

WEST LAFAYETTE COMMUNITY SCHOOL CORPORATION

OCTOBER 10 2022

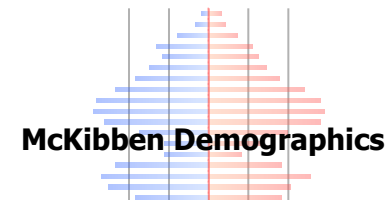
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WEST LAFAYETTE COMMUNITY SCHOOL CORPORATION FORECAST ASSUMPTIONS

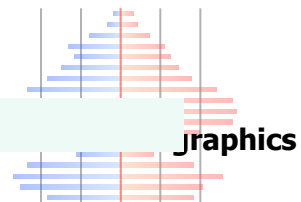
- a. The national, state or regional economy does not go into deep recession at anytime during the 10 years of the forecasts; (Deep recession is defined as four consecutive quarters where the GDP contracts greater than 1% per quarter)
- b. Interest rates have risen from their historic lows and will not fluctuate more than two percentage point in the short term; the interest rate for a 30-year fixed home mortgage stays between 5.0% and 7.0% for the 10 years of the forecasts;
- c. The rate of mortgage approval stays at 2022 levels and lenders do not return to “sub-prime” mortgage practices;
- d. There are no additional restrictions placed on home mortgage lenders or additional bankruptcies of major credit providers;
- e. The rate of housing foreclosures does not exceed 125% of the 2015-2020 average of Tippecanoe County for any year in the forecasts;
- f. All currently planned, platted, approved, and permitted housing developments are built out and completed by 2031. All new housing units constructed are occupied by 2032. Speculative new home construction plans are not included.
- g. The average annual unemployment rates for the Tippecanoe County and the Lafayette Metropolitan Area will remain below 7.5% for the 10 years of the forecasts;
- h. The intra-district student transfer policy remains unchanged over the next 10 years;
- i. The rate of students transferring out of the West Lafayette Community School Corporation will remain at the 2018-19 to 2022-23 average;

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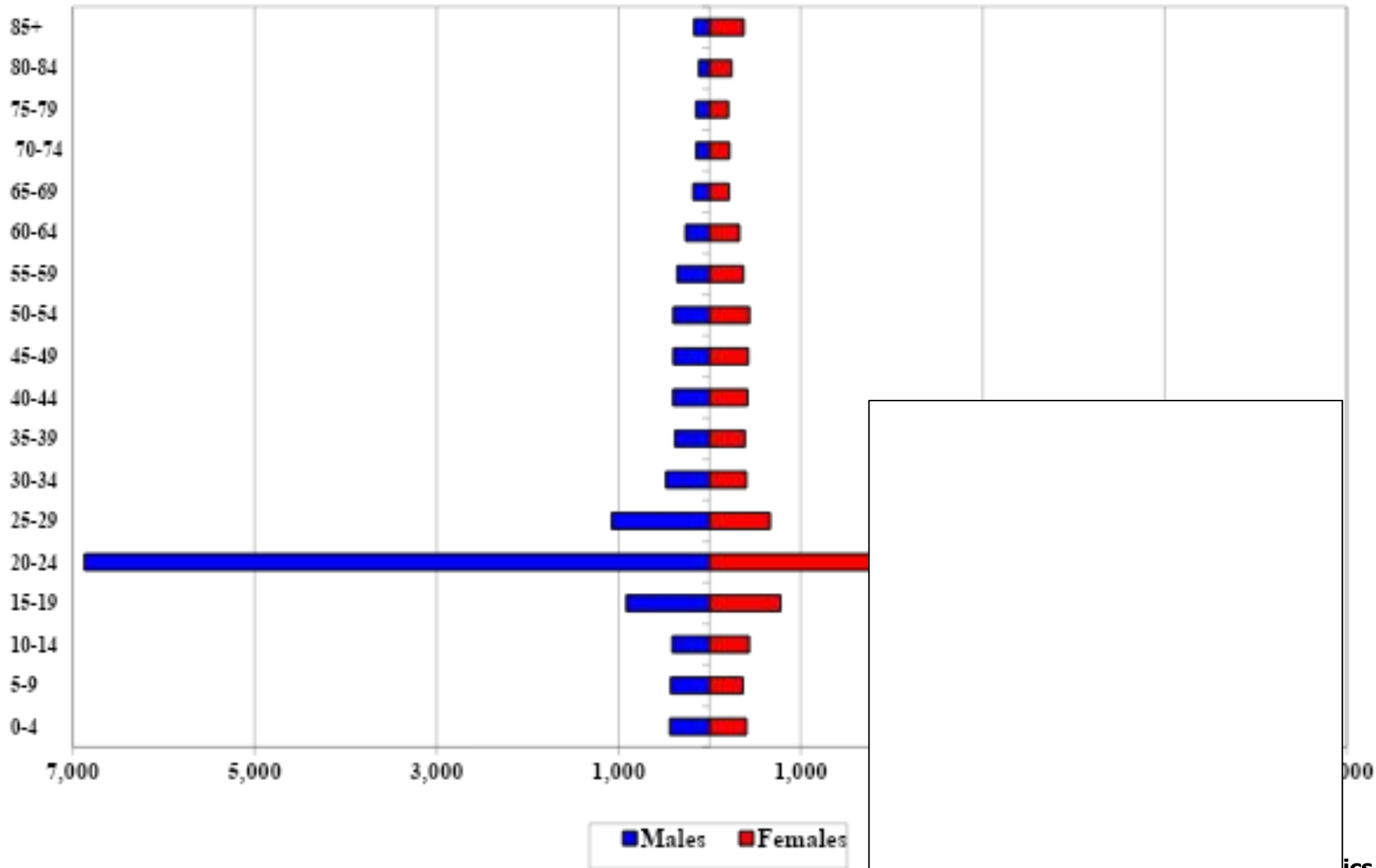
- j. The inflation rate for gasoline will stay below 5% per year for the 10 years of the forecasts;
- k. The state of Indiana does not change the current policy on open enrollment (unrestricted inter district transfers) or school vouchers anytime in the next 10 years;
- l. There will be no building moratorium within the district;
- m. Businesses within the district and the West Lafayette Community School Corporation area will remain viable;
- n. There are no new charter schools opened in the district anytime or expansion of existing charter schools over the next 10 years;
- o. The number of existing home sales in the district that are a result of “distress sales” (homes worth less than the current mortgage value) will not exceed 20% of total homes sales in the district for any given year;
- p. Housing turnover rates (sale of existing homes in the district) will remain at their current levels. The majority of existing home sales are made by homeowners over the age of 60;
- q. The district will have at least an average of 300 existing home sales per year for the next 10 years;
- r. The district will have at least an average of 30 new single-family housing units constructed per year over the next 10 years;
- s. Private school and home school attendance rates will remain constant at 2022 levels;
- t. The rate of foreclosures for commercial property remains at the 2015-2020 average for Tippecanoe County.
- u. The number of students engaging in virtual learning (both within and outside of the district) remains at 2022 level.

WEST LAFAYETTE COMMUNITY SCHOOL CORPORATION POPULATION FORECAST

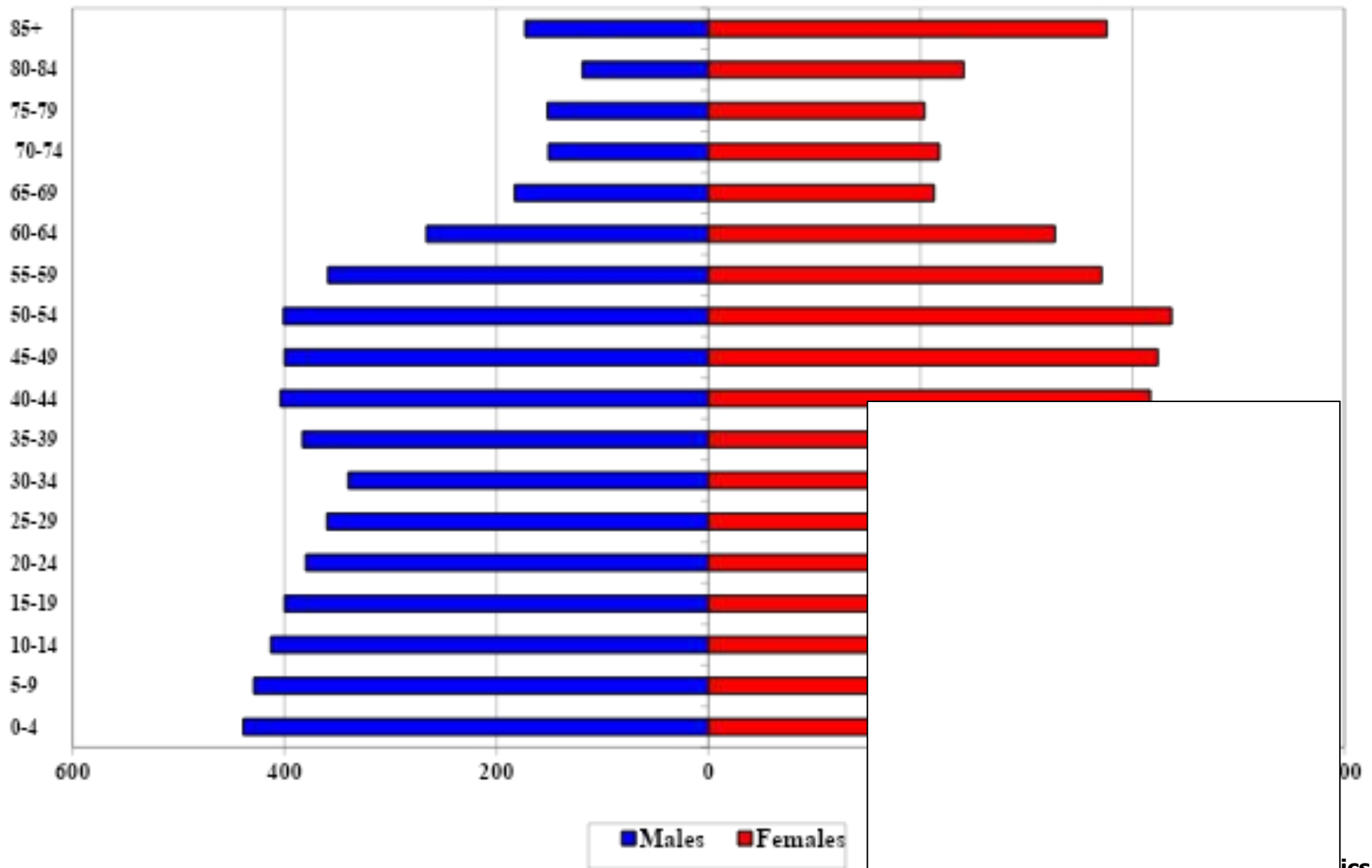
	2010	2015	2020	2025	2030
0-4	843	960	980	970	990
5-9	794	930	940	860	840
10-14	847	790	930	940	900
15-19	1,695	1,720	1,670	1,810	1,790
20-24	11,501	11,810	11,840	11,790	11,460
25-29	1,742	1,770	2,080	2,110	2,500
30-34	885	850	880	1,190	1,260
35-39	771	920	890	970	1,230
40-44	821	810	960	930	1,000
45-49	824	810	810	990	960
50-54	838	810	800	790	980
55-59	730	740	790	780	780
60-64	593	620	620	770	750
65-69	396	470	500	530	640
70-74	369	280	390	420	250
75-79	356	330	240	350	370
80-84	360	290	270	200	280
85+	549	540	500	450	390
Total	24,914	25,450	26,090	26,850	27,560
Median Age	23.6	23.5	23.6	23.8	24.0
Births	1,000	1,070	1,150	1,120	
Deaths	680	630	610	600	
Natural Increase	320	440	540	520	
Net Migration	220	220	220	210	
Change	536	640	760	730	



West Lafayette CSC, IN School District – 2010 Census



West Lafayette CSC, School District – 2010 Census (minus college students)



WEST LAFAYETTE COMMUNITY SCHOOL CORPORATION SUPPLEMENTAL TABLES

Table 1: Forecasted Elementary Area Population Change, 2020 to 2030

	2020	2025	2020-2025 Change	2030	2025-2030 Change	2020-2030 Change
District Total	26,090	26,850	2.9%	27,560	2.6%	5.6%

Table 2: Household Characteristics by Elementary Area, 2010 Census

	HH w/ Pop Under 18	% HH w/ Pop Under 18	Total Households	Household Population	Persons Per Household
District Total	1,629	16.9%	9,649	21,869	2.27

WEST LAFAYETTE COMMUNITY SCHOOL CORPORATION SUPPLEMENTAL TABLES

Table 3: Householder Characteristics by Elementary Area, 2010 Census

	Percentage of Householders aged 35-54	Percentage of Householders aged 65+	Percentage of Householders who own homes
District Total	18.9%	13.7%	33.4%

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

	Percentage of Single Person Households	Percentage of Single Person Households and are 65+
District Total	33.2%	7.3%

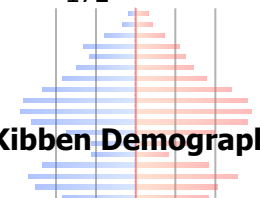
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Table 5: Elementary Enrollment (K-5), 2022, 2027, 2032

	2022	2027	2022-2027 Change	2032	2027-2032 Change	2022-2032 Change
District Total	680	673	-1.0%	696	3.4%	2.4%

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

	Under 1 year	1 year	2 years	3 years	4 years	5 years	6 years	7 years	8 years	9 years	10 years
District Total	169	173	158	173	170	154	167	151	170	152	172



WEST LAFAYETTE COMMUNITY SCHOOL CORPORATION TOTAL ENROLLMENT

	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33
K	166	163	157	154	171	168	164	165	166	167	168	169	170	169
1	193	190	169	179	179	178	175	171	172	173	174	175	176	177
2	184	181	177	173	175	175	174	173	169	170	171	176	177	178
3	160	159	175	174	166	168	168	167	166	162	163	166	171	172
Total K-3	703	693	678	680	691	689	681	676	673	672	676	686	694	696
4	204	200	162	189	183	174	178	178	177	176	172	171	174	180
5	187	187	179	179	193	187	177	182	182	181	180	174	173	176
6	162	163	170	180	170	183	178	168	173	173	172	173	167	166
Total 4-6	553	550	511	548	546	544	533	528	532	530	524	518	514	522
7	183	182	166	193	194	184	198	192	181	187	187	184	185	179
8	191	184	183	172	197	196	186	200	194	183	189	193	190	191
9	184	179	194	168	174	195	198	188	202	196	185	191	195	192
10	191	185	176	177	166	172	193	196	186	200	194	183	189	193
11	165	160	189	174	170	159	165	185	188	179	192	186	176	181
12	169	165	153	162	165	162	151	157	176	179	170	182	177	167
13	4	4	2	0	0	0	0	0	0	0	0	0	0	0
Total: 7-13	1087	1059	1063	1046	1066	1068	1091	1118	1127	1124	1117	1119	1112	1103
Total K-13	2343	2302	2252	2274	2303	2301	2305	2322	2332	2326	2317	2323	2320	2321
Total K-13	2343	2302	2252	2274	2303	2301	2305	2322	2332	2326	2317	2323	2320	2321
Change		-41	-50	22	29	-2	4	17	10	-6	-9	6	-3	1
%-Change		-1.7%	-2.2%	1.0%	1.3%	-0.1%	0.2%	0.7%	0.4%	-0.3%	-0.4%	0.3%	-0.1%	0.0%
Total: K-3	703	693	678	680	691	689	681	676	673	672	676	686	694	696
Change		-10	-15	2	11	-2	-8	-5	-3	-1	4	10	8	2
%-Change		-1.4%	-2.2%	0.3%	1.6%	-0.3%	-1.2%	-0.7%	-0.4%	-0.1%	0.6%	1.5%	1.2%	0.3%
Total: 4-6	553	550	511	548	546	544	533	528	532	530	524	518	514	522
Change		-3	-39	37	-2	-2	-11	-5	4	-2	-6	-6	-4	8
%-Change		-0.5%	-7.1%	7.2%	-0.4%	-0.4%	-2.0%	-0.9%	0.8%	-0.4%	-1.1%	-1.1%	-0.8%	1.6%
Total: 7-13	1087	1059	1063	1046	1066	1068	1091	1118	1127	1124	1117	1119	1112	1103
Change		-28	4	-17	20	2	23	27	9	-3	-7	2	-7	-9
%-Change		-2.6%	0.4%	-1.6%	1.9%	0.2%	2.2%	2.5%	0.8%	-0.3%	-0.6%	0.2%	-0.6%	-0.8%