



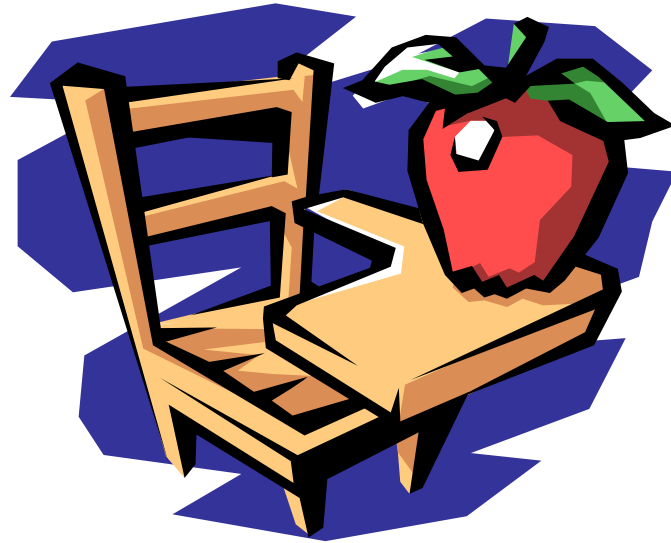
Chelmsford, Massachusetts Demographic Information Enrollment Projections

February, 2016

NESDEC PROJECT TEAM

- **Arthur L. Bettencourt, Ed.D., Executive Director**
- **John H. Kennedy, M.A., Demographic Analysis**
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DEMOGRAPHIC ANALYSIS



Population Trends

General Population – The U.S. Census Bureau estimated that Chelmsford had a population of 33,802 as of July 1, 2014, an increase from the 2010 U.S. Census count. The next population estimate (for July 1, 2015) will be released by the Census Bureau in July, 2016. *However, the University of Massachusetts Donahue Center, a U.S. Census Bureau affiliate, has projected that Chelmsford will experience population growth between 2010 and 2020.*

Births – According to data provided by the Massachusetts Department of Health, the average number of annual births to residents of the Chelmsford School District between 2009 and the end of 2011 was 322 per year, while the average number of births during the period from 2010-2013 was 343 per year.

Population Trends (con't)

Age Cohorts – According to the U.S. Census Bureau 2010 Report, the Chelmsford School District's 0-19 age cohort totaled 8,403. This represented 23.4% of the city's total population. The 2010 Report also stated that the District's 25-34 (child-rearing age) cohort totaled 3,295 persons. ***The University of Massachusetts Donahue Institute has projected that by 2020, the Chelmsford child-rearing cohort population will have increased to 3,836 people.***

Residential Growth Outlook

Some current factors indicate that Chelmsford is likely to experience moderately accelerated housing turnover and new residential construction during the course of the next decade. These factors include the following:

National and Regional Factors

- On the national level, members of the “Baby Boomer” generation have begun turning 65 years old at the rate of 10,000 per day, a trend that is projected to continue for the next 13 years. According to regional and local realtors, many from this age cohort will downsize to smaller homes. ***Thus, demand for apartment and condominium units is likely to increase, while the 3- and 4-bedroom homes vacated by the Boomers will most likely be purchased by families with children.***
- A recent New England Economic Partnership (NEEP) Conference economic outlook analysis reported that “the New England regional economy continues to improve. Growth rates were higher and unemployment rates lower in 2015 than in any year after the 2008-2009 recession.”
- In particular, the NEEP report notes, “Massachusetts is experiencing a burst of economic growth reminiscent of the 1990’s.”

Chelmsford Residential Construction

- ***Information gained from the Chelmsford Planning Office has verified that the level of residential development has picked up significantly from the time of the housing downturn.***
- According to HUD data, the number of residential housing permits issued from 2010 to 2015 is as follows:

Year	Single-Family	Condo	Total
2010	10	0	10
2011	22	3	25
2012	18	0	18
2013	24	4	28
2014	11	0	11
2015 Thru Nov.	33	23	56

Chelmsford Residential Construction (continued)

Approved projects that are under construction:

- Hillside Gardens – 311 Littleton Road – 44 Townhouse Units
8 three-bedroom, 36 two-bedroom - anticipated occupancy this year
- Chelmsford Woods – 267 Littleton Road – 116 rental units – 30 one-bedroom, 61 two-bedroom – 58 units nearing completion, remainder expected to be completed by Spring 2018

Approved projects that have not begun construction:

- Princeton Properties – 276 Mill Road – 108 rental units – 46 one bedroom, 62 two bedroom
- Princeton at River Meadow – 243 River Neck Road – 48 rental units – all two bedrooms
- 191-195 Princeton Street – 10 townhouses – all two bedrooms

Chelmsford Residential Construction (continued)

Residential development proposals in various stages of the approval process:

- None in pipeline but several apartment /condo projects are under discussion and may move forward

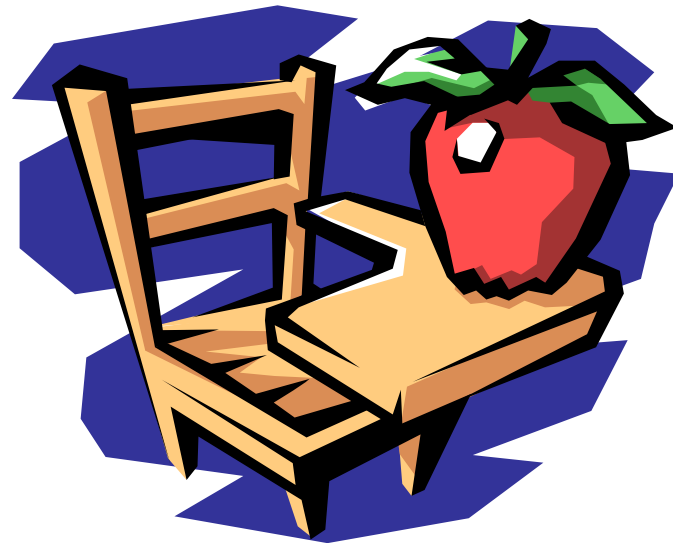
Additional Residential Development and Real Estate Information

- Home sales data provided by the Warren Group indicates that Chelmsford's single-family and condominium sales increased significantly during 2015. ***The 341 single-family units sold in 2015 exceeded the number of single-family sales that occurred during any of the past eleven years. Condominium sales have also increased, totaling 171 units compared to the 93 units sold in 2010 during the housing downturn.***
- ***Warren Group data also indicates that in 2015, the median single-family home price in Chelmsford was \$373,000, which is the highest single-family price in ten years and the 2nd highest single-family median price in the past thirty years.***
- Realtors also note that demand for residential housing in Chelmsford far exceeds supply. ***As a result of this dynamic, if units are reasonably priced, sellers are frequently receiving offers from multiple bidders.***
- Millennials are reported to be coming into Chelmsford looking for studios, 2-bedroom rentals, and single-family homes. They are attracted by the positive reputation of the community, jobs in the area, Chelmsford's walkability, access to rapid transit, and the draw of the Chelmsford Public Schools.

Demographic Analysis Summary

- *NESDEC's analysis of key demographic information and enrollment data provided by the Chelmsford district indicates that K-12 enrollments are likely to remain relatively stable over the course of the next several years.*

ENROLLMENT HISTORY AND PROJECTIONS



Chelmsford, MA Historical Enrollment

School District: Chelmsford, MA Revised

2/7/2016

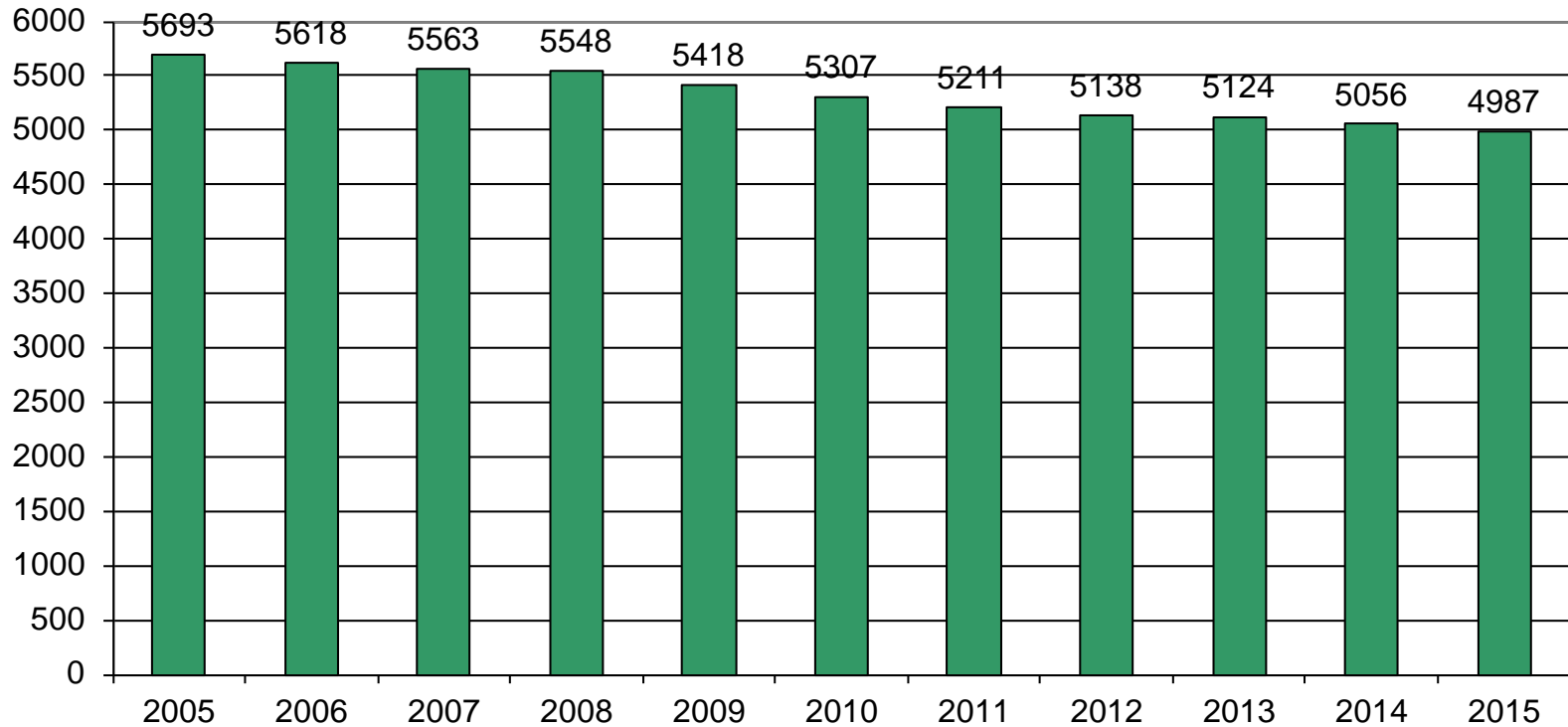
Historical Enrollment By Grade																			
Birth Year	Births	School Year	PK	K	1	2	3	4	5	6	7	8	9	10	11	12	UNGR	K-12	PK-12
2000	443	2005-06	73	406	422	448	467	418	403	438	424	440	449	434	450	421	0	5620	5693
2001	399	2006-07	107	365	427	426	455	462	394	403	435	428	412	434	433	436	1	5511	5618
2002	413	2007-08	106	370	405	430	428	455	440	401	410	440	415	402	430	429	2	5457	5563
2003	370	2008-09	95	413	409	407	441	438	445	444	399	416	426	395	398	422	0	5453	5548
2004	395	2009-10	125	354	406	418	403	437	395	448	449	397	388	414	395	389	0	5293	5418
2005	363	2010-11	100	335	388	392	412	403	411	398	449	446	398	389	405	381	0	5207	5307
2006	361	2011-12	106	316	369	387	396	404	373	407	407	450	439	380	370	406	1	5105	5211
2007	328	2012-13	122	294	367	364	394	402	397	381	418	405	419	419	373	383	0	5016	5138
2008	329	2013-14	125	322	342	378	376	395	401	401	387	422	360	421	417	377	0	4999	5124
2009	328	2014-15	133	301	367	347	386	379	375	404	396	391	379	362	423	413	0	4923	5056
2010	320	2015-16	132	300	352	373	350	391	371	386	412	411	337	381	371	420	0	4855	4987

Historical Enrollment in Grade Combinations									
Year	PK-4	K-4	K-6	K-8	5-8	6-8	7-8	7-12	9-12
2005-06	2234	2161	3002	3866	1705	1302	864	2618	1754
2006-07	2242	2135	2932	3795	1660	1266	863	2578	1715
2007-08	2194	2088	2929	3779	1691	1251	850	2526	1676
2008-09	2203	2108	2997	3812	1704	1259	815	2456	1641
2009-10	2143	2018	2861	3707	1689	1294	846	2432	1586
2010-11	2030	1930	2739	3634	1704	1293	895	2468	1573
2011-12	1978	1872	2652	3509	1637	1264	857	2452	1595
2012-13	1943	1821	2599	3422	1601	1204	823	2417	1594
2013-14	1938	1813	2615	3424	1611	1210	809	2384	1575
2014-15	1913	1780	2559	3346	1566	1191	787	2364	1577
2015-16	1898	1766	2523	3346	1580	1209	823	2332	1509

Historical Percentage Changes			
Year	K-12	Diff.	%
2005-06	5620	0	0.0%
2006-07	5511	-109	-1.9%
2007-08	5457	-54	-1.0%
2008-09	5453	-4	-0.1%
2009-10	5293	-160	-2.9%
2010-11	5207	-86	-1.6%
2011-12	5105	-102	-2.0%
2012-13	5016	-89	-1.7%
2013-14	4999	-17	-0.3%
2014-15	4923	-76	-1.5%
2015-16	4855	-68	-1.4%
Change		-765	-13.6%

Chelmsford, MA Historical Enrollment

PK-12, 2005-2015



Chelmsford, MA Projected Enrollments

School District: **Chelmsford, MA Revised**

2/7/2016

Assumptions: births increase consistent with child-rearing cohort projections by Donahue Center (US Census Bureau affiliate); current robust cycles of residential construction and in-migration of new families will continue.

Enrollment Projections By Grade*

Birth Year	Births		School Year	PK	K	1	2	3	4	5	6	7	8	9	10	11	12	UNGR	K-12	PK-12
2010	320		2015-16	132	300	352	373	350	391	371	386	412	411	337	381	371	420	0	4855	4987
2011	318		2016-17	133	300	347	359	381	354	383	378	389	420	363	339	384	370	0	4767	4900
2012	370		2017-18	134	350	347	354	367	385	347	391	381	396	371	365	342	383	0	4779	4913
2013	342		2018-19	135	323	405	354	361	371	377	354	394	388	350	373	368	341	0	4759	4894
2014	316		2019-20	136	298	374	413	361	365	363	385	357	402	343	352	376	367	0	4756	4892
2015	314	(prov.)	2020-21	137	297	345	382	422	365	357	370	388	364	355	345	355	375	0	4720	4857
2016	330	(est.)	2021-22	138	312	344	352	390	426	357	364	373	395	321	357	348	354	0	4693	4831
2017	347	(est.)	2022-23	138	328	361	351	359	394	417	364	367	380	349	323	360	347	0	4700	4838
2018	364	(est.)	2023-24	140	344	380	368	358	363	386	425	367	374	336	351	326	359	0	4737	4877
2019	381	(est.)	2024-25	141	360	398	388	376	362	355	394	428	374	330	338	354	325	0	4782	4923
2020	399	(est.)	2025-26	142	377	417	406	396	380	354	362	397	436	330	332	341	353	0	4881	5023

*Projections should be updated on an annual basis.

Based on an estimate of births

Based on children already born

Based on students already enrolled

Projected Enrollment in Grade Combinations*

Year	PK-4	K-4	K-6	K-8	5-8	6-8	7-8	7-12	9-12
2015-16	1898	1766	2523	3346	1580	1209	823	2332	1509
2016-17	1874	1741	2502	3311	1570	1187	809	2265	1456
2017-18	1937	1803	2541	3318	1515	1168	777	2238	1461
2018-19	1949	1814	2545	3327	1513	1136	782	2214	1432
2019-20	1947	1811	2559	3318	1507	1144	759	2197	1438
2020-21	1948	1811	2538	3290	1479	1122	752	2182	1430
2021-22	1962	1824	2545	3313	1489	1132	768	2148	1380
2022-23	1931	1793	2574	3321	1528	1111	747	2126	1379
2023-24	1953	1813	2624	3365	1552	1166	741	2113	1372
2024-25	2025	1884	2633	3435	1551	1196	802	2149	1347
2025-26	2118	1976	2692	3525	1549	1195	833	2189	1356

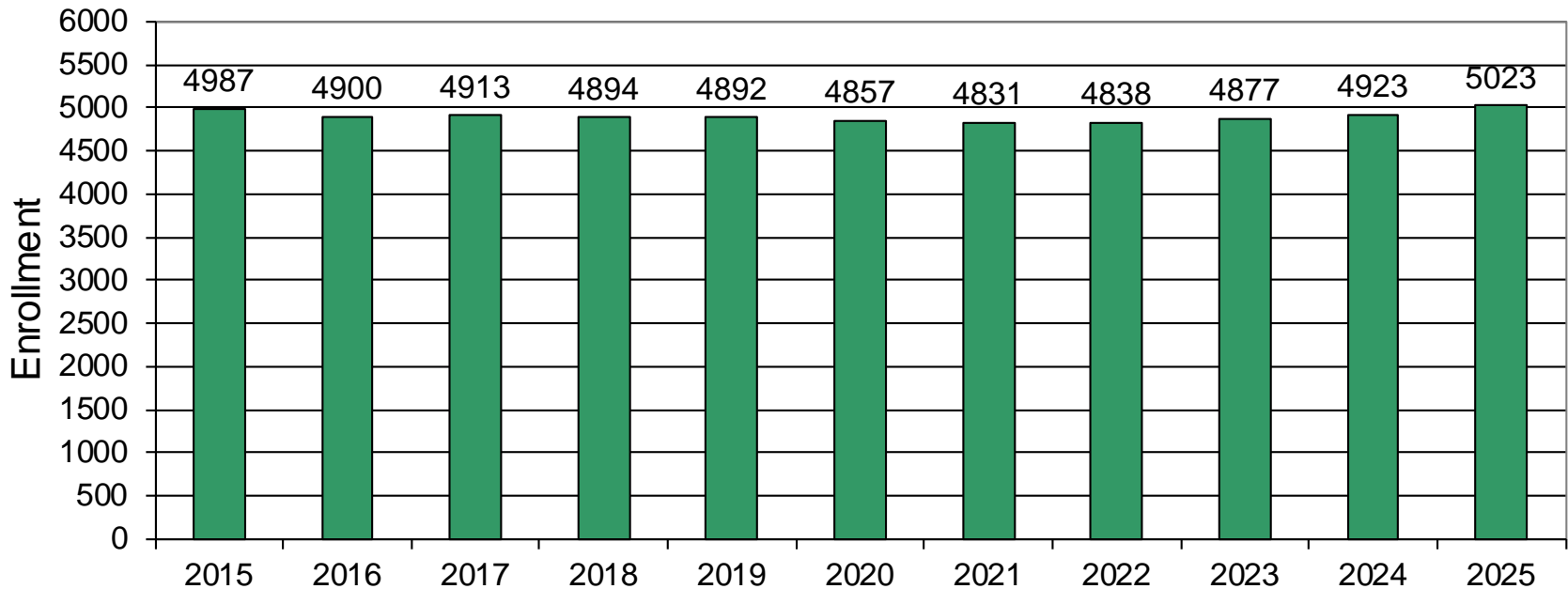
Projected Percentage Changes

Year	K-12	Diff.	%
2015-16	4855	0	0.0%
2016-17	4767	-88	-1.8%
2017-18	4779	12	0.3%
2018-19	4759	-20	-0.4%
2019-20	4756	-3	-0.1%
2020-21	4720	-36	-0.8%
2021-22	4693	-27	-0.6%
2022-23	4700	7	0.1%
2023-24	4737	37	0.8%
2024-25	4782	45	0.9%
2025-26	4881	99	2.1%
Change		26	0.5%

See "Reliability of Enrollment Projections" section of accompanying letter. Projections are more reliable for Years #1-5 in the future than for Years #6 and beyond.

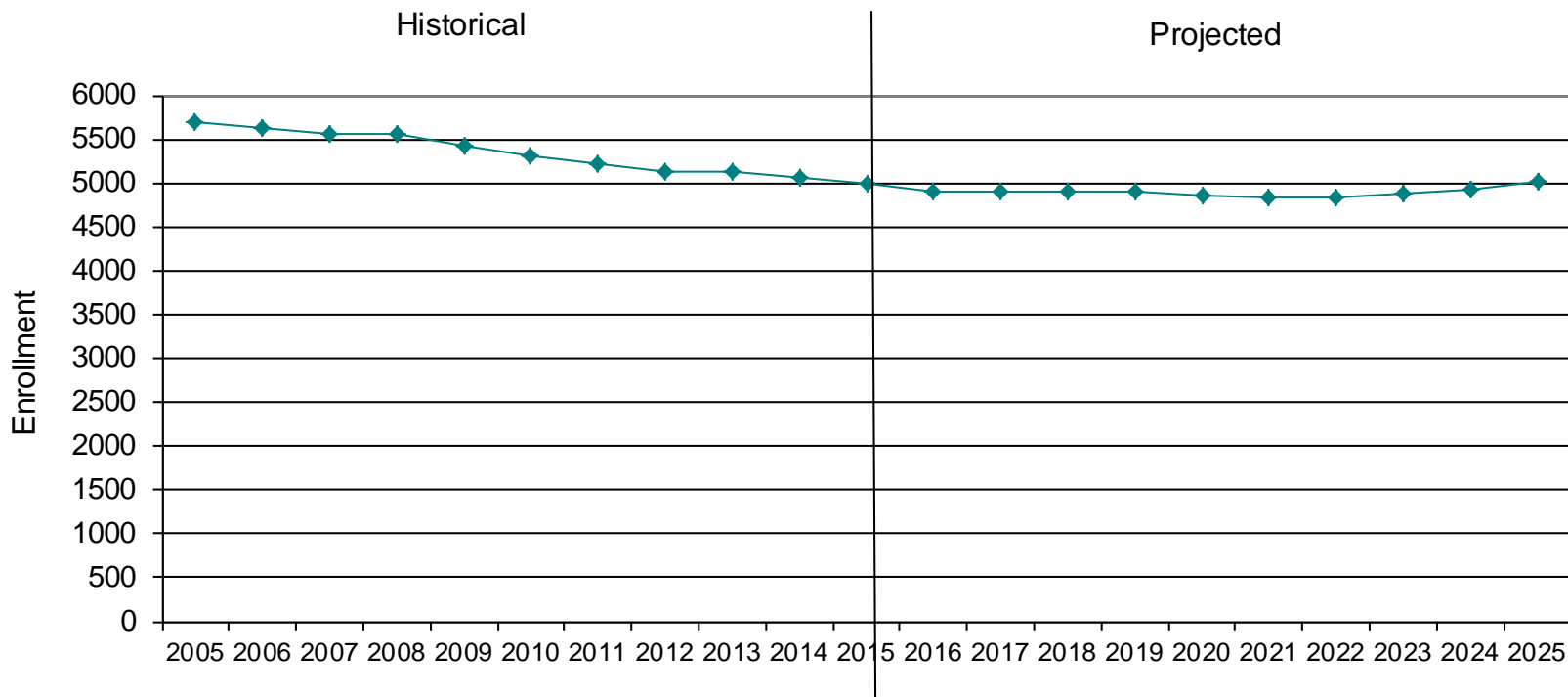
Chelmsford, MA Projected Enrollment

PK-12 TO 2025 Based On Data Through School Year 2015-16

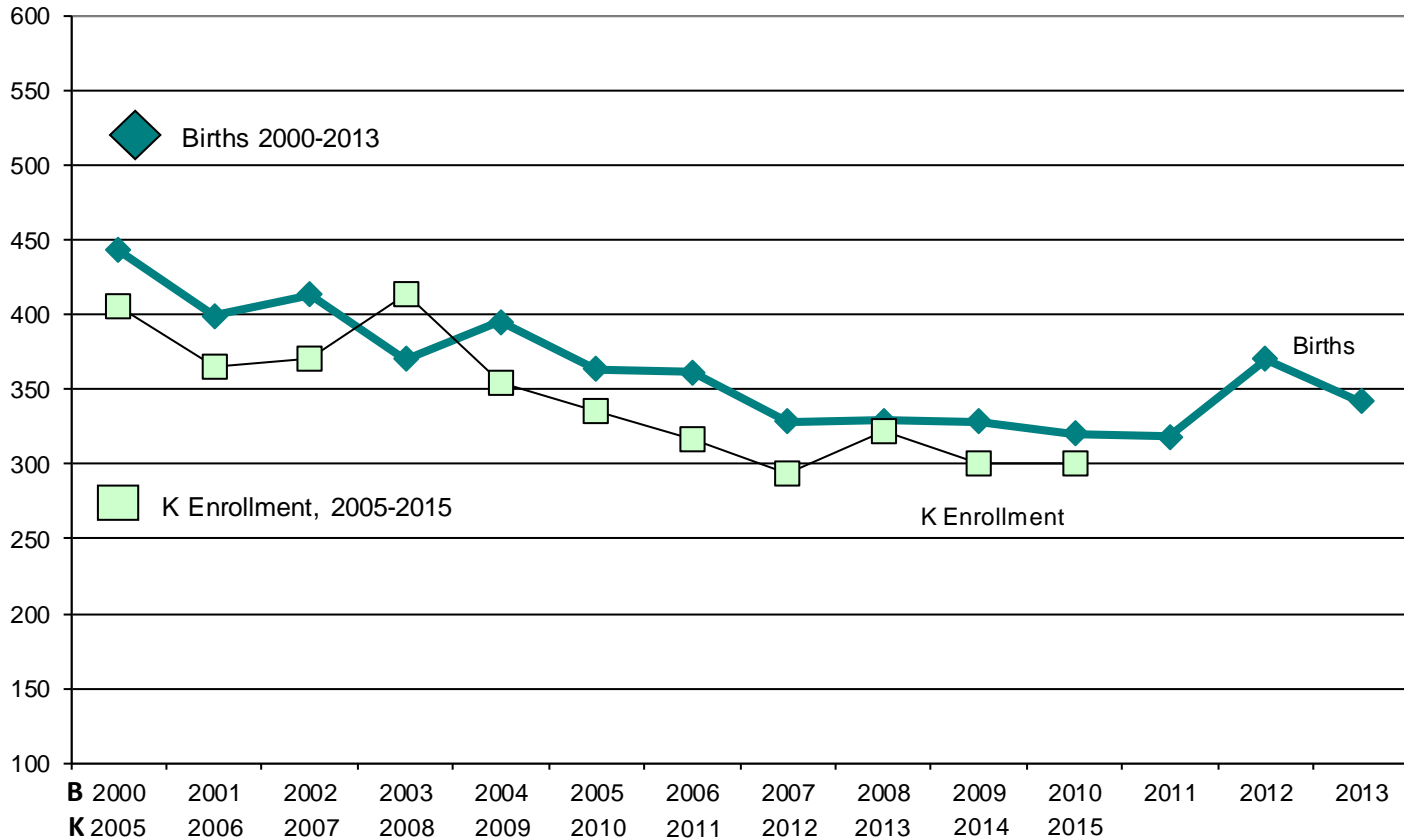


Chelmsford, MA Historical & Projected Enrollment

PK-12, 2005-2025



Chelmsford, MA Birth-to-Kindergarten Relationship



Chelmsford, MA Additional Information

Building Permits Issued		
Year	Single-Family	Multi-Units
2005	64	0
2011	22	3
2012	18	0
2013	24	4
2014	11	0
2015	30	23

Source: HUD and Building Department

Enrollment History		
Year	Voc-Tech 9-12 Total	Non-Public K-12 Total
2005-06	112	216
2011-12	134	246
2012-13	141	204
2013-14	159	220
2014-15	172	222
2015-16	n/a	n/a

Residents in Non-Public Independent and Parochial Schools (General Education)														
Enrollments 2014-15	K	1	2	3	4	5	6	7	8	9	10	11	12	K-12 TOTAL
	43	11	14	9	17	16	8	10	15	23	15	18	23	222

K-12 Home-Schooled Students	
2014	30

K-12 Residents "Choiced-out" or in Charter or Magnet Schools	
2015	198 charter

K-12 Special Education Outplaced Students	
2015	93

K-12 Choiced-In, Tuitioned-In, & Other Non-Residents	
2015	66

The above data were used to assist in the preparation of the enrollment projections. If additional demographic work is needed, please contact our office.

CHELMSFORD, MA: SCHOOL BY SCHOOL HISTORICAL AND PROJECTED ENROLLMENTS

SCHOOL BYAM ELEMENTARY SCHOOL

DATE: 2/7/2016

HISTORICAL AND PROJECTED ENROLLMENTS

BIRTH YEAR	BIRTHS		SCHOOL YEAR	K	1	2	3	4	K-4 TOTAL
2004	395		2009-10	100	112	102	116	114	544
2005	363		2010-11	96	112	111	93	113	525
2006	361		2011-12	76	100	113	108	93	490
2007	328		2012-13	70	90	96	115	112	483
2008	329		2013-14	91	91	97	108	117	504
2009	328		2014-15	76	100	98	98	104	476
2010	320		2015-16	75	89	109	104	99	476
2011	318		2016-17	78	88	91	111	105	473
2012	370		2017-18	91	91	90	93	112	477
2013	342		2018-19	85	106	93	92	94	470
2014	316		2019-20	78	99	108	95	93	473
2015	314	(prov.)	2020-21	78	91	101	110	96	476
2016	330	(est.)	2021-22	82	91	93	103	111	480
2017	347	(est.)	2022-23	86	95	93	95	104	473
2018	364	(est.)	2023-24	90	100	97	95	96	478

SCHOOL CENTER ELEMENTARY SCHOOL

DATE: 2/7/2016

HISTORICAL AND PROJECTED ENROLLMENTS

BIRTH YEAR	BIRTHS		SCHOOL YEAR	K	1	2	3	4	K-4 TOTAL
2004	395		2009-10	95	103	103	102	105	508
2005	363		2010-11	86	98	94	104	98	480
2006	361		2011-12	85	90	94	97	98	464
2007	328		2012-13	76	92	90	90	98	446
2008	329		2013-14	81	83	98	90	86	438
2009	328		2014-15	72	93	89	101	87	442
2010	320		2015-16	74	82	86	86	104	432
2011	318		2016-17	73	86	84	88	87	418
2012	370		2017-18	85	85	88	86	89	433
2013	342		2018-19	79	98	87	90	87	441
2014	316		2019-20	73	91	100	89	91	444
2015	314	(prov.)	2020-21	73	85	93	102	90	443
2016	330	(est.)	2021-22	77	85	87	95	103	447
2017	347	(est.)	2022-23	81	89	87	89	96	442
2018	364	(est.)	2023-24	85	94	91	89	90	449

SCHOOL CHARLES D. HARRINGTON ELEMENTARY SCHOOL

DATE: 2/7/2016

HISTORICAL AND PROJECTED ENROLLMENTS

BIRTH YEAR	BIRTHS		SCHOOL YEAR	K	1	2	3	4	K-4 TOTAL
2004	395		2009-10	77	102	114	92	117	502
2005	363		2010-11	78	86	105	114	92	475
2006	361		2011-12	79	95	94	106	114	488
2007	328		2012-13	83	92	95	96	106	472
2008	329		2013-14	75	95	91	98	100	459
2009	328		2014-15	89	89	86	100	109	473
2010	320		2015-16	84	106	93	85	98	466
2011	318		2016-17	82	96	107	95	86	466
2012	370		2017-18	96	94	97	109	96	492
2013	342		2018-19	87	110	95	99	110	501
2014	316		2019-20	80	100	112	97	100	489
2015	314	(prov.)	2020-21	80	92	102	114	98	486
2016	330	(est.)	2021-22	84	92	94	104	115	489
2017	347	(est.)	2022-23	89	97	94	96	105	481
2018	364	(est.)	2023-24	93	102	99	96	97	487

SCHOOL SOUTH ROW ELEMENTARY SCHOOL

DATE: 2/7/2016

HISTORICAL AND PROJECTED ENROLLMENTS

BIRTH YEAR	BIRTHS		SCHOOL YEAR	K	1	2	3	4	K-4 TOTAL
2004	395		2009-10	82	89	99	93	101	464
2005	363		2010-11	75	92	82	101	100	450
2006	361		2011-12	76	84	86	85	99	430
2007	328		2012-13	65	93	83	93	86	420
2008	329		2013-14	75	73	92	80	92	412
2009	328		2014-15	64	85	74	87	79	389
2010	320		2015-16	67	75	85	75	90	392
2011	318		2016-17	67	77	77	87	76	384
2012	370		2017-18	78	77	79	79	88	401
2013	342		2018-19	72	90	79	81	80	402
2014	316		2019-20	66	83	92	81	82	404
2015	314	(prov.)	2020-21	66	76	85	94	82	403
2016	330	(est.)	2021-22	70	76	78	87	95	406
2017	347	(est.)	2022-23	73	81	78	80	88	400
2018	364	(est.)	2023-24	77	85	83	80	81	406

District projections are more reliable than school-by-school forecasts due to the larger numbers. Totals in school-by-school projections may differ slightly from district totals due to rounding of numbers. School-by-school forecasts assume that there will be no changes in the method of assigning students to schools.

CHELMSFORD, MA: SCHOOL BY SCHOOL HISTORICAL AND PROJECTED ENROLLMENTS

SCHOOL COL. MOSES PARKER MIDDLE SCHOOL

DATE: 2/7/2016

HISTORICAL AND PROJECTED ENROLLMENTS

BIRTH YEAR	BIRTHS		SCHOOL YEAR	5	6	7	8	5-8 TOTAL
2004	395		2009-10	175	195	211	177	758
2005	363		2010-11	192	178	194	205	769
2006	361		2011-12	157	192	180	193	722
2007	328		2012-13	160	168	192	183	703
2008	329		2013-14	184	163	170	194	711
2009	328		2014-15	174	184	166	171	695
2010	320		2015-16	177	177	189	174	717
2011	318		2016-17	170	180	178	193	721
2012	370		2017-18	155	174	181	181	691
2013	342		2018-19	168	158	175	184	685
2014	316		2019-20	162	171	159	179	671
2015	314	(prov.)	2020-21	159	165	172	162	658
2016	330	(est.)	2021-22	159	162	166	175	662
2017	347	(est.)	2022-23	187	162	163	169	681
2018	364	(est.)	2023-24	172	191	163	166	692

SCHOOL McCARTHY MIDDLE SCHOOL

DATE: 2/7/2016

HISTORICAL AND PROJECTED ENROLLMENTS

BIRTH YEAR	BIRTHS		SCHOOL YEAR	5	6	7	8	5-8 TOTAL
2004	395		2009-10	220	253	238	220	931
2005	363		2010-11	219	220	255	241	935
2006	361		2011-12	216	215	227	257	915
2007	328		2012-13	237	213	226	222	898
2008	329		2013-14	217	238	217	228	900
2009	328		2014-15	201	220	230	220	871
2010	320		2015-16	194	209	223	237	863
2011	318		2016-17	213	198	211	227	849
2012	370		2017-18	192	217	200	215	824
2013	342		2018-19	208	196	219	204	827
2014	316		2019-20	201	213	198	223	835
2015	314	(prov.)	2020-21	198	205	215	202	820
2016	330	(est.)	2021-22	197	202	207	219	825
2017	347	(est.)	2022-23	229	201	204	211	845
2018	364	(est.)	2023-24	213	234	203	208	858

DEMOGRAPHIC DATA

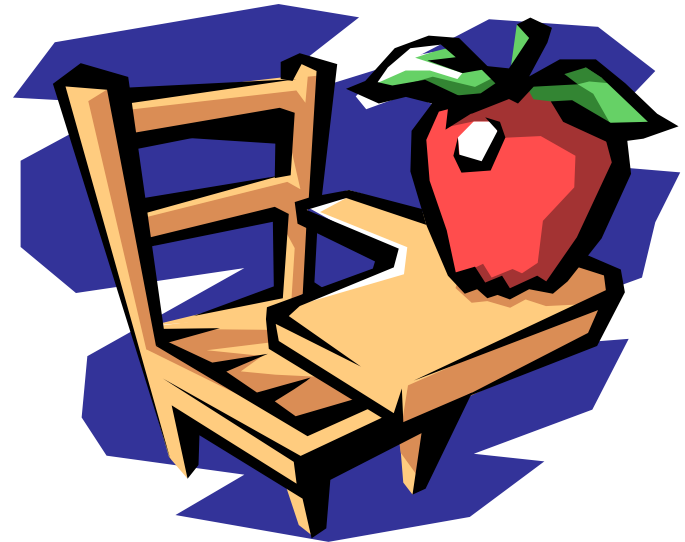


TABLE 1A

CHELMSFORD RESIDENTIAL SALES

Year	# Single-Family	# Condo Units
2000	335	263
2001	340	269
2002	275	187
2003	362	221
2004	424	348
2005	324	384
2006	265	201
2007	275	186
2008	262	132
2009	246	125
2010	236	93
2011	259	113
2012	313	106
2013	333	154
2014	309	171
2015	341	171

TABLE 1B CHELMSFORD MEDIAN SALES PRICES

Year	Single-Family Median Price	Condominium Median Price
2000	\$249,900	\$156,000
2001	\$275,000	\$191,000
2002	\$317,000	\$212,500
2003	\$330,500	\$232,500
2004	\$355,000	\$255,000
2005	\$373,700	\$272,500
2006	\$370,000	\$250,000
2007	\$355,000	\$245,250
2008	\$325,000	\$219,250
2009	\$329,950	\$200,000
2010	\$335,000	\$210,000
2011	\$311,900	\$195,000
2012	\$315,000	\$178,625
2013	\$333,850	\$205,000
2014	\$369,000	\$209,900
2015	\$373,000	\$226,500

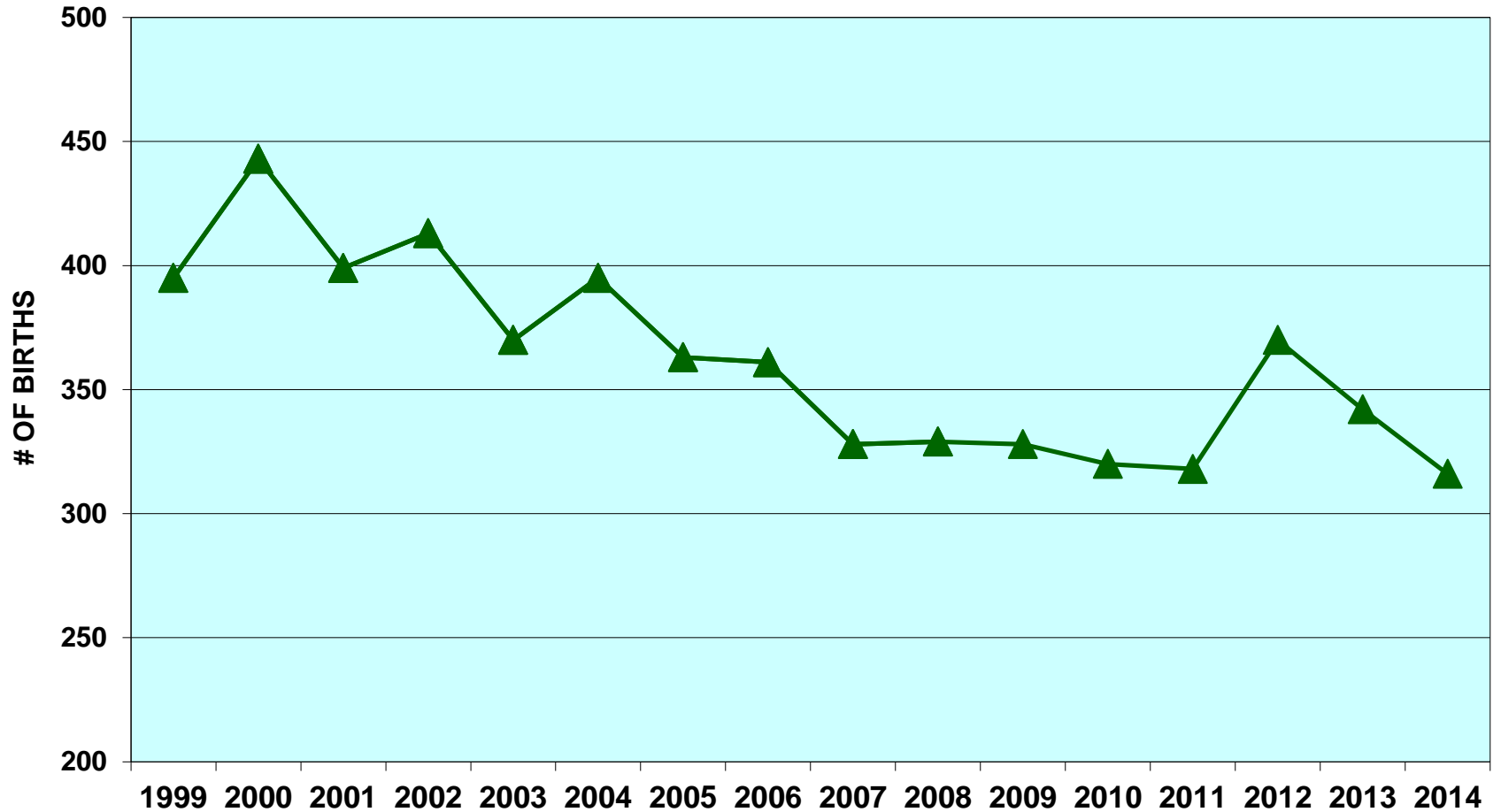
TABLE 1C

BIRTHS TO RESIDENTS OF CHELMSFORD

YEAR		# OF BIRTHS	AVERAGE	% CHANGE
2000		443	404	-15.4%
2001		399		
2002		413		
2003		370		
2004		395		
2005		363	342	
2006		361		
2007		328		
2008		329	333	-2.5%
2009		328		
2010		320		
2011		318		
2012		370		
2013		342		
2014		316		

Source: MA Department of Public Health

BIRTHS TO CHELMSFORD, MA RESIDENTS



We commend Chelmsford for commissioning this study. The town is engaged in thoughtful, data-based planning and prudent use of available resources. Planning for municipal and school needs begins with a firm grounding in community data and accurate forecasting of future population and school enrollments.



New England School Development Council

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**BEST WISHES
FROM THE
NESDEC
CHELMSFORD TEAM**

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