


---

# RESIDENTIAL DEVELOPMENT RESEARCH REPORT

FALL 2019

PREPARED FOR:  
NORTHVILLE PUBLIC SCHOOLS

PREPARED BY:  
**DECISIONINSITE**   
Enrollment Impact Specialists  
101 PACIFICA, SUITE 380  
IRVINE, CA

SUBMITTED: APRIL 26, 2019

## TABLE OF CONTENTS

Executive Summary.....	3
New Residential Development – Fall 2019 .....	3
Student Generation Rate Assumptions .....	3
Anticipated Impact of New Residential Development.....	3
More Information .....	3
Residential Development Research Methodology and Data .....	4
Research Methodology .....	4
Dwelling Unit Types .....	4
Active Residential Development Projects within the District.....	5
Student Generation Rate Assumptions .....	8
Projected Students from New Residential Development .....	8
Analyzing/Studying/Reviewing the Residential Development Research Report.....	10
Appendix A.....	11
Student Generation Rate Assumptions .....	11

# NORTHVILLE PUBLIC SCHOOLS

## EXECUTIVE SUMMARY

### NEW RESIDENTIAL DEVELOPMENT – FALL 2019

DecisionInsite is pleased to present this report of findings to the Northville Public Schools. Based on information collected from the local planning department(s) and developer(s) as of April 2019, it is anticipated that the district could potentially experience the construction and occupation of 1,416 new dwelling units over the next 10 years. This total unit count includes 522 Single Family Detached units, 311 Single Family Attached units, and 583 Multifamily units.

### STUDENT GENERATION RATE ASSUMPTIONS

The student generation rates applied to these projections are DecisionInsite's default rates, which have been prepared based on a comprehensive review of recently-constructed dwelling units with similar characteristics. The total across all grade ranges for the district (K-12), is 0.55 for Single Family Detached units, 0.35 for Single Family Attached units, and 0.27 for Multifamily units.

### ANTICIPATED IMPACT OF NEW RESIDENTIAL DEVELOPMENT

Both a Moderate and Conservative Dwelling Unit ("DU") Scenario have been generated for the district. The 10-year projection of K-12 students generated by proposed new residential development for the Moderate and Conservative DU Scenarios are shown in the tables below. The "Annual" row projects the number of students new to the district from these units, in a given year. The "Aggregate" row projects the accumulated increase in students served by the district through the year indicated.

Students Generated by Residential Development (Moderate DU Scenario)										
	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028
Aggregate		174	312	523	599	622	644	682	707	724
Annual	68	107	146	226	101	56	56	71	58	58

Students Generated by Residential Development (Conservative DU Scenario)										
	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028
Aggregate		112	245	386	510	574	624	657	685	705
Annual	41	72	138	151	144	90	81	64	62	57

### MORE INFORMATION

A richer and more comprehensive review is contained in the Residential Development Research Report accompanying this Executive Summary. A wealth of more detailed information and analysis is also quickly and easily accessible online.

Respectfully Prepared and Submitted by:

The **DecisionInsite** Team

April 26, 2019

# NORTHVILLE PUBLIC SCHOOLS

## RESIDENTIAL DEVELOPMENT RESEARCH METHODOLOGY AND DATA

### RESEARCH METHODOLOGY

The DecisionInsite residential research team works with the school district's local planning department(s) to compile a list of all active residential development projects within the district. When putting together this list of projects, we include only active, non-senior residential projects larger than 10 units. We believe this to be the most efficient way to build a picture of the district's future residential changes, since smaller projects would generally have a negligible impact on the district. These active projects would include developments either currently under construction, those with active entitlements, or any proposed future projects.

We then follow up with developers to gather as much information as possible on the project's unit type(s), planned build-out unit counts, construction schedules, etc. From these data, we create two scenarios. The Moderate DU Scenario is directly based on information provided by the planning departments and developers regarding anticipated construction schedules and unit occupancies. The Conservative DU Scenario is derived from the Moderate's by assuming occupancies will occur over a longer period. Because of this, the unit totals in the Conservative DU Scenario may be less than those of the Moderate DU Scenario if they are pushed out beyond the next 10 years. Similarly, because of these adjustments, in any given year it may also be possible for the annual number totals of the Conservative DU Scenario to exceed those of the Moderate DU Scenario.

### DWELLING UNIT TYPES

New dwelling units are categorized into the following three (3) housing types:

- **Single Family Detached ("SFD")** – Units are stand-alone structures on their own lot with a unique Assessor's parcel number.
- **Single Family Attached ("SFA")** – Units share common walls, usually on both sides of the property, where each is assigned a unique Assessor's parcel number (e.g., townhomes, condominiums, duplexes).
- **Multifamily ("MF")** – Units share common walls in a building or structure designed to house several families in separate housing units. All units are on the same lot with one Assessor's parcel number (e.g., apartments).

## ACTIVE RESIDENTIAL DEVELOPMENT PROJECTS WITHIN THE DISTRICT

Based on information collected from the local planning department(s) and developer(s) as of April 2019, it is anticipated that the district could potentially experience the construction and occupation of 1,416 new dwelling units over the next 10 years. The total unit count included in the Moderate DU Scenario is broken out as shown in the table below.

New Dwelling Units by Unit Type	
Unit Type	# of Units
Single Family Detached	522
Single Family Attached	311
Multifamily	583
<b>Totals:</b>	<b>1,416</b>

FIGURE 1

The two tables below provide the project name, unit type, and anticipated occupancy data for all active, non-senior residential development projects greater than 10 units planned to be occupied over the next 10 years.

This table shows the Moderate DU Scenario which is directly based on information provided by the planning departments and developers regarding anticipated construction schedules and unit occupancies.

Proposed Dwelling Units within the Northville Public Schools (Moderate DU Scenario)												
Project Name	Unit Type	Unit										Total
		2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	
Ballantyne	SFA	0	0	0	0	0	0	0	41	0	0	41
Beacon Square Villas	SFA	12	0	0	0	0	0	0	0	0	0	12
Casa Loma	SFD	4	6	0	0	0	0	0	0	0	0	10
Chamberlin Crossings	SFD	6	6	0	0	0	0	0	0	0	0	12
Devonshire	SFD	0	0	42	42	0	0	0	0	0	0	84
Dunhill Park	SFD	15	17	0	0	0	0	0	0	0	0	32
Forest Edge	SFD	5	5	9	0	0	0	0	0	0	0	19
Montcaret	SFD	10	10	10	0	0	0	0	0	0	0	30
Montebello Estates	SFD	11	7	7	7	0	0	0	0	0	0	32
North 320	SFA	0	16	0	0	0	0	0	0	0	0	16
Terra	SFD	27	14	0	0	0	0	0	0	0	0	41
The Downs	SFA	0	0	60	60	63	0	0	0	0	0	183
The Downs	SFD	0	0	26	27	0	0	0	0	0	0	53
The Downs	MF	0	0	100	100	100	0	0	0	0	0	300
The Enclave	SFD	7	7	0	0	0	0	0	0	0	0	14
Village at Northville	SFA	17	42	0	0	0	0	0	0	0	0	59
Village at Northville	SFD	20	73	0	0	0	0	0	0	0	0	93
Village at Northville	MF	0	0	0	283	0	0	0	0	0	0	283
Windridge	SFD	0	0	51	51	0	0	0	0	0	0	102
<b>Totals:</b>		<b>134</b>	<b>203</b>	<b>305</b>	<b>570</b>	<b>163</b>	<b>0</b>	<b>0</b>	<b>41</b>	<b>0</b>	<b>0</b>	<b>1416</b>

FIGURE 2

This table shows the Conservative DU Scenario which is derived from the Moderate's by assuming occupancies will occur over a longer period.

Proposed Dwelling Units within the Northville Public Schools (Conservative DU Scenario)													
Project Name	Unit Type	Year											Total
		2019	2020	2021	2022	2023	2024	2025	2026	2027	2028		
Ballantyne	SFA	0	0	0	0	0	0	0	25	16	0	41	
Beacon Square Villas	SFA	7	5	0	0	0	0	0	0	0	0	12	
Casa Loma	SFD	2	4	4	0	0	0	0	0	0	0	10	
Chamberlin Crossings	SFD	4	4	4	0	0	0	0	0	0	0	12	
Devonshire	SFD	0	0	25	25	25	9	0	0	0	0	84	
Dunhill Park	SFD	9	10	10	3	0	0	0	0	0	0	32	
Forest Edge	SFD	3	3	5	5	3	0	0	0	0	0	19	
Montcaret	SFD	6	6	6	6	6	0	0	0	0	0	30	
Montebello Estates	SFD	7	7	7	7	4	0	0	0	0	0	32	
North 320	SFA	0	10	6	0	0	0	0	0	0	0	16	
Terra	SFD	16	16	9	0	0	0	0	0	0	0	41	
The Downs	SFA	0	0	36	36	38	38	35	0	0	0	183	
The Downs	SFD	0	0	16	16	16	5	0	0	0	0	53	
The Downs	MF	0	0	60	60	60	60	60	0	0	0	300	
The Enclave	SFD	4	4	4	2	0	0	0	0	0	0	14	
Village at Northville	SFA	10	25	24	0	0	0	0	0	0	0	59	
Village at Northville	SFD	12	44	37	0	0	0	0	0	0	0	93	
Village at Northville	MF	0	0	0	170	113	0	0	0	0	0	283	
Windridge	SFD	0	0	31	31	31	9	0	0	0	0	102	
Totals:		80	138	284	361	296	121	95	25	16	0	1416	

FIGURE 3

The graph below shows the anticipated occupancy data accumulated by year for all active, non-senior residential development projects greater than 10 units planned to be occupied over the next 10 years.

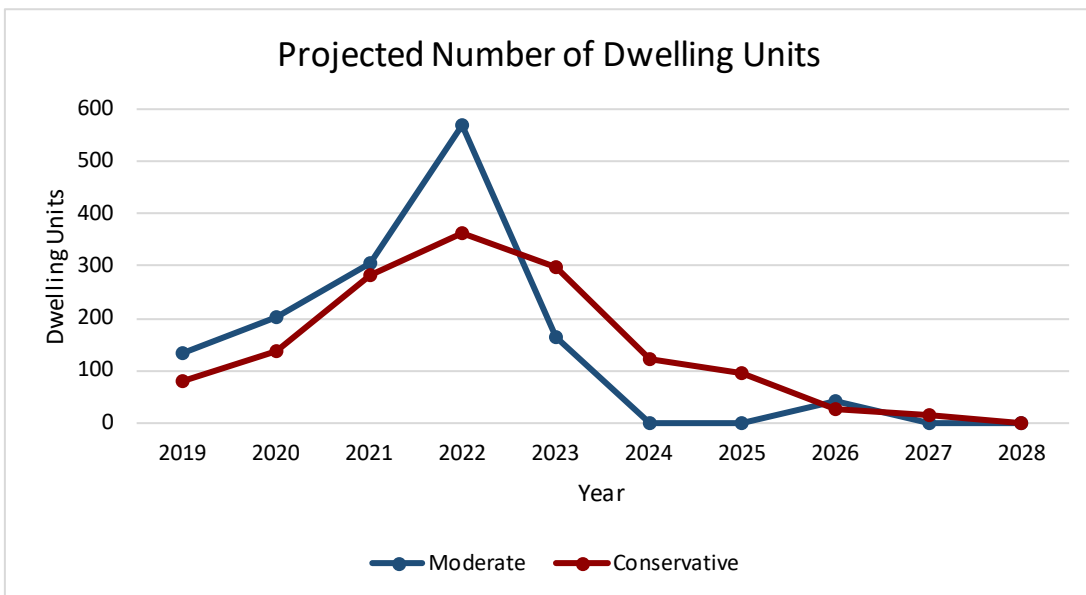


FIGURE 4

The locations of each of these future residential development projects is shown in the map below. Please note that the exact location of these new development projects may be refined as additional information is made available.

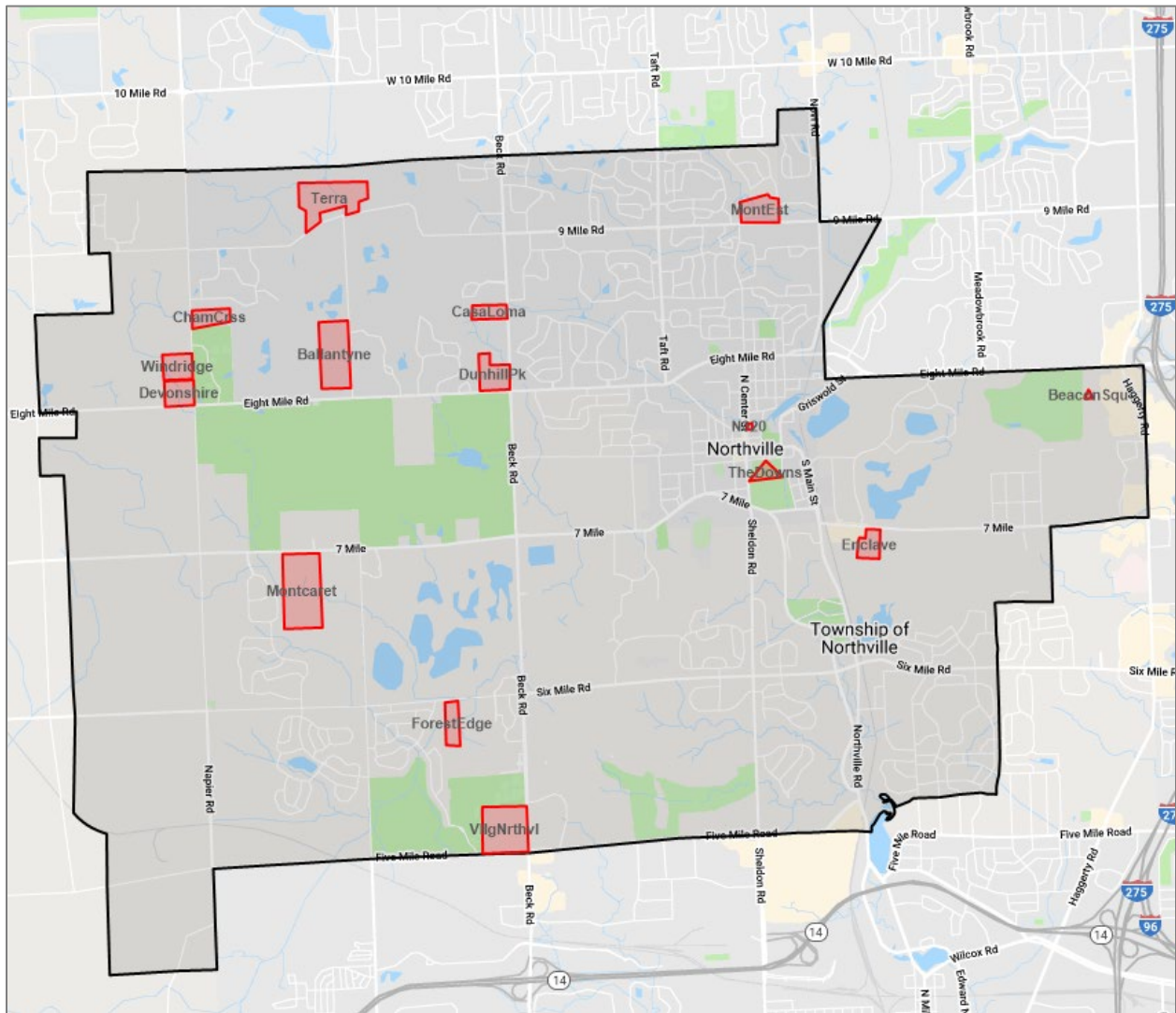


FIGURE 5

## STUDENT GENERATION RATE ASSUMPTIONS

Student generation rates are determined for each dwelling unit type for each school level (elementary, middle, and high where applicable). The student generation rates applied to these projections are DecisionInsite's default rates, which have been prepared based on a comprehensive review of recently-constructed dwelling units with similar characteristics. The table below shows the student generation rate assumptions by unit type. Although these student generation rates are broken out by a K-5, 6-8, 9-12 grade configuration, the calculated student impact from new development within the enrollment projection studies will be aligned with each school's defined grade configurations.

<b>Student Generation Rates by Unit Type &amp; School Level</b>			
<b>School Level</b>	<b>SFD Units</b>	<b>SFA Units</b>	<b>MF Units</b>
Elementary School (K-5)	0.33	0.20	0.15
Middle School (6-8)	0.09	0.07	0.06
High School (9-12)	0.13	0.08	0.06
Totals:	0.55	0.35	0.27

FIGURE 6

Typically, the Conservative rates are calculated as a slight adjustment down from the Moderate rates to anticipate a diminution in family size over an extended period. A full list of the student generation rates applied over the next 10 years within the Moderate and Conservative DU Scenarios is shown in Appendix A.

## PROJECTED STUDENTS FROM NEW RESIDENTIAL DEVELOPMENT

To calculate the projected student enrollment from the new residential development planned within the district, the number of each unit type was multiplied by the appropriate student generation rates for each of the next 10 years. The geographical location of each project is utilized to calculate the student impact by studyblock, which ultimately determines which schools we would anticipate being impacted. For each school level, students generated by new residential development are distributed across grade levels. These percentages are based on historical patterns where they exist; otherwise, default percentages are used. Furthermore, student matriculation is considered to accurately model the student impact over the enrollment projections studies' 10-year timeframe. The results of these operations for the Moderate and Conservative DU Scenarios are shown in the tables below.



Projected Students from New Residential Development (Moderate DU Scenario)										
Grade	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028
K	7	18	31	51	56	56	56	58	58	58
1	7	18	31	51	56	56	56	58	58	58
2	7	18	31	51	56	56	56	58	58	58
3	7	17	31	50	56	56	56	58	58	58
4	6	16	29	49	55	56	56	58	58	58
5	5	14	26	44	52	55	56	58	58	58
6	5	12	24	42	48	52	55	57	58	58
7	4	11	20	37	45	48	52	56	57	58
8	3	8	16	30	40	45	48	53	56	57
9	5	10	17	30	33	40	45	49	53	56
10	5	12	19	30	33	33	40	46	49	53
11	5	12	21	32	34	33	33	41	46	49
12	2	7	15	25	33	34	33	34	41	46
Elementary:	40	102	181	297	333	337	339	347	347	348
Middle:	11	31	60	108	133	145	155	166	171	173
High:	16	41	72	117	133	140	151	169	189	204
Total:	68	174	312	523	599	622	644	682	707	724

FIGURE 7

Projected Students from New Residential Development (Conservative DU Scenario)										
Grade	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028
K	4	12	25	38	49	53	56	57	57	57
1	4	12	25	38	49	53	56	57	57	57
2	4	12	25	38	49	53	56	57	57	57
3	4	11	24	37	48	53	56	57	57	57
4	4	11	23	36	47	52	55	57	57	57
5	3	9	20	32	44	50	54	56	57	57
6	3	8	18	30	41	47	52	55	56	57
7	2	7	16	27	37	44	49	53	55	56
8	2	5	12	22	32	40	45	50	53	55
9	3	6	14	21	29	35	41	46	50	53
10	3	8	15	23	28	32	37	42	46	50
11	3	8	16	24	30	31	34	37	42	46
12	1	4	11	19	26	31	32	34	38	42
Elementary:	24	66	143	219	286	314	333	340	344	344
Middle:	7	20	46	79	110	130	147	157	165	169
High:	10	26	57	87	114	129	144	159	176	192
Total:	41	112	245	386	510	574	624	657	685	705

FIGURE 8

The graph below shows the projected student enrollment from the new residential development within the Moderate and Conservative DU Scenarios. More detailed information on the projected numbers of students generated by project and by studyblock can be accessed online.

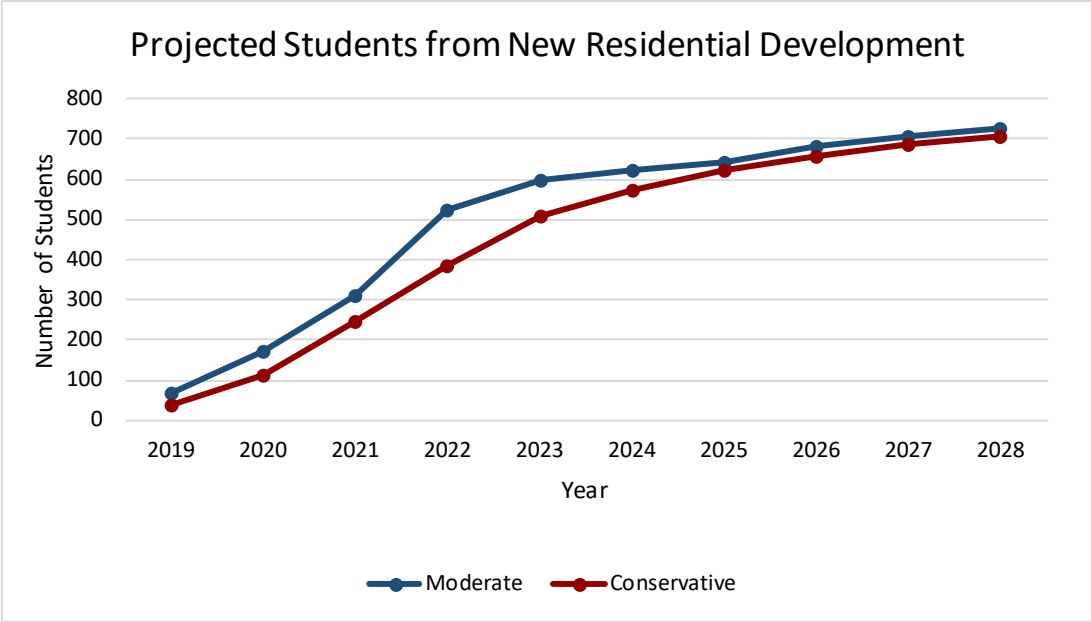


FIGURE 9

### ANALYZING/STUDYING/REVIEWING THE RESIDENTIAL DEVELOPMENT RESEARCH REPORT

The projections of district and school enrollment are based on a complex mix of historical data, recent trends, and specific assumptions regarding the future, including new residential development as outlined in this report. At DecisionInsite, we strongly encourage our clients to actively engage with the data with the aim of better understanding, further refining, and using the results to inform decisions about to be made. We believe increased effectiveness for both the district and DecisionInsite comes with increased and welcome dialogue.

Graphs or tables may be copied from the PDF version of this document using the Snapshot Tool inside PDF Reader.

Please do not hesitate to contact DecisionInsite regarding any questions or suggestions that may arise regarding this report.

Respectfully Prepared and Submitted by:

The **DecisionInsite** Team

April 26, 2019

APPENDIX A

STUDENT GENERATION RATE ASSUMPTIONS

<b>Student Generation Rates (Moderate DU Scenario)</b>											
Unit Type	School Level	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028
SFD	Elementary	0.33	0.33	0.33	0.33	0.33	0.33	0.33	0.33	0.33	0.33
SFD	Middle	0.09	0.09	0.09	0.09	0.09	0.09	0.09	0.09	0.09	0.09
SFD	High	0.13	0.13	0.13	0.13	0.13	0.13	0.13	0.13	0.13	0.13
SFA	Elementary	0.20	0.20	0.20	0.20	0.20	0.20	0.20	0.20	0.20	0.20
SFA	Middle	0.07	0.07	0.07	0.07	0.07	0.07	0.07	0.07	0.07	0.07
SFA	High	0.08	0.08	0.08	0.08	0.08	0.08	0.08	0.08	0.08	0.08
MF	Elementary	0.15	0.15	0.15	0.15	0.15	0.15	0.15	0.15	0.15	0.15
MF	Middle	0.06	0.06	0.06	0.06	0.06	0.06	0.06	0.06	0.06	0.06
MF	High	0.06	0.06	0.06	0.06	0.06	0.06	0.06	0.06	0.06	0.06

<b>Student Generation Rates (Conservative DU Scenario)</b>											
Unit Type	School Level	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028
SFD	Elementary	0.33	0.33	0.33	0.32	0.32	0.32	0.32	0.32	0.32	0.31
SFD	Middle	0.09	0.09	0.09	0.09	0.09	0.09	0.09	0.09	0.09	0.09
SFD	High	0.13	0.13	0.13	0.13	0.13	0.13	0.13	0.12	0.12	0.12
SFA	Elementary	0.20	0.20	0.20	0.20	0.20	0.19	0.19	0.19	0.19	0.19
SFA	Middle	0.07	0.07	0.07	0.07	0.07	0.07	0.07	0.07	0.07	0.07
SFA	High	0.08	0.08	0.08	0.08	0.08	0.08	0.08	0.08	0.08	0.08
MF	Elementary	0.15	0.15	0.15	0.15	0.15	0.15	0.15	0.14	0.14	0.14
MF	Middle	0.06	0.06	0.06	0.06	0.06	0.06	0.06	0.06	0.06	0.06
MF	High	0.06	0.06	0.06	0.06	0.06	0.06	0.06	0.06	0.06	0.06