homes in Hoboken in relation to neighboring communities.

One could anticipate that during a time of substantial unemployment, economic retraction, and general uncertainty there would be a slowing of activity in the real estate market and a contraction in property prices as buyers and sellers reviewed their options. Looking at the numbers, however, we find a different picture. The number of days homes are on Zillow have dropped and properties are selling close to or at asking prices, indicating a strong continuing demand. There is no reason to believe this demand will subside until general anxiety in the economy generated by the pandemic, eases. Although there will be fluctuations in the annual rates of growth and appreciation, we continue to believe the strong real estate market and new development will remain major factors in the growth of Hoboken school enrollments.

Table III			
Comparative Real Estate Values			
Values as of February 2021			(as per Zillow)
Community	Median Home Values		
Weehauken	\$ 752,500.00		
Hoboken	\$ 715,700.00		
Moonachie	\$ 569,300.00		
Ridgefield	\$ 460,300.00		
Edgewater	\$ 513,300.00		
Secaucus	\$ 444,100.00		
Carlstadt	\$ 395,300.00		
Jersey City	\$ 380,000.00		
No. Bergen	\$ 366,400.00		
Lyndhurst	\$ 353,300.00		

NEW RESIDENTIAL DEVELOPMENT

Patricia Carcone, Assistant to the Hoboken Planning Board provided updated data to help put the city's residential development in perspective relative to increases in population and student enrollments.

Using the number of bedrooms associated with each development, we applied a multiplier developed by the US Census Bureau (**Chart 1**) to determine the projected number of students that might be anticipated from residential development currently under review by both the Planning Board and the Zoning Board of Appeals.

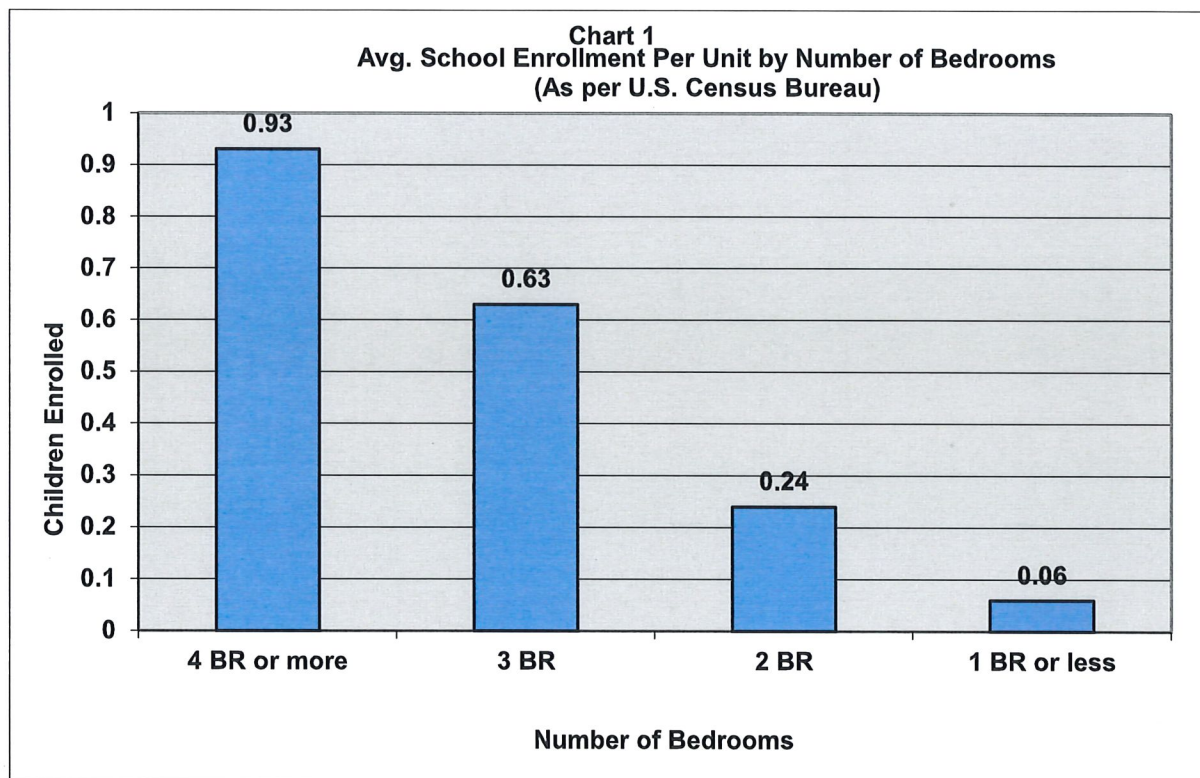


Table IV shows the residential development, presently either in progress or in the review and development pipeline of the Planning Board that will yield school age children over the next several years. From this data we have determined that approximately 192 children are likely to matriculate in the Hoboken Public Schools and incorporated this data into our long range projections.

Table IVB gives the estimated number of students we might expect from residential development currently under consideration by the Zoning Board of Appeals. Again applying the multipliers from **Chart 1** we have projected that approximately 89 children that might be expected from these developments. The 282 children we are projecting from the 1,078 residential units yields a ratio of .26 children per unit.

Table IV										
Hoboken Proposed Planning Board Developments							(Students / # Bedrooms)			
Project Location	Dwellings Proposed	#		#		#	#		#	Est. Students / No.
		1 BR. Proposed	students /1 BR=.06	2 BR. Proposed	students/2 BR=.24		3 BR. Proposed	students /3BR=.63	4 BR. Proposed	
557 1st. St.	4			1	0.2	3	1.9			2
711 1st St.	8					8	5.0			5
251 14th St.	23	8	0.5	9	2.2	6	3.8			6
320 Bloomfield St.	3	1	0.06			2	1.3			1
1037 Clinton St.	3					3	1.9			2
317 Jackson St.	4			4	1.0					1
417 Jackson St.	4			4	1.0					1
416 Jefferson St.	7					7	4.4			4
519 Jefferson St.	4			4	1.0					1
1300 Jefferson St.	357	161	9.7	171	41.0	25	15.8			66
70-72 Madison St.	6					4	2.5	2	1.9	4
318 Madison St.	4			4	0.96					1
1200-1350 Madison St	363	167	10	149	35.8	47	29.6			75
64 Monroe St.	4			4	1.0					1
410 Monroe St.	4			1		3	1.9			2
415-419 Monroe St.	7					6	3.8	1	0.9	5
332 Park Ave.	4					4	2.5			3
834 Park Ave.	8					8	5.0			5
35-237 Washington St	18	5	0.3	13	3.1					3
511 Washington St.	1					1	0.6			1
217 Willow Ave.	4			1		3	1.9			2
										0
Total	840	342	21	365	87	130	82	3	3	192

Note 1) Student/bedroom multipliers from Chart 2 (US Census Bureau)
2) Student total numbers are rounded

Table IVB										
Hoboken Proposed ZBA Developments								(Students / # Bedrooms)		
Location Street Name	Units Proposed	Bed 1 Proposed	Bed 2 Proposed	Bed 3 Proposed	Bed 4 Proposed	Bed 5 Proposed	Bed 6 Proposed	Bed 7 Proposed	Bed 8 Proposed	Total Students
1417-1429 Adams	57	30	1.8	17	4.08	10	6.3			12.18
1133 Bloomfield St	1							1	0.93	0.93
720 Clinton	68			11	2.64	57	35.91			38.55
537 Court St.	1					1	0.63			0.63
806 Garden St.	2			1	0.24	1	0.63			0.87
628 Grand	2					2	1.26			1.26
324-326 Grand	8				bedroom count unavailable					0
602 Grand	1							1	0.93	0.93
306 Hudson St.	4	3	0.18			1	0.63			0.81
611 Hudson St.	2					2	1.26			1.26
604 Hudson St.	3			3	0.72					0.72
401-411 Jackson St	43	13	0.78	21	5.04	9	5.67			11.49
506 Jefferson St.	2							2	1.86	1.86
308 Madison St.	4	1	0.06			3	1.89			1.95
501 Madison St.	4					4	2.52			2.52
58 Monroe St.	8	8	0.48							0.48
623 Monroe St.	4			1	0.24	3	1.89			2.13
711 Monroe St.	2							2	1.86	1.86
55-57 Newark St.	4			4	0.96					0.96
303 Park Ave.	2					2	1.26			1.26
338 Park Ave	4					4	2.52			2.52
230 Willow Ave.	5	5	0.3							0.3
7 Willow Court	1					1	0.63			0.63
10 Willow Court	1					1	0.63			0.63
11 Willow Court	1					1	0.63			0.63
20 Willow Court	1					1	0.63			0.63
29 Willow Court	1					1	0.63			0.63
113 Willow Court	1			1	0.24					0.24
119 Willow Court	1					1	0.63			0.63
	238	60	4	59	14	105	66	6	6	89
Note	1) Student/bedroom multipliers from Chart 1 (US Census Bureau). Student Nos. are rounded									

ANALYSIS OF DATA

Formulating long-range enrollment projections requires the development of a set of assumptions around which we build a statistical framework. We have developed a list of assumptions on birth rates, housing development, population, real estate and other factors we believe are essential to an accurate analysis.

HOBOKEN ASSUMPTIONS

- 1) Birth rates have been projected based upon historic data provided by the New Jersey Dept. of Health, Center for health Statistics through 2019. Official birth data for 2020 is not yet available. From 2021-2031 we have projected birth rates using an average birth rate (rolling average) based on the average of each of the previous ten years.
- 2) Actual student enrollments from school years 2010-11 through 2020-21 have been provided by the New Jersey Department of Education and the Hoboken Public Schools and have been used as the basis for the cohort survival method of school population projection.
- 3) Using information supplied by the Hoboken Planning board and the Hoboken Zoning Board of Appeals we used actual data (current as of April, 2021) relative to projects in various stages of approval, planning and/or construction to develop our projections for new students who, we project, will be occupying future residences and likely attend the Hoboken Public Schools
- 4) Evaluating that data, the number of bedrooms and types of construction and applying statistics compiled by the US Census Bureau, we determined the number of students that we anticipate might enroll in the Hoboken Public Schools. We have projected this housing will come on line over the next five school years and have projected the number of students that might likely be added at each grade level. Since we expect the rate of development to continue at a similar rate through the period covered by this study, we have assumed the same rate of student influx throughout the period covered by this study.
- 5) Barring an unforeseen economic down turn, the real estate market will remain active, although the pace of activity will gradually return to more normal levels.

METHODOLOGY

The most commonly used method for projecting student enrollments is a mathematical algorithm known as “cohort survival.” This method of analysis takes the birth rate of a community, factors in the historic number of children that enter the public school system and tracks the number of students in the cohort as they progress through the various grades from Pre-Kindergarten through grade 12. The percentage of students in the cohort who historically “survive” from one grade to the next provides the basis of projecting future enrollments. Cohort survival ratios factor in historic enrollments assuming that other factors, i.e. births, in-migration, new housing starts, will remain the same, that those numbers will remain in the future as they have been in the past, a fact we know is not true in Hoboken. As a result, the cohort survival algorithm creates a projection based only upon the historic past, to the exclusion of other factors such as future residential development and other socio-economic factors including in-migration from a real estate market that is attracting more and younger families to the city. As a result, it provides only a limited picture of what the city will actually look like in the foreseeable future.

Historic enrollments PK – 12 + UG show an increase in the student population from 2,441 students in the 2010-11 school year to 3,095 students in the 2020-21 school year, an increase of 654 students or 26.8%.**(Table V)**

Using actual enrollments submitted by the New Jersey Department of Education (Including K-12 Ungraded) and the Hoboken Public Schools including Pre-K enrollments for each school year beginning in 2010-2011, through 2020-21, plus projected birth rates, a ratio of grade to grade survival was developed showing projected Hoboken Enrollments. Using cohort survival calculations only, enrollments are projected to rise from 3,095 in 2020-21 to 4,005 in 2030-31, an increase of 910 students or 29.4%. **(Table V-A)**

However, because, the cohort survival algorithm creates a projection based only upon the historic past, but does not take into consideration outside elements such as future socio-economic factors and development that ultimately affect a city's future population and ultimately student enrollments, it is necessary for us to expand our data base.

To get a complete picture of what a community and the school district will look like in the future, additional data must be factored into the projection and the foundation of data on which the projection is based must be broadened.

To accomplish this we looked at future residential development in the city and projected that a total of 282 children will be generated from it. (Tables 3 & 4). As a result, we created a second projection that includes children we anticipate will be generated from new residential housing development and in-migration whom we assume will become enrollees in the Hoboken schools. **(Table V-B)** We projected this development would be completed over 5 years resulting in an additional 4 students per grade and that a similar level of new residential development will occur over the next five years .When students projected from new development are added to the cohort survival projection we anticipate school enrollments in grades **PK-12 (incl.UG)** will grow to 4,061 by 2030-31.

It is necessary to point out that the decrease in enrollments to 3,095 students in 2020-21 is likely an aberration associated with the upheaval in the educational process created by the Covid-19 pandemic. In a normal year we might have expected a continuation of the expanding enrollments we had seen annually prior to that point. For that reason the slight dip in enrollments is not a significant factor in our projections.

We made the assumption the majority of new residential construction will be completed within five school years and that children from this construction will be assimilated into the schools within this time period. As a result 282 children were distributed throughout the grades in the five year period between 2021-22 and 2025-26. Because further development data beyond this time period is not available, we assumed the same rate of development would continue at the same pace throughout the remaining time period of this study. This will be in addition to students who migrate into the city through the resale of existing property plus births to existing residents. The results will be continued expansion of the school population within the time period of this study. We have not projected any school age children in studio apartments. Historically these units are adequate only for occupants without children or couples with very young children who would likely seek to relocate to larger quarters once a child reaches school age.

Although, we incorporated the most current residential development data available at this time., we are aware there is continuing development and redevelopment of other properties in the city with several major developments still in the planning stages .Hoboken has several old industrial sites that will likely become available for renewal and development.in the foreseeable future.

Proposals for the Neumann Leathers development show plans for construction of, in excess of, 200 residential units. In January 2021, the Hoboken Development Council adopted a revised development plan for the North End which will include new, although presently unspecified, substantial residential construction. It is likely, in the coming years, additional plans for residential development will emerge that at this time we cannot quantify.

As a result we have created an additional scenario (**Table VC, expanded new development**) based on additional possible future residential construction and the in-migration of additional school age children. In this table we have projected the development of an additional 1,000 residential housing units and based on our prior ratio of .26 children per unit, an additional 260 students, distributed by grade from 2026-27 through 2030-31.

We anticipate the economy, although subject to fluctuations, will remain strong. It is highly unlikely that, given the value of land and property in the city, available land will remain vacant. Whether that property is developed for housing or commercial uses, or a combination of both, will determine the future impact of additional students on the Hoboken Public Schools. For that reason the school department should closely monitor future development in the city. Unless there is an economic downturn that suppresses the growth we are presently witnessing, all of the factors, demographic and economic, are pointing upward with the real estate market remaining “hot” and expected to appreciate even further and the construction of new residential units remaining active.

The continuing increase in Hoboken’s student population reflects births from a relatively young population, attractive new development with multiple new areas of major residential development, a healthy real estate market, the prospect of new jobs and more economic development through major construction and development projects and a vibrant school system.

An analysis of growth in the Hoboken Public Schools by grade group shows the growth pattern that began in grades K-5 in the 2013-14 school year continuing into the middle school grades and expanding into the high school and the increases in class size at each grade level. The growth of each grade grouping can be tracked in **Chart 2** and **Chart 3**. Total school population growth can be tracked in **Chart 4**.

Between 2020-21 and 2030-31 enrollments in the various grade configurations are projected to grow at each grade level. Utilizing cohort survival projections plus new residential development and factoring in the additional students (see Table V-B) we project enrollments will expand in grades K-5 by 215 students or 15.7%. Middle School enrollments, grades 6-8, we project will grow by 194 students or 50.1% and the high school enrollment will expand by 362 students or 84.6 %. We project the continuing birth rate and in-migration will fuel this level of growth.

Table V
Hoboken Enrollments

Year	Actual															Total PK-12 + UG
	PreK	Kind	Gr. 1	Gr.2	Gr.3	Gr.4	Gr.5	Gr.6	Gr. 7	Gr. 8	Gr. 9	Gr. 10	Gr. 11	Gr. 12	K-12 UG	
2010-11	625	167	155	136	144	127	112	108	124	91	131	149	145	150	77	2441
2011-12	663	164	143	126	122	136	112	107	93	119	107	120	144	137	84	2377
2012-13	657	243	113	133	108	118	120	102	99	98	160	94	105	129	83	2362
2013-14	730	209	208	106	119	105	117	106	102	108	168	142	84	103	72	2479
2014-15	768	230	171	187	93	105	102	109	96	91	122	133	133	80	74	2494
2015-16	782	242	189	154	167	82	101	94	113	100	120	94	118	126	70	2552
2016-17	817	258	150	160	140	151	77	96	98	102	114	98	87	117	74	2539
2017-18	856	278	224	182	139	139	148	80	90	90	143	89	95	84	98	2735
2018-19	872	285	225	202	174	138	125	138	74	98	111	121	82	86	105	2836
2019-20	981	332	258	205	179	165	132	121	131	73	112	115	112	81	116	3113
2020-21	865	322	283	223	179	165	149	120	113	127	106	114	98	105	126	3095

Actual Hoboken Enrollment (by grade groups)								
Year	Pre K	Elem K-5	MS 6-8	HS 9-12	Total K-12	K-12 UG	Total K-12 + K-12 UG	Total PK- 12 + UG
2010-11	625	841	323	575	1739	77	1816	2441
2011-12	663	803	319	508	1630	84	1714	2377
2012-13	657	835	299	488	1622	83	1705	2362
2013-14	730	864	316	497	1677	72	1749	2479
2014-15	768	888	296	468	1652	74	1726	2494
2015-16	782	935	307	458	1700	70	1770	2552
2016-17	817	936	296	416	1648	74	1722	2539
2017-18	856	1110	260	411	1781	98	1879	2735
2018-19	872	1149	310	400	1859	105	1964	2836
2019-20	981	1271	325	420	2016	116	2132	3113
2020-21	865	1321	360	423	2104	126	2230	3095

Note: 1) Enrollments PK through UG from NJ DOE data files
2) PK includes enrollment data from NJ DOE plus Hoboken PK actual

Table V-A
Hoboken Enrollments
Projected (Cohort Survival Only)

Year	PreK	Kind	Gr. 1	Gr.2	Gr.3	Gr.4	Gr.5	Gr.6	Gr. 7	Gr. 8	Gr. 9	Gr. 10	Gr. 11	Gr.12	K- 12 UG	Total PK-12 + UG
2021-22	985	340	275	252	202	171	152	139	112	115	162	103	103	93	128	3332
2022-23	1005	336	291	245	228	193	157	142	130	114	147	157	93	97	128	3463
2023-24	1010	328	287	260	222	218	178	147	133	132	145	142	141	88	130	3561
2024-25	1010	346	280	256	235	212	201	167	138	135	168	140	128	133	126	3675
2025-26	1005	325	296	250	232	224	195	188	156	140	172	162	126	121	125	3717
2026-27	1003	332	278	264	226	221	206	183	176	158	179	166	146	119	128	3785
2027-28	995	332	284	248	239	216	203	193	171	179	202	173	149	138	130	3852
2028-29	1002	331	284	253	224	228	199	190	181	174	228	195	156	141	132	3918
2029-30	1005	331	283	253	229	214	210	186	178	184	222	220	176	147	128	3966
2030-31	1002	332	283	252	229	218	197	197	174	181	235	215	198	166	126	4005

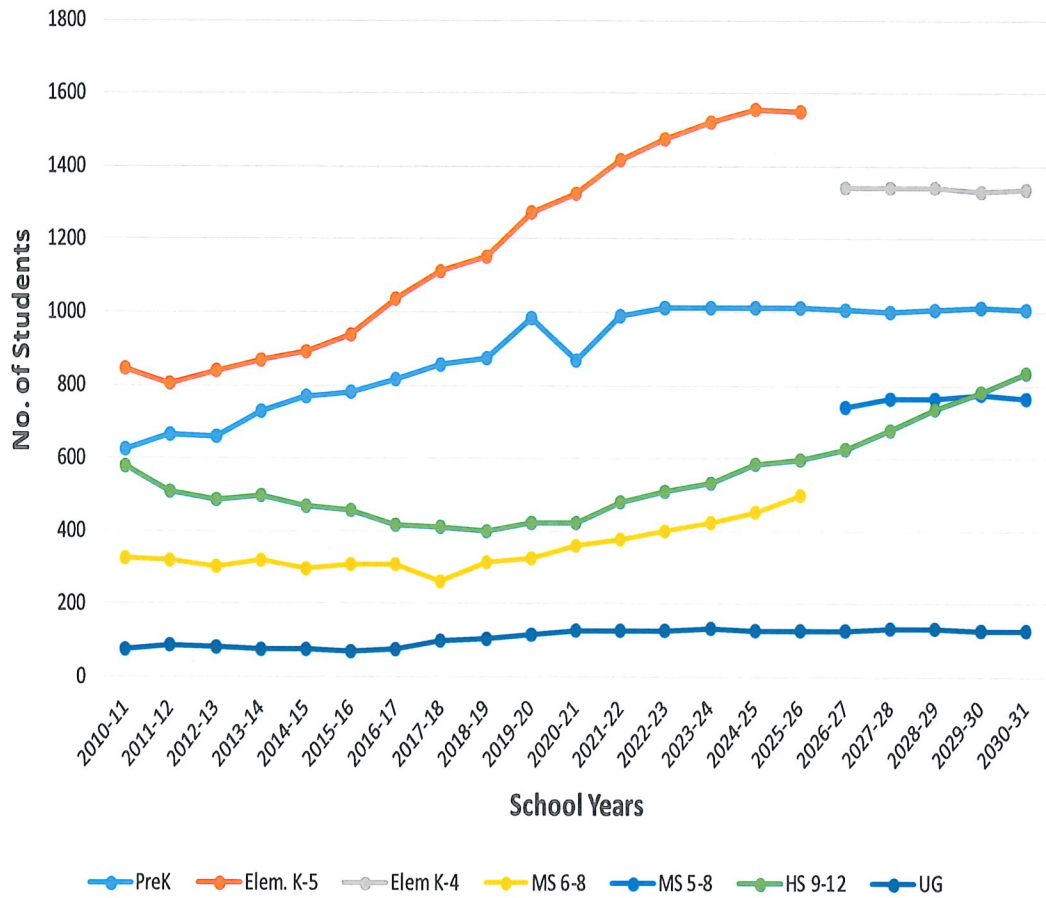
Hoboken Enrollment Projections (by grade groups)

Year	PreK	Elem. K-5	MS 6-8	HS 9-12	Total K-12	K - 12 UG	Total K-12 + K 12 UG	Total PK-12 + UG
2021-22	985	1392	366	461	2219	128	2347	3332
2022-23	1005	1450	386	494	2330	128	2458	3463
2023-24	1010	1493	412	516	2421	130	2551	3561
2024-25	1010	1530	440	569	2539	126	2665	3675
2025-26	1005	1522	484	581	2587	125	2712	3717
2026-27	1003	1527	517	610	2654	128	2782	3785
2027-28	995	1522	543	662	2727	130	2857	3852
2028-29	1002	1519	545	720	2784	132	2916	3918
2029-30	1005	1520	548	765	2833	128	2961	3966
2030-31	1002	1511	552	814	2877	126	3003	4005

							Table VB												
							Hoboken Enrollments												
			Projected (Cohort Survival plus new development)																
Year	PreK	Kind	Gr. 1	Gr.2	Gr.3	Gr.4	Gr.5	Gr.6	Gr. 7	Gr. 8	Gr. 9	Gr. 10	Gr. 11	Gr.12	UG	Total PK-12 + UG			
2021-22	989	344	279	256	206	175	156	143	116	119	166	107	107	97	128	3388			
2022-23	1009	340	295	249	232	197	161	146	134	118	151	161	97	101	128	3519			
2023-24	1014	332	291	264	226	222	182	151	137	136	149	146	145	92	130	3617			
2024-25	1014	350	284	260	239	216	205	171	142	139	172	144	132	137	126	3731			
2025-26	1009	329	300	254	236	228	199	192	160	144	176	166	130	125	125	3773			
2026-27	1007	336	282	268	230	225	210	187	180	162	183	170	150	123	128	3841			
2027-28	999	336	288	252	243	220	207	197	175	183	206	177	153	142	130	3908			
2028-29	1006	335	288	257	228	232	203	194	185	178	232	199	160	145	132	3974			
2029-30	1009	335	287	257	233	218	214	190	182	188	226	224	180	151	128	4022			
2030-31	1006	336	287	256	233	222	201	201	178	185	239	219	202	170	126	4061			
Notes	1) Additional students from Tables 2 + 3 divided by a projected 5 year construction period /14 grades, PK-12																		
	2) 89 students ZBA projects +193 students Planning B'd. projects = 282 total students																		
	3) 282 total projected students /5 yr. construction period =56 new students per yr. or 4 per grade																		
	4) Assumes the same level of residential development & redevelopment will continue through 2031																		
			Hoboken Enrollment Projections (by grade groups)																
			Elem.	Elem.	MS 6-	MS 5-	HS 9-									Total			
Year	PreK		K-5	K-4	8	8	12		Total K-12		K-12		Total K-12			PK-12 + UG			
2021-22	989		1416		378		477		2271		128		2399			3388			
2022-23	1009		1474		398		510		2382		128		2510			3519			
2023-24	1014		1517		424		532		2473		130		2603			3617			
2024-25	1014		1554		452		585		2591		126		2717			3731			
2025-26	1009		1546		496		597		2639		125		2764			3773			
2026-27	1007			1341		739	626		2706		128		2834			3841			
2027-28	999			1339		762	678		2779		130		2909			3908			
2028-29	1006			1340		760	736		2836		132		2968			3974			
2029-30	1009			1330		774	781		2885		128		3013			4022			
2030-31	1006			1334		765	830		2929		126		3055			4061			
Note:	Proposed realignment of Elem. & MS to K-4 and 5-8 starting in 2026																		

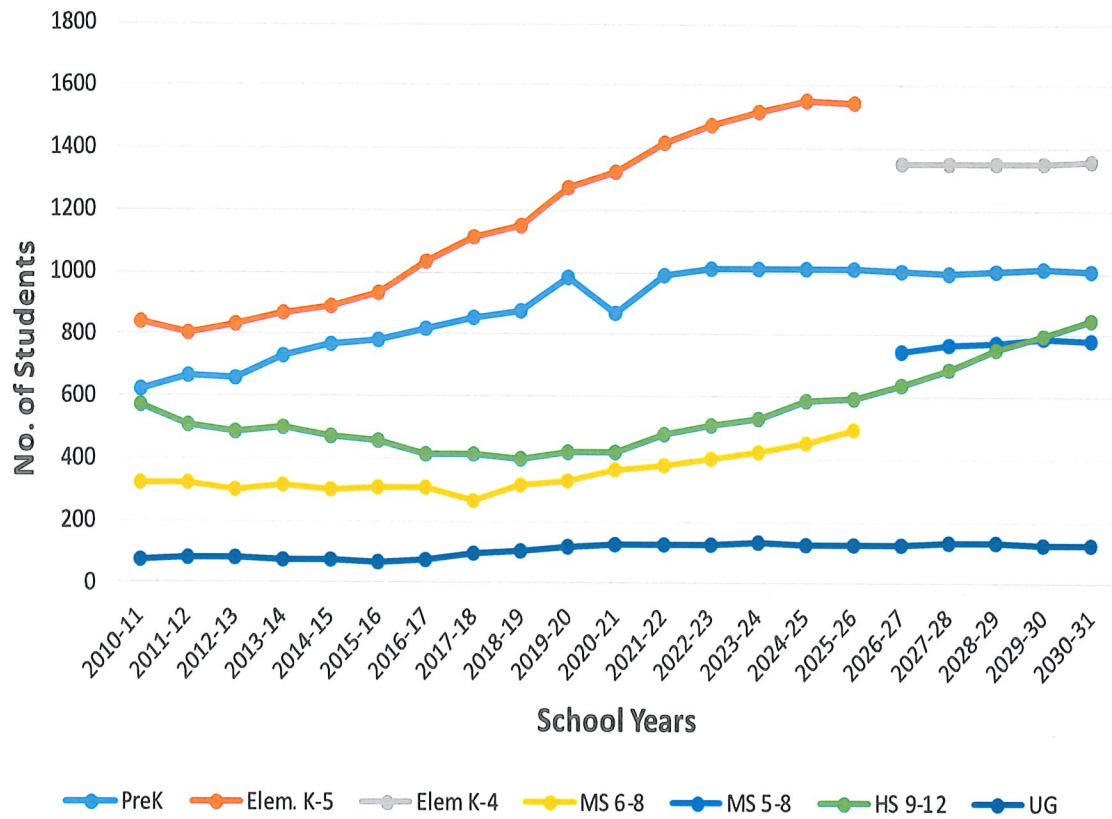
							Table VC										
							Hoboken Enrollments										
			Projected (Cohort Survival plus expanded new development)														
Year	PreK	Kind	Gr. 1	Gr.2	Gr.3	Gr.4	Gr.5	Gr.6	Gr. 7	Gr. 8	Gr. 9	Gr. 10	Gr. 11	Gr.12	UG	Total PK-12 + UG	
2021-22	989	344	279	256	206	175	156	143	116	119	166	107	107	97	128	3388	
2022-23	1009	340	295	249	232	197	161	146	134	118	151	161	97	101	128	3519	
2023-24	1014	332	291	264	226	222	182	151	137	136	149	146	145	92	130	3617	
2024-25	1014	350	284	260	239	216	205	171	142	139	172	144	132	137	126	3731	
2025-26	1009	329	300	254	236	228	199	192	160	144	176	166	130	125	125	3773	
2026-27	1009	338	284	270	232	227	212	189	182	164	185	172	152	125	134	3875	
2027-28	1001	338	290	254	245	222	209	199	177	185	208	179	155	144	136	3942	
2028-29	1010	339	292	261	232	236	207	198	189	182	236	203	164	149	140	4038	
2029-30	1013	339	291	261	237	222	218	194	186	192	230	228	184	155	136	4086	
2030-31	1010	340	291	260	237	226	205	205	182	189	243	223	206	174	134	4125	
Notes	1) Additional students from Tables 2 + 3 divided by a projected 5 year construction period /14 grades, PK-12																
	2) 89 students ZBA projects +193 students Planning B'd. projects = 282 total students																
	3) 282 total projected students /5 yr. construction period =56 new students per yr. or 4 per grade through 2025-26																
	4) An additional 2 students per grade (6 total projected for 2026-2028																
	5) An additional 4 students per grade (8 total projected for 2028-2031																
			Hoboken Enrollment Projections (by grade groups)														
Year	PreK		Elem. K-5	Elem K-4	MS 6-8	MS 5-8	HS 9-12	Total K-12		K-12 UG		Total K-12 + K-12 UG		Total PK-12 + UG			
2021-22	989		1416		378		477	2271		128		2399		3388			
2022-23	1009		1474		398		510	2382		128		2510		3519			
2023-24	1014		1517		424		532	2473		130		2603		3617			
2024-25	1014		1554		452		585	2591		126		2717		3731			
2025-26	1009		1546		496		597	2639		125		2764		3773			
2026-27	1007			1351		747	634	2732		128		2860		3867			
2027-28	999			1349		770	686	2805		130		2935		3934			
2028-29	1006			1360		776	752	2888		132		3020		4026			
2029-30	1009			1350		790	797	2937		128		3065		4074			
2030-31	1006			1354		781	846	2981		126		3107		4113			
Note	Proposed realignment of Elem. & MS to K-4 and 5-8 starting in 2026																

Chart 2
Hoboken Enrollments - Actual & Cohort Survival Projection
(Including PK & UG) by Grade Groups

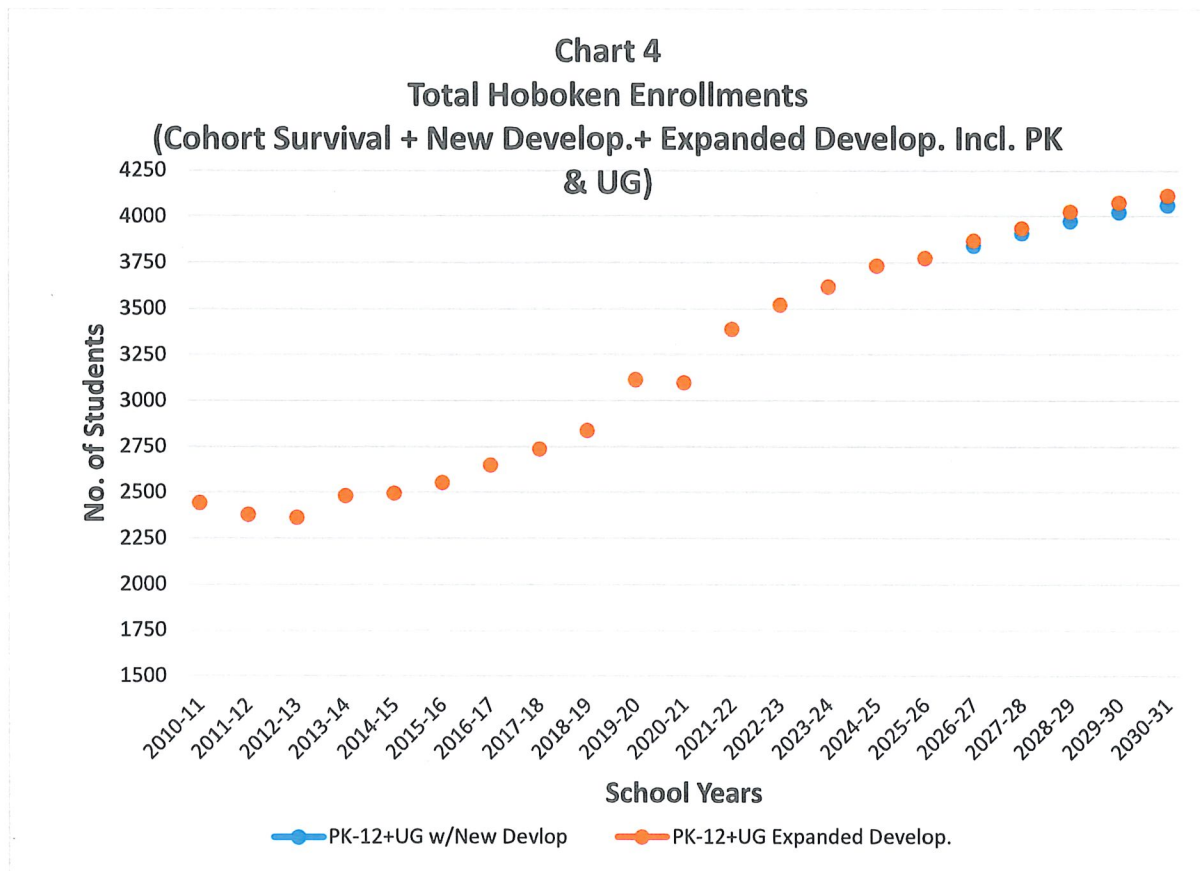


Note: Includes proposed realignment of Elem. & MS to K-4 and 5-8 starting in 2026-27

Chart 3
Hoboken Expanded Enrollments-Actual & Projected
(Including PK & UG) by Grade Groups



Note: Includes proposed realignment of Elem. & MS to K-4 and 5-8 starting in 2026-27



Births vs. PK, Kindergarten and 1st Grade Enrollments

An analysis of births to Hoboken residents and the enrollment in Hoboken's PK program (**Table VI**) shows that of the 928 births in 2007, 625 children or 67.3% enrolled in the 2010-11 school year. That disparity stayed relatively consistent but by the 2015-16 school year the percentage of enrollees had grown to over 70% and has continued to grow in each of the next several years. By the 2019--20 school year, the percentage had grown to 87.3% (1124 births in 2016 vs. 981 enrolled).

Table VI								
Hoboken Births vs. PreK, Kind, 1st Grade Enrollments								
Data from Tables V+ VB (does not include ungraded)								
Birth Year	Actual Births	School Yr.	PK Enrolled	% Enrolled	Kind. Enrolled-5 yrs. after birth	% of births Enrolled	1st Gr. Enrolled 6 yrs. after birth	% of Kind. Enrolled
2007	928	2010/11	625	67.3%				
2008	906	2011/12	663	73.2%				
2009	969	2012/13	657	67.8%	243	26.2%		
2010	1092	2013/14	730	66.8%	209	23.1%	208	22.41%
2011	1143	2014/15	768	67.2%	230	23.7%	171	18.87%
2012	1113	2015/16	782	70.3%	242	22.2%	189	19.50%
2013	1099	2016/17	817	74.3%	258	22.6%	150	13.74%
2014	1065	2017/18	856	80.4%	278	25.0%	224	19.60%
2015	1122	2018/19	872	77.7%	285	25.9%	225	20.22%
2016	1124	2019/20	981	87.3%	332	31.2%	258	23.48%
2017	1095	2020/21	865	79.0%	322	28.7%	283	26.57%
2018	1156	2021/22	1019	88.1%	344	30.6%	279	24.87%
2019	1087	2022/23	1029	94.7%	340	31.1%	295	26.25%
2020	1110	2023/24	1039	93.6%	332	28.7%	291	26.58%
2021	1111	2024/25	1034	93.1%	350	32.2%	284	24.57%
2022	1108	2025/26	1024	92.4%	329	29.6%	300	27.60%
2023	1108	2026/27	1016	91.7%	336	30.2%	282	25.41%
2024	1109	2027/28	1011	91.2%	336	30.3%	288	25.92%
2025	1113	2028/29	1006	90.4%	335	30.2%	288	25.99%
2026	1112	2029/30	1002	90.1%	335	30.2%	287	25.90%
2027	1111	2030/31	1001	90.1%	336	30.2%	287	25.88%
Note: Figures in BLUE TYPE are projected								

Although that number fell slightly in school year 2020-21 we expect it was related to the uncertainty due to the Covid -19 pandemic as we mentioned earlier. We are projecting that PK enrollments will continue to grow over the next several years reaching approximately 90% of births to Hoboken residents. Historic data shows that, of the children enrolled in the PK program only about 1/3 continue into Hoboken's Kindergarten program and that approximately 75-85% of kindergarten students continue on into 1st grade

Data from **(Table VI)** shows a continuing pattern of fewer children enrolling in the Hoboken Public School primary grades. Enrollments in Kindergarten and 1st grade have consistently been lower than births to residents, indicating that many children born to residents are instead opting to private, parochial or other educational venues. In 2014 there were 1,065 births to residents, but only 340 or 32% enrolled in Hoboken's kindergarten program 5 yrs. later. Of that number only 295 or 27.7% of the original birth number enrolled in 1st grade. This continues a trend of children born to Hoboken residents attending other educational venues. Despite this trend, given the stable birth rates and the in-migration of students accompanying new residential development, overall enrollments in the Hoboken Public Schools will continue to expand.

Other Educational Venues

In a study of this type we attempt to view the entire spectrum of educational venues available to school age children in the city and see how the total student population divides itself among these various venues. We have commented on the fact that there is a difference between the number of births to residents, and students being enrolled in pre-kindergarten programs and moving up into the primary grades. We have determined that these students are being enrolled in other educational venues available to them including parochial schools, private schools and charter schools, magnet and, technical schools.

The Hoboken Public Schools provided us with enrollment data for Charter, Magnet, Tech and other educational venues within the Hudson County School of Technology. Using this data **(Table VII)** we looked for trends to determine the overall long range impact of these enrollments on overall Hoboken Public School enrollments. Enrollment data from private and parochial schools was not made available.

As a result, we created our projections under the assumption that the proportion of Hoboken children enrolled in other educational venues will remain basically the same. There will likely continue to be increases in the number of Hoboken students attending other educational venues but we believe that proportionately they will remain basically the same. We do not believe any increases in attendance at other educational venues will be significant or have implications for public school enrollments.

				Table VII					
				Other Educational Venues					
				Charter Schools					
School Years		2016-17	2017-18	2018-19	2019-20	2020-21		Change 2016-2021	
								#	%
Elysian - K-8		257	251	268	275	254		-3	-1.2%
Hola Hoboken Dual Lang. K-8		318	312	337	347	361		43	13.5%
Hoboken Charter - K-8		172	177	183	183	210		38	22.1%
				Magnet- Other					
School Years		2016-17	2017-18	2018-19	2019-20	2020-21		Change 2016-2021	
								#	%
County Prep High School 9 - 12		5	8	9	12	16		11	220.0%
Explore Middle School K - 8		2	2	1	4	5		3	150.0%
High Tech High School 9-12		80	83	100	109	93		13	16.3%
	Note:	Data provided by the Hoboken Public Schools							

SUMMARY

Our projections, based upon data from a variety of sources, are open to interpretation as are all such projections. For example, we cannot firmly predict and can only project the future birth rate of residents based upon historic and statistical data. We anticipate birth rates will continue to be stable or rise slightly as younger families, with school age children, move into the community from outside the city, encouraged by new residential development, an excellent school system, a strong real estate market and an attractive urban setting. These will continue to be the driving forces that propel the local economy. The highly rated school system makes Hoboken, an attractive community for parents of school aged children and prospective parents. Our projections show there will continue to be enrollment growth at all levels of the educational system throughout the period covered by this study although the rate of growth will slow slightly as the pace of development cools.

In our 2018 report we stated the following: "This study is intended to put into perspective the space needs of the Hoboken Public Schools based upon enrollments, birth rates, in/out migration, new development and other relevant demographic data. In a projection of this type there are always unforeseen factors that cannot be anticipated. We have utilized the most recent information available. However, data from which assumptions were derived and projections developed, may change. If the data on which we based our projections changes then the projections must change. Unforeseen changes in the economy, a cooling of the real estate market, events in other parts of the world that impact us, all could have an effect on Hoboken and skew our projections." We did not know at the time that a global pandemic was about to overtake us and just how prescient this statement would turn out to be.

This document and the enrollment projections should be considered guidelines rather than a firm forecast. Reviews of the enrollment projections and the socio-economic developments and demographics that drive them should be done on a regular basis.

Looked at in terms of the city's educational needs and expectations, the school administration must determine whether its current educational facilities are adequate to accommodate both current and future students. Are they capable of adequately supporting, not only current

programs, but also the educational needs of the future? Do they provide the space, and the facilities to continue to provide or expand a diversified educational curriculum? Questions such as the condition of existing space, whether such space meets state standards and how space limitations will impact the quality of education and the ability of the schools to support a diversified and comprehensive educational program must be addressed.

The School Department is acting wisely as it examines its options to accommodate its future educational needs. To do less will ultimately limit the ability of the Hoboken School Dept. to maintain the high quality of its educational program.