

# RGPU – DID YOU KNOW?



ZOM says their 495-unit development will bring 21 students (0.067 per unit-excluding age restricted) but Braintree has approximately 5,300 students and 15,077 housing units (0.35 students per unit) almost 5X their estimate.

Multiple statistical studies of large multifamily housing structures consistently find 0.28 to 0.32 students per multifamily unit.

The National Association of Homebuilders publishes the most detailed numbers (shown below). Their numbers (0.18 – 0.28 students per renter occupied unit) predict 57-88 students for RGPUD.

The rate of students per unit in affordable apartments is 2X to 3X that of market-rate units. Since the RGPUD has 10% affordable units, the number of students should be ABOVE average, not 90% below.

	All Multifamily	2-4 Unit Multifamily	5 - 19 Unit Multifamily	20+ Unit Multifamily
<b>All Housing Units</b>	0.22	0.30	0.25	0.14
New Construction	0.12	0.25	0.17	0.06
Existing Homes	0.22	0.30	0.25	0.14
<b>All Occupied Units</b>	0.26	0.35	0.29	0.16
Recent Movers	0.21	0.30	0.23	0.12
Into New construction	0.15	0.33	0.21	0.09
Into Existing Homes	0.21	0.30	0.23	0.12
Non-movers	0.28	0.36	0.31	0.18
<b>Owner Occupied Units</b>	0.14	0.24	0.11	0.07
Recent Movers	0.11	0.21	0.09	0.04
Into New construction	0.03	0.05	0.03	0.02
Into Existing Homes	0.11	0.22	0.09	0.04
Non-movers	0.15	0.24	0.11	0.07
<b>Renter Occupied Units</b>	0.28	0.38	0.31	0.18
Recent Movers	0.21	0.31	0.24	0.12
Into New construction	0.15	0.37	0.22	0.09
Into Existing Homes	0.21	0.31	0.24	0.12
Non-movers	0.30	0.40	0.34	0.20

Other factors left out of their analysis that would make the predicted number of students even higher include: HOPA age-restriction requirements; 55+ residents moving to RGPUD from single-family homes in Braintree and opening them up to new families; and MassHousing minimum occupancy standards.

**The total number of students could be well over 100. Our analysis shows 55-106.**

**55-106 students will COST \$1.4M to \$2.4M, far more than the tax revenue the new development will bring in.**

Does this concern you? Even if you have already contacted your local officials, let them know how you feel about this:

- [towncouncil@braintreema.gov](mailto:towncouncil@braintreema.gov) (Town Council)
- [mayorsoffice@braintreema.gov](mailto:mayorsoffice@braintreema.gov) (Mayor)
- [msantucci@braintreema.gov](mailto:msantucci@braintreema.gov) (Planning Board)