
Preliminary Findings Rogers School

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Overview

Existing Conditions

- Outline Kirk/MHA Process
- Interim Use/Utility

Economic & Demographic Overview

- Current Economic Projections
- Demographic Profile & Trends
- Population Growth & School Enrollment

Historic Financing Sources

Potential Long-Term Uses

Existing Conditions

Kirk/MHA Process

- Market Research & Data Gathering
- Preliminary Analysis
- Architectural Plans & Code Review

Interim Use & Utility

- Massachusetts Film Office Registration
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Existing Conditions

Photographs & Preliminary
Architectural Plans











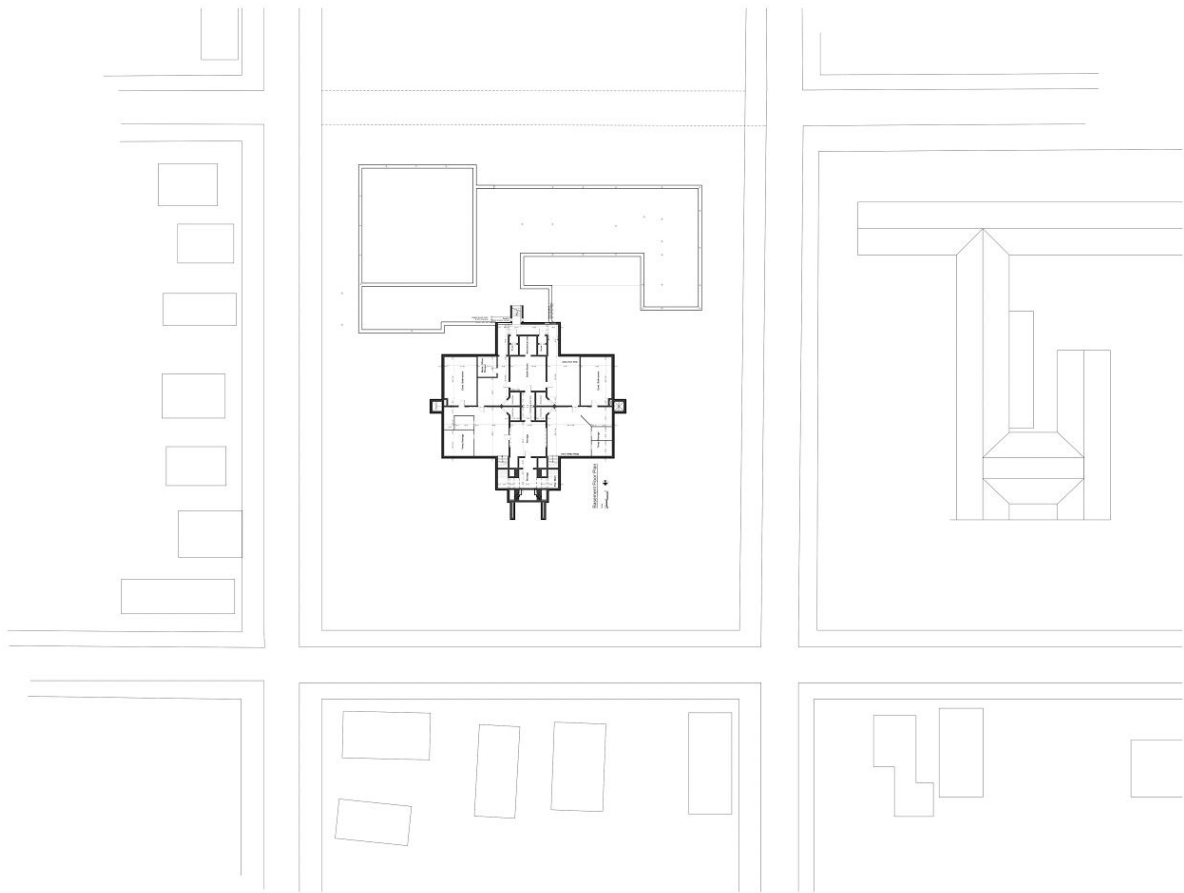


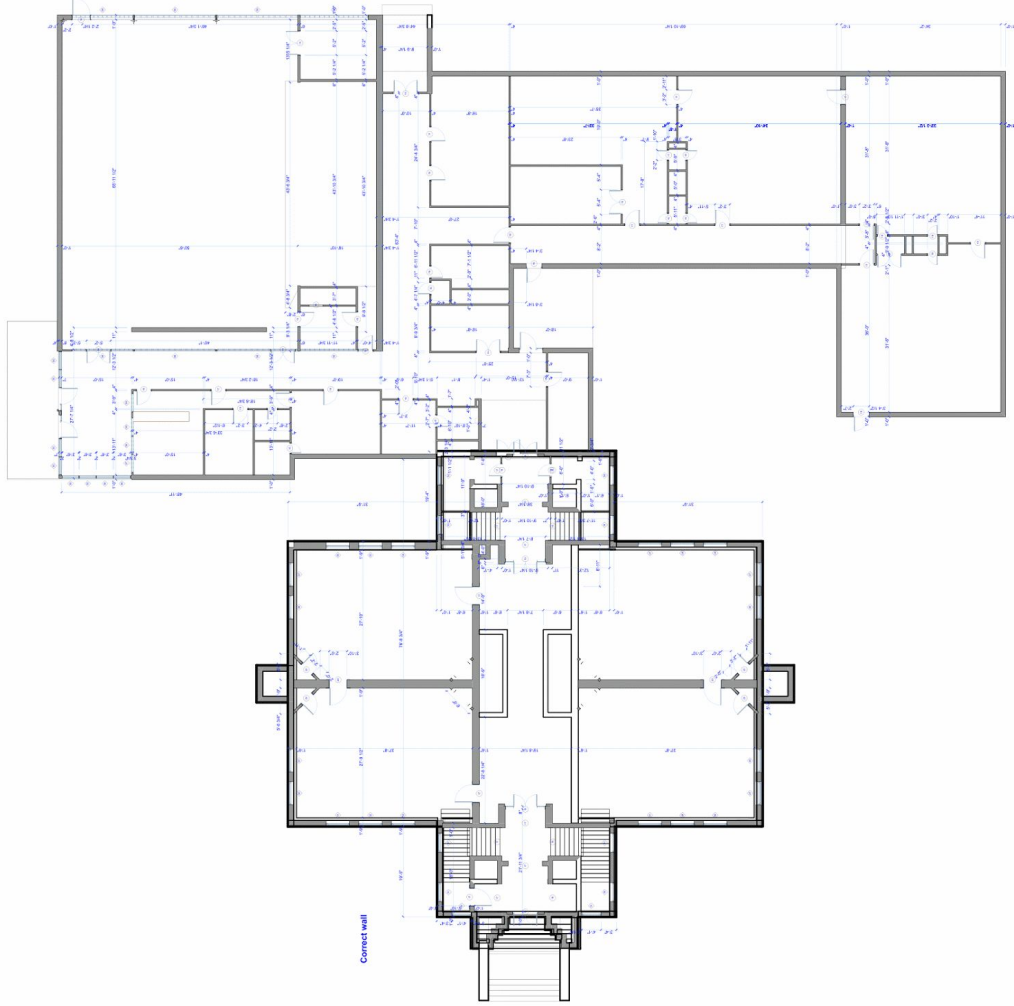




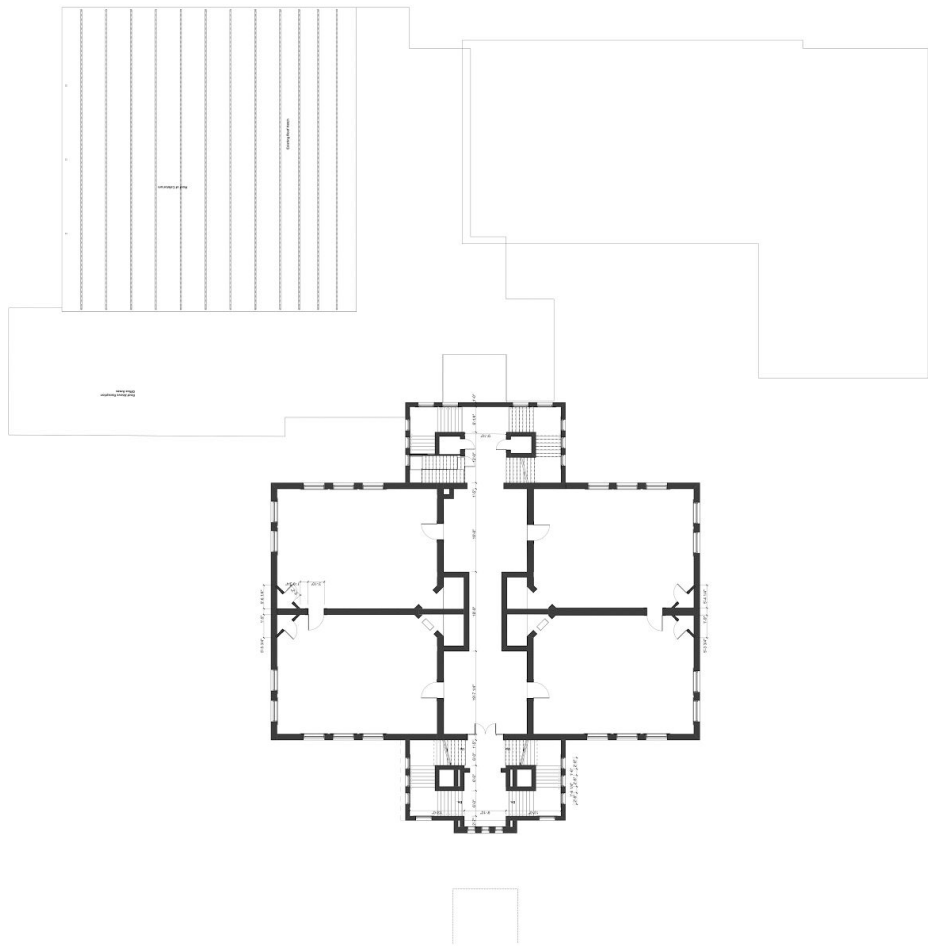


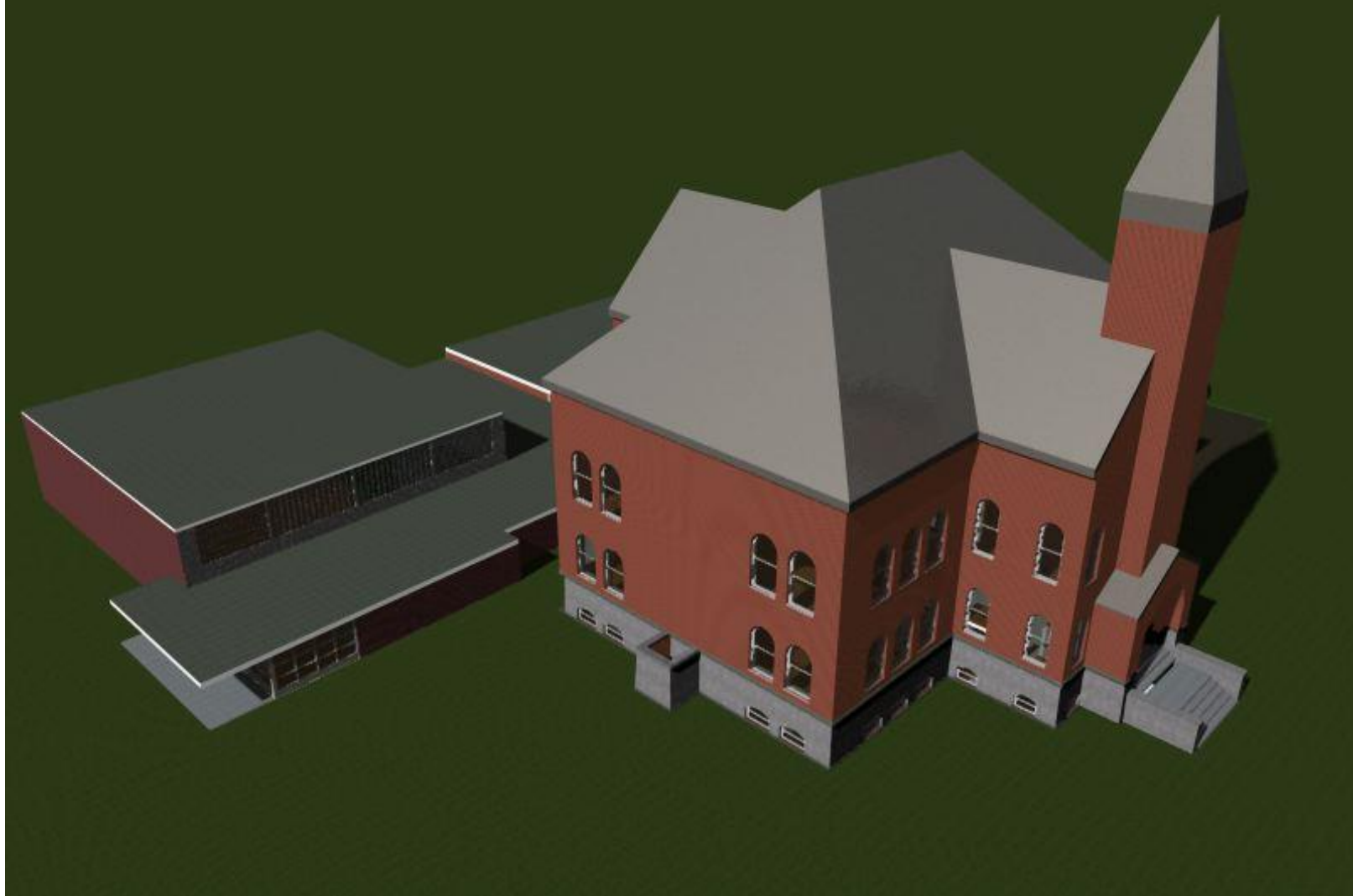






Correct wall











Economic/Demographic Overview

Current Economic Projections

- Stable Economic Fundamentals
- Strong Household Income Growth Projections

Demographic Profile & Trends

- Comparatively Older/Aging Population
- Modest Household Formation & Growth
- Negligible Housing Production

Population Growth & School Enrollment

- Generally Flat Population/HH Growth
 - Stable School Enrollment
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KEY FACTS

15,846

Population



2.33

Average
Household Size

47.1

Median Age

\$59,742

Median Household
Income

BUSINESS



680

Total Businesses



8,839

Total Employees

INCOME



\$59,742

Median Household
Income



\$32,240

Per Capita Income



\$133,105

Median Net Worth

EDUCATION

15%

No High
School
Diploma



29%

High School
Graduate



28%

Some College



27%

Bachelor's/Grad/Prof
Degree

EMPLOYMENT



White Collar

61%



Blue Collar

23%



Services

16%

3.3%

Unemployment
Rate

Households By Income

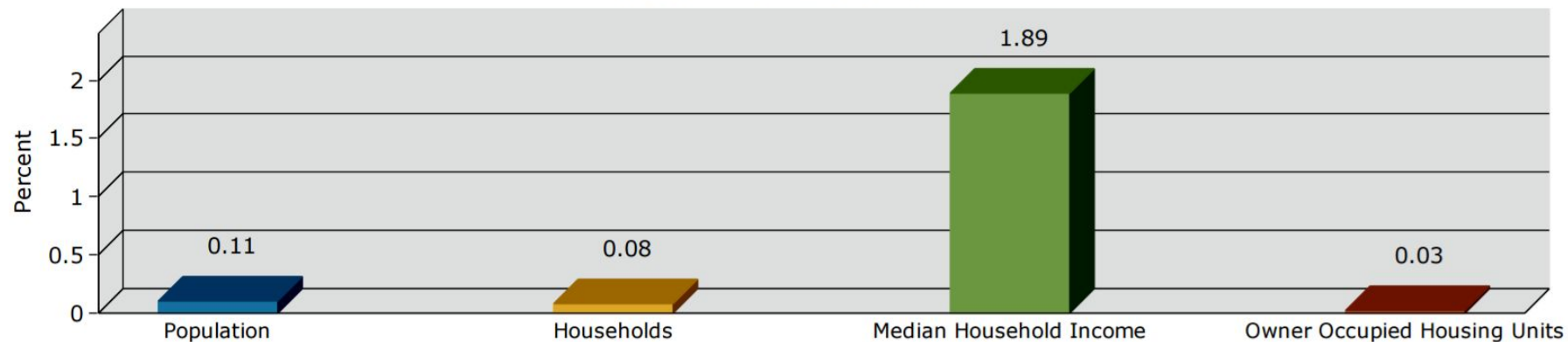
This area

The largest group: \$100,000 - \$149,999 (17.4%)

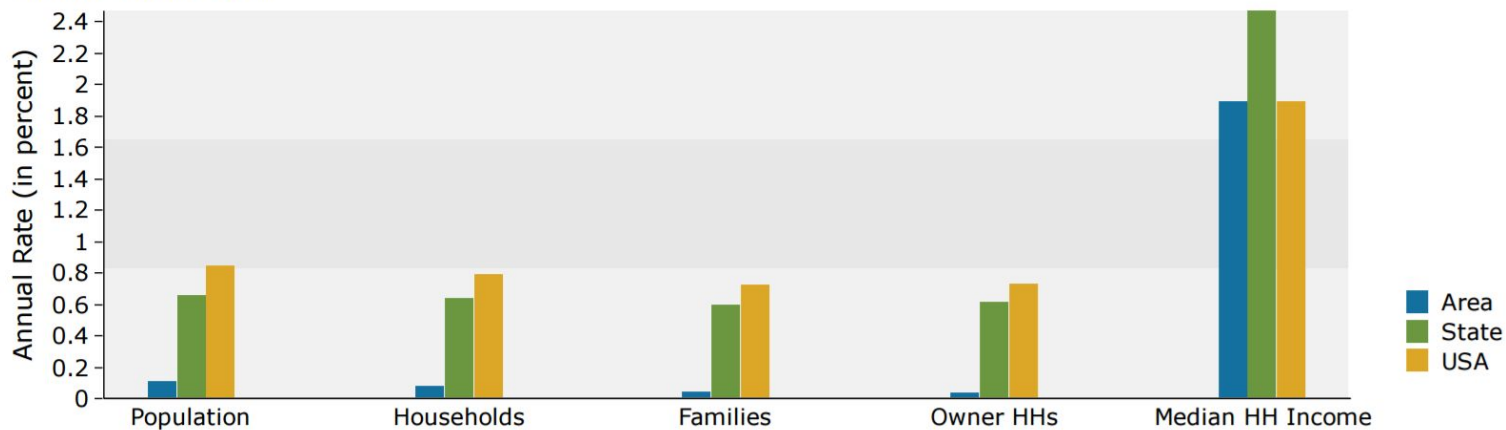
The smallest group: \$200,000+ (3.3%)

Indicator	Value	Difference	
<\$15,000	11.9%	-1.3%	
\$15,000 - \$24,999	9.6%	0	
\$25,000 - \$34,999	9.2%	+0.2%	
\$35,000 - \$49,999	11.8%	-0.4%	
\$50,000 - \$74,999	15.7%	-0.7%	
\$75,000 - \$99,999	14.6%	+2.6%	
\$100,000 - \$149,999	17.4%	+1.4%	
\$150,000 - \$199,999	6.6%	0	
\$200,000+	3.3%	-1.6%	

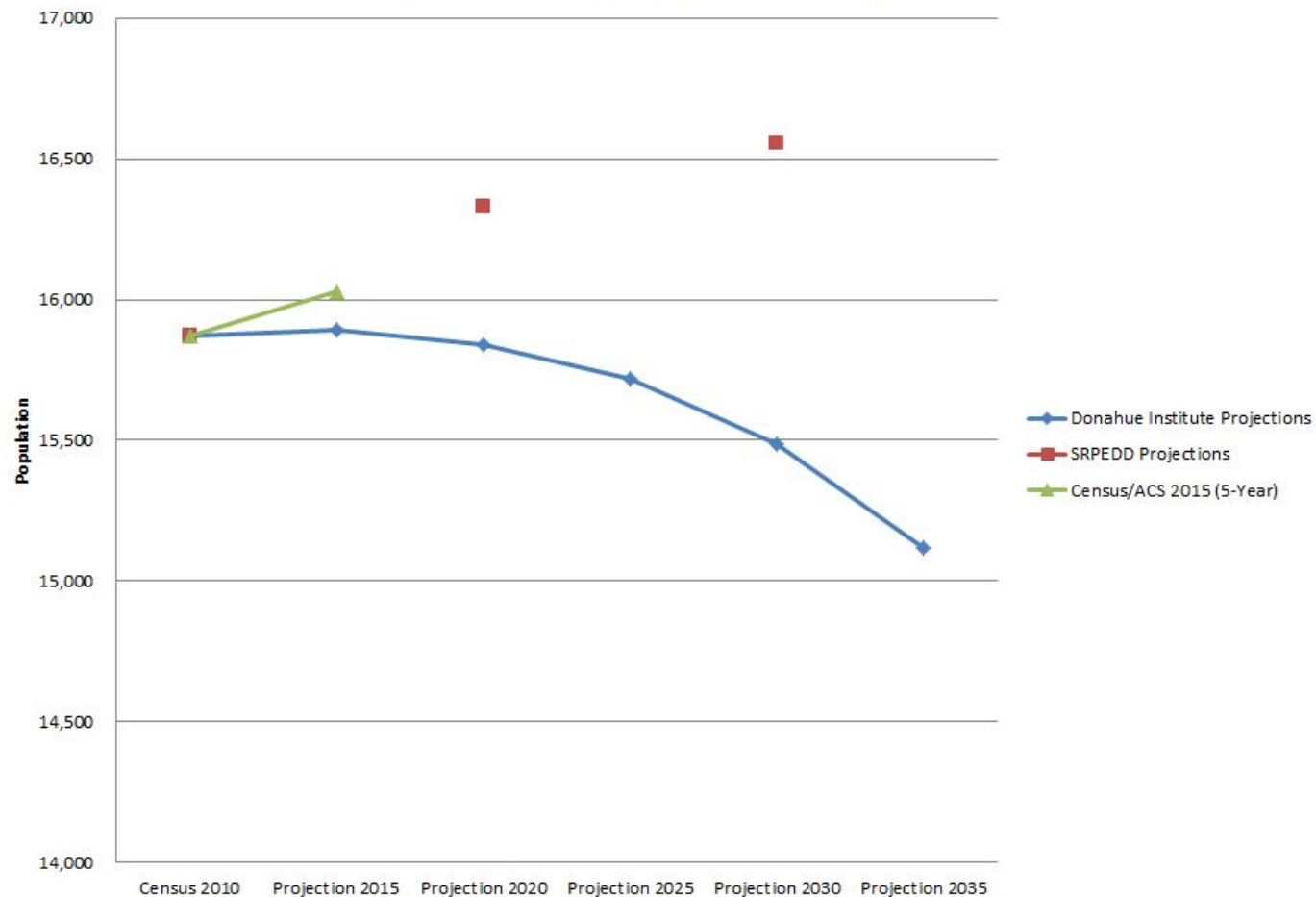
2016-2021 Annual Growth Rate



Trends 2016-2021



Population Projections - Fairhaven, MA



Fairhaven School Enrollment



Historic Financing Sources

- Federal Historic Rehabilitation Tax Credits
 - Massachusetts Historic Rehabilitation Tax Credit
 - Massachusetts Preservation Projects Fund
 - Private Sources
 - Municipal/Non Profit Resources
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Potential Long-Term Uses

- Reuse as School
 - Municipal/School Office or Cultural Center
 - Multifamily Residential (Apartments/Condo)
 - Event Venue
 - Specialized Retail & Office
 - Mixed-Use Alternatives
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Questions
