

What might be the impact of more housing on school costs?

Q. If Arlington adds more housing, what might be the additional costs the Town could incur to pay for additional school children arriving because of the new housing?

A. Based on the Town’s experience with adding 283 units of new housing in the Brigham Square and 360 developments, the Town tax revenue is \$1.3MM and the cost of school children is \$0.27MM, a 464% profit! This, of course, does not include the other Town services that those housing units might incur, services like sidewalk maintenance, streets, police, fire, inspections, human services, etc

COST OF ADDING SCHOOL CHILDREN FROM NEW ARLINGTON HOUSING

Property	#Units	Annual Taxes	APS Enrollees	Cost of APS Enrollees	Net to Town
Brigham Square	119	\$ 477,510	32	\$ 262,292	\$ 215,218
360	164	\$ 772,860	1	\$ 7,297	\$ 765,563
TOTAL	283	\$ 1,250,370	33	\$ 269,589	\$ 980,781

Notes:

1. Annual Taxes are based on FY2020 tax bills
2. Cost of Enrollees is based on the higher estimate of the "Enrollment Growth Factor" numbers, assumed for FY2020. It is currently \$5016. Next year it is expected to be about \$7297.
3. Profit to Town: 464%

Q. Will additional housing bring in more children than our schools can handle?

A. Arlington has completed an extensive renovation and new construction for all elementary and middle schools, with the new construction of the high school scheduled to begin soon. These schools are designed to meet the predicted maximum enrollment which is expected to peak in

about ten years. After this period, given normal demographic cycles, the school population is expected to decline slightly, leaving room for additional students in the following decade. Data on this has been projected both by a demographic expert hired by the Arlington Schools and by the Metropolitan Area Planning Council (MAPC). Both studies predict that enrollment growth (due to senior led households being replaced by families with children, not due to housing construction) will peak next year and then decline.

Q. In what way could the town extrapolate from these cases to a broader housing policy compatible with the approved Town Master Plan's Housing Goals? These cases show that large housing developments can bring in a lot of money to the town and impose little burden on the schools. This is an important message.

- To what extent would additional multifamily in Arlington resemble these large projects?
- How many sites are there that could support them?
- Is there opportunity for parcel consolidations to allow for such large projects?
- If we project out the projects that might happen with relaxation of zoning rules, to what extent would they resemble these large developments?
- Is there data on smaller infill (or replacement) multifamily housing)?

A. New multifamily housing could be designed to meet the needs of people who are too young or too old to have children in school. It could be designed to meet the needs of families with children. It could be designed as market rate affordable housing or as governmentally subsidized affordable housing. There are many options all requiring the thoughtful, open minded discussion of Arlington citizens.

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