



New England School Development Council

**Chelmsford, MA
Demography
Report**

March 1, 2024

NESDEC Project Team

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Introduction

NESDEC's mission is to assist schools and school districts in becoming high-performance organizations and to support continuous educational improvement.

NESDEC has been consulting with districts for over 75 years and works collaboratively with school communities across New England to provide Enrollment Projections, Special Education Trend Reports, to conduct Executive Searches, Demography Studies, Best Educational Use of Facilities Reports, Professional Development, and Consulting on school needs.

NESDEC was asked to prepare enrollment projections and to identify demographic factors that affect the student enrollments in the Chelmsford, MA School District.

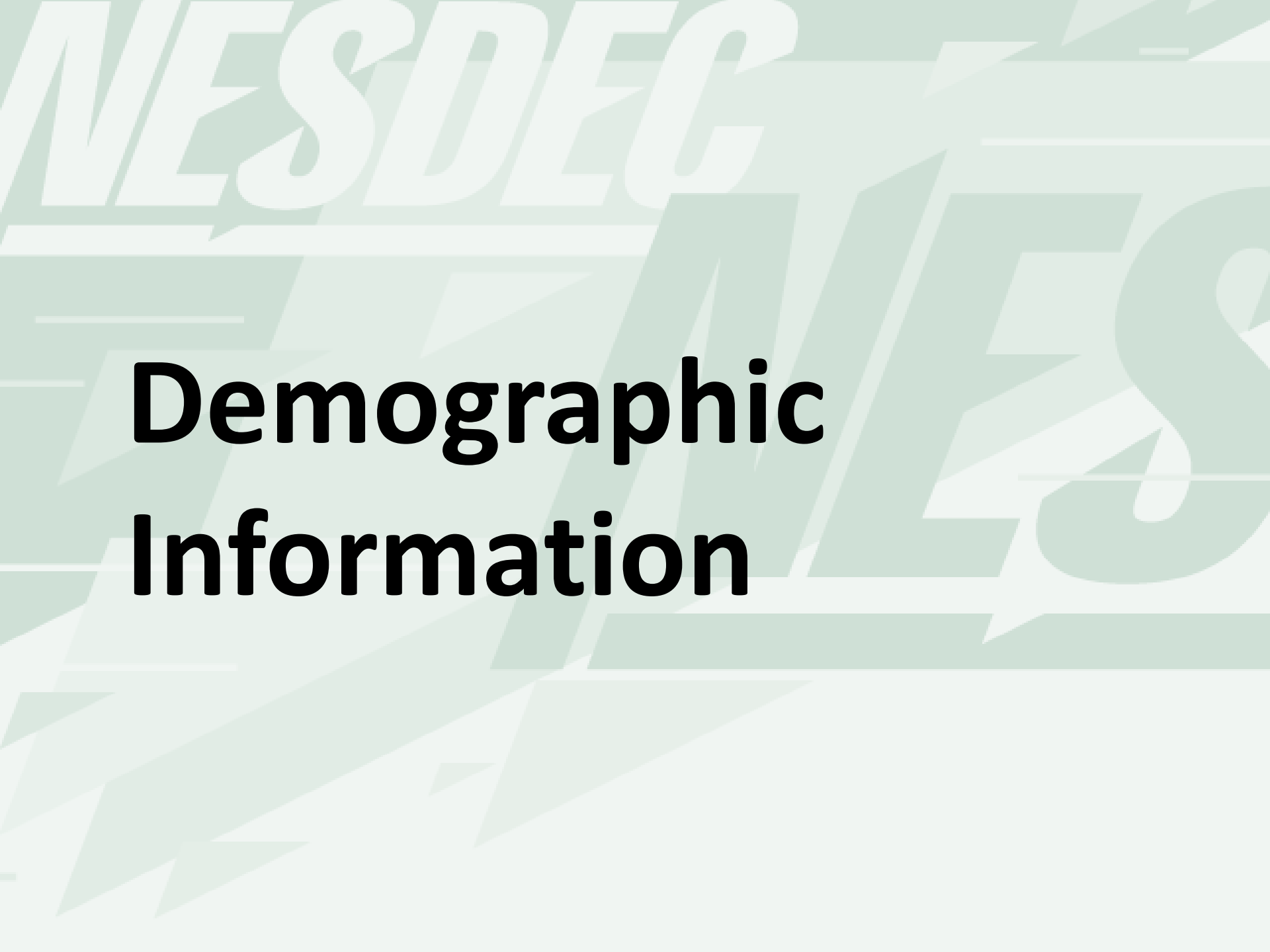
Scope of the Report – Demography and Enrollment Projections

NESDEC was asked to prepare enrollment projections and to identify demographic factors that affect the student enrollments in the Chelmsford, MA School District.

The NESDEC Team analyzed District and municipal records, including data provided by Chelmsford Public Schools, the U.S. Census Bureau* population trends and birth rates, state birth data, The Warren Group, HUD, The Commonwealth of Massachusetts Department of Education, and consulted with The Town/City Planner, The Building Department, and local realtors.

The Report opens with information pertaining to trends in population and data regarding factors that influence school enrollments. NESDEC provides an updated 10-year Enrollment Projection Report, including an analysis of any expected "student yield" from any proposed residential construction, if applicable.

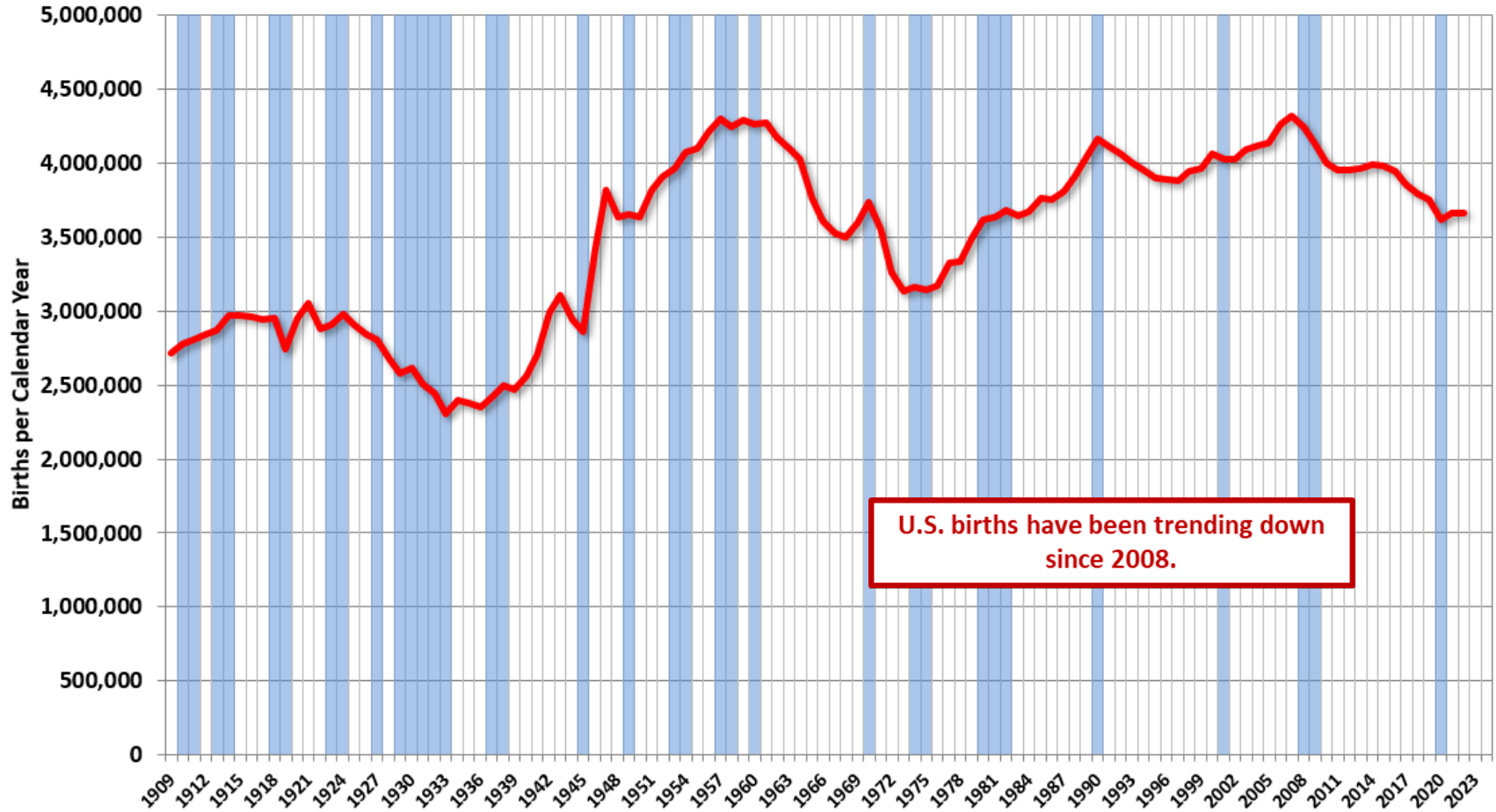
*The U.S. Census Bureau continues to incrementally release the 2020 Decennial Census data. In this report, the date for 2020 Decennial Census data retrieval is listed at the bottom of each table/chart.



Demographic Information

U. S. Births And Economic Cycles

Births per Year in the U.S., Source: www.cdc.gov



<http://www.calculatedriskblog.com/>

Note: recessions are marked as full year.

New England's PK-12 Enrollments Trends

From 2022 to 2033, the US Department of Education anticipates changes in PK-12 enrollment of -1.8% in the South, -9.7% in the West, -5.0% in the Midwest, -9.1% in the Northeast, and a total of -5.5% nationwide.

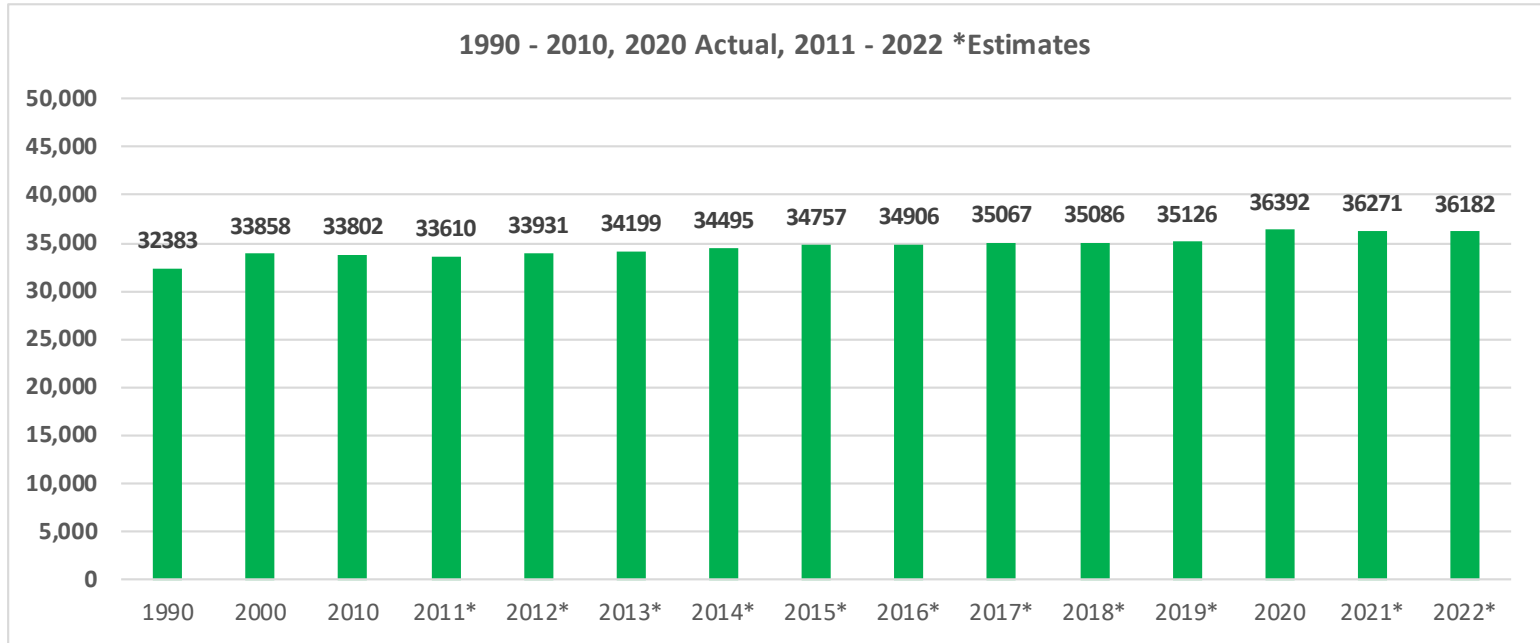
State	Fall 2022 PK - 12	Fall 2031 Projected	PK-12 Decline	% Change 2022- 2031
USA	49,618,464	46,889,600	-2,728,864	-5.5%
CT	513,513	465,200	-48,313	-9.4%
ME	173,853	162,900	-10,953	-6.3%
MA	923,349	857,100	-66,249	-7.2%
NH	168,909	156,600	-12,309	-7.3%
RI	137,449	127,900	-9,549	-6.9%
VT	83,654	77,300	-6,354	-7.6%

Source: U.S. Department of Education, National Center for Education Statistics, Enrollment in public elementary and secondary schools, by region, state, and jurisdiction: Selected years, fall 1990 through fall 2030, Table 203.20, Report Generated Dec. 2023, NESDEC 2.7.24

Although most New England Districts are seeing a decline in the number of births, NESDEC's experience indicates that the impact on enrollment varies from District to District. Almost half of New England Districts have been growing in PK-12 enrollment, and a similar number are declining (often in rural areas), with the other Districts remaining stable.

NOTE: Massachusetts has experienced a 7.2% decline in enrollment over the past 10 years, similar to NH, yet lower than CT and VT.

Chelmsford, MA Population



Sources: U.S. Census Bureau, P1, ACS DP05, 2.1.24

NOTE: Over the past three years, Chelmsford’s population has remained in the low 36,000s. From 2000 to 2020 the population increased 7.5%.

Demographic Analysis

Chelmsford Population Trends

Median Age of the Population

- In comparison to the 2020 Massachusetts and Middlesex County median ages of 39.6 and 38.5, Chelmsford's 2020 median age of 43.3 is older than the state and county median ages.
- Over the past 20 years, Chelmsford's median age has increased by 11%, which could indicate an aging population. (2022 estimate is shown for comparison.)

See chart on next slide

Chelmsford, MA Median Age of Population

	2000 Actual	2010 Actual	2020 Estimate	2022 Estimate
United States	35.3	37.2	38.2	39.0
Massachusetts	36.5	39.1	39.6	40.3
Middlesex County	36.4	38.5	38.5	39.3
Chelmsford	38.9	43.2	43.3	43.2

Median Age can be a factor in predicting the number of future births.

Source: U.S. Census Bureau, 2000 - 2010 actual data; 2020, 2022 estimate data, 2.8.24

Demographic Analysis

Chelmsford Population Trends

School-aged population, over the past twenty years:

- Ages 5-9 have stabilized to 2012 levels, at 6.5% of the population
- Ages 10-14 have decreased 1.8%, an indicator for a slight decline in Grades 5-9 enrollments
- Ages 15-19 have increased by 0.6%, indicating the stability of high school enrollments over the past 20 years

Other age breakouts

- Over the past 20 years, the population under 18 has decreased slightly (2.8%), while the population over 65 has increased by 2.3%, a possible indicator of an aging population.

See chart on next slide

Chelmsford Population Trends

	2012	2017	2022
Total Population	33,931	35,067	36,182
Ages 5 to 19			
Ages 5 to 9	6.4%	6.0%	6.5%
Ages 10 to 14	7.5%	5.3%	5.7%
Ages 15 to 19	5.2%	5.2%	5.8%
Other age breakouts			
Under 5	5.8%	5.6%	5.2%
Under 18	23.5%	20.4%	20.7%
18 to 64	60.4%	61.6%	60.9%
65 +	16.1%	18.0%	18.4%

Source: U.S. Census Bureau, 2022 ACS DP05, 2.6.24

Number of K-12 Students Per Household Unit

Commonwealth of Massachusetts

YEAR	OCCUPIED HOUSING UNITS	AVERAGE HOUSEHOLD SIZE OF OWNER OCCUPIED	PUBLIC K-12 ENROLLMENT	K-12 STUDENTS PER HOUSEHOLD
1990	2,247,110	2.82	836,383	0.37
2000	2,443,580	2.72	979,593	0.40
2010	2,547,075	2.66	955,563	0.38
2020	2,646,980	2.61	911,465	0.34

Town of Chelmsford

YEAR	OCCUPIED HOUSING UNITS	AVERAGE HOUSEHOLD SIZE OF OWNER OCCUPIED	PUBLIC K-12 ENROLLMENT	K-12 STUDENTS PER HOUSEHOLD
1990	11,453	2.92	5,148	0.45
2000	12,812	2.74	5,697	0.44
2010	13,313	2.67	5,307	0.40
2020	13,271	2.84	4,826	0.36

Sources U.S. Census 1990, 2000, 2010 Housing Occupancy and Tenure

2020 U.S. Census, American Community Survey Estimate data, 2.6.24

MA DESE enrollment data 1990, 2000, 2010, 2020 - October 1 data

NOTE: The percentage of K-12 students per household has declined 9% over the past 30 years.

Demographic Analysis

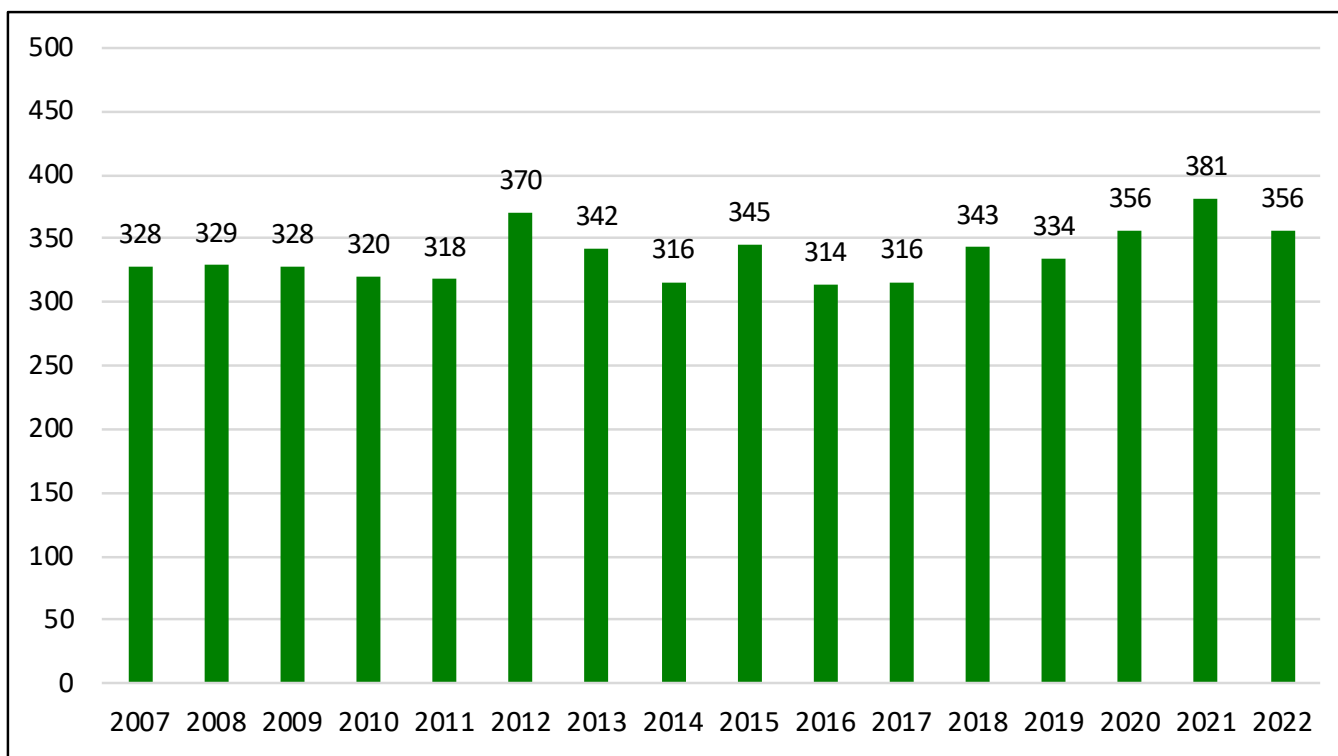
Births – Data provided by the State Vital Records Department

Kindergarten enrollments rely on live birth counts as they relate to the actual Kindergarten enrollment. Chelmsford is experiencing an increase in births, which would lead to an increase in Kindergarten enrollments, and enrollments going forward.

- Births increased by 26 from a previous ten-year average of 330 to a projected average of 356.
- Actual and provisional births for 2019-2022 are projected to range between 334-381 births, an increase over the 2010-2020 span.
- Estimated births for 2023-2028 range from 354-362.

See chart on next slide and *Birth to Kindergarten Relationship* chart on slide 41

Chelmsford, MA Births



Source: Commonwealth of Massachusetts Registry of Vital Records and Statistics, 4/10/23

*2020 - 2023 provisional data.

Trends in Real Estate Sales

Every day across America, 10,000 citizens celebrate their 65th birthdays, a phenomenon that will continue for the foreseeable future. Current real estate trends indicate that a large share of these mature citizens had planned to “downsize” their living arrangements but postponed putting homes on the market due to the fluctuating real estate trends. Thus, demand for apartment and condominium units is likely to increase, while the 3- and 4-bedroom homes vacated by these mature citizens will most likely be purchased by families with children.

School enrollments are influenced strongly by the number of real estate sales as new families move into the District. Generally, in our work we have become aware that the number of real estate sales is 4-5 times larger than the number of building permits for new residential construction; thus, the number of real estate sales can be a more important factor than the number of building permits.

Residential Sales and Real Estate Information

Residential Sales

Warren Group Data – Single-Family Sales

- Between 2000 and 2007, Chelmsford had an average of 325 single-family home sales, with an average median sales price of \$328,263.
- From 2008-2012, during the housing downturn, Chelmsford single-family home sales averaged 263 units, with an average median sales price of \$323,370.
- From 2013-2023, single-family home sales in Chelmsford increased to an average of 346 units per year, with an average median sales price of \$462,536.

In the last 15 years, the average median sales price of single-family homes has increased 43% and single-family home sales have increased 31%.

Home and Condo Sales

Year	Single-Family	S-F Median Sales Price	# Condo Units	Condo Median Sales Price	Year	Single-Family	S-F Median Sales Price	# Condo Units	Condo Median Sales Price
2000	335	\$249,900	263	\$156,000	2013	333	\$333,850	154	\$205,000
2001	340	\$275,000	269	\$191,000	2014	309	\$369,000	171	\$209,900
2002	275	\$317,000	187	\$212,500	2015	342	\$373,000	171	\$226,500
2003	362	\$330,500	221	\$232,500	2016	388	\$385,000	241	\$235,000
2004	424	\$355,000	348	\$255,000	2017	393	\$411,000	215	\$257,000
2005	324	\$373,700	384	\$272,500	2018	364	\$436,000	202	\$280,000
2006	265	\$370,000	201	\$250,000	2019	385	\$450,000	211	\$285,000
2007	275	\$355,000	186	\$245,250	2020	368	\$487,500	182	\$305,250
2008	262	\$325,000	132	\$219,250	2021	380	\$582,550	232	\$337,375
2009	246	\$329,950	125	\$200,000	2022	325	\$635,000	182	\$418,000
2010	236	\$335,000	93	\$210,000	2023	219	\$625,000	146	\$437,450
2011	259	\$311,900	113	\$195,000	2024				
2012	313	\$315,000	106	\$178,625					

Source: The Warren Group,

Data received January 23, 2024

Realtor Information

- Common selling price range is \$550,000 – \$750,000 for smaller single-family homes and \$800,000+ for larger single-family homes.
- Inventory is low
- Boomers are downsizing and selling 2- and 3-bedroom homes; families with children are often the buyers.
- Many millennials who grew up in Chelmsford are moving back, much of the time with children
- Noted that easy access to routes 3 and 495, some recent revamped downtown area, and, of course, the schools are attractive to home buyers

Analyzing New Residential Construction

NESDEC reviewed information submitted by the Town Planner in Chelmsford to determine the impact to enrollment from residential construction.

The following categories were reviewed:

- Approved Projects Currently Under Construction
- Approved Projects Not Currently Under Construction
- Projects in the Approval Pipeline

Important to note,

- *Projected* Student Yield is calculated for *Approved Projects Currently Under Construction*
- *Potential* Student Yield is calculated for *Approved Projects Not Currently Under Construction and Projects in the Approval Pipeline* as our experience has shown that sometimes these projects are not built or are delayed.

Some Factors to Consider

When reviewing new residential projects for Projected and Potential Student Yield:

- Number of bedrooms per unit:
 - 1-bedroom units do not have an impact on student enrollment
 - 2-bedroom units have a minimal impact on student enrollment
 - 3-bedroom units will have an impact on student enrollment, as these are typically purchased by families with children
- Density of the area: the higher the density (close to highway, industrial areas, etc.), the fewer children.
- Housing costs: the higher the rent/mortgage, the less likely the unit will have school-aged children.
- Our past experience indicates that approximately 70% of any potential student yield could be elementary-school aged students, 20% middle-school aged students, and 10% high-school aged students.

Information Gained from the Chelmsford Building Department, cont.

Approved Projects Currently Under Construction:

- **Alexan:** (Spring 2026 completion, phased occupancy) 394 apartments total
 - Studio-20 units; 1 BR Market-161 units; 1 BR affordable: 3 units
 - CHOICE 1 BR: 54 units
 - 2 BR Market: 128 units; 2 BR affordable: 3 units
 - 3 BR Market: 15 units; 3 BR Duplex Market: 10 units

Projected Student Yield (see slide 47) :

Impact to Enrollment over the next 3 years

(dependent on timeline of project completion)

- Grades K-4: 23-26 students
- Grades 5-8: 9-10 students
- Grades 9-12: 3-4 students

Information Gained from the Chelmsford Building Department, cont.

Approved Projects Currently Under Construction:

- **9 Acton Road:** (2024 completion) - 18 three-bedroom condominiums
- **Mary Avenue:** (2024 completion) - 10 three-bedroom duplexes
- **Jackson Road:** (2024 completion) - 12 three-bedroom duplexes
- **73 Dalton Road:** (completed) - 5 apartments: 1 one-bedroom, 4 two-bedroom

Projected Student Yield (see slide 47) :

Impact to Enrollment over the next 3 years

(dependent on timeline of project completion)

- Grades K-4: 16-21 students
- Grades 5-8: 7-8 students
- Grades 9-12: 2-3 students

Information Gained from the Chelmsford Building Department, cont.

Approved Projects Not Under Construction:

- **3 Meeting House** - 8 one-bedroom apartments

Projects in the Approval Pipeline:

- **39 North Road** - 12 apartments: 7 two-bedroom; 5 three-bedroom
- **47 Boston Road** - 16 apartments: 12 two-bedroom; 4 three-bedroom

NESDEC calculates *Potential* Student Yield: Impact to Student Enrollment, which is not included in the Enrollment Forecast, as the projects are currently not under construction and/or have not been approved/permitted.

***Potential* Student Yield: Impact to Enrollment:**

- Grades K-4: 5-6 students
- Grades 5-8: 1-2 students
- Grades 9-12: 1 student

Information Gained from the Chelmsford Building Department

Local or regional factors which may accelerate or impede future residential growth (Proposed zoning changes, expansion of commuter rail access, coming or going of a major employer, etc.)

- MBTA zoning – not expected to result in any short / intermediate construction
- Continued trend in 2 family (duplexes)
- While demand continues for multi-family – existing restriction to sewer connections for [multi-family housing] remain

Residential Building Permits

Year	Single - Family	Multi-Units	Year	Single - Family	Multi-Units	Year	Single - Family	Multi-Units	Year	Single - Family	Multi-Units
1980	65	0	1992	107	40	2004	109	26	2016	23	0
1981	104	0	1993	66	46	2005	64	0	2017	18	114
1982	56	0	1994	106	110	2006	65	117	2018	17	128
1983	153	77	1995	77	0	2007	23	0	2019	14	181
1984	349	0	1996	72	0	2008	12	0	2020	8	32
1985	397	6	1997	87	0	2009	13	2	2021	34	43
1986	179	2	1998	102	0	2010	10	0	2022	18	20
1987	64	180	1999	29	0	2011	22	3	2023*	7	4
1988	65	0	2000	29	16	2012	18	0	2024 *	0	0
1989	39	0	2001	30	24	2013	24	4			
1990	24	0	2002	26	144	2014	11	0			
1991	23	0	2003	57	31	2015	37	23			

Source: HUD - Does not include permits for renovations

* 2023 - 2024 HUD data is preliminary and dependent upon town data submission to HUD.

Data received 1.23.24

Profile of the Town of Chelmsford

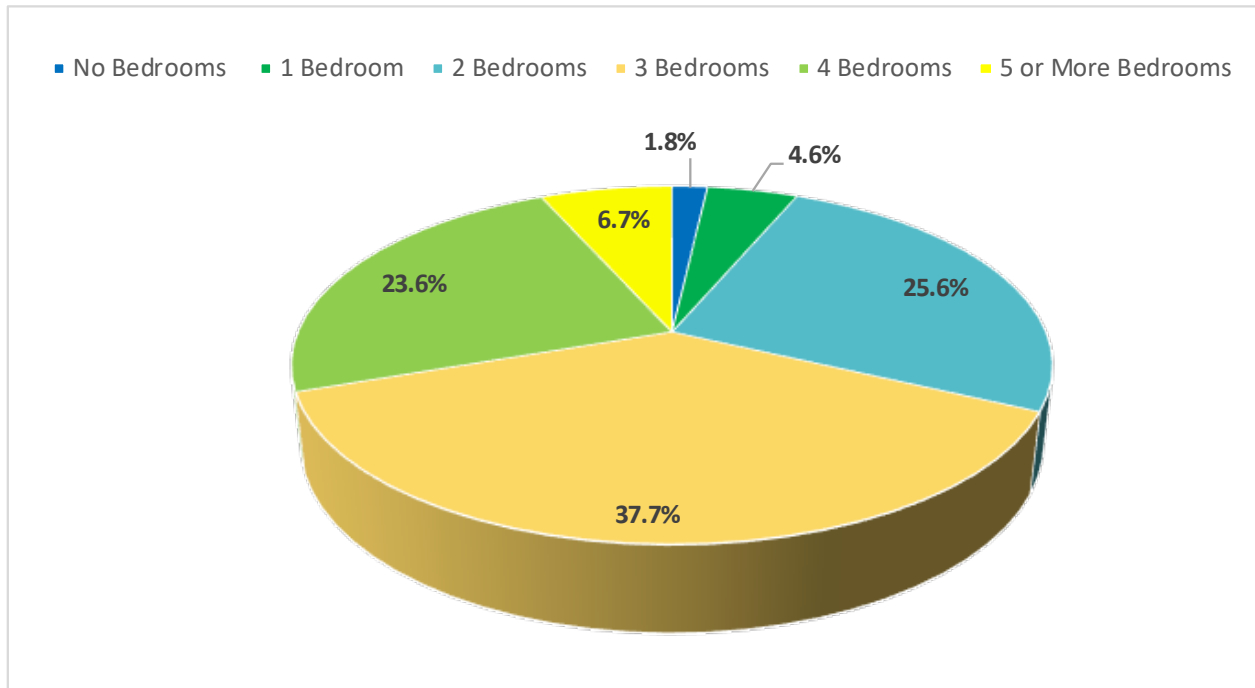
A scenic community with easy access and close proximity to the city of Boston, the Atlantic coastline and the White Mountains of New Hampshire.

Surprising and breathtaking beauty in nestled trails, beaches and pathways give Chelmsford that small town feel and reflect its rural past. [Chelmsford's] history is alive, embraced and proudly preserved.

Chelmsford was founded in 1655, as a farming community. The historic buildings and Forefather's Burial Grounds are invested in and cherished by the community. [The community thrives] on the enthusiastic sense of volunteerism and engagement exhibited through our residents and local businesses.

Source: Town of Chelmsford, Massachusetts

Chelmsford 2022 Bedrooms per Household



Source: U.S. Census, 2022 U.S. Census American Community Survey DP04, 2.7.24

NOTE: 68% of the homes in Chelmsford are 3-5 bedrooms, which could house families with children.

Chelmsford, MA Housing Details

	2000	2010	2020 *ACS	2022 *ACS
Total Housing Units	13,025	13,807	13,661	13,965
Occupied Housing Units	12,812	13,313	13,271	13,521
Owner-occupied	10,743	11,014	11,012	11,185
% units Owner-occupied	83.9%	82.7%	83.0%	82.7%
Avg. household size of owner-occupied	2.74	2.67	2.84	2.83
Renter-occupied	2,069	2,299	2,259	2,336
% units Renter-occupied	16.1%	17.3%	17.0%	17.3%
Avg. household size of renter-occupied	1.93	1.84	1.67	1.84
Vacant	213	494	390	444
For Seasonal use	44	66	n/a	n/a
Rental vacancy rate	1.9%	7.1%	2.8%	3.3%

Source: U.S. Census 1990, 2000, 2010 Housing Occupancy and Tenure, 2020, 2022 U.S. Census American Community Survey DP04

* 2020, 2022 data is estimated and limited. 2.7.24

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NOTE: Over the past 20 years, the percentage of owner-occupied housing has remained stable at ~83%, as has renter-occupied housing (~17%.) These factors, coupled with the low rental vacancy rate, could indicate a stability in the housing market for Chelmsford. Additionally, the 2020 average household size of owner-occupied units is 2.84, potentially indicating families with children.



Enrollment Projections

Demographic Study and Enrollment Projection Methodology

NESDEC uses a modified cohort component (survival) technique to prepare enrollment projections, which incorporates the cumulative effect of several factors, including:

- Births as they relate to Kindergarten enrollments
- Student migration, in or out of the schools, including District reported movement to/from private schools; and school choice enrollments (both in and out)
- Review of the stability of Grades 1-8, in- or out-migration of students
- Housing and Urban Development (HUD) single-family and multi-unit residential building permits, as reported by town/city

Percentages are calculated from the historical enrollment data to determine a reliable percentage of increase or decrease in enrollment between any two grades. Ratios are calculated between each pair of grades or years in school over several recent years.

Demographic Study and Enrollment Projection Methodology Cont.

After study and analysis of the historical ratios and based upon a reasonable set of assumptions regarding births, migration rates, retention rates, etc., ratios most indicative of future growth patterns are determined for each pair of grades.

The ratios thus selected are applied to the present enrollment statistics to project into future years. The ratios are the key factors in the reliability of the projections, assuming validity of the data at the starting point.

Enrollment projections are more reliable in Years #1-4 in the future, and less reliable in the “out years.” Projections six to ten years out may serve as a guide to future enrollments and are useful for planning purposes. Projections are based on current economic trends. Annual updates of enrollment projections assures accuracy and reliability.

Historical Enrollment

School District: **Chelmsford, MA**

11/19/2023

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
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
2011	318	2016-17	136	333	345	358	382	361	387	384	389	414	372	347	391	372	<10**	4836	4972
2012	370	2017-18	132	368	369	349	379	387	359	400	380	392	372	367	351	389	0	4862	4994
2013	342	2018-19	151	376	382	376	349	379	369	359	397	381	356	368	369	351	0	4812	4963
2014	316	2019-20	166	365	393	405	385	367	387	381	360	400	329	348	371	365	18	4874	5040
2015	345	2020-21	76	350	349	381	391	373	363	383	393	359	360	335	342	373	0	4752	4828
2016	314	2021-22	127	355	414	360	388	401	380	373	399	404	328	349	324	342	0	4817	4944
2017	316	2022-23	201	354	382	419	370	395	390	392	383	402	356	341	351	320	0	4855	5056
2018	343	2023-24	200	375	367	391	424	381	393	404	398	384	360	361	345	347	0	4930	5130

*Birth data provided by Public Health Vital Records Departments in each state.

** < 10 Not reported, to protect subgroups with fewer than 10 students.

Historical Enrollment in Grade Combinations									
School Year	K-4	PK-4	5-6	7-8	K-8	PK-8	5-8	5-12	9-12
2013-14	1813	1938	802	809	3424	3549	1611	3186	1575
2014-15	1780	1913	779	787	3346	3479	1566	3143	1577
2015-16	1766	1898	757	823	3346	3478	1580	3089	1509
2016-17	1779	1915	771	803	3353	3489	1574	3056	1482
2017-18	1852	1984	759	772	3383	3515	1531	3010	1479
2018-19	1862	2013	728	778	3368	3519	1506	2950	1444
2019-20	1915	2081	768	760	3443	3609	1528	2941	1413
2020-21	1844	1920	746	752	3342	3418	1498	2908	1410
2021-22	1918	2045	753	803	3474	3601	1556	2899	1343
2022-23	1920	2121	782	785	3487	3688	1567	2935	1368
2023-24	1938	2138	797	782	3517	3717	1579	2992	1413

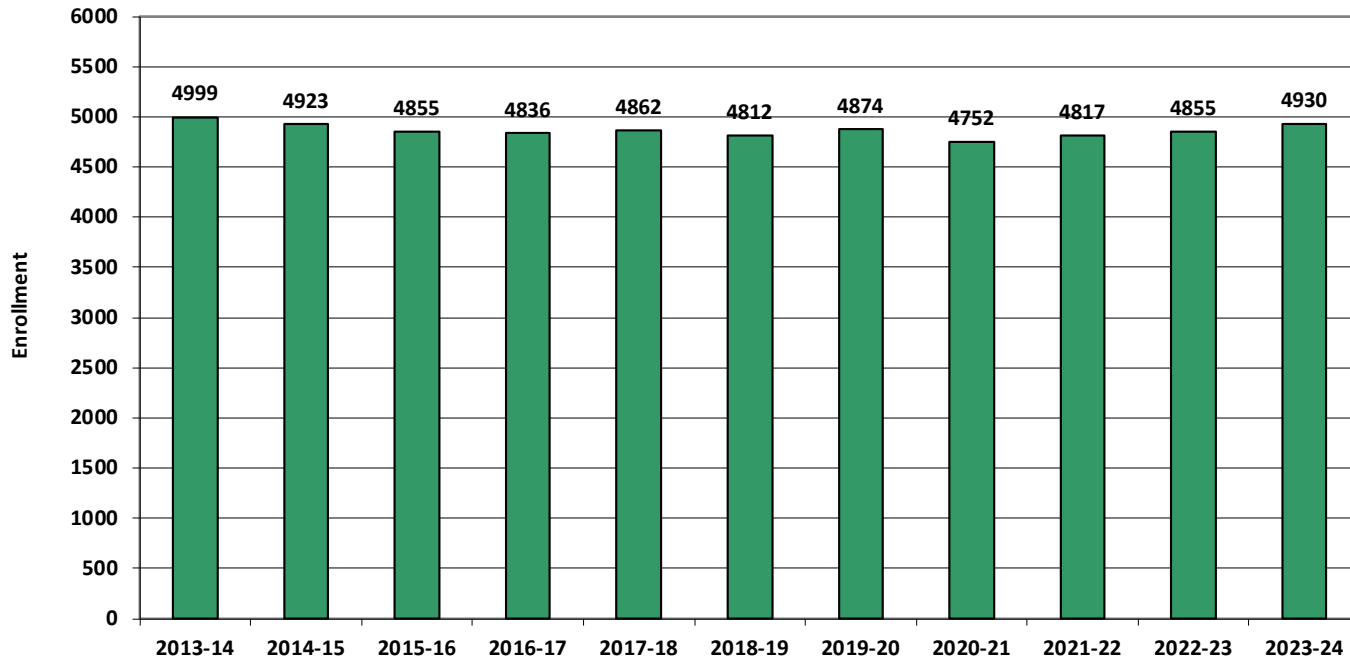
Historical Percentage Changes			
School Year	K-12	Diff.	%
2013-14	4999		
2014-15	4923	-76	-1.5%
2015-16	4855	-68	-1.4%
2016-17	4836	-19	-0.4%
2017-18	4862	26	0.5%
2018-19	4812	-50	-1.0%
2019-20	4874	62	1.3%
2020-21	4752	-122	-2.5%
2021-22	4817	65	1.4%
2022-23	4855	38	0.8%
2023-24	4930	75	1.5%
Change		-69	-1.4%

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NOTE: Over the past ten years, Grades K-12 enrollment slightly declined by 1.4%. Of note, over the past three years K-12 students increased from 4,817 in SY'21-22 to 4,930 students in SY '23-'24, averaging a 1.2% increase.

Historical Enrollment

Grades K-12, School Years 2013-14 to 2023-24



Projected Enrollment

School District: **Chelmsford, MA**

11/19/2023

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
2018	343		2023-24	200	375	367	391	424	381	393	404	398	384	360	361	345	347	0	4930	5130
2019	334		2024-25	200	367	405	374	398	432	379	403	415	403	344	363	361	342	0	4986	5186
2020	356	(prov.)	2025-26	200	392	396	413	381	406	430	388	414	420	361	347	363	358	0	5069	5269
2021	381	(prov.)	2026-27	201	419	423	404	420	389	404	441	399	419	377	364	347	360	0	5166	5367
2022	356	(prov.)	2027-28	201	392	453	431	411	428	387	414	453	404	376	380	364	344	0	5237	5438
2023	354	(est.)	2028-29	201	389	423	462	439	419	426	397	426	459	362	379	380	361	0	5322	5523
2024	356	(est.)	2029-30	202	392	420	431	470	448	417	437	408	431	412	365	379	377	0	5387	5589
2025	361	(est.)	2030-31	202	397	423	428	439	479	446	427	449	413	387	415	365	376	0	5444	5646
2026	362	(est.)	2031-32	203	398	429	431	435	448	477	457	439	455	370	390	415	362	0	5506	5709
2027	358	(est.)	2032-33	204	393	430	438	439	444	446	489	470	445	408	373	390	412	0	5577	5781
2028	358	(est.)	2033-34	204	394	424	439	446	448	442	457	503	476	399	411	373	387	0	5599	5803

Note: Ungraded students (UNGR) often are high school students whose anticipated years of graduation are unknown, or students with special needs - UNGR not included in Grade Combinations for 7-12, 9-12, etc.

 Based on an estimate of births

 Based on children already born

 Based on students already enrolled

*Birth data provided by Public Health Vital Records Departments in each state.

** < 10 Not reported, to protect subgroups with fewer than 10 students.

Projected Enrollment in Grade Combinations*									
School Year	K-4	PK-4	5-6	7-8	K-8	PK-8	5-8	5-12	9-12
2023-24	1938	2138	797	782	3517	3717	1579	2992	1413
2024-25	1976	2176	782	818	3576	3776	1600	3010	1410
2025-26	1988	2188	818	834	3640	3840	1652	3081	1429
2026-27	2055	2256	845	818	3718	3919	1663	3111	1448
2027-28	2115	2316	801	857	3773	3974	1658	3122	1464
2028-29	2132	2333	823	885	3840	4041	1708	3190	1482
2029-30	2161	2363	854	839	3854	4056	1693	3226	1533
2030-31	2166	2368	873	862	3901	4103	1735	3278	1543
2031-32	2141	2344	934	894	3969	4172	1828	3365	1537
2032-33	2144	2348	935	915	3994	4198	1850	3433	1583
2033-34	2151	2355	899	979	4029	4233	1878	3448	1570

Projected Percentage Changes			
School Year	K-12	Diff.	%
2023-24	4930	0	0.0%
2024-25	4986	56	1.1%
2025-26	5069	83	1.7%
2026-27	5166	97	1.9%
2027-28	5237	71	1.4%
2028-29	5322	85	1.6%
2029-30	5387	65	1.2%
2030-31	5444	57	1.1%
2031-32	5506	62	1.1%
2032-33	5577	71	1.3%
2033-34	5599	22	0.4%
Change	669	13.6%	

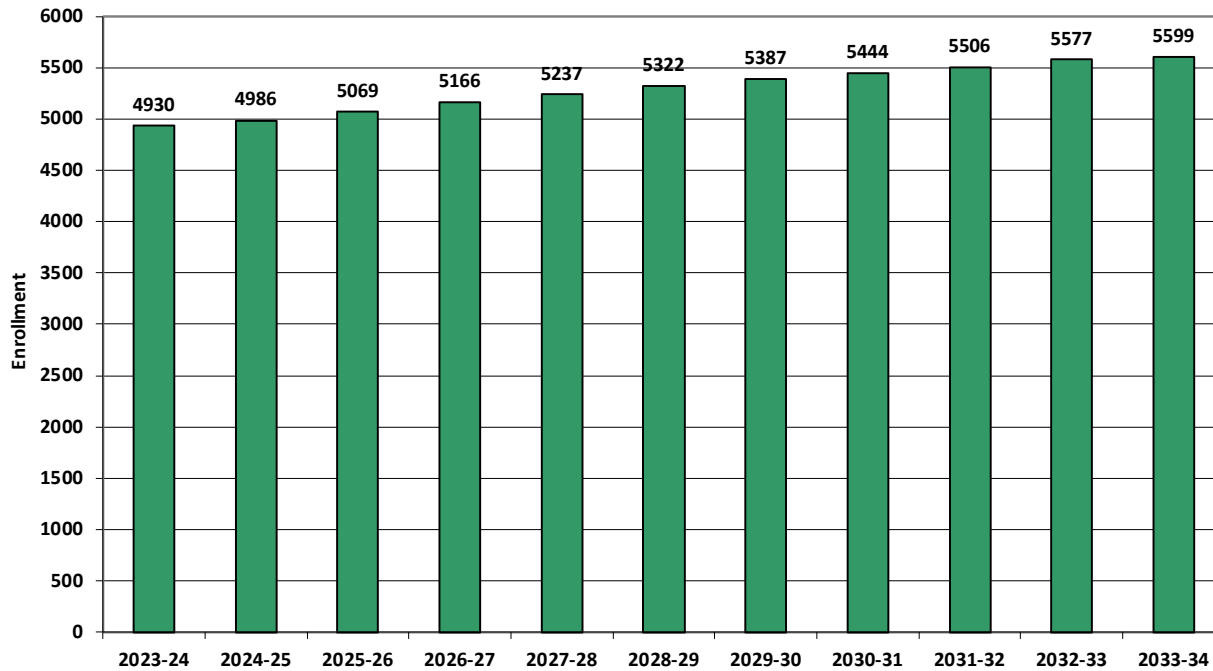
*Projections should be updated annually to reflect changes in in/out-migration of families, real estate sales, residential construction, births, and similar factors.

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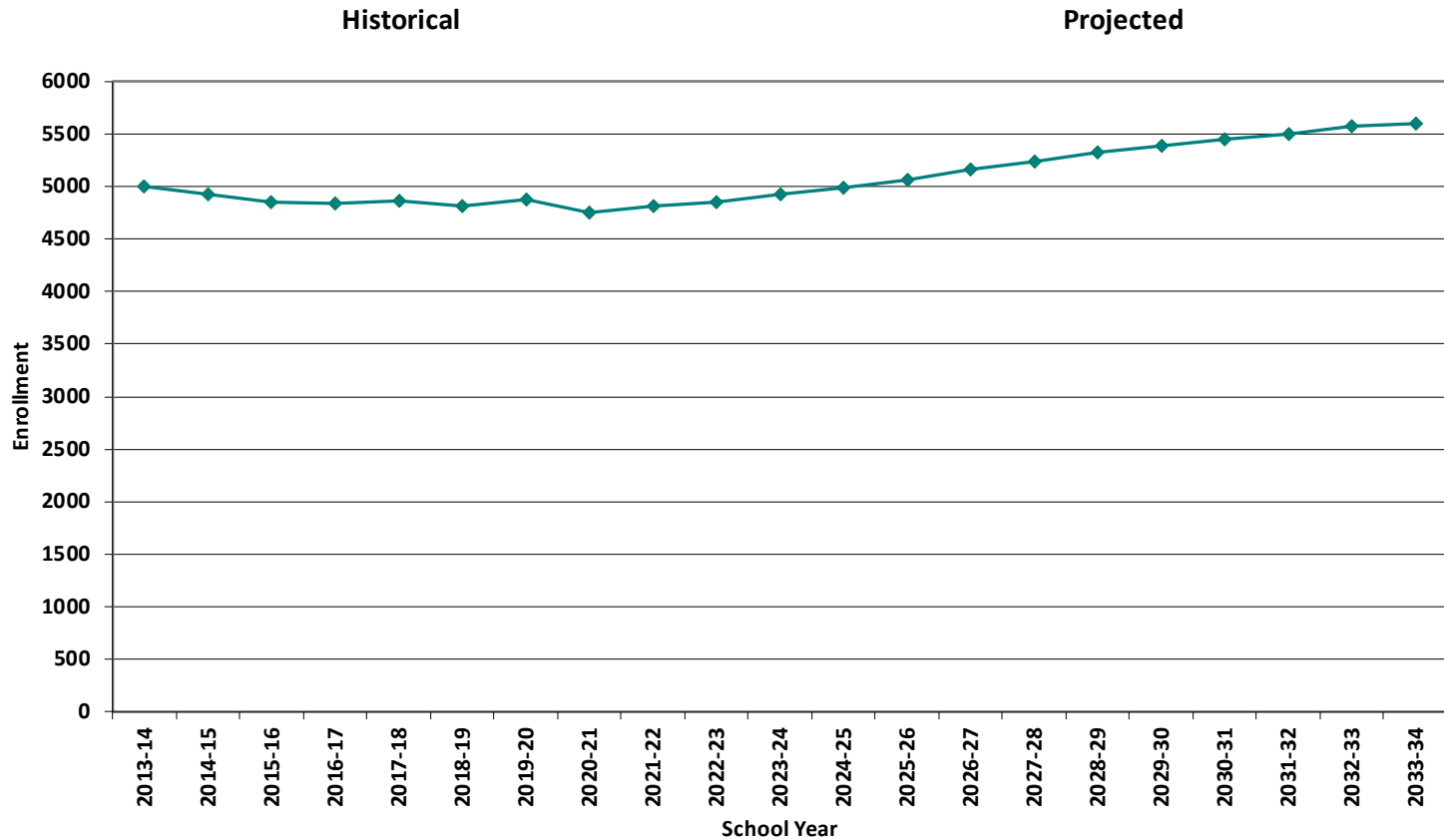
NOTE: Over the next three years, Grades K-12 enrollments are projected to increase by 236 students or 4.7%; by grade span, K-4 enrollments are projected to increase by 117 students, Grades 5-6 are projected to increase by 48 students, Grades 7-8 are projected to increase by 36 students, and Grades 9-12 are projected to increase by 35 students, as students move through the grades.

Projected Enrollment

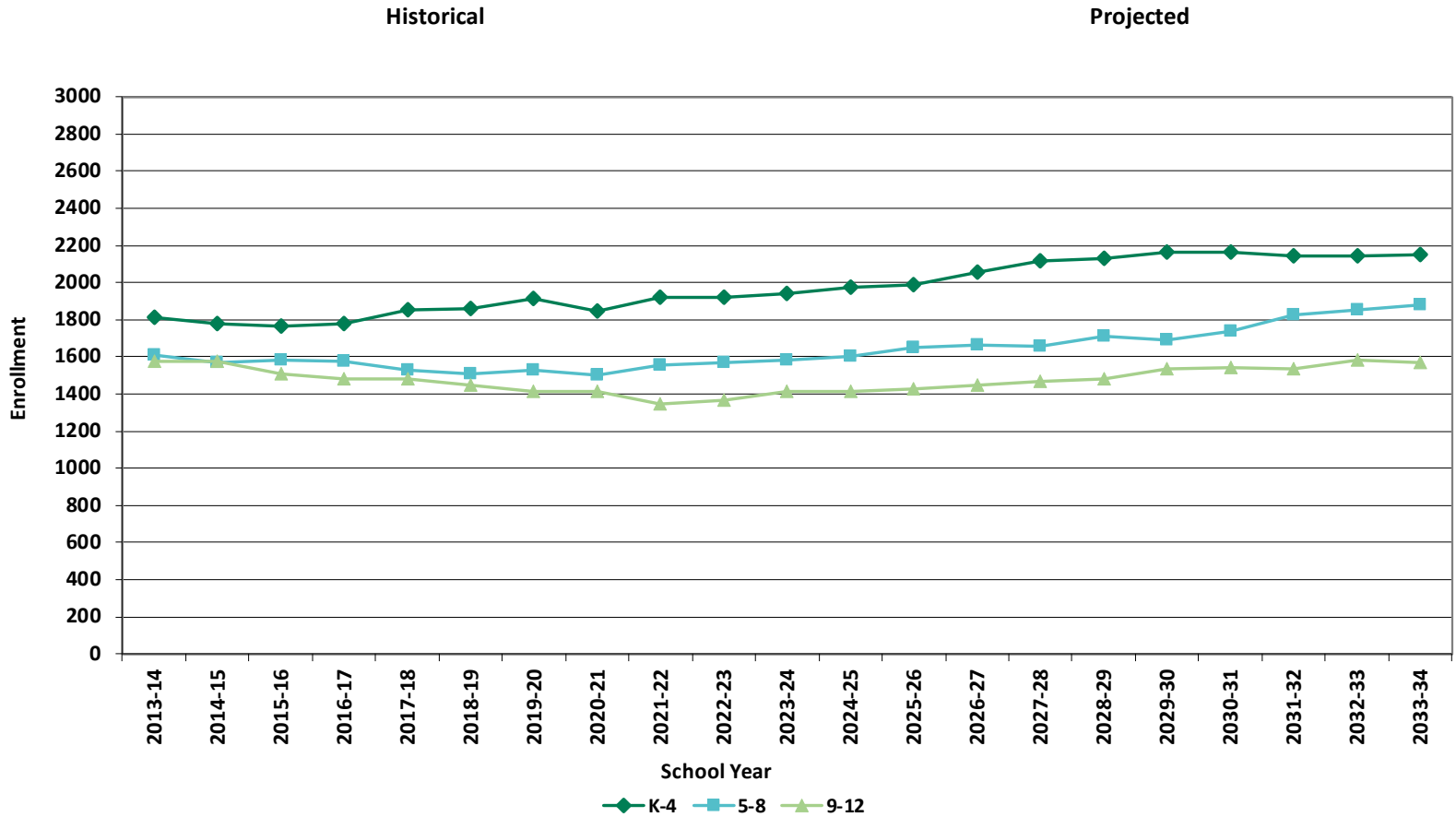
Grades K-12, School Years 2023-24 to 2033-34



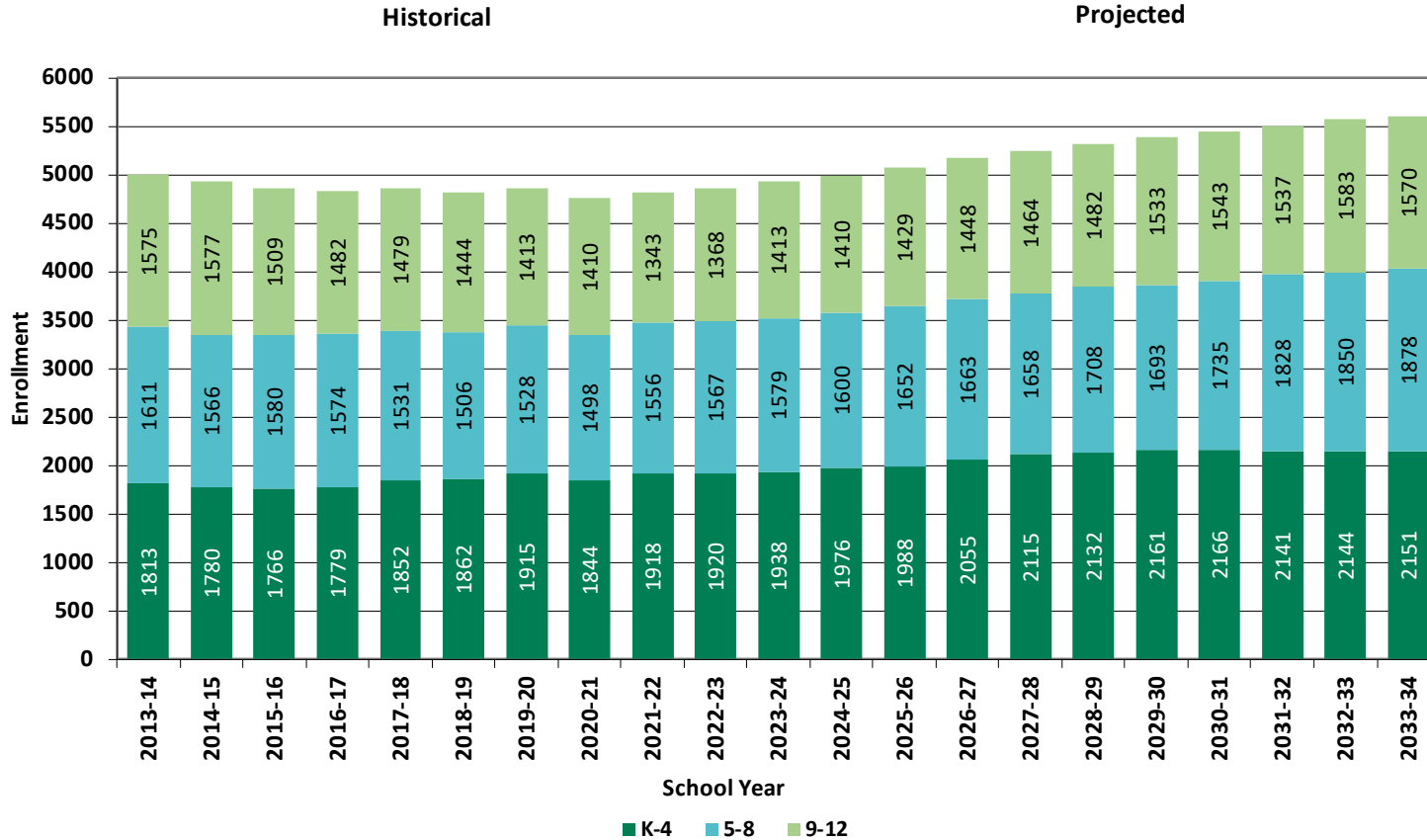
Historical & Projected Enrollment



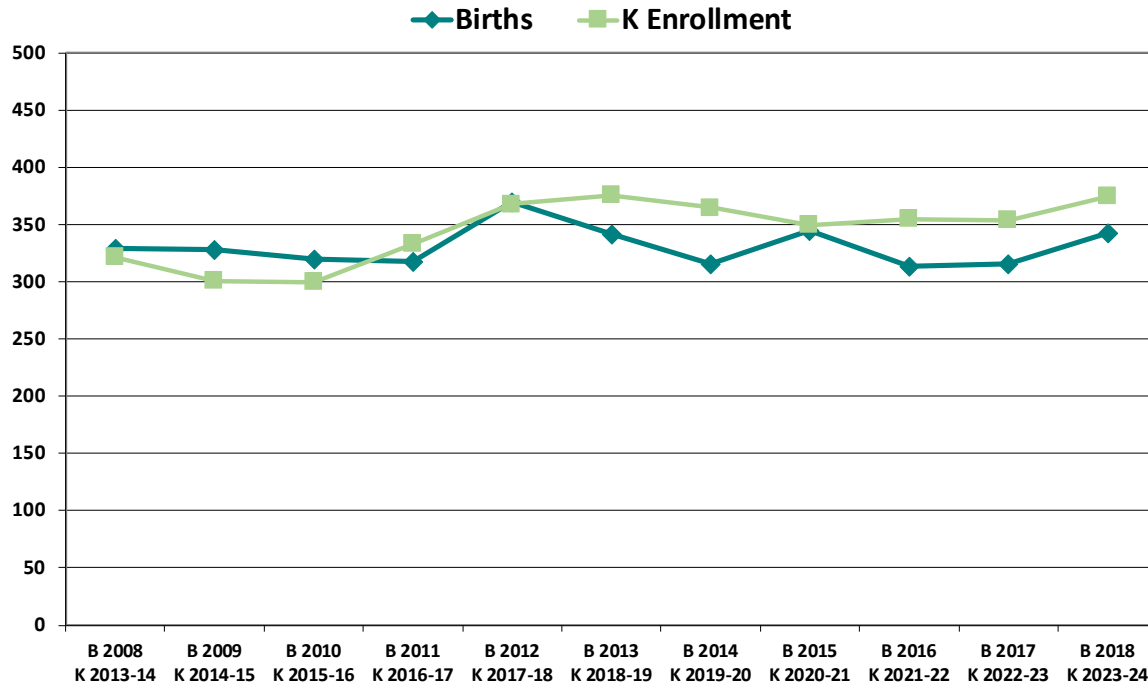
Historical & Projected Enrollments in Grade Combinations



Historical & Projected Enrollments in Grade Combinations



Birth-to-Kindergarten Relationship



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Births as they relate to Kindergarten enrollment is a positive indicator of overall enrollment. Since 2018, Chelmsford has enrolled more Kindergarteners than recorded births, which could indicate families who move-in with school-aged children.

Review of the stability of Grades 1-8, in- or out-migration of students

- Analysis of the number of students who transition from Grades 1-7 to Grades 2-8 is another factor to consider as projections are generated.
 - Over the past eight years, there have been increases in 6 of the 8 most recent years, leading to a net increase averaging 32 students per year, indicating an in-migration of students.
- Over the past three years, Chelmsford has increased Grades 1-8 enrollments by a range of 1-3% over the previous year's enrollment, suggesting an in-migration of students.
 - For example, in SY'22-23 there were 370 Grade 3 students who transitioned to 381 SY'23-24 Grade 4 students, an increase of 2.9%.
- The in-migration of students to Chelmsford is another indicator of families moving to Chelmsford with school-aged children.

Additional Information

Building Permits Issued (Source: HUD)		
Year	Single-Family	Multi-Units
2019	14	181
2020	8	32
2021	34	43
2022	18	20
2023	7 to date	4 to date

School Year	9 - 12 CTE	K - 12 Non-Public	K - 12 Choice-In	K - 12 Choice-Out	K - 12 Out-of-District SPED	K - 12 Homeschool
2019-20	n/a	n/a	41	177	76	43
2020-21	197	138	46	147	70	96
2021-22	196	164	42	105	64	57
2022-23	212	116	36	96	59	45
2023-24	n/a	n/a	37	n/a	63	37

*The above data was provided by the District, with the exception of building permit data (provided by HUD).

"n/a" signifies that information was not provided by District.

** < 10 Not reported, to protect subgroups with fewer than 10 students.

Demographic Analysis Summary and Assumptions

- Chelmsford's K-12 enrollment over the next three years will increase by 236 students.
- Births increased by 26 from a previous ten-year average of 330 to a projected average of 356, which could lead to an increase in Kindergarten enrollment.
- Over the past eight years, there has been an in-migration of Grades 1-8 students, an average of 32 students per year, indicating families with children are moving to Chelmsford.
- Over the past 20 years, the population under 18 has decreased slightly (2.8%), while the population over 65 has increased slightly by 2.3%.
- The robust real estate market indicates that Chelmsford is a viable community for new residents.
- New residential construction currently under construction will have an impact on enrollments, see slide 23-24.
- Approved projects not currently under construction and projects in the approval pipeline, should they be permitted and built, will have an impact on student enrollment, see slide 25.

Enrollment

Forecast

Based on Increased

Residential Construction

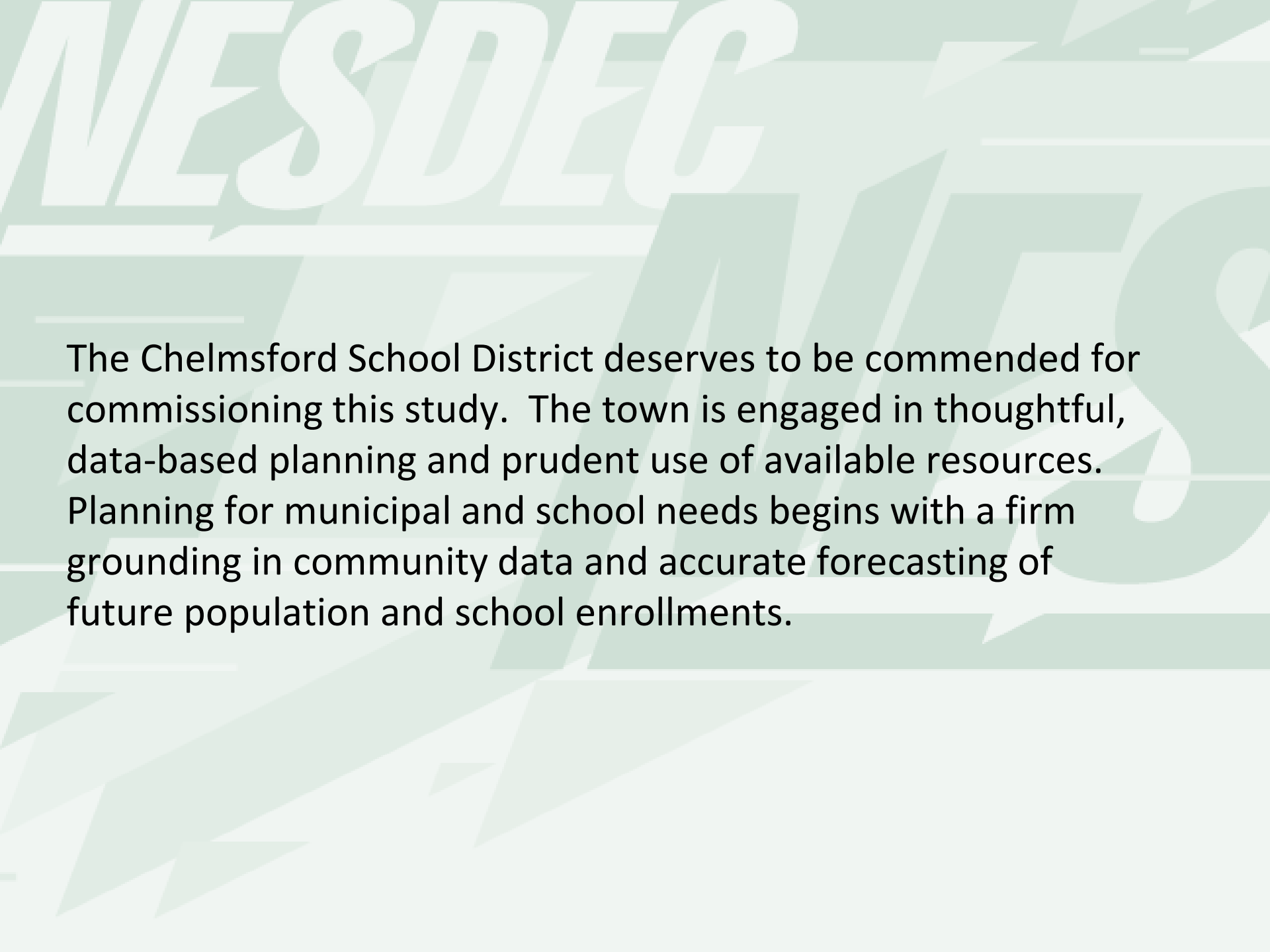
Enrollment Forecast Methodology

- NESDEC analyzed public school enrollment data for the past ten years, with particular attention to the anticipated “student yield” of housing under construction, thus generating an *enrollment forecast*. This analysis was informed by town planner information and the current real estate market as confirmed by local realtors.
- The “student yield” is calculated by considering the potential number of school-aged children who might occupy any housing under construction. It is distributed over a three to five-year period, based on anticipated occupancy. We assign the “student yield” to grade level spans without certainty of the actual age of the potential students. Of note, the smaller the number of the “student yield,” the more difficult it is to forecast the enrollments.

Enrollment Forecast Based on Increased Residential Construction

Projected Enrollment in Grade Combinations						
Year	K-4		5-8		9-12	
	Projection	Forecast	Projection	Forecast	Projection	Forecast
2024-25	1976	1989	1600	1606	1410	1412
2025-26	1988	2001	1652	1657	1429	1432
2026-27	2055	2068	1663	1668	1448	1449

This chart shows the current enrollment projection as it relates to the enrollment forecast, and only reflects approved projects under construction (see slides 21-22). We assign the “student yield” to grade level spans without certainty of the actual age of the potential students.

The background features the word 'MESDEC' in large, white, bold, italicized letters at the top left. Below it, the word 'PLANNING' is written in a similar style but is partially obscured and faded. The background is decorated with various light green geometric shapes, including triangles and polygons, creating a modern, abstract design.

The Chelmsford School District deserves to be commended 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.