

# Winchester Enrollment Validation Study

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**UMASS DONAHUE INSTITUTE**  
Economic & Public  
Policy Research

# Winchester Enrollment Validation Study

Prepared by the UMass Donahue Institute's  
Economic & Public Policy Research Group

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## Executive Summary

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The main findings from UMDI’s analytical work explain in economic and demographic terms, the contributing factors that have led to faster than anticipated enrollment growth in Winchester’s public schools. Winchester is not an isolated case in the Boston area in terms of rapidly rising enrollment numbers – the dynamics seen in the Town are shared by a number of other well-located, affluent suburbs with high-performing school districts. Lastly, a deeper look at Winchester’s development pipeline through 2026, corroborate the likelihood for an increasing number of students in coming years.

### How did Winchester get here?

- Town’s population is increasing faster than the nation’s or the state’s since 2010.
- Jobs growth in the places where Winchester residents work – Boston, Cambridge, Somerville, Woburn, Burlington, and Waltham – has been increasing faster than the nation and other parts of Massachusetts since the end of the Great Recession. Nearby job opportunities with relatively short commutes are adding to Winchester’s appeal for workers, further stimulating the recent population growth the town has experienced.
- The industries that are growing – professional and business services, information, healthcare, education, and finance – cater to the more highly educated, like the residents of Winchester.

### Winchester is hardly alone in enrollment growth.

- Two types of cities/towns are experiencing strong enrollment growth even as total school enrollment declines in Massachusetts:
  - (1) **diverse cities/and towns** like Revere, Lynn, Waltham, and Everett; and
  - (2) **well-located suburbs with high-performing schools** like Arlington, Belmont, Lexington, Lincoln, and Natick. All of these towns actually experienced faster growth in enrollment than Winchester between 2010 and 2017. These are the findings of a recently released study by the Metropolitan Area Planning Council (MAPC).

### Winchester’s development pipeline and what it means for enrollment growth through 2026.

- UMDI performed two scenarios for growth based on the future development pipeline, a “Base” and a “High”. The Base assumes active 40B projects get built, the increasing densification (and more bedrooms) due to teardowns converted to larger homes or duplexes, and a steady flow of new homes on greenfield sites (not many). The “High” scenario assumes the trends noted within the Base and adds projects (full build-out) that at least as of now remain speculative, namely Forest Ridge and Holton.

- The results of the analysis show that due to development, Winchester will have 348 more students than it otherwise would have in 2026 in the Base development scenario while the High scenario shows 627 more students.

**Conclusion:** UMDI's findings are consistent with the Flansburgh forecast shown in the Winchester Public School Facilities Master Plan (July 25, 2017) that indicated a net increase of 473 students in 2026 due to the development pipeline over what would have been expected without the development pipeline.

The strongest **risk factor** would be a recession that keeps people from moving and, hence, slows down construction of new housing units. That said, depending on the severity of the recession, Winchester currently has the wind at its back and the town may fare relatively well compared to others even with a recession.

## Introduction

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The Town of Winchester's experience with growth following the Great Recession has come as somewhat of a surprise and is emblematic of the economic success that Massachusetts, particularly Greater Boston, has seen in recent years. In terms of employment and population, Massachusetts has entered a growth phase that surpasses what would have been expected 10 years ago. After sluggish growth in the 2000s, Massachusetts has emerged as the fastest growing state in the Northeast. Winchester, with its location adjacent to some of the most vibrant centers of economic activity in the country, is adding people at an even faster rate than the state (since 2010, Winchester's and Massachusetts' populations have grown by 6.3 percent and 3.8 percent, respectively). The faster than expected population growth, in combination with the appeal of the town's schools, has translated to higher enrollment levels in Winchester's public school system. This growth is running counter to overall Massachusetts trends which show declines in school enrollment statewide and in the majority of districts. Looking forward, existing projections demonstrate continued growth in enrollment through a 2026 time horizon. These are amplified significantly through the inclusion of new 40B housing projects in Winchester. If the projections come to pass, Winchester will require significant new capacity within its educational system to accommodate new students.

Given the inherent uncertainties of projections, the Town of Winchester has asked the UMass Donahue Institute (UMDI) to analyze its current 2026 enrollment projections and validate their accuracy. To reach its initial conclusions, UMDI has reviewed Winchester's recent economic and demographic history, basically describing the dynamics concerning Winchester's location in the Greater Boston region that explains how the town entered into a situation with enrollment surging above forecasts made less than a decade ago. This is coupled with a review of the major projects, including potential large-scale 40B housing projects, that may be coming online in Winchester during the 2026 forecast horizon. The report also compares Winchester with a group of Boston suburbs, Belmont, Hingham, Lexington, Melrose, and Needham that share a defined set of characteristics with the Town, including proximity to Boston, recognized excellent public schools, and general affluence. At the conclusion, UMDI assesses how well the most current enrollment projections, developed in 2016 for the Winchester Public Schools Facilities Master Plan, conform with UMDI's independent review of Winchester's underlying economics, demographics, and development pipeline over the next ten years.

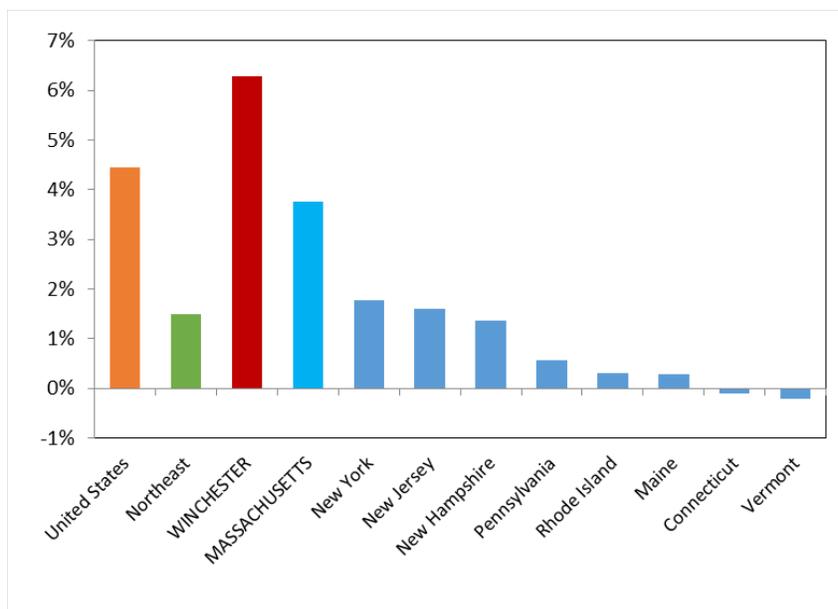
## Current Context for Winchester’s Growth: The Town Is Situated at the Center of a Booming Region

Public school enrollment is expanding quickly in Winchester but this growth has not happened in isolation. The increase in the number of students is a response to the underlying dynamics of the community of 23,000 people and its position within the 4.8 million Boston metropolitan area. This section of the analysis explains recent growth patterns in population and jobs, prerequisites for changes in student numbers, and how they are, at least currently, pushing Winchester enrollment levels upwards.

### Population

Without population growth, in almost all instances, it would be very difficult for a district to see increases in school enrollment. After sluggish growth in the 2000s, Massachusetts, since the recession has become the fastest growing state in the Northeast (see Figure 1). The state’s growth spurt is focused on Boston and its metropolitan region, a trend that is also clearly reflected in Winchester’s growing population base. With a growth rate above six percent, Winchester has been growing at a faster pace than either Massachusetts or the United States since 2010.

**Figure 1. Massachusetts Is the Fastest Growing State in the Northeast and Winchester’s Population Growth Rate Exceeds the State’s and Nation’s (*Population Growth, in percent, 2010-2016*)**



Source: U.S. Census Bureau, Annual Estimates of the Resident Population, April 1, 2010 to July 1, 2016

Winchester’s experience with population growth (+6.3 percent, 2010-2016) is somewhat higher than the benchmark communities selected for this analysis (see Table 1), with most exceeding the growth average for Massachusetts (+3.8 percent) since 2010. Growing even more quickly is the city of Boston which accounted for over one-fifth of Massachusetts’ population increase since 2010. Boston and the urban core surrounding it are benefiting from a wider U.S. trend in the rising popularity of amenity-rich cities like New York, Washington, D.C., Seattle, Portland, and San Francisco. Only eight miles away from Boston, Winchester is also benefiting from Boston’s increasing pull as both a place to live and to work.

**Table 1. Total Resident Population**

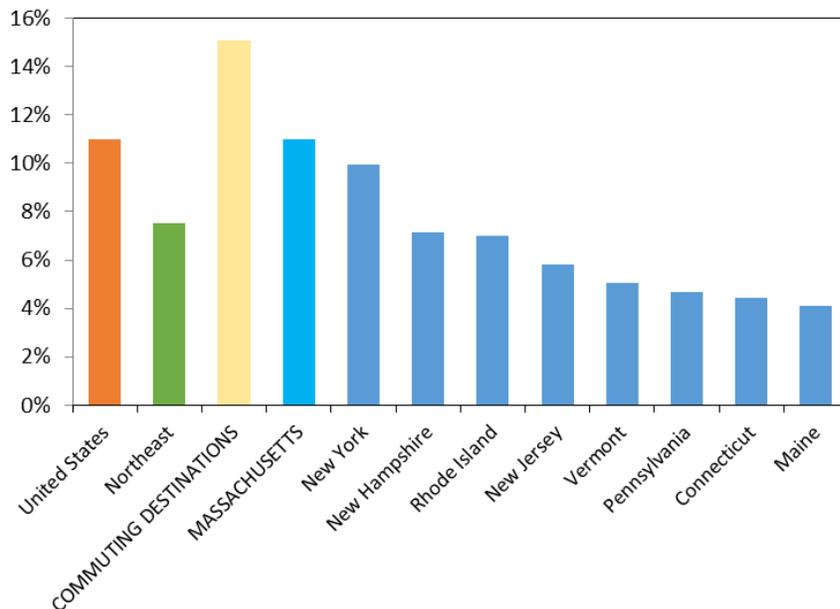
Total Resident Population	2000	2010	2016	Percent Change, 2010-2016	Percent Change, 2000-2016
<b>Winchester</b>	<b>20,795</b>	<b>21,459</b>	<b>22,808</b>	<b>6.3%</b>	<b>9.7%</b>
<b>Benchmark Towns</b>	<b>130,555</b>	<b>134,659</b>	<b>141,466</b>	<b>5.1%</b>	<b>8.4%</b>
Belmont	24,255	24,775	26,171	5.6%	7.9%
Hingham	19,869	22,201	23,202	4.5%	16.8%
Lexington	30,372	31,487	33,410	6.1%	10.0%
Melrose	27,142	27,042	27,928	3.3%	2.9%
Needham	28,917	29,154	30,755	5.5%	6.4%
<b>Commuting Destinations</b>	<b>888,665</b>	<b>925,382</b>	<b>993,962</b>	<b>7.4%</b>	<b>11.8%</b>
Boston	590,355	620,701	673,184	8.5%	14.0%
Burlington	22,878	24,582	26,351	7.2%	15.2%
Cambridge	101,322	105,019	110,651	5.4%	9.2%
Somerville	77,629	75,903	81,322	7.1%	4.8%
Waltham	59,219	60,876	63,002	3.5%	6.4%
Woburn	37,262	38,301	39,452	3.0%	5.9%
<b>Massachusetts</b>	<b>6,349,364</b>	<b>6,565,524</b>	<b>6,811,779</b>	<b>3.8%</b>	<b>7.3%</b>
<b>United States</b>	<b>281,424,600</b>	<b>309,348,193</b>	<b>323,127,513</b>	<b>4.5%</b>	<b>14.8%</b>

Source: U.S. Census Bureau, Annual Estimates of the Resident Population, April 1, 2000 to July 1, 2010

## Jobs

Just as Massachusetts has become more of a draw for people, it has also become a magnet for jobs – with the two concepts obviously intertwined. Economic opportunity, manifested in the form of jobs, helps retain existing residents and attracts others. Similar to the population trends shown in Figure 1, Massachusetts has also experienced faster jobs growth than any other northeastern state since 2010 (see Figure 2). Most recently and as of the writing of this report, Massachusetts ranked 8<sup>th</sup> in net jobs growth over the past year (October 2017 over October 2016), a ranking that far surpasses its 16<sup>th</sup> ranking in population. Among metropolitan areas, Boston, in the past year added more jobs than all other metros, with the exceptions of Dallas-Fort Worth, Atlanta, and New York. Again, Winchester’s central location within the growing Boston area adds to its appeal as a place to live for workers who are seeing the opportunities of the region’s expanding jobs base and rising economy.

**Figure 2. Massachusetts Is Adding Jobs at a Fast Pace and Winchester’s Leading Commuting Destinations Are Growing Even Faster (Jobs Growth, in percent, 2010-2016)**



Sources: U.S. Bureau of Labor Statistics, Current Employment Statistics (CES); Massachusetts Executive Office of Labor and Workforce Development (EOLWD), ES-202. Winchester’s “Commuting Destinations” include Boston, Burlington, Cambridge, Somerville, Waltham, and Woburn.

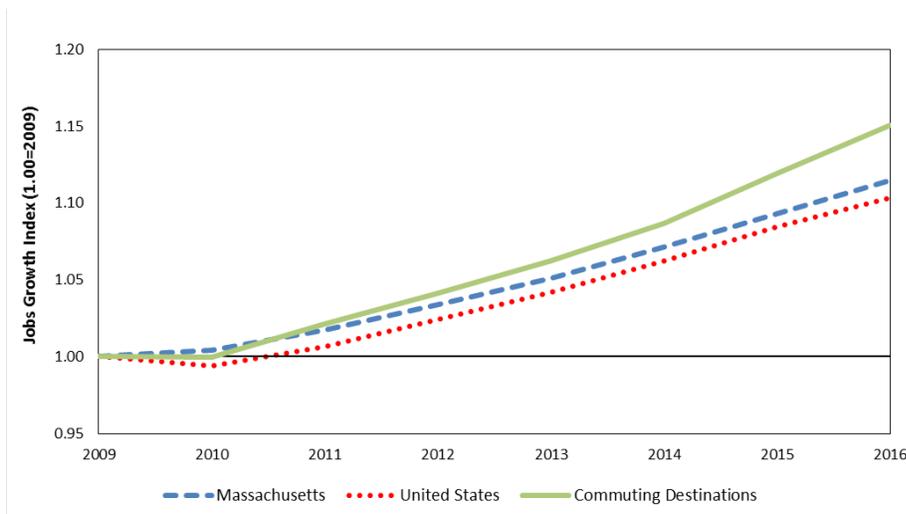
Underscoring the advantages of Winchester’s central location, jobs growth in the places where Winchester residents work (its leading “Commuter Destinations”) – Boston, Cambridge, Somerville, Woburn, Burlington, and Waltham – have been increasing faster than the nation and other parts of Massachusetts since the end of the Great Recession (see Table 2 and Figure 3). Combined, these six cities and towns, have accounted for over one-third of Massachusetts’ jobs growth since the economic recovery began in 2009 (see Table 2). Nearby job opportunities with relatively short commutes are adding to Winchester’s appeal for workers, further stimulating the recent population growth the town has experienced.

**Table 2. Jobs Growth in Winchester and Major Commuting Destinations, 2001-2016**

Total Nonfarm Employment	2001	2009	2016	Percent Change, 2009-2016	Percent Change, 2001-2016
<b>Winchester</b>	<b>7,850</b>	<b>8,508</b>	<b>8,379</b>	<b>-1.5%</b>	<b>6.7%</b>
<b>Benchmark Towns</b>	<b>65,679</b>	<b>63,687</b>	<b>73,457</b>	<b>15.3%</b>	<b>11.8%</b>
Belmont	6,359	6,257	7,603	21.5%	19.6%
Hingham	11,339	12,735	15,201	19.4%	34.1%
Lexington	21,426	20,269	21,696	7.0%	1.3%
Melrose	6,549	5,919	6,390	8.0%	-2.4%
Needham	20,006	18,507	<b>22,567</b>	<b>21.9%</b>	<b>12.8%</b>
<b>Winchester Commuting Destinations</b>	<b>854,810</b>	<b>807,398</b>	<b>929,254</b>	<b>15.1%</b>	<b>8.7%</b>
Boston	578,460	550,653	630,770	14.5%	9.0%
Burlington	39,125	37,715	43,909	16.4%	12.2%
Cambridge	113,465	106,405	120,331	13.1%	6.1%
Somerville	22,948	21,082	26,728	26.8%	16.5%
Waltham	60,780	53,561	64,673	20.7%	6.4%
Woburn	40,032	37,982	42,843	12.8%	7.0%
<b>Massachusetts</b>	<b>3,276,224</b>	<b>3,135,497</b>	<b>3,494,553</b>	<b>11.5%</b>	<b>6.7%</b>
<b>United States</b>	<b>129,635,800</b>	<b>128,607,842</b>	<b>141,870,066</b>	<b>10.3%</b>	<b>9.4%</b>

Sources: Massachusetts Executive Office of Labor and Workforce Development (EOLWD), ES-202; U.S. Bureau of Labor Statistics (BLS), Quarterly Census of Employment and Wages (QCEW). UMDI calculations.

**Figure 3. The Job Centers Where Winchester Residents Work Are Seeing Much Stronger Growth than the U.S. and Massachusetts (*Jobs Growth Index, 2009-2016; 2009=1.00*)**



Sources: U.S. Bureau of Labor Statistics, Current Employment Statistics (CES); Massachusetts Executive Office of Labor and Workforce Development (EOLWD), ES-202. Winchester’s “Commuting Destinations” include Boston, Burlington, Cambridge, Somerville, Waltham, and Woburn.

About 90 percent of Winchester residents with jobs commute away from the town for jobs according to the Bureau of Labor Statistics (see Figure 4). Winchester’s commuters are working in sectors that are growing strongly in the Boston region – professional and business services, information, healthcare, education, and finance – and that cater to the more highly educated, like the residents of Winchester (note that 72 percent of Winchester adults have a bachelor’s degree or higher; that compares to the 41 percent rate for Massachusetts which is the most highly educated state in the U.S.). These sectors include much of the life sciences industry and related research located in Cambridge and such suburbs as Lexington as well as the advanced software and computer services industries concentrated along Route 128.

**Figure 4. Winchester Residents Overwhelmingly Commute to Other Places for Work**



Source: U.S. Bureau of Labor Statistics, Longitudinal Employer-Household Dynamics (LEHD); data are for 2015. The interpretation of this figure is 7,315 out-of-town residents commute to Winchester for work, 922 Winchester residents work within the town, and 9,433 Winchester residents commute to other cities and towns for their jobs.

Again, there is a clear dynamic that is favoring Winchester’s growth – more jobs in expanding industries that are accessible by short commutes. Proximity to jobs is helping to feed population growth which, in turn, is a factor contributing to the increases in school enrollment that Winchester is experiencing.

## Winchester Comparison with Benchmark Towns

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The economic and population growth in metropolitan Boston certainly provides a context to help understand why Winchester is seeing rising numbers of students in its public schools. That said, Massachusetts, in total, saw school enrollment peak some fifteen years ago in 2002. Since that period, coinciding with a bubble in enrollment due to the Millennial generation (born 1981 to 1997), school enrollment has been on the wane. Winchester, unlike most school districts in Massachusetts, is running counter to this trend and seeing a fairly rapid rise in public school enrollment.

This section explains whether Winchester is unique (*it is not*) or if other, similarly situated towns, are also seeing similar types of growth as Winchester (*they are*).

In coordination with Town of Winchester officials, UMDI selected a group of “benchmark towns” that could be compared to Winchester to determine if Winchester’s enrollment growth is happening in isolation or if the Town’s experience is similar to comparable Boston suburbs. The benchmark towns include Belmont, Hingham, Lexington, Melrose, and Needham. For the most part, further buttressed by a timely study from the Metropolitan Area Planning Council (MAPC), Winchester’s experience with higher than expected enrollment growth is not at all a singular case. Winchester is among a small group of well-located, affluent suburbs, all with very high performing schools, that are seeing remarkable increases in enrollment.

A recent study<sup>1</sup>, just completed by the Metropolitan Area Planning Council, found that districts with rapid enrollment growth fell into two categories, with the first category essentially describing Winchester’s current circumstances:

1. **Well located, affluent districts, with high-performing schools.** Districts like Arlington, Belmont, Brookline, Cambridge, Lexington, Lincoln, and Natick that could be characterized as highly desirable from an educational perspective, with high standardized-test scores relative to the rest of the region. They have high proficiency ratings on the 2013 3<sup>rd</sup> grade English Language Arts (ELA) MCAS and have very high home values. With a few exceptions, these districts are also highly accessible to employment both in Boston and along Route 128, and they feature compact neighborhoods and vibrant, walkable downtowns that are increasingly attractive to some younger families. ***Basically, this grouping of districts, including two of the benchmark towns, Belmont and Lexington, that the MAPC analyzed come close to exactly describing the Town of Winchester’s current experience with rising enrollment levels.***
2. **Lower income, diverse, urbanized districts with lower performing schools.** The other fast-growing districts in metropolitan Boston include Revere, Everett, Chelsea, Lynn, and Waltham which are in diverse, lower-income, and generally more urbanized communities. These districts also exhibit lower test scores on the 2013 ELA 3<sup>rd</sup> grade MCAS, well below the region-wide average proficiency. They are also much more affordable than the other grouping of suburbs experiencing particularly high levels of recent enrollment growth.

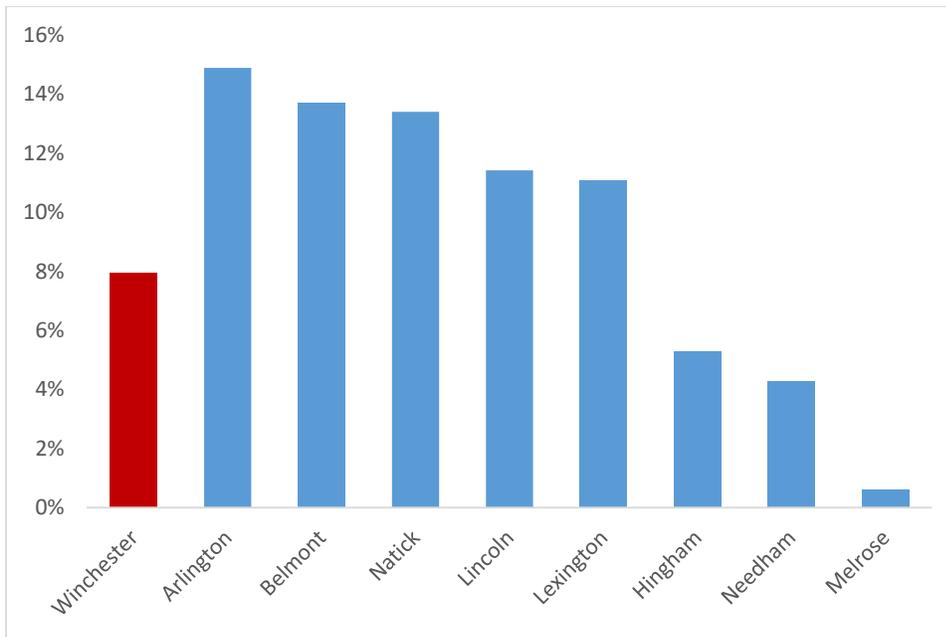
There are also some social underpinnings, based on observed national trends, likely contributing to Winchester's current growth in enrollment which are identified within the MAPC report:

“Troublingly, these results are consistent with existing theories about how educational segregation worsens over time. National studies have found that when comparing across school districts, income segregation of families with children worsened by 15 percent over a 20-year period leading up to 2010, driven in large part by self-selection of wealthy families into high-income districts. We speculate that wealthier families pursuing high-ranking schools may be bidding up housing prices in a limited number of attractive and accessible districts, with cascading results: these municipalities become less accessible to middle- and low-income families; rising prices may induce more Baby Boomers to sell their existing units and leave town, thereby freeing up even more units for young families; and higher socioeconomic status of the school-age population contributes to higher standardized test scores, making the district even more attractive and reinforcing the cycle, without a single new housing unit being built.”

Whether subjectively considered “troublingly”, or not, MAPC’s description of the types of towns that are seeing enrollment growth does fit with Winchester’s underlying socioeconomics as a wealthy suburb with high ranking schools – exactly the type of district that parents want their children to attend with the long-range expectations that their children will be able to attend the top tier of U.S. colleges and universities and then be able to pursue successful careers.

In looking at the benchmark towns (Belmont, Hingham, Lexington, Melrose, and Needham) as well as others with similar characteristics (Arlington, Natick, and Lincoln), it is clear that Winchester is not alone in experiencing strong enrollment growth (see Figure 5 and Table 3). In fact, four of these districts, Arlington, Belmont, Natick, Lincoln, and Lexington are actually seeing steeper climbs in public school students. Hingham has slower growth, perhaps due to a more distant location that requires longer commutes to the Boston area’s strongest growth markets. The relatively slower rate of growth in Needham is somewhat of a surprise as that town combines excellent schools with short commuting distances to Boston and Route 128 job centers. Neighboring Melrose has also seen much less of an increase than Winchester which may be due to only having a “very good” school rather than being in the top-tier. In terms of the “sorting process” of wealthy families moving to the highest ranking school districts, Winchester falls into this category and Melrose does not.

**Figure 5. Enrollment Growth, 2010-2017**



Source: Metropolitan Area Planning Council

**Table 3. Enrollment Growth by Benchmark Town, 2010-2017**

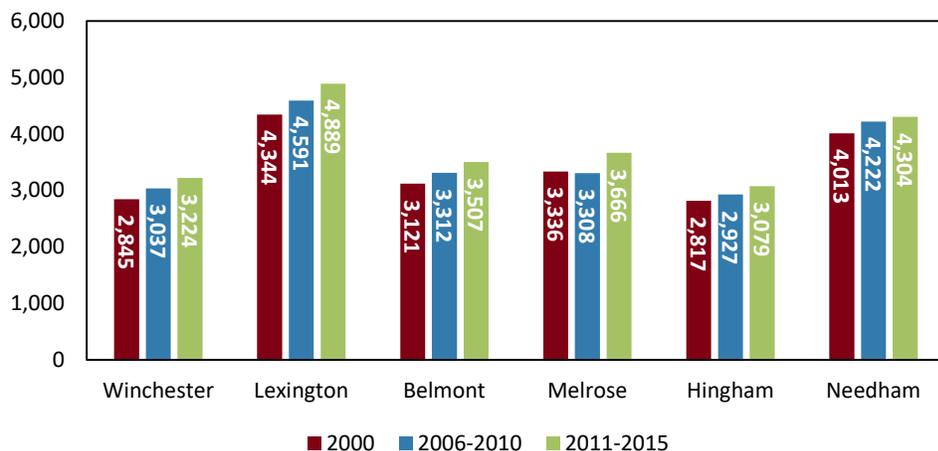
Benchmark Towns	SY2010 Enrollment	SY2017 Enrollment	Percent Change	Total Unit Bldg Permits (2010-2016)
Belmont	3,928	4,466	13.7%	443
Hingham	4,100	4,317	5.3%	524
Lexington	6,366	7,072	11.1%	596
Melrose	3,775	3,798	0.6%	306
Needham	5,358	5,588	4.3%	637
Winchester	4,282	4,623	8.0%	290

Source: Metropolitan Area Planning Council

UMDI analyzed a number of factors from the U.S. Census Bureau that have a degree of correlation with rising school enrollment, including the following concepts shown on Figures 6 and 7 as well as on Table 4. The factors (and what they signify for Winchester) include the following:

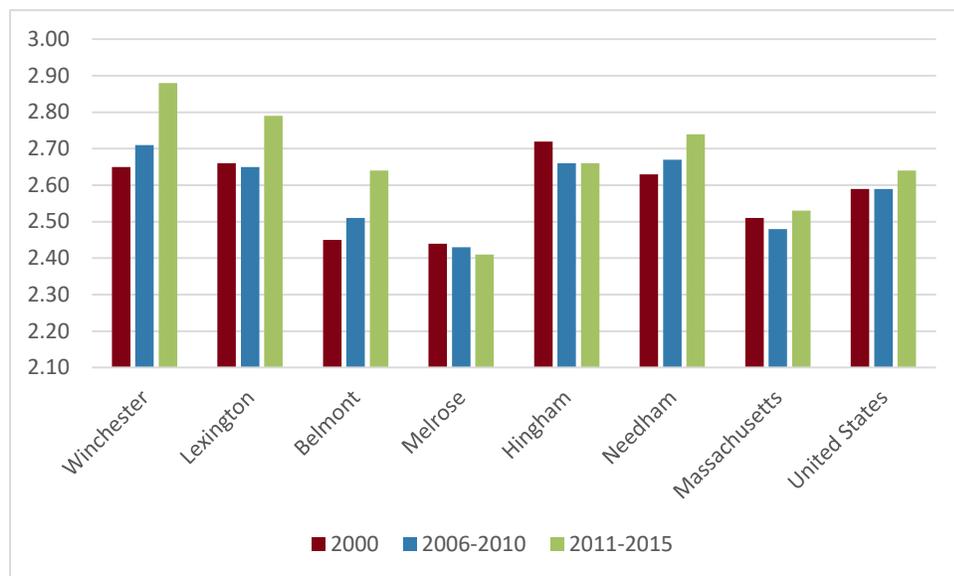
- Total Number of Households with One or More Persons under 18 Years of Age, 2000-2015.** Winchester and all the remaining benchmark communities have seen increases in the number of households with school-age children (Figure 6). Winchester has been adding approximately 40 net new households with children per year.
- Growth in Average Household Size, 2000-2015.** Since 2000, Winchester has seen very strong growth in average household size, growing from 2.65 to 2.88 persons per household between 2000 and 2011-2015 (Figure 7, recent data only available as a five-year average). Between the growth in households with school-age children and the increasing size of an average household in Winchester, these two factors likely correlate to more children residing in an average Winchester household. Belmont and Lexington, two towns that have seen stronger enrollment growth than Winchester have also experienced a trend towards larger household size.
- Changes in School-Age Population, 2000-2015.** Perhaps most compellingly, Winchester’s school-age population has surged since 2000, growing by about 1,350 people (Table 4). During this period, young people’s share of the total Winchester population increased from 19.6 percent to 24.6 percent of the Town’s population. Belmont and Lexington, two state leaders in enrollment growth, followed a similar trend though not quite as pronounced as Winchester’s. Consistent with broader trends, namely Millennials moving out of the school-age population, the United States and Massachusetts saw declines in the share of population between the ages of 5 and 19 during this same period.

**Figure 6. Total Number of Households with One or More Persons under 18 Years of Age**



Source: U.S. Census Bureau, American Community Survey; note that recent ACS data for these communities is only available in 5-year averages.

**Figure 7. Growth in Average Household Size, 2000-2015**



Source: U.S. Census Bureau, American Community Survey

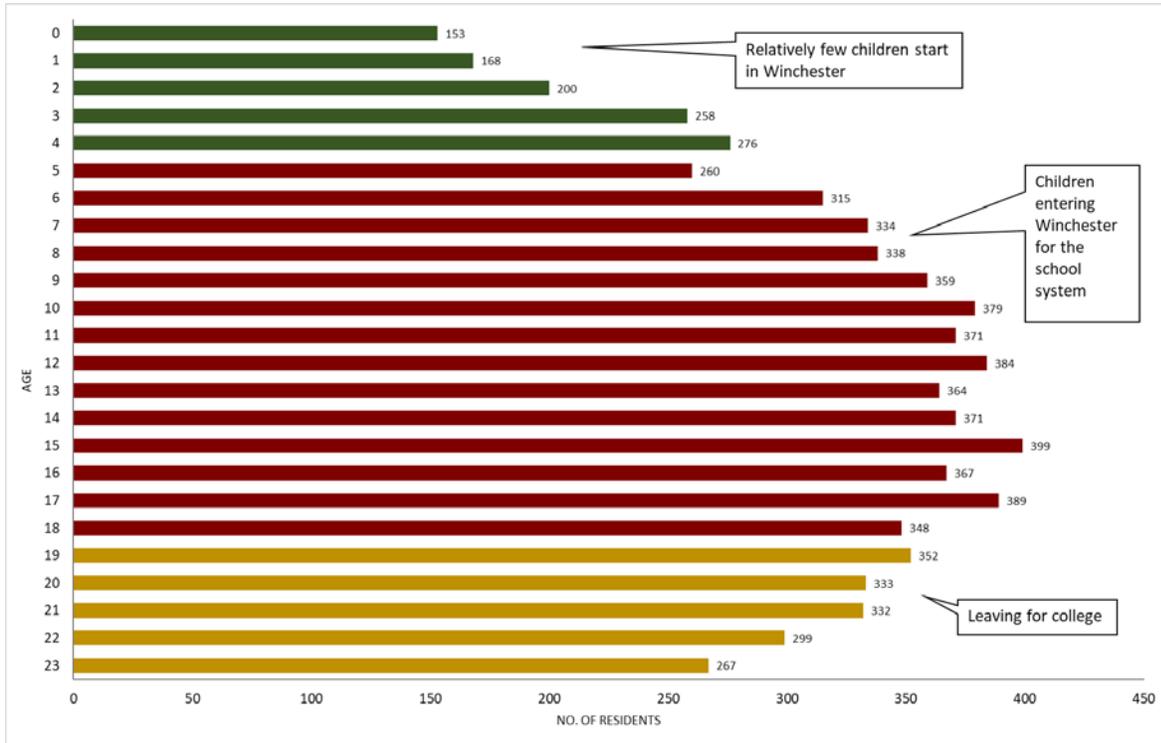
**Table 4. Changes in School-Age Population, 2000-2015**

Growth in School Aged Population (5-19)	2000	2006-2010	2011-2015	Share in 2000	Share in 2011-2015
<b>Winchester</b>	<b>4,080</b>	<b>4,726</b>	<b>5,423</b>	<b>19.6%</b>	<b>24.6%</b>
<b>Benchmark Towns</b>	<b>26,019</b>	<b>27,658</b>	<b>28,597</b>	<b>19.9%</b>	<b>20.7%</b>
Belmont	4,394	4,693	5,252	18.2%	20.7%
Hingham	4,353	4,639	4,849	21.9%	21.3%
Lexington	6,694	6,946	7,719	22.1%	23.6%
Melrose	4,569	4,597	4,232	16.8%	15.3%
Needham	6,009	6,783	6,545	20.8%	21.9%
<b>Massachusetts</b>	<b>1,277,845</b>	<b>1,266,710</b>	<b>1,241,719</b>	<b>20.1%</b>	<b>18.5%</b>
<b>United States</b>	<b>61,297,467</b>	<b>62,893,075</b>	<b>62,536,249</b>	<b>21.8%</b>	<b>19.8%</b>

Source: U.S. Census Bureau, American Community Survey

In terms of school-age population, the Town of Winchester’s own census demonstrates the appeal of Winchester schools and a demographic bulge among the town’s student-age population (Figure 8). The town’s census shows that relatively few children (the 0 to 4 group) begin their lives in Winchester but the counts by year of age escalate quickly, with far more children within the school age population (5 to 18). As graduates move on to college, the number of Winchester residents between the ages of 19 and 23 begins to drop dramatically.

Figure 8. Age Distribution of Young Winchester Residents



Source: Town of Winchester Census, most recent as of October 2017

## Winchester's Development Pipeline and What It Means to Enrollment Projections through 2026

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The preceding sections demonstrated the economic and demographic effects supporting recent enrollment growth in the Town of Winchester. The town's development pipeline, as analyzed and described in this section, further supports a scenario of future growth.

In order to estimate the effect of additional development on future enrollment levels, data were obtained on the development pipeline in Winchester, as well as the trends in teardowns and the construction of new homes. For teardowns, these data were used to determine the ten-year average number of new bedrooms added in new construction homes that replaced an older structure. For multi-family developments, estimates were made using an assumed unit mix of 42.5 percent 1 bedroom, 42.5 percent 2 bedroom, and 15 percent 3 bedroom units.

These data and assumptions were used to generate two forecast scenarios based on expected development levels: "Base" and "High". The High differs from the Base in two ways:

1. The High scenario includes speculative developments (Forest Ridge, Holton, etc.) not included in the Base scenario; and
2. The High scenario assumes slightly higher enrollment generation from 3 & 4-bedroom housing units than included in the Base scenario.

The results of this scenario analysis (Table 5) indicate a 2026 total net additional enrollment of 627 students under the High-growth scenario and 348 students under the Base-growth scenario. These changes in enrollment represent the net difference between the number of students in Winchester in 2026 with the development (whether "Base" or "High") versus the number of students without the development.

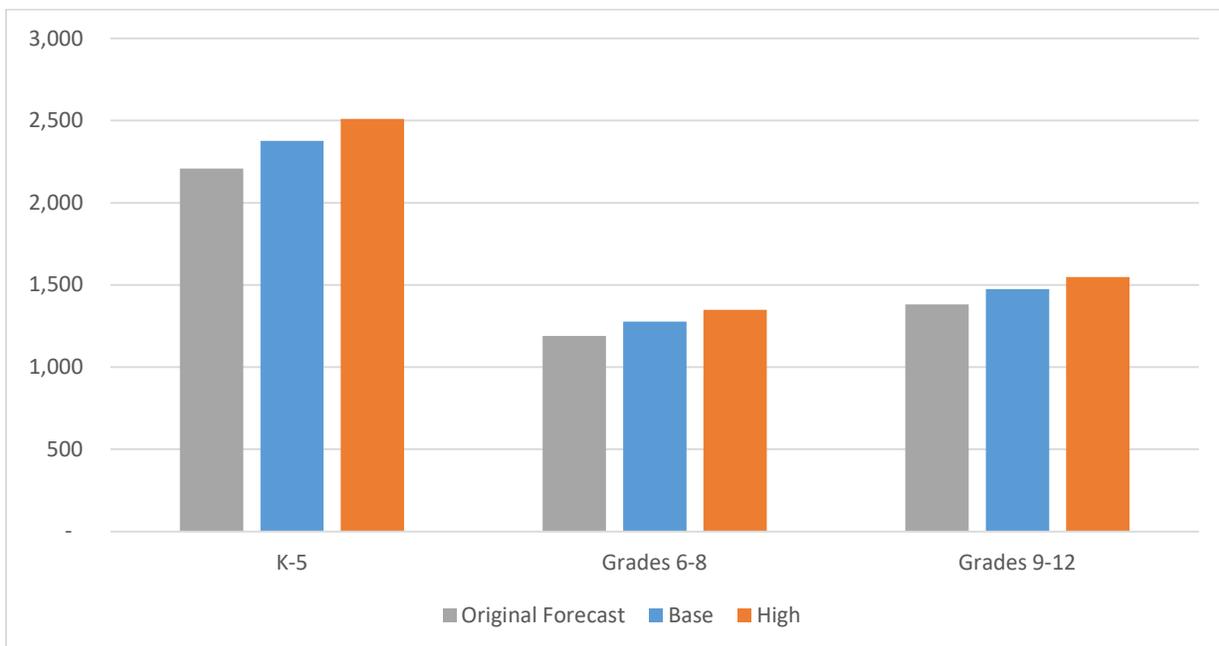
**Table 5. Enrollment Generation Due to Development Pipeline, 2026**

Grade	Development Growth Scenario	
	Base	High
K-5	167	301
Grades 6-8	88	158
Grades 9-12	93	168
<b>Total Additional Students</b>	<b>348</b>	<b>627</b>

Source: UMass Donahue Institute calculations

Using 2017 enrollment data, the additional students were allocated to one of three grade groupings in order to provide comparability to Winchester’s original enrollment projections. Figure 9 compares the total enrollment in 2026 under the Base and High scenarios versus the original projections.

**Figure 9. Total Projected Enrollment by Grade, 2026**



Sources: UMass Donahue Institute “original forecast” as shown in the Winchester Public Schools Facilities Master Plan, July 25, 2017.

## Conclusion

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UMDI's findings are consistent with the Flansburgh forecast shown in the Winchester Public School Facilities Master Plan (July 25, 2017) that indicated a net increase of 473 students in 2026 due to the development pipeline over what would have been expected without the development pipeline.

The strongest **risk factor** would be a recession that keeps people from moving and, hence, slows down construction of new housing units. That said, depending on the severity of the recession, Winchester currently has the wind at its back and the town may fare relatively well compared to others even with a recession.

## Endnotes

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<sup>i</sup> “The Waning Influence of Housing Production on Public School Enrollment,” Metropolitan Area Planning Council, October 2017.