

NESDEC Report on Student Yield¹

The NESDEC memo reviews available data on the number of school age children generated by higher density housing developments. In general the memo points out that the impact is much less than the common perception. For example, in Quincy, Avalon Summit and Avalon at Faxon Park had 9 school age children in 416 apartments. In Scituate, five rental properties had 52 children in 176 apartments. In Canton, three rental properties had 64 in 310 apartments.

The memo then reviews the development scenarios for which the Board of Assessors provided tax revenue estimates, and predicts the following number of school age children in each using the “worst case scenario” of multiple bedroom units:

40B affordable housing, 18 affordable units and 54 market rate units, all condos, sales prices of \$172,500 and \$275, respectively

Could yield 25 to 29 students, if there are three bedroom units

40B rental apartments

27 affordable, 78 market rate

could yield 13-15 units if there are two bedroom units

Mixed commercial and residential, 24 garden style condominiums

Could yield 7-8 students if there are 3 bedroom units

Mixed pharmacy and residential

30 garden style condominiums

could yield 8-12 students if there are 3-4 bedroom units

mixed pharmacy, commercial and residential, 2 commercial buildings and 12-18 garden style condominiums

could yield 5-8 students if condominiums have 3-4 bedroom units

This study shows that fears of school impact are greatly exaggerated and that varieties of types of housing can be considered without overly burdening the school system; in fact that higher density housing will impact the school system less per unit than single family homes.

1. August 24, 2009 memo to Mary Gormley, Superintendent of Schools, Milton, Ma from Donald G. Kennedy, Ed.D., NESDEC (New England School Development council, 28 Lord Road, Marlborough, MA 01752)