



November 15, 2019

Marc Laredo, President of the City Council  
 Members of the City Council

**Re: Fiscal Impact Analysis of Northland Development Proposal**

Dear President Laredo:

In response to a public records request submitted on Oct. 1, 2019, yesterday I received a number of documents including the attached memo from TischlerBise consultants to Barney Heath dated July 24, 2018. TischlerBise was hired by Newton to analyze the costs and benefits of redevelopment along the Washington Street corridor. The content of the attached memo addresses the student generation rates (SGR) associated with multi-family housing and therefore it has direct applicability to the fiscal impact analysis of the Northland development proposal.

Figure 1 in the attached memo presents the recommended student generation rates per unit by unit size. The table below shows the TischlerBise recommended rates as applied to the 800 unit development proposed by Northland.

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	TOTAL
Northland Proposal	80	360	320	40	800
SGR *	.089	.055	.634	.486	
Estimated Enrollment	7	20	203	19	249

\* TischlerBise memo, July 24, 2018

Figure 3 in the attached memo documents that Newton’s experience with multi-family units is that they have an SGR of .381 per unit. Excluding the 80 studio units, using this alternative methodology, the Northland proposal would generate a public school enrollment of 274 students (720 units x .381).

Based on the TischlerBise memo, the projected enrollment in the Northland proposal will be 111 to 136 students higher than the 138 student enrollment projection contained in the fiscal impact analysis prepared by Fougere Planning & Development and submitted by Northland Development. Assuming for the moment the average cost per student of \$14,383 used in the Northland fiscal impact analysis, Newton will incur additional educational expenses of between 1.60 million and \$1.96 million. This more than offsets the projected net increase in new revenue of \$1.2 million claimed by Northland.

As is customary in fiscal impact analysis reports, future capital spending necessitated by the increased public school enrollment is not included in the report.

The new projected educational costs associated with the Northland proposal raise serious questions regarding the fiscal impact it will have on the City's finances. Before the City Council votes to approve this 800 unit development, we believe it should make sure that the city's finances will not be undermined. Therefore, we strongly recommend that the Northland proposal be returned by the City Council to the Land Use Committee for further study.

Sincerely,

A handwritten signature in black ink that reads "Randall Block". The signature is written in a cursive, slightly slanted style.

Randall Block  
RightSize Newton