



CONNECTICUT PARTNERSHIP FOR  
**BALANCED GROWTH**

## **School Age Children Per New Housing Unit**

The Rutgers University, Center for Urban Policy Research “Residential Demographic Multipliers - Connecticut” are derived from the 2000 U.S. Census. The demographic fields differentiated by housing type, housing size, housing price, and housing tenure have been found by Rutgers University to be associated with statistically significant differences in Household Size, School-Age Children, and Public School-Age Children. The multipliers are calculated for new housing, defined as units enumerated in the 2000 Census and built from 1990-2000.

A detailed review and analysis by the Connecticut Partnership for Balanced Growth of the Residential Demographic Multipliers for Connecticut revealed a number of common themes across all of the housing categories, tenure, household size, and school age children. These common themes are:

- All single family units with less than 5 bedrooms generate fewer than one public school-age child per unit.
- Single family units tend to generate higher numbers for persons per unit (i.e. household size) and school age children per unit than multi-family (5+ units) structures.
- Multi-family (5+ units) Rental units tend to generate more persons and school age children per unit than owner occupied units.
- As the value of units increases, the number of persons per unit and school-age children per unit tend to decrease.
- There is little difference between the number of school-age children between one and two bedroom units. Three bedroom units produce on average less than one public school-age child per unit.

In general, the Residential Demographic Multipliers for Connecticut reveal that new housing units regardless of type and tenure generate fewer total persons per housing unit and school-age children per housing than is commonly assumed.

Multi-family (5+ units) structures tend to generate fewer total persons per unit and school-age children per unit than other types of housing. The number of school-age children per unit increases most for units with three or more bedrooms.

The following table provides a summary of single family detached and attached units for total persons per unit, school-age children per unit, and public school-age children per unit. In addition, the number of public school-age children per 10, 20, 30, and 50 unit new subdivisions is provided.

**Connecticut - All Persons, SAC, and PSAC in Unit**

Structure Type Bedrooms Value 2005	Total Persons	SAC	PSAC	New Subdivision			
				10 Units PSAC	20 Units PSAC	30 Units PSAC	50 Units PSAC
<b>Single Family Detached, 2 BR</b>							
All Values	2.14	0.21	0.20	2.0	4.0	6.0	10.0
Less than \$218,000	2.17	0.27	0.25	2.5	5.0	7.5	12.5
\$218,000 to \$356,500	2.13	0.20	0.19	1.9	3.8	5.7	9.5
More than \$356,500	2.11	0.17	0.17	1.7	3.4	5.1	8.5
<b>Single Family Detached, 3 BR</b>							
All Values	3.10	0.66	0.59	5.9	11.8	17.7	29.5
Less than \$257,500	3.29	0.78	0.69	6.9	13.8	20.7	34.5
\$257,500 to \$356,500	3.13	0.65	0.59	5.9	11.8	17.7	29.5
More than \$356,500	2.90	0.58	0.51	5.1	10.2	15.3	25.5
<b>Single Family Detached, 4 BR</b>							
All Values	3.64	1.07	0.94	9.4	18.8	28.2	47.0
Less than \$435,500	3.70	1.03	0.94	9.4	18.8	28.2	47.0
\$435,500 to \$554,500	3.61	1.06	0.94	9.4	18.8	28.2	47.0
More than \$554,500	3.63	1.11	0.95	9.5	19	28.5	47.5
<b>Single Family Detached, 5 BR</b>							
All Values	3.10	1.66	1.38	13.8	27.6	41.4	69.0
Less than \$554,500	3.29	1.65	1.48	14.8	29.6	44.4	74.0
\$554,500 to \$1,386,500	3.13	1.68	1.51	15.1	30.2	45.3	75.5
More than \$1,386,500	2.90	1.64	1.04	10.4	20.8	31.2	52.0
<b>Single Family Attached, 2 BR</b>							
All Values	1.97	0.23	0.20	2.0	4.0	6.0	10.0
Less than \$178,500	2.40	0.53	0.48	4.8	9.6	14.4	24
\$178,500 to \$257,500	1.77	0.11	0.10	1.0	2.0	3.0	5.0
More than \$257,500	1.78	0.07	0.04	0.4	0.8	1.2	2.0
<b>Single Family Attached, 3 BR</b>							
All Values	2.74	0.62	0.56	5.6	11.2	16.8	28.0
Less than \$178,500	3.57	1.34	1.34	13.4	26.8	40.2	67.0
\$178,500 to \$257,500	2.50	0.34	0.29	2.9	5.8	8.7	14.5
More than \$257,500	IS	IS	IS	IS	IS	IS	IS

The Rutgers University Residential Demographic Multipliers – Connecticut demonstrates that new housing development generates far fewer school-age children than is commonly assumed by local residents and local land use commissions.

**Data Source:** Rutgers University, Center for Urban Policy Research, Residential Demographic Multipliers – Connecticut, Estimates for the Occupants of New Housing [Residents, School-Age Children, Public School-Age Children by State, Housing Type, Housing Size, and Housing Price] June 2006. New subdivision units calculated by the Connecticut Partnership for Balanced Growth.