

INFLUENCE OF NEW HOUSING ON SCHOOL ENROLLMENT

Milton Town Meeting
Article 6
June 2025



INFLUENCE OF NEW HOUSING ON SCHOOL ENROLLMENT

Does new housing increase school enrollment?

MAPC found “no significant association between the change in housing unit development and the change in school enrollment at the district level during this period.” (MAPC, February 2024)

Metropolitan Area Planning Council

“An update on housing production’s effect on public school enrollment” Feb. 2024

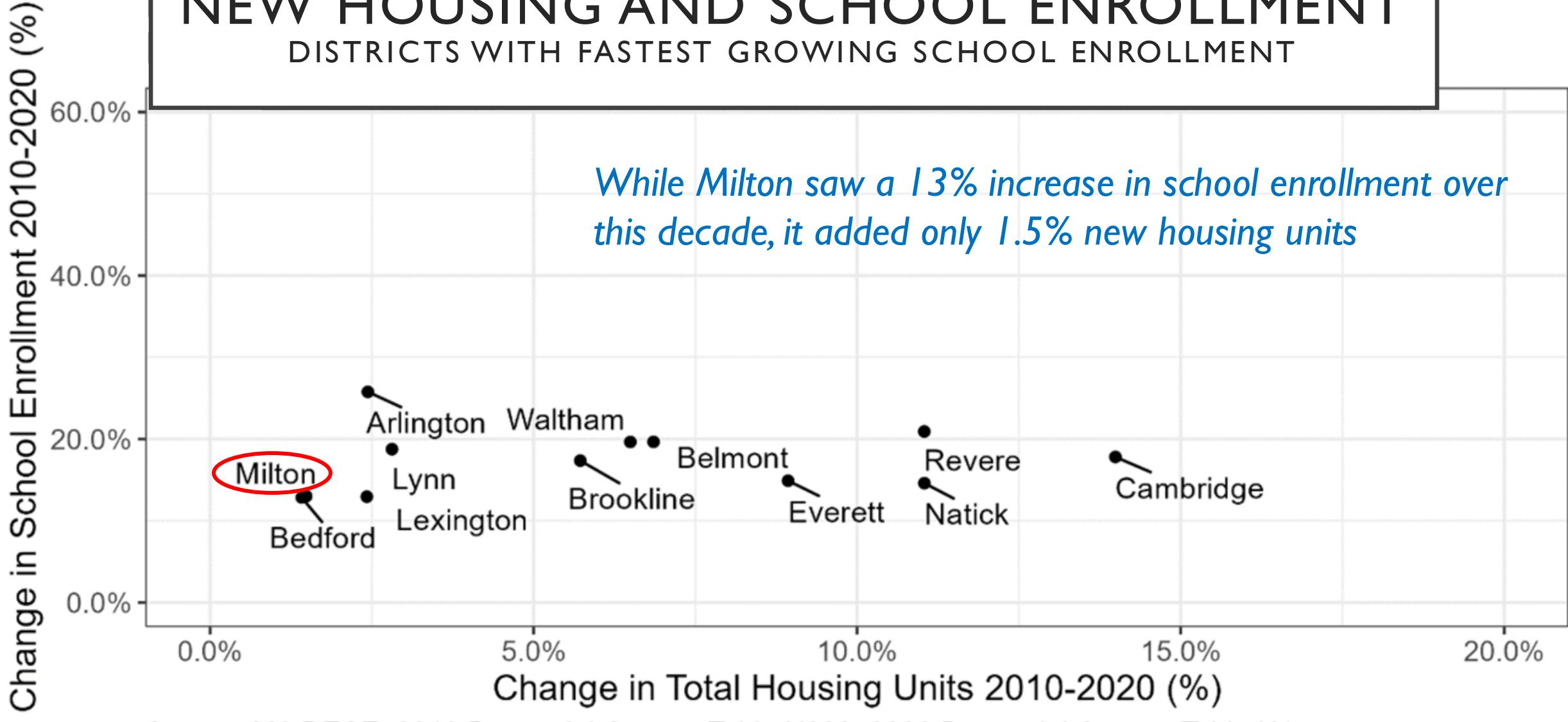
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MAPC FINDINGS FEB. 2024

Community type	Housing Unit Change 2010-20	Enrollment Change 2010-20	Number of School Districts
MAPC Region	7.90%	-0.20%	93

NEW HOUSING AND SCHOOL ENROLLMENT

DISTRICTS WITH FASTEST GROWING SCHOOL ENROLLMENT



Source: MA DESE; 2010 Decennial Census Table H003; 2020 Decennial Census Table H1

	Total Units	IBR	2BR	3+BR	MPS Students 2024-25
175 Milton Street	20	3	10	7	2
333 Brush Hill Road	17	2	5	10	11
36 Central Avenue	18	2	16	0	0
36 Eliot Street	38	20	14	4	3
50 Eliot Street	30	14	16	0	3
88 Wharf Street	73	19	41	13	1
Quisset Brook Road	24	0	20	4	1
Preacher Road	14	0	14	0	0
Farmer Road	8	0	4	4	0
Blacksmith Road	6	0	2	4	0
Powder Mill Road	4	2	1	1	0
Woodmere Drive	36	0	16	20	7
131 Eliot St	38	32	6		1
7 Fairfax Rd	7	7	0	0	0
TOTAL	333	101	165	67	29

IMPACT IN MILTON MULTI-FAMILY HOMES

How many MPS students live in multifamily homes?

Currently, there are 333 multifamily units in Milton

29 MPS students live in the 333 multi-family units in 2024-25



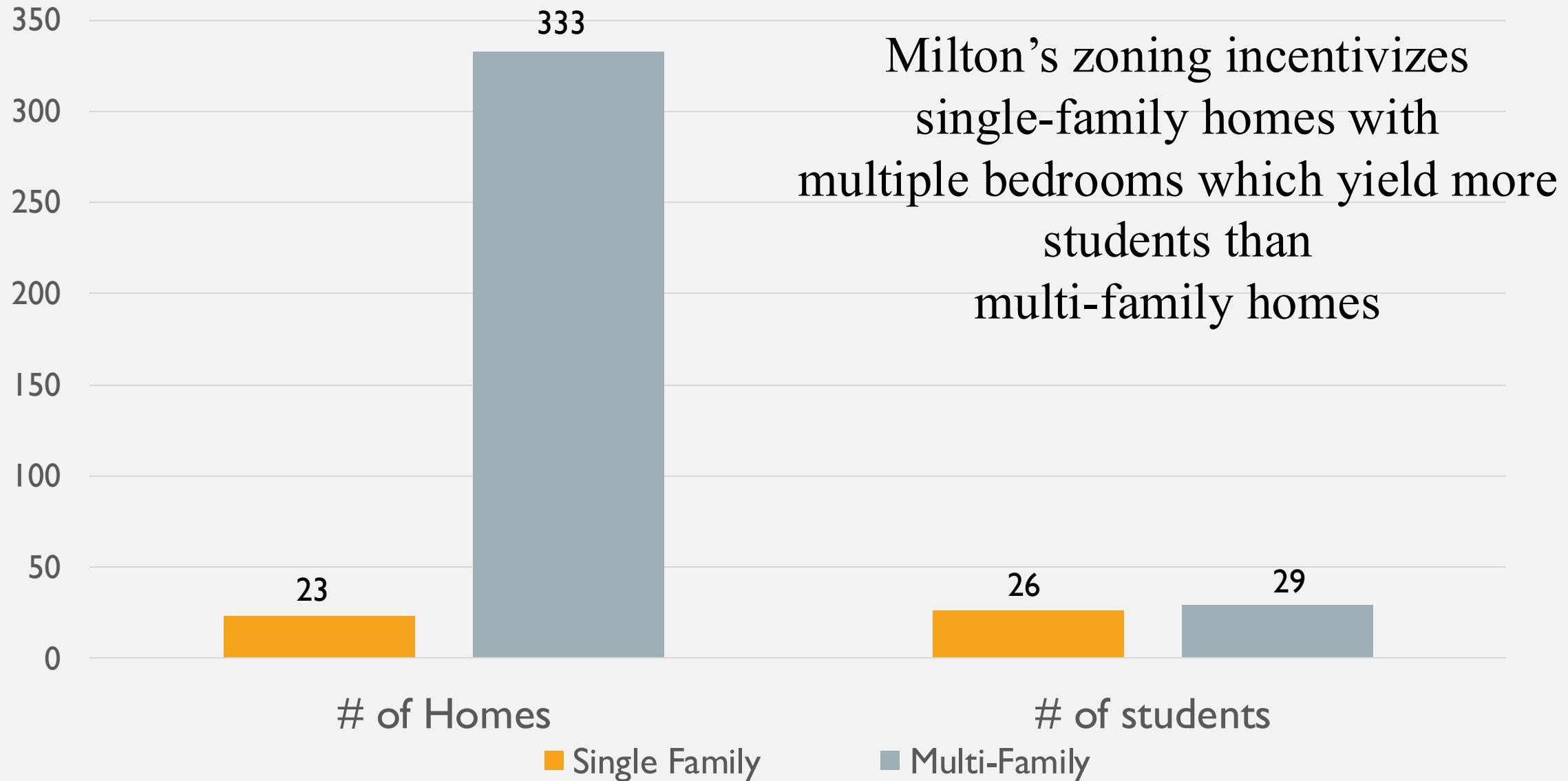
IMPACT IN MILTON SINGLE-FAMILY HOMES

How many students live in single family homes?

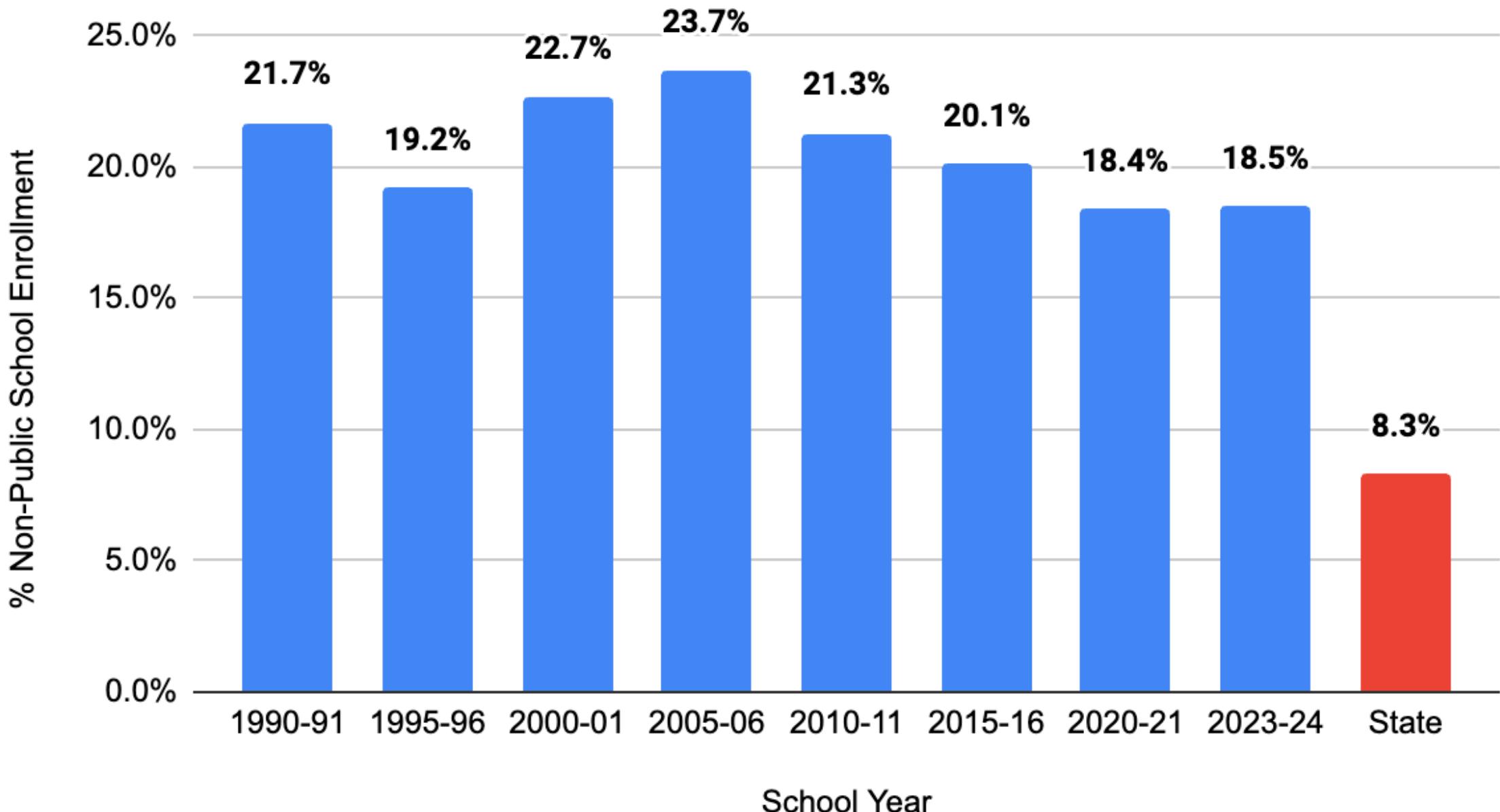
The two most recently completed single-family subdivisions in Milton are on Jill Kathleen Lane and Woodlot Drive.

26 MPS students live in the 23 single-family homes 2024-25

MILTON SCHOOL IMPACTS



Milton School Age Children Not Enrolled in MPS



CONCLUSIONS

- In our region, no significant association between new housing and school enrollment
- In Milton our zoning incentivizes single-family homes with multiple bedrooms which yield more students than multi-family homes
- At least 18% of Milton school age children enroll in non-public schools