

EXHIBIT A

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# BUCKLAND HILLS

SOUTH WINDSOR CT

CONCEPT DESIGN AND  
FISCAL IMPACT/ SCHOOL IMPACT ANALYSIS

JANUARY 2024



GOMAN+YORK

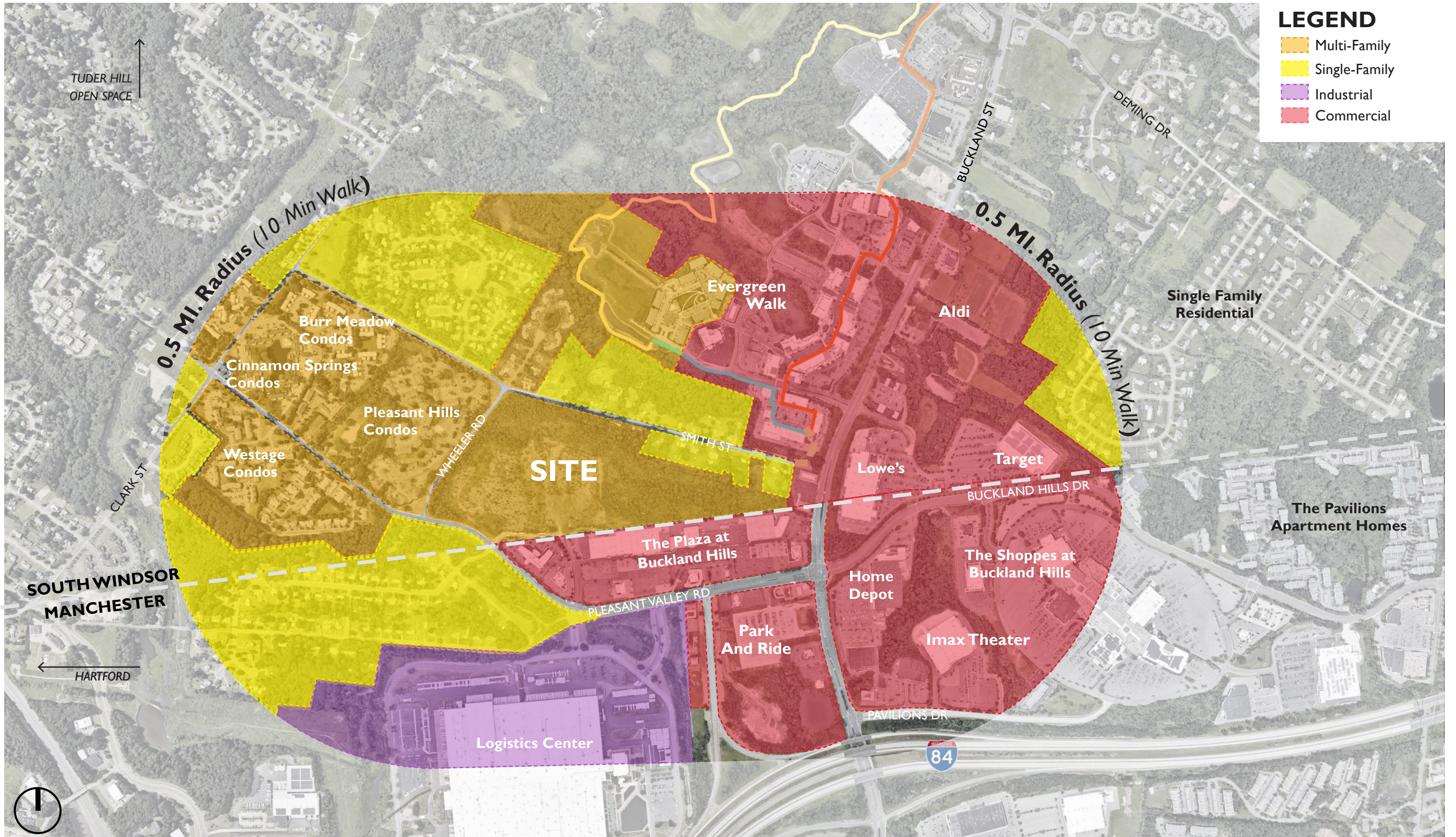
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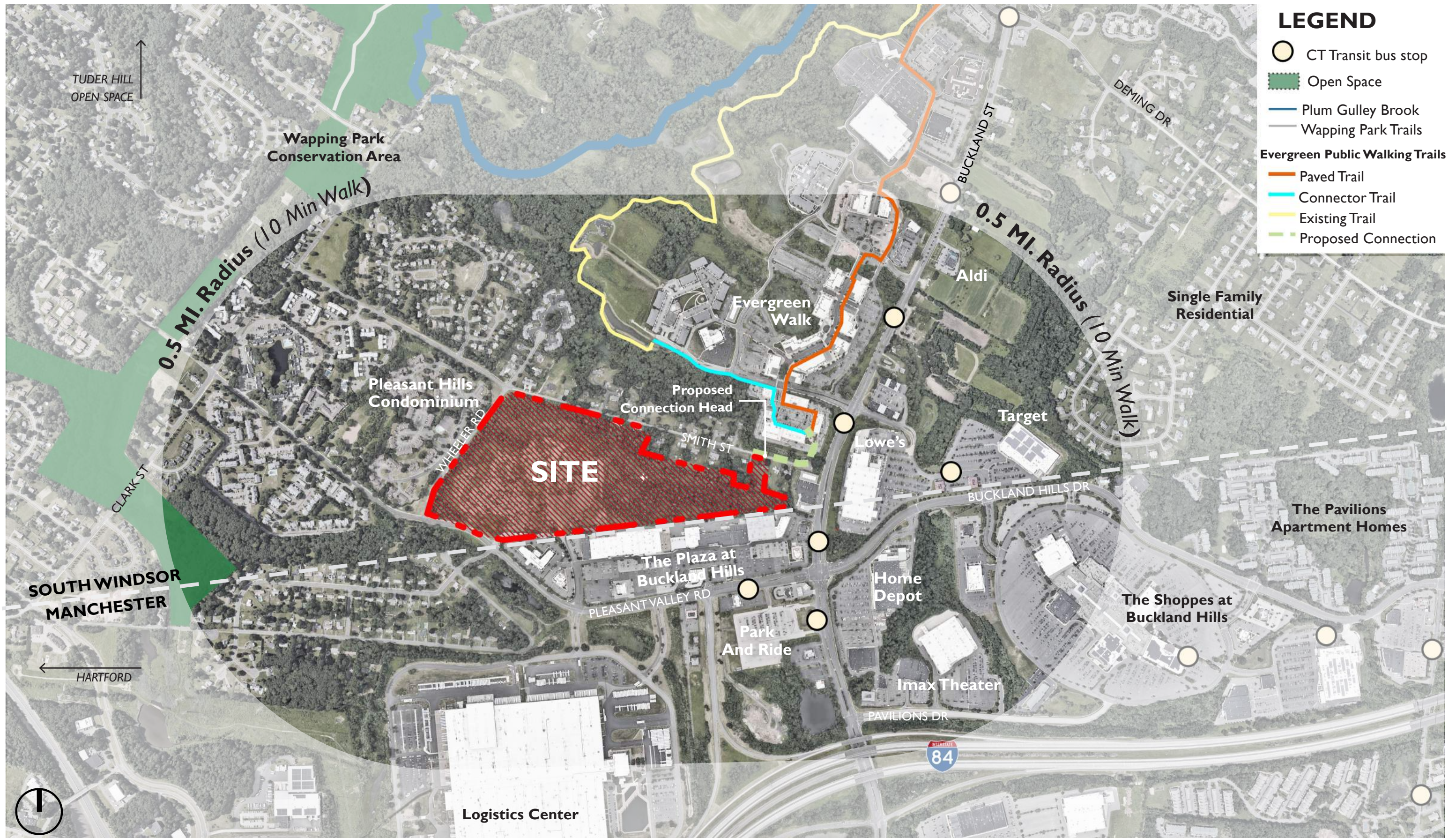
# Proposed Agenda

1. Context and Location
  - a. Connection to Evergreen Walk
2. Concept Plans and Open Space
3. School children Generation and Fiscal Impact





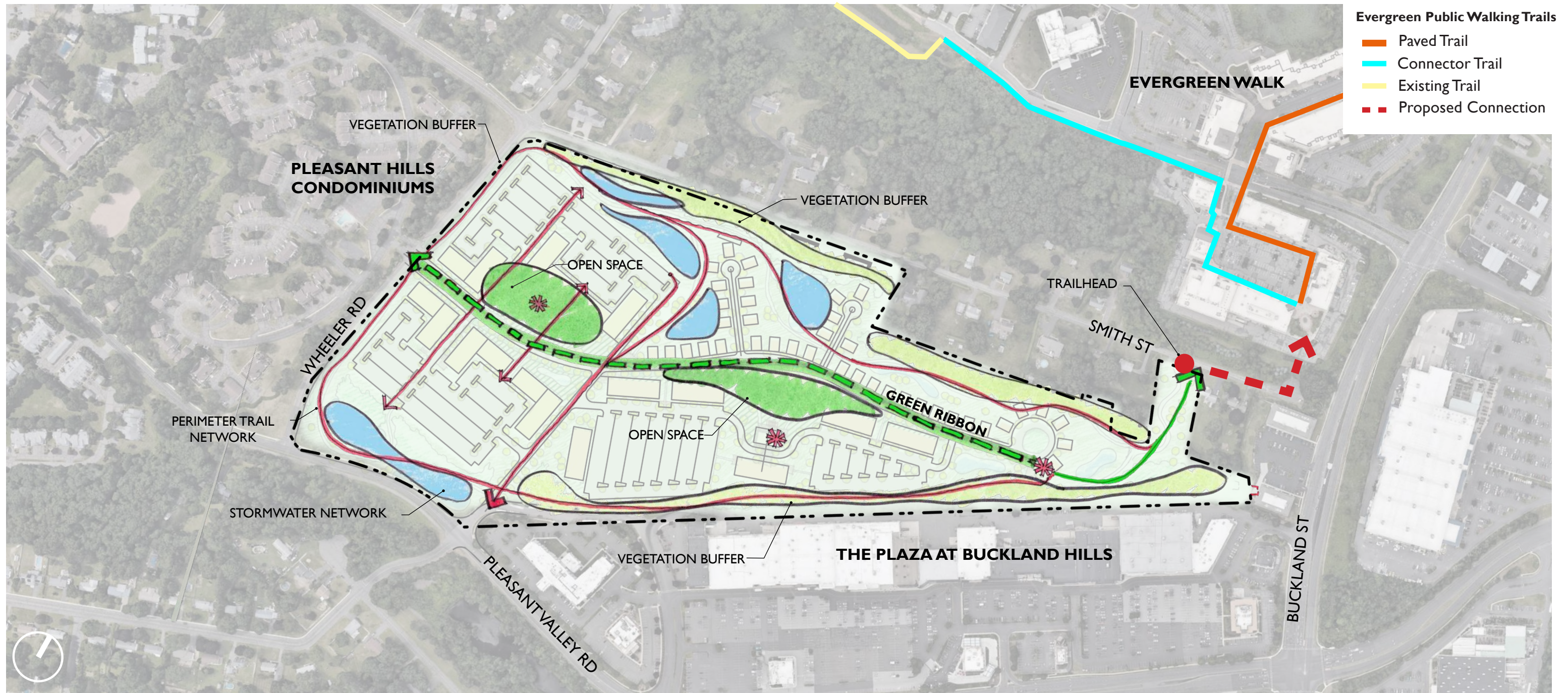
















- Evergreen Public Walking Trails**
- Paved Trail
  - Connector Trail
  - Existing Trail
  - - - Proposed Connection

- MARKET RATE GARDEN STYLE 478 UNITS
- PUBLIC OPEN SPACE
- ACTIVE ADULT GARDEN STYLE COTTAGES 206 UNITS
- PRIVATE OPEN SPACE





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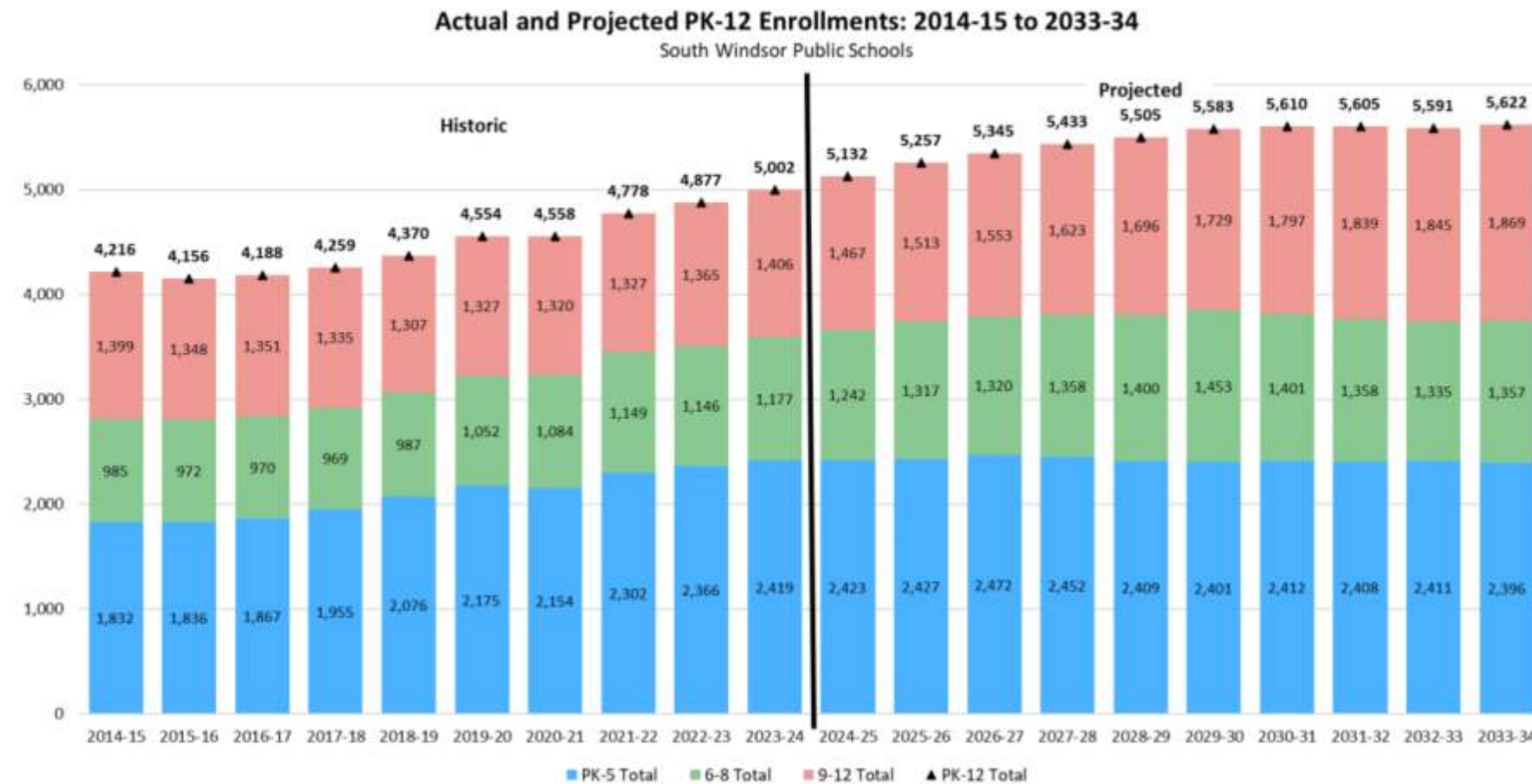
PRIVATE OPEN SPACE



# SOUTH WINDSOR SCHOOL DISTRICT ENROLLMENT: ANALYSIS AND FINDINGS

Key findings from SLAM’s Enrollment Projections Update report provided to the South Windsor Public Schools (November 2023) and the South Windsor Public Schools 2023-2024 Superintendent’s Proposed Budget

- 2023-2024 KP-12 Enrollment of 5,002 students is 90 pupils fewer than the 2002-2003 District peak of 5,092.
- District expected to keep growing, but growth will level off in next few years.
- Elementary school population already projected to remain flat.

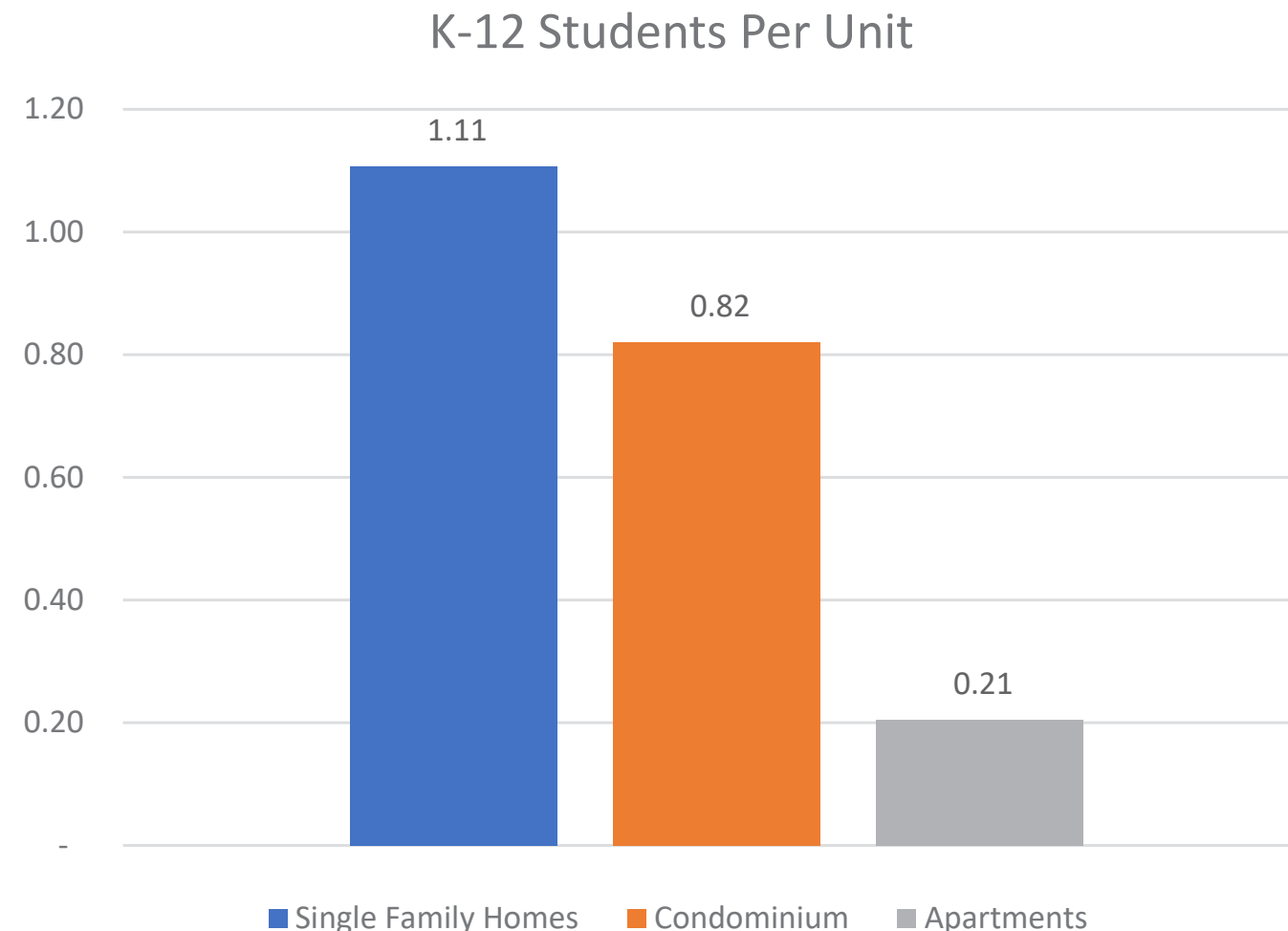




# SOUTH WINDSOR SCHOOL DISTRICT ENROLLMENT: ANALYSIS AND FINDINGS

## *Factors impacting student population growth*

- Turnover in existing housing stock continues to fuel growth in schoolchildren, including both single-family and condominium units.
- In recently completed housing developments in South Windsor, apartments produce far fewest students per unit (.21); single-family homes produce the greatest students per unit (1.11); and condominiums produce .82 students per unit.
- Multi-family apartment developments account for 53% of newly constructed units since 2016 but only 14% of enrollments.

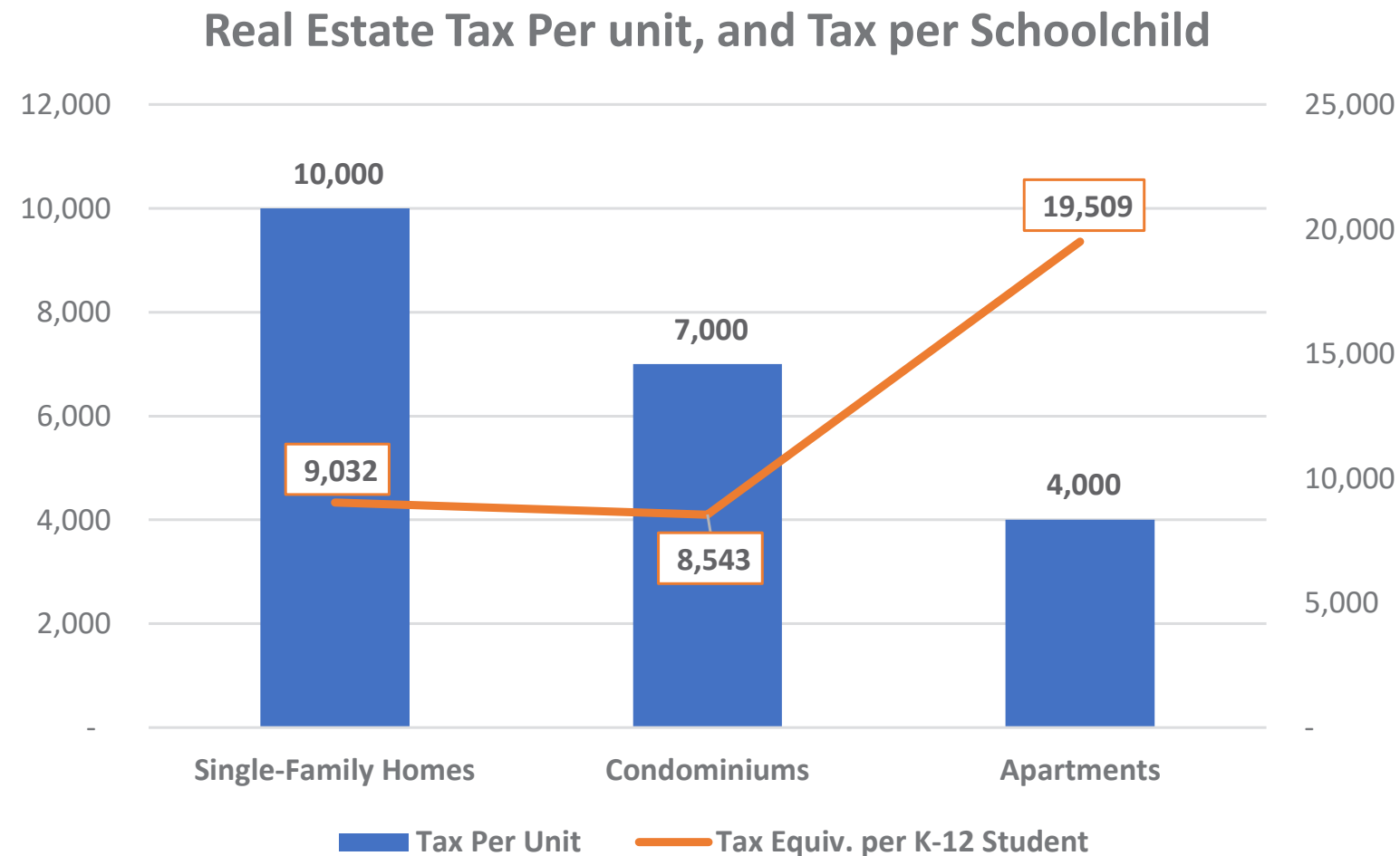




# SOUTH WINDSOR SCHOOL DISTRICT ENROLLMENT: ANALYSIS AND FINDINGS

## Real estate taxes per unit and per school-age children

- Single family homes pay the most in real estate taxes per unit, on average \$10,000 per home per year; followed by condominiums at \$7,000 per year. Apartments pay on average \$4,000 per year, or 30% of the amount paid by single-family homes.
- Apartments produce far fewer schoolchildren but pay modestly less in taxes: on a per pupil basis, apartments pay ~\$19,500 in taxes for each child generated, more than double the \$9,000 paid per child by single-family homes.
- Apartments are subsidizing the cost of school enrollments, given their low student generation and tax burden.





# FISCAL IMPACT: SUMMARY

*Total Revenue Greatly Outweighs Fiscal Cost*

## Municipal Fiscal Impact Analysis

	Fiscal Estimates
<b>Revenues: Real &amp; Personal Property Taxes</b>	
Real Property Taxes – Residential (684 @ \$4,000/unit)	= \$2,736,000
Personal Property Taxes (835 Motor Vehicles at \$432/vehicle)	= \$369,118
<b>Estimated Projection – Property Taxes</b>	<b>= \$3,105,118</b>
<b>Revenues: User Fees</b>	
Sewer User Fees – Residential (684 Units @ \$415/unit)	= \$283,860
<b>Estimated Projection – Sewer Fees</b>	<b>= \$283,860</b>
<b>Estimated Projection – Total Revenue</b>	<b>= \$3,388,978</b>
<b>Expenditures: Projected School District Enrollment &amp; Estimated Cost</b>	
New-to District Enrollments (0.105/unit = 50 @ \$10,511/enrollment)	= \$504,450
<b>Expenditures: Municipal Government</b>	
Total Expenditures – General Government (12% of property tax revenue)	= \$372,614
<b>Estimated Projection – Total Expenditures</b>	<b>= \$877,064</b>

<b>Municipal Fiscal Impact Summary</b>	
Total Revenue (Property Taxes & Fees)	= \$3,388,978
Total Expenditures (Education & General Government)	= \$877,064
<b>Estimated Positive Fiscal Impact/Year</b>	<b>= \$2,511,914</b>

<b>One-Time Development Fees</b>	
Permitting and Sewer Connection Fees (\$2,790/unit)	= \$1,908,360
<b>Estimated Projection – Development Fees</b>	<b>= \$1,908,360</b>



# FISCAL IMPACT: SUMMARY CHART

*Total Revenue Greatly Outweighs Fiscal Cost*

