

**160 Moulton Drive
Lynnfield, MA**

SCHOOL ANALYSIS

June 29, 2018

The applicant is proposing to redevelop the existing Chinese restaurant 1.4 acre site located at 160 Moulton Drive into a 32 unit high end apartment complex (One bed \$2,400 & Two bed \$3,000). The proposed three story building will contain 8 one bedroom units and 24 two bedroom units. Parking will be provided for both tenants and guests. It should be noted that this development will be maintained privately by the property owner, along with trash disposal. Public water and sewer will serve the site.

Estimated Taxes

Based on the existing assessment of the subject site, \$26,945 in yearly taxes are collected. Based on an average unit value of \$200,000, the proposed use will generate \$88,064 in yearly taxes; Table One.

**Table One
Property Taxes**

Use	Value	Tax Rate	Taxes
Existing	\$1,577,600	\$17.08	\$26,945
Proposed ¹	\$6,400,000	\$13.76	\$88,064

School Enrollment

To gain an understanding of the potential school related impact, the anticipated number of school children that may be generated by a proposed apartment development must be analyzed. To estimate the number of school age children (SAC) that could be expected from a “market rate”

¹ The average assessed value of Lynnfield Commons and Market Street apartments is \$179,175 per unit. As these projects contain affordable units which impacts value, the market rate units were increased by 10%.

apartment development, data from comparable projects was obtained. Although a number of newer apartment complexes have been constructed in Lynnfield (Market Street & Lynnfield Commons) and Wakefield (Everly), the projects all contain affordable units (40B/40R projects) equaling 20-25% of all units. Although the total number of school age children from these developments are known, sorting out the children coming the market rate units v. the affordable units is detailed data that is not publically available. Table Two outlines SAC data from three developments where specific data is known relative to two bedroom market rate school children figures. In addition, school age children who reside within two Lynnfield apartment complexes (both of which contain affordable housing units) are also noted.

**Table Two
Market Rate School Children Figures**

Project	Total Units	# Market Rate Two Bedroom Units	# SAC	# SAC/Unit
Newton ²	678	274	58	.211
40B Apartments	1,051	463	65	.140
Tara Heights ³	564	318	47	.148
Total Average	2,293	1,055	170	.161
Market Street & Lynnfield Commons w/ 25% affordable units	380	172 Affordable & Market	65	.377

Yearly the City of Newton School Department publishes detailed enrollment statistics on a number of 40B apartment complexes in the City. Based on known enrollment figures, per unit SAC ratios are developed for affordable and market rate two and three bedroom units. The City uses three SAC ratio scenarios, with the market rate unit ratios ranging from .192 - .258 children per unit. By comparison, the affordable unit SAC for two bedroom units is significantly higher ranging from .914 – 1.219, which is 4-6 times greater than market rate units. Fougere Planning has access to a client’s detailed apartment data and the Tara Heights development is an entirely market rate development.

² The School Department estimates total school rates including those attending private schools.

³ John Flatley Company, Nashua NH, all market rate units.

As noted above, the proposed high end apartment complex will have 24 two bedroom units. Based on the average of 1,055 market rate units detailed in Table Two, a per unit SAC of .161 was calculated resulting in an estimated 4 school age children living in the apartment building. To be conservative, for this report we will use the higher end SAC ratio used by the Newton School District of .258 per unit, resulting in an estimated **7 school age children** living in the development, with 55% expected to be enrolled in grades K – 4.

If the Lynnfield apartment per unit SAC of .377 is applied, 9 school age children would be calculated; but again it should be noted that **25% of the Lynnfield project's housing units are set aside as affordable.**