

MEMO: Demographics report from Ashland Woods- requested by members of the public at 4/28/2022 Planning board hearing

The board had requested additional information school aged children (SAC) at the April 28th planning board hearing after a request was made by a member of the public. In response, we have prepared supplemental information for the board to review.

As mentioned at previous planning board hearings, Applicant Trask, inc. has previously developed and owned a rental property in Ashland very similar to the proposed property at 501 Pond Street. The Ashland Woods development has a similar unit mix to the proposed development consisting of exclusively 1 and 2 bedroom units, with more 2 bedroom units than 1 bedroom units. Ashland Woods also offers a similar amenities package (dog-park and gym) and has the same 25% affordability component as the proposed development at 501 Pond Street. The largest difference being size- with Ashland Woods having 60 units, and 501 Pond St. having 120 unit.

The demographics report was pulled from our last leasing report as owners of the building in October of 2021. The demographics report included the age, occupation and income of all of the residents in the building. The report classified minors as any resident ages 0-18. For purposes of calculating the number of school aged children, we only included minors ages 5-18. The report did not specifically include information as to where each of the School Aged Children (SAC's) were enrolled in school. So there may be some discrepancy in reported numbers of SAC's in the building, versus actual number of resident SAC's enrolled in the Ashland School System.

In the October 2021 leasing report, there were 105 residents occupying the 60 units in the Ashland Woods Development. Of the 105 residents, 10 can be categorized as School Aged Children (between ages 5-18). This represents an average number of school aged children per unit of 0.167 school aged children per unit.