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**Sent:** Wednesday, November 30, 2022 8:11 AM  
**To:** Michael Behrendt <[mbehrendt@ci.durham.nh.us](mailto:mbehrendt@ci.durham.nh.us)>  
**Subject:** Housing Amendments

Michael,

Please share with the Planning Board and post.

I was reading the email from Nick Taylor which states "New Middle School is designed for 700 students [FAQs] // Current enrollment is 630 (projected to drop to mid-500s by 2026) [ORCSD 2022 Annual Report, Page 14]"

I found his reference, actually 586 by LRPC and 531 by NESDEC (New England School Development Council). I was unable to determine who or what LRPC is. But when I look at the ORCSD Enrollment Projections file, adding the 2026 projections for grades 5-8 I come up with 560 (pg.4). Mid 500s is a reasonable comment.

However, if you move forward only 4 years and look at the ORCSD Enrollment Projections for 2030-2031 school year they project 699 and this estimate isn't based on expected births but rather on those children who currently exist. This is one student short of the current Middle School capacity.

I found his link to the Municipal Housing Unit Total by County Report very interesting, although data was for 2010. It shows Durham has 132 vacant housing units. It will be good to see the updated Census data for 2020. But based on 2010, where is the housing problem in Durham? Additionally, if you take the Total Population for Durham (14,638) and divide it by the Occupied Housing Units (2,960) the result is 5 (4.945). Obviously, this is affected by the student population at UNH. I had a little problem with the New Hampshire Department of Education reference of 2,110, because the detailed breakdown of our 3 Communities totals only 1,954. I assume the difference can be attributable to Barrington but I would prefer Dr. Morse reconcile the report difference.

Using the 1,954 ADM for 2021-2022 and the 2010 Housing Units of 5,510, I calculate .35 students per household. Using only occupied 2010 housing units (5,247) the ratio increases slightly to .37. But if you focus on Durham, the ADM for

2021-2022 is 933 and the 2010 Occupied Housing Units were 2,960 that results in .32 (.315), this reduction makes sense when you understand that many of the occupied housing units in Town contain UNH students only with most likely no school age children.

The problem with projecting student population based on embedded housing units and ADMs is similar to Professor England's analysis, the devil is in the detail. This broad brush estimate implies that all new housing units will be populated equal to the population of the existing housing units. But if we are seeking lower cost, affordable, entry level, and/or workforce housing then should we expect to see a rush of 60+ year old retirees? A serious analysis of the potential impact to ORCSD would be to define and detail the target market for the housing style(s) being proposed.

The proposed Housing Amendment has the potential to significantly change the population distribution, skewing it younger which by extension means skewing it towards more adults of child bearing age. The past is a great aid in projecting the future unless there is a significant, definable change to the basic principles of the past.

A perhaps more subtle issue, there is an implied assumption that any additional ADMs will be equally distributed throughout the grades. I would be concerned with ORCSD's ability to handle a baby boom, with more ADMS of an equal age, matriculation would be like watching a python consume a small pig.

So far we have only been given hopes and prayers, I hope and pray for specific detailed analysis to understand the societal, environmental and fiscal impact on the community.

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James A Bubar