

University Station

School-Age Population Estimates

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Westwood School Committee
February 13, 2013

Community Opportunities Group, Inc.
Boston, Massachusetts



Our Tasks



- ✓ Conduct literature search
- ✓ Work with School Superintendent to identify appropriate communities for case studies
- ✓ Seek out-of-state studies of mixed-use developments
- ✓ Generate PUMS statistics
- ✓ Recommend appropriate multipliers
- Submit and present draft report

we are

Literature Search



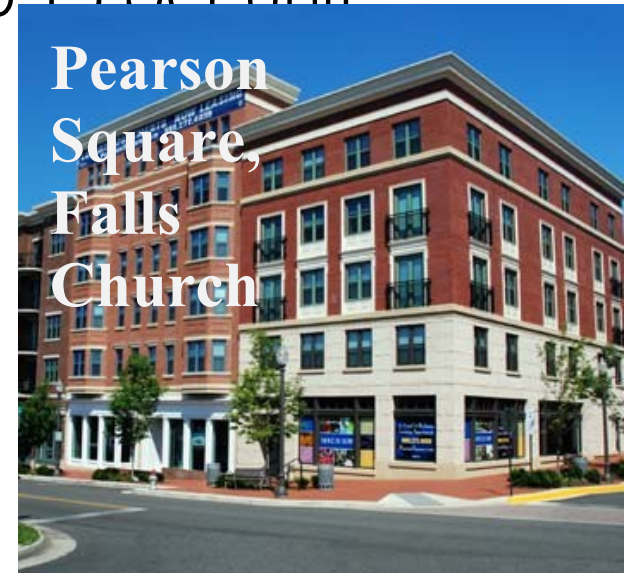
- Great schools > mixed use development
- Great schools > multifamily housing
 - Little independent research
 - Advocacy reports
 - South, Midwest
 - Local v. county schools
 - Pre-Census 2010



Literature Search



- Falls Church, VA
 - Study of 5 developments:
 - Actual: average 0.19 per unit
 - Original estimates: average 0.15 per unit
 - Condo conversion to rental
 - Three-bedroom units
- Newton, MA
 - Enrollment Analysis Reports
- Rockville, MD



MA Communities



- Goals:

- Suburbs with great schools **AND**
- Compact mixed-use or multi-family developments **AND**
- Apartments all or predominantly one- and two-bedroom units **AND**
- Locations/settings with some similarity to University Station **AND**
- Not more than 25% low- or moderate-income units



Candidates



- Bedford
- Hingham
- Northborough
- Acton
- Westborough
- Needham
- Concord
- Sharon



Eliminated Cities & Towns

• **Many 3+
Bedroom
Units:**

- Newton
- Lexington
- Andover
- Boxborough

• **Nothing
Comparable:**

**Legacy Farms under construction*



What We Learned



Number of Units:

- **Needham: 350**
- **Hingham: 235**
- **Bedford: 139**
- **Northborough: 382**

What We Learned



PUMS



	2	4	1	2	1	1.88	3.17	100.00%
	1.48	1.76	2.48	1.86	1.55	1.88		
	-0.48	2.24	-1.48	0.14	-0.55	0.14		
	-0.47%	20.20%	8.33%	16.67%	8.33%	16.67%		
	1	1	2	2	3	2	4.00	11
	2.28	1.81	2.28	1.71	1.42	1.71		
	-1.28	-0.81	-0.28	0.29	1.58	0.29		
	-0.89%	8.08%	18.18%	18.18%	27.27%	18.18%		
	3	2	6	3	3	1	3.22	18
	1.12	2.94	3.72	2.79	2.33	2.79		
	-0.72	-0.84	2.28	0.21	0.67	-1.79		
	-0.87%	11.11%	33.33%	16.67%	16.67%	5.56%		



- Public User Microdata Samples
 - Data set of original census records
 - Format supports cross-tabulation
 - *How many children in renter-occupied units?*
 - *Does household size vary by gross monthly rent?*
 - Useful for analyzing population and household characteristics at regional scale – areas likely to generate homebuyers and tenants for new housing developments

What We Learned



Average School-Age Children Per Unit by Unit Type, Renter-Occupied Housing

# Bedrooms	1 unit	2-4 units	5-9 units	10+ units	Combined
0	0.000	0.000	0.146	0.018	0.038
1	0.077	0.084	0.012	0.018	0.035
2	0.351	0.176	0.344	0.326	0.285
3	0.650	0.758	0.449	0.886	0.709
4	0.989	0.667	N/A	3.000	1.032
5+	1.219	0.708	0.000	0.167	0.841
Combined	0.547	0.308	0.168	0.189	0.281

What We Learned (PUMS)



Average School-Age Children Per Unit by Unit Type, Owner-Occupied Housing

# Bedrooms	1 unit	2-4 units	5-9 units	10+ units	Combined
0	0.000	0.000	N/A	0.395	0.326
1	0.043	0.088	0.000	0.055	0.052
2	0.137	0.119	0.121	0.144	0.135
3	0.496	0.508	0.279	0.000	0.494
4	0.810	0.404	N/A	N/A	0.806
5+	1.213	0.686	0.000	0.000	1.181
Combined	0.638	0.303	0.121	0.107	0.599

Observations



- Factors that make a difference...
 - Number of bedrooms
 - Reputation of schools
 - Scale, density, location
 - Tenure (rental, ownership)
 - Housing choices
 - Affordable units



Marketing



Conclusions



- **Phase One: 49 to 63 school-age children**
 - $49 = [(210 * .018) + (140 * .326)]$ PUMS
 - $63 = (350 * 0.18)$ Case Studies
- **Buildout: 83 to 97 school-age children**
 - $83 = \text{Phase One @ } 49 + [(60 * .018) + (40 * .326)] + [(100 * 0.055) + (100 * .0144)]$
 - $97 = \text{Phase One @ } 63 + [(60 * .018) + (40 * .326)] + [(100 * 0.055) + (100 * .0144)]$
 - Additional 34 children

Senior Housing



- Assisted Living/Memory Care Units
 - Very little juried research on “echo effect”
 - Market for assisted living units:
 - Elderly population in the community
 - Elderly from adjacent towns
 - Working-age population seeking to bring frail-elder parents close by
 - New units may trigger some moves, but moves that would happen at some point even without the facility