MASSACHUSETTS SCHOOL BUILDING AUTHORITY CITY OF SOMERVILLE WINTER HILL COMMUNITY SCHOOL STUDY ENROLLMENT CERTIFICATION

As a result of a collaborative analysis with the Massachusetts School Building Authority (the "MSBA") of enrollment projections and space capacity needs for the Winter Hill Community School (the "Proposed Project"), the City of Somerville hereby acknowledges and agrees that the design of alternatives, which may be evaluated as a part of the feasibility study for the Winter Hill Community School, shall be based in accordance with the following:

Current Grade K-8 Enrollment Winter Hill Community School (plus Pre-K students)	Proposed Grade K-8 Enrollment Winter Hill Community School and Benjamin G. Brown Elementary School (plus Pre-K students)
690 students	925 students

The City of Somerville further acknowledges and agrees that, pursuant to 963 CMR 2.00 et seq., the MSBA shall determine the square feet per student space allowance and total square footage according to the enrollments noted above. The City of Somerville acknowledges and agrees that it has no right or entitlement to any particular design enrollment, square feet per student space allowance, or total square footage and that it has no right or entitlement to a design enrollment any greater than any of the enrollments noted above, and further acknowledges and agrees that it shall not bring any claim or action, legal or equitable, against the MSBA, or any of its officers or employees, for the purpose of obtaining an increase in the design enrollment for the Proposed Project that it has acknowledged and agreed to herein. The City of Somerville further acknowledges and agrees that, among other things, the design enrollment, square feet per student space allowance, and total square footage of the Proposed Project shall be subject to the approval of the MSBA's Board and that the final approval of a Proposed Project shall be within the sole discretion of the MSBA's Board.

The undersigned, for themselves and the City of Somerville, hereby certify that they have read and understand the contents of this study enrollment certification and that each of the above statements is true, complete and accurate. The undersigned hereby certify that they have been duly authorized by the appropriate governmental body to execute this Certification on behalf of the City of Somerville and to bind the City of Somerville to its terms.

Chief Executive Officer

11-25-2024

Duly Authorized Representative of School Committee

Date

Superintendent of Schools

11-25-2024

Date

Date

Deborah B. Goldberg *Chair, State Treasurer*

James A. MacDonald
Chief Executive Officer

Mary L. Pichetti
Executive Director / Deputy CEO

November 22, 2024

The Honorable Katjana Ballantyne, Mayor City of Somerville Mayor's Office 93 Highland Avenue Somerville, MA 02143

Re: City of Somerville, Winter Hill Community School

Dear Mayor Ballantyne:

I would like to thank representatives of the City of Somerville (the "District") for meeting with Massachusetts School Building Authority (the "MSBA") staff on June 25, 2024, to review enrollment projections and methodologies for the Winter Hill Community School project (the "Proposed Project") and for the follow-up materials provided on October 4, 2024. As discussed, the next critical step is for the MSBA and the District to agree on a study enrollment for the Proposed Project.

The MSBA works with local communities to create affordable, sustainable, and energy-efficient schools across Massachusetts. A critical early component in achieving these objectives begins with an appropriate design enrollment that positions the District to efficiently meet space capacity needs throughout potential future enrollment variations.

The MSBA uses a data-driven enrollment projection methodology based on the widely accepted modified grade-to-grade cohort survival methodology (the "enrollment methodology"). The MSBA's enrollment methodology generates a baseline enrollment projection as discussed during the June 25, 2024, enrollment meeting, and as further described on the MSBA's website found under the 'Building With Us', 'MSBA Enrollment Methodology' section.

Based on discussions and information supplied by the District, data from sources such as the Department of Elementary and Secondary Education ("DESE") and the Department of Public Health, the MSBA has been able to create an enrollment projection for the Proposed Project, as follows.

The Winter Hill Community School was one of seven schools serving the District's grade Pre-K-8 enrollment. In a letter dated July 14, 2023, the City of Somerville informed the MSBA of the Winter Hill Community School's closure. The MSBA understands the Winter Hill Community School remains unoccupied with the students relocated across the other six elementary schools.

The MSBA understands that in addition to the Winter Hill Community School's configuration of Pre-K-8, the District would like its Feasibility Study to evaluate the consolidation of the Benjamin G. Brown Elementary School, which serves grades K-5 with the Winter Hill Community School enrollment, and include a portion of the district's Pre-K enrollment to create a grade Pre-K-8 school.

As discussed, Pre-K enrollment is not included in these projections and the determination for required space will be in the early phase of the grant program's feasibility study phase of the MSBA's process at the time of the review of the District's proposed educational space program for the Proposed Project. Accordingly, this analysis will be focused on the enrollment projections for grades K-8 enrollment.

The table below illustrates the District's K-12 enrollment during the most recent ten-year period, including enrollment for the school year 2024-2025, as reported DESE.

School Year	K-5	6-8	9-12	Total
2015-2016	2,364	958	1,278	4,600
2016-2017	2,398	909	1,315	4,622
2017-2018	2,342	959	1,262	4,563
2018-2019	2,328	973	1,289	4,590
2019-2020	2,330	1,022	1,270	4,622
2020-2021	2,200	992	1,260	4,452
2021-2022	2,074	1,007	1,346	4,427
2022-2023	2,167	1,012	1,349	4,528
2023-2024	2,219	963	1,426	4,608
2024-2025	2,210	989	1,449	4,648

A version of the above table with more detail regarding the District's historic enrollment can also be found in the District's Enrollment Projection package dated November 5, 2024.

The total grade K-8 enrollment in the City of Somerville as reported by the District for the 2024-2025 school year was 3,199 students, which reflects a decrease of 153 students (-4.6%) from the maximum grade K through 8 enrollment reported during the preceding ten years. Additionally, the 2024-2025 grade K-8 enrollment reflects a decrease of 43 students (-1.3%) from the average grade K-8 enrollment reported during the preceding ten-year period.

The MSBA understands that the District initially proposed an enrollment to accommodate approximately 1,162 students in grades Pre-K-8 at the Winter Hill Community School. The proposed enrollment would accommodate a range of students including but not limited to those students attending the Winter Hill Community School and the Benjamin G. Brown Elementary School. According to DESE, the Winter Hill Community School enrollment for the 2024-2025 school year was 388 students. With respect to future enrollments, the MSBA's base enrollment projection indicates the District's grade K-8 enrollment will remain generally stable through

2027-2028 and then trend slightly downward through the 2034-2035 school year. In accordance with the MSBA's Enrollment Methodology, the baseline enrollment is calculated using the tenyear average of projected enrollments. As such, the average base enrollment projection for grades K-8 district-wide through the 2034-2035 school year is 2,770 students.

As a result of a sensitivity analysis performed by the MSBA on this base enrollment projection and further discussion with the District, the following adjustments have been made to the base enrollment projection:

Student Migration

- The MSBA's default methodology projects enrollment utilizing the most recent five-year average grade-to-grade cohort survival ratios.
- In order to account for the recently observed changes in the pattern of grade-to-grade cohort survival ratios, the MSBA's base model has been adjusted to utilize the most recent three-year average grade-to-grade survival ratios.
- This adjustment added approximately 265 students to the average district-wide grades K-8 enrollment as compared to the projection without this adjustment.

Out-of-District Enrollment

- In order to adjust for fluctuations in the out-of-district enrollment patterns of the District's residents over time, the MSBA has made an additional adjustment to the base enrollment projection.
- In order to make this adjustment, the MSBA adjusted the grade-to-grade survival ratios for grade K-8 enrollment by a total of 3.3% throughout a four-year period in the projection.
- This adjustment added approximately 20 students to the average district-wide grade K-8 enrollment as compared to the projection without this adjustment.

Development

- Based on the discussions between the District and the MSBA regarding new housing
 developments beyond what the District has experienced historically and additional
 development information provided by the District, the MSBA enrollment model has been
 adjusted.
- This adjustment added approximately 100 students to the average district-wide grade K-8 enrollment, as compared to the enrollment projection without this adjustment.

As a result of the analysis of the base enrollment forecast, the historical enrollment trends of the District, and the adjustments described above, the District's total ten-year average projected district-wide grade K-8 enrollment is 3,155.

In order to recommend an enrollment for an appropriately sized Proposed Project based on the current grade K-8 enrollment configuration, the MSBA performed a review using the proposed "school use" and capacity information included in the follow-up materials provided by the District on October 4, 2024 for the Benjamin G. Brown Elementary School, which serves grade K-5 enrollment, and for the schools serving grade K-8 enrollment: the Albert F. Argenziano

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School, Arthur D. Healey School, East Somerville Community School, John F. Kennedy School, and the West Somerville Neighborhood School (the "non-project schools"). This review identified a total of 126 general classrooms (exclusive of Special Education, Art, Music, and "other") and when multiplied by 23 students per classroom results in space for 2,898 students in the non-project schools identified above. The MSBA understands that year-to-year fluctuations in enrollment occur, and therefore, a 15% buffer has been applied, resulting in a design capacity of 2,465 students (rounded to the nearest five students) for enrollment in the non-project schools.

In order to recommend an enrollment for an appropriately-sized consolidated Winter Hill Community School and Bejamin G. Brown Elementary School, the MSBA repeated the review described above, exclusive of the spaces available in the Benjamin G. Brown Elementary School. This review identified a total of 114 general classrooms (exclusive of Special Education, Art, Music, and "other"), and when multiplied by 23 students per classroom, it results in space for 2,622 students in the non-project schools identified above. Applying a 15% buffer results in a design capacity of 2,230 students (rounded to the nearest five students) for enrollment in the non-project schools.

As a result of the analysis of the base enrollment projection, the historical enrollment trends of the District, the adjustments described above, and a review of available space in the District's non-project schools, the MSBA recommends for planning and study purposes only, the following study enrollments for the Proposed Project:

- Winter Hill Community School Current Configuration of grade K-8 enrollment: 690 students (3,155 minus 2,465 spaces in the non-project schools referenced above) plus Pre-K students
- Winter Hill Community School and Benjamin G. Brown Elementary Proposed Consolidation of grade K-8 enrollment: 925 students (3,155 minus 2,230 spaces in the non-project schools referenced above) plus Pre-K students

Please note that these study enrollment recommendations do not represent an affirmation by the MSBA for approval and/or funding of any of these options and are intended only to provide a framework to inform the feasibility study, to be conducted as a means of determining the most cost-effective and educationally sound solution, to be agreed upon by the District and the MSBA. The MSBA's study enrollment recommendations assume full utilization of all remaining school facilities.

If the consolidation of the Winter Hill Community School with the Benjamin G. Brown Elementary School is determined to be the Preferred Solution, the District will be required to document in the Preferred Schematic Report that the Preferred Solution has been approved by the School Committee and necessary local officials. Further, the MSBA will require a written plan from the District describing the process for determining local support for the preferred enrollment option. Upon approval of the District's Preferred Solution, the MSBA will forward a design enrollment certification that is specific to the grade configuration associated with the approved Preferred Solution.

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Both the MSBA's enabling legislation, M.G.L. c. 70B, and the MSBA's regulations, 963 CMR 2.00 et seq. specifically address the issue of past MSBA-funded projects. Pursuant to these requirements and depending upon the District's ultimate plan for the existing Winter Hill Community School, which was the subject of an MSBA-funded roof, windows, and doors repair project, the MSBA may recover a pro-rated portion of the financial assistance that the District has received for the previous grant. The substantial completion of the prior project at the Winter Hill Community School was on August 24, 2018. The exact amount to be recovered will be established at the conclusion of Module 4 – Schematic Design.

The MSBA believes that the study enrollment recommendations will position the District to efficiently meet space capacity needs throughout future enrollment variations. Please sign and return the attached certification at your earliest convenience to confirm agreement on these study enrollment recommendations. If the District feels that this study enrollment recommendation does not meet the needs of the District, please respond to this letter via e-mail Sarah Przybylowicz and propose three meeting/conference call times for which the District can be available to discuss enrollment.

If you have any questions regarding this matter, please do not hesitate to contact me or Sarah Przybylowicz (Sarah.Przybylowicz@massschoolbuildings.org) at 617-720-4466.

Sincerely,

Michael McGurl

Director of Capital Planning

Michael P McDul

Cc: Legislative Delegation

Ben Ewen-Campen, President, Somerville City Council

Ilana Krepchin, Chair, Somerville School Committee

Dr. Ruben Carmona, Superintendent, Somerville Public Schools

Richard E. Raiche, Director of Infrastructure and Asset Management, City of Somerville Nikki Spencer, Chief of Staff to the Mayor, City of Somerville

Jackie Piques, Chief Communications and Development Officer, Somerville Public Schools

Amara Anosike, Chief of Staff and Strategy, Somerville Public Schools

File: 10.2 Letters (Region 4)



Massachusetts School Building Authority

Funding Affordable, Sustainable, and Efficient Schools in Partnership with Local Communities

Enrollment projections prepared for:

Somerville Winter Hill Community School Updated Enrollment November 5, 2024



The information herein represents historical enrollment and a projection using the latest data available from the Department of Elementary and Secondary Education, Department of Public Health, U.Mass Donahue Institute, and US Census. While every effort is made to have as accurate a projection as possible using the MSBA's established Enrollment Methodology, the MSBA does not and cannot predict the impact to enrollment of future, unknown events.

The MSBA relies on the District to communicate and document any anticipated acute, local changes that may impact enrollment.

Refer to this link for additional information: https://massschoolbuildings.org/index.php/building/prerequisites/enrollment methodology

Overview

The Massachusetts School Building Authority ("MSBA") works with local communities to create affordable, sustainable, and energy efficient schools across Massachusetts. A critical early component in achieving these objectives begins with an appropriate design enrollment that positions the district to efficiently meet space capacity needs throughout future enrollment variations. Based on an agreed upon design enrollment, the MSBA collaborates with each district and its designer to aggressively pursue strategies to create right-sized facilities that are more affordable to construct and less costly to operate and maintain.

The MSBA, with the assistance of its consultant, developed a data driven enrollment projection methodology based on the modified grade-to-grade cohort survival methodology ("enrollment methodology"). The MSBA's enrollment methodology generates a baseline enrollment projection using historic enrollment data (Department of Elementary and Secondary Education), birth data (Massachusetts Department of Public Health), female population data (US Census Bureau) and female population projections (University of Massachusetts's Donahue Institute, "UMDI") as follows:

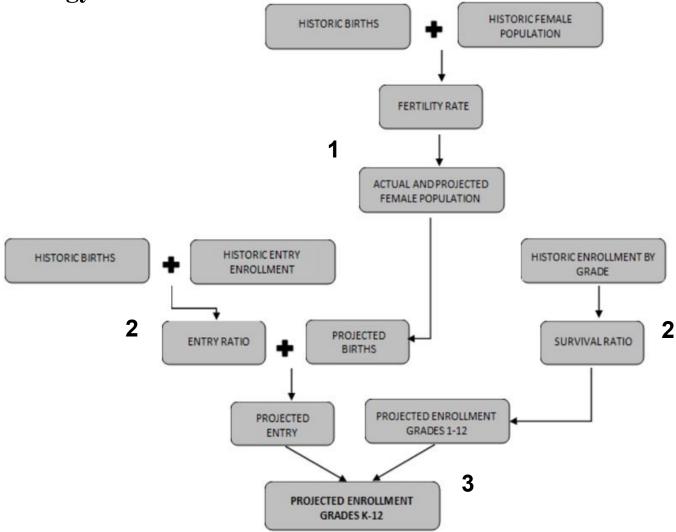
- Birth and female population data are used to calculate fertility rates;
- Fertility rates are applied to actual and projected female populations;
- Birth data and Kindergarten enrollment data is used to calculate an average birth-to-kindergarten ratio;
- The birth-to-kindergarten ratio is applied to actual and projected births to generate Kindergarten enrollments;
- Historic enrollment data is used to calculate average grade-to-grade survival ratios (the proportion of students enrolled in one grade and school year to the number of students enrolled in the next grade and school year) to project the number of students in each grade;
- Grade-to-grade survival ratios are applied to actual and projected student enrollments to generate grade 1-12 enrollment projections; and,
- The baseline enrollment is calculated using the 10-year average of projected enrollments for the grades to be considered in the proposed feasibility study.

A critical component in setting the design enrollment is an ongoing dialogue with the district throughout the process to understand what they are experiencing in their schools and in their community. Based on district-supplied information, the MSBA generates a baseline enrollment projection using its enrollment methodology. The MSBA and the district meet to share and review the baseline enrollment projection and to further discuss potential grade configurations, school consolidations, housing development and other local factors that the district believes may impact enrollment projections.

Upon agreement of a design enrollment, the MSBA and the district continue to collaborate to further develop the total square foot of the proposed project as informed by the MSBA's space guidelines and the district's educational program. The MSBA grant will be informed in large part by the eligible square footage of the project which is needed to house the student population generated by the enrollment projection.

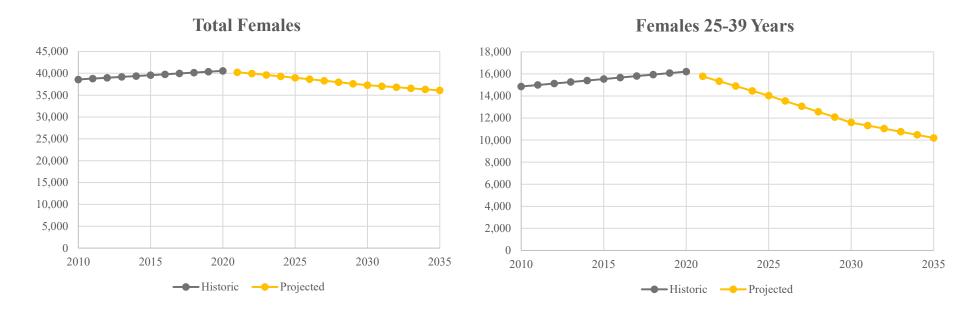


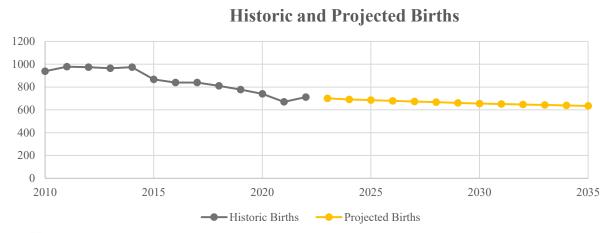
Methodology Overview





Overall female population had been increasing through 2020 and is projected to decrease going forward. The 25-39 Female Age Group peaked in 2020 and is projected to decline through 2035. Historic births have been trending downward, which is projected to continue, but at a lower rate of decline.



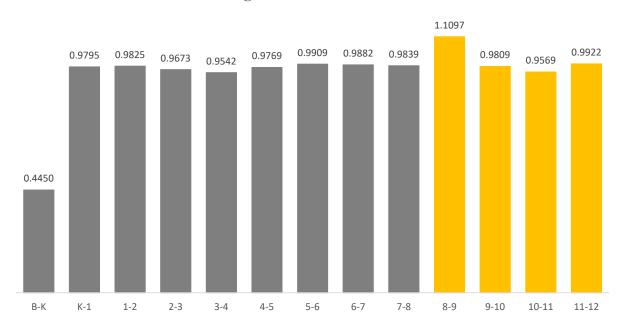


	Average Fertility
Maternal	Rate
Age	2020-2022
10-14 Yrs	0.00%
15-19 Yrs	0.32%
20-24 Yrs	0.60%
25-29 Yrs	1.29%
30-34 Yrs	5.78%
35-39 Yrs	5.92%
40-44 Yrs	1.80%
Total Birth Rate	1.76%



Below is a look at the District's five year average Grade-to-Grade ratios. Ratios above 1.0 indicate an in-migration of students as they transition to the next grade. Ratios below 1.0 indicate an out-migration of students. Review of the ratios for Somerville implies that young families are leaving the City before entering Kindergarten, and a slight out-migration of students through the elementary and middle school grades with a noticeable increase in the grade 8-9 ratio. High school grades indicate a slight out-migration through grade 12. Examples of how the MSBA calculated the Birth to Kindergarten ratio as well as Grade-to-Grade survival ratios are at the bottom of the page.

Five Year Average Grade-to-Grade Survival Ratios



CALCULATING B-K RATIO:

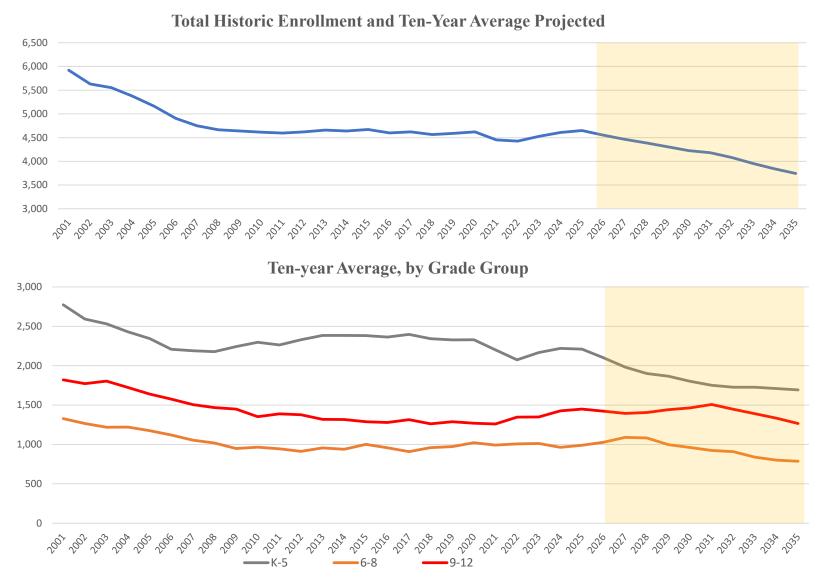
FY25 'actual' K enrollment	_ 361	- 0.4646] [report for the prior (1) and	ave the (5) are tegether]_	0.4450
2019 'actual' births	777	= 0.4646		repeat for the prior (4) yrs	avg the (5) yrs together	-	0.4430

CALCULATING GRADE-TO-GRADE SURVIVAL RATIOS, grades K-1 example:

FY25' actual' grade 1 enrollment	_	373	_	1 0222	repeat for the prior (4) vrs	ava the (5) was together] _	0.0705
FY24'actual' K enrollment	_	361	_	1.0332	repeat for the prior (4) yrs	avg the (5) yrs together	-	0.9793



The MSBA's base enrollment projection indicates that the Somerville's total enrollment declined in the early 2000's, then stabilized in 2010 and is projected to decline for the next 10 years. Enrollment for grades K-5 and 6-8 followed a similar trajectory. High school grades are projected to trend upward through 2031 then decline.





The 5-yr averages of the grade-to-grade survival ratios are shown at the top. The unshaded data below presents the District's K-12 enrollment as reported by DESE through FY25 (School Year 2024-25). The shaded area presents the MSBA's base projection by grade for the next ten years. Average enrollments for the 10 projected years are shown at the bottom.

		B-K	K-1	1-2	2-3	3-4	4-5	5-6	6-7	7-8	8-9	9-10	10-11	11-12				
	5 Yr Avg	0.4450	0.9795	0.9825	0.9673	0.9542	0.9769	0.9909	0.9882	0.9839	1.1097	0.9809	0.9569	0.9922				
FY	Births (in CY)	K	1	2	3	4	5	6	7	8	9	10	11	12	TTL	K-5	6-8	9-12
2001	872	477	488	457	438	443	470	406	461	461	583	468	402	367	5,921	2,773	1,328	1,820
2002	905	421	463	452	426	406	424	461	376	429	565	430	394	383	5,630	2,592	1,266	1,772
2003	924	404	421	425	432	433	417	417	438	363	549	473	397	385	5,554	2,532	1,218	1,804
2004	849	422	406	403	392	386	420	403	416	401	508	424	384	407	5,372	2,429	1,220	1,723
2005	902	458	415	367	363	366	376	409	372	394	506	363	395	375	5,159	2,345	1,175	1,639
2006	863	396	414	360	343	353	343	375	380	365	484	386	323	383	4,905	2,209	1,120	1,576
2007	964	415	382	394	327	329	342	325	383	347	421	399	354	331	4,749	2,189	1,055	1,505
2008	958	425	395	350	382	315	311	335	328	356	441	342	336	349	4,665	2,178	1,019	1,468
2009	1,001	424	418	384	330	365	322	295	332	322	439	347	316	347	4,641	2,243	949	1,449
2010	938	422	402	414	383	321	355	325	310	330	383	339	327	303	4,614	2,297	965	1,352
2011	978	374	428	384	412	372	294	331	306	308	398	342	322	326	4,597	2,264	945	1,388
2012	974	456	357	396	370	390	361	279	329	304	382	341	311	344	4,620	2,330	912	1,378
2013	964	476	440	361	375	365	367	354	271	331	370	333	306	310	4,659	2,384	956	1,319
2014	974	447	452	421	344	372	348	347	336	256	369	332	313	303	4,640	2,384	939	1,317
2015	867	467	419	425	400	330	342	328	335	338	314	355	308	311	4,672	2,383	1,001	1,288
2016	840	441 419	420 425	404 422	420 367	371	308	326	297	335	375	297 362	316	290	4,600	2,364	958	1,278
2017	839 810	427	386	408	401	398 345	367 375	292 347	329 292	288 320	370 322	333	276 333	307 274	4,622	2,342	909 959	1,315 1,262
2018	777	418	416	378	400	376	340	354	339	280	336	312	322	319	4,590	2,342	939	1,289
2019	740	432	411	377	362	381	367	335	348	339	326	329	294	321	4,622	2,330	1.022	1,270
2020	670	393	396	379	340	330	362	344	316	332	343	303	336	278	4,452	2,200	992	1,260
2022	712	350	360	388	355	301	320	355	338	314	393	337	287	329	4,427	2,074	1.007	1,346
2023	701	363	390	377	389	355	293	328	351	333	353	393	314	289	4,528	2,167	1.012	1,349
2024	691	371	343	386	384	385	350	293	330	340	370	357	375	324	4,608	2,219	963	1,426
2025	685	361	373	334	377	378	387	354	299	336	380	363	332	374	4,648	2,210	989	1,449
2026	679	329	354	366	323	360	369	383	350	294	373	373	347	329	4,551	2,101	1,028	1,422
2027	673	298	323	347	354	308	351	366	379	344	326	366	357	345	4,465	1.982	1,020	1,393
2028	667	317	292	317	336	338	301	348	362	373	382	320	350	354	4,390	1,901	1,083	1,406
2029	661	312	310	287	307	321	330	298	344	356	414	375	306	347	4,307	1,867	998	1,442
2030	655	307	306	305	278	293	313	327	295	339	395	406	359	304	4,225	1,801	961	1,463
2031	651	305	301	300	295	265	286	310	324	290	376	387	388	356	4,183	1,752	924	1,507
2032	647	302	299	296	290	281	259	283	307	318	322	369	371	385	4,082	1,727	908	1,446
2033	643	300	296	293	286	277	275	256	280	302	353	316	353	368	3,955	1,727	838	1,389
2034	639	297	293	291	284	273	271	272	253	275	335	347	302	350	3,844	1,709	801	1,334
2035	634	294	291	288	281	271	267	268	269	249	306	329	332	300	3,745	1,692	787	1,265
		K	1	2	3	4	5	6	7	8	9	10	11	12				
10 yr pi	rojected avg:		306	309	303	299	302	311	316	314	358	359	346	344	4,175	1,826	942	1,407



Base Enrollment grades K-8 District-Wide 2,768

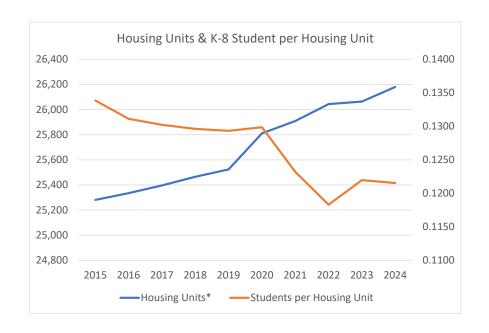
Housing data from the Department of Revenue indicates that the District has averaged 96 new housing units annually over the last 10 years, 74 exclusive of the increase of 287 units reported in 2020. The average number of K-8 students per housing unit was trending downward until 2018 stabilizing before dropping in 2020, and appears to be stabilizing once again.

FY	Single Family 101	Condominiums 102	Miscellaneous Residential 103,109	Two Family 104	Three Family 105	Apartment 111- 125	Housing Units*	Change	K-8 Enrollment	Students per Housing Unit
2015	2,348	4,787	71	10,426	6,984	665	25,281	58	3,384	0.1339
2016	2,341	4,953	72	10,356	6,951	662	25,335	54	3,322	0.1311
2017	2,347	5,119	72	10,280	6,915	663	25,396	61	3,307	0.1302
2018	2,344	5,359	71	10,194	6,840	657	25,465	69	3,301	0.1296
2019	2,337	5,574	72	10,092	6,789	660	25,524	59	3,301	0.1293
2020	2,330	6,010	73	9,980	6,759	659	25,811	287	3,352	0.1299
2021	2,313	6,282	73	9,876	6,708	657	25,909	98	3,192	0.1232
2022	2,308	6,514	74	9,800	6,684	664	26,044	135	3,081	0.1183
2023	2,303	6,667	68	9,716	6,642	668	26,064	20	3,179	0.1220
2024	2,303	6,888	66	9,658	6,600	665	26,180	116	3,182	0.1215

^{*}Apartments with more than 3 units are counted as 1

Housing Project Description

mousting in oject b		
Development Name	Description; please include a breakdown of the type of units in this development, i.e., 50% single bedroom units, 50% 2+ bedrooms	Estimated Completion Year
Compiled Permit Data	45 Multi Family with estimated 396 units.	Permit Year 2024
Compiled Permit Data	45 Multi Family with estimated 396 units.	Permit Year 2025







Massachusetts School Building Authority

Funding Affordable, Sustainable, and Efficient Schools in Partnership with Local Communities

Somerville Winter Hill Community School Updated Enrollment November 5, 2024

Questions / Discussion