

HOPKINTON PUBLIC SCHOOLS

Updated Demographic Study and Analysis



DRAFT

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NOVEMBER, 2020

HOPKINTON PUBLIC SCHOOLS UPDATED ENROLLMENT PROJECTIONS

INTRODUCTION

In 2019 a comprehensive ten year projection of student enrollments was developed for the Hopkinton Public Schools. After looking at a variety of sources for data, and careful analysis of our findings we summarized our findings as follows: We anticipate birth rates will continue to rise slightly as younger families, with school age children, move into the community from outside the town encouraged by new residential development, an excellent school system and a strong and attractive real estate market. These will continue to be the driving forces that propel the local economy. The highly rated school system makes Hopkinton, an attractive community for parents of school aged children and prospective parents. Our projections showed there would be substantial enrollment gains at all levels of the educational system throughout the period covered by this study.

Now, a year later, we have been commissioned to revisit, review and update our findings. 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, town and school officials, enabling us to draw new conclusions relative to future school enrollments and future school space needs in Hopkinton.

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

- 1) Enrollment Reports from school years 2009-10 through 2020-21, supplied by the Hopkinton School Department and the Massachusetts Department of Education.
- 2) Birth data: i.e. births to Hopkinton residents supplied by the Massachusetts Dept. of Public Health, Registry of Vital Statistics from 2010 through October 31, 2020.
- 3) Number of housing permits annually from 2010 through October, 2020 supplied by the Hopkinton Building Department.
- 4) Updated information relative to new and proposed housing developments and sub-divisions in Hopkinton, supplied by John Gelcich, Hopkinton Principal Planner.
- 5) Information relative to the Hopkinton real estate market and relevant market data was gleaned from discussions with local real estate brokers and a review of recent MLS real estate transactions.
- 6) Discussions with other individuals and residents with firsthand knowledge of the community'

Student enrollments for the last two years showed our projections to be close to the actual enrollments and fall within our margin of error for the study. Like all studies of this type, projections are built upon a series of assumptions about how the town 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 provided by The Massachusetts Dept. of Public Health, Registry of Vital Statistics. It reflects births to residents of Hopkinton, no matter where the birth occurred, whose children might be expected to attend the Hopkinton Public Schools. **(Table I)**

From January 2010 through December 31, 2019 there were a total of 1,400 children born to residents of Hopkinton, an average of 140 births per year. Actual births for 2020, as reported by the state through October 31, 2020 were 131. We have extrapolated that number for the entire year to 151. Births from 2020 through 2030 were estimated 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 have projected a total of 1,658 births or an average annual birth rate of 151 births for this 11 year period. The annual number of births varied from a high of 177 reported births in 2017 to a low of 119 reported births in 2010.

We anticipate that even with completion and occupancy of 75% of the large Legacy projects, there will be a continuation of other residential development. Therefore we expect the Hopkinton birth rate will continue to expand over the next several year but at a slower rate.

This is consistent with how we see the demographics evolving in the Town. It reflects an increase of younger families, many with school age children moving into the Town.

Our prediction of slightly higher birth rates in the next decade, along with new home development and the influx of younger families, is an indication that enrollments in the Hopkinton Public Schools will continue to expand although at a slower rate than we saw in previous years.

Table I					
Hopkinton Births to Residents					
Year	Births		# Change	% Change	
2010	119	Actual			
2011	124	Actual	5	4.2%	
2012	127	Actual	3	2.4%	
2013	118	Actual	-9	-7.1%	
2014	133	Actual	15	12.7%	
2015	132	Actual	-1	-0.8%	
2016	159	Actual	27	20.5%	
2017	177	Actual	18	11.3%	
2018	148	Actual	-29	-16.4%	
2019	163	Actual	15	10.1%	
2020	156	see note "b"	-7	-4.3%	
2021	144	Est.	-12	-7.9%	
2022	146	Est.	2	1.4%	
2023	148	Est.	2	1.3%	
2024	150	Est.	3	2.0%	
2025	152	Est.	2	1.2%	
2026	154	Est.	2	1.3%	
2027	154	Est.	0	-0.3%	
2028	151	Est.	-2	-1.5%	
2029	152	Est.	0	0.2%	
2030	151	Est.	-1	-0.7%	
Note:	a) Birth data 2010-2020 provided by Mass. Dept. of Public Health, Registry of Vital Statistics				
	b) Actual births through 10/31/20 are 131. Total is extrapolated for the entire year				
	c) Births are estimated by using a rolling ten year historic average				

POPULATION DATA

Population data (**Table II**) shows that from the year 2010 through 2019 Hopkinton's population increased from 14,974 to 18,470, an increase of 3,496 residents or 23.3%. This growth rate is substantially higher than the average population growth nation-wide which, in 2019, was 6.3%. The largest increase occurred between 2016 and 2017 when the population grew by 1,106 or 6.56%.

Hopkinton's 2019 Quick Facts profile published by the U.S. Census Bureau census shows 5.3% of Hopkinton residents are under 5 years of age and 26.9% are under 18 years of age. Only 11.0% are over the age of 65. These numbers indicate that over a quarter of the town's population is potentially of school age and that over 60% of the town's population is not near retirement age. The 2010 census showed the median age in Hopkinton was 40.3 years but 2019 data indicates it has fallen back to 39.6 years indicating a population that is becoming younger

The town population is expected to remain on an upward trajectory fueled by new development, the expansion of residential housing, an attractive suburban environment, reasonable commuting distances between major urban centers and a strong public school system. However, as the largest residential developments near completion and overall housing development slows over the next 10 years, we anticipate the increase in population, although continuing to grow, will do so at slower rate.

This is consistent with a community 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 shows a net gain of families with school age children moving into town, resulting in a growing population, and larger student enrollments in the public school system.

Table V				
Hopkinton Population				
Year	Population	No. Diff.	%Diff.	
2010	14,974			
2011	15,237	263	1.76%	
2012	15,451	214	1.40%	
2013	15,834	383	2.48%	
2014	16,208	374	2.36%	
2015	16,512	304	1.88%	
2016	16,863	351	2.13%	
2017	17,969	1106	6.56%	
2018	18,203	234	1.30%	
2019	18,470	267	1.47%	
2020	n/a			
Notes:	1) Populations updated and adjusted by U.S. Census Bureau			
	2) 2020 census data not yet available			

HOPKINTON REAL ESTATE MARKET

Local real estate brokers are valuable assets in understanding what is occurring within a community's demographic. Meeting face to face with prospective buyers and sellers gives them an opportunity to evaluate the relative health and vibrancy of a community and identify the type of people both moving into and out of the town as well as observing the age of buyers, the make-up of the family unit and the number of children likely to attend Hopkinton schools. From their observations, approximately 80% of people interested in becoming residents of the town are doing so, among other reasons, because of the strong reputation of the Hopkinton schools.

According to the web site Realtor.com the median list price of all homes listed for sale in Hopkinton as of October 1, 2020 was \$674,900 with a median price per square foot of \$268.00. A local realtor, however, reported the average home price was actually \$730,000 and noted that a "normal inventory" of homes would be approximately 30 days but that the inventory is currently only 14 days.

He attributed this situation to two factors: 1) The dollar differential between the cost of condominiums and single family homes has shrunk, thereby reducing the financial incentive for people and empty nesters in older larger homes to sell and move to smaller living quarters, and 2) given the current Covid-19 situation and more people working remotely from home, extra bedrooms are being turned into home work areas, offices, exercise areas, etc. thereby creating a use for space that might not be needed.

However, once a semblance of “normalcy” returns to the housing market we believe empty nesters and those who had considered downsizing will once again return to the market and we will see these properties return to the market. These homes will likely be older and perhaps less expensive providing excellent opportunities for younger buyers with school age children to buy into the Hopkinton community..

A review of median home values in area communities including Southborough, Upton, Westborough and Holliston shows Hopkinton’s home values at the top end of the scale with Southborough a close second.

Data from MLS (Multiple Listing Services) provides an interesting snapshot of what is happening in the Hopkinton real estate market. **(Table III)** We chose these comparative periods because they encompass a view of the market during a “normal” period compared to a period encompassing the months during which the full impact of the Covid-19 pandemic was felt.

One could anticipate that during a time of growing 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. Although the number of condos sold dropped and median prices fell approximately 3.0%, buyers were paying seller’s asking prices and the number of days units were on the market fell by 47%, indicating a strong continuing demand for these units. Data for single family homes is even more impressive. During that same period the number of sales stayed practically unchanged while median sale prices rose 7.7% and the number of days property remained on the market fell by approximately 10%.

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 will remain a major factor in the growth of Hopkinton school enrollments.

Table VI										
Hopkinton Real Estate- MLS Comparison										
Comparative Dates	Property Type	No. Properties Sold	Median Sq. Ft.	Median List Price	Median List \$/Sq. Ft.	Median Sale Price	Median Sale \$/Sq. Ft.	Diff. List Price vs. Sale Price	% Diff.	Median Days on Market
3/1/19-9/28/19	Condos	37	1,938	\$569,395	\$268	\$567,995	\$266	-1400	-0.25%	34
3/1/20-9/28/20	Condos	29	2,161	\$550,000	\$254	\$550,000	\$255	0	0%	18
Comparative Dates	Property Type	No. Properties sold	Median Sq. Ft.	Median List Price	Median List \$/Sq. Ft.	Median Sale Price	Median Sale \$/Sq. Ft.	Diff. List Price vs. Sale Price	% Diff.	Median Days on Market
3/1/19-9/28/19	SF	136	3,012	\$687,000	\$243	\$682,500	\$242	-4500	-0.66%	28
3/1/20-9/28/20	SF	131	2,854	\$729,900	\$259	\$735,000	\$261	5100	0.70%	25

Note: Data from Multiple Listing Services (MLS) Property Information Network

NEW RESIDENTIAL DEVELOPMENT

The Office of the Hopkinton Principal Planner provided updated data to help put the town's residential development in perspective relative to increases in population and student enrollments.

Table III, Hopkinton Residential Development, lists the residential developments, presently either in progress or in the review and development pipeline that will yield school age children over the next several years. From this data we have extrapolated the number of school age children likely to matriculate in the Hopkinton Public Schools and incorporated this data into our long range projections.

The 2017 Hopkinton Master Plan noted that in the past several years the development of major projects with rental apartments and large condominium components have comprised a significant portion of their forecast of a 28% increase in dwelling units between 2010 and 2020. Chief among these has been the Legacy Farms Development which, upon completion, will, by itself, have added significantly to the number of children attending Hopkinton Schools. Presently Legacy Farms NE is 100% complete and we have made the assumption that children from this development are included in current school enrollment numbers.

Table IV gives the estimated number of students we might expect from this construction using a US Census Bureau formula, (**Charts 1 & 2**) based on the type of construction and the number of bedrooms per unit. For the purpose of this study, we used only Chart 2 for our estimates, since it provides a more focused analysis. Using **Table V** we determined the percentage of completion of each project and arrived at a total of 122 children we might anticipate enrolling in Hopkinton Schools in the foreseeable future from this construction.

We made the assumption the majority of the construction will be completed within 3 school years and that children from this construction will be assimilated into the schools within this time period. This will be in addition to students who migrate into the town 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 or 1 bedroom 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.

The Hopkinton Building Department provided information on permits issued for new residential construction from 2010 through 2020 (**Table VI**). In 2010 and 2011 a total of only 90 permits were issued combined, representing the depressed economic conditions at that time. 2012 represents the true beginning of Hopkinton's building boom with the issuance of 184 permits with the number of permits for new residential housing peaking in 2016 with the issuance of 385 permits. Since that time, although the pace of building has somewhat subsided, development has remained active. Through October 31, 2020 the Building Department reports a total of 129 permits issued for residential construction. Extrapolated through the end of the year the total number of residential permits issued would be 156, an increase of 8.3% over 2019. This illustrates the consistency of new development in recent years and exemplifies the growth rate in both the population of the town and the growth of enrollments in the public schools.

However, as we have previously noted, much of the remaining land in Hopkinton, is rocky and not well suited for development. Given the scarcity of large building parcels we anticipate the rate of new development will be limited to smaller parcels and individual lots. This will gradually slow residential development and the overall pace of development will return to more moderate levels.

Table III											
HOPKINTON RESIDENTIAL DEVELOPMENT											
Name	Location	Type: Use Number (see below)	Status: Use Number (see below)	No. of Units	Est Complete Date	Est. Start Date	# BR's 1	# BR's 2	# BR's 3	# BR's 4 (+)	Est. % Complete
Legacy Farms NE Village	Legacy Farms	1-4	N/A	212	2020	Complete		155	57		100
Legacy Farms NW Village	Legacy Farms	1-4	2	213	2020/21	in progress		156	57		50
Chamberlain-Whalen	Chamberlain-Whalen Sts.	1	2	29	2020/21	in progress				29	0
Whisper Way	Whisper Way	1	1	12	2020/21	in progress				12	0
The Trails	Legacy Farms	1-4	2	175	2020/21	in progress		175			10
Maspenock Woods	West Elm St.	1-4	3/2	31	2020	in progress		31			95
Elmwood Farms	Blueberry Lane	1	3	16	TBD	TBD		TBD			0
Bucklin/Leonard Sts.	Leonard St.	1	3	3	TBD	TBD		TBD			0
Pond St.	203 Pond St.	1	2	12	2020	in progress				12	75
34-40 Hayden Rowe	Hayden Rowe	2	1	17	TBD	TBD		17			0
Spring Hill Estates	Spring St./Hill St.	1	2	5	TBD	in progress				5	60
Highland Park N	Stoney Brook Rd.	1	2	24	TBD	in progress				24	25
Deer Ridge Estates	Lincoln St./Cedar St. Ext.	1	3	8	TBD	TBD				8	0
#0 Hayden Rowe	Hayden Rowe St.	1	3	9	TBD	TBD				9	0
Total Units				766							
Note:	1) Data provided by the office of the town Principal Planner										
	2) Data up to date as of 10/31/2020										
Type:	Status:										
1) Single Family	1) Approved										
2) Multi-unit Condos	2) Under construction										
3) Multi-unit Apt's.	3) Planning B'd.										
4) Townhouse	4) Zoning B'd.										
5) Other	5) On hold										
	6) Other										
				10							

Chart 1
Average School Enrollment Per Unit by Housing Type
 (As per U.S. Census Bureau)

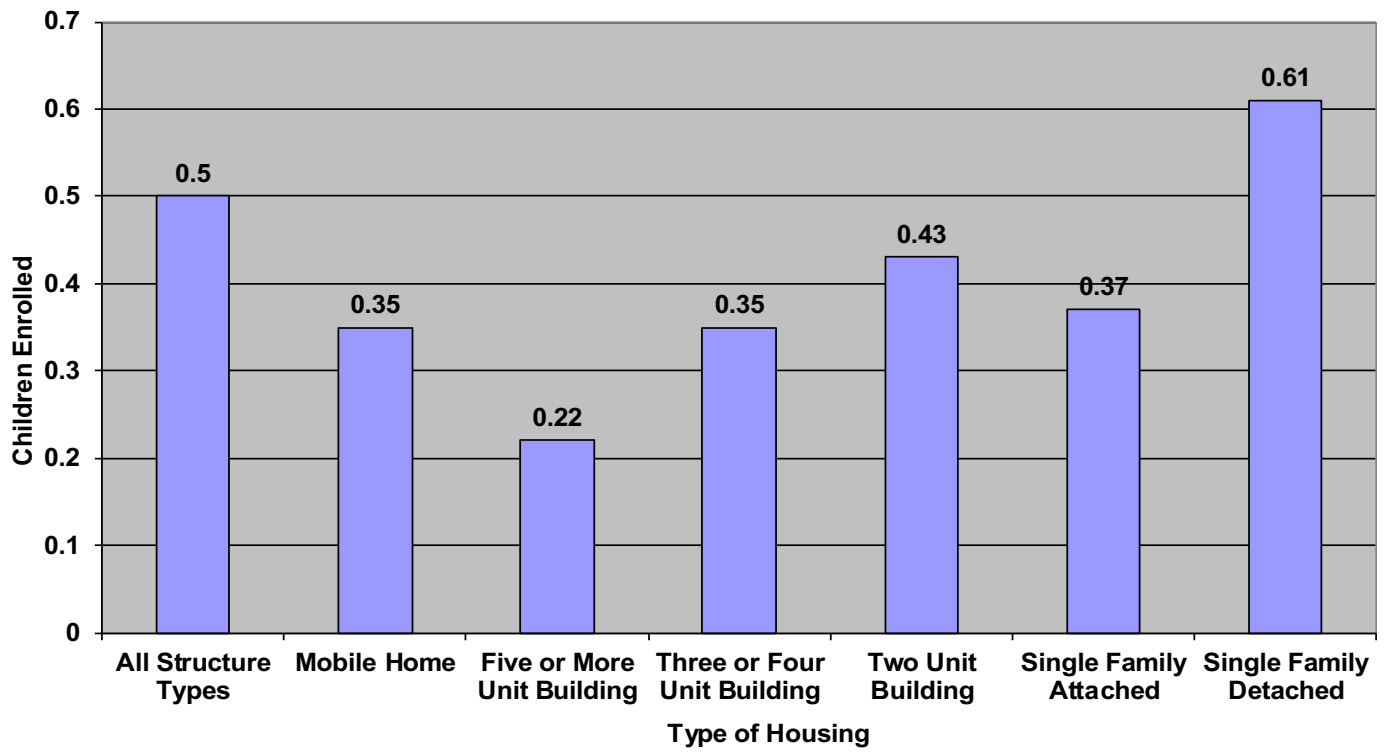


Chart 2
Avg. School Enrollment Per Unit by Number of Bedrooms
 (As per U.S. Census Bureau)

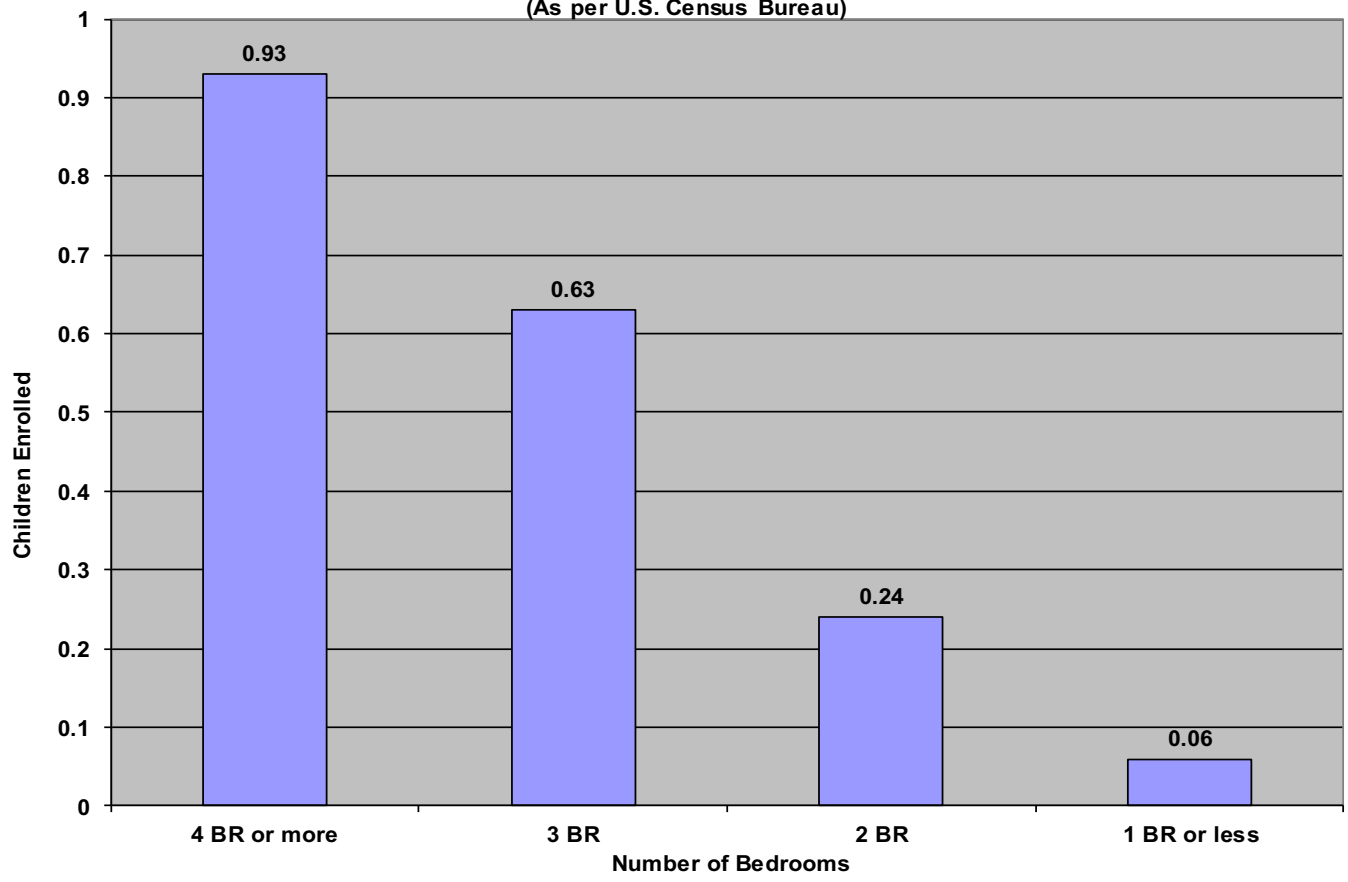


		Table VI			
Hopkinton Residential Building Permits					
	Year	No. Permits			
	2010		53		
	2011		37		
	2012		184		
	2013		189		
	2014		111		
	2015		108		
	2016		385		
	2017		106		
	2018		127		
	2019		144		
	2020		156		
		Total	1600		
Note:	1) 2020 permits actual 129 through 10/31/20				
	156 extrapolated for the full year.				
	2) Data provided by the Hopkinton Building Dept.				

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.

HOPKINTON ASSUMPTIONS

- 1) Birth rates have been projected based upon data provided by the Massachusetts Dept. of Public Health, Registry of Vital Statistics through 2020. From 2021 through 2030 we have projected future birthrates using an average birth rate (rolling average) based on the average of each of the previous ten years.
- 2) Actual student enrollments from 2009-10 through 2020-21 have been provided by the Hopkinton Public Schools and the Massachusetts Department of Education. This data has been used as the basis for the cohort survival analysis of Hopkinton's school population.
- 3) Using information supplied by Hopkinton's Office of the Principal Planner and the Building Dept. we used information on new residential development, either in progress or still in the planning phase, to project the number of future students we might anticipate in the Hopkinton Public Schools. We have projected that this housing will come on line within the next three years and that, although the pace of development will slow, there will be continued development of new residential housing in the town.
- 4) Using U.S.census charts for building type and the number of bedrooms we have projected the number of school age children expected to be generated by this housing.
- 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 each yearly cohort as they progress through the various grades from 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, remain, in the future, as they have been in the past. 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 town. As a result, it provides only a limited picture of what the town will actually look like in the foreseeable future.

Using actual enrollments submitted by the Hopkinton Public Schools and the Mass. Dept. of Education for each school year beginning in 2009-10, through the most recent 2020-21 enrollments plus projected births, a ratio of grade to grade survival was developed. **(Table VII)** However, based upon the rate of new residential construction, an active real estate market and in-migration of new students, an expanding birth rate and the quality of the school system, we already know the future is going to be quite different.

We have created our analysis on the basis of three major grade groupings:

Elementary grades	K - 5
Middle School grades	6 – 8
High School grades	9 – 12

Actual enrollment numbers **K-12** showed an increase in the student population from 3,389 students in the 2009-10 school year to 3,851 students in the 2020-21 school year, an increase of 462 students or 13.6%. **Cohort survival projections only** show the total number of **K-12** students in the school system will increase further to 4,652 students in 2030-31 a further increase of 801 students or 20.8%.

To create a more complete picture of what the community and 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 that end we looked at future housing development in the town and projected the number of children we anticipate will be generated from it. As a result, we created a second projection that includes children we anticipate will be generated from the new residential housing development and in-migration whom we assume will become enrollees in the Hopkinton schools. **(Table VIII)**

When students projected from new development are added to the school population we anticipate school enrollments in grades **K-12** will grow to 4,665 by 2030-31, an increase of 814 students or 21.1% over actual 2020-21 enrollments.

Please note these projections represent grades K-12 and do not include projections for Pre K. Because Pre-K is not a mandated program, enrollments tend to vary greatly with wide year to year fluctuations and thus are not reliable predictors of future student enrollments. However, PreK enrollments have been estimated and have been included in our total student population to reflect the number of student spaces PK – 12 that will likely be needed in the Hopkinton schools in future years.

Table VII															
Hopkinton Enrollment Projections															
Actual															
Yrs.	PK	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	Total
2009-10	64	198	275	253	255	273	254	287	281	292	247	262	252	260	3453
2010-11	51	231	228	284	254	261	276	250	290	282	288	244	257	258	3454
2011-12	48	179	248	234	298	257	266	268	252	295	270	290	237	272	3414
2012-13	46	200	200	259	245	305	260	261	264	258	294	286	290	246	3414
2013-14	54	192	225	214	266	255	305	265	261	274	268	293	286	303	3461
2014-15	49	216	227	241	224	274	265	307	271	267	266	268	293	295	3463
2015-16	64	207	239	230	258	221	282	262	308	279	259	269	274	311	3463
2016-17	65	224	226	250	238	271	226	286	275	309	274	264	270	282	3460
2017-18	59	202	256	238	263	262	278	234	294	277	312	286	265	290	3516
2018-19	69	260	226	281	268	274	277	301	234	313	282	323	286	286	3680
2019-20	80	268	295	254	303	287	288	287	316	255	318	289	323	294	3857
2020-21	75	270	278	308	273	312	297	303	297	322	260	315	289	327	3926
Projected (cohort survival only)															
Yrs.	PK	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	Total
2021-22	78	265	283	296	319	285	319	306	312	307	332	272	322	302	3998
2022-23	82	270	288	295	306	325	296	324	321	320	314	337	275	325	4078
2023-24	85	278	291	312	310	320	330	310	330	328	328	325	340	273	4160
2024-25	81	280	292	310	318	322	335	339	318	338	332	330	327	342	4264
2025-26	77	270	303	312	318	330	333	366	345	325	359	340	332	332	4342
2026-27	75	267	305	330	327	325	340	345	371	353	331	362	345	340	4416
2027-28	77	265	300	321	345	338	330	350	352	377	362	340	370	352	4479
2028-29	78	269	303	321	349	360	345	343	362	367	385	370	344	365	4561
2029-30	79	270	310	326	338	365	378	353	353	376	374	390	379	353	4644
2030-31	80	278	314	318	340	345	385	393	360	365	389	385	398	382	4732
Hopkinton Enrollment Projections															
Actual (by grade groupings)															
Yrs.	Gr. K-5		Gr. 6-8		Gr. 9-12		Total K-12		Diff. Yr.-Yr.		% Diff.		Total PK-12		
2009-10	1508		860		1021		3389						3453		
2010-11	1534		822		1047		3403		14		0.4%		3454		
2011-12	1482		815		1069		3366		-37		-1.1%		3414		
2012-13	1469		783		1116		3368		2		0.1%		3414		
2013-14	1457		800		1150		3407		39		1.2%		3461		
2014-15	1447		845		1122		3414		7		0.2%		3463		
2015-16	1437		849		1113		3399		-15		-0.4%		3463		
2016-17	1435		870		1090		3395		-4		-0.1%		3460		
2017-18	1499		805		1153		3457		62		1.8%		3516		
2018-19	1586		848		1177		3611		154		4.5%		3680		
2019-20	1695		858		1224		3777		166		4.6%		3857		
2020-21	1738		922		1191		3851		74		2.0%		3926		
Projected (by grade groupings) (cohort survival only)															
Yrs.	Gr. K-5		Gr. 6-8		Gr. 9-12		Total K-12		Diff. Yr.-Yr.		% Diff.		Total PK-12		
2021-22	1767		925		1228		3920		69		1.8%		3998		
2022-23	1780		965		1251		3996		76		1.9%		4078		
2023-24	1841		968		1266		4075		79		2.0%		4160		
2024-25	1857		995		1331		4183		108		2.7%		4264		
2025-26	1866		1036		1363		4265		82		2.0%		4342		
2026-27	1894		1069		1378		4341		76		1.8%		4416		
2027-28	1899		1079		1424		4402		61		1.4%		4479		
2028-29	1947		1072		1464		4483		81		1.8%		4561		
2029-30	1987		1082		1496		4565		82		1.8%		4644		
2030-31	1980		1118		1554		4652		87		1.9%		4732		
10 Year Projected Student Increase K-12															
										17					

Table VIII															
Hopkinton Enrollment Projections															
Projected (with new housing students)															
Sch.Yrs.	PK	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	Total PK-12
2021-22	78	267	285	298	321	287	321	308	314	309	334	274	324	304	4024
2022-23	82	272	290	297	308	327	298	326	323	322	316	339	277	327	4104
2023-24	85	280	293	314	312	322	332	312	332	330	330	327	342	275	4186
2024-25	81	282	294	312	320	324	337	341	320	340	334	332	329	344	4290
2025-26	77	271	304	313	319	331	334	367	346	326	360	341	333	333	4355
2026-27	75	268	306	331	328	326	341	346	372	354	332	363	346	341	4429
2027-28	77	266	301	322	346	339	331	351	353	378	363	341	371	353	4492
2028-29	78	270	304	322	350	361	346	344	363	368	386	371	345	366	4574
2029-30	79	271	311	327	339	366	379	354	354	377	375	391	380	354	4657
2030-31	80	279	315	319	341	346	386	394	361	366	390	386	399	383	4745
Hopkinton Enrollment Projections with New Housing Students															
Projected (by grade groupings)															
Sch.Yrs.	Gr. K-5		Gr. 6-8		Gr. 9-12		Total K-12	Diff. yr-yr.	% Diff						Total PK-12
2021-22	1779		931		1236		3946								4024
2022-23	1792		971		1259		4022	76	1.9%						4104
2023-24	1853		974		1274		4101	79	2.0%						4186
2024-25	1869		1001		1339		4209	108	2.6%						4290
2025-26	1872		1039		1367		4278	69	1.6%						4355
2026-27	1900		1072		1382		4354	76	1.8%						4429
2027-28	1905		1082		1428		4415	61	1.4%						4492
2028-29	1953		1075		1468		4496	81	1.8%						4574
2029-30	1993		1085		1500		4578	82	1.8%						4657
2030-31	1986		1121		1558		4665	87	1.9%						4745
10 Year Projected Student Increase with new housing students								719							

Chart 3 shows enrollments by grade groupings. The increases in enrollment reflected in the general school population is reflected here as enrollments at each educational level continue to expand. Including students from new residential construction and in-migration. Our projections anticipate that between school years 2020-21 and 2030-31 enrollments in each of the grade configurations will increase. Elementary Grades K-5; 248 students or 14.3%: Middle School Grades 6-8; 199 students or 21.6%; High School Grades 9- 12; 367 students or 30.8%. This results in an overall projected increase of 974 students K-12 or 25.6% in the period between 2020-21 and 2030-31.

Chart 4 shows the total enrollment progression for each year from 2009-10 through 2030-31. The chart shows that enrollments in the Hopkinton Schools remained relatively stable through 2017-18. In 2018-19, however, the impact of new development and substantial in-migration began to appear and the upward progression of enrollments accelerated. We anticipate that by 2024-25, although the rate of increase will slow, enrollments will continue to expand. Looking even further ahead we see only High School enrollments continue to increase rapidly as larger classes from elementary and middle schools work their way into the upper grades.

CHART 3
Hopkinton Enrollment Trends
with students from new construction

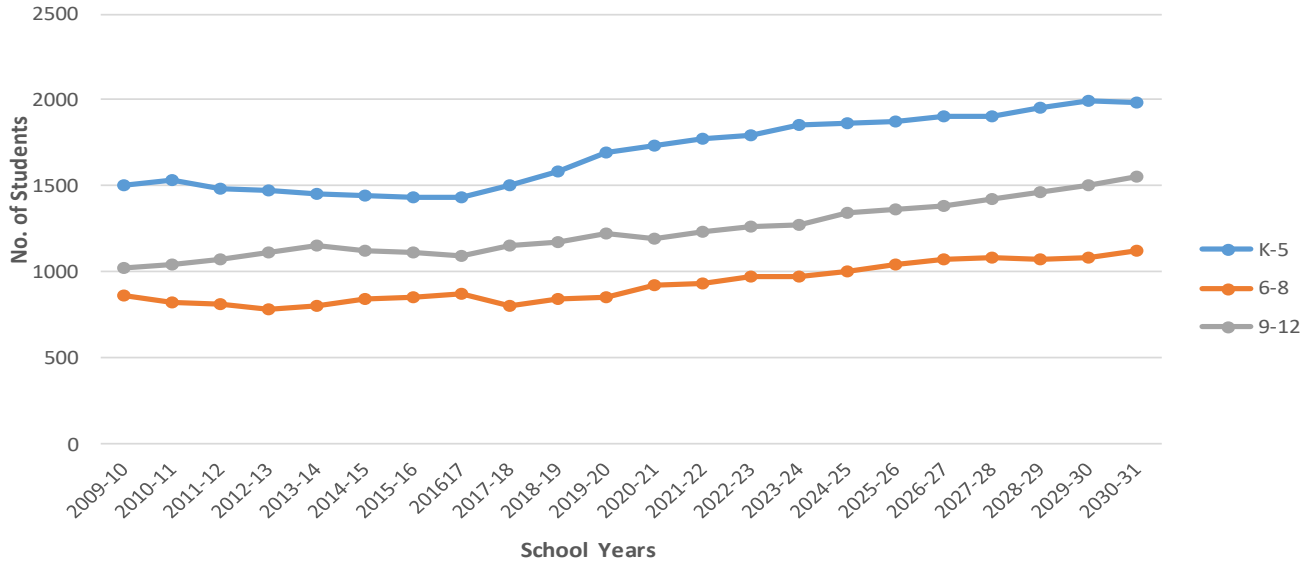
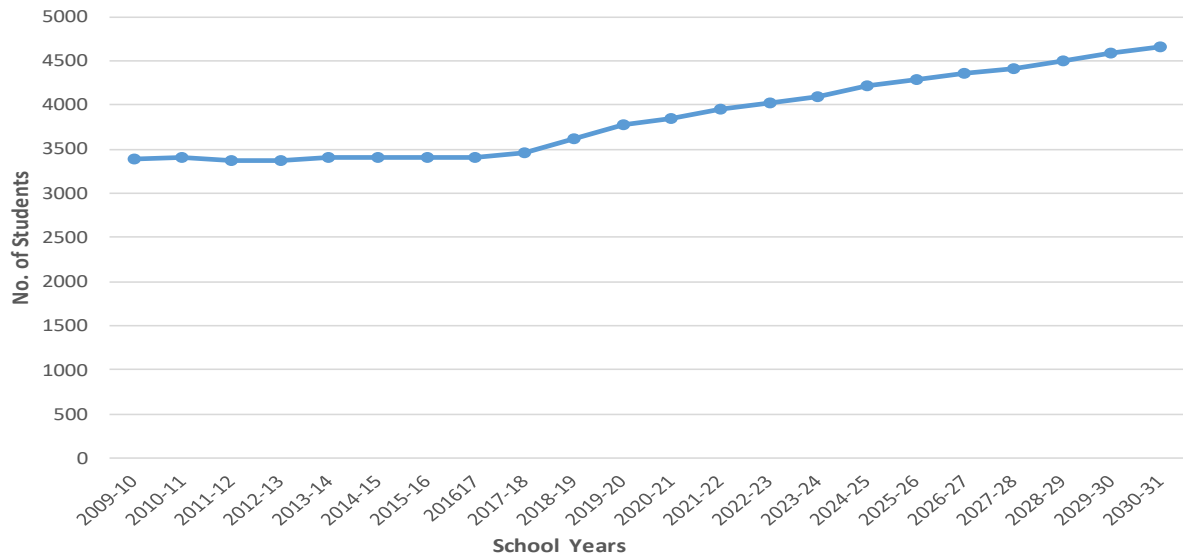


Chart 4
Hopkinton Enrollment Growth
Historic & Projected



Births vs. Kind. And 1st Grade Enrollments

When the number of births to Town residents and the number of children registering for Kindergarten five years later, based on actual enrollment figures, is compared (**Table IX**) there is a consistent pattern of more children enrolling in Hopkinton’s kindergarten than were born to residents of the Town. From the 2014-15 school year to the present, the number of enrollees in the Hopkinton kindergarten has substantially exceeded the number of births to residents. In 2015-16 the number of kindergarten enrollees exceeded the number of births to residents by 74% and that number rose to 120% in the 2018-19 school year. This shows an exceedingly high number of school age children in-migrating to Hopkinton, reflecting new residential construction and strong real estate sales to younger families with school age children. This pattern continues into 1st grade where, with the exception of the 2018-19 school year, we again see more children enrolling than were present in kindergarten. We anticipate this trend will continue into the future but at a slowing rate.

Table IX								
Hopkinton Births vs. Kind. Enrollment (5 yrs. Later) vs.1st Grade Enrollment								
Birth Year	Births to Resid.	School Year	Kind Enroll.	Births vs. K.	% Diff.	1st Grade Enroll.	K.vs. 1st Gr.	% Diff.
2010	119	2015-16	207	88	74%	239	32	15.5%
2011	124	2016-17	224	100	81%	226	2	0.9%
2012	127	2017-18	202	75	59%	256	54	26.7%
2013	118	2018-19	260	142	120%	226	-34	-13.1%
2014	133	2019-20	268	135	102%	295	27	10.1%
2015	132	2020-21	270	138	105%	278	8	3.0%
2016	159	2021-22	267	108	68%	285	18	6.7%
2017	177	2022-23	272	95	54%	290	18	6.6%
2018	148	2023-24	280	132	89%	293	13	4.6%
2019	163	2024-25	282	119	73%	294	12	4.3%
2020	156	2025-26	271	115	74%	304	33	12.2%
2021	144	2026-27	268	124	86%	306	38	14.2%
2022	146	2027-28	266	120	82%	301	35	13.2%
2023	148	2028-29	270	122	82%	304	34	12.6%
2024	150	2029-30	271	121	81%	311	40	14.8%
2025	152	2030-31	279	127	84%	319	40	14.3%
Note:	1) Numbers that appear in Bold Type are projections							
	2) Birth numbers through 2019 are actual. 2020 is estimated							
	3) Births 2021-2025 are estimated using a ten year rolling avg.							
	4) Kind. and 1st Grade enroll. projections from Table VIII							
	(with children from new developments)							

OTHER EDUCATIONAL VENUES

We reviewed data on school age children living in Hopkinton who are attending other educational venues. **(Table X)** This data includes children who are attending parochial, private, magnet, charter, agricultural or technical schools, plus those who are home schooled, those in SPED out-placements and school choice out-placement. We looked for trends in terms of whether these enrollments are growing or shrinking in relation to Hopkinton's overall school age population and if there is any discernable impact on public school enrollments.

An article that appeared in The Boston Globe on November 24, 2020 noted that: "Public school enrollment across Massachusetts has dropped by nearly 4% this fall, a significant decrease that largely reflects a wave of families who have pulled children out of public schools, frustrated that classrooms remain closed during the pandemic." The article goes on to note, "The data confirm mounting anecdotal evidence in recent months that suggested families around the state have been bailing out of public schools over concerns that remote learning is lackluster and various reports indicating that private schools with classrooms open full time have experienced a spike in enrollment." This is not the case in Hopkinton where enrolments between school years 2019-20 and 2020-21 have risen PK-12 from 3,857 to 3,296, an increase of 69 students or 1.8%. It's possible that without the pandemic enrollments might have been higher, but there is no indication that there is a flight of students leaving the Hopkinton schools for public or private educational venues.

As of this date only a portion of the enrollment data for private schools is available. It is possible that, because of the Covid-19 pandemic and its upheavals, some parents might have opted for other educational venues for this school year. But we do not anticipate that the final numbers will be significantly higher from that of previous years. We found that a relatively small portion of the overall student population was attending these schools i.e. a majority of Hopkinton's school age children attended the public schools with only a small segment opting to attend other educational venues. With the perception that Hopkinton Schools offer a high quality education, there does not appear to be great motivation for parents to enroll their children in private or parochial schools. If there is a slight bump in these enrollments we do not expect them to be permanent. Our determination is that the number of children attending other educational venues will not have a significant impact on overall Hopkinton Public School enrollments and we do not anticipate this situation will change substantially in the foreseeable future.

Table X					
Hopkinton Children Attending Other Educational Venues					
Year		Private		Other	
2020-21		45		114	
2019-20		171		117	
2018-19		142		117	
2017-18		152		83	
2016-17		173		76	
2015-16		176		94	
2014-15		182		109	
2013-14		187		113	
2012-13		205		113	
2011-12		197		109	
Notes:	1) Private Schools include parochial schools				
	2) Private school numbers for 2020-21 are incomplete and include only those that have reported as of this date				
	3) Other educ. venues include: Voc-Tech/Agric. Regionals, Charter, Magnet, Choice-out, Home school, SPED out-place				

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 rise slightly as younger families, with school age children, move into the community from outside the town encouraged by new residential development, an excellent school system, a strong real estate market and an attractive life style. These will continue to be the driving forces that propel the local economy. The highly rated school system makes Hopkinton, 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 as the pace of development cools.

In our 2019 report we stated the following: "This study is intended to put into perspective the space needs of the Hopkinton Public Schools based upon historic 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. This document and the enrollment projections should be considered guidelines rather than a firm forecast." We did not know at the time just how prescient this statement would turn out to be.

With the Legacy projects complete or nearing completion the rate of development will slow and, as we pointed out, with the lack of large parcels for future development future residential development will likely take place, for the most part, on smaller parcels and individual lots. However, it is necessary to note that future growth in school enrollments is not solely a factor of residential development. To assume school enrollments will shrink as the pace of residential development slows is to overlook the fact that the population of Hopkinton has grown by almost 10% in the period between 2015 and 2019. It is apparent from our data that the population of the town will continue to grow, although at a slower rate.

Also as the median age of residents declines, a younger population assures the number of births to town residents will continue to grow.

We quoted from Hopkinton's 2017 Master Plan and several years later, it is just as apt..

"Measured by population growth, Hopkinton has ranked among the state's most rapidly growing towns for more than 20 years. Compared to surrounding towns, Hopkinton has absorbed a large share of the region's incoming population and the population growth runs parallel to a large amount of residential development." The corollary to this, of course, is that a larger population means higher school enrollments.

We continue to recommend that future growth in Hopkinton, both social and economic, be closely monitored for significant changes as well as shifts in the general demographics of the town.

Looked at in terms of the town'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 its 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 resolved.

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 Hopkinton School Dept. to maintain the high quality of its educational program.

