

**Syosset Public Schools**  
**Addendum to Demographic Report**  
**September, 2017**

The Syosset Central School District engaged Ross Haber and Associates to provide them with an enrollment projection study. The study was completed during the Spring of 2017. The report indicated that the enrollment would remain level through the projected period. At the time of the writing of the enrollment report, although there were indications of new housing developments to be built in Syosset, we were not able to obtain any specific information regarding these units. Recently we were provided information regarding these developments and were asked to write an addendum to the Spring, 2017 study.

From the information provided to us we learned that there is an approved plan for the construction of a mixed retail and residential development. This development will comprise 625 residential units of various types (condos, townhomes, cottages, apartments) and will have 60 affordable units and 565 market rate units. It is expected that these homes will be completed within the next five years.

According to the data that we received it has been estimated that the total number of students expected from these 625 is 243. These numbers are based upon a series of multipliers applied to each of the types of units. We do not know where these multipliers came from but in our methodology we do not use such specific and targeted multipliers. We have found that many demographers, especially those who work for developers use the Rutgers Study. For many years that was considered the "gold standard" for projecting students from different types of units. The Rutgers study is now more than 12 years old and we stopped using it four years ago when we found it to under estimate student yields.

We develop new multipliers every two to three years by doing an analysis of construction in various communities and developing generic multipliers for different types of units. We then apply those multipliers to each development and then use an average calculation to distribute those students over various size units (1 bedroom, 2 bedroom, etc.). We have found that this method yields a more accurate student yield.

Based upon our findings it is our opinion that when completed these developments will add approximately 355 students to the Syosset Schools (assuming no age restricted units). This is 112 more students than indicated in the documentation we received. Of these 315 will come from market rate housing and 40 from affordable units. Table 1 shows the totals from the market rate units.

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**Table 1: Student Yields Market Rate Housing**

		<b>Market Rate</b>				
			0.2	0.54	0.95	
			1 BR	2 BR	3 BR	Students
	Other Village	Condos	32	176		
Units	184	Students	21	58		79
	107					
	Park Condos					
Units	160	Condos		150		
	93	Students		51		51
	Town Homes					
Units	116			61	55	
	67			34	60	94
	Cottages					
Units	105			27	78	
	61			33	58	91
<b>Total MR</b>	<b>565</b>			<b>Tot Stds</b>		<b>315</b>

The generic or average yield factor used for market rate units (multi-family) is .58. We then spread the students over bedrooms using .2 for 1 bedroom; .54 for 2 bedroom; and, .95 for 3 bedroom). The names used in this table and in table 2 were taken from the document that we received.

Table 2 on the next page shows the total number of units and students based upon affordable housing units.

**Student Yields  
Housing Units**

		<b>Affordable</b>				
			0.2	0.75	1.15	
			1 BR	2 BR	3 BR	Students
	Cinema Liners	Apts	5	15		
Units	20	Students	3	11		14
	15					
	Other Village	Condos				
Units	40	Students	3	23		26
	30					
<b>Total Aff</b>	<b>60</b>			<b>Total Stds</b>		<b>40</b>

**Table2  
Affordable**

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The generic or average yield factor we use for affordable units is .75. We then spread those units over bedroom counts using .2 for 1 bedroom; .75 for two bedroom; and, 1.15 for 3 bedroom.

We also spread the projections over the school or schools to be impacted. Table 3 shows the estimated impact on the schools.

**Table 3: Potential School Impact**

K-5	6-9	9-12	Total
0.7	0.2	0.1	
249	71	35	355

In our experience individuals tend not to move with older children, especially in high school or higher middle school. We estimate approximately 70% of the students from new developments will be lower grade students, about 20% to the middle grades and 10% to the high school.

The enrollment study indicated that the enrollment is projected, based solely upon historical enrollment only, to be level for the next five years.