

# **BELMONT, MA POPULATION FORECASTS AND SCHOOL ENROLLMENT IMPACT STUDIES**

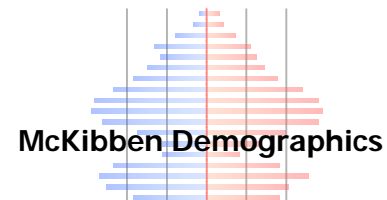
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**Table 1: Royal Belmont Enrollment Impact of 298 Units –  
(198 @ 1 BR, 86 @ 2 BR, 14 @ 3 BR)**

Grade Level	Average Yield Factor	2020-21 School Year	2025-26 School Year
Preschool	0.12	36	32
K-5	0.11	33	45
6-8	0.06	18	23
9-12	0.04	12	10
Total K-12		63	78

**Table 2: Cushing Village Enrollment Impact of 112 Units –  
(9 @ studio, 56 @ 1 BR, 47 @ 2 BR)**

Grade Level	Average Yield Factor	2025-26 School Year	2030-31 School Year
Preschool	0.14	15	17
K-5	0.08	8	13
6-8	0.04	4	6
9-12	0.01	1	3
Total K-12		13	22

**Table 3: McLean Version “A” Enrollment Impact of 150 Units –  
(110 @ non-age restricted, 40 @ age-restricted)**

Grade Level	Average Yield Factor	2025-26 School Year	2030-31 School Year
Preschool	0.36	39	35
K-5	0.25	28	38
6-8	0.09	10	18
9-12	0.04	4	9
Total K-12		42	65

**Table 4: McLean Version “B” Enrollment Impact of 142 Units –  
(50 @ non-age restricted, 93 @ age-restricted)**

Grade Level	Average Yield Factor	2025-26 School Year	2030-31 School Year
Preschool	0.36	18	16
K-5	0.25	13	19
6-8	0.09	5	12
9-12	0.04	2	3
Total K-12		20	34

# Scenario One - Belmont, MA Total Population Forecast

	2010	2015	2020	2025	2030
<b>0-4</b>	1554	1670	1640	1680	1740
<b>5-9</b>	1720	1910	2050	2040	2100
<b>10-14</b>	1736	1810	2000	2150	2140
<b>15-19</b>	1472	1560	1610	1750	1940
<b>20-24</b>	892	750	780	810	800
<b>25-29</b>	1272	1160	1040	1080	1120
<b>30-34</b>	1402	1530	1440	1430	1500
<b>35-39</b>	1701	1580	1720	1640	1740
<b>40-44</b>	2004	1690	1570	1760	1730
<b>45-49</b>	2025	1980	1670	1550	1740
<b>50-54</b>	1987	2000	1970	1650	1540
<b>55-59</b>	1656	1940	1950	1920	1620
<b>60-64</b>	1408	1510	1780	1790	1750
<b>65-69</b>	1136	1240	1340	1590	1590
<b>70-74</b>	816	980	1080	1160	1390
<b>75-79</b>	710	760	920	910	980
<b>80-84</b>	592	640	690	820	720
<b>85+</b>	646	700	760	820	930
<b>Total</b>	<b>24729</b>	<b>25410</b>	<b>26010</b>	<b>26550</b>	<b>27070</b>
<b>Median Age</b>	41.5	42.2	42.3	42.0	41.3
<b>Births</b>	1230	1160	1180	1210	
<b>Deaths</b>	980	1060	1140	1240	
<b>Natural Increase</b>	250	100	40	-30	
<b>Net Migration</b>	450	480	500	530	
<b>Change</b>	700	580	540	500	

# Belmont, MA Forecast Assumptions

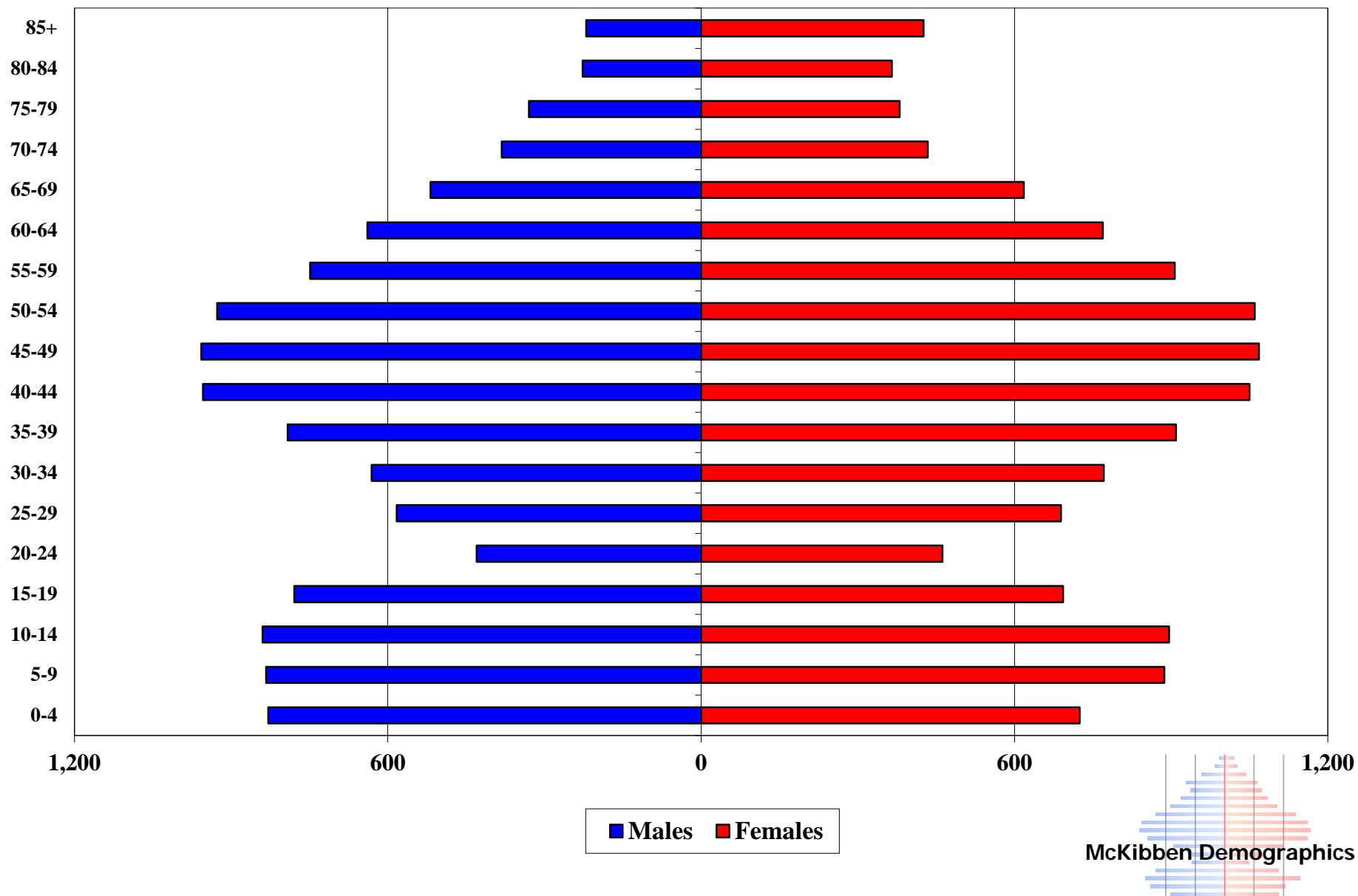
1. The national, state or regional economy does not go into deep recession at anytime during the 10 years of the forecasts; (Deep recession is defined as four consecutive quarters where the GDP contracts greater than 1% per quarter)
2. Interest rates have reached a historic low and will not fluctuate more than one percentage point in the short term; the interest rate for a 30-year fixed home mortgage stays below 5.0%;
3. The rate of mortgage approval stays at 2016-2019 levels and lenders do not return to “sub-prime” mortgage practices;
4. There are no additional restrictions placed on home mortgage lenders or additional bankruptcies of major credit providers;
5. The rate of housing foreclosures does not exceed 125% of the 2016-2019 average of Middlesex County for any year in the forecasts;
6. All currently planned, platted, approved and permitted housing projects are built out and completed by 2024. All housing units are occupied by 2025;
7. The average annual unemployment rates for the Middlesex County and the Greater Boston Metropolitan Area will remain below 7.0% for the 10 years of the forecasts;
8. The Royal Belmont Apartments will be at least 95% occupied by December 31, 2020;

# Belmont, MA Forecast Assumptions

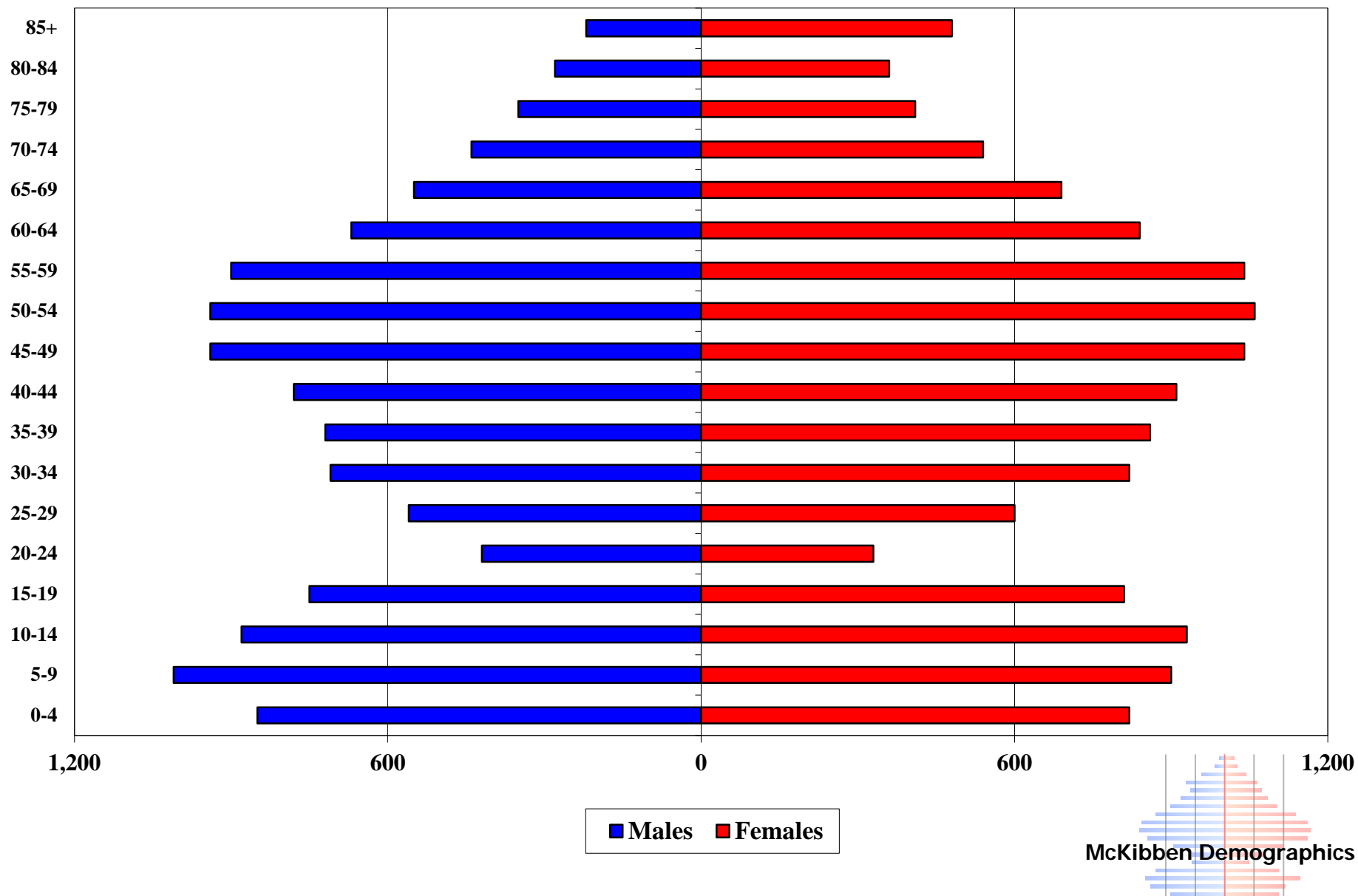
9. The Cushing Village project will be at least 95% occupied by December 31, 2022;
10. The McLean project will be at least 95% occupied by December 31, 2024;
11. At least 20% of the age-restricted housing units built in the proposed projects are occupied by households that currently resides within the Town of Belmont;
12. There is no additional construction and/or opening of any large-scale age restricted housing units (size 100+) developments in any of the towns bordering Belmont in the next five years;
13. There will be no building moratorium within the Town of Belmont;
14. The Town of Belmont will average at least 200 existing home sales annually for the next 10 years;
15. Businesses within Belmont and the Boston Metropolitan area (particularly the western suburbs) will remain viable;
16. The number of existing home sales in the Town of Belmont that are a result of “distress sales” (homes worth less than the current mortgage value) will not exceed 20% of total homes sales in the Town of Belmont for any given year;
17. Housing turnover rates (sale of existing homes in the Town of Belmont) will remain at their current levels. The majority of existing home sales are made by home owners over the age of 60;
18. The rate of foreclosures for commercial property remains at the 2016-2019 average for Middlesex County.



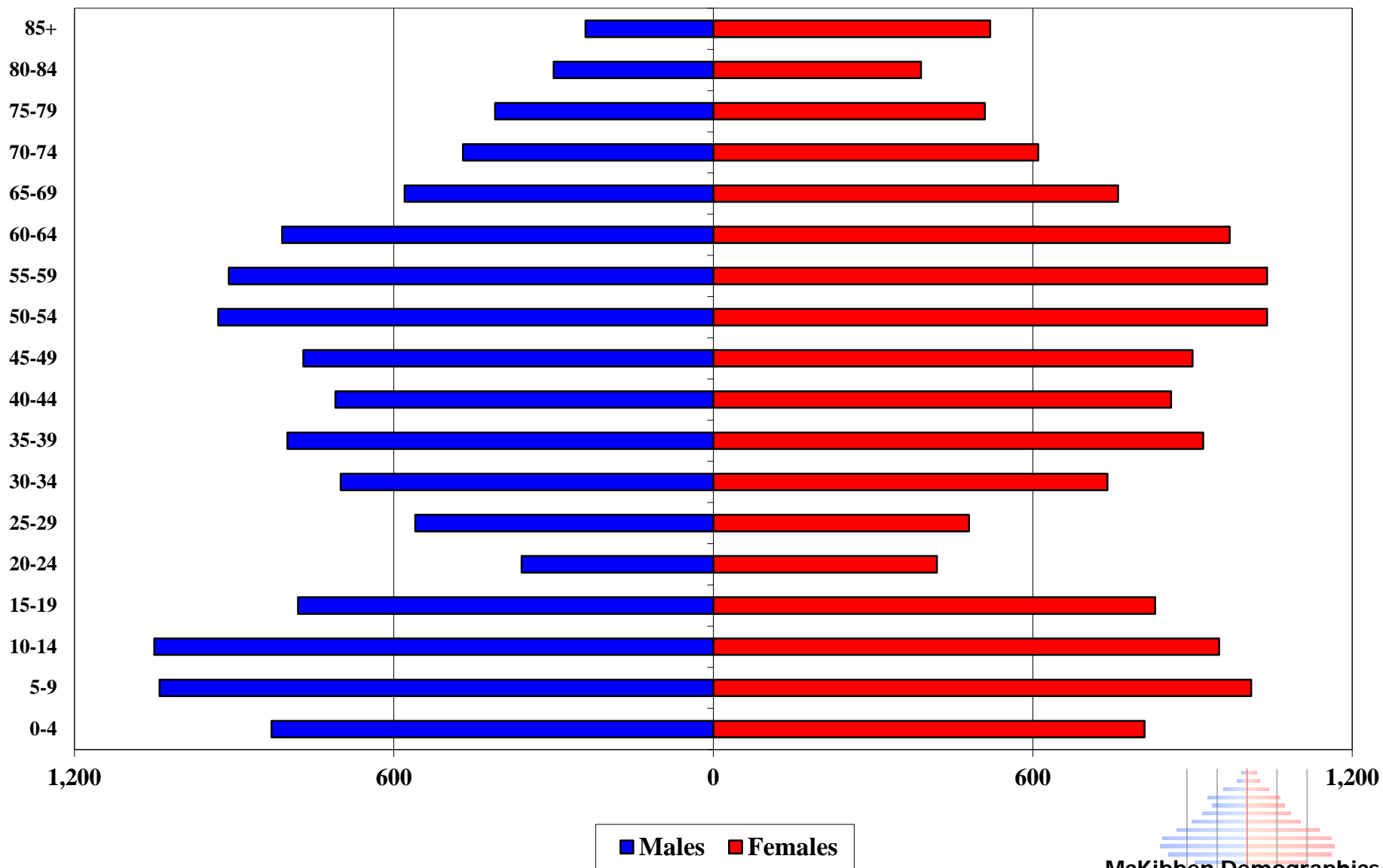
# Scenario One Belmont, MA Total Population – 2010 Census



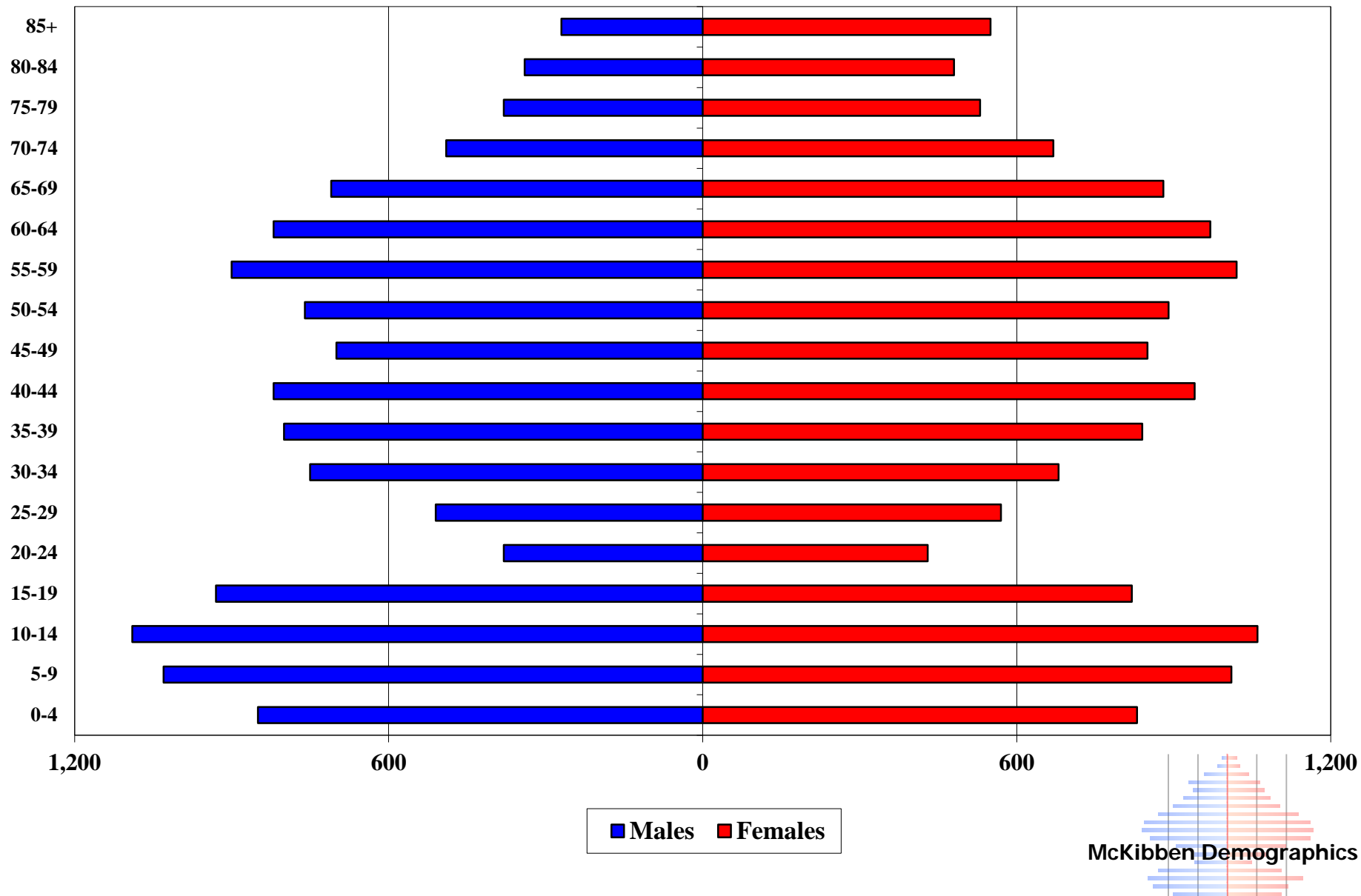
# Scenario One Belmont, MA Total Population – 2015 Census



# Scenario One Belmont, MA Total Population – 2020 Census



# Scenario One Belmont, MA Total Population – 2025 Census



# Scenario One Belmont, MA Total Population – 2030 Census

