



Recent Housing Developments

Enrollment from Recently Completed and Under Construction Housing Developments: October 2022

New Development Name	Status	Type	Occupied Units ¹	Total K-5 Enrollment	Total K-12 Enrollment	K-5 Student per Unit	K-12 Students per Unit
Clark Estates	Complete	Single-family	18	7	21	0.39	1.17
Clark Estates II	Complete	Single-family	22	14	27	0.64	1.23
Evergreen Walk	Complete	Apartments	200	18	25	0.09	0.13
Residences at Oakland Road	Complete	Apartments	78	7	11	0.09	0.14
Estates at South Windsor	Complete	Single-family	44	25	51	0.57	1.16
South Windsor Woods	Complete	Condominiums	155	80	112	0.52	0.72
Chestnut Ridge	Under Construction	Single-family	7	4	4	0.57	0.57
All New Developments			524	155	251	0.30	0.48

1. Occupancy data provided by the South Windsor Planning Department as of September 2022

*Maxine Poulter
8-10 students*

- Generally, apartments produce the fewest students per unit and single-family developments produce the greatest number of students per unit. Unit size (bedrooms) and price point impact student generation.
- Completed single-family developments (Clark Estates I & II, and South Windsor Woods) have the highest student generation, averaging 1.18 students per unit
- South Windsor Woods now complete yielding 112 K-12 students, 80 of which are K-5 students; increases of 4 K-5 students and 13 students overall from 2021 and overall student yield increased to 0.72.