



PLANNING AND DEVELOPMENT • CITY OF NORTHAMPTON

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Village Hill (North Campus) Demographic Projection (November 2008)

At their October 2008 meeting, the Village Hill Citizen's Advisory Committee expressed interest in the buildout population at the Village Hill North Campus. Office of Planning and Development (OPD) projections are below. This assessment is an extract of a demographic assessment OPD completed in October for the School Committee's strategic planning process. The full assessment (www.northamptonma.gov/opd/demographics) provides the background data on which these projections are based.

Projected Village Hill North Campus Housing at Buildout

Unit Type	# Units	Household Size	Expected Population	% population in K-12	Expected School Age (K-12)
Single Family Homes	114	2.4	274	11%	30
Townhouses	70	1.7	119	9%	11
Apartments	113	1.6	181	6%	11
TOTAL	297		538		52

Data from US and City Census based on comparable areas in town. OPD averaged results from multiple neighborhoods for a composite most similar to Village Hill. The units at Village Hill are likely to house fewer people than the average unit developed in suburban locations in the city. Village Hill has a much higher percentage of traditional urban neighborhood single family homes, townhouses, and multifamily homes than other projects, and these types of units have the smallest family size. This does NOT include any assisted living project that might be developed.

Household Size in Northampton

Area of Northampton	Average Household Size	% of School Age Children
Citywide	2.1360 ¹	10% ^{1,2}
Single-Family Homes/Single Units	2.4710 ¹	
Neighborhoods Near Downtown (primarily single family home)	1.86 ²	9% ²
New Suburban Neighborhoods	3.39 ²	29% ²
Older Suburban Neighborhoods	2.72 ²	18% ²
Multi-Family Homes	1.6875 ¹	unavailable
Smaller Affordable Housing Projects (NOT elderly housing or large scale public housing)	1.61 ²	5% ²

Source: US Census¹ and City Census 2007 Partial Extract²

Citywide, new housing does necessarily mean more residents. In the last 20 years of steady new home starts, Northampton's population has still decreased slowly but steadily.

- *The average number of people per dwelling units continues to drop*
- *Many dwelling units, especially in two-family homes, have been lost to other uses. From 2000 to 2007, 270 new dwelling units were created but 229 dwelling units were lost (US Census estimates).*
- *Group quarters (hospital, jail, group homes, Smith College) has dropped.*