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Press Release

New Study on Recent Multifamily Housing Constructions Finds No Major Impact on School Enrollment, Considerable Financial Benefit for School Districts

(ARMONK, N.Y.) The Welcome Home Westchester campaign held a virtual press conference on Tuesday, March 29, 2022 at 10:00 a.m. to introduce the release of the campaign's commissioned study: *Multi-Family Housing Development Impacts in Westchester County Part One: School District Enrollment*.

The Welcome Home Westchester campaign retained the firm 4ward Planning Inc. to conduct an analysis of what happened within Westchester County suburban school districts both in terms of enrollments and in terms of school taxes and school budgets when large multifamily developments opened. To address these concerns more directly, the study looked at multifamily developments of 100 units or more that were built in Westchester County towns and villages within the past ten years.

[Multi-Family Housing Development Impacts in Westchester County Part One: School District Enrollment is available here.](#)

The study found that there isn't any data from recent large multifamily developments in suburban Westchester communities to substantiate the fears of a surge in student enrollment expressed by local opponents of development. Not only have these projects been harmless to the districts, they have also brought with them eye-popping financial surpluses which have been to the benefit of existing students and existing residents.

Speakers at Tuesday's press conference included Timothy Foley of the [Building and Realty Institute \(BRI\)](#), Todd J. Poole of [4Ward Planning](#), and Anahaita Kotval of [Lifting up Westchester](#).

"For most parents, there's no more important investment than their child's education, and it's no wonder that so often this becomes the lens through which residents look at the question of housing needs



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in their community. But as with so many other ghost stories and fearful predictions about what would happen to a community should they permit building the housing we need in Westchester, there's very little true math behind the prediction. Even worse, there's almost never an attempt by neighborhood defenders to run an after-action analysis to learn which public hearing predictions were true and which were false," Timothy Foley, CEO of the Building and Realty Institute (BRI) said.

"As every good math teacher will tell you, sometimes you have to show your work to get the right answer. With the release of this after-action analysis by 4Ward Planning, Inc., showing not what might happen but what DID happen when multifamily housing was built in our communities, we hope to start a new conversation about how building the housing we need doesn't just avoid harm to school districts but provides a real financial boost to the benefit of students, residents, and taxpayers."

Key findings from the report include:

- These recent housing developments did not have a major impact on school enrollment.
- In none of the multifamily residential projects with at least 100 units examined did children associated with the project and enrolled in the local school district equal or exceed one percent of the school's total enrollment.
- In all cases, the projects generated a net positive financial benefit to the school taxes, even after taking into account the costs of educating enrolled school children living in the multifamily housing.

"Housing and economic development are inextricably linked; and where quality housing becomes challenging to find, local employers will be challenged to retain and recruit talented workers. Our study demonstrates that newly developed (and much needed) multi-family rental housing in suburban areas of Westchester County offers net positive fiscal benefits to school districts without straining enrollment capacities," Todd J. Poole of 4Ward Planning said.

"There have been a number of studies across the country demonstrating that multifamily housing developments do NOT



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create financial or capacity burdens on local school systems. However, the BRI/Welcome Home Westchester study is particularly meaningful as it focused specifically on the effects of recent multifamily developments in Westchester – and confirmed that there has been no negative impact on our schools from such developments. As a result, one of the key concerns raised by those opposed to multifamily housing has been conclusively addressed,” Anahaita Kotval of Lifting Up Westchester said.

For more information on the Welcome Home Westchester campaign, please view our study [here](#) or visit: welcomehomewestchester.org.

The Welcome Home Westchester campaign combines several companies involved in the home building and development of housing with economic leaders like the Westchester County Association and Nonprofit Westchester, academics and think tanks that have extensively examined the housing question, organizations dedicated to fighting against homelessness and supporting families in need, faith leaders and community advocates to drive forward a new conversation around housing in the county.

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