EXHIBIT D

Fiscal Impact Analysis

Flint Pond Village
Shrewsbury, MA

April 27, 2017

Prepared By
Fougere Planning & Development, Inc.

Prepared For
Route 20 Nominee Trust

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Flint Pond Village
Shrewsbury, MA

FISCAL IMPACT ANALYSIS
Comparative Analysis

April 27, 2017

Introduction

Route 20 Nominee Trust is proposing the redevelopment a vacant (former drive-in) 68.23 acre property located at 180 – 228 Hartford Turnpike presently zoned Route 20 Overlay-District. The proposal is to construct a mixed use community consisting of 286 apartment units along with 119,250 square feet of commercial space anchored by a grocery store. The surrounding neighborhood consist of a mix of industrial (asphalt plant), commercial and residential uses. This fiscal impact report will analyze potential revenue streams from the proposed residential and commercial developments, along with impacts that may occur to individual town departments.

Table One and Two outline the specific project breakdown, 10% of the apartment units (29) will be affordable.

Table One
Apartment Unit Mix

Unit Type	10% Set aside	One Beds	Two Beds
Townhomes			
Market Rate	14	0	14
Affordable	2	0	2
Garden			
Market Rate	243	126	117
Affordable	27	14	13
Total	**286**	140	146

Table Two
Commercial Mix

Commercial Space	Square Footage
Supermarket	80,000
General Retail	32,250
Restaurant	5,000
Coffee Shop	2,000

It should be noted that this development will be operated privately and as such, all proposed access ways will be maintained by the owner, along with trash disposal. Public water and wastewater will be provided site through municipal services; providing improved access to these utilities in the neighborhood. Off site road improvements will also be undertaken to mitigate and improve traffic movements into the site and along the corridor.

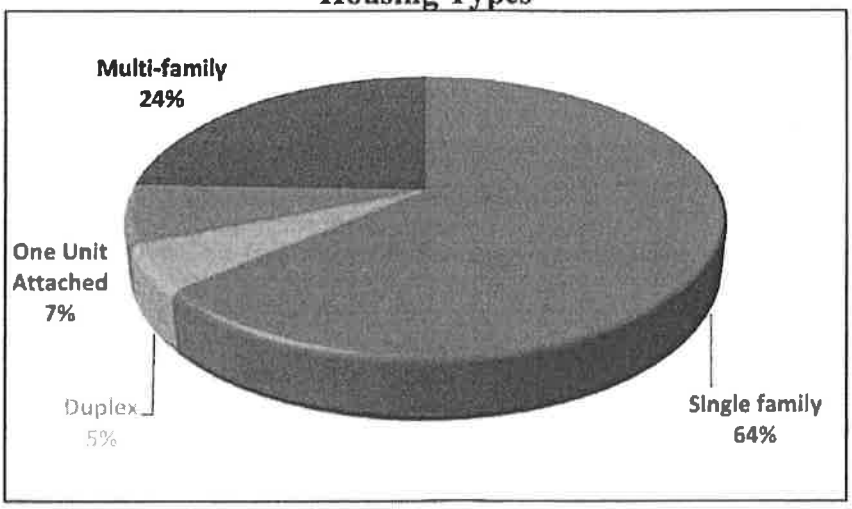
Local Trends

Census figures report that from 2000 to 2010 Shrewsbury's population increased from 31,608 to 35,608, showing positive population growth over the 10 year time period. The most recent population estimates from the US Census Bureau[1] report a population of 36,352.

[1] 2011-2015 American Factfinder

A majority of Shrewsbury's housing stock consists of single family homes, with 2015 US Census data reporting 8,780 single family homes out of a total housing stock of 13,807 units; Figure One.

Figure One
Housing Types



Budget History

Shrewsbury's total operating budget for 2017 is $113,641,000, which has increased 18.49% over the last four years. Public Safety and Education account for 59% of the total budget; Figure Two. These departments have the largest personnel and the most direct impact on municipal expenditures. Given the large budgetary impact these departments have on the community and the fact that they will experience the most direct measurable impact from the proposed development, they are the primary focus of this Report.

Figure Two
Department Budget Allocation

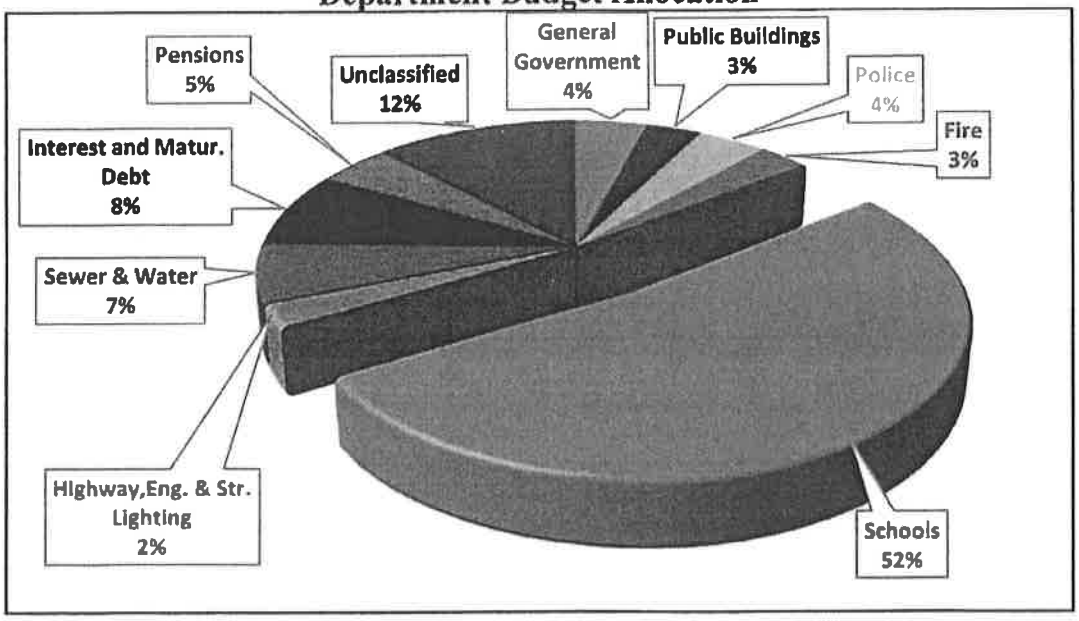


Table Three outlines total appropriations of all Departments over the last four years, with the Police Department showing a 13.41% increase, the Fire Department increasing 9.44% and Schools increasing 13.68%.

Table Three
Town Budget Breakdown 2014 - 2017

	2014	2015	2016	2017	% Change
General Administration	$4,001,060	$4,028,666	$4,834,174	$4,795,269	**19.85%**
Public Buildings	$3,322,147	$3,727,947	$4,332,776	$3,837,211	**15.50%**
Police	$4,067,580	$4,151,100	$4,674,144	$4,612,888	**13.41%**
Fire	$3,059,513	$3,136,477	$3,240,196	$3,348,370	**9.44%**
Schools	$52,000,000	$57,210,000	$58,455,519	$59,112,145	**13.68%**
Highway, Eng. & Str. Lighting	$2,650,186	$2,903,304	$3,377,364	$2,827,471	**6.69%**
Sewer & Water	$6,325,308	$6,318,947	$7,462,887	$7,392,296	**16.87%**
Interest and Matur. Debt	$9,481,084	$9,424,913	$9,417,490	$8,978,680	**-5.30%**
Pensions	$4,270,034	$4,450,015	$4,922,794	$5,125,289	**20.03%**
Unclassified	$10,735,567	$11,023,222	$12,113,414	$13,612,120	**26.79%**
Total	**$95,911,419**	**$102,345,925**	**$112,830,758**	**$113,641,739**	**18.49%**

A. Methodology Approach

There are a number of methodologies that are used to estimate the fiscal impacts of proposed developments. The Per Capita Multiplier Method is the most often used to determine municipal cost allocation. This method is the classic "average" costing method for projecting the impact of population growth on local spending patterns and is used to establish the costs of existing services for new development. The basic premise of this method is that current revenue/cost ratios per person and per unit are a potential indicator of future revenue/cost impacts occasioned by growth. The advantage of this approach is its simplicity of implementation; however, its downside is that it calculates the "average" cost as being the expected cost. This is often not the case, and costs can be exaggerated—in some cases significantly. As cost averaging is used in this analysis, the cost findings should be viewed as worse case and in all likelihood, such costs to the town will not materialize. The costs finding reported here are very conservative.

In reviewing exclusively those town departments that may realize a measurable impact from the proposed development, a truer picture of anticipated costs impacts can be determined. For most new land uses, many department budgets are not measurably impacted in any long term way.

Local Revenues From Development

A) Property Taxes

Local taxation provides more than half of municipal revenues for Shrewsbury, totaling 56.5% of all revenues to the General Fund[2]. Shrewsbury's present tax rate is $12.83 per $1,000 valuation. In order to estimate future property tax revenue from the proposed development, two methodologies were used. For apartment properties, the Income Approach is typically used to estimate project value. However, given the preliminary nature of the development project a detail pro forma has not been developed for the proposed apartment community at this time. As an alternative, three apartment complexes within

[2] Fiscal Year 2017, Figure Nine Budget Report.

Shrewsbury, all which have an affordable component, were used as comparable properties to arrive at an estimated value; Table Four

Table Four
Estimated Yearly Residential Property Taxes

Project	Units	Assessment	Assessment/Unit
Audubon Shrewsbury[3]	251	$40,543,000	$161,525.90
Madison Place	96	$14,912,600	$155,339.58
The Commons - Haynes Farm	302	$47,494,700	$157,267.22
Total Averages	649	$102,950,300	$158,629
Proposed Project		**Estimated Value**	**Total Value**
Proposed Apartments	286	$158,629	$45,367,929
	Est. Property Taxes		**$582,071**

To estimate a value of the proposed commercial space, area assessments were reviewed for similar type uses; Table Five.

Table Five
Estimated Yearly Commercial Property Taxes

Commercial Space	Est. Value/Sq. Ft.	Square Footage	Est. Assessment
Supermarket	$160	80,000	$12,800,000
General Retail	$220	32,250	$7,095,000
Restaurant	$250	5,000	$1,250,000
Coffee Shop	$240	2,000	$480,000
			$21,625,000
		Est. Taxes	**$277,449**

B) Miscellaneous Yearly Revenues

Motor Vehicle Excise Tax - Another major revenue source for the community is motor vehicle excise taxes. In fiscal year 2016 the Town of Shrewsbury received a total of $5,250,000[4] from this revenue source. Given the proposed apartment use and the affordable

[3] This property sold for $60,500,000 in June/2016 and noted assessment may increase during town revaluation process.
[4]January 26,2016, estimated 2016 revenue

housing component, the estimated tax is discounted[5] by 50%. Table Six outlines the projected vehicle excise tax for the proposed project.

Table Six
Motor Vehicle Excise Tax

# Cars	Value	Total Value
343	$15,000	$5,145,000
50%x $5,145,000/1,000		$2,573
$25 x $2,572		**$64,313**

C) Estimated Yearly Project Revenues

The proposed Flint Pond Village development is estimated to generate $923,883 in local revenues from property tax, and vehicle excise taxes; Table Seven. It should be noted that this revenue estimate assumes full project build out and stabilization of occupancy for the apartment complex.

Table Seven
Estimated Yearly Revenue

Estimated Taxes	
Residential	$582,071
Excise Tax	$64,313
Commercial Uses	$277,449
Total Revenue	**$923,883**

Additional one-time payment revenues will also be realized as part of the development, these will be detailed further below.

[5] This analysis was development through discussions with a number of town clerks to arrive at a conservative estimate of vehicle excise taxes. Cars are discounted by 50% to account for value variations of those who own cars.

B. Municipal Service Costs

Given the nature of the proposed development project, as will be seen in the analysis below, measurable impacts will be limited to a few key Town Departments including schools, police and fire departments. All onsite maintenance will be addressed by the property owner, including road repairs and trash removal.

Department Impacts

Police & Fire

The Police and Fire Departments will experience some increased demand for services from the proposed project. For fiscal year 2017 the Police Department budget was $4,612,888 and the Fire Department budget was $3,348,370. To assess the degree of impact this project would have on these departments, comparable data from similar uses were analyzed. For the proposed apartments, local data from three complexes were used and for the commercial space, emergency call database obtained by Fougere Planning was used, including a grocery store uses[6]. These ratios were then totaled to derive an average call volume per unit, which was then used to generate projected emergency calls for each Department.

Extrapolating from the comparable call data, increases are projected in the Town's Police and Fire Department call volume. The Police Department responds to an average 13,600 Calls for Service a year and the Fire Department reported 3,904 calls in 2015 (2,491 EMS related). Annual Police calls are projected to increase by 192 calls (1.4% increase, or 3.7 calls per week), annual fire/ambulance calls are projected to increase by 66 (32/34) calls (1.6% increase, or 1.2 calls per week), creating marginal operational impacts; Table Eight.

[6] Local police calls were obtained for the supermarket center at 551 Boston Turnpike which reported much lower call volume for than noted in Table Eight, while the local coffee shop at 32 Maple Street showed a higher activity. Given the overall figures in Table Eight are higher than the local figures, to be conservative, the call volume reported in Table Eight will be used.

Table Eight
Projected Emergency Service Calls

Project	Units	Total Police Calls[7]	Avg. Call Per Year	Avg. Call Per Unit	Projected Calls Yr.
Apartments[8]					
Avalon Shrewsbury	250	279	93	0.37	
Madison Place	96	73	24	0.25	
The Commons - Haynes	302	385	128	0.42	
Total Apartments	**648**		**246**	**0.38**	
Projected Apt. Calls	**286**				108
Retail Mix					
Supermarket Centers	198,482	341	114	0.0006	
Proposed Center	**112,250 sq. ft.**				64
Sit Down Rest.					
Restaurants (435 Seats)	11,124	45	15	0.0013	
Proposed Restaurants	**5,000**				7
Coffee Shops					
Coffee Shops	5,577	106	35	0.0063	
Proposed Coffee	**2,000**				**13**
Total Police Calls					**192**
Project	**Units**		**Avg. Call Per Year**	**Avg. Call Per Unit**	**Projected Calls Yr.**
Apartments					
Avalon Shrewsbury	250	64	21.33	0.085	
Madison Place	96	9	3.00	0.031	
The Commons - Haynes	302	65	21.67	0.072	
Totals	648		46	0.071	
Proposed Apt.	**286**				20
Retail Mix					
Supermarket Centers	198,482	21	7.00	0.00004	
Proposed Center	**112,250**				4
Sit Down Rest.					
Restaurants (435 Seats)	11,124	45	15.00	0.0013	
Proposed Restaurant	**5,000**				7
Coffee Shops					
Coffee Shops	5,577	2	0.67	0.0001	
Proposed Coffee	**2,000**				1
Total Fire Calls					

[7] The apartment calls are over a four period, commercial uses over a three year period.
[8] Call data obtained from Connery Associates Fiscal Report, The Pointe at Hills Farm, March 9, 2016.

Project	Units	Total Amb. Calls	Avg. Call Per Year	Avg. Call Per Unit	Projected Calls Yr.
Apartments					
Avalon Shrewsbury	250	55	18.33	0.073	
Madison Place	96	7	2.33	0.024	
The Commons - Haynes	302	75	25.00	0.083	
Totals	**648**		46	**0.070**	
Proposed Apt.	**286**				**20**
Retail Mix					
Supermarket Centers	198,482	65	21.67	0.0001	
Proposed Center	**112,250**				**12**
Sit Down Rest.					
Restaurants (435 Seats)	11,124	9	3.00	0.0003	
Proposed Restaurant	**5,000**				**1**
Coffee Shops					
Coffee Shops	5,577	5	1.67	0.0003	
Proposed Coffee	**2,000**				**1**
Total Ambulance Calls					**34**

Police Department

To assign costs as a result of the increased demand for services, a number of options were reviewed including cost per call and cost per capita. Since calls for service provides a clear measure of impact on the Department, this approach was used and results in an estimated annual impact of $65,088; Table Nine. This cost estimate is not inferring the Police Budget will increase as a result of the proposed development, but assigns a "cost" to account for these new land uses in the community.

Table Nine
Police Department Impact

Department	FY 2017 Budget	Calls[9]	Cost/call	Est. Calls	Annual Cost
Police	$4,612,888	13,601	$339	192	$65,088

[9] Four year average, Calls for Service, as reported in Connery Associates Fiscal Report, The Pointe at Hills Farm, March 9, 2016.

Fire Department

Although a private ambulance service operates within Shrewsbury, the Fire Department responds to most calls. In fact, 64% of the Departments' total calls in 2015 were EMS related. To be conservative, we will assume that the Department will respond to all of the estimated ambulance calls to the proposed project. As with the Police Department, to account for some impact from the proposed development a cost per call ratio was used which provides a gross estimated annual cost of $56,628; Table Ten.

Table Ten
Gross Fire Department Impact

Department	FY 2017 Budget	Calls Per Year[10]	Cost/call	Est. Calls	Annual Cost
Fire	$3,348,370	3,904	$858	66	$56,628

Other Departments/Revenues:

Building

Building Department costs were not included in this analysis because they are not permanent annual impacts and will be offset by building permit fees.

Public Works

All roads within the development will be private and maintained by the complex operator. Solid waste will be handled by a private contractor with no expense incurred by the Town.

[10] 2015 Calls, 2015 Town Report.

Health Department

The proposed development will place a demand for services on the Health Department. Inspections will be required for the grocery store, restaurant and coffee shop. In addition, a pool is proposed as part the recreation facilities for the apartment complex. The 2017 budget for the Department was $205,958. Given the limited demand for services required for the proposed residential use, using per unit or per capita cost allocation would not be appropriate. Based upon similar commercial developments reviewed by Fougere Planning in the past, $7,500 in cost will be allocated for this Department's impact.

Other Departments

It is not anticipated that measurable impacts will occur to other town departments and therefore no other costs were analyzed. To be conservative, a $5,000 cost will be carried to account for potential other impacts.

School Department

The Town of Shrewsbury public schools presently have an enrollment of 6,191 students housed in nine schools (one PK, five elementary, two middle, and one high school). The 2017 School budget was $59,112,145, which is an increase of 13.68% since 2014.

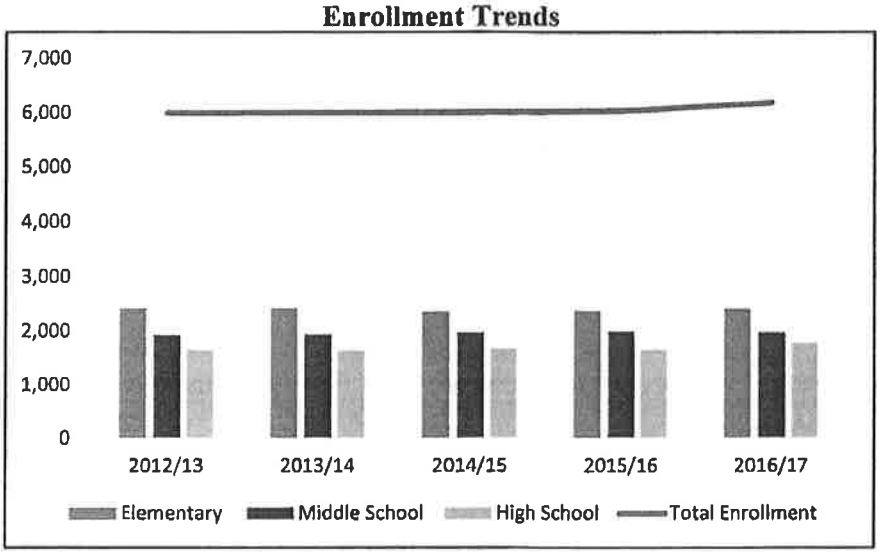
Enrollment History

Overall school enrollment has been slowly increasing over the last five years, showing a total school growth of 3.03% during this time period; Table 11 and Figure Three. At the elementary grade level, enrollment has remained flat, with the middle schools showing a small 2.64% increase. The High School has shown the largest increase over this five year time period.

Table 11
Enrollment Trends 2012-2017

	2012/13	2013/14	2014/15	2015/16	2016/17	% Change
Elementary	2,421	2,423	2,369	2,378	2,419	**-0.08%**
Middle School	1,929	1,941	1,965	1,999	1,980	**2.64%**
High School	1,659	1,647	1,684	1,668	1,792	**8.02%**
Total Enrollment	6,009	6,011	6,018	6,045	6,191	**3.03%**

Figure Three
Enrollment Trends



Projected School Enrollment Estimates

In reviewing the potential number of school children that may reside in an apartment complex, a number of factors must be taken into consideration. This includes the number of bedrooms per unit, one bedroom units typically do not house children and three bedroom units generate a high rate of children. The location of the complex also plays a role, with developments located within mixed use environments or within mixed use corridors, discouraging the attractiveness of the site for families. As noted previously, the subject site will be a mixed use complex with the apartment units sharing access to a 119,000 square foot retail center. Many of the units will overlook parking lots, access ways and loading docks of the commercial operation. In addition, the site lies adjacent to a mixed use corridor with both industrial and commercial uses adjoining the site. A review of mixed use apartment complexes and a local non-mixed example (Madison Place), demonstrates the marked difference in per unit school age children (SAC); Table 12.

Table 12
Comparison – Traditional v. Non-traditional Locations

Apartment Complex	Two Bedroom SAC/Unit
Madison Place	**0.229**
University Station - Westwood	0.164
Powder Mill Sq. - Andover	0.068
Avalon Newton Highland	0.148
Avalon Newton Chestnut	0.149
Long View Waltham	0.032
Cronin's Landing Waltham	0.005

The impact of site specific characteristics on the attractiveness of an apartment complex to families is reported.[11] The proposed development will be mixed use neighborhood, creating a non-traditional environment that typically generates less school age children. Key factors associated in non-traditional housing environments include:

[11] Connery Associates.

- Multi-family residential development located above commercial uses.
- Multi-family residences accessed primarily by elevators such as high rise development.
- Multi-family locations located in the midst of commercial strips, mixed use developments, or are visually and operationally a part of general locations developed primarily for commercial / industrial use and major employment centers.
- Multi-family developments that are within or in close proximity to high intensity commercial or mixed use developments.
- Multi-family developments located on local high traffic ways or where primary access is via a highway interchange or a major collector roadway leading to close by highway access.

Based upon the fact that the subject site is consistent with a number of these points, leads to the conclusion that the use of SAC ratios from traditional apartment complexes are not applicable for this project. The proposed apartment complex will have a mix of one bedroom and two bedroom units within 18 townhome units and 268 garden style units; Table 13. One bedroom units do not generate school age children and therefore this analysis reviewed the impact from the proposed 146 two bedroom units.

Table 13
Bedroom Mix Breakdown

Unit Type	10% Set aside	One Beds	Two Beds
Townhomes			
Market Rate	14	0	14
Affordable	2	0	2
Garden			
Market Rate	243	126	117
Affordable	27	14	13
Total	286	140	146

To estimate the number of school age children (SAC) that may live in the proposed apartment complex, Fougere Planning gathered information from a number of sources. This analysis includes the noted projects detailed in Table 12, but also existing apartment complexes within the community including Avalon Shrewsbury and The Commons at

Haynes Farm. These two projects were excluded from consideration because both are 40B developments, requiring 25% of the units to be affordable, but also include a high percentage of three bedroom units and even four bedroom units (The Commons). Given the unique locational considerations that will tend to reduce the number of children living within the development, the Consultant believes that the lower .164 per unit SAC found at University Station is an appropriate and justifiable estimate on the number of children that may reside within the apartment complex. However, to be conservative we will use the higher local Madison Place SAC of .229 per unit; Table 14.

Table 14
Estimated School Age Children

Unit Type	10% Set aside	One Beds	SAC/Unit	Two Beds	SAC/Unit	Total SAC
Townhomes						
Market Rate	14	0	0	14	0.229	3.206
Affordable	2	0	0	2	0.229	0.458
Garden						
Market Rate	243	126	0	117	0.229	26.79
Affordable	27	14	0	13	0.229	2.977
Total	286	140	0	146		34

Based upon this analysis, an anticipated 34 school children could reside within the proposed apartment complex, with a range of 25 to 40 students occurring over time. This is a very conservative estimate and most likely will not be reached given the site's locational considerations. Reviewing the grade profile of three Shrewsbury apartment complexes, Table 15 outlines the expected grade breakdown of students.

Table 15
Estimated School Age Children – By Grade

Grades K - 5	**17 Students**
Grades 6 – 8	**10 Students**
Grades 9 - 12	**7 Students**

It is not expected that all of the potential students will appear in the school system simultaneously. Based on construction and lease-up periods, there is an expected lag between construction and full occupancy of the complex. It is anticipated that the project will take three to four years to be fully built out and leased.

Estimated School Costs

Based upon information received from the Massachusetts Department of Education, the Actual Net School Spending in 2015 was $11,430 per student. Applying this cost to the estimated 34 school age children that may reside at the apartment complex, an estimated school cost of $388,620 is calculated. If Chapter 70 Aid is taken into account, which equates to $3,200 per student, the estimated yearly cost is reduced to $279,820. With either calculation, these estimated costs are very conservative given that many fixed costs (administrative staffing, lighting, maintenance) are included in the school budget that will not be impacted by the addition of 34 students. We also believe the estimated 34 school children is will not be realized because of locational considerations. In addition, it can be argued that only measurable cost that may be realized is the addition of a new teacher ($80,000), but the report assumes a higher costs estimates to insure all potential costs are included.

One-time Revenue Benefits

With the construction of Flint Pond Village, a number of offsite improvements and one time payments will take place. This significant investment will improve traffic flow in the area, enhance public health by providing valuable access to sewer for the neighborhood and utility payments. These improvement/payments include:

- $2,000,000: Road Widening, signal work, intersection improvements and utility extensions.

- $3,022,045 in commercial and residential payments for sewer and water connections fees.

FISCAL SUMMARY

Table 16 summarizes the fiscal impact from the proposed development. It should be noted that this is an estimated cost impact and we are not suggesting additional staffing levels be increased because of this development. Appropriate town administrative officials will assess local needs for service and will make decisions based upon facts that are before them.

Table 16
Estimated Annual Fiscal Impact

Gross Rev. Taxes & Excise Taxes	**$923,883**	**$923,883**
Estimated Municipal Costs		
Police	-$65,088	-$65,088
Fire	-$56,628	-$56,628
Health	-$7,500	-$7,500
Other Departments	-$5,000	-$5,000
School Costs	-$338,620	-$279,820[12]
Total Costs	-$472,836	-$414,036
Net Annual Positive Fiscal Impact	**+$451,047**	**+$509,847**

[12] This cost takes into account Chapter 70 Aid at $3,200 per student.

Summary of Findings

- The proposed development project will result in a net annual positive fiscal impact ranging from $509,847 - $451,047. Anticipated costs will range from $414,036 - $472,836.

- Manageable increased emergency call volume will occur to emergency service departments, with police calls increasing 1.4% a year and fire department calls increasing 1.6%.

- An estimated 26 school age children are anticipated to reside at the development site. A majority of the students will be elementary grade level, which has seen the least amount of enrollment growth over the last five years.

- Anticipated revenues will increase Shrewsbury taxation income by 1.4%.

- Limited measurable impacts are foreseen to other town departments.

- Analysis does not take into account intangible economic benefit of creating additional affordable and market rate housing.

- Positive economic growth will occur during the construction phase of the project and at buildout, additional jobs will be added to the market place.

Office of the
TOWN MANAGER

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TOWN OF SHREWSBURY

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Shrewsbury, Massachusetts 01545-5338

MEMORANDUM

TO:	Shrewsbury Board of Selectmen
FROM:	Kristen D. Las, Assistant Town Manager/Economic Development Coordinator
CC:	Daniel J. Morgado, Town Manager
SUBJECT:	School Children in Housing Developments-October 2016
DATE:	November 2, 2016

I am providing an update to the Board regarding the number of school children in housing developments in Shrewsbury. The last update was provided in November 2015.

Developments Reviewed

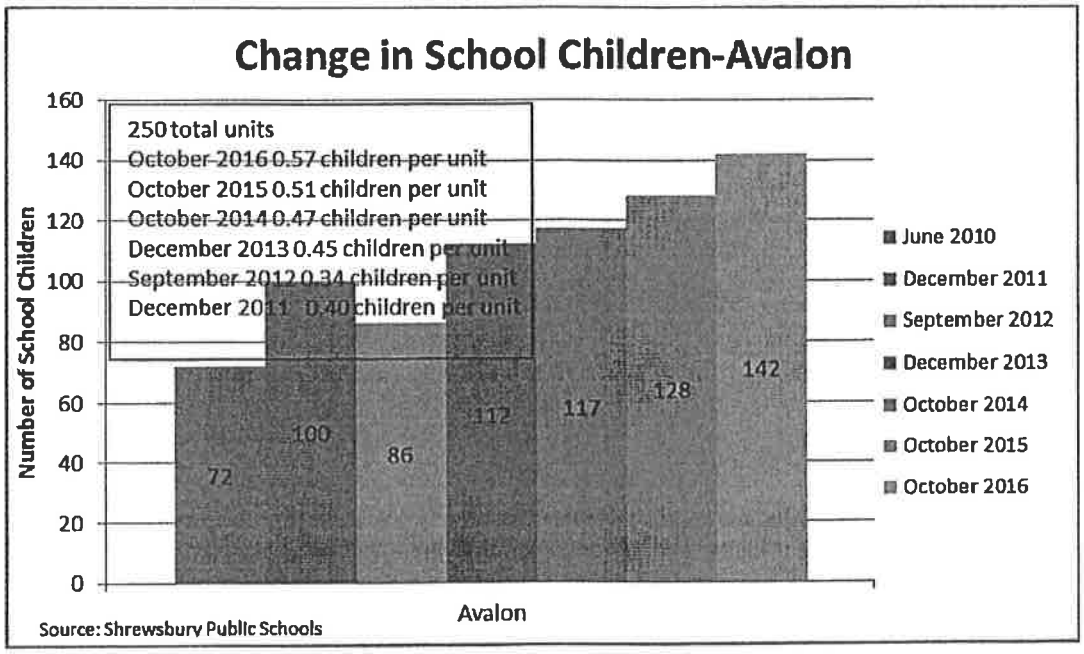
In June 2010, five (5) housing developments were studied:

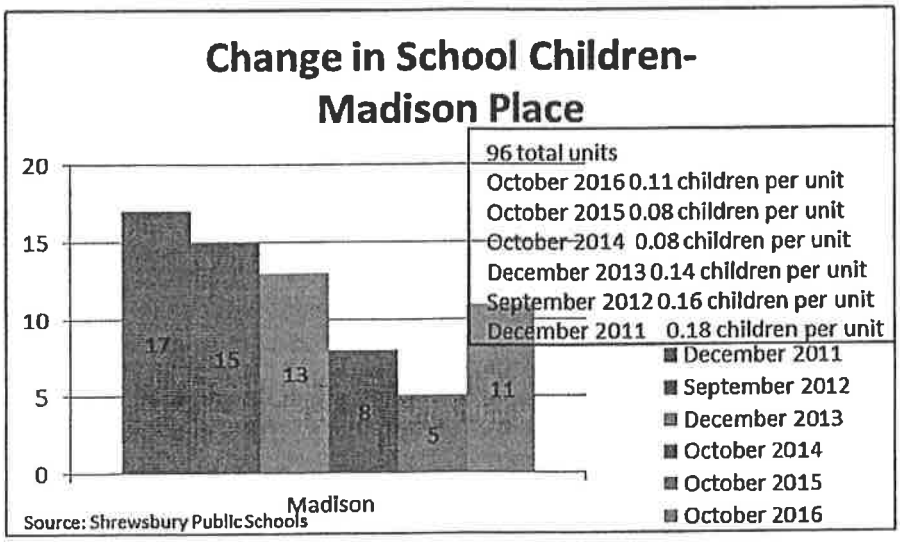
- Avalon Shrewsbury: 250 rental units
- Hills Farm Estates: 180 ownership single family dwelling units on individual lots
- Ternberry: 39 lots with 78 ownership units
- Tobin Hill Estates: 46 ownership single family dwelling units on individual lots
- West Hill Homes: 77 ownership single family dwelling units on individual lots

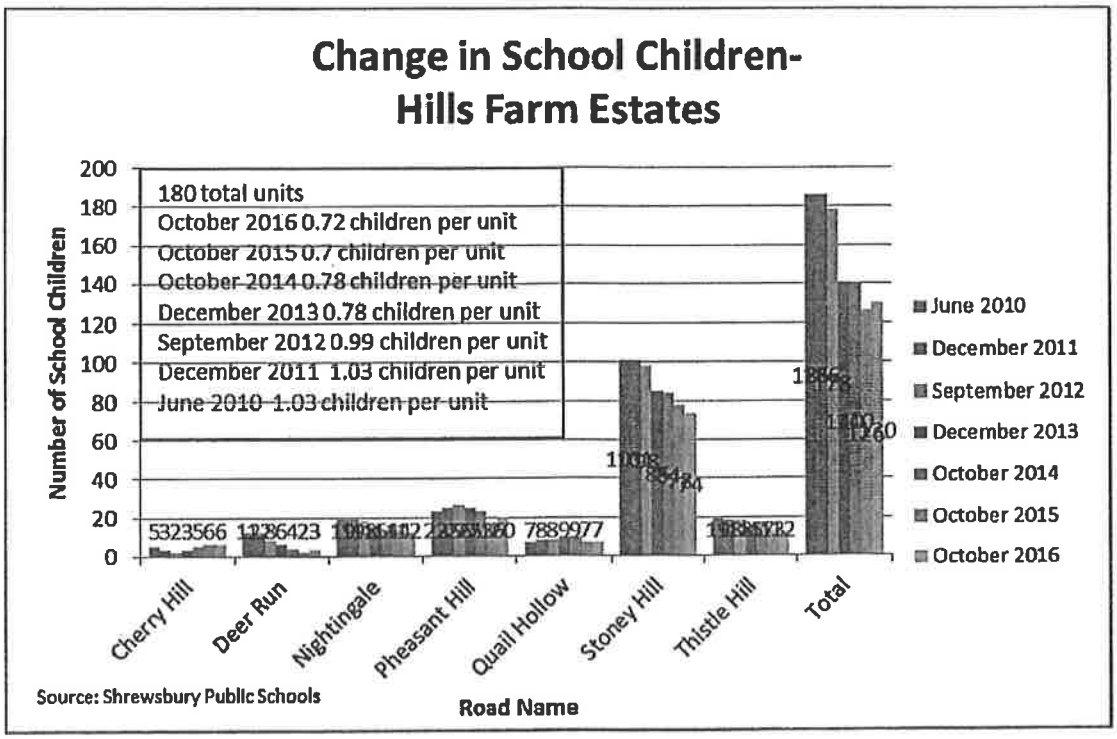
In December 2011, one (1) housing development was added to the study list:

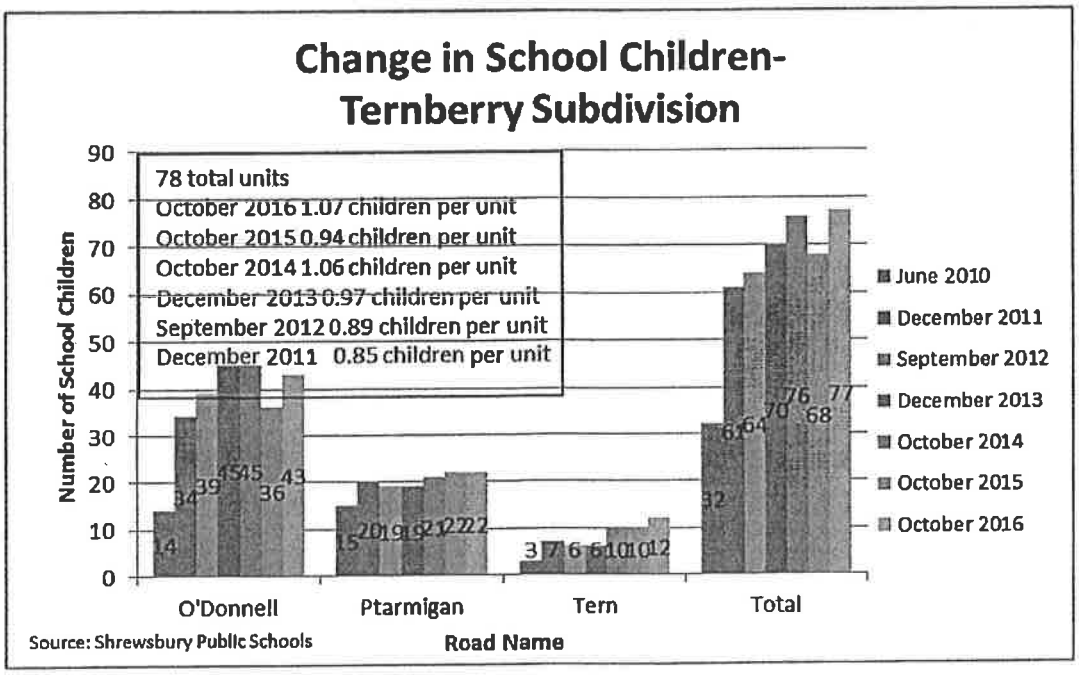
- Madison Place: 96 rental units

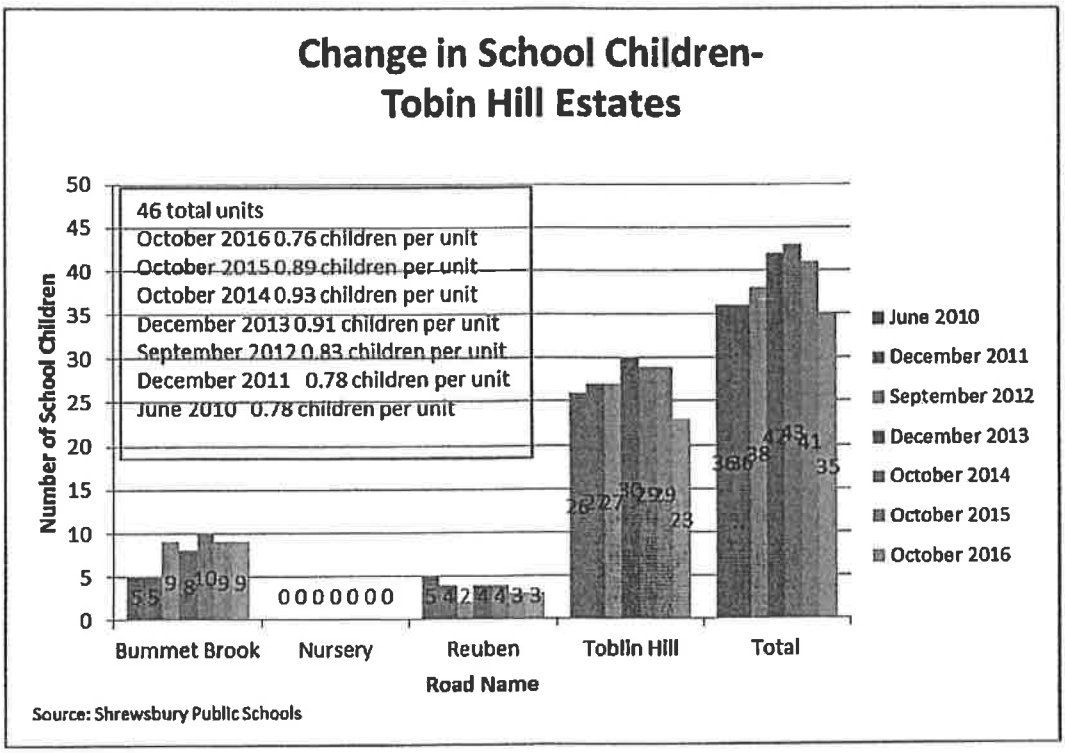
Please see charts below identifying total overall change in school children from June 2010 to October 2016.

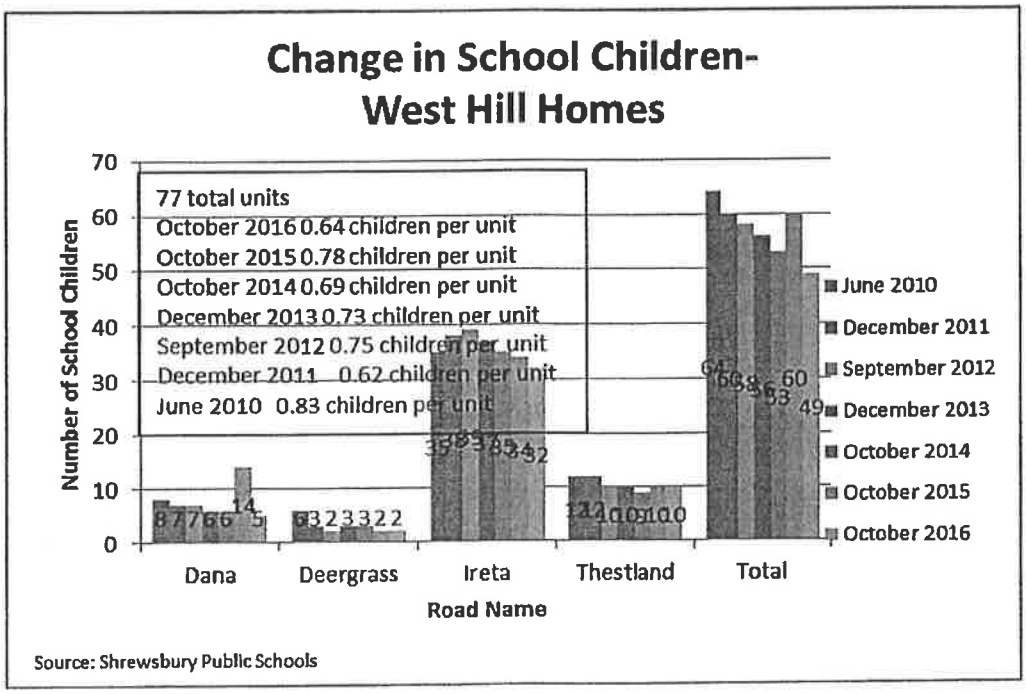

Change in School Children-Avalon
250 total units
October 2016 0.57 children per unit
October 2015 0.51 children per unit
October 2014 0.47 children per unit
December 2013 0.45 children per unit
September 2012 0.34 children per unit
December 2011 0.40 children per unit
Number of School Children
160
140
120
100
80
60
40
20
0
72
100
86
112
117
128
142
Avalon
June 2010
December 2011
September 2012
December 2013
October 2014
October 2015
October 2016
Source: Shrewsbury Public Schools


Change in School Children-Madison Place
96 total units
October 2016 0.11 children per unit
October 2015 0.08 children per unit
October 2014 0.08 children per unit
December 2013 0.14 children per unit
September 2012 0.16 children per unit
December 2011 0.18 children per unit
20
15
10
5
0
17
15
13
8
5
11
Madison
December 2011
September 2012
December 2013
October 2014
October 2015
October 2016
Source: Shrewsbury Public Schools


Change in School Children-
Hills Farm Estates
180 total units
October 2016 0.72 children per unit
October 2015 0.7 children per unit
October 2014 0.78 children per unit
December 2013 0.78 children per unit
September 2012 0.99 children per unit
December 2011 1.03 children per unit
June 2010 1.03 children per unit
Number of School Children
Cherry Hill
Deer Run
Nightingale
Pheasant Hill
Quail Hollow
Stoney Hill
Thistle Hill
Total
June 2010
December 2011
September 2012
December 2013
October 2014
October 2015
October 2016
Source: Shrewsbury Public Schools
Road Name


Change in School Children-
Ternberry Subdivision
78 total units
October 2016 1.07 children per unit
October 2015 0.94 children per unit
October 2014 1.06 children per unit
December 2013 0.97 children per unit
September 2012 0.89 children per unit
December 2011 0.85 children per unit
Number of School Children
O'Donnell
Ptarmigan
Tern
Total
June 2010
December 2011
September 2012
December 2013
October 2014
October 2015
October 2016
Source: Shrewsbury Public Schools
Road Name


Change in School Children-
Tobin Hill Estates
46 total units
October 2016 0.76 children per unit
October 2015 0.89 children per unit
October 2014 0.93 children per unit
December 2013 0.91 children per unit
September 2012 0.83 children per unit
December 2011 0.78 children per unit
June 2010 0.78 children per unit
Number of School Children
Bummet Brook
Nursery
Reuben
Toblin Hill
Total
Road Name
June 2010
December 2011
September 2012
December 2013
October 2014
October 2015
October 2016
Source: Shrewsbury Public Schools


Change in School Children-
West Hill Homes
77 total units
October 2016 0.64 children per unit
October 2015 0.78 children per unit
October 2014 0.69 children per unit
December 2013 0.73 children per unit
September 2012 0.75 children per unit
December 2011 0.62 children per unit
June 2010 0.83 children per unit
Number of School Children
Dana
Deergrass
Ireta
Thestland
Total
Road Name
June 2010
December 2011
September 2012
December 2013
October 2014
October 2015
October 2016
Source: Shrewsbury Public Schools

Change in Children per Unit Over Time

Development	Avalon	Hills Farm	Ternberry	Tobin Hill	West Hill	Madison Place
Children/Unit 06-2010	0.29	1.03	0.44	0.78	0.83	--
Children/Unit 12-2011	0.40	1.03	0.85	0.78	0.62	0.18
Children/Unit 09-2012	0.34	0.99	0.89	0.83	0.75	0.16
Children/Unit 12-2013	0.45	0.78	0.97	0.91	0.73	0.14
Children/Unit 10-2014	0.47	0.78	1.06	0.93	0.69	0.08
Children/Unit 10-2015	0.51	0.70	0.94	0.89	0.78	0.08
Children/Unit 10-2016	0.57	0.72	1.07	0.76	0.64	0.11
Change from 2016-2016	+0.06	+0.02	+0.13	-0.13	-0.14	+0.03

The Avalon, Hills Farm, Ternberry and Madison Place saw an increase in children per unit from October 2015 to October 2016. Toblin Hill and West Hill saw a decrease in the number of school children during that timeframe.

Summary

This memorandum summarized the number of children in Shrewsbury neighborhoods based upon six (6) existing developments including apartments, duplexes and single family units. This information was used to summarize the potential number of school children associated with potential subdivision development. It can also be used for budgeting purposes in the future for other potential developments.

The school age children population at Avalon continues to increase over the past four years by approximately 56 school age children. This is perhaps due to the rental and affordability component of the development. The number of school children in other housing developments has remained steady with the exception of Hills Farm Estates that has continued to decrease.

The housing developments studied still have less than 1 child per household with the exception of Ternberry.

As newer housing developments are being completed, I anticipate adding Hickory Hills and Saxon Woods subdivisions to our counts in the future as they were accepted public roadways in May 2014.

Additional information on number of school children by grade and school is available upon request.