From "Anne Shanahan <anne.l.shanahan@gmail.com>" <anne.l.shanahan@gmail.com>
Subject **Quick question regarding single-family homes v. multi-family developments**
To Glen Segrue <glen.segrue@bvsd.org>
Cc Rob Price <rob.price@bvsd.org>
Date May 15, 2026 1:34:21 PM MDT

Glen,
This is awesome! Thanks so much for sharing this information. I am glad to hear that affordable housing does better than some other options, since that must be incorporated into future housing. I will share this analysis with Superior's planning team.
All the best,
Anne

On May 15, 2026, at 10:34 AM, Glen Segrue <glen.segrue@bvsd.org> wrote:

Hi Anne, see the attached. These student yields are from a 2023 study and are calculated by overlaying student locations from district data over the county parcel data (which have housing type fields). Superior would be in the "East" BVSD table in the middle. Generally, the greater the housing density, the lower the per unit yield. The two exceptions have been mobile homes, which have eclipsed single-family detached in yield (likely due to affordability), and affordable apartments. I don't have precise numbers on affordable apartments but anecdotally, we've seen more students out of those units than the market rate ones.

-Glen

On Thu, May 14, 2026 at 4:16 PM Anne Shanahan <anne.l.shanahan@gmail.com> wrote:

> Rob and Glen,
> I have a question that might inform future residential development in Superior. A couple of developers are currently working on housing-specific proposals for vacant properties in town. As a resident of Superior, I would like those concepts to be as family-friendly as possible.
> If I understood correctly, you talked about the majority of students residing in single-family homes. It sounds like new multi-family developments don't have a significant impact on school enrollment. I don't doubt this, but I am wondering if this is an anecdotal observation or if you have evidence to back up the claim.
> Please let me know if you have information that might be useful to the planning process.
> Thanks so much!
> Anne Shanahan

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<APPX A BVSD Planning Yields.xlsx>