

WAYLAND PUBLIC SCHOOLS

McKibben Demographic Research, LLC

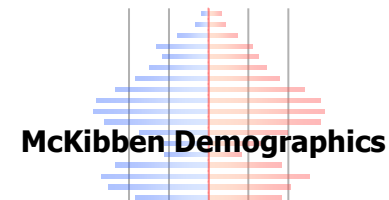
December 2, 2019

Jerome McKibben, Ph.D.
Rock Hill, SC

j.mckibben@mckibbendemographics.com

978-501-7069

Please note: In the following report, "PK" refers to part-time ("traditional") kindergarten.



Wayland Public Schools Forecast Assumptions

1. The national, state or regional economy does not go into deep recession at anytime during the 10 years of the forecasts; (Deep recession is defined as four consecutive quarters where the GDP contracts greater than 1% per quarter)
2. Interest rates have reached a historic low and will not fluctuate more than one percentage point in the short term; the interest rate for a 30 year fixed home mortgage stays below 5.0%;
3. The rate of mortgage approval stays at 1999-2003 levels and lenders do not return to “sub-prime” mortgage practices;
4. There are no additional restrictions placed on home mortgage lenders or additional bankruptcies of major credit providers;
5. The rate of housing foreclosures does not exceed 125% of the 2015-2018 average of Middlesex County for any year in the forecasts;
6. All currently planned, platted, approved and permitted housing developments are built out and completed by 2028. All housing units constructed are occupied by 2029;
7. Specifically, the River’s Edge complex will build 188 units between 2020 and 2021 with 25% of the units be affordable and 25% being age restricted;
8. The Cascade complex will build 30 one bedroom and 30 two-bedroom units between 2020 and 2021;

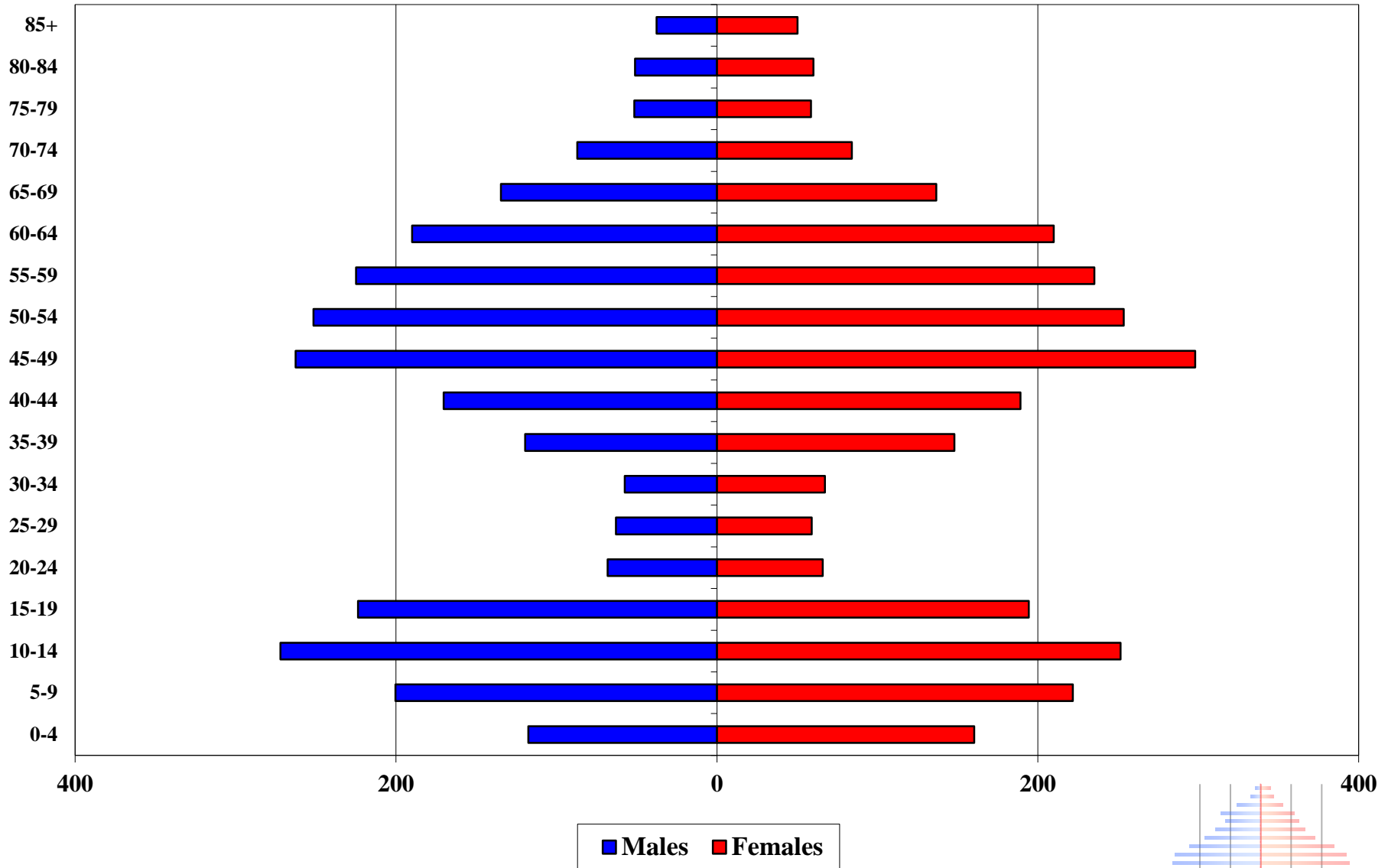
Wayland Public Schools Forecast Assumptions, continued

9. The School Street complex will add 12 units by the end of 2020 and be occupied by 2021;
10. The district has at least 140 existing single-family home sales annually between 2019 and 2029;
11. The unemployment rates for the Middlesex County and the Boston Metropolitan Area will remain below 6.0% for the 10 years of the forecasts;
12. The intra district student transfer policy remains unchanged over the next 10 years;
13. Specifically, the Spanish Immersion Lottery will continue for the 10 years of the forecasts and be housed at Loker Elementary;
14. The rate of students transferring into and out of the Wayland Public Schools will remain at the 2015-16 to 2019-20 average;
15. The inflation rate for gasoline will stay below 5% per year for the 10 years of the forecasts;
16. There will be no building moratorium within the district;
17. The State of Massachusetts does not change any of its current laws regarding inter-district transfers, school vouchers or charter schools;
18. No new charter schools open in the district or surrounding area in the next 10 years;

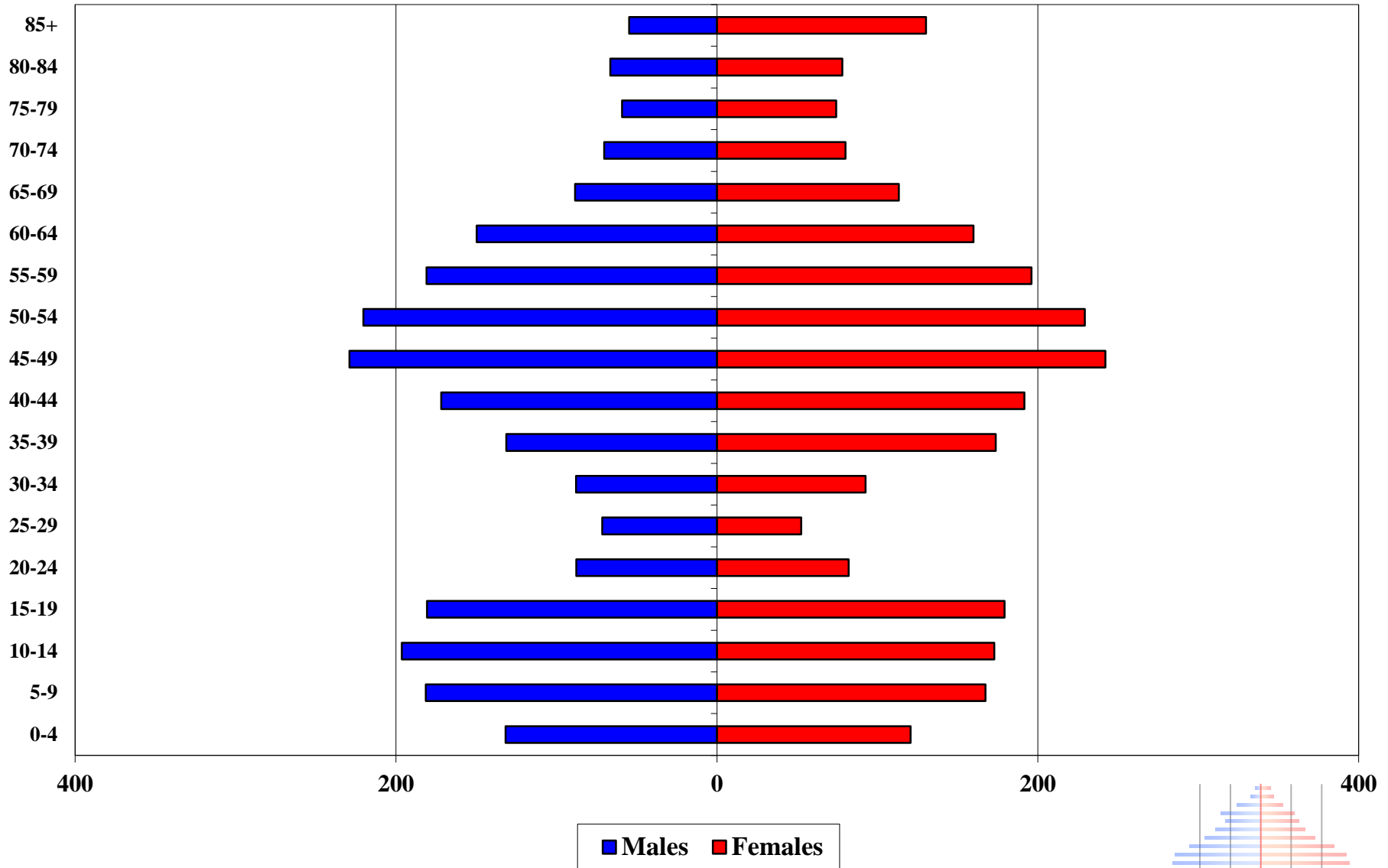
Wayland Public Schools Forecast Assumptions, continued

18. No new charter schools open in the district or surrounding area in the next 10 years;
19. Businesses within the district and the Wayland Public Schools area will remain viable;
20. The number of existing home sales in the district that are a result of “distress sales” (homes worth less than the current mortgage value) will not exceed 20% of total homes sales in the district for any given year;
21. Housing turnover rates (sale of existing homes in the district) will remain at their current levels. The majority of existing home sales are made by home owners over the age of 60;
22. Private school and home school attendance rates will remain constant;
23. The rate of foreclosures for commercial property remains at the 2014-2018 average for Middlesex County

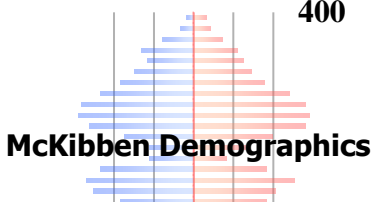
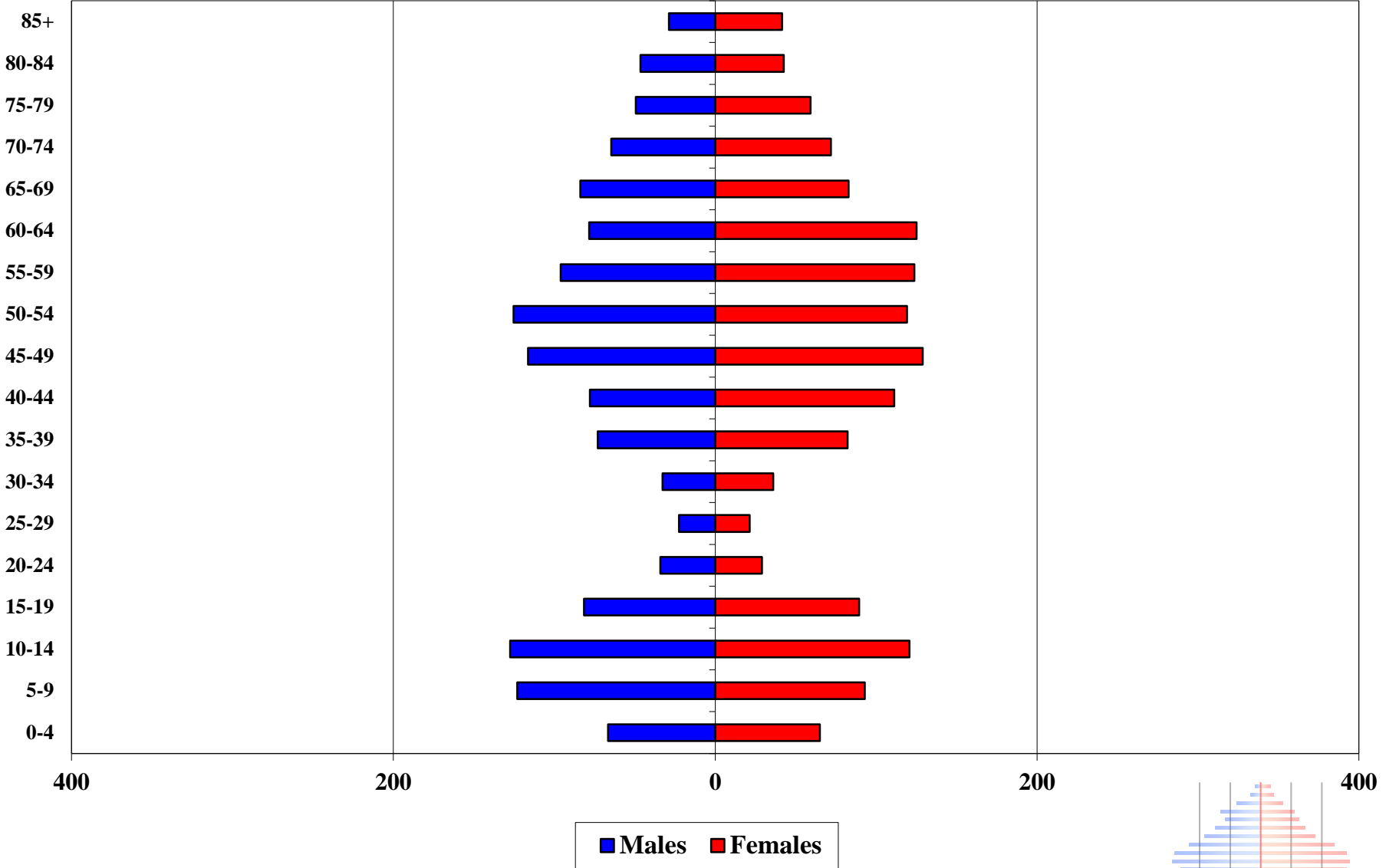
Clay Hill Elementary Total Population – 2010 Census



Happy Hollow Elementary Total Population – 2010 Census



Loker Elementary Total Population – 2010 Census



Wayland Elementary Total Population – 2010 Census

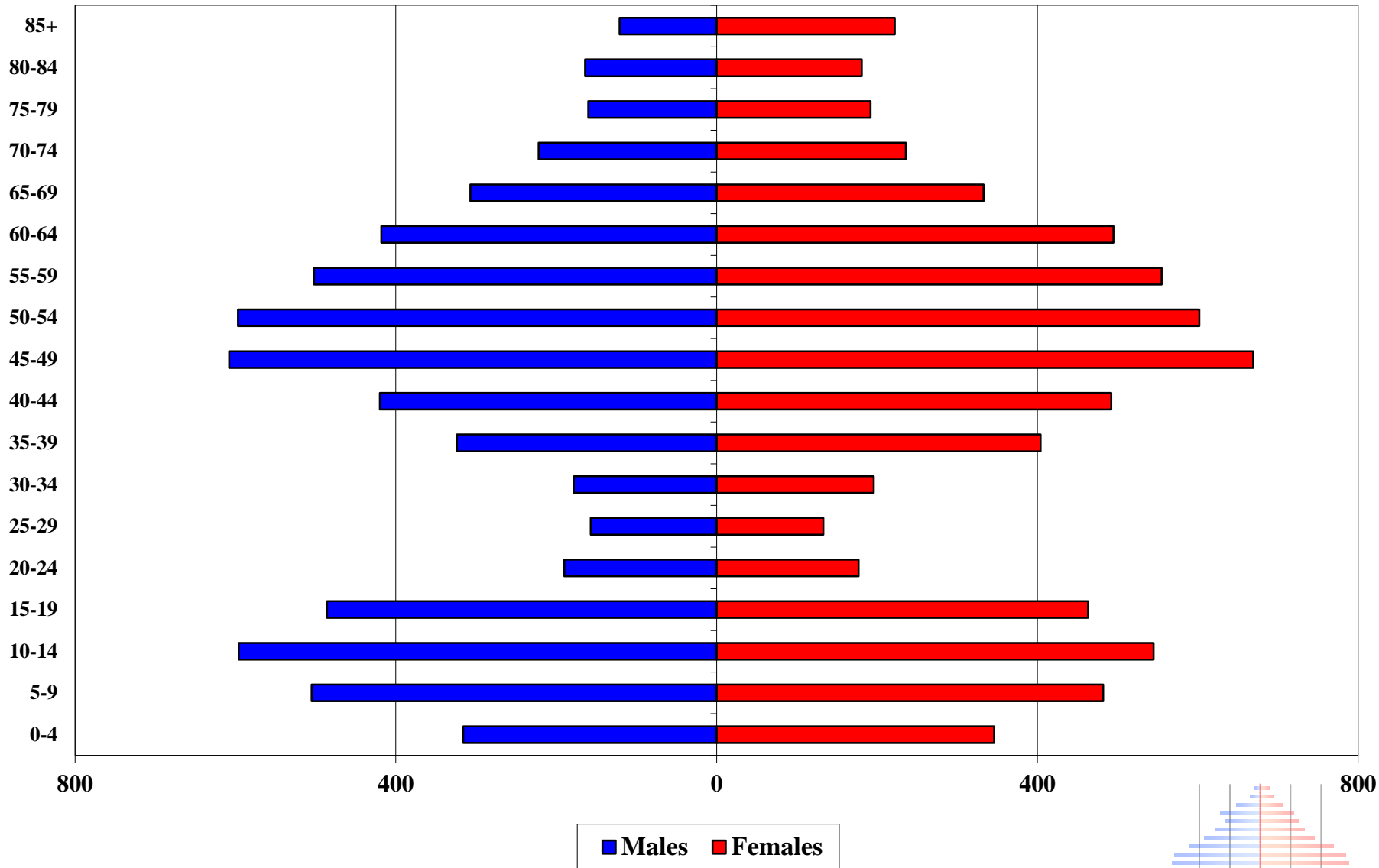


Table 2: Household Characteristics by Elementary Area, 2010 Census

	HH w/ Pop Under 18	% HH w/ Pop Under 18	Total Households	Household Population	Persons Per Household
Claypit Hill	805	43.4%	1856	5327	2.87
Happy Hollow	694	36.7%	1892	4858	2.57
Loker	387	36.5%	1060	2771	2.61
District Total	1887	39.2%	4808	12956	2.69

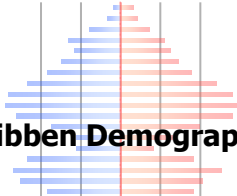


Table 3: Householder Characteristics by Elementary Area, 2010 Census

	Percentage of Householders aged 35-54	Percentage of Householders aged 65+	Percentage of Householders who own homes
Claypit Hill	45.9%	24.7%	94.9%
Happy Hollow	44.5%	28.9%	79.5%
Loker	41.1%	34.1%	94.2%
District Total	44.3%	28.5%	88.7%

Table 4: Percentage of Households that are Single Person Households and Single Person Households that are over age 65 by Elementary Area, 2010 Census

	Percentage of Single Person Households	Percentage of Single Person Households and are 65+
Claypit Hill	13.3%	7.2%
Happy Hollow	26.5%	15.6%
Loker	21.3%	12.3%
District Total	20.2%	11.6%

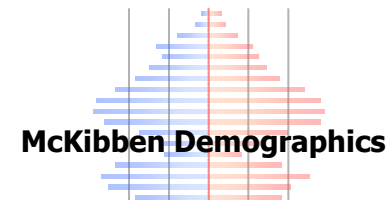
Table 6: Age Under One to Age Ten Population Counts, by Year of Age, by Elementary Area: 2010 Census

	Under 1 year	1 year	2 years	3 years	4 years	5 years	6 years	7 years	8 years	9 years	10 years
Claypit Hill	39	44	57	67	71	69	69	86	95	104	105
Happy Hollow	47	42	42	57	64	62	71	59	73	84	69
Loker	21	29	20	22	40	43	29	57	40	48	40
District Total	107	116	119	145	175	174	169	202	207	235	214

Table 7: Comparison of District Resident Enrollment by Grade with 2010 Census Counts by Age, 2016-2019

2010 Census	Under 1 year	1 year	2 years	3 years	4 years	5 years	6 years	7 years	8 years	9 years	10 years	11 years	12 years	13 years
Wayland Public Schools Total	107	116	119	145	175	174	169	202	207	235	214	220	251	224
2019 Enrollment	195	190	206	241	211	202	198	230	206					
	182.2%	163.8%	173.1%	166.2%	120.6%	116.1%	117.2%	113.9%	99.5%					
2018 Enrollment	194	185	202	242	217	210	199	236	209	204				
	181.3%	159.5%	169.7%	166.9%	124.0%	120.7%	117.8%	116.8%	101.0%	86.8%				
2017 Enrollment	190	185	195	236	221	209	208	234	210	202	213			
	177.6%	159.5%	163.9%	162.8%	126.3%	120.1%	123.1%	115.8%	101.4%	86.0%	99.5%			
2016 Enrollment	183	191	184	227	217	208	198	232	214	205	220	192		
	171.0%	164.7%	154.6%	156.6%	124.0%	119.5%	117.2%	114.9%	103.4%	87.2%	102.8%	87.3%		

First grade cohorts are in red



Wayland Public Schools Total Population Forecast

	2010	2015	2020	2025	2030
0-4	662	720	810	790	780
5-9	987	1,130	1,180	1,140	1,100
10-14	1,141	1,000	1,190	1,240	1,190
15-19	949	940	810	1,010	1,060
20-24	367	480	450	410	490
25-29	290	550	690	640	580
30-34	374	480	750	880	820
35-39	728	470	570	840	1,040
40-44	912	820	580	670	980
45-49	1,277	910	820	590	690
50-54	1,199	1,270	910	800	580
55-59	1,057	1,170	1,240	870	780
60-64	913	980	1,080	1,130	800
65-69	640	810	870	970	1,040
70-74	458	540	710	770	860
75-79	352	410	520	680	720
80-84	345	350	410	490	660
85+	343	380	390	430	510
Total	12,994	13,410	13,980	14,350	14,680
Median Age	45.3	45.6	44.7	41.7	41.4
Births		480	550	540	550
Deaths		520	540	570	640
Natural Increase		-40	10	-30	-90
Net Migration		470	500	470	440
Change		430	510	440	350

Wayland Public Schools Total Enrollment Forecast

	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30
PK	0	0	0	19	19	19	19	19	19	19	19	19	19	19
K	184	208	170	183	189	187	186	185	182	182	179	178	175	178
1	183	196	225	178	200	203	201	200	199	196	196	193	192	189
2	191	190	204	239	187	210	214	212	211	210	207	207	204	203
3	184	185	194	211	246	193	216	221	219	218	217	214	214	211
4	227	195	185	195	216	252	197	222	226	224	223	222	219	219
5	217	236	202	190	201	223	260	204	230	233	231	230	229	226
Total: PK-5	1186	1210	1180	1215	1258	1287	1293	1263	1286	1282	1272	1263	1252	1245
6	208	221	242	206	195	206	229	267	209	236	239	237	236	235
7	198	209	217	241	205	194	205	228	266	208	235	238	236	235
8	232	208	210	211	243	207	196	207	230	269	210	237	240	238
Total: 6-8	638	638	669	658	643	607	630	702	705	713	684	712	712	708
9	214	234	199	202	207	238	203	192	203	225	264	206	232	235
10	205	210	236	198	201	206	237	202	191	202	224	263	205	231
11	220	202	209	230	196	199	204	235	200	189	200	222	260	203
12	192	213	204	206	228	194	197	202	233	198	187	198	220	257
Total: 9-12	831	859	848	836	832	837	841	831	827	814	875	889	917	926
Total: PK-12	2655	2707	2697	2709	2733	2731	2764	2796	2818	2809	2831	2864	2881	2879
Total: PK-12	2655	2707	2697	2709	2733	2731	2764	2796	2818	2809	2831	2864	2881	2879
Change		52	-10	12	24	-2	33	32	22	-9	22	33	17	-2
%-Change		2.0%	-0.4%	0.4%	0.9%	-0.1%	1.2%	1.2%	0.8%	-0.3%	0.8%	1.2%	0.6%	-0.1%
Total: K-5	1186	1210	1180	1215	1258	1287	1293	1263	1286	1282	1272	1263	1252	1245
Change		24	-30	35	43	29	6	-30	23	-4	-10	-9	-11	-7
%-Change		2.0%	-2.5%	3.0%	3.5%	2.3%	0.5%	-2.3%	1.8%	-0.3%	-0.8%	-0.7%	-0.9%	-0.6%
Total: 6-8	638	638	669	658	643	607	630	702	705	713	684	712	712	708
Change		0	31	-11	-15	-36	23	72	3	8	-29	28	0	-4
%-Change		0.0%	4.9%	-1.6%	-2.3%	-5.6%	3.8%	11.4%	0.4%	1.1%	-4.1%	4.1%	0.0%	-0.6%
Total: 9-12	831	859	848	836	832	837	841	831	827	814	875	889	917	926
Change		28	-11	-12	-4	5	4	-10	-4	-13	61	14	28	9
%-Change		3.4%	-1.3%	-1.4%	-0.5%	0.6%	0.5%	-1.2%	-0.5%	-1.6%	7.5%	1.6%	3.1%	1.0%

Claypit Hill Elementary Total Enrollment Forecast

	2016- 17	2017- 18	2018- 19	2019- 20	2020- 21	2021- 22	2022- 23	2023- 24	2024- 25	2025- 26-	2026- 27	2027- 28	2028- 29	2029- 30
PK	0	0	0	7	7	7	7	7	7	7	7	7	7	7
K	90	92	79	73	71	70	69	69	68	68	67	67	66	67
1	84	93	100	62	82	77	76	75	75	74	74	73	73	72
2	83	84	98	105	64	85	80	79	78	78	77	77	76	76
3	87	74	87	98	107	65	86	81	80	79	79	78	78	77
4	101	94	75	85	100	109	66	88	83	82	81	81	80	80
5	96	105	97	78	88	104	113	69	92	86	85	84	84	83
Total K-5	541	542	536	508	519	517	497	468	483	474	470	467	464	462
Total K-5	541	542	536	508	519	517	497	468	483	474	470	467	464	462
Change		1	-6	-28	11	-2	-20	-29	15	-9	-4	-3	-3	-2
% Change		0.2%	-1.1%	-5.2%	2.2%	-0.4%	-3.9%	-5.8%	3.2%	-1.9%	-0.8%	-0.6%	-0.6%	-0.4%

Happy Hollow Elementary Total Enrollment Forecast

	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30
PK	0	0	0	5	5	5	5	5	5	5	5	5	5	5
K	58	59	53	55	50	50	51	51	50	50	49	49	48	49
1	58	62	65	56	59	54	54	55	55	54	54	53	53	52
2	66	62	62	69	59	62	57	57	58	58	57	57	56	56
3	59	68	61	66	71	61	64	59	59	60	60	59	59	58
4	73	62	69	63	69	74	63	67	61	61	62	62	61	61
5	73	74	65	69	64	70	75	64	68	62	62	63	63	62
Total K-5	387	387	375	383	377	376	369	358	356	350	349	348	345	343
Total K-5	387	387	375	383	377	376	369	358	356	350	349	348	345	343
Change		0	-12	8	-6	-1	-7	-11	-2	-6	-1	-1	-3	-2
% Change		0.0%	-3.1%	2.1%	-1.6%	-0.3%	-1.9%	-3.0%	-0.6%	-1.7%	-0.3%	-0.3%	-0.9%	-0.6%

Loker Elementary Total Enrollment Forecast

	2016- 17	2017- 18	2018- 19	2019- 20	2020- 21	2021- 22	2022- 23	2023- 24	2024- 25	2025- 26-	2026- 27	2027- 28	2028- 29	2029- 30
PK	0	0	0	7	7	7	7	7	7	7	7	7	7	7
K	36	57	38	55	68	67	66	65	64	64	63	62	61	62
1	41	41	60	60	59	72	71	70	69	68	68	67	66	65
2	42	44	44	65	64	63	77	76	75	74	73	73	72	71
3	38	43	46	47	68	67	66	81	80	79	78	77	77	76
4	53	39	41	47	47	69	68	67	82	81	80	79	78	78
5	48	57	40	43	49	49	72	71	70	85	84	83	82	81
Total K-5	258	281	269	324	362	394	427	437	447	458	453	448	443	440
Total K-5	258	281	269	324	362	394	427	437	447	458	453	448	443	440
Change		23	-12	55	38	32	33	10	10	11	-5	-5	-5	-3
% Change		8.9%	-4.3%	20.4%	11.7%	8.8%	8.4%	2.3%	2.3%	2.5%	-1.1%	-1.1%	-1.1%	-0.7%

Wayland Middle School Total Enrollment Forecast

	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30
6	208	221	242	206	195	206	229	267	209	236	239	237	236	235
7	198	209	217	241	205	194	205	228	266	208	235	238	236	235
8	232	208	210	211	243	207	196	207	230	269	210	237	240	238
Total: 6-8	638	638	669	658	643	607	630	702	705	713	684	712	712	708
Total: 6-8	638	638	669	658	643	607	630	702	705	713	684	712	712	708
Change		0	31	-11	-15	-36	23	72	3	8	-29	28	0	-4
% Change		0.0%	4.9%	-1.6%	-2.3%	-5.6%	3.8%	11.4%	0.4%	1.1%	-4.1%	4.1%	0.0%	-0.6%

Wayland High School Total Enrollment Forecast

	2016- 17	2017- 18	2018- 19	2019- 20	2020- 21	2021- 22	2022- 23	2023- 24	2024- 25	2025- 26-	2026- 27	2027- 28	2028- 29	2029- 30
9	214	234	199	202	207	238	203	192	203	225	264	206	232	235
10	205	210	236	198	201	206	237	202	191	202	224	263	205	231
11	220	202	209	230	196	199	204	235	200	189	200	222	260	203
12	192	213	204	206	228	194	197	202	233	198	187	198	220	257
Total	831	859	848	836	832	837	841	831	827	814	875	889	917	926
Total: High School	831	859	848	836	832	837	841	831	827	814	875	889	917	926
Change		28	-11	-12	-4	5	4	-10	-4	-13	61	14	28	9
% Change		3.4%	-1.3%	-1.4%	-0.5%	0.6%	0.5%	-1.2%	-0.5%	-1.6%	7.5%	1.6%	3.1%	1.0%

Table 1: Forecasted District Population Change, 2010 to 2020

	2010	2015	2010-2015 Change	2020	2015-2020 Change	2010-2020 Change
Claypit Hill	5,327	5,530	3.8%	5,760	4.2%	8.1%
Happy Hollow	4,896	4,970	1.5%	5,130	3.2%	4.8%
Loker	2,771	2,910	5.0%	3,090	6.2%	11.5%
District Total	12,994	13,410	3.2%	13,980	4.3%	7.6%

Table 5: Elementary Enrollment (PK-5), 2019, 2024, 2029

	2019	2024	2019-2024 Change	2029	2024-2029 Change	2019-2029 Change
Claypit Hill	508	483	-4.9%	462	-4.3%	-9.1%
Happy Hollow	383	356	-7.0%	343	-3.7%	-10.4%
Loker	324	447	38.0%	440	-1.6%	35.8%
District Total	1,215	1,286	5.8%	1,245	-3.2%	2.5%