
Preliminary Report on New Housing Development & Impacts on Enrollment

Voorheesville Central School District
2017



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About the Capital District Regional Planning Commission

Our Mission

The Capital District Regional Planning Commission (CDRPC) is a regional planning and resource center serving Albany, Rensselaer, Saratoga, and Schenectady counties. CDRPC provides objective analysis of data, trends, opportunities, and challenges relevant to the Region's economic development and planning communities. CDRPC serves the best interests of the public and private sectors by promoting intergovernmental cooperation; communicating, collaborating, and facilitating regional initiatives; and sharing information and fostering dialogues on solutions to regional challenges.

Our History

CDRPC was established as a regional planning board in 1967 by a cooperative agreement among the counties of Albany, Rensselaer, Saratoga, and Schenectady. Its original purpose was to perform and support comprehensive planning work, including surveys planning services, technical services, and the formulation of plans and policies to promote sound and coordinated development of the entire Region. Over time, the mission of the Planning Commission evolved in response to changes in the Region's needs, funding sources, organization structure, and information technology. While continuing to provide a wide variety of comprehensive planning services, CDRPC has also assumed the functions of Data and information Center, Economic Development District, Foreign-Trade Zone Administrator, Clean Energy Communities Program Coordinator, and Water Quality Manager.



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SUMMARY

In 2016, the Voorheesville Central School District approached the Capital District Regional Planning Commission to conduct an evaluation of emerging trends in the district's housing market. The purpose of this study was to determine the level of new residential development within the school district and how it may influence enrollment. The district's concern is that construction of new residential units has increased and the resulting families could stress the district's capacity. The district tasked CDRPC with determining the level of new residential development, and how it would affect future enrollment.

CDRPC organized the project into two tasks. The first task, a preliminary report, would attempt to identify all new development of residential subdivisions of five units or more, their anticipated build-out schedule, and project the total number of School Age Children (SAC) generated. The primary goal of the preliminary report is to provide recommendations on how the District should proceed. The second task was optional. The District could execute task 2 if it felt additional research was necessary based upon the completion of the preliminary report. This task would include a full report detailing the development pattern of the new subdivisions, and project the number of SAC by grade.

If development of new residential units is significantly higher than historic rates, enrollment may increase. To determine how much enrollment may increase, CDRPC can project the number of new students with demographic multipliers. These multipliers estimate the number of SAC that will result from various housing types (single family, condo, etc.). The more detailed the data on the new housing, the more precisely the multipliers can estimate the population of SAC.

OVERVIEW OF FINDINGS

The district will see increased residential development in the upcoming years. Most of the new development is early in the planning process, and timelines for build-out are not exact. The following are some key takeaways of the findings:

- Most of the new development will be in the Town of New Scotland. The areas of the district that overlap with Guilderland, Bethlehem, and Berne, are not expecting any large residential developments in the foreseeable future;
- Between the town of New Scotland, and the Village of Voorheesville, there are seven residential developments in various points in the planning process, one in the village and six in the town;
- In total, the seven developments total roughly 273 units. Almost all the units will be single family homes;
- Of the 273 units planned, roughly 56 are either complete, or are under construction, as of June 2017. The remaining 217 units may take many years to construct;
- The largest development is Kensington Woods. With 169 planned units, Kensington Woods alone comprises almost 62% of all the new units planned;
- Kensington Wood's size and variety of housing make its build-out timeline critical to any potential enrollment increase;

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- Opinions differ, but it is likely that full build-out of Kensington Woods will require roughly a decade;
- CDRPC estimates that from 2018 to 2022, 160 additional units will be available;
- Based upon existing demographic multipliers, the new residential development from 2018 to 2022 could result in roughly 168 SAC;
- With the new construction producing roughly 168 SAC over five years, that equates to roughly 34 new students annually, an average of 2.6 children per grade;

BUILD-OUT SCENARIOS & SAC

In recognition that any build-out scenario developed in 2017 is likely to evolve, CDRPC has provided three examples of potential build-out scenarios. These scenarios provide guidelines on a range of possibilities ranging from slow build-out to hyper build-out and the resulting SAC.

- Normal build-out scenario- This is the standard expected build-out scenario, 160 new residential units from 2018 to 2022 resulting in 168 SAC, or 2.6 children per grade;
- Slow build-out scenario- This scenario sees development occur more slowly than in the normal scenario. Instead, there will be 119 new units completed from 2018 to 2022, resulting in 125 SAC. This would average out to 25 new students annually, less than 2 new students per grade.
- Hyper build-out scenario- In this scenario, residential development occurs very quickly. From 2018 to 2022, there will be 205 new residential units completed; resulting in 215 SAC. This scenario averages to 43 new students annually, a little over 3 new students per grade.

These scenarios are predicated on a standard set of demographic multipliers and are best viewed as an estimate. The estimates are based upon a standard, four-bedroom, single family home, valued at more than \$329,000. If the district chooses to execute Task 2 of the contract, a more precise estimate of SAC is possible.

OTHER FACTORS

There are outside factors that may influence both the housing market and enrollment. These factors include:

- Low population growth- Since the 2000 Census, New Scotland has shown very little upward movement in its total population. While the 2016 population estimates from the Census Bureau indicate a slight increase from 2010, the general trend has been of flat or declining population. Slow population growth may diminish the demand for new housing, causing build-out to take longer than anticipated;
- Double Counts- Without extensive research, double counts of SAC can artificially inflate enrollment projections. The projected SAC do not distinguish students who may already live within the District, but are relocating to the new housing;
- Pace of development- With Kensington Woods comprising most the new units, any change in its build-out schedule will carry extra weight. If build-out occurs over 5 to 8 years that will impact enrollment more significantly than if build-out occurs over 8 to 12 years.

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RECOMMENDATION

If the school district decides to execute Task 2 of the contract, CDRPC recommends delaying so until the Spring of 2018. By executing Task 2 in the Spring, a more accurate estimate of the build-out schedule for the new residential units may be possible.

While development is anticipated to increase significantly from historical norms, it is not clear if it will stress the district's capacity. With 217 new units still to be constructed, it seems obvious that this would affect enrollment, but the build-out schedule is very important. A slow build-out scenario adds fewer SAC to enrollment than a hyper build-out scenario over a five-year period. The expected new construction is most concentrated in Kensington Woods, so any changes to its build-out schedule will be very important. Until the build-out scenario is final for Kensington Woods, it is premature to conclusively state how it will affect enrollment.

If the district decides that it wants to pursue Task 2 of the contract, then delaying its execution is likely to increase accuracy. By delaying the execution of Task 2, CDRPC can monitor residential development and determine if it is occurring ahead of/on/behind schedule. It will also provide an opportunity for CDRPC to research the demographic composition of those purchasing the units. If the district decides that revisiting the topic in the Spring is acceptable, there will not be any additional cost to the District.

CDRPC is happy to discuss all the available options for the district.

Normal build-out scenario

Development	Completed as of June 2017	Remaining	2018	2019	2020	2021	2022	Total
LeVie Farm	9	9	4	5	-	-	-	9
Country Club Estates	34	13	6	7	-	-	-	13
Kensington Woods	7	162	30	30	15	15	15	105
Creekside	0	16	4	4	4	4	-	16
Rt 85a and Picard Rd	6	6	3	3	-	-	-	6
Crowridge Road	0	11	0	6	5	-	-	11
Total	56	217	47	55	24	19	15	160

Slow build-out scenario

Development	Completed as of June 2017	Remaining	2018	2019	2020	2021	2022	Total
LeVie Farm	9	9	3	3	3	-	-	9
Country Club Estates	34	13	4	4	5	-	-	13
Kensington Woods	7	162	20	20	10	10	10	70
Creekside	0	16	2	2	2	2	2	10
Rt 85a and Picard Rd	6	6	2	1	1	1	1	6
Crowridge Road	0	11	0	3	3	3	2	11
Total	56	217	31	33	24	16	15	119

Hyper build-out scenario

Development	Completed as of June 2017	Remaining	2018	2019	2020	2021	2022	Total
LeVie Farm	9	9	9	-	-	-	-	9
Country Club Estates	34	13	13	-	-	-	-	13
Kensington Woods	7	162	45	45	20	20	20	150
Creekside	0	16	8	8	-	-	-	16
Rt 85a and Picard Rd	6	6	6	-	-	-	-	6
Crowridge Road	0	11	0	11	-	-	-	11
Total	56	217	81	64	20	20	20	205

Total SAC under normal build-out scenario

Development	Completed as of June 2017	Remaining	2018	2019	2020	2021	2022	Total
LeVie Farm	9.5	9.5	4.2	5.3	-	-	-	9.5
Country Club Estates	35.7	13.7	6.3	7.4	-	-	-	13.7
Kensington Woods	7.4	170.1	31.5	31.5	15.8	15.8	15.8	110.4
Creekside	0	16.8	4.2	4.2	4.2	4.2	-	16.8
Rt 85a and Picard Rd	6.3	6.3	3.2	3.2	-	-	-	6.4
Crowridge Road	0	11.6	0	6.3	5.3	-	-	11.6
Total	58.8	227.9	49.4	57.8	25.2	20	15.8	168.2

Total SAC under slow build-out scenario

Development	Completed as of June 2017	Remaining	2018	2019	2020	2021	2022	Total
LeVie Farm	9.5	9.5	3.2	3.2	3.2	-	-	9.6
Country Club Estates	35.7	13.7	4.2	4.2	5.3	-	-	13.7
Kensington Woods	7.4	170.1	2.1	2.1	10.5	10.5	10.5	73.5
Creekside	0	16.8	2.1	2.1	2.1	2.1	2.1	10.5
Rt 85a and Picard Rd	6.3	6.3	2.1	1.1	1.1	1.1	1.1	6.5
Crowridge Road	0	11.6	0	3.2	3.2	3.2	2.1	11.7
Total	58.8	227.9	32.6	34.7	25.2	16.8	15.8	125.1

Total SAC under hyper build-out scenario

Development	Completed as of June 2017	Remaining	2018	2019	2020	2021	2022	Total
LeVie Farm	9.5	9.5	9.5	-	-	-	-	9.5
Country Club Estates	35.7	13.7	13.7	-	-	-	-	13.7
Kensington Woods	7.4	170.1	47.3	47.3	21	21	21	157.6
Creekside	0	16.8	8.4	8.4	-	-	-	16.8
Rt 85a and Picard Rd	6.3	6.3	6.3	-	-	-	-	6.3
Crowridge Road	0	11.6	0	11.6	-	-	-	11.6
Total	58.8	227.9	85.1	67.2	21	21	21	215.3