

Town of Deerfield, New Hampshire



Workforce Housing Does NOT Increase School Enrollment

Workforce housing generates fewer than one school-aged child per household.

Workforce housing usually means smaller single-family homes which produce fewer school-aged children than homes with three or more bedrooms.

Multi-family housing actually produces the fewest number of school-aged children—just 0.21 per unit.

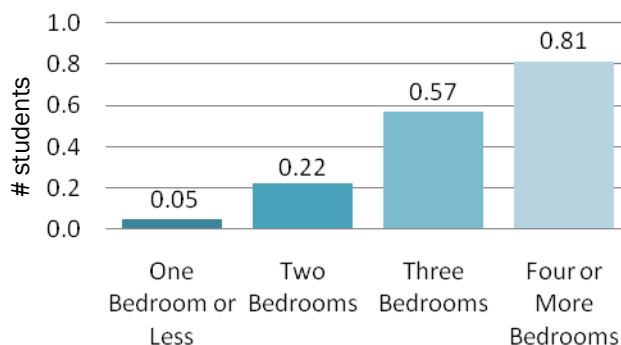
The days of rapidly increasing school enrollments are over.

After a period of fast growth in the 1990s, total public school enrollment in New Hampshire is on the decline... despite higher levels of new residential construction.

Population trends are driving enrollment more than housing growth.

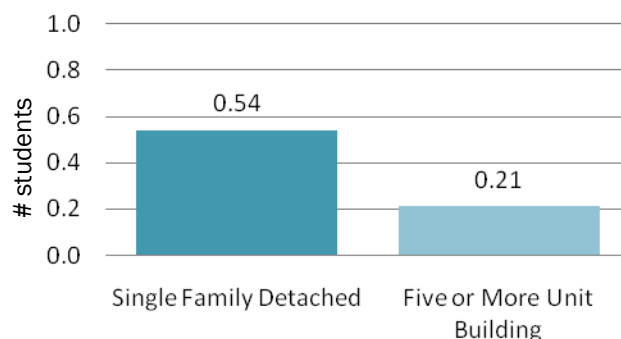
The children of baby boomers are now graduating from high school. The next generation of parents is a lot smaller, so fewer children are entering our public schools.

Average Public School Enrollment Per Household by # of Bedrooms (NH)



Source: US Census Bureau, 2000 Decennial Census

Average Public School Enrollment Per Household by Unit Type (NH)



Source: US Census Bureau, 2000 Decennial Census

CASE STUDY: Watson Woods, Exeter NH

- 30-unit condo community (20 workforce units, 10 market-rate units)
- Identical units: 1400 sq. ft., 2 bedrooms, 1.5 baths, garage, deck/balcony.
- Owners are single people and couples ranging in age from early 20's to late 50's. Professions include a teacher, a real estate agent, a marketing consultant, a writer and a non-profit employee.

BOTTOM LINE: The workforce housing units are home to fewer school-aged children than the market-rate units.

- Workforce housing units = 0.10 children per unit (2 children in 20 units).
- Market rate units = 0.60 children per unit (6 children in 10 units).



Deerfield Workforce Housing Advisory Committee

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