

School Impact Study

Marvin Mixed Use

Prepared for:

JCH NC, LLC



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This study provides a projection of the elementary, middle, and high school enrollment of residents in Union County Public Schools for the 2034-35 school year.

Study Assumptions

- The site is currently expected to include 76 total units: 13 single-family detached residential housing units and 63 single-family attached residential housing units.
- The site is currently projected to open for sale in the first quarter of 2027 with all homes occupied by the second quarter of 2028.
- The site is currently expected to comprise 100% 3-bedroom or more housing units.
- The single-family detached units are currently expected to sell for \$1,400,000 and the single-family attached units for \$750,000.
- The 30-year fixed home mortgage rate stays below 10.37% over the next five years.
- There are no water or sewer restrictions implemented over the next four years.
- There are no major changes in the distribution of enrollment across public non-charter, public charter, private, and home schools over the next ten years.
- There are no major social, economic, or political changes in the Charlotte Metropolitan Statistical Area over the next ten years.¹

Methods and Data

The subdivision site is geocoded to identify its Census tract location and elementary and middle/high school attendance zones, which are also geocoded to Census tracts. Using 2020 Decennial Census single year of age data and 2023 5-year American Community Survey (ACS) data for housing units within the Rea View Elementary, Marvin Ridge Middle, and Marvin Ridge High School attendance zones, housing unit yield factors by age (0-17) are calculated. These yield factors represent the average number of children per housing unit in the area. Birth rates for the geographic area are estimated using the aforementioned Census Bureau data and the 2023 North Carolina Office of State Budget and Management population projections for Union County. The yield factors and birth rates are next adjusted using ACS data on housing unit characteristics in the school attendance zones to account for the proposed distribution of unit bedrooms in each type of housing unit. The final estimated housing unit yield factors and birth rates are applied to the proposed 13 single-family detached residential and 63 single-family attached residential units (76 total units) in the Marvin Mixed Use site to produce a ten-year

¹ Note that the 5-year ACS data used for this study were collected over the January 1, 2019-December 31, 2023 period and therefore include survey response data collected before, during, and after the COVID-19 pandemic, which may have impacted both public school attendance patterns and residents' survey responses. This study also takes into account evidence that the pandemic resulted in an initial baby bust in the United States, followed by a subsequent rebound in births. Neither of these short-term patterns changed the long-term trend of declining birth rates, which is expected to cause a decline in the forecasted number of younger (under 14) school-age children in the projection timeframe.

projection of the number of residents age 0-17 in the proposed subdivision. Estimated rates of public school enrollment from the American Community Survey are applied to those figures, resulting in the total projected impact of the proposed subdivision on Union County Public Schools for the 2034-35 school year.

Results

The 2034-35 school year blended projected yield rates (average number of children attending public school per housing unit) by age group for the proposed site are:

Preschool (Ages 0-4)	Elementary (Ages 5-10)	Middle (Ages 11-13)	High (Ages 14-17)	Total (Ages 0-17)
0.049	0.050	0.022	0.040	0.161

When these yield rates are applied to the site, the total 2034-35 school year projected impact on Union County Public School enrollment is 13 students. The projections by grade level/age group are:

Preschool (Ages 0-4)	Elementary (Ages 5-10)	Middle (Ages 11-13)	High (Ages 14-17)	Total (Ages 0-17)
4	4	2	3	13

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