



DEMOGRAPHIC STUDY

FOR THE

SOMERVILLE PUBLIC SCHOOLS

FEBRUARY 2011

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Introduction

Statistical Forecasting LLC was contracted to perform a demographic study for the Somerville Public Schools. The purpose of the study is to compute grade-by-grade enrollment projections for 2011-12 through 2015-16 and to provide additional information relating to population trends, birth rates, historical enrollment data, and the effects of new housing starts. Enrollment trends of the Branchburg Township School District, which may affect the enrollment in Somerville High School, were also considered. This study should serve as a planning tool for the future direction of the district.

Population Trends in Somerville Borough

Located in Somerset County, Somerville Borough contains a land area of 2.36 square miles. Children from Somerville Borough attend the Somerville Public Schools for grades PK-12. As of 2000, Somerville Borough had 12,423 residents, which is approximately 5,264.0 persons per square mile. Census figures for 2010 will not be available until late spring 2011. Historical and projected populations for Somerville Borough from 1940 to 2030 are shown in Table 1 and Figure 1. Except for some minor fluctuations, the population of Somerville Borough has been pretty constant since 1960 when there were 12,458 residents. After experiencing a 12.3% decline in population from 1970 to 1980, Somerville Borough's population declined further (-2.8%) from 1980 to 1990. A modest gain in the population occurred from 1990 to 2000 when the population grew to 12,423, an increase of 6.8%. In addition, a population estimate for 2009, prepared by the United States Census Bureau, is also provided. The Census Bureau publishes estimates every July 1st following the last decennial census. Estimates are computed using the decennial census base counts, number of births and deaths in a community, and

migration data (both domestic and international). The estimated population in 2009 is 12,658 persons, which would be a 1.9% increase in the population since 2000.

Population projections for 2010-2030, which were prepared by the North Jersey Transportation Planning Authority, Inc. (NJTPA), indicate that the population in Somerville Borough will increase. The 2010 population estimate for Somerville Borough by NJTPA is 13,400, which appears to be overestimated given the 2009 Census estimate. Forecasts project the population in Somerville Borough to be 14,400 in 2020, which would be a 7.5% increase from the 2010 population estimate. An additional gain of 2.5% is projected from 2020 to 2030 when the population is projected to be 14,760.

Table 1
Historical and Projected Populations for
Somerville Borough and Branchburg Township from 1940-2030

Year	Somerville Borough Population	Percent Change	Branchburg Township Population	Percent Change
HISTORICAL¹				
1940	8,720	N/A	1,231	N/A
1950	11,571	+32.7%	1,958	+59.1%
1960	12,458	+7.7%	3,741	+91.1%
1970	13,652	+9.6%	5,742	+53.5%
1980	11,973	-12.3%	7,846	+36.6%
1990	11,632	-2.8%	10,888	+38.8%
2000	12,423	+6.8%	14,566	+33.8%
2009 (est.)	12,658	+1.9%	15,103	+3.7%
PROJECTED²				
2010	13,400	+5.9%	15,250	+1.0%
2020	14,400	+7.5%	16,050	+5.2%
2030	14,760	+2.5%	16,740	+4.3%

Notes: ¹Source: United States Census Bureau

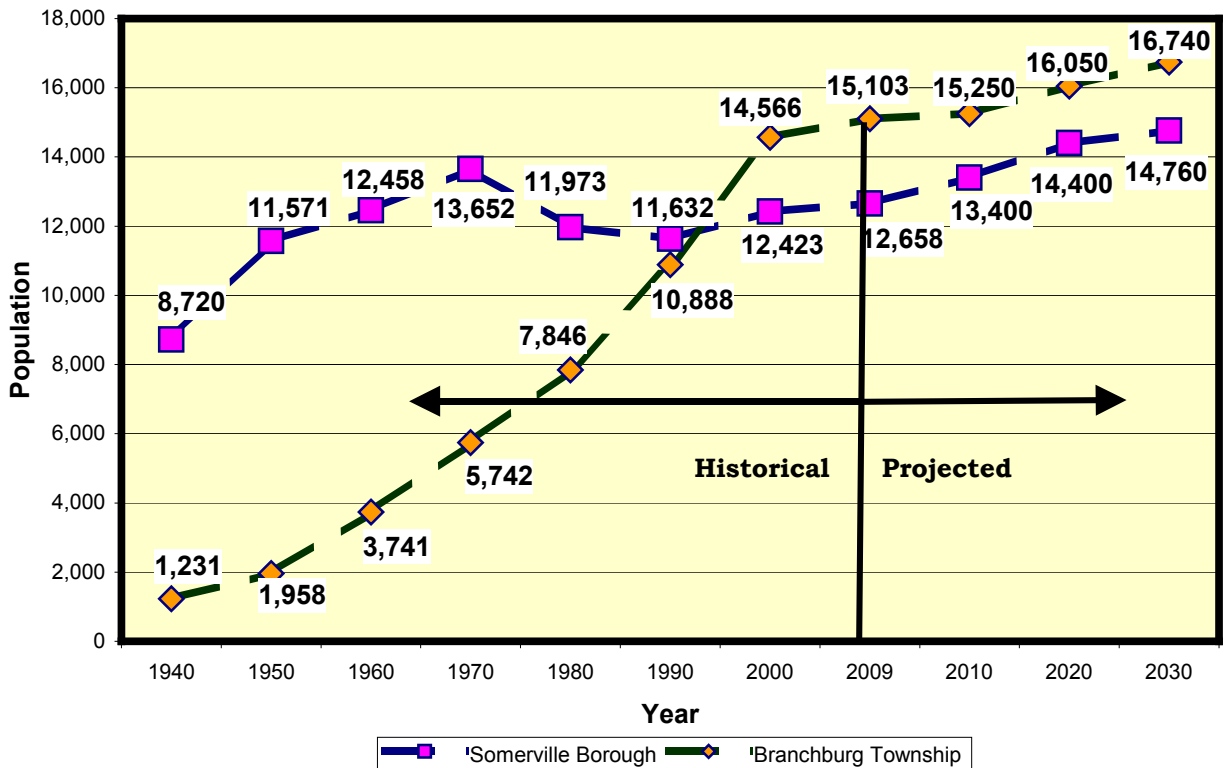
²Source: North Jersey Transportation Planning Authority, Inc. (2005)

Population Trends in Branchburg Township

Branchburg Township, which is also located in Somerset County, contains a land area of 20.26 square miles. Children from Branchburg Township attend the Branchburg Township School District for grades PK-8 and the Somerville Public Schools for grades 9-12 through a sending-receiving agreement. As of 2000, Branchburg Township had 14,566 residents, which is approximately 719.0 persons per square mile. The historical and projected populations for Branchburg Township are also shown in Table 1 and Figure 1. Unlike Somerville Borough, the population in Branchburg Township has been steadily rising, surpassing the population of Somerville Borough in the 1990's. From 1980 to 1990, the population in Branchburg Township rose from 7,846 to 10,888, a gain of 38.8%. The population grew at a similar rate (33.8%) from 1990 to 2000 when 14,566 residents were reported. However, the 2009 Census estimate is 15,103 persons, which would only be an increase of 3.7% from the 2000 population. After years of rapid growth, it appears that the population growth in Branchburg Township is significantly slowing.

Population projections for 2010-2030 by NJTPA indicate that the population of Branchburg Township will rise at a slower rate than that shown historically. From 2010 to 2020, the population is projected to grow from 15,250 to 16,050, an increase of 5.2%. The 2010 population estimate for Branchburg Township by NJTPA is 15,250, which appears to be very consistent with the 2009 Census estimate. The final projected population, 16,740 in 2030, would be an increase of 4.3% from the 2020 population.

Figure 1
Historical and Projected Populations for Somerville Borough
and Branchburg Township from 1940-2030



Selected Demographic Characteristics

In Table 2 following, selected demographic characteristics of Somerville Borough and Branchburg Township are shown from the United States Census Bureau's 2005-2009 American Community Survey (ACS). ACS data is collected over a 5-year time period, where the estimates represent the average characteristics between January 2005 and December 2009. This information does not represent a single point in time like Census data, which will not be available until the 2010 Census results are released in late spring 2011.

Regarding ethnicity, Somerville Borough is 75.5% White as compared to the Branchburg Township average of 86.7%, which indicates that there is a higher minority concentration in Somerville Borough. The largest minority groups in Somerville Borough are Blacks (8.1%) and Other Race (8.1%) while Asians represent the largest minority group (8.9%) in Branchburg Township. The Census Bureau does not consider Hispanic as a separate race; rather it identifies the percent of people having Hispanic origin. The concentration of persons having Hispanic origin is 21.8% in Somerville Borough, which far exceeds the Hispanic concentration in Branchburg Township (3.9%).

In general, Branchburg Township has a greater percentage of older residents than Somerville Borough. The median age in Somerville Borough is 35.8 years and 21.3% of the people are under the age of 18 years, which corresponds to school-age children. In comparison, the median age in Branchburg Township is 41.9 years although 26.6% of the people are under the age of 18 years. Median family income is \$80,102 in Somerville Borough, which is much lower than the Branchburg Township median of \$133,735. A much higher percentage of children under the age of 18 are in poverty in Somerville Borough (5.9%) as compared to those in Branchburg Township (0.5%).

Regarding housing, 89.6% of the 5,186 housing units in Somerville Borough are occupied. Renter-occupied units account for 45.3% of the occupied units in Somerville Borough, which is much higher than the Branchburg Township average of 8.4%. The estimated median single-family home price was \$330,700 in Somerville Borough, which is lower than the Branchburg Township median of \$487,200. If the renter population contains school-age children, a more mobile student population within the Somerville Public Schools may result. Since the Cohort-Survival Ratio method, which is used to project enrollments, depends upon

stability within the student population, the forthcoming enrollment projections may be more susceptible to inaccuracies if the district has high mobility rates. The mobility rates in the Somerville Public Schools will be explored later in the report.

Table 2
Selected Demographic Characteristics

Race Origin	Somerville Borough	Branchburg Township
White	75.5%	86.7%
Black/African American	8.1%	2.3%
American Indian/Alaska Native	0.2%	0.0%
Asian	7.0%	8.9%
Native Hawaiian and Other Pacific Islander	0.0%	0.0%
Other Race	8.1%	0.6%
Two or more Races	1.2%	1.5%
Total	100.0%¹	100.0%¹
Hispanic Origin	21.8%	3.9%
Age		
Under 18	21.3%	26.6%
18-64	67.0%	63.3%
65 and over	11.7%	11.4%
Median age	35.8 years	41.9 years
Educational Attainment		
High school graduate or higher	84.2%	97.8%
Bachelor's degree or higher	32.6%	54.2%
Income		
Median family income	\$80,102	\$133,735
Percentage of Persons in Poverty under age 18	5.9%	0.5%
Housing Units		
Total Number	5,186	5,683
Occupied units	4,648 (89.6%)	5,471 (96.3%)
Renter-occupied units	2,107 (45.3%)	457 (8.4%)
Median value of a single-family home	\$330,700	\$487,200
Median rent	\$1,113	1,577

Source: American Community Survey (2005-2009)

Note: ¹Data may not sum to 100.0% due to rounding.

District Overview

The Somerville Public Schools has three schools that serve grades pre-kindergarten through twelve. The locations of each of the schools are shown in Figure 2. Van Derveer Elementary School contains grades K-5 and contains a full-day kindergarten program. Somerville Middle School contains grades 6-8 and two pre-kindergarten programs: one is for children with special needs while the other is a grade-level program for four-year olds. Somerville High School contains grades 9-12 and also receives students from Branchburg Township on a tuition basis.

According to the district's 2005 Long Range Facility Plan (LRFP) and using District Practices methodology, total educational capacity in the district is 2,373 students. The District Practices methodology provides a reasonable approximation of the capacity of a school building, since it is based on how the building is utilized by the school district and its targeted student-teacher ratios. This method does not take into account square footage allowances per student, which is the methodology of the Facilities Efficiency Standards (FES). Capacity using FES methodology is often significantly lower than when using District Practices methodology. A breakdown of each school's capacity compared to projected enrollment is provided later in the report.

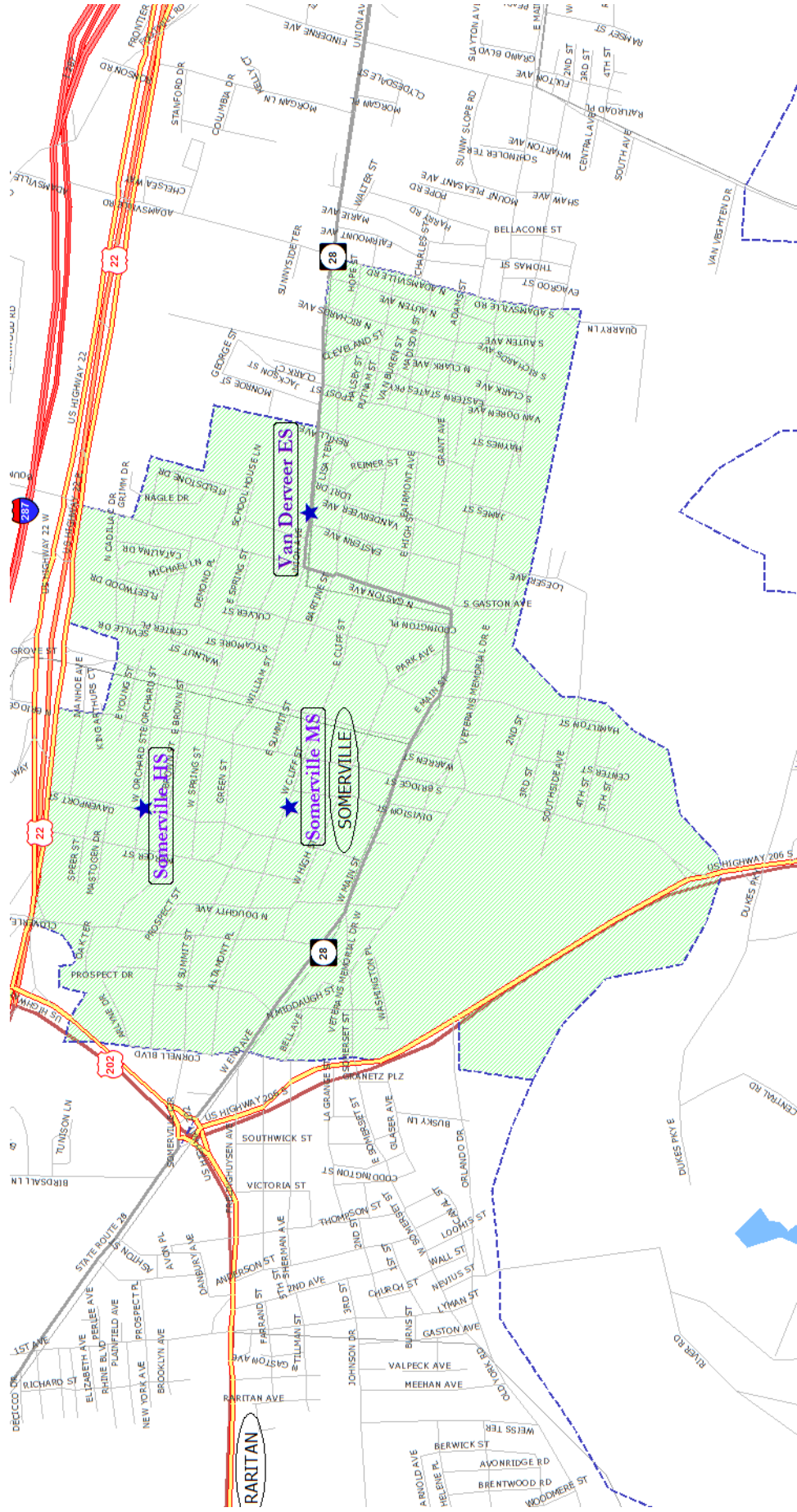
In this study, historical enrollments from the October 15th Fall Reports and the NJ SMART database were used to project enrollment for five years into the future. In the past, we have used the Fall Report in collecting data on historical enrollment, which showed enrollment by grade for the general education population and for self-contained special education students. With the advent of NJ SMART, the Fall Report was eliminated in the 2010-11 school year. Unfortunately, the method of reporting special education students is very different and includes

special education students not only that are self-contained, but those who get pulled out of general education classrooms for instruction. This has led to a much larger special education count than previously reported in the Fall Report. To maintain a level of consistency with prior reporting methods, the 2010-11 special education enrollment from NJ SMART was modified by district officials to reflect only the self-contained special education population. Future enrollment was then projected using the Cohort-Survival Ratio method (CSR).

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 New Jersey Department of Education - 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 one indicates stable enrollment, less than one indicates declining enrollment, while greater than one indicates increasing enrollment. If, for example, a school district had 100 fourth graders and the next year only had 95 fifth graders, the survival ratio would be 0.95.

Figure 2
School Locations – Somerville Public Schools



Although the CSR method is fairly simple to use, this technique assumes that what happened in the past will also happen in the future. In essence, this method provides a linear projection of the population. The CSR method is most applicable for districts that have relatively stable increasing or decreasing trends without any major unpredictable fluctuations from year to year. In school districts encountering rapid growth not experienced historically (a change in the historical trend), the CSR method must be modified and supplemented with additional information.

In this study, survival ratios were calculated using historical data for birth to kindergarten, kindergarten to first grade, first grade to second grade, etc. 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 enrollments five years into the future.

Historical Enrollment Growth

a) Somerville Public Schools

Historical enrollment data for the Somerville Public Schools from 2005-06 through 2010-11 are shown in Figure 3 and Table 3. Enrollment in the district as of October 2010 was 2,442 students. Enrollment has been rising, in general, since the 2005-06 school year, gaining 259.5 students (+11.9%) over this time period. Table 3 also shows computed average survival ratios based on the last four and five years of historical data, which will be used to project future enrollment.

Figure 3
Historical Enrollment from 2005-2010
in the Somerville Public Schools

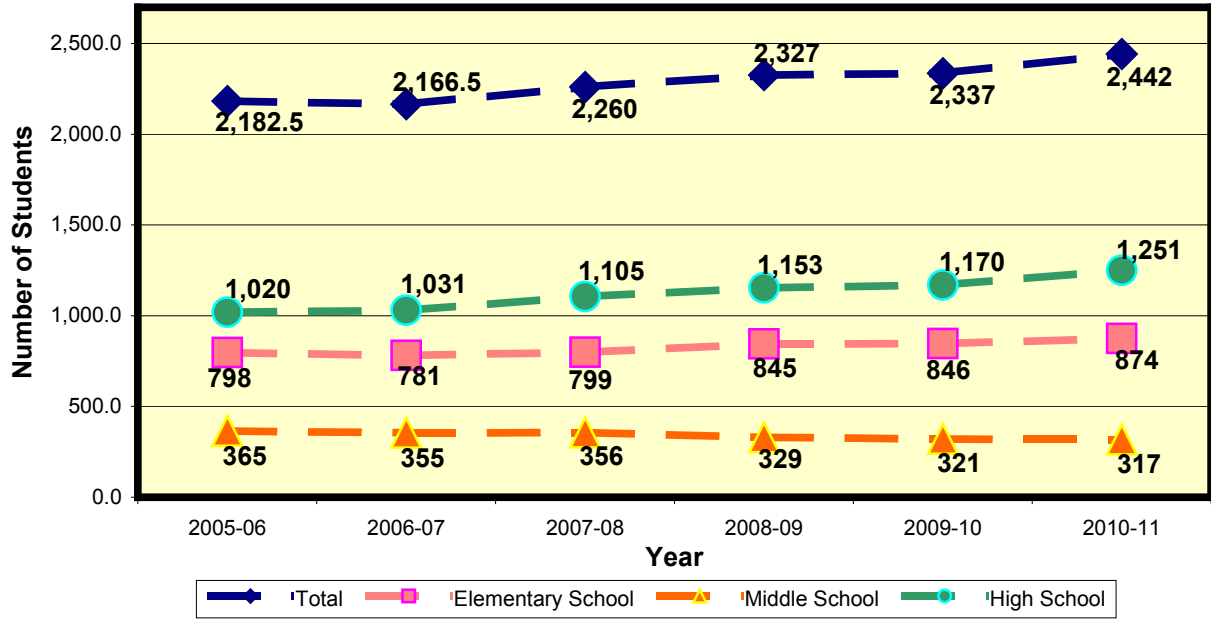


Table 3
Somerville Public Schools Historical Enrollments for 2005-2010

Year ¹	PK SE ²	PK RE ³	K	1	2	3	4	5	6	7	8	9	10	11	12	SE ⁴	PK-5 Total	6-8 Total	9-12 Total	PK-12 Total	
2005-06	6	77	112	131	114	115	117	120	135	111	119	308	261	208.5	234	14	798	365	1,019.5	2,182.5	
2006-07	9	72	124	102	126	119	106	118	114	143	98	261	298	260.5	204.5	11.5	781	355	1,030.5	2,166.5	
2007-08	12	84	120	136	109	113	112	107	110	114	132	301	253.5	289	254	13.5	799	356	1,105	2,260	
2008-09	3	83	161	128	130	111	118	107	114	110	105	316.5	297	252.5	278.5	12.5	845	329	1,153	2,327	
2009-10	3	78	148	153	120	122	108	112	102	112	107	321.5	290.5	305.5	246.5	8	846	321	1,170	2,337	
2010-11	10	94	136	151	146	114	112	103	104	100	113	333	313	287	312	14	874	317	1,251	2,442	
Average																					
4-Year Ratios			0.7372 ⁵	1.0124	0.9492	0.9689	0.9784	0.9527	0.9824	0.9876	0.9675	1.1739 ⁶	0.9593	1.0042	0.9870	0.0054 ⁷					
Average 5-Year Ratios			0.6924 ⁵	1.0335	0.9790	0.9509	0.9691	0.9669	0.9698	0.9907	0.9564	1.1151 ⁶	0.9623	0.9956	0.9840	0.0054 ⁷					

Notes: ¹Data as provided by the New Jersey Department of Education Fall Survey (<http://www.nj.gov/education/data/enr/>) and the Somerville Public Schools

²Pre-kindergarten special education enrollment

³Pre-kindergarten regular education enrollment

⁴Self-contained special education enrollment

⁵Birth-to-kindergarten ratio based on birth data five years prior

⁶Reflects survival rate of Somerville residents only using 9th grade enrollment data in Table 5

⁷Average proportion of self-contained special education students with respect to K-12 subtotals

Historical enrollment is shown in Table 3 and Figure 3 by elementary school level (PK-5), middle school level (6-8), and high school level (9-12). Self-contained special education students were incorporated into the totals by level as well as for the district-wide total. While the pre-kindergarten programs are currently housed at Somerville Middle School, they were included in the elementary enrollments.

At the elementary school level, the enrollment trend has mirrored that of the total school population by rising, in general, since 2005-06. Elementary enrollment in the district as of October 2010 was 874 students and represents a gain of 76 students from the 2005-06 year.

At the middle school level, enrollment has been essentially declining since the 2005-06 school year. Middle school enrollment in the district as of October 2010 was 317 students, which represents a loss of 48 students since the 2005-06 year.

Finally, at the high school level, enrollment has been steadily increasing and growing at a faster rate than the elementary level. High school enrollment in the district as of October 2010 was 1,251 students, which represents a gain of 231.5 students since the 2005-06 year.

b) Branchburg Township School District

Historical enrollment data for the Branchburg Township School District from 2005-06 through 2010-11 are shown in Table 4. Enrollment in the district as of October 2010 was 2,640 students. Since 2005-06, PK-8 enrollment in the district has been declining while high school enrollment has been increasing. Table 4 also shows computed average survival ratios for grades kindergarten through nine based on the last four and five years of historical data. These ratios will be used to project future enrollment in the 9th grade to determine the number of students attending Somerville High School.

Table 4
Branchburg Township School District Historical Enrollments for 2005-2010

Year ¹	PK SE ²	PK RE ³	K	1	2	3	4	5	6	7	8	9	10	11	12	SE ⁴	PK-8 Total	9-12 Total	PK-12 Total	
2005-06	16	9	172	222	225	214	238	221	231	240	186	198	154	133	155	0	1,974	640	2,614	
2006-07	5	0	175	199	224	222	208	233	222	222	238	142	190	152	136	1	1,949	620	2,569	
2007-08	8	0	154	212	196	220	225	214	229	223	216	210	142	185	150	0	1,897	687	2,584	
2008-09	5	0	142	180	211	191	217	222	203	227	216	189	209	149	187	6	1,820	734	2,554	
2009-10	6	11	166	179	183	214	190	221	230	201	224	200	187	212	144	0	1,825	743	2,568	
2010-11	0	56	170	191	184	184	221	192	217	227	204	209	195	181	209	0	1,846	794	2,640	
Average 4-Year Ratios			0.8417 ⁵	1.1933	1.0132	0.9980	1.0046	1.0052	0.9888	0.9894	0.9901	0.9113								
Average 5-Year Ratios			0.8247 ⁵	1.1978	1.0062	0.9940	1.0068	1.0111	0.9873	0.9932	0.9858	0.9040								

Notes: ¹Data as provided by the New Jersey Department of Education Fall Survey (<http://www.nj.gov/education/data/enr/>) and a Demographic Study (December 2010) by Whitehall Associates

²Pre-kindergarten special education enrollment

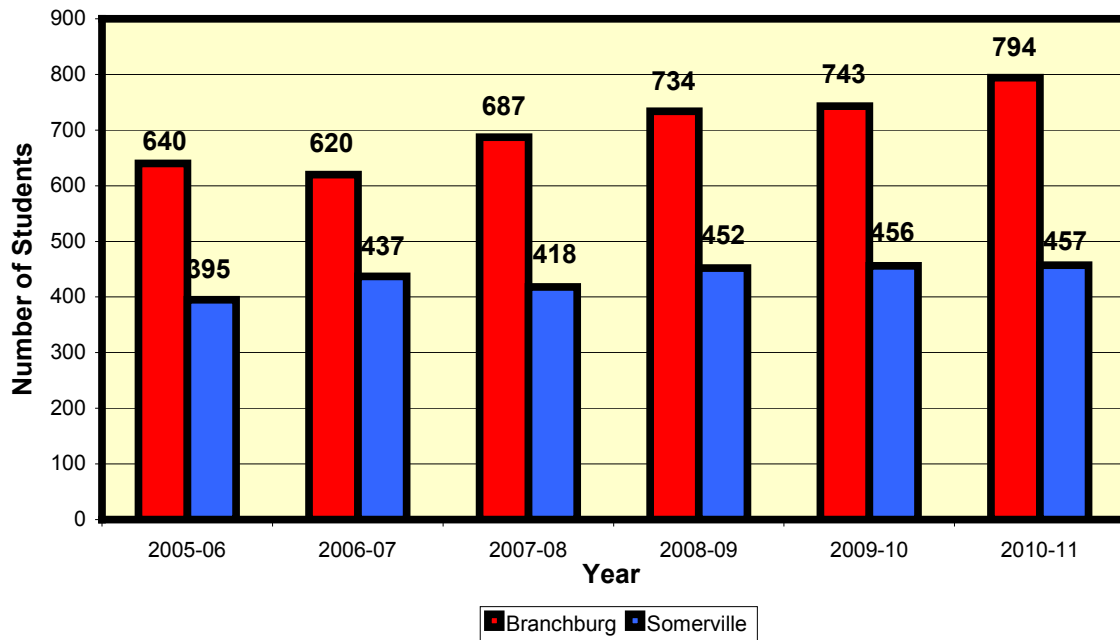
³Pre-kindergarten regular education enrollment

⁴Self-contained special education enrollment

⁵Birth-to-kindergarten ratio based on birth data five years prior

High school enrollment by grade for each community is shown in Figure 4 and Table 5. Figure 4 shows that the number of students attending Somerville High School from Branchburg Township has been steadily increasing since 2005-06, except for a small decline in 2006-07. In 2010-11, 794 children from Branchburg Township attend Somerville High School, which is a gain of 154 students since 2005-06. In Somerville Borough, small gains in the number of resident high school students were observed from 2005-06 through 2008-09. In the last two years, the number of resident students has been essentially constant. In 2010-11, 457 children from Somerville Borough attend Somerville High School, which is a gain of 62 students from 2005-06. In the last six years, Somerville residents have comprised 36-41% of the student population at Somerville High School.

Figure 4
High School Enrollment by Community from 2005-2010



It should be noted that the sums of the high school enrollment by community and grade, when combining the enrollment from the two communities, do not equal the counts shown in

Table 3. Since the data in Table 3 is official data as reported to the state Department of Education, we consider this data as the most accurate resource. Initially, we had planned to project high school enrollment by community and aggregate the total by grade to determine future enrollment at Somerville High School. However, due to the inconsistencies in the data, this was not possible.

Table 5
High School Enrollment by Community for 2005-2010

Year¹	Community²	9	10	11	12	Total
2005-06	Branchburg	198	154	133	155	640
	Somerville	118	113	81	83	395
2006-07	Branchburg	142	190	152	136	620
	Somerville	130	117	116	74	437
2007-08	Branchburg	210	142	185	150	687
	Somerville	92	114	107	105	418
2008-09	Branchburg	189	209	149	187	734
	Somerville	141	99	113	99	452
2009-10	Branchburg	200	187	212	144	743
	Somerville	134	112	104	106	456
2010-11	Branchburg	209	195	181	209	794
	Somerville	126	121	106	104	457

Notes: ¹Data as provided by the Somerville Public Schools

²Sums of enrollment by grade do not equal enrollments shown in Table 3.

Birth Data

Kindergarten enrollment was calculated for the Somerville Public Schools but not for the Branchburg Township School District since the latter sends only its high school students to the Somerville Public Schools. Birth data, lagged five years behind their respective kindergarten classes, were used to calculate the survival ratio for each birth-to-kindergarten cohort. For instance, in 2005, there were 196 births to mothers residing in Somerville Borough. Five years later (the 2010-11 school year), 136 children enrolled in full-day kindergarten, which is equal to a survival ratio of 0.694 from birth to kindergarten. Birth counts for Somerville Borough and Branchburg Township are displayed in Table 6 and Figure 5. Birth-to-kindergarten survival ratios are also shown in Table 6 for only the Somerville Public Schools. Values greater than 1.000 indicate that some children are born outside of a community's boundaries and are attending kindergarten in the school district five years later, i.e. an inward migration of children into the district. This type of inward migration is typical in school districts with excellent reputations, because the appeal of a good school district draws families into the community. Inward migration is also seen in communities where there are a large number of new housing starts, with families moving into the community having children of age to attend kindergarten. Birth-to-kindergarten survival ratios that are below 1.000 indicate that a number of children born within a community are not attending kindergarten in the school district five years later. This is common in communities where a high proportion of children attend private, parochial, or out-of-district special education facilities, or where there is a net migration of families moving out of the community. It is also common in school districts that have a half-day kindergarten program where parents choose to send their children to a private full-day kindergarten for the first year. Birth-to-kindergarten survival ratios have been consistently below 1.000 in the Somerville Public

Schools in the last six years, ranging from 0.558 to 0.781. While the data suggests that there may be a number of Somerville residents attending private or parochial schools, our research did not support that conclusion. Immaculate Conception School, a PK-8 parochial school located in Somerville Borough, had a range of only 5-9 resident kindergarten children in the last five years.

Table 6
Birth Rates and Historical Birth-to-Kindergarten Survival Ratios

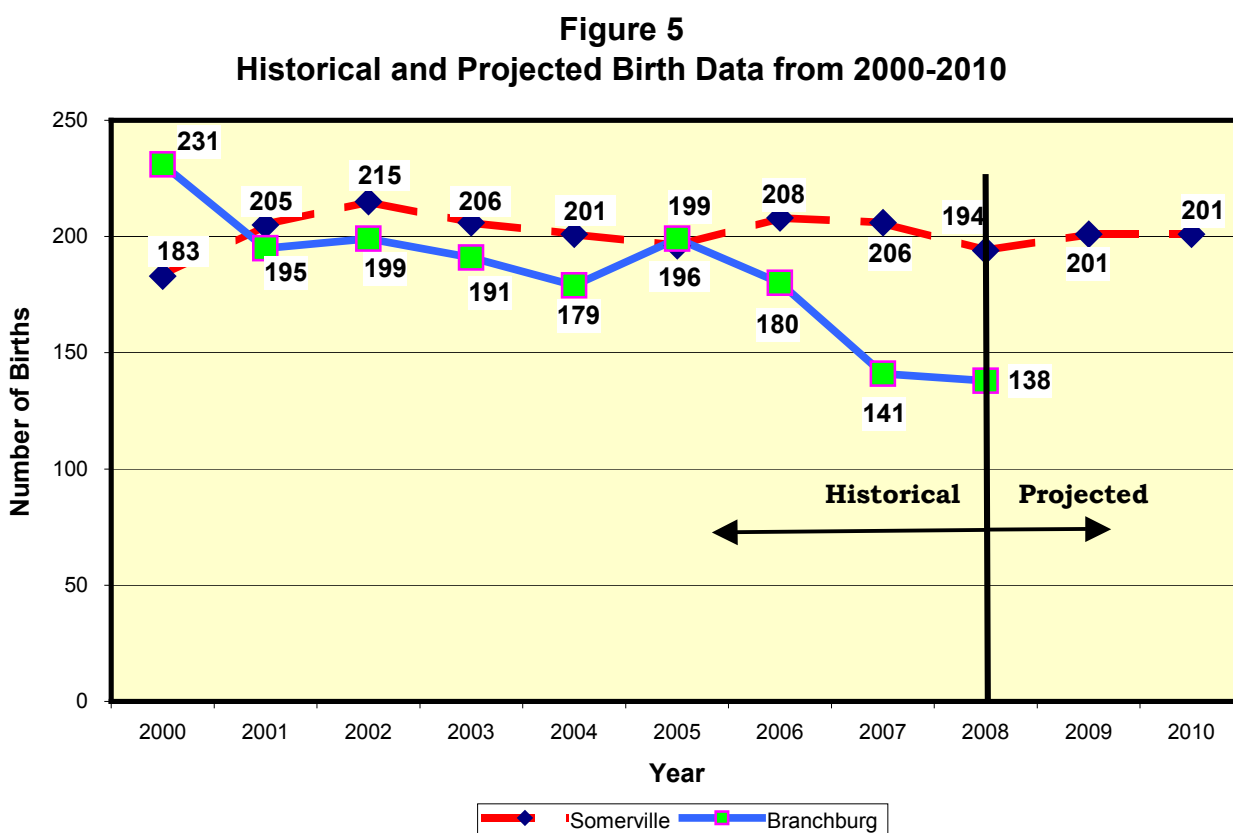
Birth Year ¹	Somerville Borough			Branchburg Township
	Number of Births	Number of Kindergarten Students Five Years Later	Birth-to-Kindergarten Survival Ratio	Number of Births
2000	183	112	0.612	231
2001	205	124	0.604	195
2002	215	120	0.558	199
2003	206	161	0.781	191
2004	201	148	0.736	179
2005	196	136	0.694	199
2006	208	N/A	N/A	180
2007	206	N/A	N/A	141
2008	194	N/A	N/A	138
2009	201²	N/A	N/A	N/A
2010	201²	N/A	N/A	N/A

Notes: ¹Birth data were provided by the New Jersey Center for Health Statistics for 2000-2008.

²Birth rates for 2009-2010 were estimated by computing the mean number of births from 2004-2008.

Birth data were geocoded by the New Jersey Center for Health Statistics (NJCHS) for 2000-2008, which is assigning geographic coordinates to a birth mother based on her street address. Birth data for 2007 and 2008 were provisional. Since the NJCHS did not have geocoded birth data for 2009-2010, estimates were used for those years by averaging the number

of births from 2004 to 2008. Birth rates were needed for 2009 and 2010 for the Somerville Public Schools since these cohorts will become the kindergarten classes of 2014 and 2015. Birth rates for 2009 and 2010 were not computed for the Branchburg Township School District, as we are not projecting their kindergarten student population.



As Figure 5 shows, birth rates in Somerville Borough have been very consistent since 2000, ranging between 183-215 births per year. Based on the lack of variability of the birth data, there does not appear to be any clear increasing or declining trend. The average birth rate used for 2009 and 2010 for Somerville Borough was 201 births.

Regarding Branchburg Township, the number of births has been declining, particularly in 2007 and 2008. During these years, the number of births was 141 and 138 respectively, which is

much lower than the number of births from 2001-2006 that ranged between 179-199 per year. As stated earlier, birth data from 2007-2008 is provisional so it is possible that those values may change. However, if the values are correct, Branchburg Township would be sending smaller 9th grade cohorts to Somerville High School beginning in the 2021-22 school year.

Effects of Housing Growth

a) Somerville Borough

Mr. Frank Vuoso, Director of Community Development, provided information regarding current and future residential development in Somerville Borough. Additional information was obtained from the borough's website, www.somervillenj.org. There are currently four redevelopments of existing properties proposed in Somerville Borough:

1. West Main Street Redevelopment Area
2. Station and Landfill Redevelopment Area
3. Eastern Central Business District Redevelopment Area
4. Kirby Avenue Redevelopment Area

The West Main Street Redevelopment Area consists primarily of the former Landmark Shopping Center. No residential units are currently located in this redevelopment area. The redevelopment would be a mix of residential, office, service, and retail space with a maximum of 350 one- and two-bedroom housing units. At least 33% of the units are required to be one-bedroom units. At present, 86 one-bedroom units and 137 two-bedroom units have been approved. The dwelling units would be located on the upper floors in the same buildings as the retail establishments. The project is not scheduled to set aside any units to meet affordable housing units requirements. Due to the proximity to the train station, many commuters would be

able to walk to the train station. A development of this type, known as a transit-oriented development (TOD), typically has few children residing in the units. Construction of the residential units is projected to occur in 2011 with occupation of the units occurring in 2012.

The Station and Landfill Redevelopment Area consists of approximately 160 acres extending from the Somerville rail station to the Raritan River and is bisected by Route 206. Environmental cleanup of the area is ongoing. Residential units are proposed in two sections of the redevelopment area: the “Hub” and the “Heights”. The Hub would consist of high-density housing in a mixed-use environment near the train station. The Heights would be located on the former landfill and would consist of moderate-density housing with a mix of townhouses and apartment buildings. Housing units in the Heights would be a short walk to the train station. A total of 1,200 housing units are proposed in this redevelopment. According to Mr. Vuoso, the Station and Landfill Redevelopment area may occur within the next 5-10 years, which is outside of the five-year enrollment projection timeframe analyzed in this report.

The Eastern Central Business District (ECBD) Redevelopment Area is currently a mix of older residential and commercial units, along with some vacant properties. According to the Borough’s redevelopment plan (January 2008), the redevelopment would be a mix of residential, retail, service, and office space. At least 35% of the units are required to be one-bedroom units. The number of housing units in this project has not been established. It is also uncertain when construction would begin on this project since a developer has not been named, nor has an application been proposed.

Finally, the Kirby Avenue Redevelopment Area currently consists of six existing properties on approximately 26 acres. Redevelopment will consist mostly of residential units with a small amount of commercial properties. Townhouses and a mix of single-, two-, three-

and four-family dwelling units are permitted in the redevelopment zone and may consist of 1-3 bedrooms. A total of 422 dwelling units are permissible in this redevelopment. Like ECBD, it is uncertain when construction would begin on this project since a developer has not been named, nor has an application been proposed.

In addition to the four redevelopment projects, there are two other planned residential projects as shown in Table 7. The first redevelopment is located on Davenport Street and is approved for 9 one-bedroom apartments and 12 two-bedroom apartments on the 2nd through 4th floors above first-floor retail establishments. The project has received approval and the developer is currently seeking financing. It is unknown when construction would commence. The second redevelopment project is located on West Main Street (Block 114, Lots 23/24) and is currently under construction. It will consist of 12 one-bedroom apartment units on the 2nd through 4th floors above first-floor retail establishments. It is scheduled to be completed in early 2011.

Of the four redevelopment projects, it appears that only the West Main Street Redevelopment Area will have occupants in the next five years, which is the timeframe of this demographic study. In Table 7 following, an estimate of the number of children that may come from the new housing developments is provided. The remaining three redevelopments are not shown in Table 7, as they are not likely to be completed within the next five years.

Table 7
Projected Housing Growth and Expected Number
of Children from New Housing Starts in Somerville Borough

Development Identification ¹	Number of Units	Housing Type	Number of Bedrooms	Potential K-5 ²	Potential 6-8 ²	Potential 9-12 ²
West Main Street Redevelopment Area Block 117	86	Apartments	1 BR	4	1	1
West Main Street Redevelopment Area Block 117	137	Apartments	2-BR	17	7	9
Davenport Street Block 115 Lots 18/19	9	Apartments	1 BR	0	0	0
Davenport Street Block 115 Lots 18/19	12	Apartments	2-BR	2	1	1
West Main Street Block 114 Lots 23/24	12	Apartments	1 BR	1	0	0
Total	256			24	9	11
Total Number of Students = 44						

Notes: ¹As provided by Somerville Borough Director of Community Development

²Multipliers to compute the number of school-age children were provided by *Who Lives in New Jersey Housing?*.

In the process of determining how many children will come from the new housing units, *Who Lives in New Jersey Housing?*¹, published by the Rutgers University Center for Urban Policy Research (CUPR), was utilized. The resource provides 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. Multipliers are also provided for the geographic location of the housing units (northern New Jersey, central New Jersey, southern New Jersey, and the state as a whole). The multipliers used in this report were computed by using a sample of central New Jersey households from the 2000 census. Student

yield multipliers are greatest for detached single-family homes and smallest for apartments and attached single-family homes such as townhouses.

Due to the proximity of the West Main Street Redevelopment Area to the train station, transit-oriented developments (TOD) historically have fewer students than housing developments not located near mass transit. According to the CUPR study, ten recently constructed TODs were analyzed to determine the number of public school children per housing unit. Nine of the ten developments had yields of 0.10 public school children or less for each housing unit. In the 2,183 units they analyzed, there were a total of 47 public school children, a yield of 0.02 students per housing unit. If the West Main Street Redevelopment Area had 0.02 public school children per housing unit, only 4 children would come out of the development. However, as a worst-case scenario, the results in Table 7 reflect using student yields from housing developments that are not TODs. As shown in Table 7, a total of 44 children are projected from kindergarten to 12th grade as a result of the new residential construction in Somerville Borough.

To project the number of public school children per housing unit, several additional assumptions were made:

1. The student yield multipliers used from the Rutgers University Center for Urban Policy Research would be from a sample of central New Jersey households and these multipliers would be representative of the families moving into Somerville Borough.
2. The West Main Street Redevelopment Area, Davenport Street, and West Main Street (Block 114, Lots 23/24) were assumed to be above the median value for comparable central New Jersey housing units.
3. It was assumed that all developments listed in Table 7 would be completed and occupied by 2015, which is the end of the projection period.

¹Listokin, David, et al. (2006). Who Lives in New Jersey Housing?, Rutgers University Center for Urban Policy Research.

4. The following total student yield multiplier (grades K-12) was used for 1-bedroom apartment units: 0.072.
5. The following total student yield multiplier (grades K-12) was used for 2-bedroom apartment units: 0.242.

Regarding growth due to home resales, it was assumed that the future home resale market would be similar to what has occurred historically, thereby including the effect of migration due to home resales. None of the forthcoming enrollment projection calculations account for home resales as this was beyond the scope of our analysis.

Regarding historical new construction, the number of certificates of occupancy (COs) issued for new homes in Somerville Borough is shown in Table 8. As shown in the table, there has been no COs issued since 2007. This coincides with the downturn in the housing market and that Somerville Borough is relatively built out. A total of 16 COs were issued from 2005-2010.

Table 8
Number of Residential Certificates of Occupancy by Year in Somerville Borough

Year	Somerville Borough			
	1&2 Family	Multi-Family	Mixed Use	Total
2005	2	0	0	2
2006	8	0	0	8
2007	2	4	0	6
2008	0	0	0	0
2009	0	0	0	0
2010 (thru October)	0	0	0	0
Total	12	4	0	16

Source: New Jersey Department of Community Affairs

Regarding affordable housing, Somerville Borough's Council on Affordable Housing (COAH) rehabilitation share is 73 units, prior round obligation is 153 units, and projected growth share is 121 units, according to the New Jersey Department of Community Affairs. Communities need to satisfy their obligations by 2018. The projected growth share is not an obligation, but an estimate based on projected housing growth and employment in the Borough.

Since the baseline enrollment projections utilize cohort survival ratios that do take into account prior new home construction growth, the baseline enrollment projections should only be adjusted if the projected housing growth is significantly different than prior housing growth. From 2005-2010, a total of 16 COs were issued for single-family, two-family, or multi-family homes in Somerville Borough, the majority of which were single-family or two-family homes. While the number of future housing units is projected to be more than that which was built in the last six years, the baseline enrollment projections were not modified to account for additional children from new housing developments since we believe the *type* of housing units (apartment units above retail stores and TOD units vs. single-family homes) will not produce many children. In addition, we believe that the number of students projected in Table 7 is on the higher end of the spectrum that actually may come from the developments. Since the West Main Street Redevelopment Area is a transit-oriented development (TOD), the number of children from this development may be far fewer if it is consistent with similar TODs in the state of New Jersey. For these reasons, the forthcoming enrollment projections were not modified to account for additional children from the new housing developments.

b) Branchburg Township

Mr. Thomas Leach, Branchburg Township Municipal Land Use Officer, provided information regarding current and future residential development in Branchburg Township. A list of residential subdivisions that are either planned or are under construction is shown in Table 9.

Table 9
Projected Housing Growth and Expected Number
of Children from New Housing Starts in Branchburg Township

Development Identification ¹	Number of Units	Housing Type	Number of Bedrooms	Potential K-5 ²	Potential 6-8 ²	Potential 9-12 ²	Notes
Advance Realty Route 22	83	27 Apt. 56 TH	1-3 BR	8	4	3	Application incomplete Apartments are affordable units, townhouses are market-rate
Advance Realty Route 28	292	204 Apts. 88 TH	2-BR	35	14	17	Application before zoning board
Henderson	14	Apts.	3-BR	2	1	1	In litigation
River Trace	26	Apt.	2-BR	3	1	2	24 units constructed out of 50 units
American Classics	10	Single-Family	4 BR	5	2	2	Received Preliminary Approval
Bosco	1	Single-Family	4 BR	1	0	0	Concept approved but did not submit new plans
Branchburg Builders	50	Single-Family	4 BR	25	11	11	Approved but not under construction
Brown and Roberts	1	Single-Family	4 BR	1	0	0	Under construction
Distinctive Properties	6	Single-Family	4 BR	3	1	1	Concept approved but did not submit new plans
Flatwater Developers	10	Single-Family	4 BR	5	2	2	Approved but not under construction
Hoff	3	Single-Family	4 BR	2	1	1	Received Preliminary Approval
Johanson	1	Single-Family	4 BR	1	0	0	Approved but not under construction
Mercal	2	Single-Family	4 BR	1	0	0	One home under construction
Trifid	2	Single-Family	4 BR	1	0	0	All homes completed, only 2 of 7 homes unoccupied.
Total	501			93	37	40	
Total Number of Students = 170							

Notes: ¹As provided by the Branchburg Township Municipal Land Use Officer

²Multipliers to compute the number of school-age children were provided by *Who Lives in New Jersey Housing?*

As Table 9 shows, there is the potential for several large developments in Branchburg Township. The first large development (Advance Realty Route 28) would consist of a mix of 292 apartments and townhouses. The application for this development is currently before the zoning board. A second large development by Branchburg Builders would consist of 50 single-family homes, each having four bedrooms. Another development, River Trace, consists of 50 apartment units, of which 24 have been constructed. Table 9 only shows the number of units remaining to be constructed in a development since constructed units, if occupied, would already have school-age children in the district.

Housing multipliers from CUPR were once again utilized to estimate the number of children to come out of the housing developments. As shown in Table 9, a total of 170 children are projected from kindergarten to 12th grade as a result of the new residential construction in Branchburg Township.

To project the number of public school children per housing unit, several additional assumptions were made:

1. The student yield multipliers used from the Rutgers University Center for Urban Policy Research would be from a sample of central New Jersey households and these multipliers would be representative of the families moving into Branchburg Township.
2. It was assumed that all developments listed in Table 9 would be completed and occupied by 2015, which is the end of the projection period.
3. All housing developments were assumed to be above the median value for comparable central New Jersey housing units.
4. The following total student yield multipliers (grades K-12) were used for 2- and 3-bedroom apartment units: 0.242.
5. The following total student yield multipliers (grades K-12) were used for 2- and 3-bedroom townhouses: 0.192.

6. The following total student yield multipliers (grades K-12) were used for 4-bedroom single-family homes: 0.933.

The number of certificates of occupancy (COs) issued for new homes in Branchburg Township since 2005 is shown in Table 10. A total of 70 COs have been issued since 2005. Prior to 2010, all COs issued were either for one- or two-family homes. In 2010, 24 COs were issued for multi-family homes.

Table 10
Number of Residential Certificates of Occupancy
by Year in Branchburg Township

Year	Branchburg Township			
	1&2 Family	Multi-Family	Mixed Use	Total
2005	7	0	0	7
2006	16	0	0	16
2007	9	0	0	9
2008	5	0	0	5
2009	8	0	0	8
2010 (thru October)	0	24	1	25
Total	45	24	1	70

Source: New Jersey Department of Community Affairs

Regarding affordable housing, Branchburg Township's Council on Affordable Housing (COAH) rehabilitation share is 22 units, prior round obligation is 302 units, and projected growth share is 347 units, according to the New Jersey Department of Community Affairs. Communities need to satisfy their obligations by 2018. The projected growth share is not an obligation, but an estimate based on projected housing growth and employment in the Township.

As discussed previously, since the baseline enrollment projections utilize cohort survival ratios that do take into account prior new home construction growth, the baseline enrollment

projections should only be adjusted if the projected housing growth is significantly different than prior housing growth. From 2005-2010, a total of 70 COs were issued for single-family, two-family, or multi-family homes in Branchburg Township. While the number of future housing units (501) is projected to be significantly more than that which was built in the last six years, the baseline enrollment projections were not modified since it is unclear whether many of the developments will be built due to the downturn in the housing market. However, if the housing market changes and can sustain new home construction, there is the potential for new school-age children in both the Branchburg Township School District and the Somerville Public Schools.

Enrollment Projections

Baseline enrollment projections were calculated using cohort-survival ratios based on the last four and five years of historical enrollment data. Enrollments were computed for each grade from the 2011-12 school year through the 2015-16 school year.

Enrollments for the self-contained special education classes were computed by calculating the historical proportion of self-contained special education students with respect to the K-12 subtotals and multiplying that value by the future general education K-12 subtotals. The number of self-contained special education students has been fairly consistent in the Somerville Public Schools, ranging between 8 students in 2009-10 to 14 students in 2005-06 and 2010-11. Since the corresponding self-contained special education proportions were also consistent, the four-year and five-year average proportions shown in Table 3 were used to estimate the future number of self-contained special education students.

With respect to the pre-kindergarten program for children with special needs, the number of children enrolled in the program in the last six years has ranged between 3-12 students.

Averages of the last four and five pre-kindergarten special education enrollments were computed and were used to estimate the number of children that may be enrolled in the program in the future.

With respect to grade-level pre-kindergarten students, enrollment was projected by computing an average based on historical data from the last four and five years and using these values throughout the five-year projection period.

As part of the School Funding Reform Act of 2008 (SFRA), all school districts in New Jersey are to provide expanded Abbott-quality pre-school programs for at-risk 3- and 4-year olds as outlined in N.J.A.C. 6A:13A. The state of New Jersey intends to provide aid for the full-day program based on projected enrollment. School districts categorized as District Factor Group (DFG) A and B, and DFG CD districts with a concentration of at-risk pupils equal to or greater than 40 percent, must offer a pre-school program to all pre-school aged children regardless of income, known as “Universal” pre-school. For all other school districts, a pre-school program must be offered only to at-risk children, known as “Targeted” preschool. School districts are required to offer these programs to at least 90% of the eligible pre-school children by 2013-14. School districts may educate the pre-school children in district, by outside providers, or through Head Start programs. Recently, due to budgetary constraints, the New Jersey Department of Education has decided to postpone the roll-out of the program, which was scheduled for the 2009-10 school year. While it is unclear when the program will be mandated, the following analysis assumes that the roll-out of the program would occur as originally planned for the purpose of determining the full impact on the district.

The pre-school program must be rolled out over a five-year period according to the following schedule:

- At least 20% of the eligible pre-school universe in the 2009-10 school year
- At least 35% of the universe in 2010-11
- At least 50% of the universe in 2011-12
- At least 65% of the universe in 2012-13
- At least 90% of the universe in 2013-14

The universe of pre-school children in “Universal” districts is computed by multiplying the 1st grade enrollment in 2007-08 by two. The universe of pre-school children in “Targeted” districts is computed by multiplying the 1st grade enrollment in 2007-08 by two and then multiplying by the percentage of students (K-12) having free or reduced lunch in the district. The Somerville Public Schools is a “Targeted” district since its DFG is “FG” with concentration of at-risk pupils less than 40 percent (36.75%). In Table 11 following, the estimated number of total eligible pre-school students is provided with the estimated rollout by year for 2009-10 through 2013-14. For the purpose of this study, it has been assumed that the district will educate its pre-school children in-house. For projection years 2014-15 and 2015-16, it was assumed that the pre-kindergarten enrollment would be equal to that projected to occur in 2013-14. These pre-kindergarten counts are *in addition* to those projected based on historical enrollment in the Somerville Public Schools as discussed previously, since this program is for at-risk students. Only 3 of the 94 general education pre-kindergarten students in 2010-11 received free or reduced lunch, which warrants adding the two pre-kindergarten projections together. However, if the at-risk program is postponed, the number of pre-kindergarten students is expected to be between 82-85 students per year, which is much lower than the 168-171 students projected in 2015-16 as shown in Tables 12 and 13.

Table 11
Estimated Number of Eligible Pre-School Students
as Per School Funding Reform Act of 2008

DFG (2000)	Total eligible	2009-10	2010-11	2011-12	2012-13	2013-14
FG	96	19	34	48	62	86

Source: New Jersey Department of Education, Division of Early Childhood Education

Projected PK-12 enrollment for the Somerville Public Schools using cohort-survival ratios based on historical data from the last four years follows in Table 12 and Figure 6. Using this method, total enrollment is projected to slowly increase through 2013-14 before stabilizing. The final projected enrollment of 2,571 students in the 2015-16 school year would be a gain of 129 students from the October 2010 enrollment of 2,442 students.

Projected PK-12 enrollment for the Somerville Public Schools using cohort-survival ratios based on historical data from the last five years follows in Table 13 and Figure 6. Using this method, total enrollment is also projected to increase through 2013-14, but at a slower rate, before stabilizing. The final projected enrollment of 2,506 students in the 2015-16 school year would be a gain of 64 students from the October 2010 enrollment of 2,442 students.

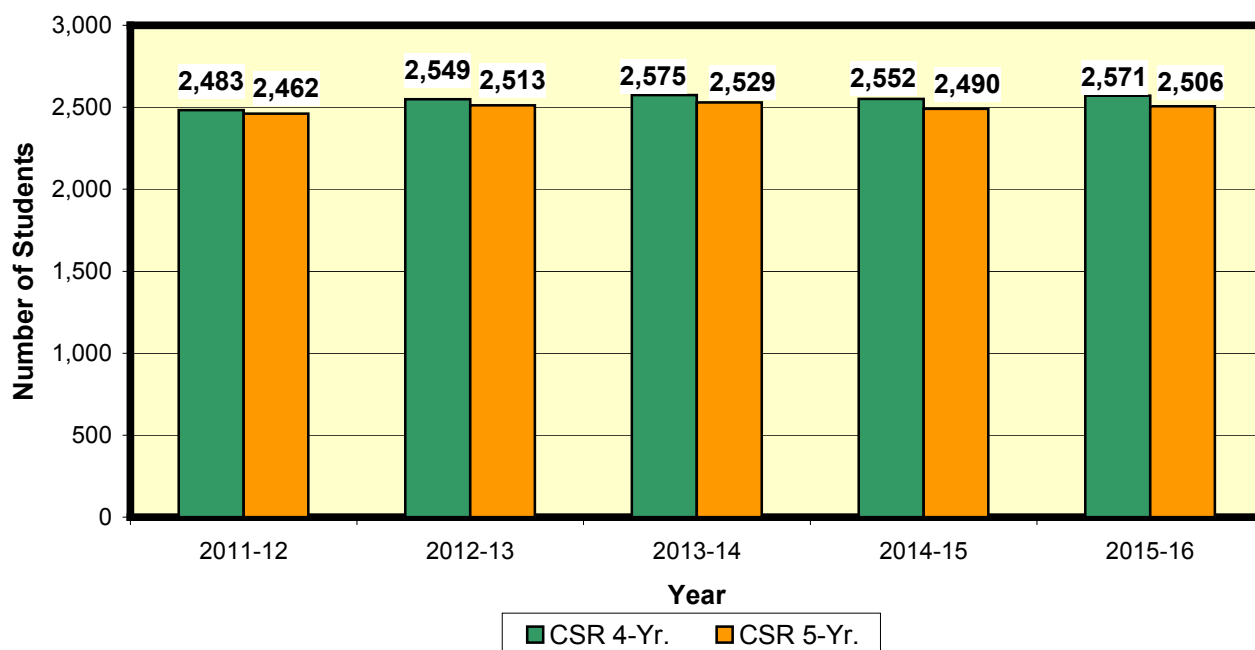
Table 12
Projected Grade PK-12 Enrollments for 2011-2015
Using Cohort-Survival Ratios and 4 Years of Historical Data

Year	PK SE	PK RE	K	1	2	3	4	5	6	7	8	9	10	11	12	SE	PK-12 Total
2011-12	7	133	153	138	143	141	112	107	101	103	97	319	319	314	283	13	2,483
2012-13	7	147	152	155	131	139	138	107	105	100	100	319	306	320	310	13	2,549
2013-14	7	171	143	154	147	127	136	131	105	104	97	311	306	307	316	13	2,575
2014-15	7	171	148	145	146	142	124	130	129	104	101	284	298	307	303	13	2,552
2015-16	7	171	148	150	138	141	139	118	128	127	101	316	272	299	303	13	2,571

Table 13
Projected Grade PK-12 Enrollments for 2011-2015
Using Cohort-Survival Ratios and 5 Years of Historical Data

Year	PK SE	PK RE	K	1	2	3	4	5	6	7	8	9	10	11	12	SE	PK-12 Total
2011-12	7	130	144	141	148	139	110	108	100	103	96	310	320	312	282	12	2,462
2012-13	7	144	143	149	138	141	135	106	105	99	99	310	298	319	307	13	2,513
2013-14	7	168	134	148	146	131	137	131	103	104	95	303	298	297	314	13	2,529
2014-15	7	168	139	138	145	139	127	132	127	102	99	274	292	297	292	12	2,490
2015-16	7	168	139	144	135	138	135	123	128	126	98	305	264	291	292	13	2,506

Figure 6
Baseline Enrollment Projections for 2011-2015



Projected Enrollment by Grade Configuration

In Table 14 following, historical and projected enrollments are broken down by the current grade configurations in the Somerville Public Schools for each of the enrollment projection calculations.

For the elementary configuration serving grades K-5, enrollment is projected to rise through 2013-14 before stabilizing. The CSR method based on four and five years of historical data is projecting enrollment to be 821-841 students in 2015-16, which would represent a gain of 51-71 students from the 2010-11 enrollment of 770 students.

Table 14
Projected Enrollments for Grades K-5, 6-8 & PK,
and 9-12 for Each Projection Method

HISTORICAL	K-5		6-8, PK		9-12	
2010-11	770		421		1,251	
PROJECTED	K-5 CSR 4-YR	K-5 CSR 5-YR	6-8, PK CSR 4-YR	6-8, PK CSR 5-YR	9-12 CSR 4-YR	9-12 CSR 5-YR
2011-12	801	797	441	436	1,241	1,229
2012-13	829	819	459	454	1,261	1,240
2013-14	845	834	484	477	1,246	1,218
2014-15	842	827	512	503	1,198	1,160
2015-16	841	821	534	527	1,196	1,158

For the middle school configuration containing grades 6-8 and the pre-kindergarten programs, enrollment is projected to increase throughout the five-year projection period. The CSR method based on four and five years of historical data is projecting enrollment to be 527-534 students in 2015-16, which would represent a gain of 106-113 students from the 2010-11 enrollment of 421 students. The increase in enrollment can be partially attributed to the new pre-kindergarten program for at-risk children as mandated by the state, and the larger elementary cohorts advancing to middle school.

Regarding Somerville High School, which contains grades 9-12, enrollment is projected to be essentially stable through 2012-13 before declining the remaining three years of the projection period. The CSR method based on four and five years of historical data is projecting enrollment to be 1,158-1,196 students in 2015-16, which would represent a loss of 55-93 students from the 2010-11 enrollment of 1,251 students.

Capacity Analysis

Table 15 shows the educational capacity of the school buildings in the Somerville Public Schools in comparison to the projected enrollment in the 2015-16 school year. Using the educational capacities provided by the district, the differences between capacity and projected number of students were computed. Since there were two sets of projections, only the highest projection for each grade configuration level is shown. Positive values indicate available extra seating while negative values indicate a shortage of seating. As the table shows, enrollments would exceed capacity in each of the three schools in the district with the largest shortage of seating occurring at Somerville High School.

Table 15
Capacity Analysis

School	Capacity	Enrollment 2015-16	Difference
Van Derveer Elementary School (K-5)	818	841	-23
Somerville Middle School (PK, 6-8)	502	534	-32
Somerville High School (9-12)	1,053	1,196	-143

Student Mobility Rates

It is postulated that a high renter population may translate into a more mobile cohort, resulting in families with children entering and withdrawing from the school district. In Somerville Borough, 45.3% of the occupied housing units are by renters, which is much greater than the Somerset County average of 20.4%. To check the validity of this hypothesis, the district's mobility rates were compared to state averages. As shown in Table 16 following, Van Derveer Elementary School has had historical student mobility rates that are above the state average in each of the three most recent years in which data were available. Since the Cohort-

Survival Ratio method depends upon stability and the district's mobility rates are higher than the state average, the enrollment projections performed may be more susceptible to inaccuracies, particularly at the elementary school level.

Table 16
Student Mobility Rates by Year for the Somerville Public Schools

Somerville Public Schools	2006-07	2007-08	2008-09
Van Derveer Elementary School (K-5)	17.3%	13.9%	12.7%
Somerville Middle School (PK, 6-8)	7.6%	8.1%	16.7%
Somerville High School (9-12)	3.4%	4.0%	9.1%
State Avg. K-8	11.8%	10.8%	10.7%
State Avg. 9-12	10.1%	9.9%	9.6%

Source: New Jersey School Report Card

Note: Number is bolded if greater than the state average.

While the data in Table 16 show the percentage of students entering or leaving the district, it does not show whether there is a net inward or net outward migration. Net migration by grade can be determined by viewing the average cohort-survival ratios found in Table 3. Ten of the thirteen average survival ratios (four-year trend) for grades K-12 were less than 1.000, indicating that there is a general outward migration of students.

Summary

Statistical Forecasting LLC performed two enrollment projections using the Cohort-Survival Ratio Method for the Somerville Public Schools. Total enrollment is projected to be 2,506-2,571 students in 2015-16, an increase of 64-129 students from the 2010-11 enrollment of 2,442 students. A large portion of the gain can be attributed to the new pre-kindergarten program for at-risk children as mandated by the state.

Enrollment by existing grade configurations was also computed. The elementary grades (K-5) are projected to have 821-841 students in 2015-16, which would represent a gain of 51-71 students from the 2010-11 enrollment of 770 students. For the middle school configuration containing grades 6-8 and the pre-kindergarten programs, enrollment is projected to be 527-534 students in 2015-16, which would represent a gain of 106-113 students from the 2010-11 enrollment of 421 students. The increase in enrollment can be partially attributed to the new pre-kindergarten program for at-risk children as mandated by the state, and the larger elementary cohorts advancing to middle school. Regarding Somerville High School, which contains grades 9-12, enrollment is projected to be 1,158-1,196 students in 2015-16, which would represent a loss of 55-93 students from the 2010-11 enrollment of 1,251 students.

The capacities of the school buildings in the Somerville Public Schools were compared to the projected enrollment in the 2015-16 school year. Enrollments would exceed capacity in each of the three schools in the district with the largest shortage of seating occurring at Somerville High School.

While the projection methods use the most recent data at the time of this study, there may be inaccuracies in the enrollment figures over time for the following reasons:

- The Cohort-Survival Ratio method assumes that student progressions from one grade to the next and the number of births will remain consistent with past trends. If future survival rates in the district are different than that experienced historically, the accuracy of the enrollment projections may be affected.
- Since geocoded birth data were unavailable from the New Jersey Center for Health Statistics (NJCHS) for 2009 and 2010, there may be some inaccuracies for future kindergarten classes. An estimate of the number of births for 2009 and 2010 was computed by averaging the number of births from 2004-2008.
- Regarding growth due to home resales and housing turnover, it was assumed that the future home resale market would be similar to what has occurred historically, thereby including the effect of migration due to home resales. None of the preceding enrollment projection calculations account for home resales as a separate issue as this was beyond the scope of our analysis.