Medford High School Building Committee — Enrollment Projection

By: The Medford High School Building Committee

What Is the MSBA Enrollment Projection Questionnaire?

- The MSBA Enrollment Projection Questionnaire is a form required by the Massachusetts School Building Authority (MSBA) as part of the Feasibility Study in the Eligibility Phase for building a new school. Our questionnaire was a 3-part set of questions:
  - General information to help derive the target enrollment that will be used to size the project
  - Specific information about our Pre-K enrollment because Pre-K Consolidation is part of the scope of this effort
  - Special education programming to understand current and predicted programs
- This enrollment questionnaire is one of many forms submitted to the MSBA during this Eligibility Phase. Once submitted, all forms will be available on our website.
- Other publicly available information can be found on the new Medford High School building website.

Factors that Drive School Enrollment

MSBA considers a number of factors when determining a target enrollment for a building project including:

Housing

- Past, current, and predicted new housing permits issued (single family, multi-family, and 55+ projects)
- Housing market trends

Enrollment

- Past and current enrollment
- Medford's analysis of requested target enrollment
- Grade configuration and projected changes

Additional Considerations

- Special education program configuration and projected changes
- Pre-K and Kindergarten program enrollment and projected changes

Housing Data

Historical Residential Permits Issued by Medford

Indicated by type as shown.

The multi-family count is based on the number of units, not the number of permits pulled.

City or Town	Year	Single-Family *	Multi-Family *
MEDFORD	2014	8	25
MEDFORD	2015	4	587
MEDFORD	2016	7	48
MEDFORD	2017	5	14
MEDFORD	2018	2	57
MEDFORD	2019	2	469
MEDFORD	2020	8	38
MEDFORD	2021	2	51
MEDFORD	2022	5	85
MEDFORD	2023	5	37

Projected Residential Permits To Be Issued by Medford

Indicated by type as shown.

The multi-family count is based on the number of units, not the number of permits pulled.

As of June 27, 2024.

City or Town	Year	Single-Family *	Multi-Family *
MEDFORD	2024	16	113
MEDFORD	2025	20	553

Project Residential Permits To Be Issued by Medford Designated for Residents 55+

Indicated by type as shown.

The multi-family count is based on the number of units, not the number of permits pulled.

As of June 27, 2024.

City or Town	Year	Single-Family *	Multi-Family *
MEDFORD	2024	0	52
MEDFORD	2025	0	0

Current Housing Development Projects in Medford

Development Name	Description	Estimated Completion Year	Projected Total Student Enrollment (if the estimating model is different than MSBA standard)
4000 Mystic Valley Parkway	40B comprehensive permit has been issued, approved for 350 housing units, 17 studio, 135 1-bdr, 158 2-bdr, 40 3-bdr, 20% affordable	2026	48 Students
970 Fellsway	40B comprehensive permit has been issued, approved for 289 housing units, 28 studio, 142 1-bdr, 79 2-bdr, 29 3-bdr, 20% affordable plus 10 2-bdr townhouses and 1 3-bdr townhouse.	2026	40 Students
Mary Kenney Way Subdivision	Subdivision approved for 10 houses, 2 have building permits, other 8 are anticipated in the next year	2025	Standard
421 High St	9 residential units, under construction	2024	Standard
600 RiversEdge Dr	New residential development, 219 units, contains 24 studio, 127 1-bdr, 68 - 2bdr & 3bdr units, count not available at this time. Site Plan Review/Zoning Special Permit issued	2025	Standard
Walkling Court	Housing Authority redevelopment of existing property; will generate 52 new senior/disabled units, 40 family units	2024	31 Students
100 Winchester	65 housing units approved, awaiting building permits - (46) one beds, (19) two beds	2025	Standard

Medford Housing Market Notes & Figures

Notes:

- 2023 single family homes average sale price: $839,314
- 2023 condominium average sale price: $715,984
- 2023 Multi-family homes average sale price: $1,030,234

Category	**2019**	**2023**	**Difference**
Single Family Homes Listing Price	$648,857	$811,286	$162,249
Price Per Square Foot For Single Family Homes	$369	$448	$79
Condominium Listing Price	$552,039	$711,519	$159,480
Price Per Square Foot For Condominums	$443	$531	$88
Multi-Family Home Listing Price	$842,375	$1,018,374	$175,999

Medford Housing Market Notes & Figures - Takeaways

- Days on Market (DOM) & Days to Offer (DOT) decreasing for most property types suggest a fast-moving market.
- Rise in price per living area square footage highlights an increase in larger, potentially more luxurious property offerings.
- A mix of historic homes and newer developments is attracting a diverse group of buyers.
- Local amenities, good schools, and convenient commuter options enhance Medford's attractiveness.
- Demand to live in Medford is **STRONG**

MPS Enrollment

Past and Current MPS Enrollment

The following is the actual enrollment as of October of each year for the last ten years as provided by the district to the DESE.

We confirmed this enrollment and added that it does not include our Project Transition students (Roughly 3-8 per year) or Kid's Corner (Roughly 70 per year).

School Year	PK	K	G1	G2	G3	G4	G5	G6	G7	G8	G9	G10	G11	G12	Total
2023-24	111	348	291	370	324	312	293	283	312	289	310	318	284	283	4128
2022-23	100	294	365	320	314	289	292	312	310	295	342	306	304	316	4159
2021-22	87	355	294	282	280	285	307	307	290	318	280	303	337	291	4016
2020-21	66	268	279	282	283	305	294	304	309	280	307	352	303	304	3936
2019-20	139	313	304	306	314	304	330	324	294	303	343	313	307	302	4196
2018-19	132	305	307	303	298	334	338	287	306	327	316	310	315	351	4229
2017-18	114	304	314	296	338	337	287	307	327	326	335	321	358	362	4326
2016-17	122	319	319	338	358	305	339	334	328	320	334	367	377	322	4482
2015-16	116	313	337	345	298	339	345	320	317	291	389	383	301	338	4432
2014-15	101	356	366	301	353	368	342	323	288	359	393	307	335	314	4506

Medford Residents Who Attend Out-of-District Public Schools - Fiscal Year 2023

The following is information provided by DESE showing Medford school-aged residents who attend schools out of Medford Public Schools.

Grade	Local Academy	Academic Regional	Collaboratives	Out of District Public	In State Private	Out of State Private	Total	Total Public	Percent Public
Kindergarten	294	0	0	24	43	0	370	325	87.80%
Grade 1	365	0	0	7	38	0	412	373	90.50%
Grade 2	320	0	0	0	37	0	405	362	89.40%
Grade 3	314	0	0	0	29	0	402	366	91.00%
Grade 4	289	0	3	0	41	0	386	342	88.60%
Grade 5	292	0	1	1	34	0	376	339	90.20%
Grade 6	312	0	1	1	32	0	393	356	90.60%
Grade 7	310	0	0	3	58	0	415	351	84.60%
Grade 8	295	0	2	2	37	0	371	330	89.00%
Grade 9	342	0	1	3	48	0	447	397	88.80%
Grade 10	306	0	0	2	56	0	385	327	84.90%
Grade 11	304	0	2	0	44	0	375	329	87.70%
Grade 12	316	0	1	3	46	0	391	344	88.00%

Medford's Requested Enrollment Target

Medford's Anticipated and Requested Design Enrollment

The anticipated district enrollment for the proposed project is 1,800:

- 1,500 high school students
- 200 Pre-K students
- 90-100 Kid's Corner students

Notes:

- 30% of MPS students enter without formalized preschool. Out of 350 Grade K students, that is 100-105 students.
  - Increasing the enrollment allowance to 200 will capture the majority of students.
- Kid's Corner demand among staff members is at infant/toddler age.
  - Demand likely to shift if more spaces are open to community members.

Medford Future Enrollment Projection Model

Medford provided the MSBA justification of its requested enrollment target based on our Enrollment Projection Model. Our model does not consider housing development information. The Model includes:

- Historical enrollment data from MPS
- Historical and projected Birth Rates in Medford
- % of Births that translate to MPS Kindergarten students
- Percentage of students in each grade level who go to the next grade level (e.g., % of Kindergarten students who become MPS 1st graders)

Future MPS Enrollment Projections

Year	24-25	25-26	26-27	27-28	28-29	29-30	30-31	31-32	32-33	33-34	34-35	35-36	36-37	37-38	38-39	39-40
Pre-G5	2095	2163	2204	2193	2267	2264	2270	2234	2228	2216	2198	2186	2191	2197	2191	2193
G6-G8	901	901	942	1022	1007	1051	1020	1106	1102	1123	1111	1112	1096	1072	1065	1069
G9-G12	1210	1236	1218	1215	1237	1252	1341	1345	1401	1418	1432	1498	1493	1519	1503	1486
Total	4206	4300	4364	4430	4510	4567	4632	4686	4731	4758	4741	4796	4780	4789	4759	4747
Change	0.75%	2.23%	1.5%	1.5%	1.81%	1.26%	1.42%	1.17%	0.97%	0.56%	-0.35%	1.15%	-0.33%	0.19%	-0.61%	-0.27%

The full Enrollment Projection Model can be viewed HERE.

Reconfigurations and Redistributions

- The District is not including grade reconfigurations as part of the feasibility study. We are pursuing co-location of our Curtis-Tufts programming which houses between 10 and 20 students each year

- The District is not considering any redistricting as part of the feasibility study.

Medford's Special Education Programs

Current MPS Special Education Programs

- Medford Early Education Program (PK)
- ACCESS Program
- ACCESS High School Program
- Project Transition
- Program
- Connections Program
- Developmental Program
- Language-Based Program
- Learning Group Program
- Resource Room Learning Centers
- Therapeutic Learning Program (TLP)
- Curtis-Tufts HS Program

Medford Public Schools Special Education Programs can be viewed HERE.

Further Special Education Information

- The District currently does not have any spaces dedicated to special education collaboratives.
- The District is not anticipating a change to the number of classrooms dedicated to special education collaboratives as part of the proposed project.
- The District currently has the Project Transition classroom for students aged 18-22.
  - Includes Living Lab for students to work on vocational, community, and daily living skills.
    - Skills include grocery shopping, cooking, and cleaning.
    - Skills are needed for the eventual age outing of special education programming.

Medford's Pre-K and Kindergarten Prgrams

Current MPS Pre-Kindergarten Programs

- Kids Corner: tuition-based daycare facility for MPS & municipal employees.
  - Spots reserved for HS students who need daycare facilities as needed.
  - If spots are open, offered to Medford community members.
- Make Way For Kids: Vocational program at HS available to students 4 years of age
- MEEP: Offered to the community, 6-7 physical spaces currently in use in Elementary
- MFN: Early parenting support group housed in high school.
  - Goal is to create a strong web of support for all families with young children.

Program	**Current Enrollment**
Kids Corner	70
Make Way for Kids	10
Pre-K (MEEP)	111
Medford Family Network (MFN)	Serves over 1k Programs, 7k Parents, and 9.5 Kids

- ***Medford Public Schools Pre-K programming can be viewed HERE.***

Further Pre-Kindergarten Information

- There are currently spaces dedicated to Pre-K programming at the current Medford High School.
- The District is looking to increase the amount of space allotted to Pre-K as part of the proposed project.
- Bringing all the programs together in one centralized location will also allow for specialized services, resource sharing, and collaboration among students, families, and staff in the community.
- Centralizing Pre-K programs will also free up classroom and after school spaces at the Elementary Schools.

Kindergarten Programs

- There are currently 0 spaces dedicated to Kindergarten programming at the current Medford High School.
  - No plan to add Kindergarten spaces for this project.
  - The District does not charge for Kindergarten tuition.
- All 4 MPS Elementary Schools have tuition free kindergarten classes.
  - 3 of 4 schools have seen increases in enrollment, resulting in space issues.
- Creating space for early childhood programming at the new High School would allow for the possibility of housing more Kindergarten students at existing elementary schools.