



# Enrollment Forecast Report 2025 – Follow up



October 27, 2025



# Residential Development Research

## ➤ How Does Residential Development Research Work?

1. Each summer our residential development team reviews the status of new housing in the district
2. We begin in June by contacting the district for any updates, references, developer fee lists, etc. that can help compile an accurate research list
3. We then contact each city and/or town planning department(s) to compile a list of active and future projects
4. In turn, we drill down to the developers associated with each project whenever possible for the most recent considerations regarding dwelling unit types and occupancy timelines
5. This information is then compiled and presented to the district for feedback prior to beginning enrollment projections

### RESIDENTIAL DEVELOPMENT RESEARCH REPORT

FALL 2026

PREPARED FOR:  
EAST PENN SCHOOL DISTRICT

PREPARED BY:



# Residential Development Research - Update

## ➤ Belle Chase/ Mill Creek Pointe Change

- PowerSchool's Residential researchers work closely with the Township Planners to understand new development. In this summer's cycle, when the Township planner of Lower Macungie shared the housing estimates with PowerSchool, the Belle Chase project was correctly left off.
- However it was never directly mentioned as having been cancelled. In the interests of completeness, the Projection team included the future students from Belle Chase and assigned them in error to the Willow Lane School. Given that this project had been formally cancelled, we have removed this project from projections.
  - There were 180 units forecasted
    - 72 units in 2026 and 2027 and 36 in 2028
    - Using PEA's single family Detached student generation rate of 0.3, that means that the Belle Chase Unit would have generated 54 ES students by the 2029 school year – generated students are evenly spread amongst the grade bands which means 9 students per grade.
    - 100% of these students were assigned to Willow Lane , as the Belle Chase project is entirely within this school boundary

# Residential Development Research New Housing

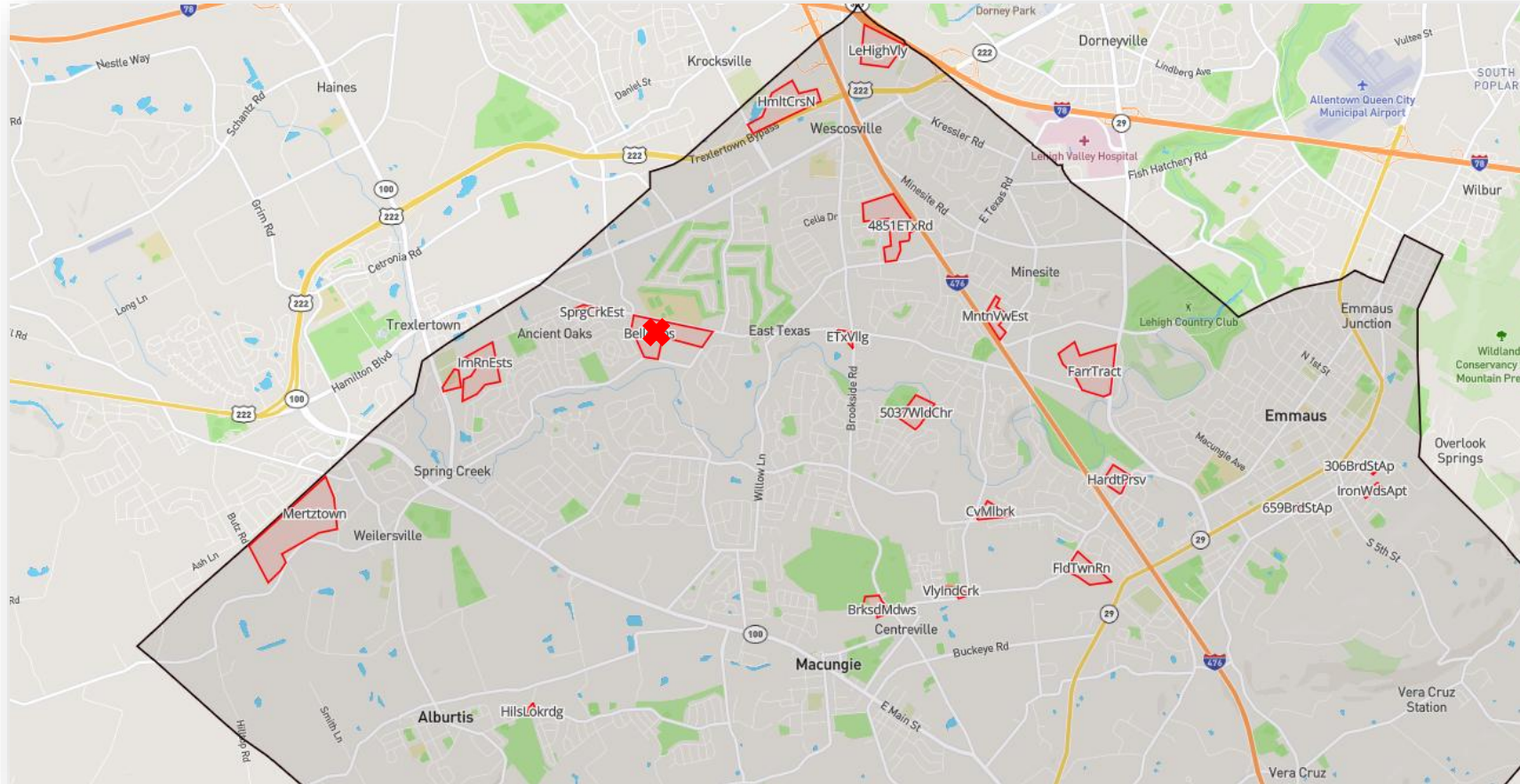
ProjectName	Type	2026	2027	2028	2029	2030	2031	2032
306 Broad Street Apartments	Multi-family	0	10	2	0	0	0	0
4851 EAST TEXAS RD PROPERTY	Single Unit Detached	40	60	25	0	0	0	0
5037 WILD CHERRY LN	Single Unit Detached	0	0	0	0	14	3	0
659 Broad Street Apartments	Multi-family	0	11	11	6	0	0	0
Belle Chase/Mill Creek Pointe	Single Unit Detached	72	72	36	0	0	0	0
BROOKSIDE MEADOWS	Multi-family	0	18	18	8	0	0	0
East Texas Village	Multi-family	14	24	24	16	0	0	0
Farr Tract	Single Unit Detached	0	0	0	0	0	36	40
Field at Twin Run	Single Unit Attached	20	20	24	16	0	0	0
HAMILTON CROSSINGS NORTH	Multi-family	80	94	44	0	0	0	0
HARDT PRESERVE	Single Unit Detached	10	10	5	0	0	0	0
Hills of Lockridge west phase two	Single Unit Detached	0	0	8	2	0	0	0
Iron Run Estates	Single Unit Detached	22	24	12	0	0	0	0
IRON RUN ESTATES PHASE II	Single Unit Detached	0	0	0	0	28	7	0
Iron Works Apartments	Multi-family	58	14	0	0	0	0	0
LEHIGH VALLEY TOWN CENTER	Multi-family	80	80	80	100	100	100	10
Mertztown	Single Unit Detached	0	80	80	80	80	0	0
MOUNTAIN VIEW ESTATES	Single Unit Detached	18	5	0	0	0	0	0
Powdermill Apartments	Multi-family	0	10	2	0	0	0	0
SPRING CREEK ESTATES 2022	Single Unit Attached	13	3	0	0	0	0	0
SPRING CREEK ESTATES 2022	Single Unit Detached	3	0	0	0	0	0	0
The Cove at Millbrook	Single Unit Attached	0	0	0	0	0	0	0
The Cove at Millbrook	Single Unit Detached	13	3	0	0	0	0	0
VALLEY AT INDIAN CREEK	Single Unit Attached	0	0	0	0	0	0	0
VALLEY AT INDIAN CREEK	Single Unit Detached	18	4	0	0	0	0	0
Woodmont Valley Apartments	Multi-family	48	48	24	0	0	0	0
Multi-family:		280	309	205	130	100	100	10
Single Unit Attached:		33	23	24	16	0	0	0
Single Unit Detached:		196	258	166	82	122	46	40
Total:		509	590	395	228	222	146	50

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306 Broad Street Apartments	Multi-family	0	10	2	0	0	0	0
4851 EAST TEXAS RD PROPERTY	Single Unit Detached	40	60	25	0	0	0	0
5037 WILD CHERRY LN	Single Unit Detached	0	0	0	0	14	3	0
659 Broad Street Apartments	Multi-family	0	11	11	6	0	0	0
BROOKSIDE MEADOWS	Multi-family	0	18	18	8	0	0	0
East Texas Village	Multi-family	14	24	24	16	0	0	0
Farr Tract	Single Unit Detached	0	0	0	0	0	36	40
Field at Twin Run	Single Unit Attached	20	20	24	16	0	0	0
HAMILTON CROSSINGS NORTH	Multi-family	80	94	44	0	0	0	0
HARDT PRESERVE	Single Unit Detached	10	10	5	0	0	0	0
Hills of Lockridge west phase two	Single Unit Detached	0	0	8	2	0	0	0
Iron Run Estates	Single Unit Detached	22	24	12	0	0	0	0
IRON RUN ESTATES PHASE II	Single Unit Detached	0	0	0	0	28	7	0
Iron Works Apartments	Multi-family	58	14	0	0	0	0	0
LEHIGH VALLEY TOWN CENTER	Multi-family	80	80	80	100	100	100	10
Mertztown	Single Unit Detached	0	80	80	80	80	0	0
MOUNTAIN VIEW ESTATES	Single Unit Detached	18	5	0	0	0	0	0
Powdermill Apartments	Multi-family	0	10	2	0	0	0	0
SPRING CREEK ESTATES 2022	Single Unit Attached	13	3	0	0	0	0	0
SPRING CREEK ESTATES 2022	Single Unit Detached	3	0	0	0	0	0	0
The Cove at Millbrook	Single Unit Attached	0	0	0	0	0	0	0
The Cove at Millbrook	Single Unit Detached	13	3	0	0	0	0	0
VALLEY AT INDIAN CREEK	Single Unit Attached	0	0	0	0	0	0	0
VALLEY AT INDIAN CREEK	Single Unit Detached	18	4	0	0	0	0	0
Woodmont Valley Apartments	Multi-family	48	48	24	0	0	0	0
Multi-family:		280	309	205	130	100	100	10
Single Unit Attached:		33	23	24	16	0	0	0
Single Unit Detached:		124	186	130	82	122	46	40
Total:		437	518	359	228	222	146	50



# Residential Development Research

## Mapped Units



# Enrollment Projections – Conservative

CONSERVATIVE 5 YEAR DISTRICT-WIDE PROJECTION BY GRADE LEVEL

Grade	2025	2026	2027	2028	2029	2030
K	453	455	463	471	479	482
1	473	481	486	489	491	500
2	535	483	496	495	493	496
3	519	545	497	505	499	497
4	522	538	568	514	516	512
5	589	532	551	577	521	522
6	591	616	563	580	602	544
7	600	611	639	581	596	616
8	648	608	621	645	587	601
9	656	690	652	660	681	618
10	698	668	706	662	665	688
11	703	687	662	695	647	649
12	722	738	723	695	726	676
Subtotals:	7709	7652	7627	7569	7503	7401
Pct Chg:	-2.1%	-0.7%	-0.3%	-0.8%	-0.9%	-1.4%
SDC:	0	0	0	0	0	0
Totals:	7709	7652	7627	7569	7503	7401

# Enrollment Projections – Moderate

MODERATE 5 YEAR DISTRICT-WIDE PROJECTION BY GRADE LEVEL

Grade	2025	2026	2027	2028	2029	2030
K	453	472	488	496	504	514
1	473	490	512	517	522	533
2	535	491	513	524	526	534
3	519	554	513	524	533	537
4	522	546	585	533	541	552
5	589	539	567	598	545	553
6	591	627	581	602	631	578
7	600	620	659	604	624	654
8	648	613	634	668	612	633
9	656	702	668	680	710	652
10	698	676	726	681	690	724
11	703	696	679	718	671	681
12	722	745	739	717	756	707
Subtotals:	7709	7771	7864	7862	7865	7852
Pct Chg:	-2.1%	0.8%	1.2%	0.0%	0.0%	-0.2%
SDC:	0	0	0	0	0	0
Totals:	7709	7771	7864	7862	7865	7852



# Questions?

