



Demographic Study

for the

Yonkers Public Schools

September 2019

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Executive Summary

Statistical Forecasting LLC (“Statistical Forecasting”) completed a demographic study update for the Yonkers Public Schools, projecting grade-by-grade enrollments from 2019-20 through 2028-29, a ten-year period. The previous study was completed for the district in August 2016. In addition, the following tasks were completed:

- examined historical enrollment trends, both districtwide and by grade configuration (PK-6, PK-8, 7-8, and 9-12),
- examined historical enrollments of Yonkers resident students attending non-public schools,
- analyzed community population trends and age structure, birth and fertility rates, and
- analyzed new housing starts and the impact on the school district.

Community Overview

In 2018, the population in the City of Yonkers (“Yonkers”) was estimated to be 199,663, which is a gain of nearly 3,700 persons from the 2010 Census. From 1940-1970, the population steadily increased, with its greatest gain occurring in the 1950s (+24.8%) when the population grew by nearly 38,000 persons. After peaking at 204,297 persons in 1970, the population declined in both the 1970s and 1980s before rebounding and growing by approximately 8,000 persons in the 1990s. In the most recent decade (2000-2010), the population remained essentially constant.

While Whites are the largest race in Yonkers, their population continues to decline. In 2017, Yonkers was 53.2% White as compared to 55.8% in 2010, which is a 2.6 percentage-point decline. Blacks/African Americans (“Blacks”) were the second-largest race at 18.2% in 2017. The Census Bureau does not consider Hispanic as a separate race; rather it identifies the percentage of people having Hispanic origin. Persons with Hispanic origin increased from 34.7% in 2010 to 38.6% in 2017, a gain of 3.9 percentage points.

With respect to nativity, 29.9% of Yonkers residents were foreign-born in 2017 as compared to 33.5% in 2010, which is a loss of 3.6 percentage points. As a point of comparison, Westchester County’s foreign-born percentage was 25.9% in 2017, which is slightly lower than the percentage in Yonkers. The Dominican Republic is the largest source, accounting for 20.3% of the foreign-born population, while Mexico is the second-largest source (9.8%).

Historical Enrollment Trends

Historical enrollments (PK-12) were analyzed from 2009-10 through 2018-19, a ten-year period. In 2018-19, enrollment was 26,577, which represents a gain of 1,616 students (+6.5%) from the 2009-10 enrollment of 24,961.

For grades PK-6, enrollments generally increased through 2015-16 before reversing trend. In 2018-19, enrollment was 15,261, which is a gain of 595 students from the 2009-10

enrollment of 14,666. However, in the short term, enrollment has declined by 270 students in the last three years.

At the middle school level (7-8), enrollment has been increasing, which is due to the larger elementary school cohorts advancing into the upper grades. In 2018-19, enrollment was 3,861, which is a gain of 415 students from the 2009-10 enrollment of 3,446.

Finally, at the high school level (9-12), enrollment was fairly stable from 2009-10 through 2013-14 before increasing in each of the last five years. Grade 9-12 enrollment was 7,455 in 2018-19, which is a gain of 606 students from the 2009-10 enrollment of 6,849.

Kindergarten replacements were analyzed to determine whether there was any relationship between overall enrollment change and kindergarten replacement, which is the numerical difference between the number of graduating 12th graders and the number of entering kindergarten students. The district has experienced positive kindergarten replacement in each of the last nine years, ranging from 43-799 students per year. However, the magnitude has been declining over time. Positive kindergarten replacement occurs when the number of graduating 12th grade students is less than the number of kindergarten students entering the district in the next year. In eight of the last nine years, the district's gains due to positive kindergarten replacement were partially offset (or totally, resulting in an enrollment decline) by a net outward migration of students in the other grades (K to 1, 1 to 2, 2 to 3, etc.).

Non-Public Enrollments

The number of resident students from the Yonkers Public Schools attendance area ("Yonkers resident students") who attended non-public schools was tabulated from 2014-15 through 2018-19, a five-year period. Counts were tabulated by elementary (K-6), secondary (7-12), and total (K-12).

The total number of Yonkers resident students (K-12) attending non-public schools declined from 5,033 in 2014-15 to 4,539 in 2018-19, which is a loss of 494 students over the five-year period. Most of the overall decline has occurred at the elementary level. In 2018-19, the number of Yonkers resident students attending non-public schools represented 15.3% of the total Yonkers resident student population.

Nearly a third (31%) of the Yonkers non-public school population attended one of five schools: Annunciation School, Archbishop Stepinac High School, St. John the Baptist School, Maria Regina High School, or Sacred Heart Elementary School.

Birth Counts

The number of births in Yonkers from 2004-2017 was used to project pre-kindergarten and kindergarten enrollments. Births declined from a high of 2,909 in 2004 to 2,622 in 2017, which is a loss of 287 births and a 9.9% decline. As a result, kindergarten counts have declined from a high of 2,171 in 2013-14 to a low of 1,811 in 2017-18, which is a loss of 360 kindergarten children.

Regarding fertility rates, the fertility rate in Yonkers is lower than that of both Westchester County and the State of New York.

The 2010 and 2017 age-sex diagrams for Yonkers were created to show the percentage of males and females in each age class. The largest number of individuals in 2010 was aged 0-4 for males and 30-34 for females. In 2017, the largest cohort was aged 0-4 for males and 25-29 for females. Since the largest cohort in 2017 for each gender is not the next age class, which would occur if all residents remain in Yonkers, there is likely significant migration occurring in the city. According to the 2017 ACS, it is estimated that 12.1% of the school-age population (5-17) moved into Yonkers in 2017 from another location outside of Yonkers, either domestic or international.

When comparing the data from 2010 and 2017, the greatest declines, both in number and percentage points, occurred in the 15-19 age group for males, which corresponds approximately with high school and college-aged individuals, and the 30-34 age group for females. The greatest gains, both in number and percentage points, occurred in the 70-74 age group for males and the 65-69 age group for females.

Potential New Housing

The Yonkers Department of Planning and Development provided information regarding current and future residential development in the city. Since our previous demographic study in August 2016, many proposed residential developments have been completed and are now in the process of leasing units, while others will no longer be constructed (e.g., Teutonia Hall). In total, there is the potential for 5,395 non age-restricted housing units in Yonkers. A total of 548 public school children are projected from the new developments, with nearly half (264) coming from the new public housing developments (Grant Park III and TCB Cottage Gardens). A **rough estimate** of the impact on the grade-level enrollments for the next ten years is provided in the Appendix (Table A2). Those projections should be considered a rough estimate due to the uncertainty of the timeline of occupation and the unavailability of the bedroom distribution in some developments. It should be noted that estimating the timeline of occupancy is difficult and somewhat arbitrary. Developments may take several years to build, where the number of new students would need to be spread out in the projections for perhaps a two- or three-year period. In addition, some developments that have received approval may never be built due to changing market conditions or lack of financial resources. Therefore, the adjusted enrollment projections in the Appendix have been provided to give the Yonkers Board of Education (“BOE”) an estimate of the potential impact on the district. It is recommended that the BOE continue to monitor the status of these developments to determine the future impact on the school district.

Enrollment Projections

Enrollments were computed for each grade from 2019-20 through 2028-29, a ten-year period. It should be noted that a five-year projection is more reliable than a ten-year projection. Since birth data are used to project kindergarten students five years later, the ten-year projection in years 6-10 relies on estimated birth counts in order to project the number of kindergarten students.

Total enrollment (PK-12), without considering the impact of the new housing, is projected to decrease throughout the projection period. Enrollment is projected to be 24,277 in 2028-29, which would be a loss of 2,300 students from the 2018-19 enrollment.

The following table summarizes the projected enrollments by grade configuration (PK-6, 7-8, and 9-12) compared to the actual enrollments in 2018-19. At the end of the ten-year period, declines in enrollment are projected in the elementary, middle, and high school levels. The largest decline is projected to occur at the elementary level due to the decline in the number of births in Yonkers.

Yonkers Public Schools Projected Enrollments
2019-20 to 2028-29

Historical	PK-6	7-8	9-12	PK-12 Total
2018-19	15,261	3,861	7,455	26,577
Projected	PK-6	7-8	9-12	PK-12 Total
2019-20	14,976	4,001	7,394	26,371
2020-21	14,639	4,057	7,441	26,137
2021-22	14,397	3,961	7,611	25,969
2022-23	14,200	3,839	7,742	25,781
2023-24	14,083	3,719	7,796	25,598
5-Year Change	-1,178	-142	+341	-979
2024-25	14,053	3,549	7,731	25,333
2025-26	13,943	3,550	7,520	25,013
2026-27	13,870	3,594	7,235	24,699
2027-28	13,824	3,529	7,117	24,470
2028-29	13,850	3,433	6,994	24,277
5-Year Change	-233	-286	-802	-1,321
10-Year Change	-1,411	-428	-461	-2,300

Final Thoughts

In the next ten years, total enrollment is projected to decline in the Yonkers Public Schools. While total enrollment (PK-12) has been fairly stable in the district in the last three years, elementary enrollment has declined over this time period as a result of a declining birth rate in the city. Subsequently, kindergarten enrollments have been smaller leading to elementary enrollment decline as these students move into the upper elementary grades. As these smaller elementary cohorts advance into the middle and high school grades, lower enrollments are inevitable in these configurations as well. Initially over the next five years, high school enrollments are projected to increase as the existing larger upper elementary and middle school students advance into high school, but that trend will change as the smaller elementary cohorts advance into high school in later years. Some of the decline is likely to be offset by the additional children that are projected from the 5,400 new housing units proposed in Yonkers.

Introduction

Statistical Forecasting LLC (“Statistical Forecasting”) completed a demographic study update for the Yonkers Public Schools, projecting grade-by-grade enrollments from 2019-20 through 2028-29, a ten-year period. The previous study was completed for the district in August 2016. In addition, the following tasks were completed:

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Enrollment Projections from August 2016 Report

In our previous demographic study completed in August 2016, enrollments were projected from 2016-17 through 2025-26, a ten-year period. Table 1 below compares the actual enrollments (PK-12) to the projected enrollments for the first three years of the projection period. The table also shows the numerical differences and percent errors by year. Positive error rates indicate over-projections while negative error rates indicate under-projections.

Table 1
Comparison of Projected to Actual PK-12 Enrollments
from August 2016 Report

Year	Actual	Projected	Difference	% Error
2016-17	26,598	26,672	+74	+0.3%
2017-18	26,583	26,873	+290	+1.1%
2018-19	26,577	27,009	+432	+1.6%

In our previous study, enrollment was projected to increase through 2023-24 before reversing trend. While enrollments did increase in 2016-17, small declines occurred in 2017-18 and 2018-19. In each year, enrollments were overestimated, as error rates ranged from 0.3%-1.6%. Expressed in numbers, the projections differed from actual enrollments by 74-432 students. In a survey of educational planners who complete enrollment projections, two-thirds believe that an error rate of 1% per year is acceptable¹. For a ten-year projection, this would mean that a 10% error rate in the tenth year would be acceptable. The projections were within this parameter in each of the three projection years.

¹ Schellenberg, S. J., & Stephens, C. E. (1987). Enrollment projection: variations on a theme. Paper presented at the Annual Meeting of the American Educational Research Association, Washington D.C., (ERIC Document Reproduction Service No. ED 283 879)

Table 2 compares the actual enrollments to the projected enrollments for the first three years of the projection period for the elementary (PK-6), middle (7-8), and high (9-12) school grade configurations that exist in the school district.

At the elementary level (PK-6), enrollments were overestimated in each year, as error rates ranged from 0.9%-1.9%. Expressed in numbers, the projections differed from actual enrollments by 140-286 students. Elementary enrollments were projected to increase in the first two years before reversing trend. Instead, enrollments declined for each of the three projection years. Upon further inspection, most of the error was due to over-projecting the kindergarten class. The error was then compounded over time as the over-projected kindergarten students moved through the system. Of the three grade configurations, the percent error in the first year was lowest (+0.9%) for the elementary grades.

Table 2
Comparison of Projected to Actual Enrollments
by Grade Configuration from August 2016 Report

	Elementary (PK-6)				Middle (7-8)			
Year	Actual	Projected	Difference	% Error	Actual	Projected	Difference	% Error
2016-17	15,474	15,614	+140	+0.9%	3,755	3,804	+49	+1.3%
2017-18	15,387	15,644	+257	+1.7%	3,822	3,892	+70	+1.8%
2018-19	15,261	15,547	+286	+1.9%	3,861	4,067	+206	+5.3%
	High (9-12)							
Year	Actual	Projected	Difference	% Error				
2016-17	7,369	7,254	-115	-1.6%				
2017-18	7,374	7,337	-37	-0.5%				
2018-19	7,455	7,395	-60	-0.8%				

For the middle school level (grades 7-8), enrollments were also overestimated in each year, as error rates ranged from 1.3%-5.3%. Enrollments were overestimated by 49-206 students with the largest error rate occurring in the third year. Most of the error was due to over-projecting the upper elementary grades, which resulted in over-projecting the middle school grades as they advanced through the system. Of the three grade configurations, the percent error in the third year was greatest (+5.3%) for the middle school grades.

For the high school grades (9-12), enrollments were underestimated in each year, as error rates ranged from 0.5%-1.6%. Enrollments were underestimated by 37-115 students. Of the three grade configurations, the percent errors in the second year (-0.5%) and third year (-0.8%) were the lowest for grades 9-12.

Population Trends in the City of Yonkers

Located in Westchester County, the City of Yonkers (“Yonkers”) contains a land area of approximately 18.01 square miles, with an additional 2.28 square miles of water area. In the 2010 Census, Yonkers had 196,086 residents, which is 10,887.6 persons per square mile. Historical populations for Yonkers from 1940-2018 are shown in Table 3 and Figure 1. From 1940-1970, the population steadily increased, with its greatest gain occurring in the 1950s (+24.8%) when the population grew by nearly 38,000 persons. After peaking at 204,297 persons in 1970, the population declined in both the 1970s and 1980s before rebounding and growing by approximately 8,000 persons in the 1990s. In the most recent decade (2000-2010), the population remained essentially constant.

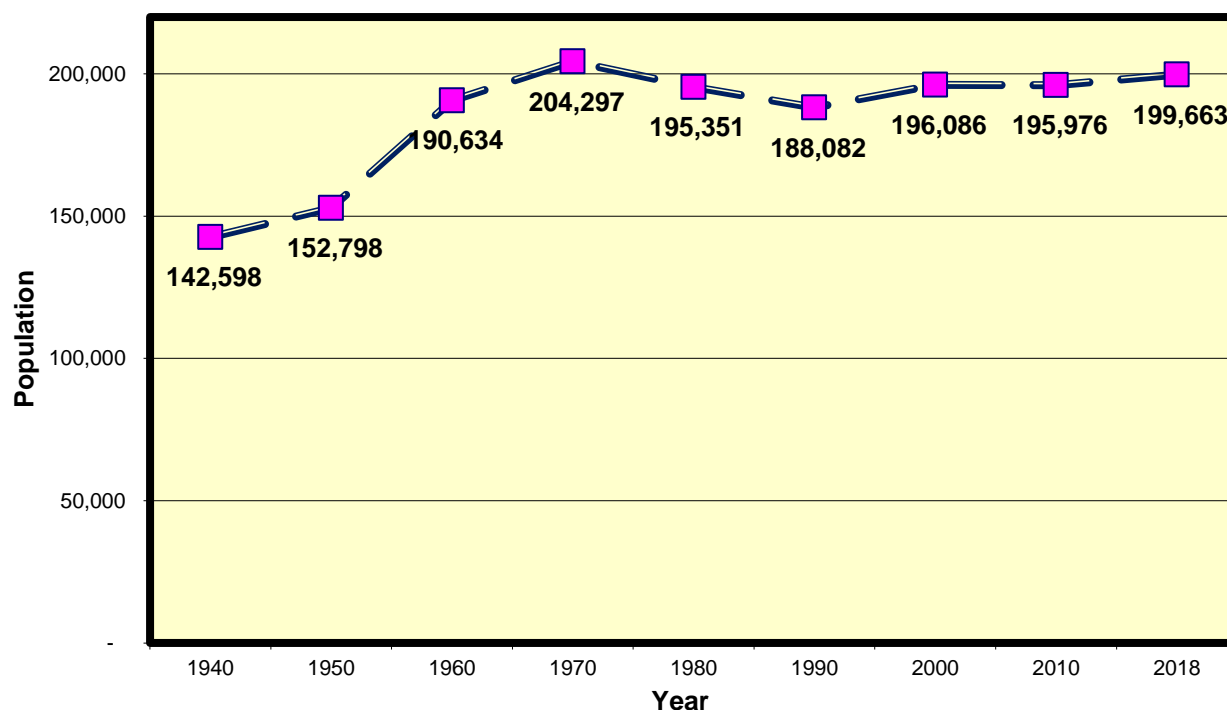
In addition, a population estimate for 2018 is provided in Table 3. The estimated population in 2018 is 199,663, which is a gain of nearly 3,700 persons from 2010, but is still below the peak population that occurred in 1970. The Census Bureau publishes estimates every July 1st following the last decennial census and are computed using the decennial census base counts, number of births and deaths in a community, and migration data (both domestic and international).

Table 3
Historical Populations for Yonkers
1940-2018

Year	Population	Percent Change
1940	142,598	N/A
1950	152,798	+7.2%
1960	190,634	+24.8%
1970	204,297	+7.2%
1980	195,351	-4.4%
1990	188,082	-3.7%
2000	196,086	+4.3%
2010	195,976	-0.1%
2018 (est.)	199,663	+2.6%

Source: United States Census Bureau

Figure 1
Yonkers Historical Populations
1940-2018



City of Yonkers Demographic Profile

In Table 4, selected demographic characteristics of Yonkers are compared from the 2010 Census and the 2017 American Community Survey (“ACS”). Data was not available for 2018. While some Census variables account for everyone in the population (e.g., age and race), other variables are collected from a sample (e.g., median family income, educational attainment, poverty status, etc.). The ACS replaced the long form of the Census, last administered in 2000 to approximately 16% of the population in the United States. The ACS results were taken from a 1% sample of the population. Due to the small sample size in the ACS, the sampling error is quite large, which increases the degree of uncertainty of the estimated values. Therefore, the forthcoming ACS data should be interpreted with caution.

While Whites are the largest race in Yonkers, their population continues to decline. In 2017, Yonkers was 53.2% White as compared to 55.8% in 2010, which is a 2.6 percentage-point decline. Blacks/African Americans (“Blacks”) were the second-largest race at 18.2% in 2017 while “Other Race” was third-largest at 16.7%. In communities with large Hispanic populations, many individuals select “Other Race” as they do not identify with any of the listed choices. The Census Bureau does not consider Hispanic as a separate race; rather it identifies the percentage of people having Hispanic origin. Hispanics in the Census population can be part of the White, Black, Asian, or any of the other race categories. The concentration of persons having Hispanic origin increased from 34.7% in 2010 to 38.6% in 2017, a gain of 3.9 percentage points.

Table 4
Selected Demographic Characteristics of Yonkers

	City of Yonkers	
Race Origin	2010	2017
White alone	55.8%	53.2%
Black or African American alone	18.7%	18.2%
American Indian and Alaska Native alone	0.7%	1.2%
Asian alone	5.9%	7.5%
Native Hawaiian and Other Pacific Islander alone	0.1%	0.1%
Other Race alone	14.7%	16.7%
Two or more Races	4.1%	3.1%
Total	100.0%¹	100.0%¹
Hispanic Origin	34.7%	38.6%
Place of Birth		
Foreign-Born	33.5%	29.9%
Age		
Under 18	22.8%	22.1%
18-64	62.5%	60.8%
65 and over	14.7%	17.1%
Median age	37.6 years	38.7 years
Educational Attainment		
Bachelor's degree or higher	30.3%	32.1%
Graduate or professional degree	12.3%	14.8%
Income		
Median family income	\$71,667	\$69,909
% of Persons in Poverty aged 5-17	18.9%	24.6%
Housing Units		
Total number	80,389 ²	80,434
Occupied units	74,550 (92.7%)	75,981 (94.5%)
Owner-occupied units	34,400 (46.1%)	33,483 (44.1%)
Renter-occupied units	40,150 (53.9%)	42,498 (55.9%)
Median value of an owner-occupied unit	\$414,200	\$429,300
Average household size	2.58	2.65
Housing Type		
Total number	78,656 ²	80,434
1-unit, attached or detached	22,745 (28.9%)	21,690 (27.0%)
Two units	9,047 (11.5%)	9,223 (11.5%)
Three or four units	9,127 (11.6%)	9,733 (12.1%)
Five to nine units	6,040 (7.7%)	5,212 (6.5%)
10 to 19 units	3,325 (4.2%)	3,288 (4.1%)
20 or more units	28,299 (36.0%)	31,029 (38.6%)
Mobile home, RV, Boat, Van, etc.	0 (0.0%)	259 (0.3%)

Sources: American Community Survey (2017), United States Census (2010)

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

²Total number differs as Housing Units are from the 2000 Census 100% count while Housing Type data are from a 2000 Census sample.

Regarding nativity, 29.9% of Yonkers residents were foreign-born in 2017 as compared to 33.5% in 2010, which is a loss of 3.6 percentage points. As a point of comparison, Westchester County's foreign-born percentage was 25.9% in 2017, which is slightly lower than the percentage in Yonkers. While not shown in the table, place of birth, which serves as a proxy for country of origin, indicates that the Dominican Republic is the largest source in Yonkers, accounting for 20.3% of the foreign-born population, while Mexico is the second-largest source (9.8%)².

The median age in Yonkers has increased slightly from 37.6 years in 2010 to 38.7 years in 2017, which is lower than the median age in Westchester County (41.0 years). During the same time period, the percentage of people under the age of 18 years, which corresponds predominantly to school-age children, decreased slightly from 22.8% to 22.1%.

Regarding educational attainment for adults aged 25 and over, 32.1% of the population had a bachelor's degree or higher in 2017 as compared to 30.3% in 2010, which is a gain of 1.8 percentage points. Yonkers' percentage of persons having a bachelor's degree or higher is much lower than that of Westchester County (47.9%). Persons with graduate or professional degrees increased from 12.3% to 14.8% during this time period, a gain of 2.5 percentage points.

Median family income decreased from \$71,667 in 2010 to \$69,909 in 2017, a loss of 2.5%. By comparison, median family income in Westchester County is \$118,454, which is more than \$48,000 greater than the median family income in Yonkers. During this time period, the percentage of school-age children (5-17) that are in poverty increased from 18.9% to 24.6%, a 5.7 percentage-point gain.

Regarding housing, there were 80,434 housing units in Yonkers in 2017, which is a gain of only 45 housing units since 2010. Renter-occupied units accounted for 55.9% of the occupied units in 2017, which is a gain of 2.0 percentage points from 2010. In the last decade, the average household size has increased slightly from 2.58 to 2.65 persons. Finally, the median home price of an owner-occupied unit in 2017 was \$429,300, which is a 3.6% increase from the value reported in 2010 (\$414,200). The median home price of an owner-occupied unit in Yonkers is approximately \$134,000 less than that of Westchester County (\$547,800).

With respect to housing type, 38.6% of the housing stock consisted of 20 or more units in 2017, which is the largest housing type in Yonkers. Homes with 20 or more units typically contain renters. Homes that are one-unit, either attached or detached, were the second-largest type of housing and consisted of 27.0% of the housing stock in 2017. In general, there has been little change in the housing distribution since 2010.

² Data was taken from the 2013-2017 5-year ACS as data was not available from the 2017 1-year ACS.

District Overview

The Yonkers Public Schools has 40 schools that serve grades pre-kindergarten through twelve. The school district predominantly operates a PK-6, PK-8, 9-12 grade configuration, although there are several exceptions. The locations of each of the district's schools are displayed in Figure 2.

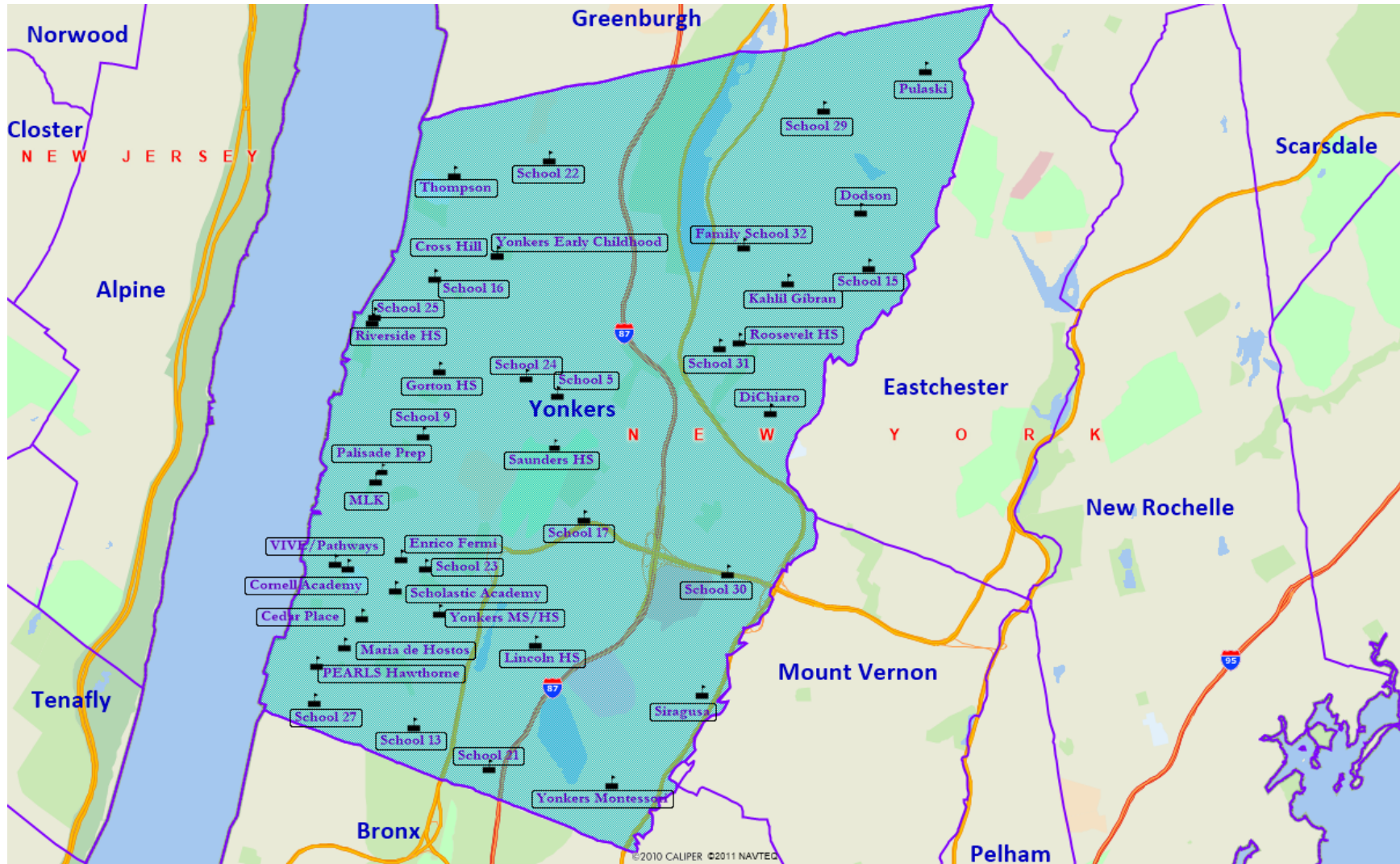
Explanation of the Cohort-Survival Ratio Method

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. 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 1.00 indicates stable enrollment, less than 1.00 indicates declining enrollment, while greater than 1.00 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.

The CSR method 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, historical enrollments were obtained from the New York State Basic Educational Data System ("BEDS") reports and were used to project enrollments for ten years into the future. Survival ratios were calculated using historical data from the last ten years for birth to pre-kindergarten, 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 enrollments ten years into the future.

Figure 2
School Locations – Yonkers Public Schools



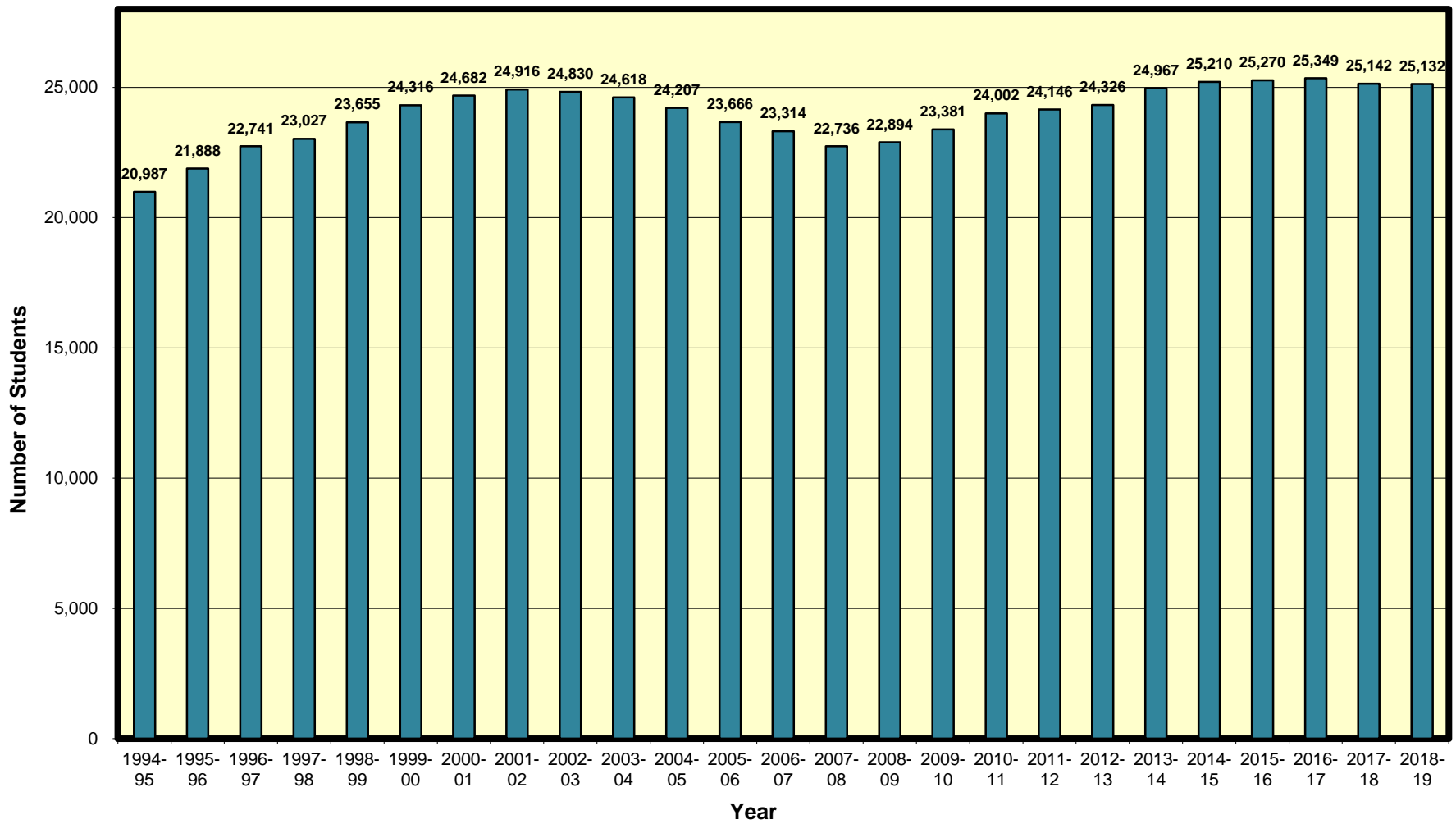
Historical Enrollment Trends

Historical enrollments (grades K-12 only) for the Yonkers Public Schools are shown in Figure 3 from 1994-95 through 2018-19, a 25-year period. In 2018-19, enrollment (K-12) was 25,132 students. Enrollment increased in the district through 2001-02, peaking at 24,916 students. Enrollment then steadily declined to a low of 22,736 in 2007-08, a loss of nearly 2,200 students. After 2007-08, enrollment reversed trend and increased through 2016-17, peaking at 25,349, which is the highest enrollment count in the last 25 years. However, in the last two years, the district has experienced small enrollment declines.

Historical grade-by-grade PK-12 enrollments for the last ten years, 2009-10 to 2018-19, are shown in Table 5. Historical enrollments are shown by the following grade configurations: elementary (PK-6), middle (7-8), elementary and middle (PK-8), high (9-12), and total (PK-12). Self-contained special education counts by grade configuration are also shown and were incorporated into the totals. In 2018-19, enrollment (PK-12) was 26,577, which represents a gain of 1,616 students (+6.5%) from the 2009-10 enrollment of 24,961.

Table 6 following shows computed grade-by-grade survival ratios from 2009-10 to 2018-19. In addition, the average, minimum, and maximum survival ratios are shown for the past ten years along with the five-year averages, which were used to project enrollments. The average survival ratios also indicate the net migration by grade, where values over 1.000 reflect net inward migration and values below 1.000 reflect net outward migration. Eleven of the fourteen average survival ratios in the five-year trend were below 1.000, indicating a net outward migration of students. Two of the three average ratios that were above 1.000 were at the high school level. In comparing the five-year averages with the ten-year averages, there were several notable differences. At the high school level, the grade 8-9 ratio has decreased (-0.0359), indicating that more Yonkers students are electing to attend high school outside of the district. Another notable difference was an increase in the ratio for 11th to 12th grade (+0.0328), which may be a function of students moving into Yonkers to attend 12th grade, or, in the more likely scenario, that fewer students are dropping out as more students are staying in school until graduation. The remaining differences were very small, demonstrating the long-term stability of the survival ratios over the last decade.

Figure 3
Yonkers Public Schools Historical Enrollments (K-12)
1994-95 to 2018-19



Source: New York State Department of Education BEDS reports

Table 5
Yonkers Public Schools Historical Enrollments (PK-12)
2009-10 to 2018-19

Year ¹	PK	K	1	2	3	4	5	6	SE ²	PK-6 Total	7	8	SE ³	7-8 Total	9	10	11	12	SE ⁴	9-12 Total	PK-8 Total	PK-12 Total
2009-10	1580	1974	1924	1895	1905	1796	1759	1741	92	14,666	1743	1685	18	3,446	1973	1953	1608	1226	89	6,849	18,112	24,961
2010-11	1629	2025	2001	1898	1870	1906	1827	1798	110	15,064	1741	1743	24	3,508	1962	1845	1703	1437	112	7,059	18,572	25,631
2011-12	1448	2093	2031	1943	1875	1852	1882	1825	111	15,060	1787	1754	24	3,565	1785	1809	1661	1612	102	6,969	18,625	25,594
2012-13	1196	2006	2091	2004	1909	1845	1816	1872	166	14,905	1814	1769	30	3,613	1764	1821	1721	1590	108	7,004	18,518	25,522
2013-14	1298	2171	2091	2132	1965	1895	1871	1848	176	15,447	1899	1839	36	3,774	1742	1783	1761	1641	117	7,044	19,221	26,265
2014-15	1278	2025	2150	2082	2085	1960	1896	1855	194	15,525	1838	1889	32	3,759	1814	1769	1746	1751	124	7,204	19,284	26,488
2015-16	1257	1988	2002	2122	2067	2058	1934	1892	211	15,531	1865	1836	31	3,732	1828	1833	1722	1726	155	7,264	19,263	26,527
2016-17	1249	1963	2000	1987	2083	2047	1997	1948	200	15,474	1863	1852	40	3,755	1817	1853	1795	1768	136	7,369	19,229	26,598
2017-18	1441	1811	1913	1982	1967	2053	2042	1996	182	15,387	1900	1880	42	3,822	1768	1838	1832	1794	142	7,374	19,209	26,583
2018-19	1445	1920	1823	1888	1955	1972	2035	2044	179	15,261	1955	1857	49	3,861	1808	1801	1833	1865	148	7,455	19,122	26,577

Notes: ¹Data as provided by the New York State Department of Education BEDS reports

²Ungraded special education enrollment at the elementary school level

³Ungraded special education enrollment at the middle school level

⁴Ungraded special education enrollment at the high school level

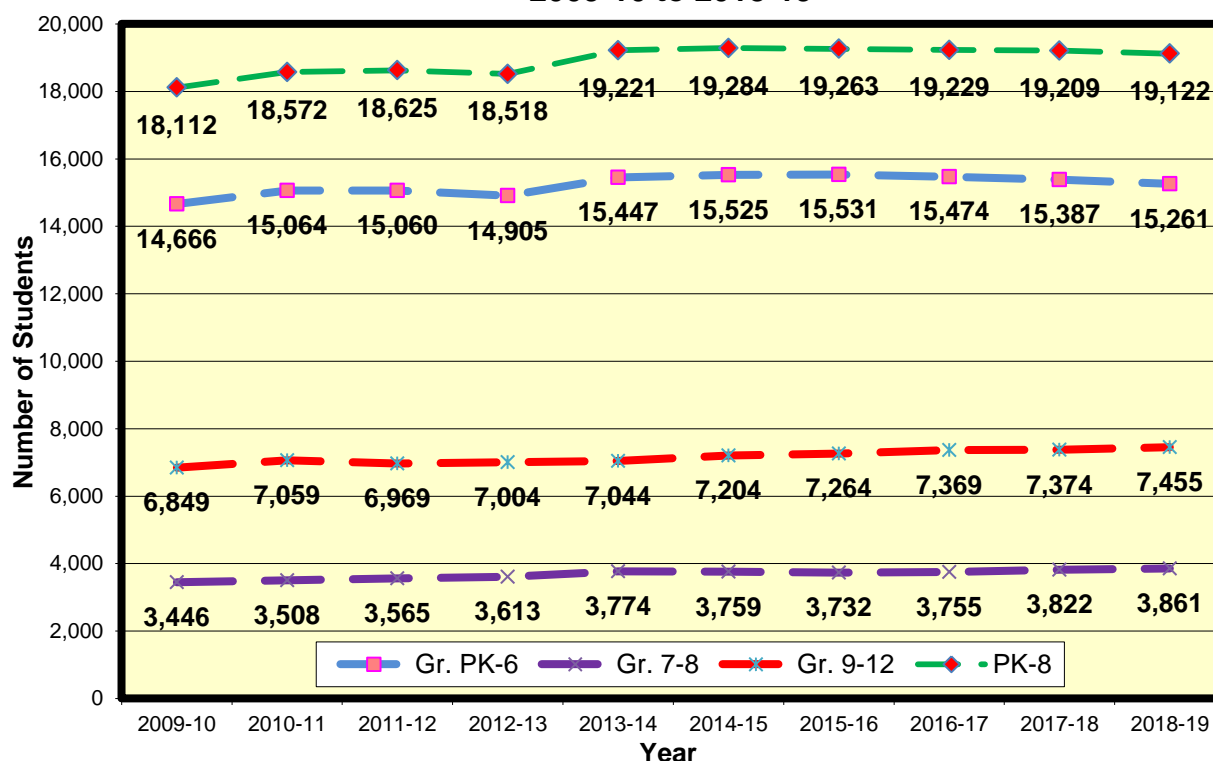
Table 6
Yonkers Public Schools Historical Survival Ratios
2009-10 to 2018-19

Progression Years	B-PK	B-K	K-1	1-2	2-3	3-4	4-5	5-6	6-7	7-8	8-9	9-10	10-11	11-12
2009-10 to 2010-11	0.5744	0.7073	1.0137	0.9865	0.9868	1.0005	1.0173	1.0222	1.0000	1.0000	1.1644	0.9351	0.8720	0.8937
2010-11 to 2011-12	0.5040	0.7380	1.0030	0.9710	0.9879	0.9904	0.9874	0.9989	0.9939	1.0075	1.0241	0.9220	0.9003	0.9466
2011-12 to 2012-13	0.4126	0.6982	0.9990	0.9867	0.9825	0.9840	0.9806	0.9947	0.9940	0.9899	1.0057	1.0202	0.9514	0.9573
2012-13 to 2013-14	0.4874	0.7489	1.0424	1.0196	0.9805	0.9927	1.0141	1.0176	1.0144	1.0138	0.9847	1.0108	0.9671	0.9535
2013-14 to 2014-15	0.4453	0.7604	0.9903	0.9957	0.9780	0.9975	1.0005	0.9914	0.9946	0.9947	0.9864	1.0155	0.9792	0.9943
2014-15 to 2015-16	0.4507	0.6927	0.9886	0.9870	0.9928	0.9871	0.9867	0.9979	1.0054	0.9989	0.9677	1.0105	0.9734	0.9885
2015-16 to 2016-17	0.4609	0.7038	1.0060	0.9925	0.9816	0.9903	0.9704	1.0072	0.9847	0.9930	0.9897	1.0137	0.9793	1.0267
2016-17 to 2017-18	0.5195	0.6683	0.9745	0.9910	0.9899	0.9856	0.9976	0.9995	0.9754	1.0091	0.9546	1.0116	0.9887	0.9994
2017-18 to 2018-19	0.5291	0.6921	1.0066	0.9869	0.9864	1.0025	0.9912	1.0010	0.9795	0.9774	0.9617	1.0187	0.9973	1.0180
Maximum Ratio	0.5744	0.7604	1.0424	1.0196	0.9928	1.0025	1.0173	1.0222	1.0144	1.0138	1.1644	1.0202	0.9973	1.0267
Minimum Ratio	0.4126	0.6683	0.9745	0.9710	0.9780	0.9840	0.9704	0.9914	0.9754	0.9774	0.9546	0.9220	0.8720	0.8937
Avg. 5-Year Ratios	0.4811	0.7035	0.9940	0.9894	0.9877	0.9914	0.9865	1.0014	0.9862	0.9946	0.9684	1.0136	0.9847	1.0082
Avg. 10-Year Ratios	0.4871	0.7122	1.0027	0.9908	0.9852	0.9923	0.9940	1.0034	0.9935	0.9983	1.0043	0.9953	0.9565	0.9753
Diff. Between 5-Year and 10-Year Ratios	-0.0060	-0.0087	-0.0087	-0.0014	+0.0025	-0.0009	-0.0075	-0.0020	-0.0073	-0.0037	-0.0359	+0.0183	+0.0282	+0.0328

Factors related to inward migration include families with school-age children purchasing an existing home or new housing unit, or renting an apartment unit. The reasons for families moving into a community vary. For instance, a family could move into Yonkers for economic reasons and proximity to employment, or to be near existing family. Another plausible reason for inward migration is the reputation of the school district, as the appeal of a school district draws families into a community, resulting in the transfer of students into the district. On the flip side, outward migration is caused by families with children moving out of the community, perhaps due to difficulty in finding employment or affordable housing. Outward migration in the school district can also be caused by parents choosing to withdraw their children from public school to attend private, parochial, or charter schools, or to attend a different public school district. In the case of the Yonkers Public Schools, the reasons for migration are not explicitly known (such as for economic reasons or the appeal of the school district), as exit and entrance interviews would need to be conducted for all children leaving or entering the district.

Historical enrollments are also shown in Table 5 and Figure 4 by grade configuration (PK-6, 7-8, PK-8, and 9-12). Self-contained special education/ungraded students were incorporated into the totals by grade configuration.

Figure 4
Yonkers Public Schools Historical Enrollments by Level
2009-10 to 2018-19



For grades PK-6, enrollments generally increased through 2015-16 before reversing trend. In 2018-19, enrollment was 15,261, which is a gain of 595 students from the 2009-10 enrollment of 14,666. In the short term, enrollment has declined by 270 students in the last three years.

At the middle school level (7-8), enrollment has been increasing, which is due to the larger elementary school cohorts advancing into the upper grades. In 2018-19, enrollment was 3,861, which is a gain of 415 students from the 2009-10 enrollment of 3,446.

When analyzing the combined elementary and middle school enrollments (PK-8), enrollments increased through 2014-15 before reversing trend. PK-8 enrollment has declined for four consecutive years. In 2018-19, enrollment was 19,122, which is a gain of 1,010 students from the 2009-10 enrollment of 18,112. However, in the short term, enrollment has declined by 162 students in the last four years.

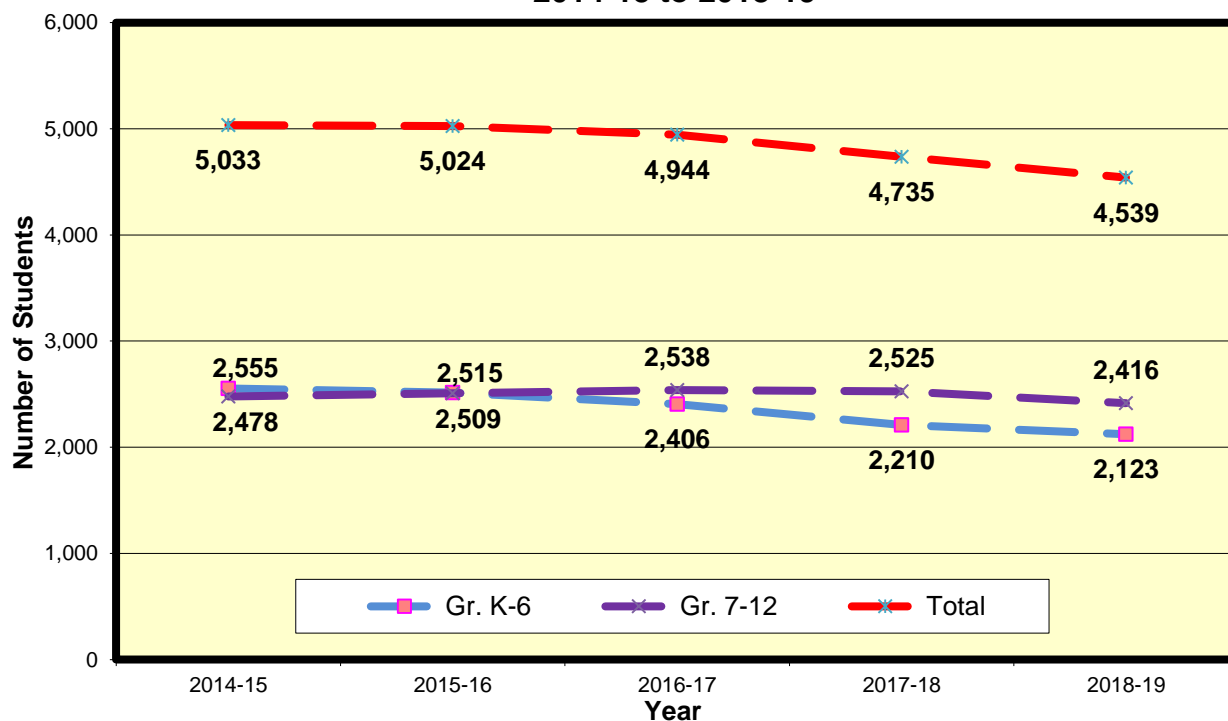
Finally, at the high school level (9-12), enrollment was fairly stable from 2009-10 through 2013-14 before increasing in each of the last five years. Grade 9-12 enrollment was 7,455 in 2018-19, which is a gain of 606 students from the 2009-10 enrollment of 6,849.

Non-Public School Enrollment

In Figure 5 below, the number of resident students from the Yonkers Public Schools attendance area (“Yonkers resident students”) who are attending non-public schools is shown from 2014-15 through 2018-19, a five-year period. Counts are shown for elementary (K-6), secondary (7-12), and total (K-12). Pre-kindergarten students were excluded. In addition, Table A1 in the Appendix provides a list of non-public schools and the number of Yonkers resident students attending each school from 2014-15 through 2018-19.

The total number of Yonkers resident students (K-12) attending non-public schools declined from 5,033 in 2014-15 to 4,539 in 2018-19, which is a loss of 494 students over the five-year period. At the elementary level, the number of Yonkers resident students attending non-public schools declined from 2,555 in 2014-15 to 2,123 in 2018-19, which is a decline of 432 students. Most of the overall decline has occurred at the elementary level. At the secondary level, the number of Yonkers resident students attending non-public schools increased through 2016-17 before declining in the last two years. In 2018-19, the number of Yonkers resident students attending non-public secondary schools was 2,416, which is a decline of 62 students from the 2014-15 count (2,478). In 2018-19, the number of Yonkers resident students attending non-public schools represented 15.3% of the total Yonkers resident student population.

Figure 5
Non-Public School Enrollments of Yonkers Resident Students
2014-15 to 2018-19



In 2018-19, nearly one-third (31.3%) of the non-public school population attended one of five schools. The five non-public schools that had the greatest number of Yonkers resident students in 2018-19 were:

1. Annunciation School – 372 students, (8.2% of Yonkers resident non-public population)
2. Archbishop Stepinac High School – 297 students (6.5%)
3. St. John the Baptist School – 262 students (5.8%)
4. Maria Regina High School – 255 students (5.6%)
5. Sacred Heart Elementary School – 236 students (5.2%)

Is the decline in the number of Yonkers resident students attending non-public schools related to a decline in the overall universe of students in grades K-12, or is it that fewer Yonkers students are attending non-public schools? Table 7 replicates the public school enrollment of the Yonkers Public Schools from Figure 3 (K-12 students only) as well as the total number of resident students from the Yonkers Public Schools who are attending non-public schools as shown in Figure 5. The total number of private and public school students, which does not include pre-kindergarten students, children not enrolled in school, or children who are home-schooled, was fairly stable from 2014-15 to 2016-17 before declining in the last two years. Table 7 also shows the percentage of Yonkers students attending public and private schools in the last five years. As the table shows, there is a slightly lower percentage of students attending private school in 2018-19 (15.3%) as compared to 2014-15 (16.6%).

Table 7
Public and Private School Enrollment (K-12) in Yonkers
2014-15 to 2018-19

School Type	2014-15	2015-16	2016-17	2017-18	2018-19
Public	25,210	25,270	25,349	25,142	25,132
Private	5,033	5,024	4,944	4,735	4,539
Total	30,243	30,294	30,293	29,877	29,671
Public %	83.4%	83.4%	83.7%	84.2%	84.7%
Private %	16.6%	16.6%	16.3%	15.8%	15.3%

Source: New York State Department of Education BEDS Report

Kindergarten Replacement

Kindergarten replacements were analyzed to determine whether there was any relationship between overall enrollment change and kindergarten replacement, which is the numerical difference between the number of graduating 12th graders and the number of entering kindergarten students. The district has experienced positive kindergarten replacement in each of the last nine years. Positive kindergarten replacement occurs when the number of graduating 12th grade students is less than the number of kindergarten students entering the district in the next year. Negative kindergarten replacement occurs when the number of graduating 12th grade students is larger than the number of kindergarten students replacing them in the next year. As shown in Figure 6, positive kindergarten replacement has ranged from 43 to 799 students per year, but has declined in magnitude over time. In 2018-19, there was a gain of 126 students due to kindergarten replacement, as 1,794 twelfth graders graduated in 2017-18 and were replaced by 1,920 kindergarten students in 2018-19. In the last four years, the district has gained an average of 161 students per year due to kindergarten replacement.

Figure 6
Yonkers Historical Kindergarten Replacement

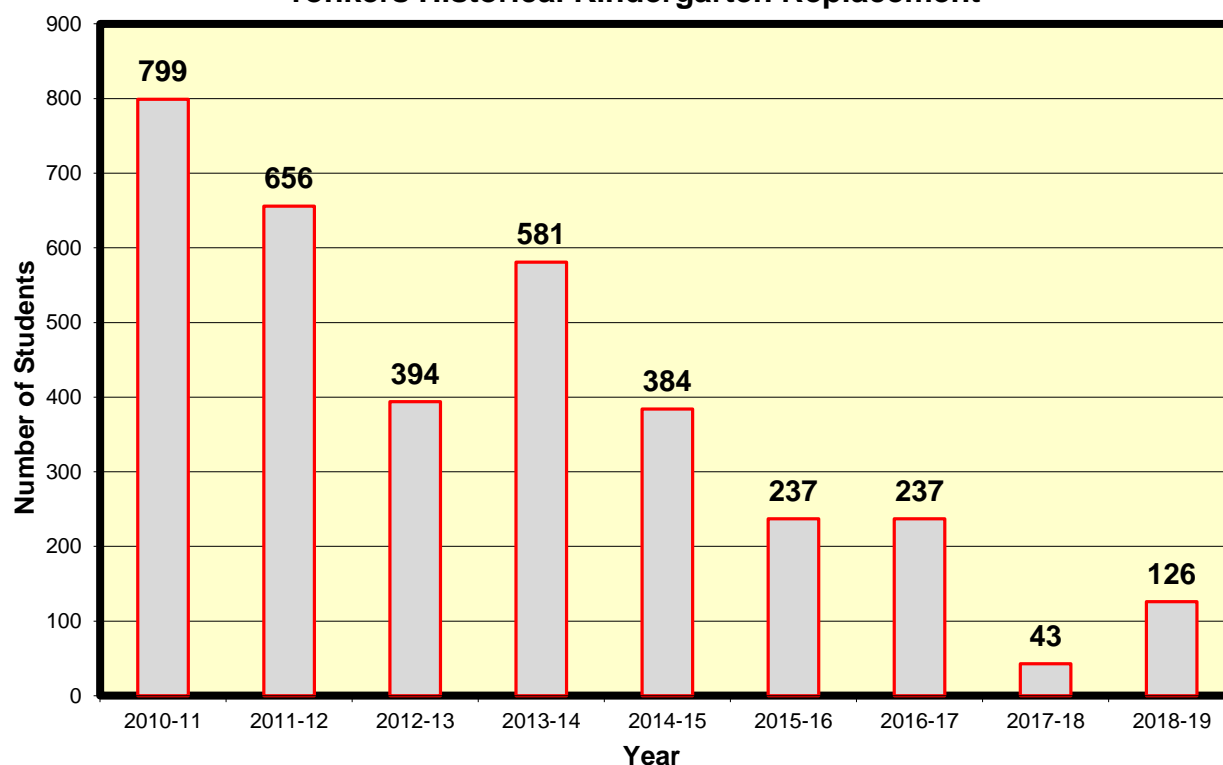
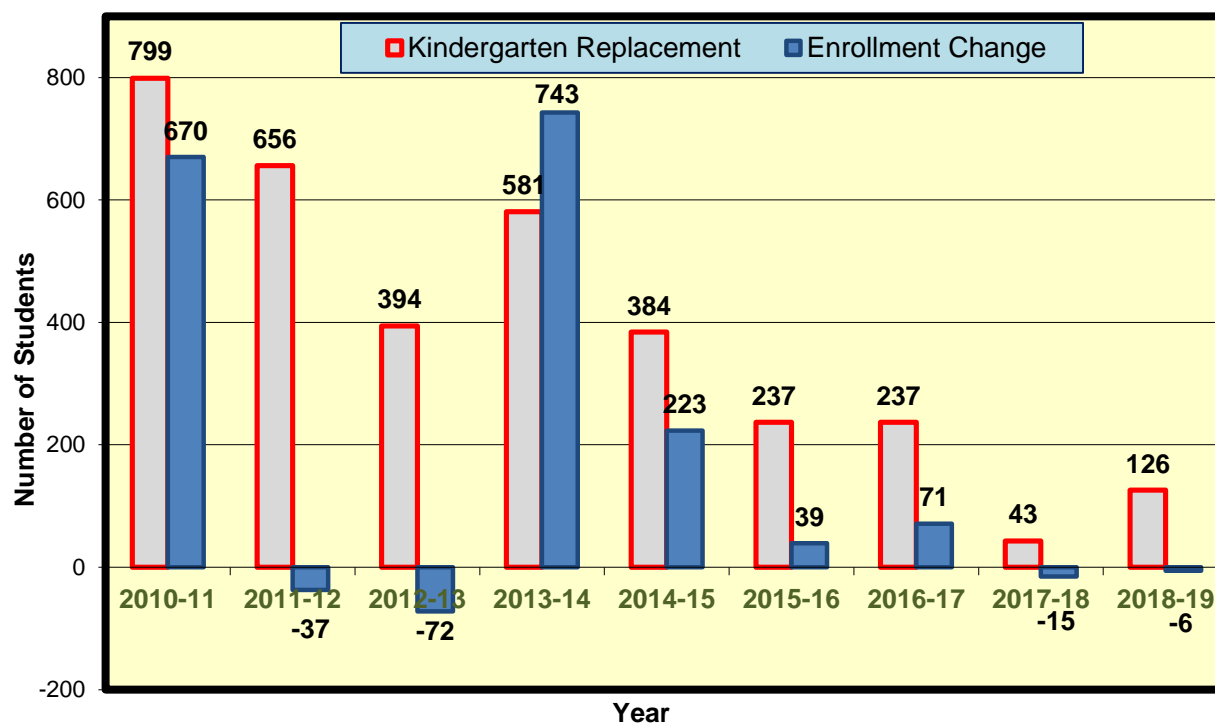


Figure 7 shows the annual change in enrollments compared to kindergarten replacement. As the figure demonstrates, there appears to be a strong relationship, statistically speaking, between the overall change in enrollments and kindergarten replacement. Although this data represents a small sample, the correlation coefficient between the two variables was 0.64. Correlation coefficients measure the relationship or association between two variables; this does not imply that there is cause and effect between the two variables. Other variables, known as lurking variables, may have an effect on the true relationship between kindergarten replacement and total enrollment change. Negative correlation coefficients indicate that as one variable is increasing (decreasing), the other variable is decreasing (increasing). Positive correlation coefficients indicate that as one of the variables increases (decreases), the other variable increases (decreases) as well. The computed linear correlation coefficient is always between -1 and +1. Values near -1 or +1 indicate a strong linear relationship between the variables while values near zero indicate a weak linear relationship. Based on the correlation of 0.64, there appears to be a strong statistical relationship between kindergarten replacement and enrollment change in the school district in the last nine years.

In eight of the last nine years, the district's gains due to positive kindergarten replacement were partially offset (or totally, resulting in an enrollment decline) by a net outward migration of students in the other grades (K to 1, 1 to 2, 2 to 3, etc.). This was confirmed previously as eleven of the fourteen average survival ratios in the five-year trend were below 1.000.

Figure 7
Comparison of PK-12 Enrollment Change
and Kindergarten Replacement



Birth Data

Birth data were needed to compute kindergarten enrollments, which were calculated as follows. Birth data, which are lagged five years behind their respective kindergarten classes, were used to calculate the survival ratio for each birth-to-kindergarten cohort. For instance, in 2013, there were 2,774 births to Yonkers residents. Five years later (the 2018-19 school year), 1,920 children enrolled in kindergarten, which is equal to a survival ratio of 0.692 from birth to kindergarten. Birth counts and birth-to-kindergarten survival ratios are displayed in Table 8. 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. 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 (or home resales), 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, charter, 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 child to a private full-day kindergarten for the first year.

Table 8
Birth Counts and Historical Birth-to-Kindergarten Survival Ratios
in the Yonkers Public Schools

Birth Year¹	Number of Births City of Yonkers	Kindergarten Students Five Years Later	Birth-to-Kindergarten Survival Ratio
2004	2,909	1,974	0.679
2005	2,863	2,025	0.707
2006	2,836	2,093	0.738
2007	2,873	2,006	0.698
2008	2,899	2,171	0.749
2009	2,663	2,025	0.760
2010	2,870	1,988	0.693
2011	2,789	1,963	0.704
2012	2,710	1,811	0.668
2013	2,774	1,920	0.692
2014	2,731	N/A	N/A
2015	2,689	N/A	N/A
2016	2,582	N/A	N/A
2017	2,622	N/A	N/A

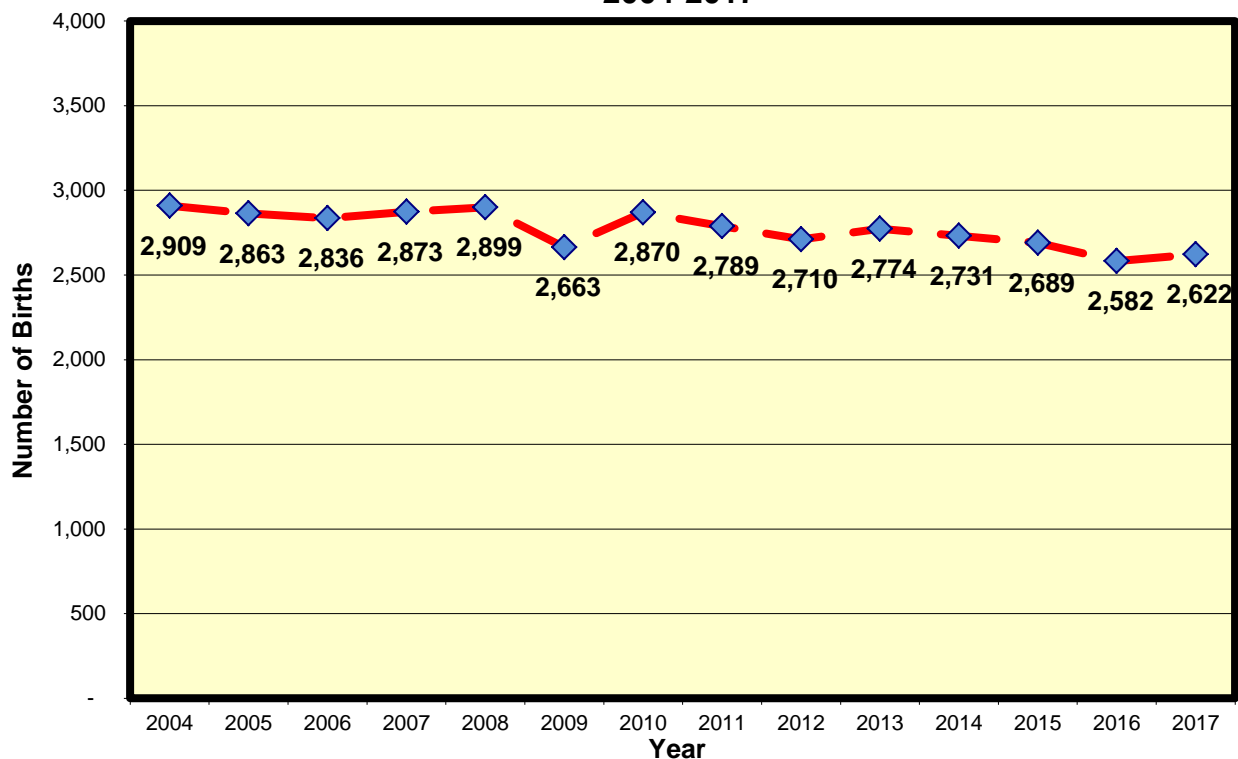
Note: ¹Birth data were provided by the New York State Department of Health from 2004-2017.

Birth-to-kindergarten survival ratios have been significantly below 1.000 in each of the last ten years, which is likely due to the number of residents attending non-public schools as discussed previously. Birth-to-kindergarten survival ratios in the district have been fairly consistent, ranging from 0.668-0.760.

Birth data were geocoded by the New York State Department of Health (“DOH”) from 2004-2017 by assigning geographic coordinates to a birth mother based on her street address. The DOH provided birth counts by the school district’s overall attendance area, but not by elementary attendance zone, as the DOH would not release the geocoded birth data. Birth counts for 2018 were not yet available. Births were estimated from 2018-2023, as these cohorts will become the kindergarten classes of 2023-2028. Using a three-year rolling average, births are projected to range from 2,612-2,631 births per year.

Figure 8 shows the number of births in Yonkers from 2004-2017. In general, the number of births has been slowly declining. Births declined from a high of 2,909 in 2004 to 2,622 in 2017, which is a loss of 287 births and a 9.9% decline. As a result, kindergarten counts have declined from a high of 2,171 in 2013-14 to a low of 1,811 in 2017-18, which is a loss of 360 kindergarten children.

Figure 8
Yonkers Historical Birth Counts
2004-2017



Regarding fertility rates, the rate in Yonkers is lower than those of both Westchester County and the State of New York. According to the 2017 ACS, the fertility rate of women aged 15 to 50 in Yonkers was 39 births per 1000 women. In comparison, the fertility rate in Westchester County was 43 births per 1,000 women and was 46 births per 1,000 women in New York State. However, it should be noted that while the municipal, county, and state data are all based on a sample, the Yonkers data has a margin of error that is higher than the county and state data and may not reflect the “true” fertility rate in the city.

Figures 9 and 10 show the age pyramids of males and females in the Yonkers Public Schools from the 2010 Census and the 2017 ACS. The largest number of individuals in 2010 was aged 0-4 for males and 30-34 for females. In 2017, the largest cohort was aged 0-4 for males and 25-29 for females. Since the largest cohort in 2017 for each gender is not the next age class, which would occur if all residents remain in Yonkers, there is likely significant migration occurring in the city. According to the 2017 ACS, it is estimated that 12.1% of the school-age population (5-17) moved into Yonkers in 2017 from another location outside of Yonkers, either domestic or international.

As shown in Table 9, in comparing the data from 2010 and 2017, the greatest declines (shaded red), both in number and percentage points, occurred in the 15-19 age group for males, which corresponds approximately with high school and college-aged individuals, and the 30-34 age group for females. The greatest gains (shaded blue), both in number and percentage points, occurred in the 70-74 age group for males and the 65-69 age group for females.

Figure 9
Population Pyramid of Yonkers
2010

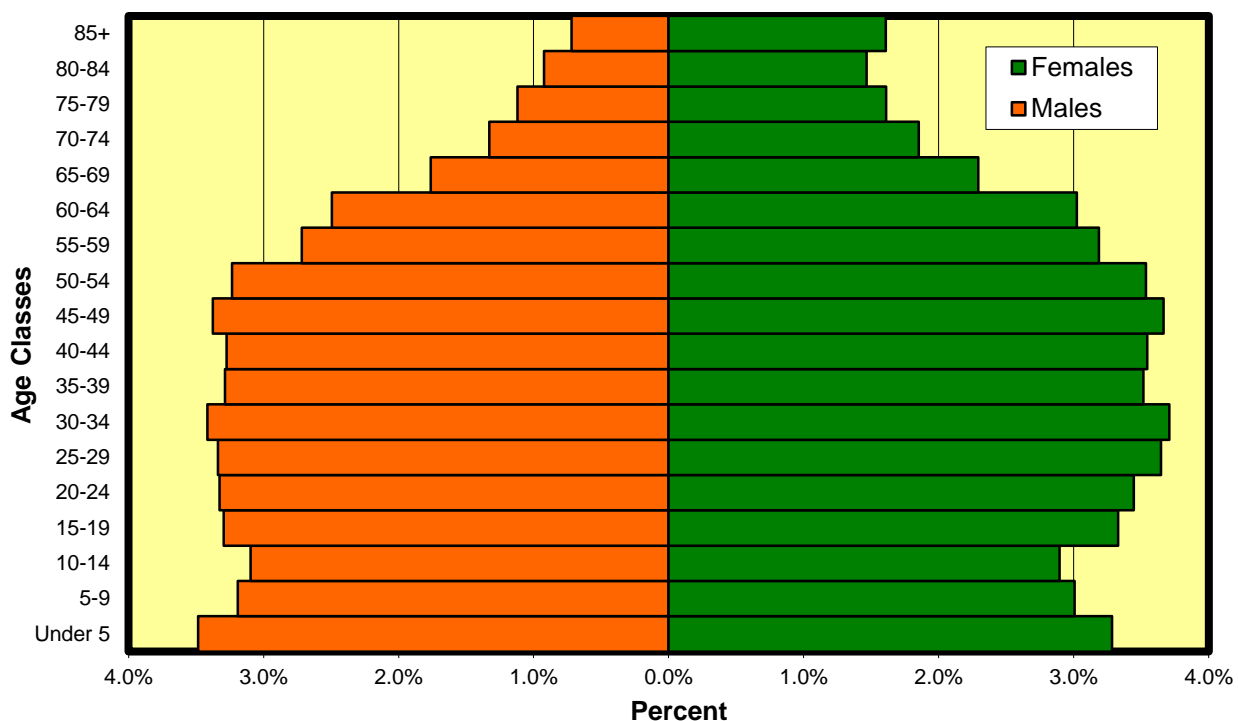


Figure 10
Population Pyramid of Yonkers
2017

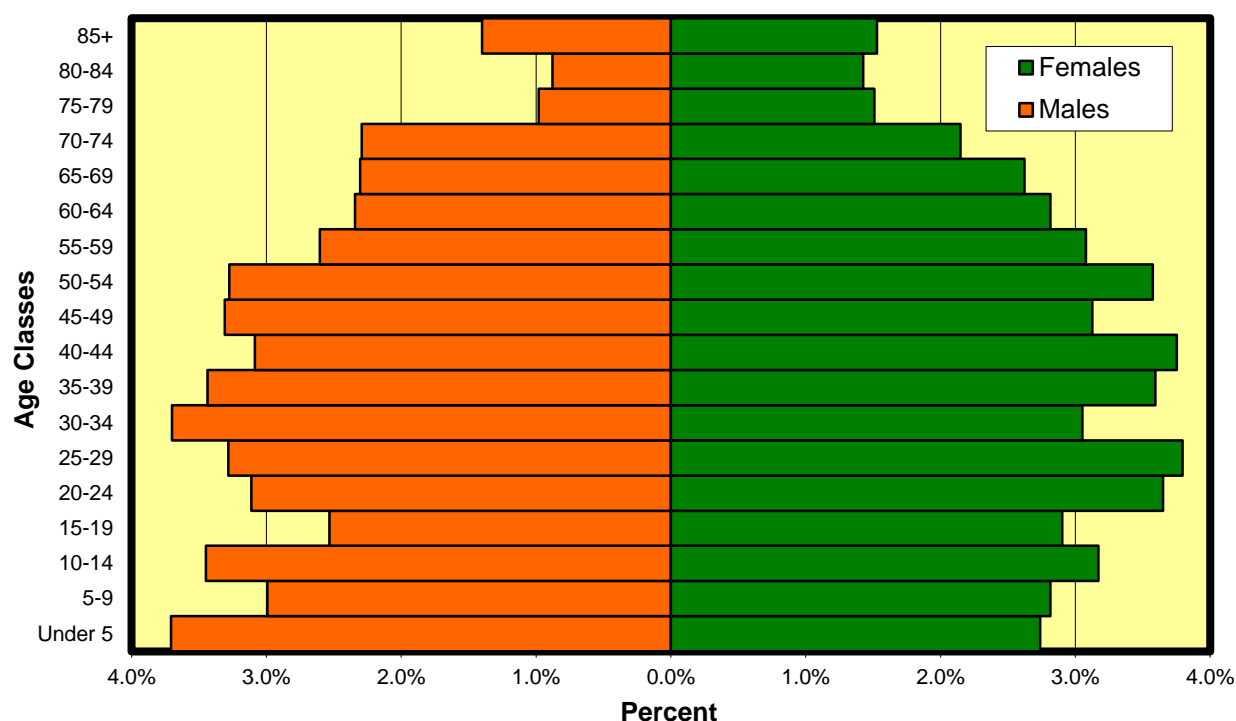


Table 9
Numerical and Percentage Point Changes of Males and Females in Yonkers
2010 to 2017

Age Group	Males		Females	
	Numerical Change	Percentage Point Change	Numerical Change	Percentage Point Change
Under 5	+661	+0.2	-898	-0.5
5-9	-207	-0.2	-206	-0.2
10-14	+903	+0.4	+733	+0.3
15-19	-1343	-0.8	-659	-0.4
20-24	-229	-0.2	+622	+0.2
25-29	+87	-0.1	+520	+0.1
30-34	+780	+0.3	-1,100	-0.7
35-39	+503	+0.2	+369	+0.1
40-44	-186	-0.2	+638	+0.2
45-49	+68	-0.1	-867	-0.5
50-54	+280	0.0	+295	0.0
55-59	-66	-0.1	-23	-0.1
60-64	-157	-0.2	-237	-0.2
65-69	+1203	+0.5	+808	+0.3
70-74	+2025	+1.0	+709	+0.3
75-79	-212	-0.1	-104	-0.1
80-84	-36	0.0	+6	0.0
85+	+1418	+0.7	-66	-0.1

Notes: Cells shaded blue reflect the greatest gains over the ten-year period.

Cells shaded red reflect the greatest losses over the ten-year period.

New Housing in Yonkers

In Table 10 following, a list of potential developments in Yonkers is shown, along with the number of units, housing type, bedroom distribution (if available), and project status. Many of the proposed residential developments that were listed in our previous demographic study in August 2016 have been completed and are now in the process of leasing units. Several projects that will no longer be constructed (e.g., Teutonia Hall) were removed from the table. New projects that have come online since the 2016 demographic study are highlighted blue. In addition, there are several developments that are age-restricted (e.g., Ludlow Commons, 45-51 Post Street, etc.) that are included in the table, which will have no impact on the school district. Age-restricted units were not included in the unit totals below, nor was the development by St. Joseph's Medical Center, which is not likely to have children. In total, there is the potential for 5,395 non age-restricted housing units in Yonkers.

Table 10
Potential New Housing in Yonkers

Development¹	Number of Units	Housing Type	Number of Bedrooms	Notes
Stratus on Hudson (1065 and 1077 Warburton Avenue)	74	Market-rate/Luxury Apartments	1-BR (43) 3-BR (31)	Completed in 2018. In the process of leasing apartments.
Grant Park III (172 & 209 Warburton Avenue)	70	Public housing/low income	N/A	Public housing by Yonkers Municipal Housing Authority. Under construction.
Rivertides (1105-1135 Warburton Avenue)	353	Apartments	Studio (10) 1-BR (100) 2-BR (219) 3-BR (24)	In the process of leasing apartments. Opened in 2017.
Apex Hudson Riverfront (20 Water Grant Street)	326	Market-rate/Luxury Apartments	1-BR (222) 2-BR (102)	Two 25-story residential towers in the process of leasing units. Opened in January 2018.
River Club at Hudson Park - Hudson Park IV (Alexander Street, Water Grant Street, Van Der Donck Street)	213	Apartment	Mix of Studios, 1-BR, 2-BR	24-story apartment building in the process of leasing units. Opened in December 2018.
Stagg Development (411 Bronx River Road)	44	Market-rate/Luxury Apartments	1-BR (17) 2-BR (27)	Project has received planning board approval.
1177@Greystone (1177 Warburton Avenue)	55	Market-rate/Luxury Apartments	1-BR (28) 2-BR (24) 3-BR (3)	One unit will be set aside to meet affordable housing requirements. In the process of leasing apartments. Opened in 2018.
AvalonBay (Alexander Street and Ashburton Avenue)	609	Market-rate/Luxury Apartments	Studio (71) 1-BR (291) 2-BR (238) 3-BR (9)	10% of the units will be set aside to meet affordable housing requirements. In the process of leasing apartments. Opened in 2018.
Sawyer Place (Nepperhan Street, Larkin Plaza, Main Street)	442	Market-rate/Luxury ownership	Studio (71) 1-BR (235) 2-BR (92) 3-BR (44)	In the process of leasing apartments. 10% of the units will be set aside to meet affordable housing requirements. Opened in 2018.
705 Bronx River Road	160	Market-rate/Luxury ownership	N/A	Nine-story apartment building approved March 2017. Ten percent of the units will be set aside to meet affordable housing requirements.
Point Street Landing (159-161 Alexander Street)	1,395	Apartment	Studio (350) 1-BR (558) 2-BR (350)	To be built on ten lots. Project is estimated to have a 10-year buildout.

			3-BR (70)	
57 Alexander Street	440	Apartment	Studio (116) 1-BR (219) 2-BR (95) 3-BR (10)	Seven-story apartment building in Planning Review
TCB Cottage Gardens	188	Public housing/low income	N/A	Public housing by Yonkers Municipal Housing Authority
TCB Cottage Gardens Phase 3 (8 Cottage Place)	70	Public housing/low income	N/A	Public housing by Yonkers Municipal Housing Authority
TCB Cottage Gardens Phase 4	85	Public housing/low income	N/A	Public housing by Yonkers Municipal Housing Authority
Alma Realty Corp. (70 Jackson Street)	128	Apartment	Studio (24) 1-BR (64) 2-BR (40)	Located at former School 19 site. Project has received approval and will consist of 8-story building.
Former PS 6 Site (43 Ashburton Avenue)	120	Age-Restricted/low income	N/A	Located at former School 6 site. 50 units will be for senior citizens and 70 units will be for low-income families.
UNO @iPark (1 and 9 Bashford Street)	100	Apartment	Micro Flats/Lofts	Completed in 2018
70 Ashburton (70 Ashburton Avenue)	90	Apartment	N/A	Under construction
St. Joseph's Medical Center (10-28 School Street)	80	Apartment	Studio (50) 1-BR (10) 2-BR (20)	Project has received approval. Would be affordable housing for veterans and those recovering from illness.
Dayspring Commons (Elm Street)	63	Affordable Apartments	1-BR (5) 2-BR (55) 3-BR (3)	Project has received approval and will consist of affordable housing units.
Ludlow Commons (7-17 Ludlow Street)	70	Age-Restricted Affordable Apartments	Studio (6) 1-BR (30) 2-BR (12) 3-BR (12)	Opened in 2018. Age-restricted affordable housing.
45-51 Post Street	56	Age-Restricted Affordable Apartments	N/A	
188 Warburton at the Ridgeway (188 Warburton Avenue)	51	Public housing/low income	N/A	Completed. Twenty students live in the building in the 2019-20 school year.
9-11 Riverdale Avenue	29	Apartment	Studio (6) 1-BR (21) 2-BR (2)	Project has received approval.
29 & 51 Wells Avenue	197	Apartment	N/A	
52 Prospect Street	78	Apartment	N/A	
Warburton Lofts (44 Warburton Avenue)	10	Apartment	N/A	
Canvas Blue (Fairview Place, Orchard Street, Orchard Place)	55	Apartment	N/A	
Total	Non Age-Restricted Units = 5,395			

Notes: ¹As provided by the Yonkers Department of Planning and Development
Developments shaded blue are newly proposed developments since the August 2016 demographic study

Estimate of Public School Children from New Housing

In estimating the number of public school children from the proposed developments, comparable properties in Yonkers were identified as discussed below. The number of public school children from each comparable development was tabulated using the Yonkers Public Schools student address database from the 2019-20 school year. Student yields were then computed (number of public school children/total number of units). An estimate was then made of the number of public school children that could potentially come from the proposed housing developments. A **rough estimate** of the impact on the grade-level enrollments for the next ten years is provided in the Appendix (Table A2). Those projections should be considered a rough estimate due to the uncertainty of the timeline of occupation and the unavailability of the bedroom distribution in some developments. It should be noted that estimating the timeline of occupancy is difficult and somewhat arbitrary. Developments may take several years to build, where the number of new students would need to be spread out in the projections for perhaps a two- or three-year period. In addition, some developments that have received approval may never be built due to changing market conditions or lack of financial resources. Therefore, the adjusted enrollment projections in the Appendix have been provided to give the Yonkers Board of Education (“BOE”) an estimate of the potential impact on the district. It is recommended that the BOE continue to monitor the status of these developments to determine the future impact on the school district. To project the number of public school children from the new housing units, several assumptions were made:

1. Market-rate apartment rentals were assumed to have a student yield (PK-12) of 0.046. This was based on the 2019-20 student yield in 66 Main, Hudson Park North, and Hudson Park South where there are 34 public school children in 739 units, resulting in a yield (34/739) of 0.046.
2. Affordable rentals were assumed to have a student yield (PK-12) of 0.392. This was based on the 2019-20 student yield in 49 North Broadway and 330 Riverdale Avenue, where there are 91 public school children in 232 units, resulting in a yield (91/232) of 0.392.
3. Public housing units were assumed to have a student yield (PK-12) of 0.640. This was based on the 2019-20 student yield in Grant Park I where there are 64 public school children in 100 units, resulting in a yield (64/100) of 0.640.

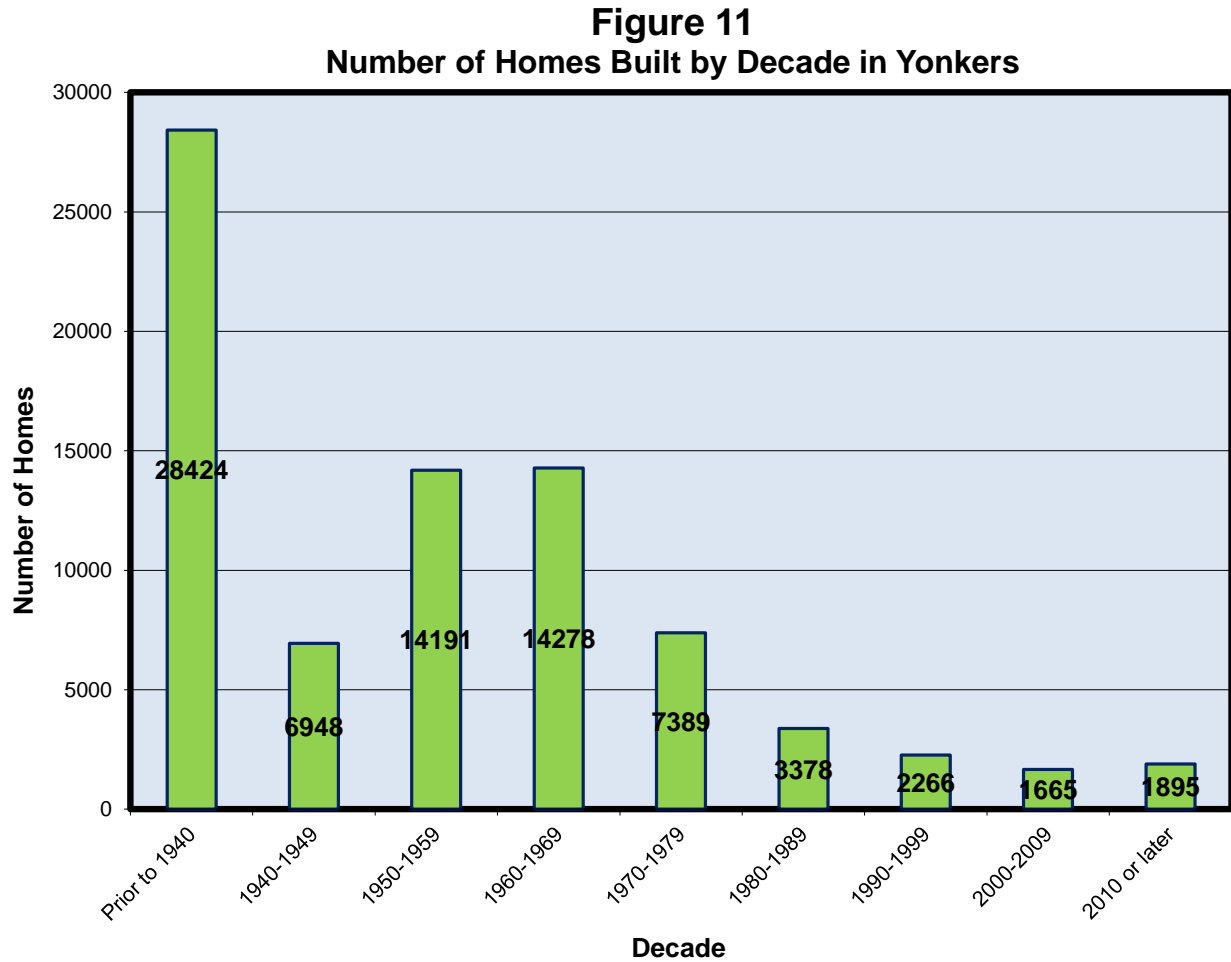
Table 11 estimates the number of public school children by development using the student yields. Age-restricted developments were excluded, as well as the St. Joseph's Medical Center development. Developments that were completed prior to January 2018 and that are occupied were also omitted from the table (Apex Hudson Riverfront, Rivertides, and 188 Warburton at the Ridgeway). A total of 548 public school children are projected from the new developments, with nearly half (264) coming from the new public housing developments (Grant Park III and TCB Cottage Gardens).

Table 11
Estimated Number of Public School Students from New Housing in Yonkers

Development	Number of Units	Estimated Number of Students
Stratus on Hudson	74	3
Grant Park III	70	45
River Club at Hudson Park - Hudson Park IV	213	10
Stagg Development	44	2
1177@Greystone	55	3
AvalonBay	609	49
Sawyer Place	442	36
705 Bronx River Road	160	13
Point Street Landing	1,395	64
57 Alexander Street	440	20
TCB Cottage Gardens	188	120
TCB Cottage Gardens Phase 3	70	45
TCB Cottage Gardens Phase 4	85	54
Alma Realty Corp.	128	6
Former PS 6 Site	70	27
UNO @iPark	100	5
70 Ashburton	90	4
Dayspring Commons	63	25
9-11 Riverdale Avenue	29	1
29 & 51 Wells Avenue	197	9
52 Prospect Street	78	4
Warburton Lofts	10	0
Canvas Blue	55	3
Total		548

Distribution of Homes by Decade Built

Figure 11 shows the number of homes built by decade in Yonkers from the 2017 ACS. More than 79% of the homes were built prior to 1970, which is indicative of an older housing stock. Of the decades shown, the greatest number of homes was built in the 1960s followed by the 1950s, which resulted in a gain of more than 50,000 persons over the 20-year period.



Enrollment Projections

Enrollments were computed for each grade from 2019-20 through 2028-29, a ten-year period, using cohort-survival ratios based on the last five years of historical enrollment. It should be noted that a five-year projection is more reliable than a ten-year projection. Since birth data are used to project kindergarten students five years later, the ten-year projection in years 6-10 relies on estimated birth counts in order to project the number of kindergarten students. For instance, in the 7th year of the ten-year projection, which corresponds to the 2025-26 school year, birth data from 2020 would be needed to project the number of kindergarten students. Since these children have not yet been born, they would need to be estimated. **For this reason, elementary projections are much more susceptible to higher error rates in a ten-year projection as compared to middle or high school projections, which rely on either children that have already been born or that are currently enrolled in the district.**

Enrollments for the ungraded special education classes were computed by calculating the historical proportion of ungraded special education students with respect to the regular education subtotals in each grade configuration (PK-6, 7-8, and 9-12) and multiplying that value by the future regular education subtotals.

With respect to grade-level pre-kindergarten students, the five-year (0.4811) average birth-to-pre-kindergarten ratio from Table 6 was not used. As the birth-to-pre-kindergarten survival ratios have been increasing over time, using a five-year average ratio would likely underestimate the future number of pre-kindergarten children. Instead, a two-year average birth-to-pre-kindergarten ratio (0.5243) was used to estimate future pre-kindergarten enrollments.

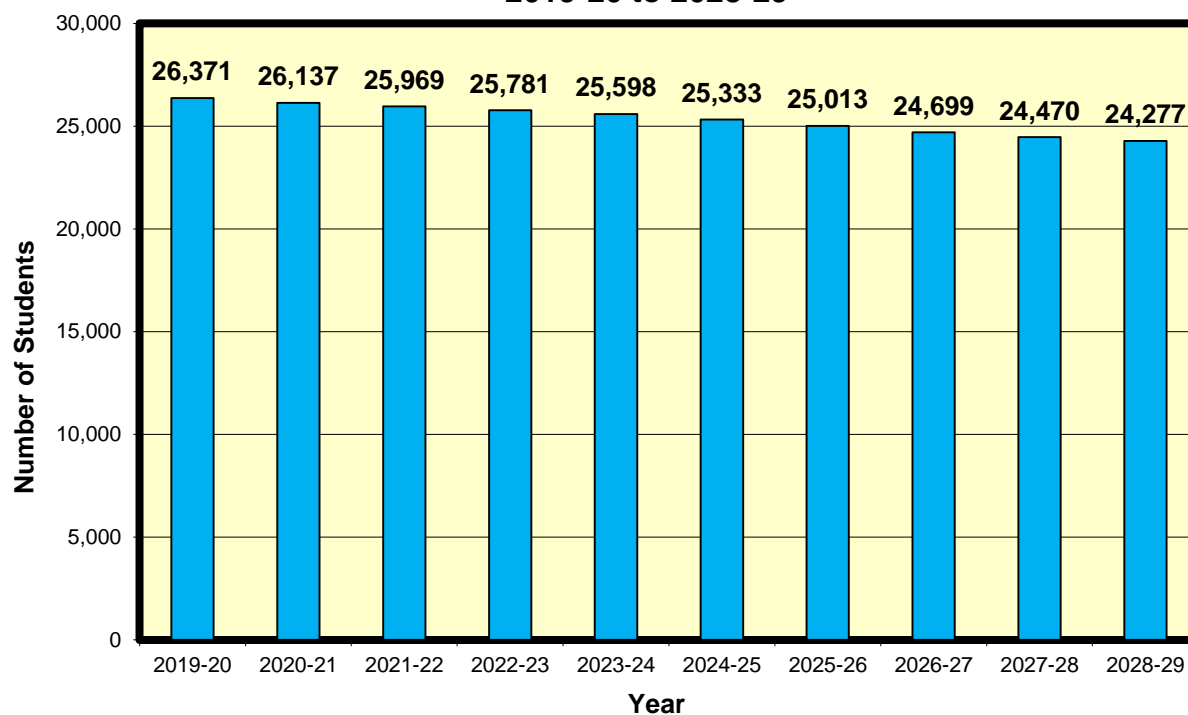
Likewise, the five-year average birth-to-kindergarten ratio (0.7035) from Table 6 was not used to project kindergarten students. As the birth-to-kindergarten survival ratios have been very stable in the last four years, the four-year average birth-to-kindergarten ratio (0.6892) was used instead.

Projected enrollments (PK-12) follow in Figure 12 and Table 12. Total enrollment is projected to decrease throughout the projection period. In 2023-24, which is the end of the first five years of the projection period, enrollment is projected to be 25,598, which would be a loss of 979 students from the 2018-19 enrollment of 26,577. In the last five years of the projection period, a larger decline of 1,321 students is projected. Enrollment is projected to be 24,277 in 2028-29, which would be a loss of 2,300 students from the 2018-19 enrollment.

Table 12 also shows the projected enrollments by the current grade configurations (PK-6, 7-8, PK-8, and 9-12) in the Yonkers Public Schools. At the elementary level containing grades PK-6, enrollment is projected to decline through 2027-28 before stabilizing. **The stabilization in enrollment is related to holding the projected number of births from 2018-2023 relatively constant, which results in constant kindergarten counts five years later and subsequent elementary grades.** PK-6 enrollment is projected to be 14,083 in 2023-24, which would represent a decline of 1,178 students from the 2018-19 enrollment of 15,261. In the final five years of the projection period, enrollment is projected to decline by an additional 233

students. By 2028-29, enrollment is projected to be 13,850, which would be a loss of 1,411 students from the 2018-19 enrollment.

Figure 12
Yonkers Public Schools Enrollment Projections
2019-20 to 2028-29



For grades 7-8, enrollment is projected to increase for the first two years of the projection period before reversing trend. Enrollment is projected to be 3,719 in 2023-24, which would represent a loss of 142 students from the 2018-19 enrollment of 3,861. In the last five years of the projection period, enrollment is projected to decline by an additional 286 students. In 2028-29, enrollment is projected to be 3,433, which would be a loss of 428 students from the 2018-19 enrollment.

When analyzing the combined elementary and middle school enrollments (PK-8), enrollment is projected to decline throughout the projection period. Enrollment is projected to be 17,802 in 2023-24, which would be a loss of 1,320 students from the 2018-19 enrollment of 19,122. In the last five years of the projection period, enrollment is projected to decline at a slower rate, losing 519 students. In 2028-29, enrollment is projected to be 17,283, which would be a loss of 1,839 students from the 2018-19 enrollment.

Finally, for grades 9-12, enrollments are projected to increase through 2023-24 before reversing trend. Enrollment is projected to be 7,796 in 2023-24, which would be a gain of 341 students from the 2018-19 enrollment of 7,455. However, enrollment is projected to decline by 802 students in the last five years of the projection period. By 2028-29, enrollment is projected to be 6,994, which would represent a loss of 461 students from the 2018-19 enrollment.

Table 12
Yonkers Public Schools Projected Enrollments
2019-20 to 2028-29

Year	PK	K	1	2	3	4	5	6	SE ¹	PK-6 Total	7	8	SE ²	7-8 Total	9	10	11	12	SE ³	9-12 Total	PK-8 Total	PK-12 Total
2019-20	1410	1882	1908	1804	1865	1938	1945	2038	186	14,976	2016	1944	41	4,001	1798	1833	1773	1848	142	7,394	18,977	26,371
2020-21	1354	1853	1871	1888	1782	1849	1912	1948	182	14,639	2010	2005	42	4,057	1883	1822	1805	1788	143	7,441	18,696	26,137
2021-22	1375	1780	1842	1851	1865	1767	1824	1915	178	14,397	1921	1999	41	3,961	1942	1909	1794	1820	146	7,611	18,358	25,969
2022-23	1379	1807	1769	1822	1828	1849	1743	1827	176	14,200	1889	1911	39	3,839	1936	1968	1880	1809	149	7,742	18,039	25,781
2023-24	1369	1813	1796	1750	1800	1812	1824	1745	174	14,083	1802	1879	38	3,719	1851	1962	1938	1895	150	7,796	17,802	25,598
5-year Change										-1,178				-142						+341	-1,320	-979
2024-25	1374	1800	1802	1777	1728	1784	1787	1827	174	14,053	1721	1792	36	3,549	1820	1876	1932	1954	149	7,731	17,602	25,333
2025-26	1374	1807	1789	1783	1755	1713	1760	1790	172	13,943	1802	1712	36	3,550	1735	1845	1847	1948	145	7,520	17,493	25,013
2026-27	1373	1807	1796	1770	1761	1740	1690	1762	171	13,870	1765	1792	37	3,594	1658	1759	1817	1862	139	7,235	17,464	24,699
2027-28	1374	1805	1796	1777	1748	1746	1716	1692	170	13,824	1738	1755	36	3,529	1735	1681	1732	1832	137	7,117	17,353	24,470
2028-29	1374	1806	1794	1777	1755	1733	1722	1718	171	13,850	1669	1729	35	3,433	1700	1759	1655	1746	134	6,994	17,283	24,277
5-year Change										-233				-286						-802	-519	-1,321
10-year Change										-1,411				-428						-461	-1,839	-2,300

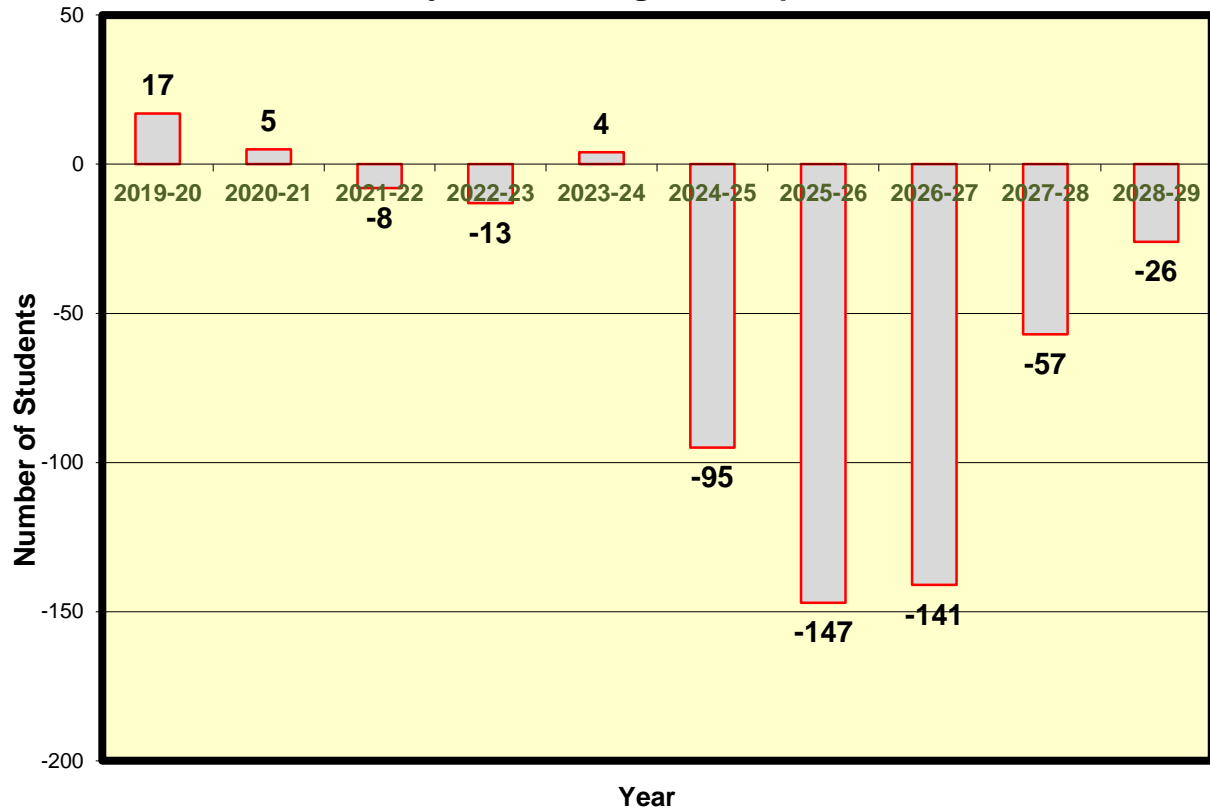
Notes: ¹Ungraded special education enrollment at the elementary school level

²Ungraded special education enrollment at the middle school level

³Ungraded special education enrollment at the high school level

As shown in Figure 13 below, it appears that a change in trend will soon occur regarding kindergarten replacement. While the district has experienced positive kindergarten replacement in the last nine years, it appears that negative kindergarten replacement will mostly occur in the future. As the years progress, the larger cohorts currently in the district will move through the system and will be replaced by smaller kindergarten cohorts, as a result of the declining birth rate, resulting in negative kindergarten replacement. Over the ten-year period, negative kindergarten replacement is projected to range from 8-147 students per year.

Figure 13
Projected Kindergarten Replacement



Appendix

Table A1
Non-Public School Enrollments of Yonkers Resident Students
2014-15 to 2018-19

School	2014-15			2015-16			2016-17			2017-18			2018-19		
	K-6	7-12	Total	K-6	7-12	Total	K-6	7-12	Total	K-6	7-12	Total	K-6	7-12	Total
Academy of Our Lady of Good Counsel Elementary School	7	0	7	5	0	5	5	2	7	0	0	0	0	7	7
Academy of Our Lady of Good Counsel High School	0	136	136	0	0	0	0	0	0	0	0	0	0	0	0
Academy Of Mount St. Ursula	0	9	9	0	8	8	0	8	8	0	8	8	0	0	0
Albertus Magnus High School	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1
Al-Noor School	0	0	0	0	0	0	0	0	0	0	1	1	0	0	0
All Hallows Institute	0	5	5	0	9	9	0	9	9	0	9	9	0	9	9
Allen-Stevenson School (The)	1	0	1	0	0	0	0	0	0	0	0	0	1	0	1
Andalusia School	76	56	132	93	68	161	87	66	153	64	73	137	71	98	169
Anglo-American International School (The)	0	0	0	0	1	1	0	0	0	0	0	0	0	1	1
Annunciation School	345	95	440	335	97	432	312	96	408	303	80	383	309	63	372
Aquinas High School	0	5	5	0	6	6	0	6	6	0	3	3	0	0	0
Archbishop Stepinac High School	0	220	220	0	257	257	0	272	272	0	276	276	0	297	297
Ascension School	3	1	4	2	1	3	5	0	5	1	1	2	0	0	0
Bank Street College Of Education	1	1	2	0	1	1	0	1	1	0	1	1	0	0	0
Basis Independent Manhattan	0	0	0	0	0	0	0	0	0	0	0	0	1	0	1
Beth Rivkah School	0	0	0	1	0	1	1	0	1	0	0	0	0	0	0
Birch Wathen Lenox School	1	0	1	1	1	2	1	1	2	0	0	0	1	1	2
Bishop Kearney High School	0	0	0	0	0	0	0	0	0	0	1	1	0	1	1
Blue Rock School	4	0	4	6	1	7	5	1	6	0	0	0	0	0	0
Brearley School (The)	1	0	1	0	0	0	0	0	0	0	0	0	0	0	0
Bronx-Manhattan Seventh Day Adventist School	1	0	1	1	0	1	0	0	0	0	0	0	0	0	0
Calhoun School (The)	0	0	0	0	0	0	0	1	1	0	1	1	0	0	0
Cardinal Hayes High School	0	0	0	0	7	7	0	13	13	0	24	24	0	16	16
Cardinal Spellmann High School	0	0	0	0	35	35	0	42	42	0	42	42	0	46	46
Cathedral High School	0	0	0	0	0	0	0	3	3	0	4	4	0	4	4
Chapel School (The)	105	17	122	88	25	113	83	22	105	75	19	94	67	20	87
Chapin School (The)	0	1	1	0	1	1	0	1	1	0	0	0	0	0	0
Cheder Chabad of Monsey	0	0	0	0	0	0	0	0	0	2	0	2	3	0	3
Christ the King School	0	1	1	0	0	0	0	0	0	0	0	0	0	0	0
City of Faith Christian School	1	0	1	1	0	1	3	0	3	5	0	5	0	0	0
Columbia Grammar & Preparatory School	2	1	3	3	1	4	1	3	4	1	3	4	0	0	0
Convent of The Sacred Heart	0	1	1	1	1	2	1	0	1	0	1	1	1	2	3
Corpus Christi- Holy Rosary School	0	0	0	0	0	0	0	0	0	1	0	1	2	0	2
Cristo Rey High School	0	0	0	0	0	0	0	2	2	0	2	2	0	2	2
Dalton School (The)	0	2	2	0	2	2	0	1	1	0	0	0	0	0	0
Dominican Academy	0	20	20	0	23	23	0	24	24	0	21	21	0	19	19
Dwight School (The)	0	3	3	0	1	1	1	1	2	1	1	2	1	0	1
E.F. International Academy	0	0	0	0	1	1	0	0	0	0	0	0	0	0	0
Emma Willard School	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1
Emmanuel Children's Mission School	5	0	5	5	2	7	5	0	5	1	0	1	1	0	1
Ethical Culture Fieldston Middle School	1	9	10	2	9	11	5	5	10	2	6	8	3	13	16
Ethical Culture Fieldston School	0	20	20	0	15	15	0	20	20	0	17	17	0	15	15
Ethical Culture Fieldston Lower School	14	0	14	14	0	14	13	0	13	20	0	20	19	0	19
Evangel Christian School	1	1	2	0	2	2	0	0	0	20	17	37	0	0	0
Eyes and Ears of the World, Inc.	11	0	11	7	0	7	6	0	6	8	0	8	0	0	0
Faith Christian Academy	0	0	0	0	0	0	0	0	0	1	0	1	3	0	3
Faith Christian Academy	0	0	0	0	0	0	0	0	0	2	0	2	0	0	0

Fordham Preparatory School	0	195	195	0	198	198	0	190	190	0	183	183	0	155	155
French-American School	5	0	5	6	0	6	2	1	3	2	1	3	5	0	5
Fusion Academy Westchester	0	2	2	0	1	1	0	1	1	0	1	1	0	0	0
Garden School	0	0	0	0	0	0	0	0	0	0	0	0	1	2	3
German International School New York	1	1	2	0	1	1	0	0	0	0	0	0	1	0	1
Good Shepherd School	8	4	12	9	3	12	9	3	12	13	3	16	12	5	17
Grace Church School	1	0	1	0	0	0	0	0	0	2	0	2	2	0	2
Greater New York Academy	0	3	3	0	1	1	0	3	3	0	0	0			
Greek American Inst of New York	4	1	5	3	1	4	4	1	5	3	2	5	3	2	5
Green Meadow Waldorf School	2	0	2	0	0	0	0	0	0	0	0	0	0	0	0
Guardian Angel School	0	1	1	0	0	0	2	1	3	3	1	4	3	0	3
Hackley School	26	18	44	22	20	42	22	17	39	15	22	37	8	24	32
Harlem Academy	2	2	4	1	1	2	0	0	0	1	0	1	1	0	1
Harvey School (The)	0	7	7	0	4	4	1	5	6	0	5	5	1	7	8
Holy Name of Jesus School	0	0	0	0	0	0	0	0	0	1	0	1	0	0	0
Horace Mann School	0	2	2	1	7	8	1	6	7	0	3	3	0	1	1
Horace Mann School Lower Division	2	0	2	2	0	2	1	0	1	3	0	3	3	0	3
Horace Mann Upper School	0	3	3	1	7	8	0	9	9	0	11	11	0	10	10
Hudson Country Montessori School	9	0	9	5	0	5	0	0	0	5	2	7	4	2	6
Hudson Lab School Inc.	0	0	0	0	0	0	0	0	0	1	0	1	6	0	6
Hudson View Christian Academy	0	0	0	0	0	0	0	0	0	32	7	39	32	7	39
Ideal School and Academy	0	0	0	0	0	0	0	0	0	3	2	5	2	0	2
Immaculate Conception School	6	1	7	6	0	6	0	0	0	0	1	1	0	1	1
Immaculate Conception School	70	26	96	60	29	89	56	35	91	50	35	85	60	34	94
Immaculate Conception School	3	0	3	5	0	5	7	0	7	2	0	2	0	0	0
Immaculate Conception School	1	0	1	1	2	3	5	1	6	4	1	5	6	1	7
Immaculate Heart of Mary School	104	24	128	101	26	127	95	28	123	71	21	92	52	25	77
Incarnation School	2	2	4	0	0	0	0	0	0	0	0	0	0	0	0
Iona Prep School	22	161	183	25	147	172	19	152	171	18	157	175	0	170	170
Iona Prep School - Lower School	0	0	0	0	0	0	0	0	0	0	0	0	24	23	47
John Cardinal O'Connor School	12	7	19	13	5	18	17	7	24	20	7	27	18	10	28
John F. Kennedy Catholic High School	0	8	8	0	15	15	0	23	23	0	19	19	0	26	26
Keio Academy of New York	0	1	1	0	1	1	0	1	1	0	0	0	0	0	0
Kinneret Day School	2	0	2	2	0	2	6	4	10	8	2	10	1	2	3
Kodomo Kuni	0	0	0	0	0	0	1	0	1	0	0	0	0	0	0
La Salle Academy	0	4	4	0	4	4	0	4	4	0	3	3	0	2	2
Loyola School	0	7	7	0	0	0	0	0	0	0	0	0	0	0	0
Lycee Francais de NY	0	0	0	0	0	0	0	1	1	1	0	1	1	0	1
Lyceum Kennedy	2	1	3	0	0	0	0	0	0	0	0	0	0	0	0
Manhattan Christian Academy	22	2	24	30	1	31	31	5	36	27	11	38	31	8	39
Maria Regina High School	0	240	240	0	256	256	0	253	253	0	251	251	0	255	255
Marymount School of NY	0	0	0	0	0	0	0	0	0	0	1	1	1	2	3
Masters School (The)	0	7	7	3	10	13	1	13	14	6	18	24	5	17	22
Milestone School (The)	11	0	11	14	0	14	13	0	13	15	0	15	12	0	12
Millbrook School	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1
Mohawk Country Day School	0	0	0	1	0	1	2	0	2	1	0	1	0	0	0
Monsignor McClancy Memorial High School	0	0	0	0	0	0	0	1	1	0	1	1	0	0	0
Monsignor Scanlan High School	0	1	1	0	2	2	0	2	2	0	1	1	0	2	2
Montfort Academy	0	11	11	0	27	27	0	29	29	0	27	27	0	40	40
Mount Tom Day School	1	0	1	1	0	1	1	0	1	1	0	1	0	0	0
Mount Carmel-Holy Rosary School	2	1	3	1	0	1	2	0	2	2	0	2	0	0	0
Mount St. Michael Academy	2	36	38	1	39	40	0	29	29	2	36	38	0	45	45
Nativity of Our Blessed Lady School	1	0	1	1	0	1	0	1	1	1	2	3	0	0	0
New Covenant Christian School	0	0	0	0	0	0	0	0	0	8	1	9	0	0	0
Nightingale Bamford School	0	0	0	0	2	2	0	1	1	0	1	1	0	1	1
Northeastern Academy	0	2	2	0	6	6	0	5	5	0	5	5	0	0	0
Northwood School	0	0	0	0	0	0	0	0	0	0	1	1	0	0	0
Notre Dame School	0	0	0	0	1	1	0	0	0	0	2	2	0	0	0

Oakview Prep School	5	5	10	2	0	2	2	0	2	0	0	0	38	4	42
Our Lady of Mount Carmel School	4	0	4	3	0	3	6	2	8	6	2	8	5	0	5
Our Lady of Perpetual Help School	4	2	6	4	1	5	3	1	4	2	0	2	2	0	2
Our Lady of Refuge School	1	0	1	0	0	0	1	0	1	0	0	0	1	0	1
Our Lady of Sorrows School	0	0	0	0	0	0	0	0	0	1	0	1	1	0	1
Our Lady of Victory School	6	1	7	6	1	7	4	2	6	4	2	6	5	0	5
Our Lady Queen of Angels School	1	0	1	2	0	2	0	0	0	0	0	0	1	1	2
Our Lady Queen of Martyrs School	9	1	10	7	1	8	4	1	5	6	0	6	6	1	7
Our Saviour Lutheran School	7	2	9	3	4	7	3	3	6	0	0	0	0	0	0
Preston High School	0	3	3	0	5	5	0	5	5	0	6	6	0	7	7
Professional Children's School	0	1	1	0	2	2	0	0	0	0	0	0	0	0	0
PYS Inc.	0	0	0	0	0	0	1	0	1	0	0	0	0	0	0
Regis High School	0	17	17	0	13	13	0	11	11	0	18	18	0	17	17
Rippowam Cisca School (The)	0	0	0	1	0	1	0	0	0	2	0	2	1	1	2
Riverdale Country School	7	14	21	11	18	29	8	14	22	9	15	24	7	16	23
Rockland Country Day School	0	0	0	0	0	0	0	1	1	0	0	0	0	0	0
Rye Country Day School	1	6	7	1	6	7	0	10	10	0	9	9	0	5	5
Sacred Heart Elementary School	244	55	299	225	61	286	214	57	271	193	58	251	180	56	236
Sacred Heart High School	0	218	218	0	226	226	0	213	213	0	203	203	0	183	183
Sacred Heart of Jesus School	0	0	0	0	0	0	0	0	0	1	0	1	0	0	0
Sacred Heart School	19	8	27	18	8	26	16	7	23	14	7	21	10	3	13
Salanter Akiba Riverdale Academy	20	6	26	20	4	24	22	3	25	20	6	26	26	7	33
Salesian High School	0	50	50	0	55	55	0	67	67	0	53	53	0	55	55
Santa Maria School	3	0	3	2	1	3	1	0	1	0	0	0	1	0	1
Salanter Akiba Riverdale High School	0	12	12	0	10	10	0	10	10	0	8	8	0	9	9
Sarah Lawrence Early Childhood Center	2	0	2	0	0	0	4	0	4	3	0	3	5	0	5
School of The Holy Child	1	10	11	0	13	13	0	15	15	1	16	17	1	13	14
Solomon Schechter School-Westchester	2	0	2	3	0	3	4	0	4	5	0	5	6	0	6
Solomon Schechter-Upper School	0	4	4	0	2	2	1	2	3	0	4	4	0	4	4
Soundview Prep School	0	2	2	0	2	2	0	0	0	0	0	0	0	2	2
St. Angela Merici School	1	1	2	0	0	0	0	0	0	0	0	0	0	0	0
St. Ann Elementary School	5	2	7	5	0	5	4	0	4	0	0	0	0	0	0
St. Ann School	2	0	2	2	0	2	0	0	0	0	0	0	0	0	0
St. Ann School	124	42	166	109	38	147	101	34	135	106	27	133	108	25	133
St. Anselm School	2	0	2	1	1	2	1	1	2	1	0	1	1	0	1
St. Anthony School	141	48	189	150	39	189	140	39	179	136	30	166	129	26	155
St. Athanasius School	2	0	2	3	0	3	3	0	3	4	2	6	2	1	3
St. Augustine School	1	1	2	0	1	1	0	1	1	0	0	0	1	0	1
St. Barnabas Elementary School	76	34	110	81	29	110	56	32	88	50	26	76	45	18	63
St. Barnabas High School	0	29	29	0	42	42	0	33	33	0	47	47	0	56	56
St. Benedict School	0	0	0	0	0	0	2	0	2	3	0	3	2	1	3
St. Catharine's High School	0	6	6	0	6	6	0	7	7	0	8	8	0	4	4
St. Charles Borromeo School	0	0	0	0	0	0	1	0	1	0	0	0	0	0	0
St. Clare School	1	0	1	0	0	0	2	0	2	1	1	2	1	2	3
St. Elizabeth Ann Seton School	0	0	0	0	0	0	0	0	0	1	0	1	0	0	0
St. Eugene School	128	72	200	120	57	177	105	48	153	89	43	132	92	37	129
St. Francis of Assisi School	9	0	9	0	0	0	8	0	8	6	0	6	0	0	0
St. Gabriel School	12	2	14	10	3	13	9	2	11	11	6	17	8	4	12
St. Gregory the Great School	1	1	2	0	0	0	0	0	0	0	0	0	0	0	0
St. Hilda's & St. Hugh's School	0	0	0	0	0	0	0	0	0	0	0	0	1	0	1
St. Jean Baptiste High School	0	0	0	0	2	2	0	1	1	0	3	3	0	4	4
St. John Chrysostom School	0	0	0	0	0	0	0	0	0	2	0	2	0	2	2
St. John School	4	1	5	4	1	5	3	4	7	5	1	6	1	1	2
St. John the Baptist School	213	58	271	221	55	276	212	64	276	224	64	288	202	60	262
St. Joseph Catholic Academy	0	0	0	0	0	0	0	0	0	2	0	2	0	0	0
St. Joseph School	141	25	166	137	28	165	133	30	163	116	36	152	134	29	163

St. Joseph School	0	0	0	0	0	0	1	0	1	0	0	0	0	0	0
St. Joseph's School-Yorkville	3	0	3	4	0	4	4	0	4	3	1	4	3	1	4
St. Lucy School	2	0	2	0	0	0	0	0	0	0	0	0	0	0	0
St. Margaret of Cortona School	9	4	13	10	5	15	44	10	54	0	0	0	0	0	0
St. Mark the Evangelist School	3	0	3	2	0	2	2	0	2	1	1	2	1	1	2
St. Mark's Lutheran School	23	8	31	27	6	33	29	4	33	30	3	33	35	1	36
St. Paul School	2	0	2	0	0	0	0	0	0	0	0	0	0	0	0
St. Paul the Apostle	133	40	173	147	36	183	126	49	175	131	41	172	100	38	138
St. Peter School	126	52	178	125	46	171	132	35	167	123	30	153	122	30	152
St. Philip Neri School	6	0	6	6	0	6	6	2	8	7	4	11	3	2	5
St. Pius V School	1	0	1	1	0	1	0	1	1	0	1	1	0	1	1
St. Raymond Academy for Girls	0	2	2	0	0	0	0	0	0	0	0	0	0	0	0
St. Raymond Boys High School	0	2	2	0	2	2	0	0	0	0	1	1	0	2	2
St. Raymond Elementary School	2	1	3	5	1	6	6	1	7	2	3	5	2	2	4
St. Rose of Lima School	0	0	0	5	0	5	4	1	5	2	2	4	4	1	5
St. Stephen of Hungary School	2	0	2	1	1	2	1	1	2	2	0	2	1	1	2
St. Theresa School	0	1	1	0	1	1	1	0	1	2	1	3	2	0	2
St. Thomas Choir School	0	0	0	0	0	0	1	0	1	1	0	1	0	0	0
St. Vincent Ferrer High School	0	13	13	0	30	30	0	28	28	0	30	30	0	31	31
Stein Yeshiva of Lincoln Park	0	1	1	0	0	0	0	0	0	0	0	0	0	0	0
Stony Brook School (The)	0	0	0	0	0	0	0	2	2	0	4	4	0	3	3
Sts. John & Paul School	3	0	3	0	1	1	1	1	2	1	0	1	0	1	1
Sts. Philp & James School	0	0	0	1	0	1	0	0	0	0	0	0	0	0	0
Studio School (The)	0	0	0	0	0	0	0	0	0	0	0	0	1	0	1
Thornton Donovan School	6	13	19	8	13	21	4	15	19	5	11	16	6	4	10
Town School (The)	0	0	0	0	0	0	0	0	0	0	0	0	1	0	1
Transfiguration School	1	0	1	1	0	1	1	0	1	0	1	1	0	0	0
Transfiguration School	6	2	8	6	2	8	6	1	7	7	2	9	4	3	7
Trinity Pawling School	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1
U.N. International School	0	0	0	0	1	1	0	3	3	0	3	3	0	2	2
Ursuline School	6	179	185	12	187	199	11	192	203	4	212	216	8	123	131
Villa Maria Academy	2	1	3	1	1	2	1	1	2	1	0	1	2	0	2
Visitation School	6	2	8	6	2	8	5	2	7	0	0	0	0	0	0
Wake-Eden Christian Academy	0	0	0	1	0	1	0	0	0	0	0	0	0	0	0
Westchester Area School	16	7	23	18	7	25	13	1	14	15	0	15	7	1	8
Westchester Day School	3	1	4	3	0	3	4	0	4	4	0	4	2	0	2
Westchester Hebrew High School	0	3	3	0	5	5	0	3	3	0	2	2	0	3	3
Westchester Muslim Center	8	3	11	8	4	12	9	3	12	5	2	7	9	3	12
Westchester Torah Academy	1	0	1	1	0	1	5	0	5	3	0	3	3	0	3
Windward School (The)	6	2	8	6	4	10	6	0	6	6	0	6	5	0	5
Windward School (The) - MS Campus	0	0	0	0	0	0	2	2	4	3	1	4	0	0	0
Winston Preparatory School	0	0	0	0	0	0	0	1	1	0	1	1	0	1	1
Xavierian High School	0	0	0	0	1	1	0	0	0	0	0	0	0	0	0
Xavier High School	0	9	9	0	11	11	0	7	7	0	8	8	0	10	10
Yeshiva Rabbi S. R. Hirsch	0	0	0	0	0	0	0	0	0	0	0	0	1	0	1
Yeshiva University High School	0	0	0	0	0	0	0	0	0	0	1	1	0	0	0
Yonkers Christian Academy	77	8	85	79	15	94	75	20	95	0	0	0	0	0	0
Total	2,555	2,478	5,033	2,515	2,509	5,024	2,406	2,538	4,944	2,210	2,525	4,735	2,123	2,416	4,539

Source: New York State Department of Education BEDS Report

Adjusted Enrollment Projections

The baseline enrollment projections were adjusted for the proposed housing units in Yonkers (referred to as “adjusted”) assuming the timeline of construction and occupancy as will be discussed below. The adjusted projections should be considered a **rough estimate**, due to the uncertainty of the timeline of occupation and the unavailability of the bedroom distribution in some developments. Estimating the timeline of occupancy is difficult and somewhat arbitrary. Developments may take several years to build, where the number of new students would need to be spread out in the projections for perhaps a two- or three-year period. In addition, some developments that have received approval may never be built due to changing market conditions or lack of financial resources. The following assumptions were made in adjusting the baseline enrollment projections:

1. It was assumed that all developments listed in Table 10 would be completed and occupied by 2028-29, which is the end of the projection period.
2. For developments recently constructed or under construction, full occupancy was estimated to occur in the 2020-21 school year. Those developments include Stratus on Hudson, Grant Park III, River Club at Hudson Park – Hudson Park IV, 1177 @ Greystone, AvalonBay, Sawyer Place, 70 Ashburton, and UNO @iPark.
3. For developments that have received approval or are proposed, full occupancy was estimated to occur over a two-year period in the 2021-22 and 2022-23 school years. Those developments include Stagg Development, 705 Bronx River Road, 57 Alexander Street, TCB Cottage Gardens (all phases), Alma Realty Corp., Former PS 6 Site, Dayspring Commons, 9-11 Riverdale Avenue, 29 & 51 Wells Avenue, 52 Prospect Street, Warburton Lofts, and Canvas Blue.
4. Point Street Landing was estimated to be completed and occupied over a ten-year period with full occupation occurring in 2028-29.
5. Market-rate apartment rentals were assumed to have a student yield (PK-12) of 0.046. This was based on the 2019-20 student yield in 66 Main, Hudson Park North, and Hudson Park South where there are 34 public school children in 739 units, resulting in a yield (34/739) of 0.046.
6. Affordable rentals were assumed to have a student yield (PK-12) of 0.392. This was based on the 2019-20 student yield in 49 North Broadway and 330 Riverdale Avenue, where there are 91 public school children in 232 units, resulting in a yield (91/232) of 0.392.
7. Public housing units were assumed to have a student yield of 0.640 (PK-12). This was based on the 2019-20 student yield in Grant Park I where there are 64 public school children in 100 units, resulting in a yield (64/100) of 0.640.

8. Age-restricted developments were excluded, as well as the St. Joseph's Medical Center development. Developments that were completed prior to January 2018 and that are occupied were also excluded (Apex Hudson Riverfront, Rivertides, and 188 Warburton at the Ridgeway).
9. Student yields were apportioned by grade based on the current distribution in the comparable housing units in the Yonkers Public Schools 2019-20 student database.
10. The special education counts in the baseline projections were not changed in the adjusted enrollment projections.

Table A2
Yonkers Public Schools Projected Enrollments Adjusted for Housing Growth
2019-20 to 2028-29

Year	PK	K	1	2	3	4	5	6	SE ¹	PK-6 Total	7	8	SE ²	7-8 Total	9	10	11	12	SE ³	9-12 Total	PK-8 Total	PK-12 Total
2019-20	1410	1882	1908	1804	1865	1938	1945	2038	186	14,976	2016	1944	41	4,001	1798	1833	1773	1848	142	7,394	18,977	26,371
2020-21	1373	1863	1888	1897	1787	1858	1923	1965	182	14,736	2018	2021	42	4,081	1895	1828	1812	1799	143	7,477	18,817	26,294
2021-22	1392	1808	1869	1875	1880	1780	1844	1946	178	14,572	1951	2027	41	4,019	1972	1929	1811	1840	146	7,698	18,591	26,289
2022-23	1396	1833	1814	1857	1858	1872	1768	1867	176	14,441	1932	1960	39	3,931	1978	2006	1910	1839	149	7,882	18,372	26,254
2023-24	1386	1839	1823	1796	1835	1843	1848	1771	174	14,315	1842	1923	38	3,803	1900	2004	1977	1925	150	7,956	18,118	26,074
5-year Change										-946				-58						+501	-1,004	-503
2024-25	1391	1826	1829	1805	1774	1819	1818	1852	174	14,288	1747	1833	36	3,616	1864	1925	1974	1993	149	7,905	17,904	25,809
2025-26	1391	1833	1816	1811	1783	1760	1796	1822	172	14,184	1827	1738	36	3,601	1777	1889	1896	1991	145	7,698	17,785	25,483
2026-27	1390	1833	1823	1798	1789	1769	1737	1799	171	14,109	1797	1818	37	3,652	1685	1801	1861	1911	139	7,397	17,761	25,158
2027-28	1391	1831	1823	1805	1776	1775	1745	1740	170	14,056	1775	1788	36	3,599	1761	1708	1774	1877	137	7,257	17,655	24,912
2028-29	1391	1832	1821	1805	1783	1762	1751	1748	171	14,064	1717	1767	35	3,519	1734	1785	1682	1788	134	7,123	17,583	24,706
5-year Change										-251				-284						-833	-535	-1,368
10-year Change										-1,197				-342						-332	-1,539	-1,871

Notes: ¹Ungraded special education enrollment at the elementary school level

²Ungraded special education enrollment at the middle school level

³Ungraded special education enrollment at the high school level