

Planning for the Future

Lawrence Public Schools

USD 497

Enrollment Analysis

December 2023

Updated 12/19/23



RSP & Associates

RSP Quick Facts:

Founded in 2003
Professional educational planning firm
Expertise in multiple disciplines (GIS, Planning, Facilitation)
Over 20 years of planning experience
Over 80 years of education experience
Over 20 years of GIS experience
Projection accuracy of 97% or greater

RSP Clients:

RSP was started with the desire and commitment to assist school districts in long-range planning.
RSP has served over **130** clients in:

Arkansas	Minnesota	South Dakota
Colorado	Missouri	Tennessee
Iowa	Nebraska	Wisconsin
Illinois	North Dakota	
Kansas	Oklahoma	

RSP Planning Team:

Robert Schwarz, CEO

Military, County, City, and School District Planner
University of Kansas – Master of Urban Planning (MUP)
American Institute of Certified Planners (AICP)
Accredited Learning Environment Planner (ALEP)

Ginna Wallace, Planner

University of Kansas – Master of Urban Planning (MUP)
American Institute of Certified Planners (AICP)

RSP Recent Projects:

Eudora Schools, USD 491

Enrollment Analysis, 2022/23

Shawnee Mission Public Schools

Enrollment Analysis, 2021/22
Boundary Analysis, 2021/22

Dodge City Public Schools, USD 443

Enrollment Analysis, 2021/22

RSP has worked with Lawrence Public Schools for the past eleven years – assisting the district to make sound planning decisions for the students and community.

Expectations

Thank you to Lawrence Public Schools, Douglas County, City of Lawrence, Census Bureau, and ESRI for assisting in this analysis!

Timeline – Project timeline is a result of ensuring student data could represent as close as possible to the Official County Data with attributes that would allow RSP to forecast enrollment at a parcel level geography.

Findings – The findings were not focused on supporting or contradicting any past internal or outsourced studies. This analysis is based on data, data, and more data.

Study – This study factored in many different data sets to provide data driven analysis that is the foundation to the RSP Statistical Forecast Model (SFM).

Change – Enrollment change in the community is influenced by, but not limited to, the birth rate, demographics, types of development and/or housing affordability.

Facts:

- 1) The study does not provide specific information about which site would be best suited for a new facility or for that matter should the district build any new facility – this analysis is one portion of how to make that decision
- 2) This analysis is based on the same grade configuration and educational programming expectations the patrons have for each student
- 3) Projecting enrollment is not a science – like life in general some assumptions happen that may lead to greater enrollment while others toward a smaller enrollment
- 4) Student data does not include Preschool, virtual, or 18-21 special education population. Enrollment best aligns with district Official Count Day data. Presented enrollment may vary from state reported enrollment.

The goal of this study is to help the board, administration, and public understand how to make the best decision for the students at the classroom level.

Discussion Points

Part 1:

Enrollment & Demographics

Things to Consider

Student Analysis

Maps & Data

Sophisticated
Forecast Model

Demographics

Past Enrollment &
Changes

Part 2:

Development & Growth Trends

Correlation Trends

Yield Rate

Maps & Data

Potential Growth
Analysis

Part 3:

Projections

Past, Current, &
Future Enrollment

Building Level
Projections

Grade Level
Projections

Part 4:

Next Steps

Future Facility Plan

Moving Forward

Next Steps

Key Considerations

Appendix

Community
Demographics

Intra-Transfers

Student Density
Maps

Detailed Growth
Areas Maps

Definitions

HELPFUL HINTS TO READ THE REPORT:



Slides that have the flagged star symbol are SIGNATURE SLIDES



PLUS: indicator of student growth



MINUS: indicator of student loss



Click the APPENDIX symbol on a page to reference additional analysis



Past Enrollment and Demographics

Things to Consider

Student Analysis Maps & Data

Sophisticated Forecast Model

Demographics

Past Enrollment & Change

1,000 Foot Perspective

Enrollment

District enrollment to decrease by 175 students by 2028/29

- **Elementary enrollment to decrease by 37 students by 2028/29**
- **Middle school enrollment to decrease by 2 students by 2028/29**
- **High school enrollment to decrease by 136 students by 2028/29**

Capacity Challenges

Building capacity was provided by the district and analyzed in regard to projected enrollment. All of the facilities are projected under their building capacity over the next five years. Schools potentially under-utilized (less than 70%) with attend enrollment include:

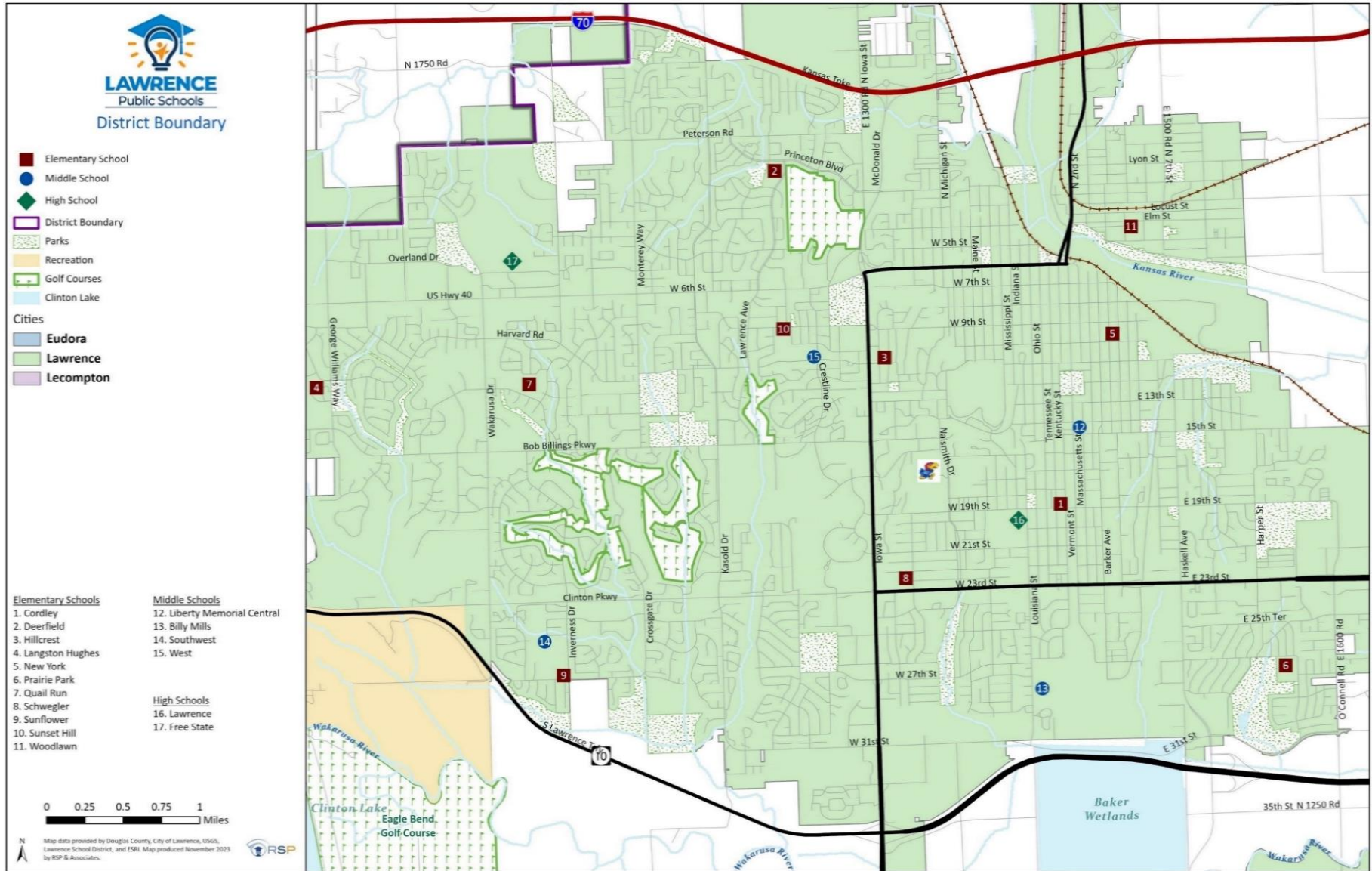
- Woodlawn Elementary School (final year)
- Billy Mills Middle School (all years)

Development

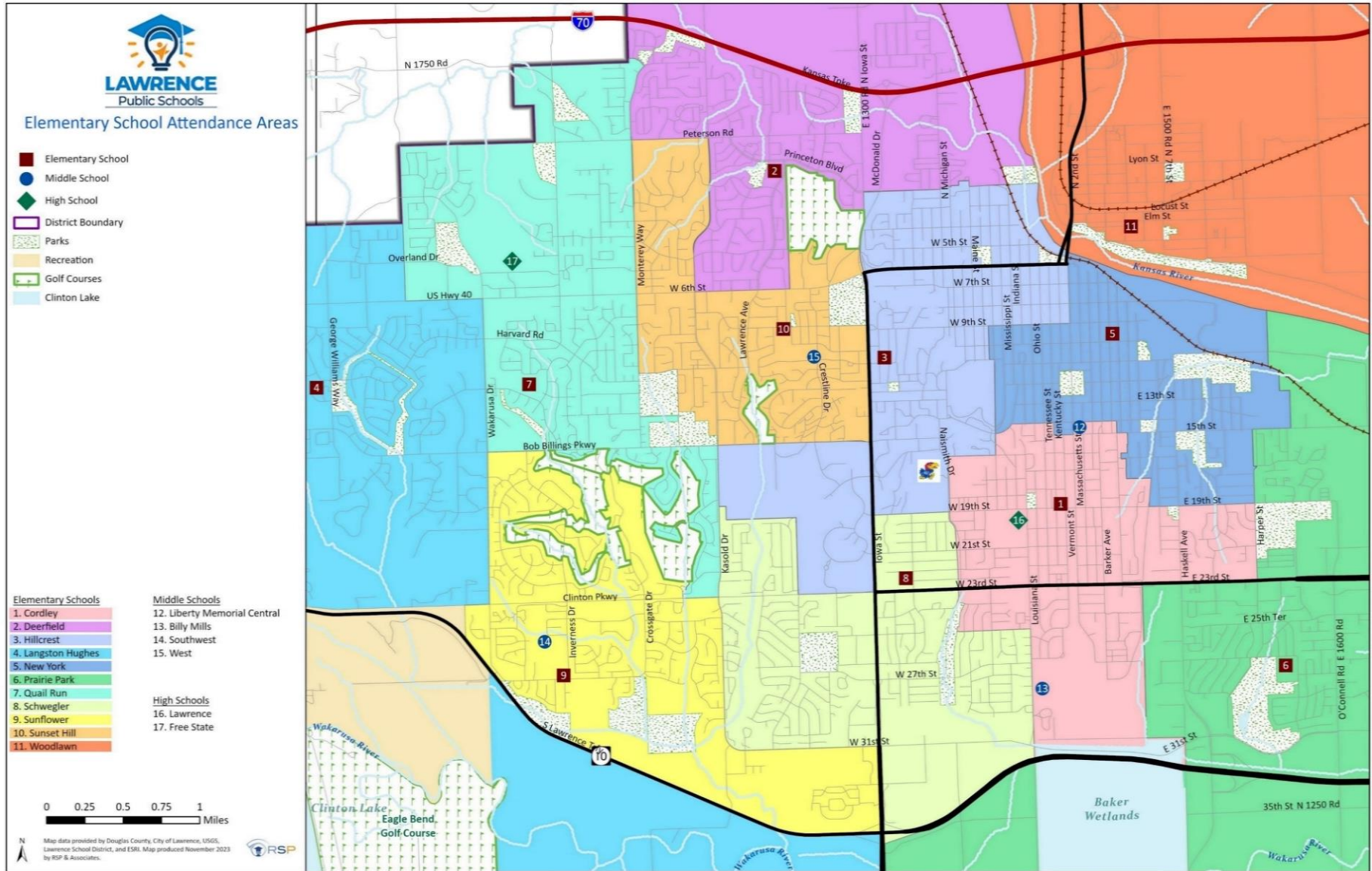
Future residential and economic growth is an indicator of future enrollment growth

- In 2023, 56 single-family and 133 multi-family units were built – over 2,000 potential units were identified for development stages in the next ten years
- Timing of infrastructure projects, floodplain, and supply chain challenges are limitations to the speed of residential projects – RSP recommends monitoring these factors closely

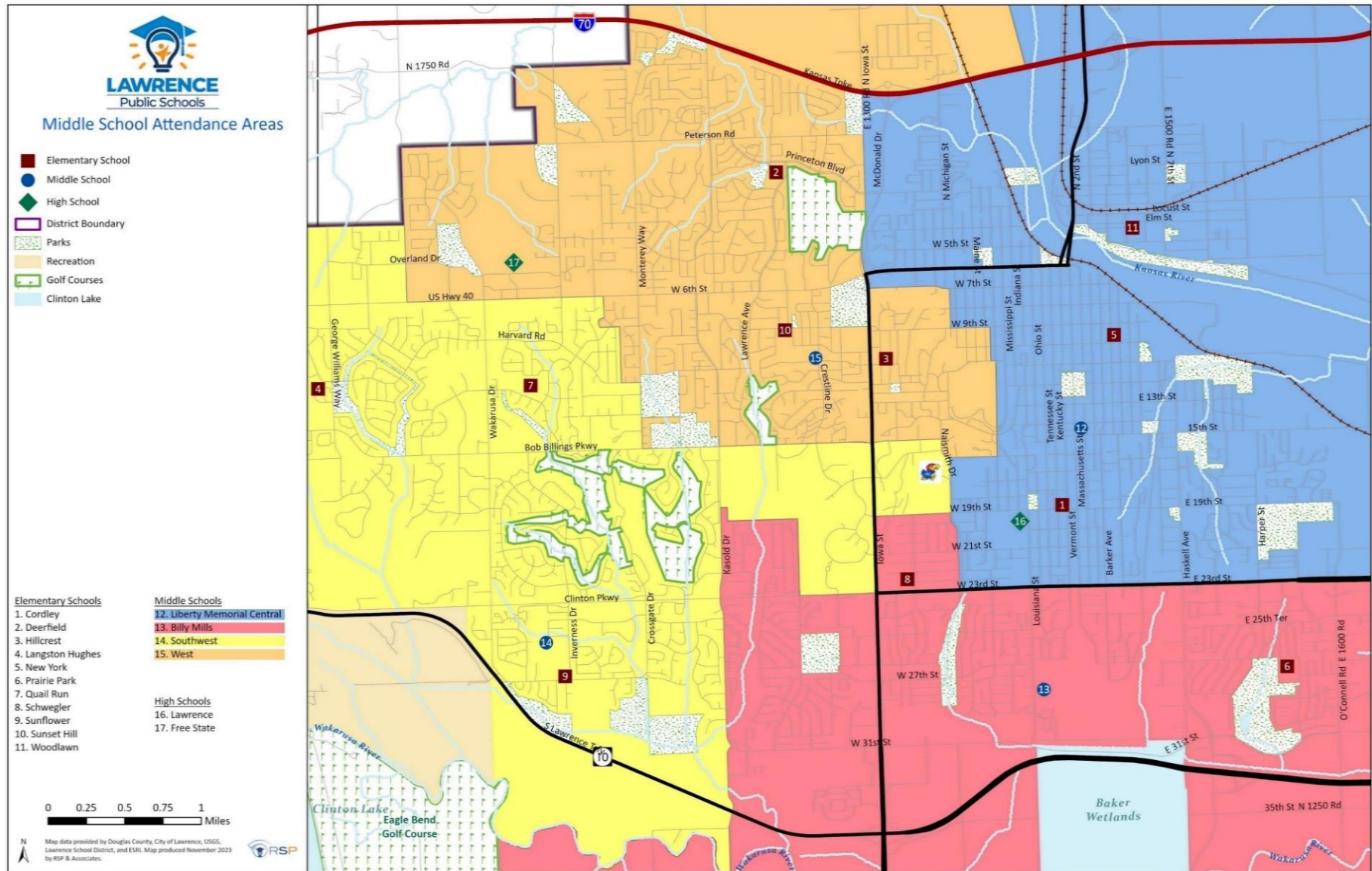
District Boundary Map



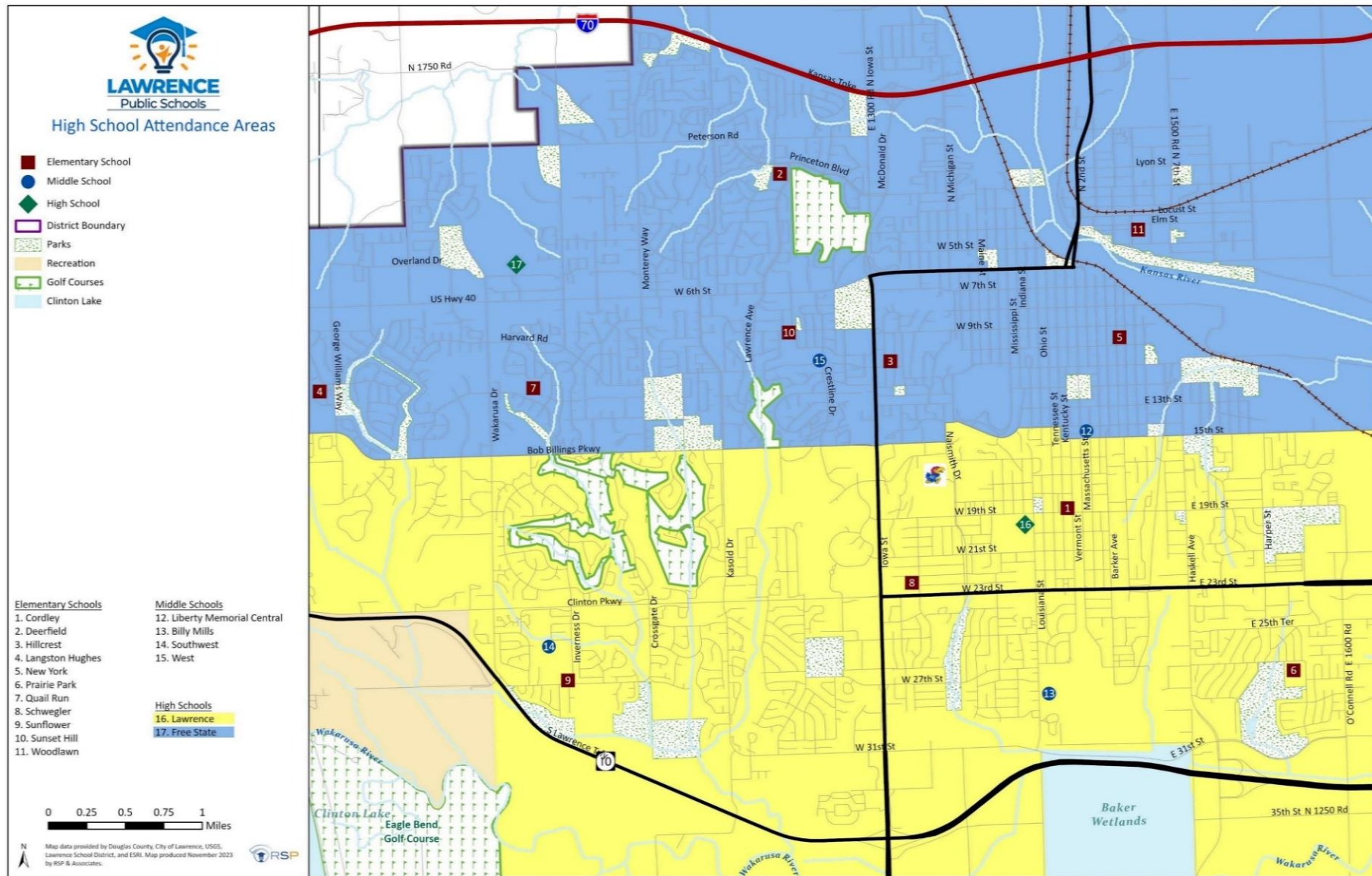
Elementary Boundary Map



Middle School Boundary Map

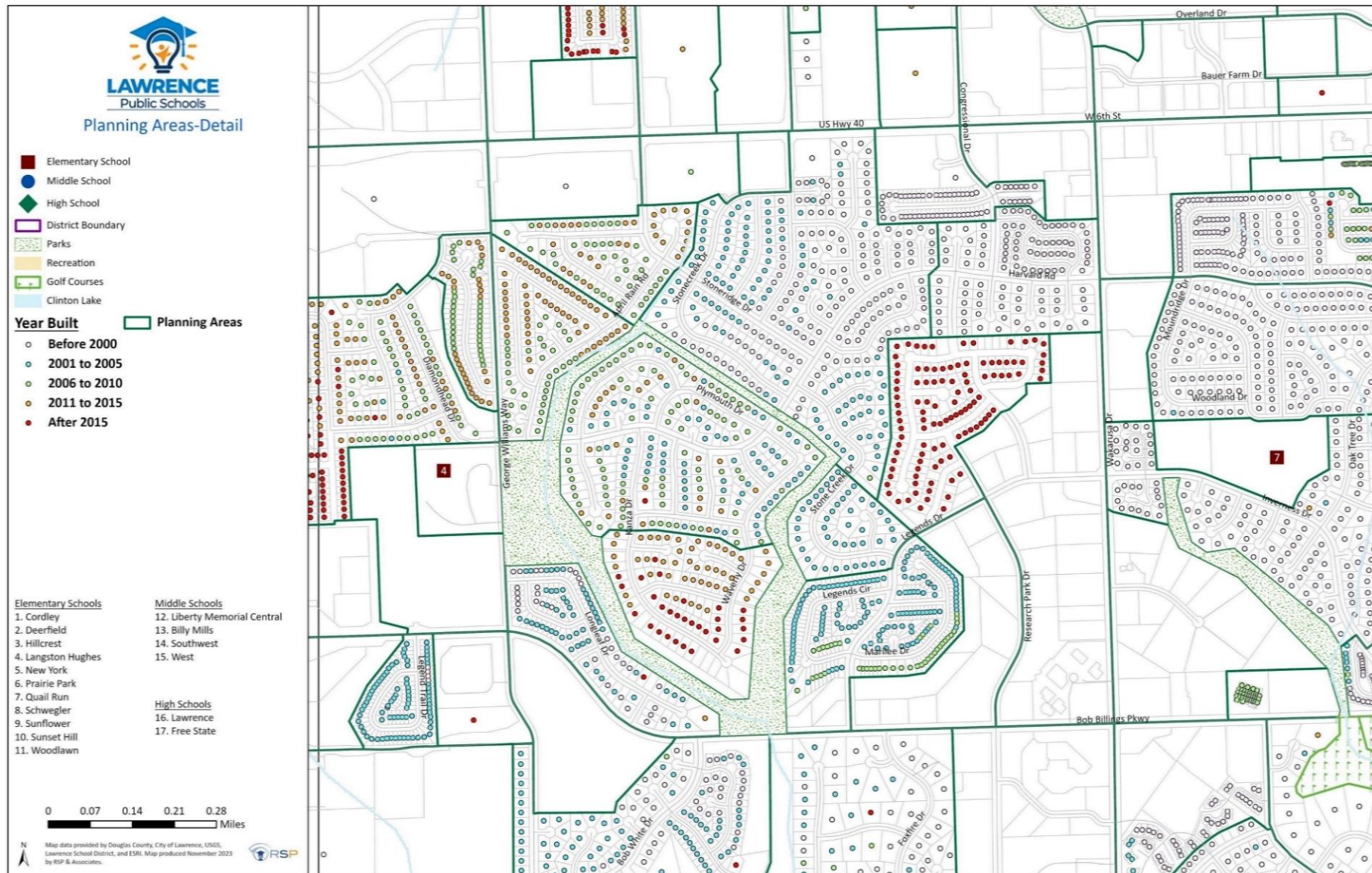


High School Boundary Map





RSP Planning Areas Map



Sophisticated Forecast Model

Built-Out
$$S_{c, t, x} = S_{c-1, t-1, x} * GC$$

Let:

- S = The number of students, either an actual count or a projected count
- x = A subscript denoting an attendance area in the School District
- c = Grade level
- t = Time (years)
- GC = Growth component either modeling enrollment increase or decrease based on historical information, expressed as a real number

Developing
$$S_{c, t, x} = S_{c-1, t-1, x} + (BP_{t, x} * R_{c, x})$$

Where:
$$BP_{t, x} = \left(\frac{(CP_x) (BT_x) (A_x)}{\sum_x (CP_x) (BT_x) (A_x)} \right) * CT$$

Let:

- S = The number of students, either an actual count or a projected count
- x = A subscript denoting an attendance area in School District
- c = Grade level
- t = Time (years)
- BP = Building permit forecast as given by the Building Permit Allocation Model (BPAM) model
- R_{c, x} = Student Enrollment ratio of cohort c in planning area x
- CP = Capacity of a planning area as expressed by available housing units
- BT = Building history trend of planning area
- A = An index which models the likelihood of development
- CT = Building permit control total forecast

This is the **central focus** of everything RSP does.

The model is based on what is happening in a school district. The best data is statistically analyzed to provide an accurate enrollment forecast. The District will be able to use RSP's report and maps to better understand demographic trends, school utilization, and the timing of construction projects.



The SFM is...

- a social science... not an exact science; it identifies behavior trends to determine the propensity of them to be recreated
- valuable in how our team created and analyzes the geography at a planning area level for any commonality which while help produce an accurate forecast

Some variables examined for each planning area (but not limited to) are...

- natural cohort (district data)
- planning area subdivision lifecycle (a RSP variable)
- the value of homes (county assessor data)
- type of residential units like single-family, multi-family, townhome, mobile home, etc. (county assessor data)
- year units were built
- estimated female population (census data)
- estimated 0-4 population (census data)
- existing land use (county and city data)
- future land use (county and city data)
- capital improvement plan (county and city data)
- future development (county and city data)
- in-migration of students (district data) & out-migration of students (district data)

Each variable is analyzed as an indicator of the future student population:

-  Indicator of Student Growth
-  Indicator of Student Loss



Birth Rate Information



Note: Virtual students are not included in analysis.

Douglas County Live Births and Lawrence Kindergarteners 5 Years Later

Calendar Year	# Live Births	Birth Change	% Birth Change	School Year	# Kdg	%Kdg of Live Births
2007	1,308	3	0.5%	2012/13	808	90.1%
2008	1,273	-35	-2.7%	2013/14	856	67.2%
2009	1,232	-41	-3.2%	2014/15	781	63.4%
2010	1,263	31	2.5%	2015/16	850	67.3%
2011	1,216	-47	-3.7%	2016/17	780	64.1%
2012	1,262	46	3.8%	2017/18	804	63.7%
2013	1,219	-43	-3.4%	2018/19	822	67.4%
2014	1,216	-3	-0.2%	2019/20	732	60.2%
2015	1,327	111	9.1%	2020/21	707	53.3%
2016	1,177	-150	-11.3%	2021/22	733	62.3%
2017	1,134	-43	-3.7%	2022/23	718	63.3%
2018	1,114	-20	-1.8%	2023/24	673	60.4%
2019	1,088	-26	-2.3%	2024/25	580	734
2020	1,021	-67	-6.2%	2025/26	544	688
2021	1,060	39	3.8%	2026/27	565	715
2022	962	-98	-9.2%	2027/28	513	649
3-Year Average	1,014.3	-42				
3-Year Weighted Average	1,004.5	-47.2				

 Low Range
 High Range

Live Birth Observations

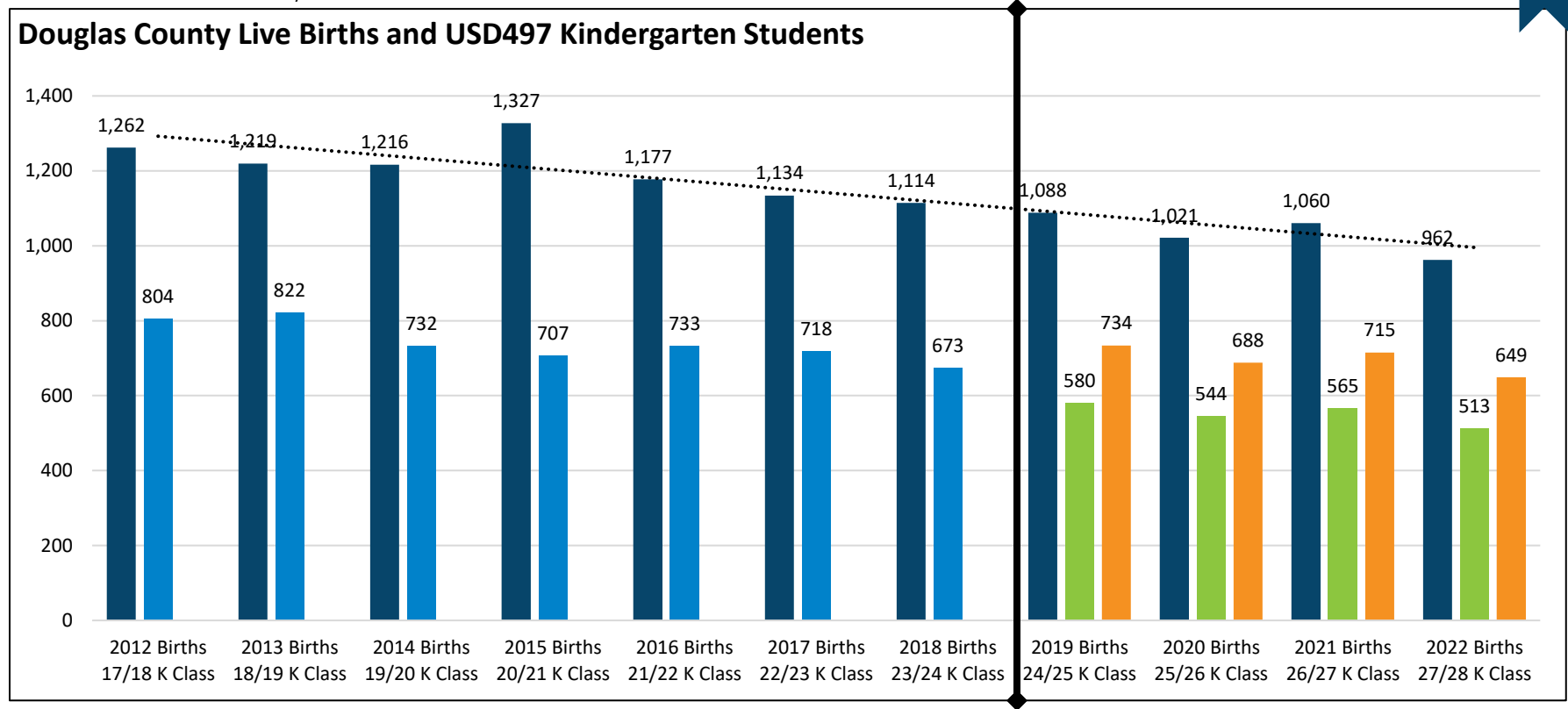
- Tracks the number of live births and the corresponding number of kindergarten students in USD 497 five years later
- The number of live births have been decreasing. This is consistent with national and state trends.
- 3-year average of 42 less live births per year
- As live births have decreased, the share of live births enrolling in USD 497 has decreased
- Kindergarten enrollment has varied between decreased from 800+ to less than 700 students per year
- The kindergarten classes moving forward are forecasted to be between:
 - 513-580 students on the low end
 - 649-734 students on the high end

Main Takeaway: The decline of live births in the Douglas County can potentially result in smaller kindergarten classes. To keep similar or greater enrollment will require an increased in the market share of future kindergarten students. RSP recommends continuing to monitor this variable for more understanding on demographic trends as propensity of Douglas County live births enrolling in Lawrence Public Schools.

Birth Rate Information



Note: Virtual students are not included in analysis.



Source: KDHE and USD 497

Observations

- Live births in Douglas County have decreased to less than 1,000 per year
- Kindergarten class sizes have decreased at a similar rate as the county live births
- Less than 700 students were enrollment in kindergarten this year

RSP recommends continuing to monitor this variable for more understanding on demographic trends as propensity of Douglas County live births enrolling in Lawrence Public Schools.

Past Enrollment by Grade



Note: Virtual students are not included in analysis.

KANSAS SCHOOL DISTRICT - Dept of Education

Enrollment By Grade

Year														K-12		
	K	1st	2nd	3rd	4th	5th	6th	7th	8th	9th	10th	11th	12th	Total	Change	% Change
2003/04	618	642	709	685	688	697	726	791	803	801	812	830	807	9,609		
2004/05	684	654	634	710	678	713	705	767	782	822	839	818	798	9,604	-5	-0.1%
2005/06	638	739	655	629	715	691	689	729	756	805	832	854	777	9,509	-95	-1.0%
2006/07	736	670	728	648	611	736	694	727	733	794	825	856	810	9,568	59	0.6%
2007/08	710	792	688	726	663	623	706	745	773	772	788	809	729	9,524	-44	-0.5%
2008/09	729	747	794	690	749	671	641	742	746	812	761	768	727	9,577	53	0.6%
2009/10	716	772	745	785	693	734	671	710	762	742	829	732	709	9,600	23	0.2%
2010/11	693	776	772	744	782	695	731	727	692	750	771	811	665	9,609	9	0.1%
2011/12	790	728	775	781	749	787	710	789	737	719	757	755	767	9,844	235	2.4%
2012/13	808	849	747	787	787	751	818	738	789	764	712	759	729	10,038	194	2.0%
2013/14	856	836	835	755	774	800	735	859	753	799	758	732	758	10,250	212	2.1%
2014/15	781	862	816	822	742	773	807	760	852	768	810	757	667	10,217	-33	-0.3%
2015/16	850	773	822	821	824	739	812	830	778	894	789	808	736	10,476	259	2.5%
2016/17	780	847	761	831	820	821	733	800	813	835	892	794	822	10,549	73	0.7%
2017/18	804	771	849	764	824	822	824	740	810	882	826	874	777	10,567	18	0.2%
2018/19	822	832	786	838	765	844	816	820	755	889	881	802	850	10,700	133	1.3%
2019/20	732	795	785	757	799	750	802	821	810	821	880	855	789	10,396	-304	-2.8%
2020/21	646	692	735	763	695	745	678	794	778	865	814	851	846	9,902	-494	-4.8%
2021/22	704	680	696	726	751	694	760	696	794	877	877	795	866	9,916	14	0.1%
2022/23	708	712	705	697	742	769	698	768	716	854	862	846	813	9,890	-26	-0.3%
2023/24	664	721	720	712	690	738	757	683	775	782	827	851	831	9,751	-139	-1.4%

Source: Kansas Department of Education and Lawrence Public Schools (2003/04 to 2023/24)

Observations:

- Largest K-12 class in 2023/24 – 11th grade with 851 students
- Smallest K-12 class in 2023/24 – Kindergarten with 664 students
- Graduating senior class is larger than the incoming Kindergarten class which will decrease total enrollment
- Largest historical increase was from 2014/15 to 2015/16 with increase of 2.5%
- Largest total enrollment since 2005/06 was in 2018/19 with 10,700 students

Cohort Student Change



Note: Virtual students are not included in analysis.

Enrollment Grade Change

From	To	K	1st	2nd	3rd	4th	5th	6th	7th	8th	9th	10th	11th	K-12	
		1st	2nd	3rd	4th	5th	6th	7th	8th	9th	10th	11th	12th	Change	% Change
2003/04	2004/05	36	-8	1	-7	25	8	41	-9	19	38	6	-32	-5	-0.1%
2004/05	2005/06	55	1	-5	5	13	-24	24	-11	23	10	15	-41	-95	-1.0%
2005/06	2006/07	32	-11	-7	-18	21	3	38	4	38	20	24	-44	59	0.6%
2006/07	2007/08	56	18	-2	15	12	-30	51	46	39	-6	-16	-127	-44	-0.5%
2007/08	2008/09	37	2	2	23	8	18	36	1	39	-11	-20	-82	53	0.5%
2008/09	2009/10	43	-2	-9	3	-15	0	69	20	-4	17	-29	-59	23	0.2%
2009/10	2010/11	60	0	-1	-3	2	-3	56	-18	-12	29	-18	-67	9	0.1%
2010/11	2011/12	35	-1	9	5	5	15	58	10	27	7	-16	-44	235	2.4%
2011/12	2012/13	59	19	12	6	2	31	28	0	27	-7	2	-26	194	1.9%
2012/13	2013/14	28	-14	8	-13	13	-16	41	15	10	-6	20	-1	212	2.1%
2013/14	2014/15	6	-20	-13	-13	-1	7	25	-7	15	11	-1	-65	-33	-0.3%
2014/15	2015/16	-8	-40	5	2	-3	39	23	18	42	21	-2	-21	259	2.5%
2015/16	2016/17	-3	-12	9	-1	-3	-6	-12	-17	57	-2	5	14	73	0.7%
2016/17	2017/18	-9	2	3	-7	2	3	7	10	69	-9	-18	-17	18	0.2%
2017/18	2018/19	28	15	-11	1	20	-6	-4	15	79	-1	-24	-24	133	1.2%
2018/19	2019/20	-27	-47	-29	-39	-15	-42	5	-10	66	-9	-26	-13	-304	-2.8%
2019/20	2020/21	-40	-60	-22	-62	-54	-72	-8	-43	55	-7	-29	-9	-494	-4.7%
2020/21	2021/22	34	4	-9	-12	-1	15	18	0	99	12	-19	15	14	0.1%
2021/22	2022/23	8	25	1	16	18	4	8	20	60	-15	-31	18	-26	-0.3%
2022/23	2023/24	13	8	7	-7	-4	-12	-15	7	66	-27	-11	-15	-139	-1.4%
3-Year Average		18.3	12.3	-0.3	-1.0	4.3	2.3	3.7	9.0	75.0	-10.0	-20.3	6.0	-50.3	-0.5%
3-Year Weighted Average		14.8	13.0	2.3	-0.2	3.8	-2.2	-1.8	10.2	69.5	-16.5	-19.0	1.0	-75.8	-0.8%

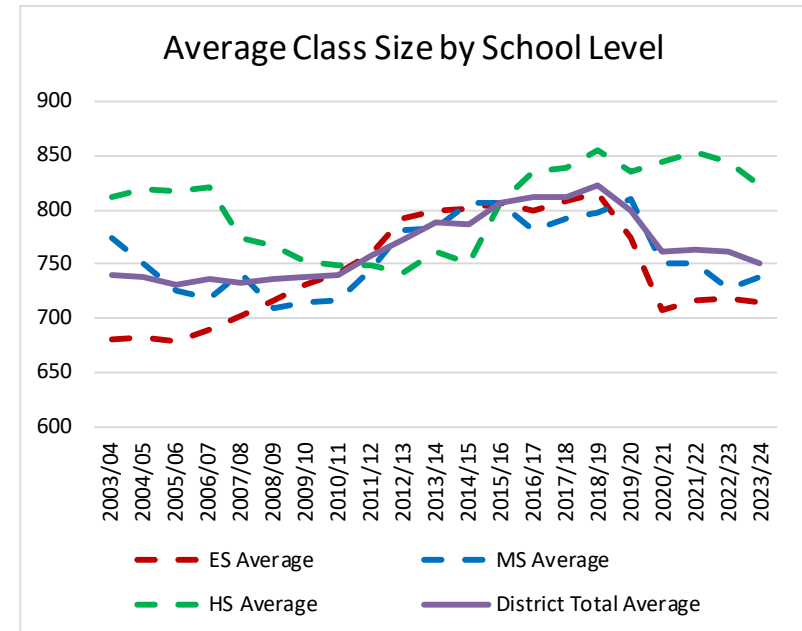
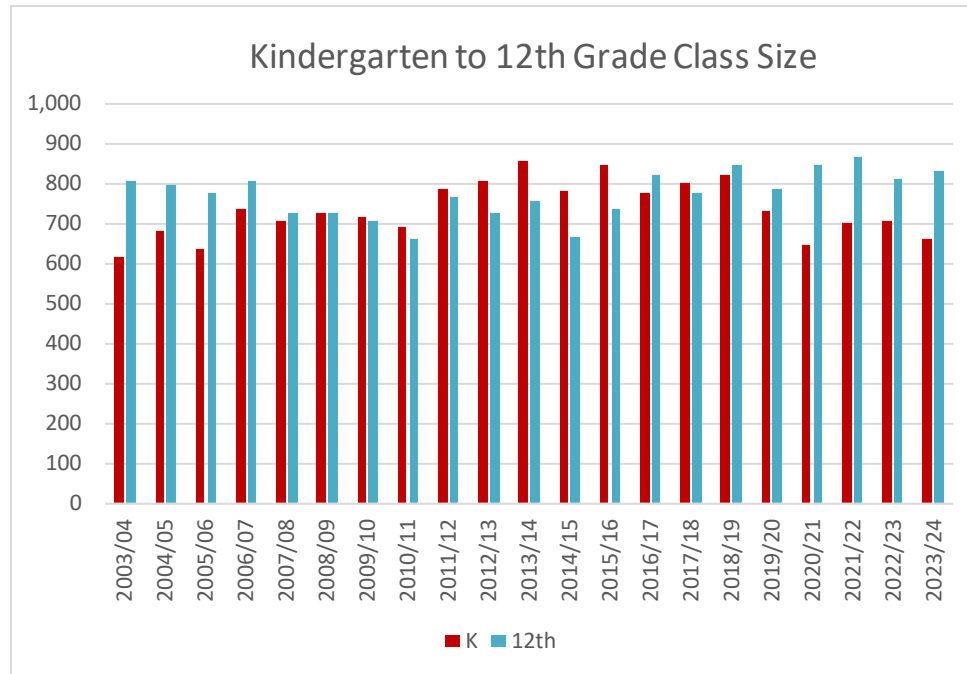
Source: Kansas Department of Education (2000/01 to 2011/12) and Lawrence Public Schools (2012/13 to 2023/24)

Observations:

- Largest 3-year average K-12 class cohort increase – 8th to 9th grade **(+75)**
- Largest 3-year average K-12 class cohort decrease – 10th to 11th grade **(-20.3)**
- Overall percent change from previous year of **-1.4% (decrease of 139 students)**
- Instructional Modality will have to be monitored to determine if the students who are not attending the district still reside in the district and if or how many return to receive services in the future years

Class Size Comparisons

Note: Virtual students are not included in analysis.



Observations:

- The graduating 12th grade class has been larger than the incoming Kindergarten class every year since 2018/19
- The average elementary class has been decreasing since 2018/19
- The larger grades are located at the high school level. As these grade move out of the school system, they will continue to be replaced with smaller class sizes, decreasing the district enrollment

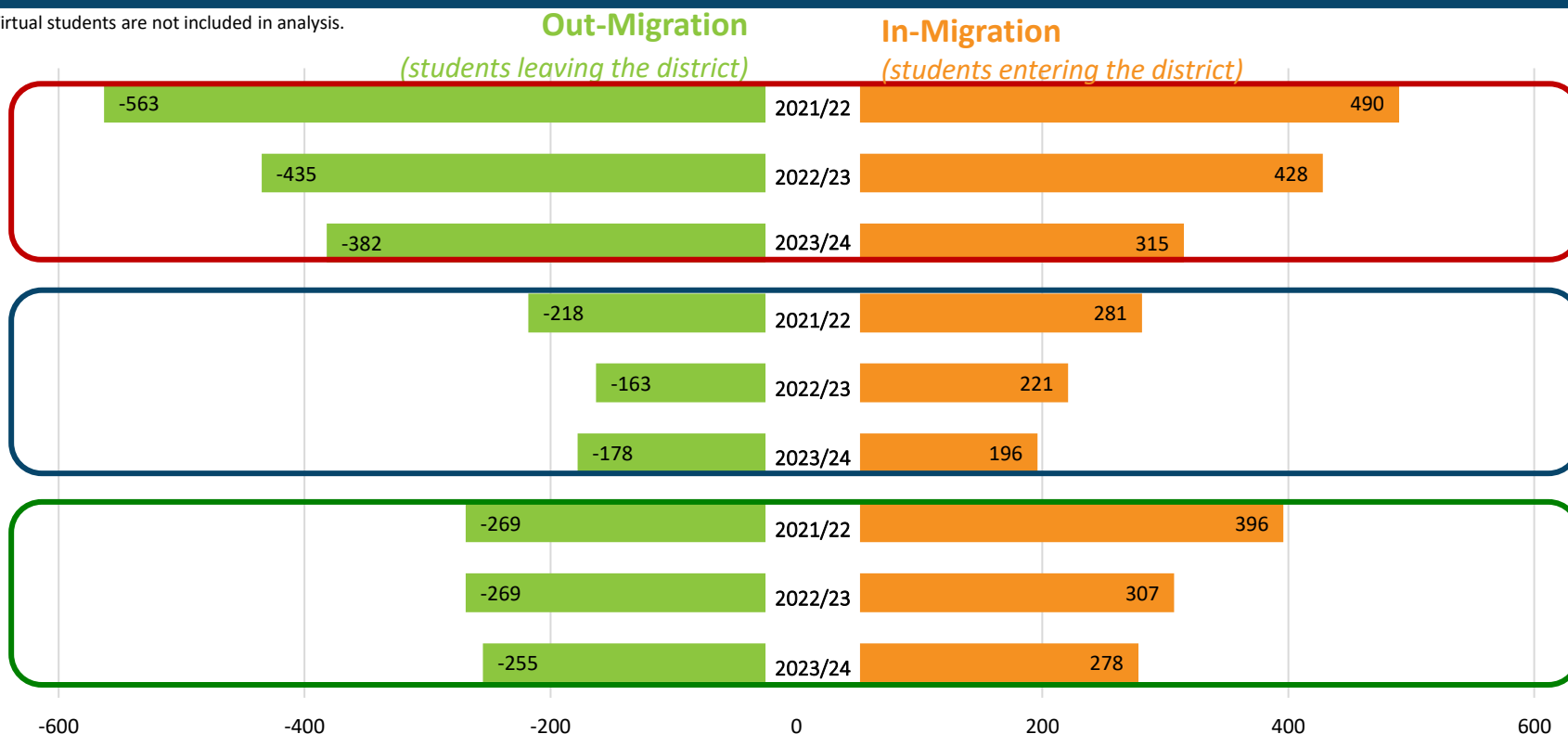
3-Year Student Migration Trend



Elementary
School

Middle
School

High
School



Observations

- 2021/22 lost 1,050 students and gained 1,167 students; **NET: +117**
- 2022/23 lost 867 students and gained 956 students; **NET: +89**
- 2023/24 lost 815 students and gained 789 students; **NET: -26**

Definition

Out-Migration: Shows number of students in grade K to 11th that were attending the District in the previous year, but are not attending the District in the current year.

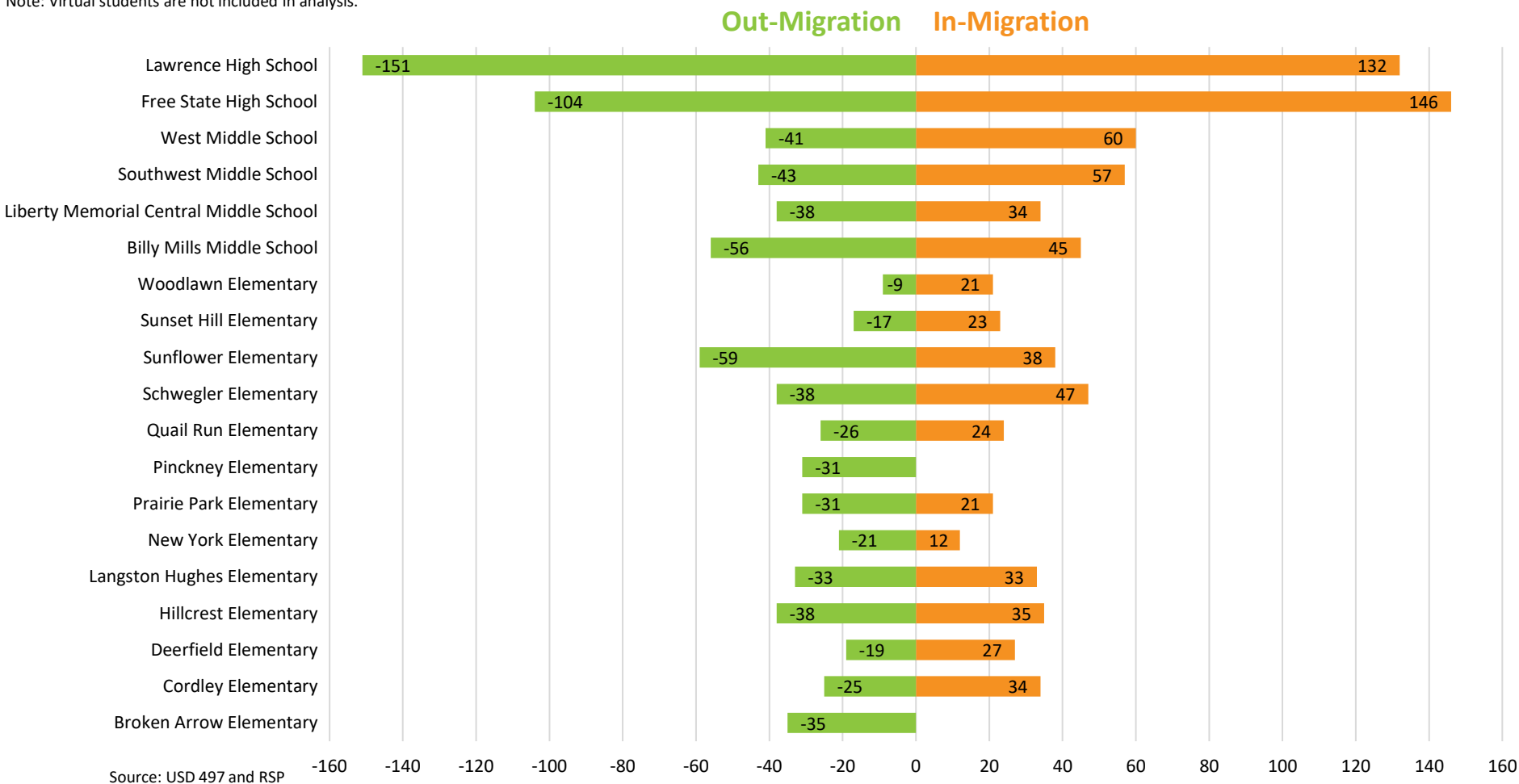
In-Migration: Shows number of students in grade 1st to 12th that are attending the District in the current year, but were not attending the District in the previous year.

Main Takeaway:

The district saw a negative net loss of student migration in 2023/24. The number of students migrating in and out of the district has decreased each year indicating a stabilizing of enrollment.

1-Year Migration by Student Attendance

Note: Virtual students are not included in analysis.



Main Takeaway: Schools with a net less of migration students include:

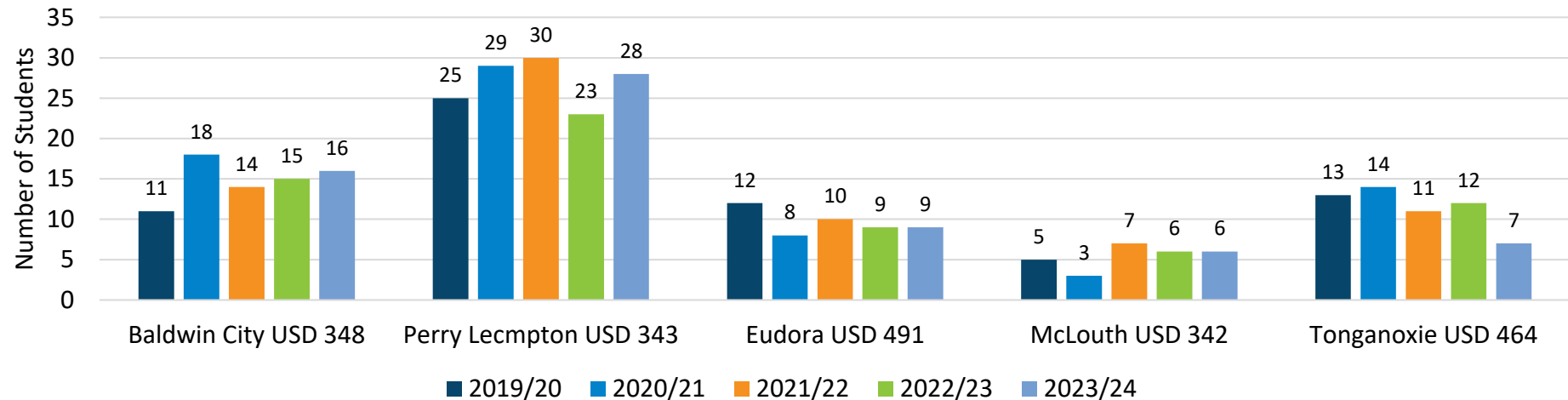
- Broken Arrow, Hillcrest, New York, Prairie Park, Pinckney, Quail Run, Sunflower elementary schools
- Billy Mills and Liberty Memorial Central middle schools
- Lawrence High School

Disclaimer: Broken Arrow and Pinckney elementary schools closed this year.

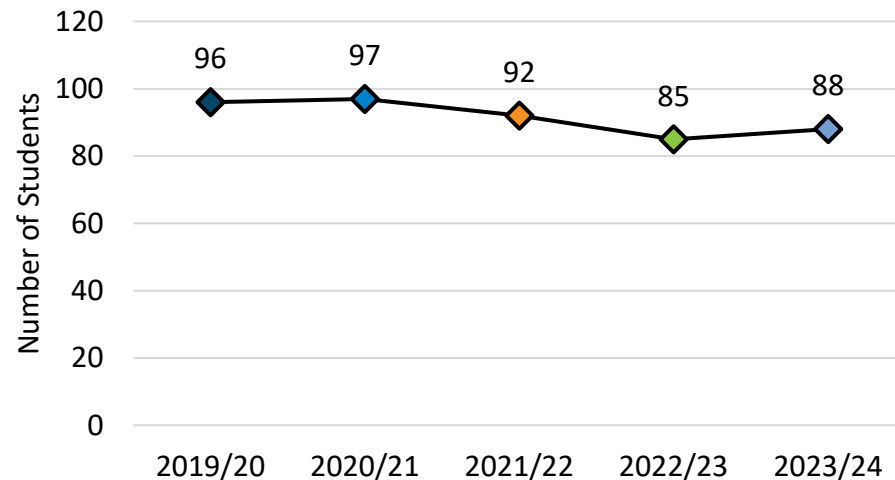
Out of District Student Analysis

Note: Virtual students are not included in analysis.

Out of District Students by Residing School District



Total Out of District Students per Year



Observations

- Out of district enrollment has decreased the last two years with less than 90 students enrolling from surrounding districts
- Perry Lecmpton tends to contribute the largest share of out of district students per year

Main Takeaway:

Understanding this variable is important to identifying how the Kansas Open Enrollment law will impact Lawrence in future years. Attracting more students from out of the district has potential to increase future enrollment trends.

Source: USD 497 and RSP



LAWRENCE Public Schools

Student Count Change from 2019/20 to 2023/24 in Grades K-12

■ Elementary School
 ■ Middle School
 ■ High School
 ■ District Boundary
 ■ Parks
 ■ Recreation
 ■ Golf Courses
 ■ Clinton Lake

Decrease in Students (Green icon)
 Increase in Students (Orange icon)

Count Change is the number of students in 2023/24 subtracted by the number in 2019/20 in each Planning Area.

Elementary Schools

1. Cordley
2. Deerfield
3. Hillcrest
4. Langston Hughes
5. New York
6. Prairie Park
7. Quail Run
8. Schwegler
9. Sunflower
10. Sunset Hill
11. Woodlawn

Middle Schools

12. Liberty Memorial Central
13. Billy Mills
14. Southwest
15. West

High Schools

16. Lawrence
17. Free State

0 0.25 0.5 0.75 1 Miles

Map data provided by Douglas County, City of Lawrence, USGS, Lawrence School District, and ESRI. Map produced November 2023 by RSP & Associates.

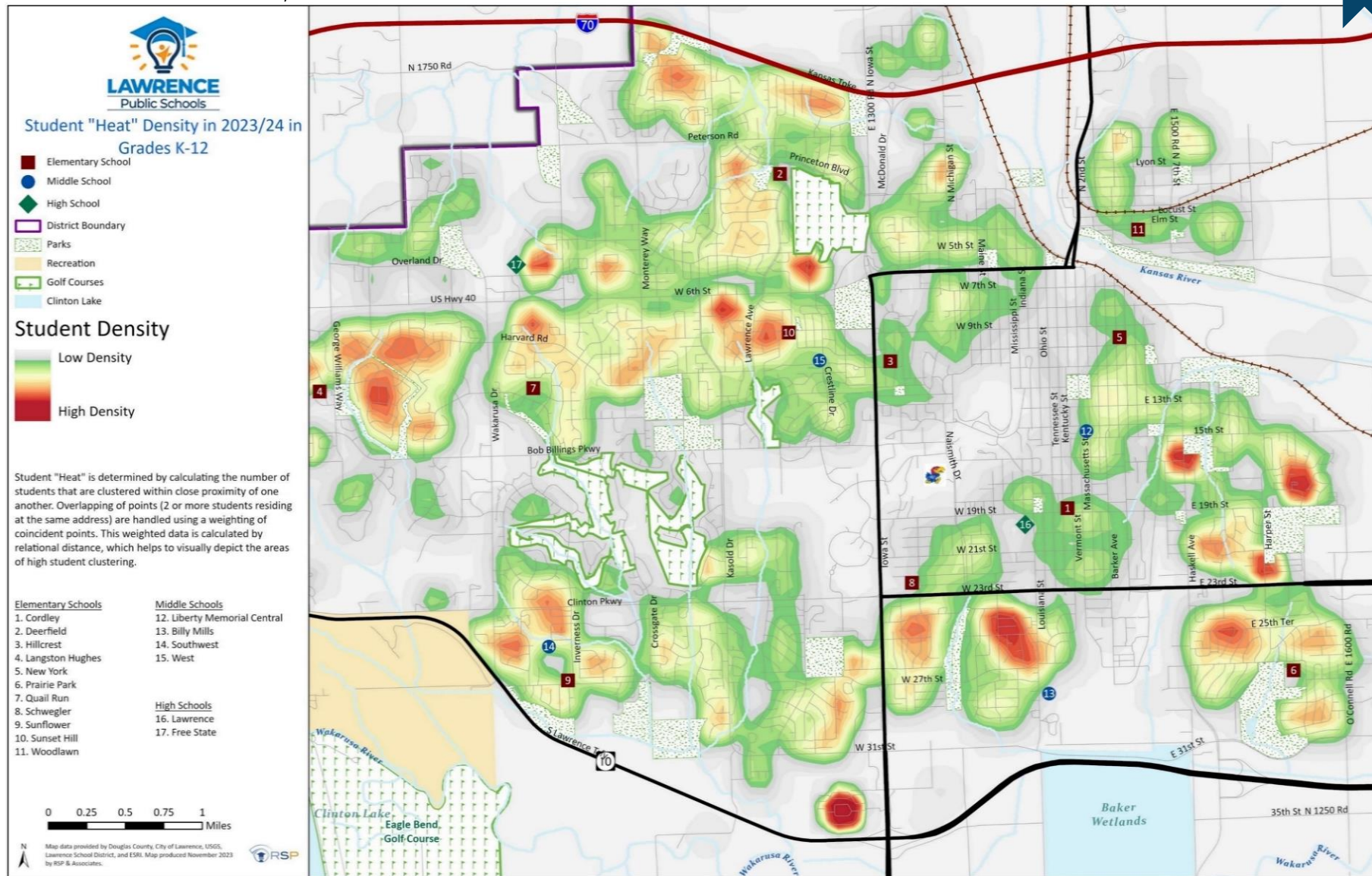
RSP



Heat Map



Note: Virtual students are not included in analysis.



Enrollment Observation and Conclusion



RSP & Associates monitors almost 400 planning areas for demographic, development, and enrollment data sets

Live births in Douglas County and USD 497 kindergarten classes have been decreasing – *indicator of student loss*

District enrollment decreased by 139 students from last year – *indicator of student loss*

- Cohort loss was experienced from 3rd to 7th grade
- 2019/20 to 2020/21 saw a loss of almost 800 students district-wide that has not been fully recovered
- 8th to 9th grade cohort tends to be the only significant cohort boost throughout the grade levels

Graduating senior classes are larger than incoming kindergarten classes – *indicator of student loss*

- The graduating 12th grade class has been larger than the incoming Kindergarten class every year since 2018/19

District had a negative migration this year – *indicator of student loss*

Greatest student density is northwest of K-10 and Iowa Street

Open enrollment trends should continually be analyzed as change to open enrollment policy may have impact on enrollment outlook.



Development and Growth Trends

Population, Development, & Enrollment

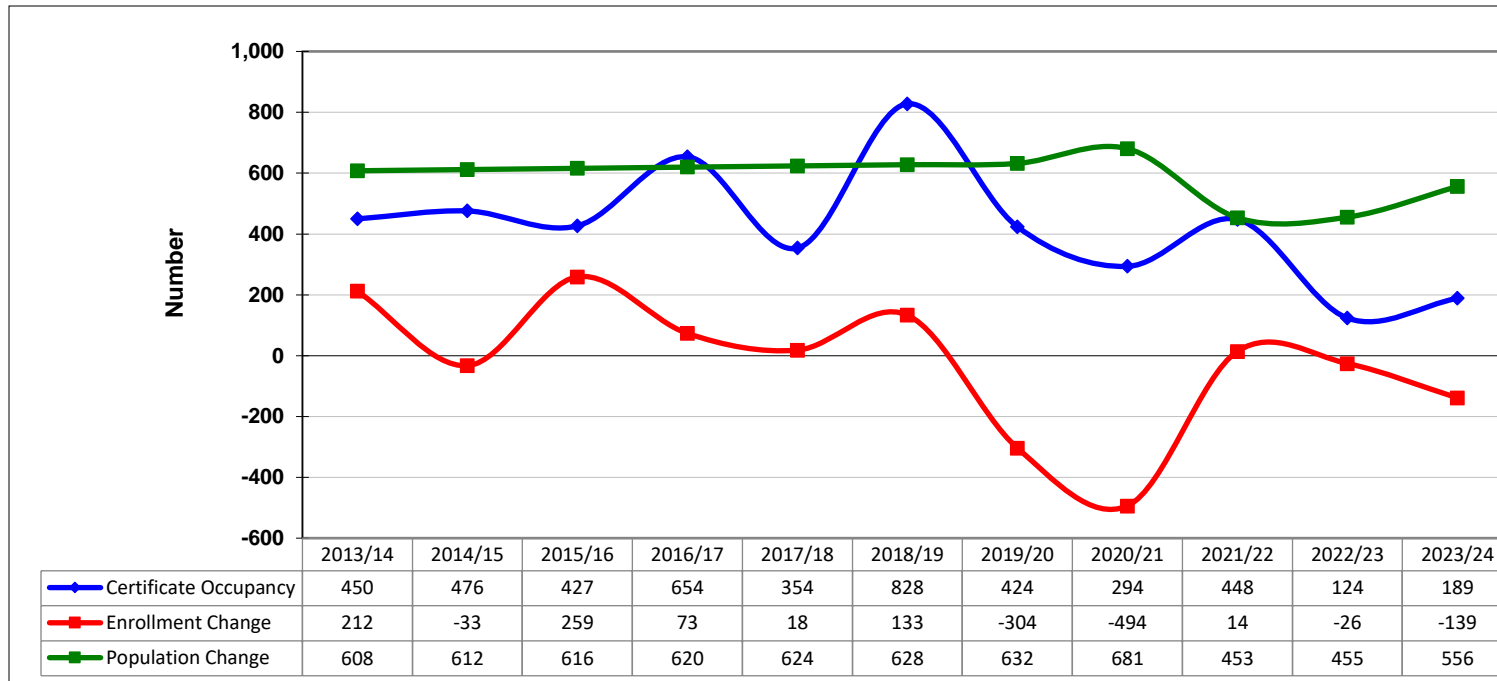
Student Yield Rate

Housing Market Maps & Data

Potential Growth Analysis

Population, Development, & Enrollment

Note: Virtual students are not included in analysis.



Benchmark data to determine if there is a correlation between:

- Population change
- Building activity
- School enrollment

Source: USD 497, Douglas County, and US Census

Graphic Explanation

- **BLUE LINE:** Building activity has decreased the past two years with less than 200 new units built
- **GREEN LINE:** Census data indicates an increasing population; the last three years population growth has decrease to less than 600 new persons per years
 - Population shows the estimate growth of the whole decade
 - New decennial census often affect year-to-year change
- **RED LINE:** Student enrollment has been generally decreasing year to year





Student Yield Rate: Single-Family



Note: Virtual students are not included in analysis.

Schools	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	Avg
Cordley Elementary	11	10	11	10	9	9	10	10	9	9	8	9
Deerfield Elementary	19	18	17	17	17	17	17	16	17	17	17	17
Hillcrest Elementary	9	10	9	9	9	9	9	8	8	7	7	9
Langston Hughes Elementary	18	18	18	19	18	18	17	15	14	15	15	18
New York Elementary	8	8	10	9	10	10	9	8	7	7	7	8
Prairie Park Elementary	22	21	20	18	19	20	17	15	15	14	14	20
Quail Run Elementary	17	15	15	15	15	16	16	14	13	12	12	16
Schwegler Elementary	14	12	12	14	13	12	11	10	10	11	11	13
Sunflower Elementary	19	18	18	18	17	17	15	16	16	16	15	19
Sunset Hill Elementary	13	13	14	15	16	15	15	13	14	14	14	14
Woodlawn Elementary	16	16	15	14	14	14	15	13	12	12	12	14
District (K-5):	15	15	14	14	14	14	14	13	12	12	12	14

Table Legend

-  +3 and greater from District Avg
-  -3 and greater from District Avg

Source: USD 497, Douglas County, and US Census

Single-Family Yield Rate Observations

- Table shows the number of students per 100 single-family (SF) units by year and by elementary school boundary
- District sees on average 14 K-5 students per 100 single-family households
- Deerfield has the largest 2023 SF yield rate with 17 students per 100 single-family households
- Hillcrest and New York have the smallest 2023 SF Yield rate with 7 students per 100 single-family households
- Adding new housing inventory can increase the yield rate – **There were 1,619 single-family homes built from 2013 to 2023**

Main Takeaway:

The district yield rate has been decreasing since 2013 indicating there less students are residing in the residential inventory in the district and the single-family units are not turning over.





Student Yield Rate: Multi-Family



Note: Virtual students are not included in analysis.

Schools	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	Avg
Cordley Elementary	8	8	10	10	9	9	8	8	8	9	8	8
Deerfield Elementary	11	10	11	12	12	13	11	10	9	9	8	10
Hillcrest Elementary	7	7	6	7	7	7	6	5	5	6	6	6
Langston Hughes Elementary	9	8	9	9	10	8	8	7	6	6	7	7
New York Elementary	6	6	5	5	5	5	4	4	4	5	5	5
Prairie Park Elementary	19	21	19	20	19	19	17	14	14	14	12	17
Quail Run Elementary	9	7	8	8	7	8	8	7	7	7	7	8
Schwegler Elementary	7	8	7	7	6	7	5	5	4	4	5	6
Sunflower Elementary	8	9	9	8	8	7	6	6	6	7	6	7
Sunset Hill Elementary	6	6	8	7	8	7	7	8	8	8	8	6
Woodlawn Elementary	20	15	15	19	15	12	13	15	18	18	16	16
District (K-5):	8	8	9	9	8	8	7	7	7	7	7	7

Table Legend

-  +3 and greater from District Avg
-  -3 and greater from District Avg

Source: USD 497, Douglas County, and US Census

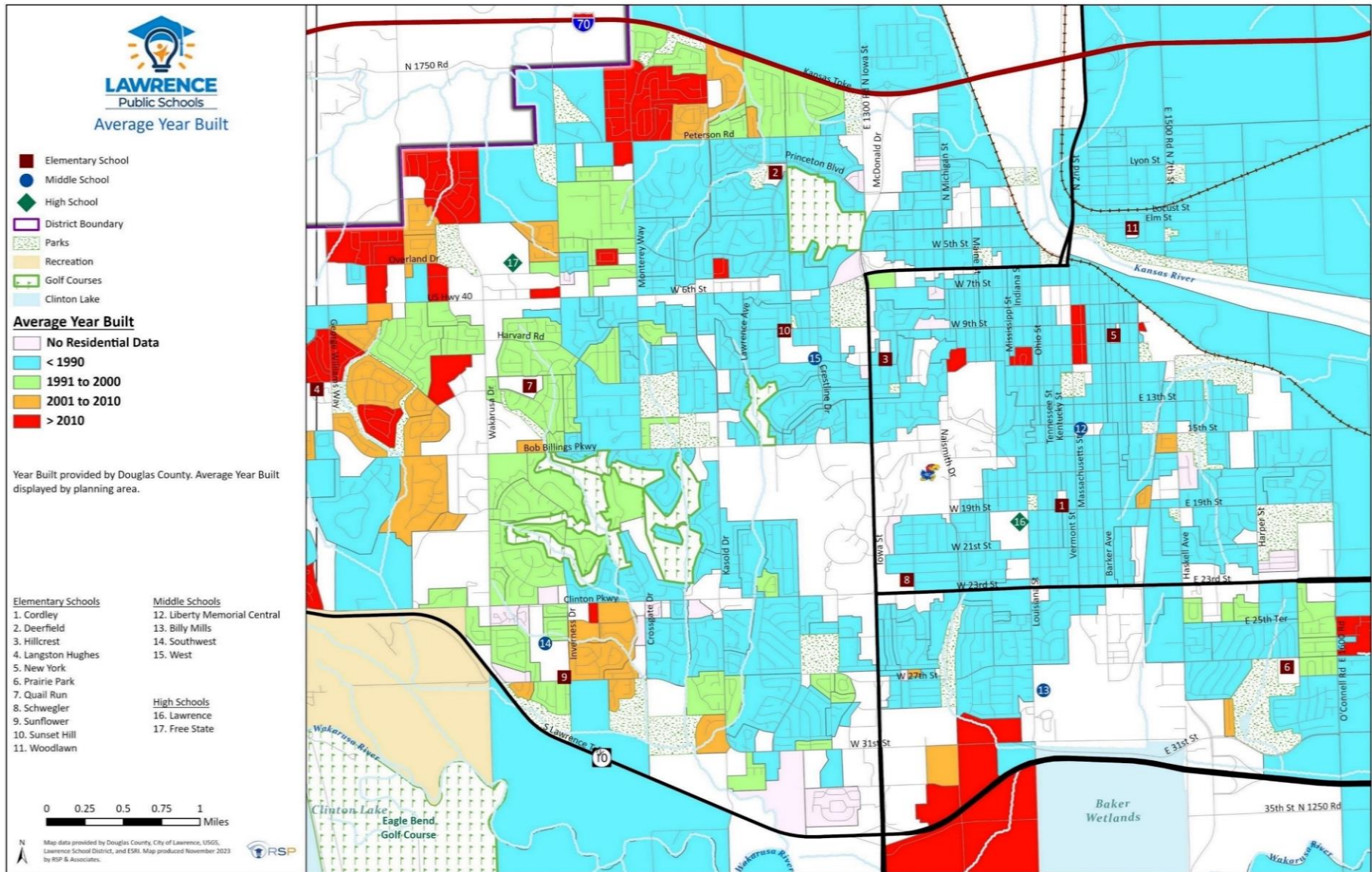
Multi-Family Yield Rate Observations

- Table shows the number of students per 100 multi-family (MF) units by year and by elementary boundary
- District sees on average 7 students per 100 multi-family households
- Woodlawn has the largest 2023 MF yield rate with 16 students per 100 multi-family households
- New York and Schwegler have the smallest 2023 MF yield rate with 5 students per 100 multi-family households
- Adding new housing inventory can increase the yield rate – **There was 3,049 multi-family homes built from 2013 to 2023**

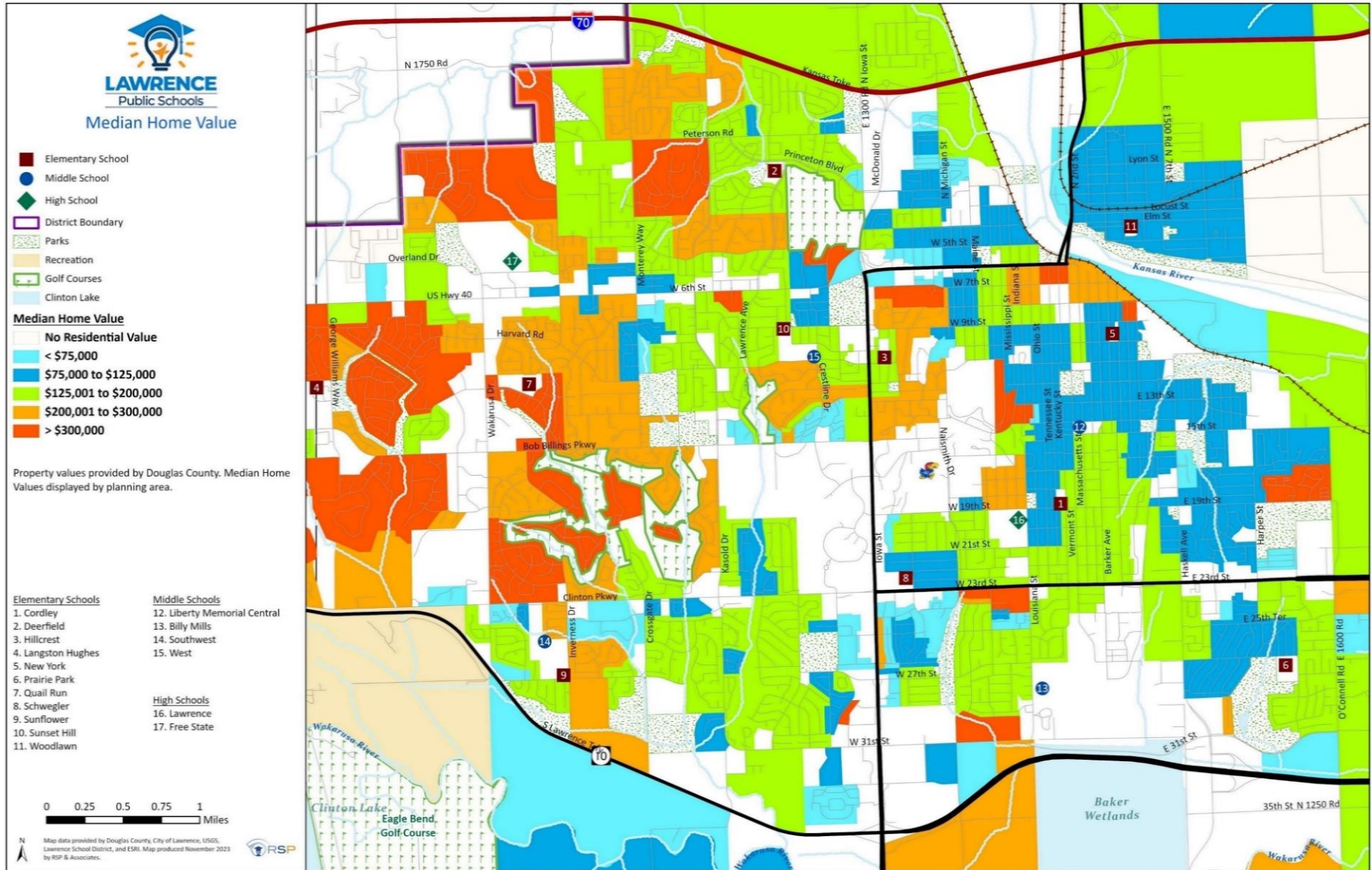
Main Takeaway:

The district yield rate has been decreasing since 2013 indicating there less students are residing in the residential inventory in the district and the multi-family units are not turning over.

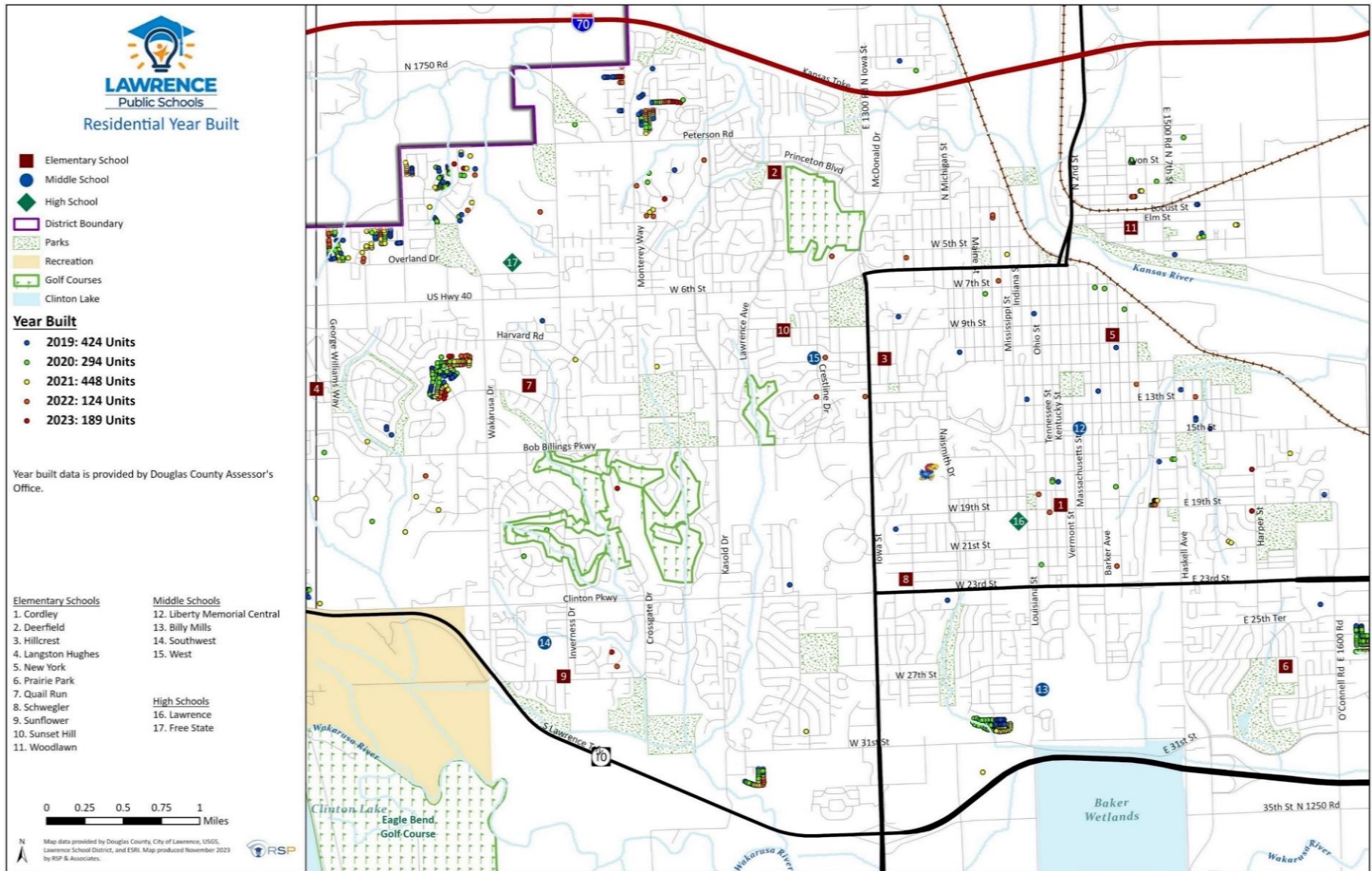
Average Year Built Map



Median Home Value Map

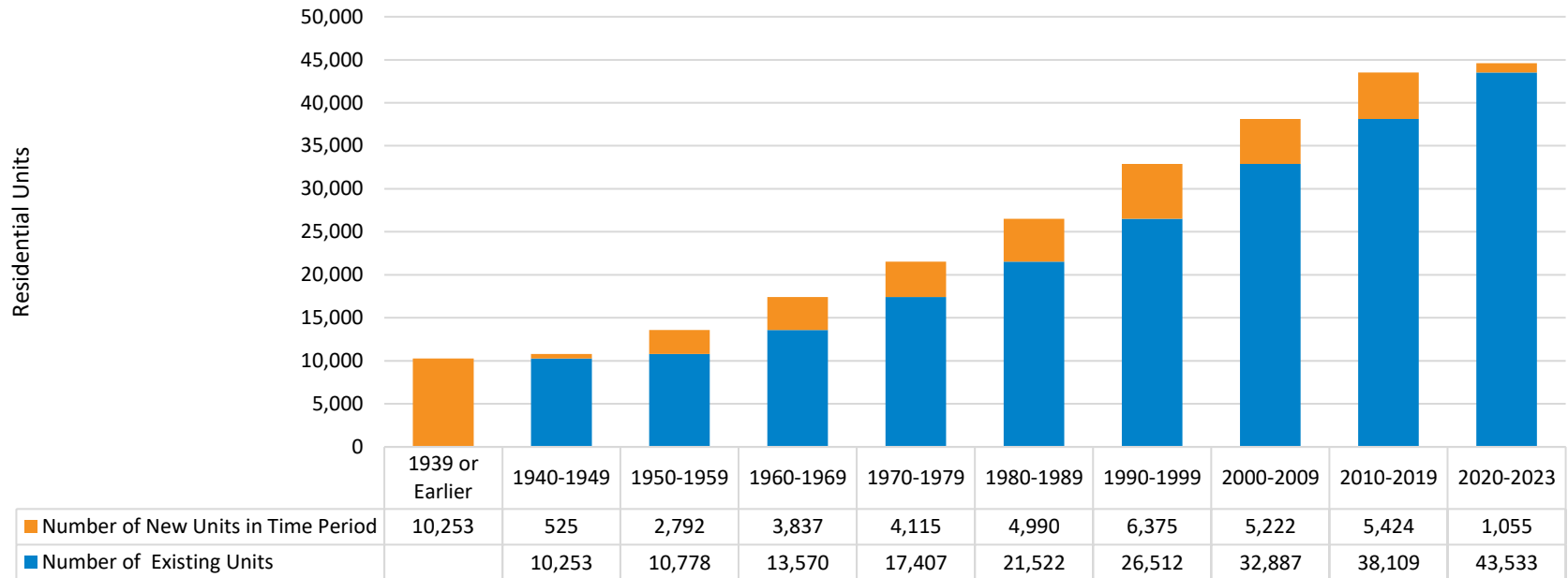


Recent Year Built Map



Development Activity Over Time

New V.S. Existing Units by Decade Built



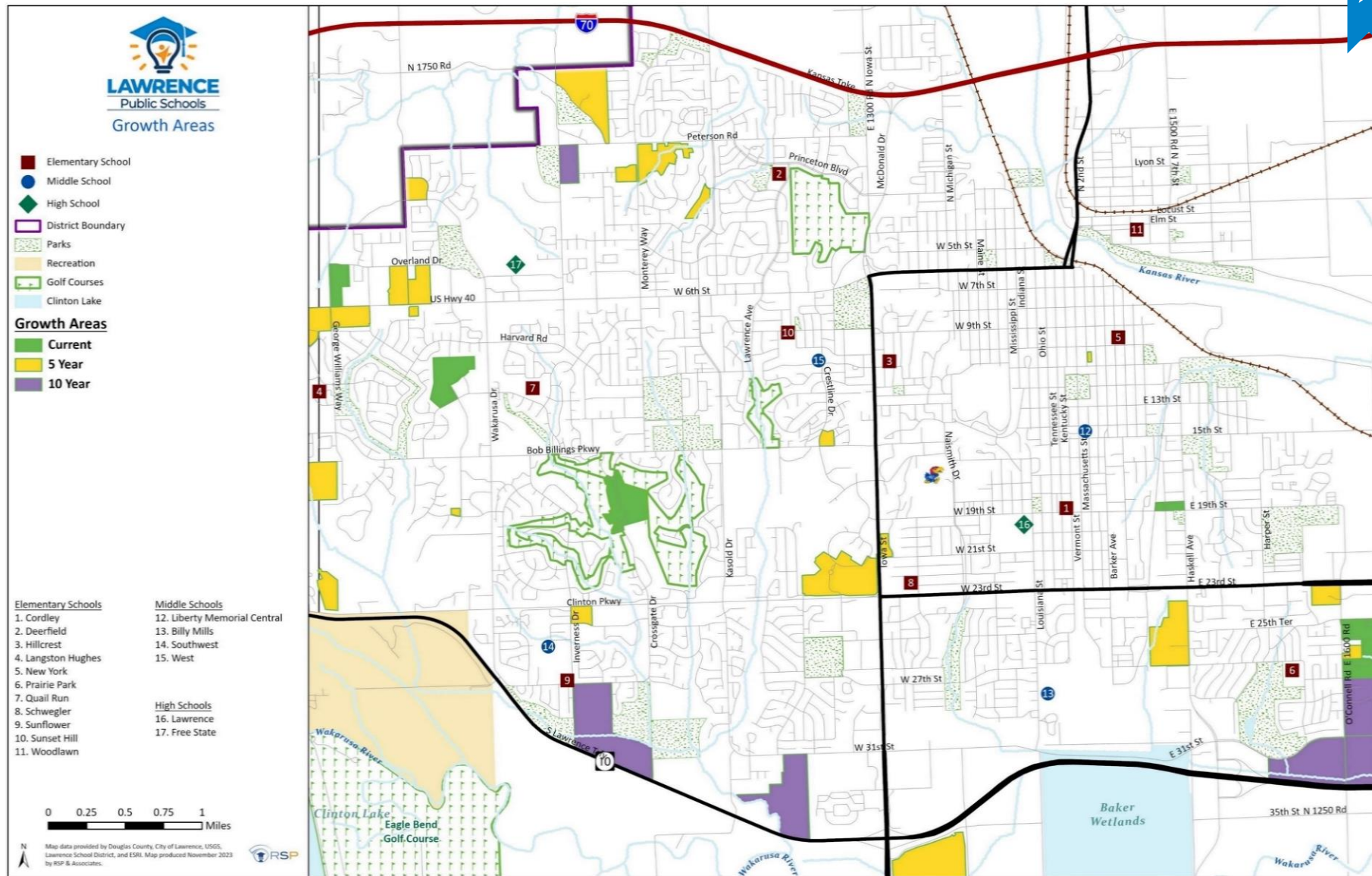
Source: Douglas County and ESRI

Observations:

- Table has been created to illustrate the number of units by year built
- The average number of units built per year from 2010 to 2019 (542 per year) is higher than from 2000 to 2009 (522 per year)
- The decade with the most units built was 1990 to 1999 with over 6,000 units built
- Just over 1,000 units have been built in the current decade
- The average year for all units built was 1945 and median year built in 1984



Growth Area Map



Development Table

RSP Planning Area Name	Type of Development	Timing of Growth	Existing Units	Potential Units
Alvamar Country Club - APT	MF	Current	308	72
Fairfield Farms	SF	Current	139	92
West of K-10 and Rock Chalk Park	SF	Current	5	9
Cornerstone Southern Baptist Church (SF)	SF	Current	5	40
19th & Haskell	SF	Current	23	5
Cedar Grove Sub	SF	Current	107	6
Oregon Trail Holdings	TH	Current	0	32
Prairie View	TH	Current	50	38
New Apartments on Sixth, 5 year	AG	5 Year	3	25
Villas on Branchwood	MF	5 Year	0	44
Estates of Lawrence	MF	5 Year	0	38
Kean Addition - Tenants to Homeowners	MU	5 Year	14	20
10th & New Hampshire	MU	5 Year	6	57
New Boston Crossings	MU	5 Year	0	126
Crossings at KU	MU	5 Year	0	400
Alvamar Large Lots	Rural	5 Year	4	45
Martin Subdivision	SF	5 Year	4	35
Holcom Park Redevelopment	SF	5 Year	0	70
Fairfield Farms West	SF	5 Year	0	15
Fall Creek Villas	SF	5 Year	0	14
1217Y Residential	SF	5 Year	0	14

Beths Ranch	SF	5 Year	0	65
Monterey Gardens at Fall Creek	SF	5 Year	0	160
Burning Tree	SF	5 Year	0	36
Peoples Bank	TH	5 Year	0	25
K-10 & 6th	VAC	5 Year	1	50
K-10 and 1500 Rd Vacant Land	VAC	5 Year	0	30
RPI LLC - zoned commerical	VAC	5 Year	0	10
Kelly Investco LLC	VAC	5 Year	0	18
East of Spring Hill	VAC	5 Year	0	22
Vacant lot near Meadowbrook Apartments	VAC	5 Year	0	24
N 1300 Rd & O'Connell Rd	AG	10 Year	3	40
Cherry Manor	AG	10 Year	1	70
US 40 & E 800 Rd	AG	10 Year	8	175
US 40 & K-10 - North	AG	10 Year	0	35
US 40 & K-10 - South	AG	10 Year	2	70
Clinton Cove - NE	AG	10 Year	1	120
N 1549 Rd	Rural	10 Year	1	115
E 1100 Rd	Rural	10 Year	1	15
N 1250 Rd & E 1675 Rd	Rural	10 Year	11	200
The Estates of Northwood, South	Rural	10 Year	3	70
E 31st St and K-10	SF	10 Year	1	75
Vacant Land West of Wakarusa View Estates	VAC	10 Year	1	105

Observations

- Growth areas are created from existing land use, future land use, capital improvement plan, zoning, and city staff input: **Green** identifies current activity, **Yellow** identifies potential 5-year activity, and **Purple** identifies potential 10-year activity

Main Takeaway:

Over 2,700 units were identified for potential development over the next ten years. The majority of potential development is in 5-10 year stages – monitor infrastructure and market indicators to understand timing of potential projects.

Growth Areas	Existing Units	Potential Units
Current	637	294
5 Year	32	1,343
10 Year	33	1,090
Total	702	2,727

Source: Douglas County, City of Lawrence, RSP, and ESRI

Development Observation and Conclusion



Over 2,700 units identified for potential development within the next 10+ years

Building activity has been decreasing the past couple of years

- Opportunities of residential growth exist; the speed of the activity is forecasted to continue decreasing
- Monitor local factors that may affect development timing and economic outlook to gauge how the new decade of residential growth will play out

Single-family residential has the highest propensity to have school aged students, yield rates of this development type are higher than that of multi-family

- Multi-family and single-family yield rates have been decreasing over the past ten years
- In 2023 saw 56 single-family units built and 133 multi-family units built
- Tracking the types of development is important to understand the yield rate of students for every part of the community – there are varying yield rates with all developments

Growth areas primarily located on the west side of the district and along K-10

As of February 2022, construction costs have increased over 100% from August 2020 and supply chain challenges impact the potential and location of new development in the district.

Residential development will continue if the housing product is affordable and have active residential projects – infrastructure connectivity also plays a role in the desirability and timing of residential development. Potential for a slight decrease in unit production with a national election year (2024).



Student Projections

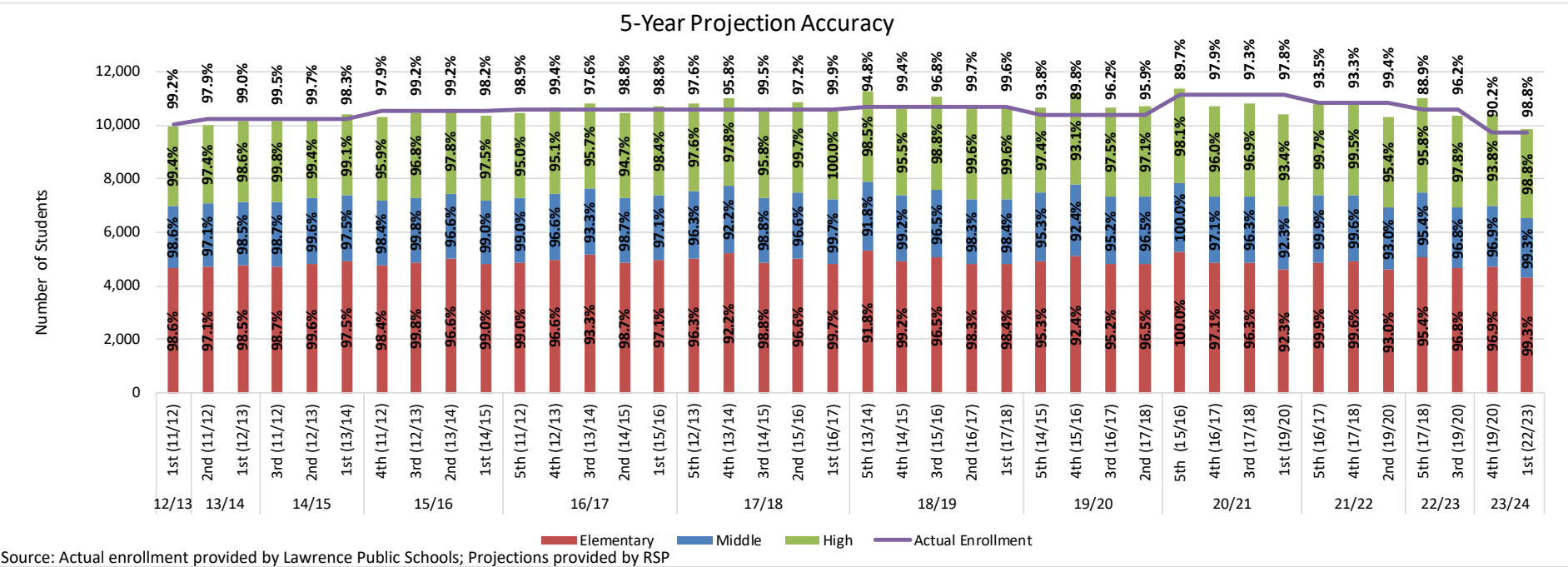
Past, Current, & Future Enrollment

Building Projections

Grade Level Projections

Past Projection Accuracy

Note: Virtual students are not included in analysis.



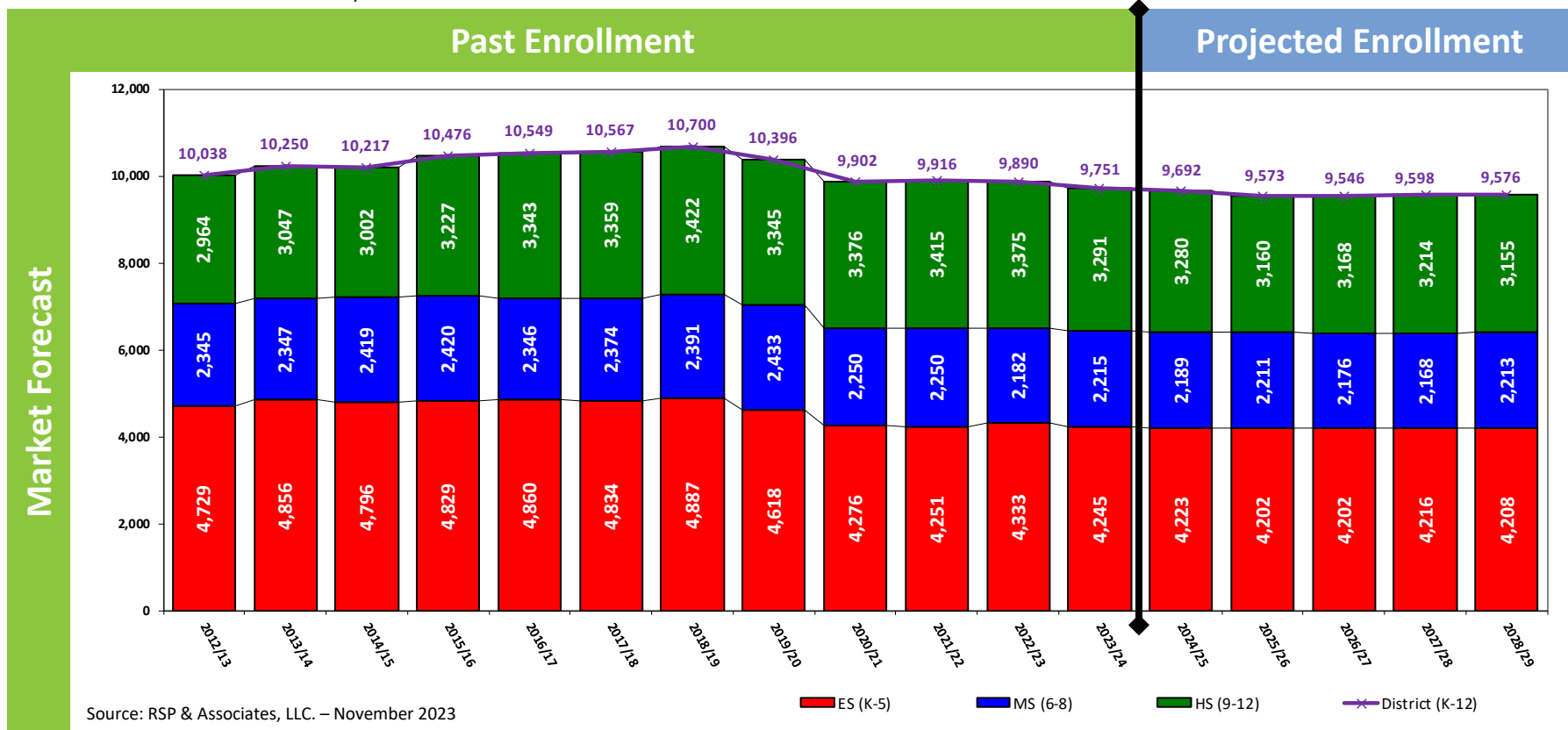
Understanding the graph

- RSP has maintained an average of 97% accuracy for Lawrence Public Schools district enrollment across 40 projections
- As the projection year gets closer, the propensity for increased accuracy is the result
- For example, the 5th year projection of 2020/21 in 2015/16 was 89.7% accurate while the 1st year projection of 2020/21 in 2019/20 was 97.8% accurate
- The 2022/23 projection for the 2023/24 school year was 98.8% accurate



Past, Current, & Future Enrollment

Note: Virtual students are not included in analysis.



Observations

- Overall enrollment forecasted to decrease by 175 students to enroll around 9,570 students by 2028/29
- **Elementary decreases by almost 40 students (-0.9%) (Annual Range: -0.5% to +0.3% a year)**
- **Middle School decreases by less than 5 students (-0.1%) (Annual Range: -1.6% to +2.1% a year)**
- **High School decreases by nearly 140 students (-4.1%) (Annual Range: -3.7% to +1.5% a year)**

Projection Notes & Clarifications

Past Enrollment is shown three different ways:

1. Reside (Based on where a student Resides in relation to the attendance area – Not Include Virtual Students)
2. Attend (Based on what school the student is attending (Intra-student choice)
3. Reside/Attend (Subset of Reside to know how many of the Reside attend the school based on the attendance area they are assigned to)

Projections are shown two ways:

1. Reside (Based on where a student Resides in relation to the attendance area: Not include Virtual Students)
2. Attend (Based on where the student may likely attend (Intra-student choice)

Capacity

- Provided by Architects and reflect recommended capacity for each school
- Capacity should be annually examined to ensure appropriate education space is available
- RSP recommends utilization of each school to operate efficiently to be between 85% and 95%
 - Orange shading depicts over Recommended Capacity
 - Grey shading depicts under 70% Recommended Capacity

Other Items

- Enrollment Grade Configuration in Student Forecast Model (K-5, 6-8, 9-12)
- Open enrollment trends are assumed to follow district policy and will continue like those trends during the projection time frame
- Capacity for each school is currently being determined

Elementary Projections and Capacity by Building

Note: Virtual students are not included in analysis.

Lawrence Public School District Enrollment Projections By School (Based on Student Reside)

School	District Capacity	Enrollment Type (Past)	Past School Enrollment				Projections Based on Residence				
			2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29
Broken Arrow Elementary Closed 23/24	0	Reside/Attend Reside Attend	240 266 248	250 291 259	251 287 264	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0
Cordley Elementary K-5	375	Reside/Attend Reside Attend	158 170 204	220 269 278	210 253 274	252 301 331	300 326 326	297 317 317	300 320 320	300 320 320	294 314 314
Deerfield Elementary K-5	575	Reside/Attend Reside Attend	434 470 458	446 486 465	435 476 453	447 512 465	506 466 466	480 446 446	474 440 440	466 432 432	460 426 426
Hillcrest Elementary K-5	438	Reside/Attend Reside Attend	148 166 320	151 164 337	166 185 344	211 240 412	253 253 396	243 243 409	254 254 420	259 259 425	263 263 429
Langston Hughes Elementary K-5	592	Reside/Attend Reside Attend	426 455 447	418 443 438	453 483 471	518 545 543	546 546 540	575 575 569	558 558 552	576 576 570	573 573 567
New York Elementary K-5	292	Reside/Attend Reside Attend	180 227 199	162 199 185	176 219 199	189 243 209	243 243 210	247 247 220	252 252 225	260 260 233	251 251 224
Pinckney Elementary Closed 23/24	0	Reside/Attend Reside Attend	178 202 197	169 202 194	181 213 209	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0
ELEMENTARY SCHOOL TOTAL K to 5th	5,023	Reside/Attend Reside Attend	3,818 4,276 4,276	3,765 4,251 4,251	3,814 4,333 4,333	3,674 4,245 4,244	4,223 4,223 4,223	4,202 4,202 4,202	4,202 4,202 4,202	4,216 4,216 4,216	4,208 4,208 4,208

Source: RSP & Associates, LLC - November 2023

Note 1: Student Projections are based on the residence of the student. Virtual Students are not included in projections or district totals.

Note 2: The Enrollment Model is based on a Head count of students by Planning Area at each facility

Note 3: Transfers between Facilities are shown with Attend Projections

Note 4: The Enrollment Model assumes ES(K-5) MS(6-8) and HS (9-12)

Note 5: Each planning area is assigned the 2023/24 boundary

Note 6: School capacity provided by the District

Note 7: Reside is based on the student home address

Note 8: Attend is based on which facility the student attends

Note 9: Res/Att (Reside/Attend) are the students who reside in the attendance area that they have chosen to attend

School Utilization Legend

	Over 100% School Capacity
	Under 70% School Capacity

Elementary Projections and Capacity % by Building

Note: Virtual students are not included in analysis.

Lawrence Public School District Enrollment Projections By School (Based on Student Reside)

School	District Capacity	Enrollment Type (Past)	Past School Enrollment Capacity %				Projected Enrollment Capacity %				
			2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29
Broken Arrow Elementary Closed 23/24	0	Reside/Attend Reside Attend	0.0% 0.0%	0.0% 0.0%	0.0% 0.0%	0.0% 0.0%	0.0% 0.0%	0.0% 0.0%	0.0% 0.0%	0.0% 0.0%	0.0% 0.0%
Cordley Elementary K-5	375	Reside/Attend Reside Attend	45.3% 54.4%	71.7% 74.1%	67.5% 73.1%	80.3% 88.3%	80.0% 86.9%	79.2% 84.5%	80.0% 85.3%	80.0% 85.3%	78.4% 83.7%
Deerfield Elementary K-5	575	Reside/Attend Reside Attend	81.7% 79.7%	84.5% 80.9%	82.8% 78.8%	89.0% 80.9%	88.0% 81.0%	83.5% 77.6%	82.4% 76.5%	81.0% 75.1%	80.0% 74.1%
Hillcrest Elementary K-5	438	Reside/Attend Reside Attend	37.9% 73.1%	37.4% 76.9%	42.2% 78.5%	54.8% 94.1%	57.8% 90.4%	55.5% 93.4%	58.0% 95.9%	59.1% 97.0%	60.0% 97.9%
Langston Hughes Elementary K-5	592	Reside/Attend Reside Attend	76.9% 75.5%	74.8% 74.0%	81.6% 79.6%	92.1% 91.7%	92.2% 91.2%	97.1% 96.1%	94.3% 93.2%	97.3% 96.3%	96.8% 95.8%
New York Elementary K-5	292	Reside/Attend Reside Attend	77.7% 68.2%	68.2% 63.4%	75.0% 68.2%	83.2% 71.6%	83.2% 71.9%	84.6% 75.3%	86.3% 77.1%	89.0% 79.8%	86.0% 76.7%
Pinckney Elementary Closed 23/24	0	Reside/Attend Reside Attend	0.0% 0.0%	0.0% 0.0%	0.0% 0.0%	0.0% 0.0%	0.0% 0.0%	0.0% 0.0%	0.0% 0.0%	0.0% 0.0%	0.0% 0.0%
ELEMENTARY SCHOOL TOTAL K to 5th	5,023	Reside/Attend Reside Attend	85.1% 85.1%	84.6% 84.6%	86.3% 86.3%	84.5% 84.5%	84.1% 84.1%	83.7% 83.7%	83.7% 83.7%	83.9% 83.9%	83.8% 83.8%

Source: RSP & Associates, LLC - November 2023

Note 1: Student Projections are based on the residence of the student. Virtual Students are not included in projections or district totals.

Note 2: The Enrollment Model is based on a Head count of students by Planning Area at each facility

Note 3: Transfers between Facilities are shown with Attend Projections

Note 4: The Enrollment Model assumes ES(K-5) MS(6-8) and HS (9-12)

Note 5: Each planning area is assigned the 2023/24 boundary

Note 6: School capacity provided by the District

Note 7: Reside is based on the student home address

Note 8: Attend is based on which facility the student attends

Note 9: Res/Att (Reside/Attend) are the students who reside in the attendance area that they have chosen to attend

School Utilization Legend

	Over 100% School Capacity
	Under 70% School Capacity

Elementary Projections and Capacity by Building

Note: Virtual students are not included in analysis.

Lawrence Public School District Enrollment Projections By School (Based on Student Reside)

School	District Capacity	Enrollment Type (Past)	Past School Enrollment				Projections Based on Residence				
			2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29
Prairie Park Elementary K-5	475	Reside/Attend	279	356	344	341					
		Reside	308	432	422	412	399	396	415	423	428
		Attend	305	376	367	379	374	348	367	375	380
Quail Run Elementary K-5	500	Reside/Attend	389	374	358	375					
		Reside	442	423	405	448	445	438	441	431	446
		Attend	411	395	389	412	413	407	410	400	415
Schwegler Elementary K-5	507	Reside/Attend	297	275	286	398					
		Reside	338	317	348	478	496	494	504	510	510
		Attend	305	292	309	406	428	445	455	461	461
Sunflower Elementary K-5	523	Reside/Attend	404	427	438	414					
		Reside	425	444	460	443	432	433	408	396	399
		Attend	429	454	466	451	446	441	416	404	407
Sunset Hill Elementary K-5	446	Reside/Attend	329	331	333	352					
		Reside	385	382	383	433	417	408	403	406	398
		Attend	361	374	378	398	388	388	383	386	378
Woodlawn Elementary K-5	300	Reside/Attend	187	186	183	177					
		Reside	198	199	199	190	186	191	193	189	186
		Attend	203	204	210	238	236	212	214	210	207
ELEMENTARY SCHOOL TOTAL K to 5th	5,023	Reside/Attend	3,818	3,765	3,814	3,674					
		Reside	4,276	4,251	4,333	4,245	4,223	4,202	4,202	4,216	4,208
		Attend	4,276	4,251	4,333	4,244	4,223	4,202	4,202	4,216	4,208

Source: RSP & Associates, LLC - November 2023

Note 1: Student Projections are based on the residence of the student. Virtual Students are not included in projections or district totals.

Note 2: The Enrollment Model is based on a Head count of students by Planning Area at each facility

Note 3: Transfers between Facilities are shown with Attend Projections

Note 4: The Enrollment Model assumes ES(K-5) MS(6-8) and HS (9-12)

Note 5: Each planning area is assigned the 2023/24 boundary

Note 6: School capacity provided by the District

Note 7: Reside is based on the student home address

Note 8: Attend is based on which facility the student attends

Note 9: Res/Att (Reside/Attend) are the students who reside in the attendance area that they have chosen to attend

School Utilization Legend

	Over 100% School Capacity
	Under 70% School Capacity

Main Takeaway (Attend Enrollment):

No schools forecasted over capacity the next five years. There are under-utilization challenges at Woodlawn ES in final year.

Elementary Projections and Capacity % by Building

Note: Virtual students are not included in analysis.

Lawrence Public School District Enrollment Projections By School (Based on Student Reside)

School	District Capacity	Enrollment Type (Past)	Past School Enrollment Capacity %				Projected Enrollment Capacity %				
			2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29
Prairie Park Elementary K-5	475	Reside/Attend									
		Reside	64.8%	90.9%	88.8%	86.7%	84.0%	83.4%	87.4%	89.1%	90.1%
		Attend	64.2%	79.2%	77.3%	79.8%	78.7%	73.3%	77.3%	78.9%	80.0%
Quail Run Elementary K-5	500	Reside/Attend									
		Reside	88.4%	84.6%	81.0%	89.6%	89.0%	87.6%	88.2%	86.2%	89.2%
		Attend	82.2%	79.0%	77.8%	82.4%	82.6%	81.4%	82.0%	80.0%	83.0%
Schwegler Elementary K-5	507	Reside/Attend									
		Reside	66.7%	62.5%	68.6%	94.3%	97.8%	97.4%	99.4%	100.6%	100.6%
		Attend	60.2%	57.6%	60.9%	80.1%	84.4%	87.8%	89.7%	90.9%	90.9%
Sunflower Elementary K-5	523	Reside/Attend									
		Reside	81.3%	84.9%	88.0%	84.7%	82.6%	82.8%	78.0%	75.7%	76.3%
		Attend	82.0%	86.8%	89.1%	86.2%	85.3%	84.3%	79.5%	77.2%	77.8%
Sunset Hill Elementary K-5	446	Reside/Attend									
		Reside	86.3%	85.7%	85.9%	97.1%	93.5%	91.5%	90.4%	91.0%	89.2%
		Attend	80.9%	83.9%	84.8%	89.2%	87.0%	87.0%	85.9%	86.5%	84.8%
Woodlawn Elementary K-5	300	Reside/Attend									
		Reside	66.0%	66.3%	66.3%	63.3%	62.0%	63.7%	64.3%	63.0%	62.0%
		Attend	67.7%	68.0%	70.0%	79.3%	78.7%	70.7%	71.3%	70.0%	69.0%
ELEMENTARY SCHOOL TOTAL K to 5th	5,023	Reside/Attend									
		Reside	85.1%	84.6%	86.3%	84.5%	84.1%	83.7%	83.7%	83.9%	83.8%
		Attend	85.1%	84.6%	86.3%	84.5%	84.1%	83.7%	83.7%	83.9%	83.8%

Source: RSP & Associates, LLC - November 2023

Note 1: Student Projections are based on the residence of the student. Virtual Students are not included in projections or district totals.

Note 2: The Enrollment Model is based on a Head count of students by Planning Area at each facility

Note 3: Transfers between Facilities are shown with Attend Projections

Note 4: The Enrollment Model assumes ES(K-5) MS(6-8) and HS (9-12)

Note 5: Each planning area is assigned the 2023/24 boundary

Note 6: School capacity provided by the District

Note 7: Reside is based on the student home address

Note 8: Attend is based on which facility the student attends

Note 9: Res/Att (Reside/Attend) are the students who reside in the attendance area that they have chosen to attend

School Utilization Legend

	Over 100% School Capacity
	Under 70% School Capacity

Secondary Projections and Capacity by Building

Note: Virtual students are not included in analysis.

Lawrence Public School District Enrollment Projections By School (Based on Student Reside)

School	District Capacity	Enrollment Type (Past)	Past School Enrollment				Projections Based on Residence				
			2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29
Billy Mills Middle School 6-8	800	Reside/Attend	480	507	480	441					
		Reside	509	537	519	471	475	499	501	495	503
		Attend	513	542	517	484	486	504	506	500	508
Liberty Memorial Central Middle School 6-8	625	Reside/Attend	468	465	399	383					
		Reside	502	504	450	466	463	492	479	478	495
		Attend	484	484	421	394	383	452	439	438	455
Southwest Middle School 6-8	800	Reside/Attend	591	584	580	603					
		Reside	619	615	597	615	592	556	560	570	617
		Attend	633	617	635	653	629	582	586	596	643
West Middle School 6-8	800	Reside/Attend	587	570	582	637					
		Reside	620	594	616	663	659	664	636	625	598
		Attend	620	607	609	684	691	673	645	634	607
Free State High School 9-12	2,000	Reside/Attend	1,724	1,726	1,689	1,677					
		Reside	1,821	1,834	1,835	1,813	1,812	1,739	1,745	1,763	1,746
		Attend	1,800	1,830	1,789	1,790	1,807	1,715	1,721	1,739	1,722
Lawrence High School 9-12	2,000	Reside/Attend	1,479	1,477	1,440	1,365					
		Reside	1,555	1,581	1,540	1,478	1,468	1,421	1,423	1,451	1,409
		Attend	1,576	1,585	1,586	1,501	1,473	1,445	1,447	1,475	1,433
ELEMENTARY SCHOOL TOTAL K to 5th	5,023	Reside/Attend	3,818	3,765	3,814	3,674					
		Reside	4,276	4,251	4,333	4,245	4,223	4,202	4,202	4,216	4,208
		Attend	4,276	4,251	4,333	4,244	4,223	4,202	4,202	4,216	4,208
MIDDLE SCHOOL TOTAL 6th to 8th	3,025	Reside/Attend	2,126	2,126	2,041	2,064					
		Reside	2,250	2,250	2,182	2,215	2,189	2,211	2,176	2,168	2,213
		Attend	2,250	2,250	2,182	2,215	2,189	2,211	2,176	2,168	2,213
HIGH SCHOOL TOTAL 9th to 12th	4,000	Reside/Attend	3,203	3,203	3,129	3,042					
		Reside	3,376	3,415	3,375	3,291	3,280	3,160	3,168	3,214	3,155
		Attend	3,376	3,415	3,375	3,291	3,280	3,160	3,168	3,214	3,155
DISTRICT TOTALS K to 12th	12,048	Reside/Attend	9,147	9,094	8,984	8,780					
		Reside	9,902	9,916	9,890	9,751	9,692	9,573	9,546	9,598	9,576
		Attend	9,902	9,916	9,890	9,750	9,692	9,573	9,546	9,598	9,576

Source: RSP & Associates, LLC - November 2023

Note 1: Student Projections are based on the residence of the student. Virtual Students are not included in projections or district totals.

Note 2: The Enrollment Model is based on a Head count of students by Planning Area at each facility

Note 3: Transfers between Facilities are shown with Attend Projections

Note 4: The Enrollment Model assumes ES(K-5) MS(6-8) and HS (9-12)

Note 5: Each planning area is assigned the 2023/24 boundary

Note 6: School capacity provided by the District

Note 7: Reside is based on the student home address

Note 8: Attend is based on which facility the student attends

Note 9: Res/Att (Reside/Attend) are the students who reside in the attendance area that they have chosen to attend

School Utilization Legend

	Over 100% School Capacity
	Under 70% School Capacity

Main Takeaway: (Attend Enrollment)

No schools are forecasted over capacity the next five years. There are under-utilization challenges at Billy Mills MS and Lawrence HS over the next five years.

Secondary Projections and Capacity % by Building

Note: Virtual students are not included in analysis.

Lawrence Public School District Enrollment Projections By School (Based on Student Reside)

School	District Capacity	Enrollment Type (Past)	Past School Enrollment Capacity %				Projected Enrollment Capacity %				
			2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29
Billy Mills Middle School 6-8	800	Reside/Attend Reside Attend	63.6% 64.1%	67.1% 67.8%	64.9% 64.6%	58.9% 60.5%	59.4% 60.8%	62.4% 63.0%	62.6% 63.3%	61.9% 62.5%	62.9% 63.5%
Liberty Memorial Central Middle School 6-8	625	Reside/Attend Reside Attend	80.3% 77.4%	80.6% 77.4%	72.0% 67.4%	74.6% 63.0%	74.1% 61.3%	78.7% 72.3%	76.6% 70.2%	76.5% 70.1%	79.2% 72.8%
Southwest Middle School 6-8	800	Reside/Attend Reside Attend	77.4% 79.1%	76.9% 77.1%	74.6% 79.4%	76.9% 81.6%	74.0% 78.6%	69.5% 72.8%	70.0% 73.3%	71.3% 74.5%	77.1% 80.4%
West Middle School 6-8	800	Reside/Attend Reside Attend	77.5% 77.5%	74.3% 75.9%	77.0% 76.1%	82.9% 85.5%	82.4% 86.4%	83.0% 84.1%	79.5% 80.6%	78.1% 79.3%	74.8% 75.9%
Free State High School 9-12	2,000	Reside/Attend Reside Attend	91.1% 90.0%	91.7% 91.5%	91.8% 89.5%	90.7% 89.5%	90.6% 90.4%	87.0% 85.8%	87.3% 86.1%	88.2% 87.0%	87.3% 86.1%
Lawrence High School 9-12	2,000	Reside/Attend Reside Attend	77.8% 78.8%	79.1% 79.3%	77.0% 79.3%	73.9% 75.1%	73.4% 73.7%	71.1% 72.3%	71.2% 72.4%	72.6% 73.8%	70.5% 71.7%
ELEMENTARY SCHOOL TOTAL K to 5th	5,023	Reside/Attend Reside Attend	85.1% 85.1%	84.6% 84.6%	86.3% 86.3%	84.5% 84.5%	84.1% 84.1%	83.7% 83.7%	83.7% 83.7%	83.9% 83.9%	83.8% 83.8%
MIDDLE SCHOOL TOTAL 6th to 8th	3,025	Reside/Attend Reside Attend	74.4% 74.4%	74.4% 74.4%	72.1% 72.1%	73.2% 73.2%	72.4% 72.4%	73.1% 73.1%	71.9% 71.9%	71.7% 71.7%	73.2% 73.2%
HIGH SCHOOL TOTAL 9th to 12th	4,000	Reside/Attend Reside Attend	84.4% 84.4%	85.4% 85.4%	84.4% 84.4%	82.3% 82.3%	82.0% 82.0%	79.0% 79.0%	79.2% 79.2%	80.4% 80.4%	78.9% 78.9%
DISTRICT TOTALS K to 12th	12,048	Reside/Attend Reside Attend	82.2% 82.2%	82.3% 82.3%	82.1% 82.1%	80.9% 80.9%	80.4% 80.4%	79.5% 79.5%	79.2% 79.2%	79.7% 79.7%	79.5% 79.5%

Source: RSP & Associates, LLC - November 2023

Note 1: Student Projections are based on the residence of the student. Virtual Students are not included in projections or district totals.

Note 2: The Enrollment Model is based on a Head count of students by Planning Area at each facility

Note 3: Transfers between Facilities are shown with Attend Projections

Note 4: The Enrollment Model assumes ES(K-5) MS(6-8) and HS (9-12)

Note 5: Each planning area is assigned the 2023/24 boundary

Note 6: School capacity provided by the District

Note 7: Reside is based on the student home address

Note 8: Attend is based on which facility the student attends

Note 9: Res/Att (Reside/Attend) are the students who reside in the attendance area that they have chosen to attend

School Utilization Legend

	Over 100% School Capacity
	Under 70% School Capacity

Capacity Analysis By Elementary School Building

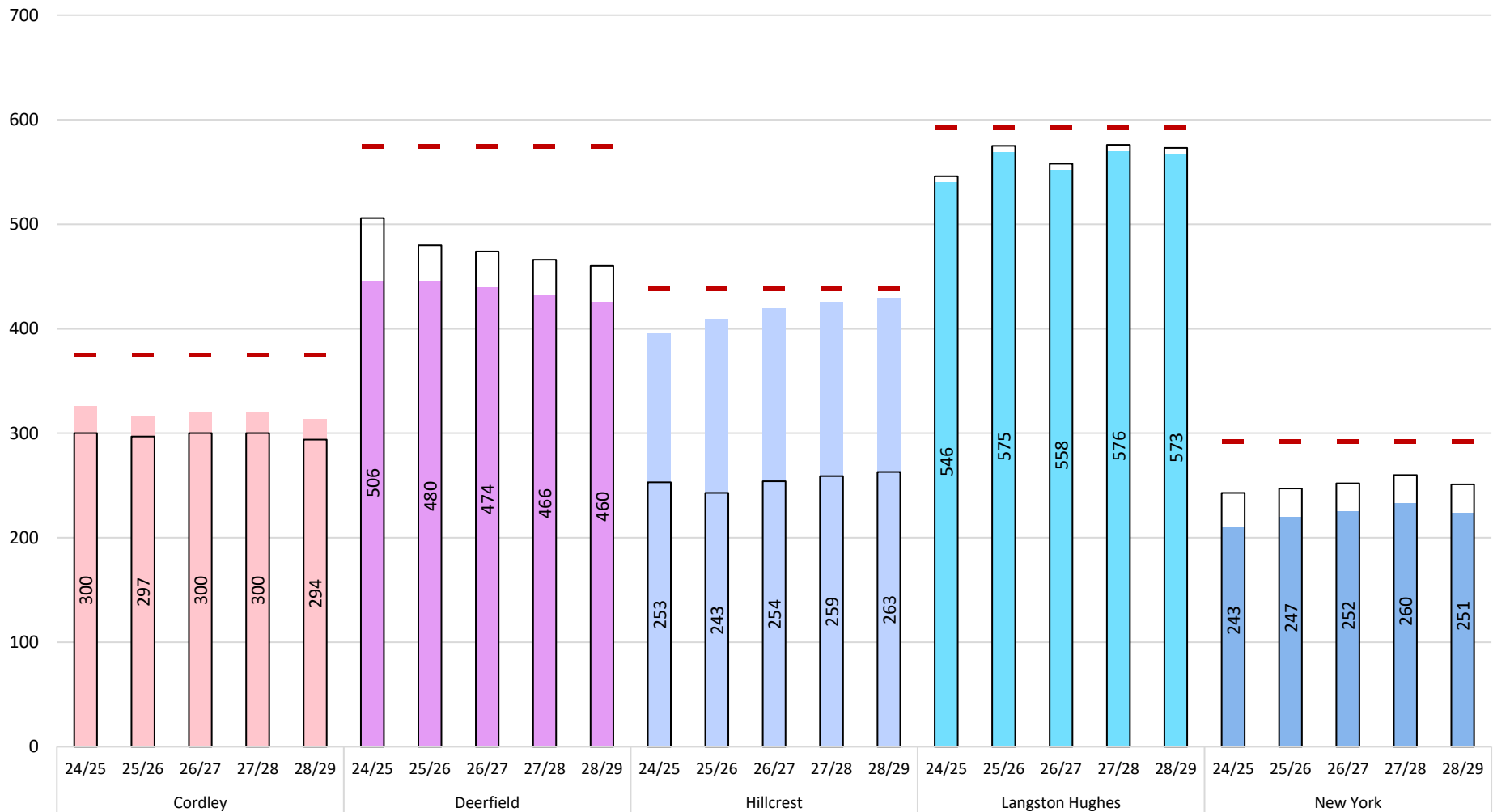
How to Interpret:

- If the colored bars extend past the black outline; More students ATTEND than RESIDE in the boundary (in-migration)
- If the black outline bar extends past the colored bar; More students RESIDE than ATTEND in the boundary (out-migration)
- Red dashed line indicated the school's capacity

Color Bars: Student ATTEND

Black Line: Student RESIDE

Red Dash: School CAPACITY



Source: RSP & Associates, LLC. – November 2023

Capacity Analysis By Elementary School Building

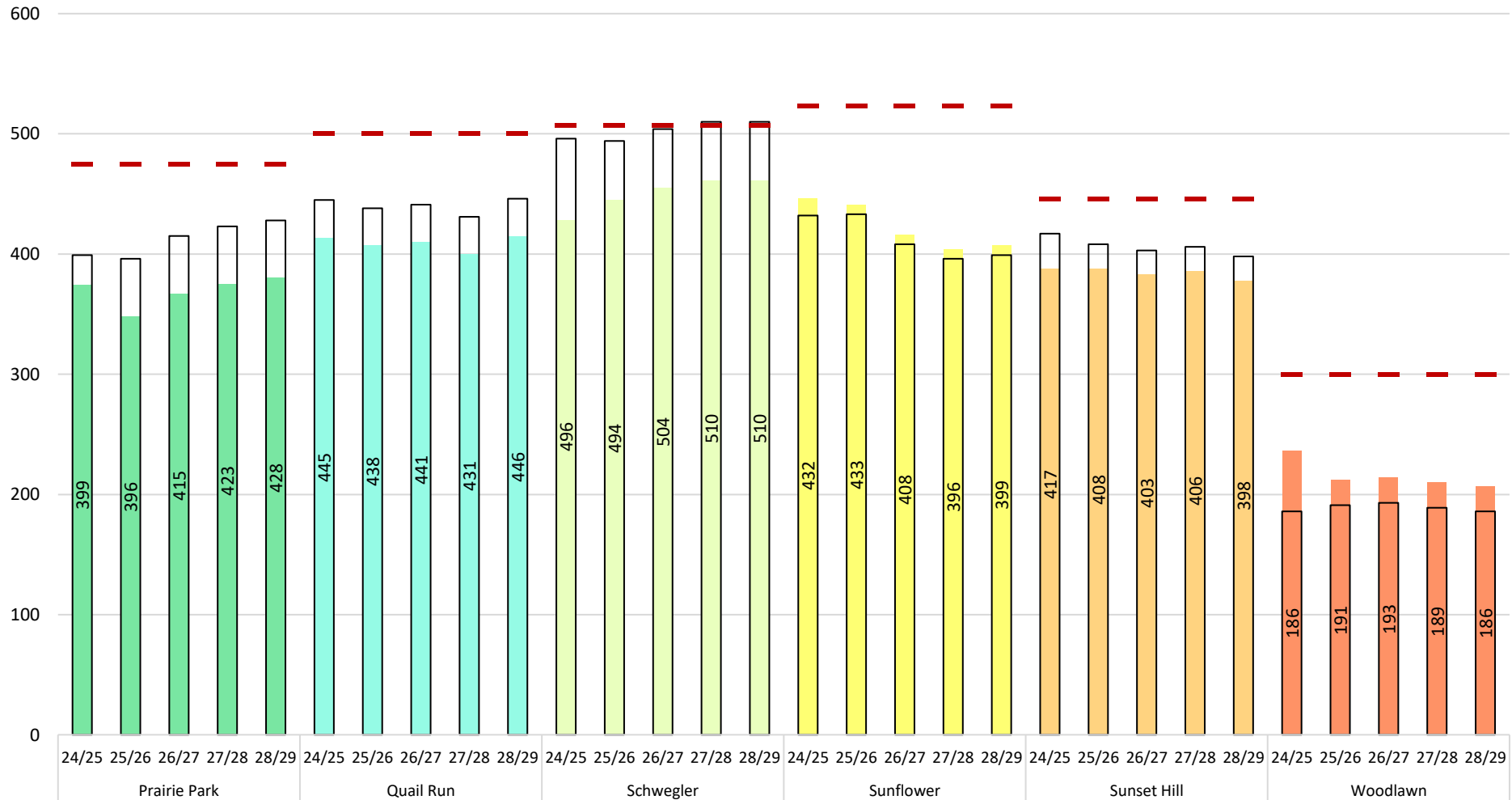
How to Interpret:

- If the colored bars extend past the black outline; More students ATTEND than RESIDE in the boundary (in-migration)
- If the black outline bar extends past the colored bar; More students RESIDE than ATTEND in the boundary (out-migration)
- Red dashed line indicated the school's capacity

Color Bars: Student ATTEND

Black Line: Student RESIDE

Red Dash: School CAPACITY



Source: RSP & Associates, LLC. – November 2023

Capacity Analysis By Middle School

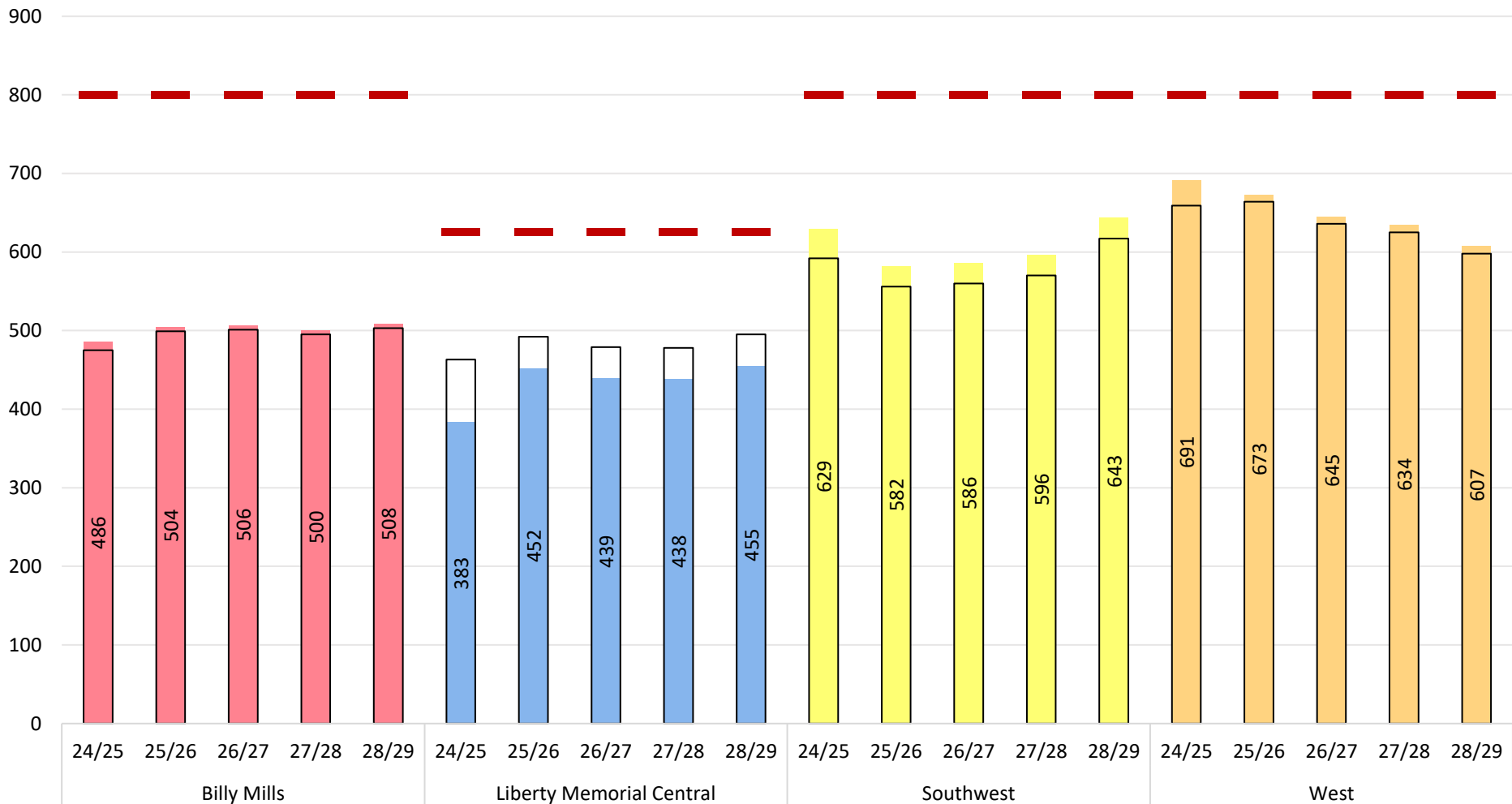
How to Interpret:

- If the colored bars extend past the black outline; More students ATTEND than RESIDE in the boundary (in-migration)
- If the black outline bar extends past the colored bar; More students RESIDE than ATTEND in the boundary (out-migration)
- Red dashed line indicated the school's capacity

Color Bars: Student ATTEND

Black Line: Student RESIDE

Red Dash: School CAPACITY



Source: RSP & Associates, LLC. – November 2023

Capacity Analysis By High School

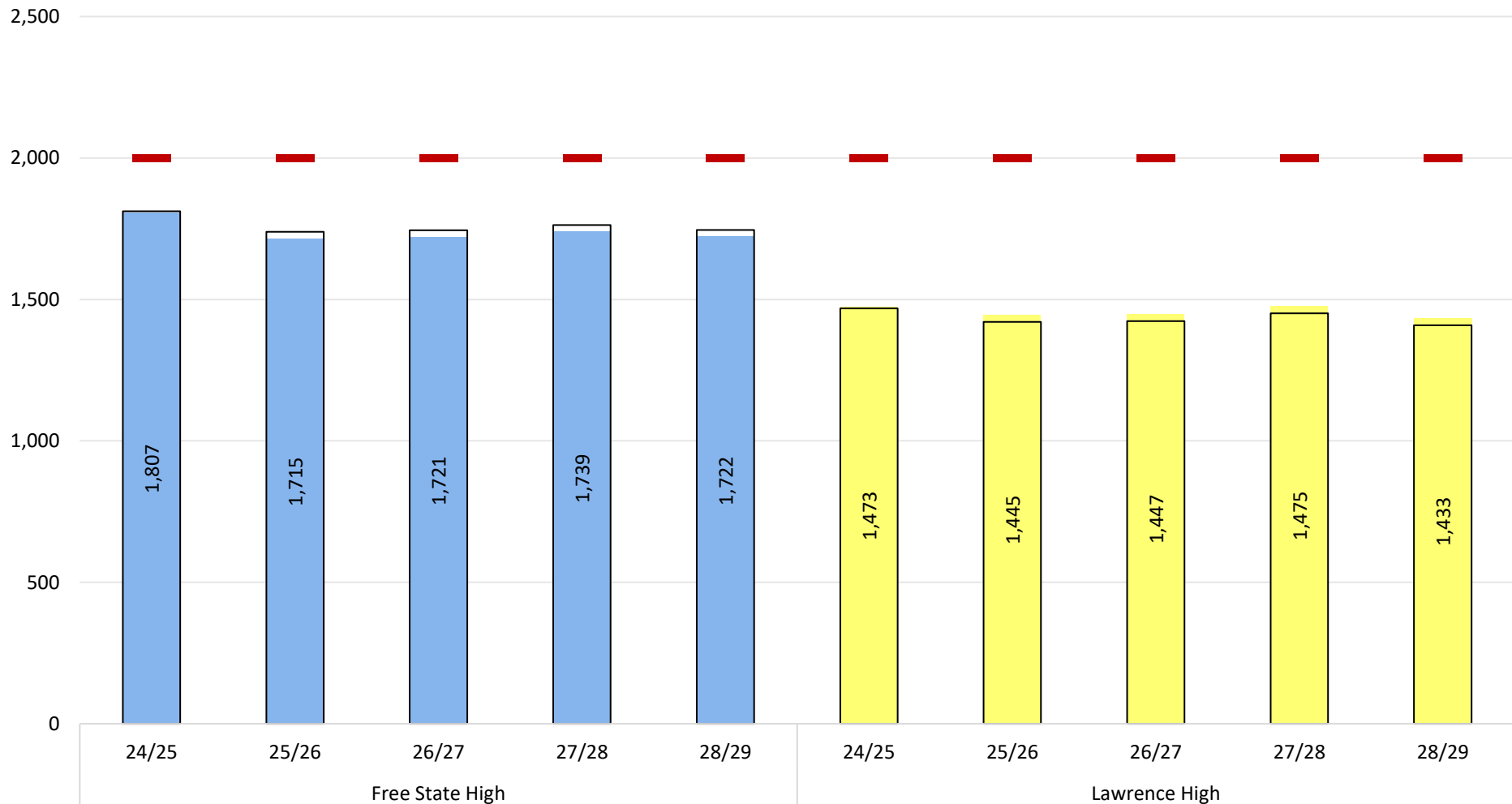
How to Interpret:

- If the colored bars extend past the black outline; More students ATTEND than RESIDE in the boundary (in-migration)
- If the black outline bar extends past the colored bar; More students RESIDE than ATTEND in the boundary (out-migration)
- Red dashed line indicated the school's capacity

Color Bars: Student ATTEND

Black Line: Student RESIDE

Red Dash: School CAPACITY



Source: RSP & Associates, LLC. – November 2023

Projection Observation and Conclusion

Enrollment at all levels is expected to increase:



District-wide enrollment to decrease by 175 students in five years totaling 9,576

Elementary School enrollment to decrease by 37 students in five years to total 4,208

Middle School enrollment to decrease by 2 students in five years to total 2,213

High School enrollment to decrease by 136 students to total 3,155

Driving forces of enrollment trend:



2023/24 Student population

- *Smaller classes in*
- *Larger high school classes to graduate and not be fully replaced by younger grade*

Development Activity

- *Decreasing yield rates*
- *Building trends (slow down of development)*
- *Potential new developments*

Migration Trends

- *Negative student migration*
- *Cohort loss from 3rd to 7th grade*
- *Decreasing number of out of district students*

Facility Challenges:

- ☐ District to begin process of repurposing Liberty Memorial Central Middle School for a special programming magnet serving district-wide
- ☐ Under-utilization over the next five years at Billy Mills Middle School



Next Steps

Moving Forward

Next Steps

Key Considerations

2024/25 Boundary Process

4 Committee Meetings

2 Opportunities for Public Feedback

2 BOE Meetings

Boundary Process Objectives:

- ☐ Analyze current boundaries for potential improvements
- ☐ Plan for the opening of Liberty Memorial STEAM Magnet while maintaining four middle school boundaries



2024/25 BOUNDARY PROCESS

BOE MEETING #1

Board of Education receives updated Enrollment Analysis, Boundary Criteria, and Process for Middle School Boundaries

December 11, 2023 at 6pm

BOUNDARY ADVISORY COMMITTEE MEETING #1

RSP presents Enrollment Analysis

December 18, 2023 at 5:30pm



BOUNDARY ADVISORY COMMITTEE MEETING #2

RSP in-person, receive charge, and process

January 4, 2024 at 6pm



BOUNDARY ADVISORY COMMITTEE MEETING #3

RSP in-person, Refine Scenarios
Discuss/Consensus

January 17, 2024 at 6pm



PUBLIC INPUT

Opportunity for Patron Feedback

January 31, 2024 at 6pm



PUBLIC INPUT

Opportunity for Patron Feedback

February 1, 2024 at 6pm



BOUNDARY ADVISORY COMMITTEE MEETING #4

RSP via ZOOM, Refine Scenarios
Optional Extra meeting if needed

February 7, 2024 at 6pm

BOE MEETING #2

Adopt Boundary Plan

February 26, 2024 at 6pm

KEY:

	Board of Education Action		Staff Assistance
	Public Input Opportunity		Consultant Assistance
	Administration Work		

Updated Dec 6, 2023

Key Considerations

The following items will assist the district advance its educational goals:

- Annually review enrollment projections, demographics, and development trends
- District administration and the Board of Education further study the enrollment, demographic, and development information presented
- Utilize the enrollment model to assist with planning for staffing needs at each facility for the following school year which will address how quickly areas are “Regreening” and “Emerging”
- The type of residential development and how affordable it is will determine likely location and number of students
- Annually monitor the impact of future educational programming that will be integrated into each facility to ensure equitable and appropriate space is utilized in the building which will experience enrollment change
- Recent economic indicators have been in-flux (interest rates, housing prices, supply chain). Continued economic changes will impact the likelihood of new people moving into the district and increasing enrollment.
- RSP Enrollment forecasting is based on the best-known information at the time

Key Considerations:

1. Number of live births in Douglas County (continue to monitor)... *see page 12-13*
2. Size of outgoing senior class (larger) compared to the incoming Kindergarten and PK classes (smaller)... *see page 14*
3. Migration trends (Out-Migration V.S. Out-Migration)... *see page 17-18*
4. Development trends and timing of identified projects (2,700-unit production potential next ten years)... *see pages 31-32*

Conclusion

RSP Recommended to continually monitor the following indicators:

Enrollment may decrease more than forecasted if...	Enrollment may increase more than forecasted if...
⊖ Decreasing share of live births	⊕ Increasing share of live births
⊖ Current housing stock does not re-green (continues to age)	⊕ Current housing stock re-greens (turns over)
⊖ Housing development experiences minimal potential growth	⊕ Housing development experience more potential growth
⊖ Economic indicators challenge the ability for new homeowners and affordability aspects of the district	⊕ Economic indicators improve the ability for new homeowners and the affordability aspects of the district
⊖ Demographic shifts in community and/or surrounding communities	⊕ Demographic shifts in community and/or surrounding communities
⊖ Incoming Kindergarten class smaller than outgoing senior class	⊕ Incoming Kindergarten class larger than outgoing senior class

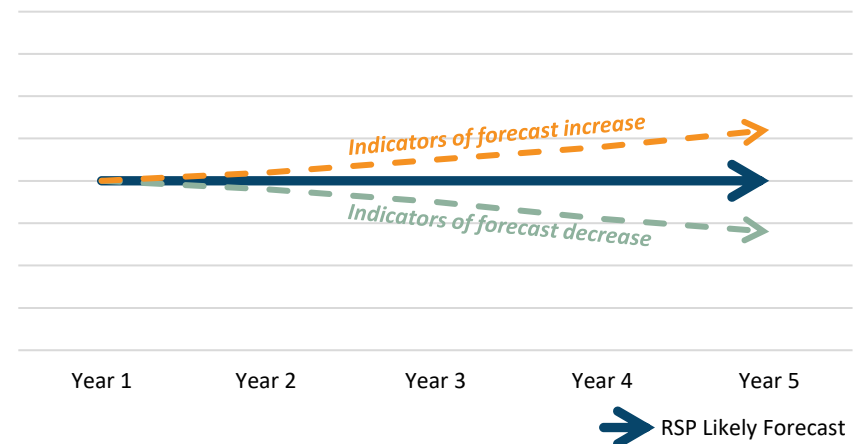
See graphic below to illustrate how the different variables may impact forecasted enrollment outlook:

Main Takeaway:

- These factors are not all positive or negative. Each have a different impact on future outlooks.
- State education policy change may impact enrollment outlook. This analysis assumes policies will continue as they currently operate throughout the projection time frame.
- It is important to continue to monitor these factors – RSP modeling attempts to find the most likely outcome:

The goal is to help the board, administration, and public understand how to make the best decision for the students at the classroom level.

Example of Forecast Evolution





Appendix

Community Demographics

Intra-transfer Tables

Student Density Maps

Demographics Summary



Percent Change of Annual Rate

2000 to 2010: 0.85%
2010 to 2020: 0.65%
2020 to 2023: 0.49%
2024 to 2028: 0.22%



Percent Change of Annual Rate of Housing Inventory

2000 to 2010: 1.32%
2010 to 2020: 1.19%
2020 to 2023: 1.09%
2024 to 2028: 0.49%



Income

Percent Change of Income per Capita

2023: \$35,561
2027: \$40,730
2023 to 2028: 1.75%



Workforce

Unemployment Rate

5.2% as of July 2023

Observations:

- Population increase had been slowing down
- Housing inventory growth has been slowing down
- Income has increased in the district
- The unemployment rate is higher than the State of Kansas (4.3%)

Demographics

	Lawrence Public Schools	Topeka Public Schools	Eudora Public Schools	City of Lawrence	Douglas County	Kansas
Unemployment Rate	5.2%	6.0%	3.7%	5.3%	5.0%	4.3%
Average Household Size	2.2	2.22	2.74	2.18	2.25	2.46
Median Age	30.3	37.8	36.7	29.8	31.6	37.9
Total Population	100,026	93,891	7,966	96,235	120,771	2,952,421
Median Household Income	\$55,504	\$43,667	\$84,369	\$54,669	\$58,619	\$65,296
Total Housing Units	45,894	46,648	3,024	44,727	54,510	1,295,571
Owner Occupied Housing	20,389	23,973	2,013	18,963	26,134	796,078
Renter Occupied Housing	21,508	17,093	873	21,694	23,706	368,302
Vacancy Rate	8.7%	12.0%	4.6%	9.1%	8.6%	10.1%

	Lawrence Public Schools	Topeka Public Schools	Eudora Public Schools	City of Lawrence	Douglas County	Kansas
White	73.1%	59.3%	85.7%	72.4%	75.3%	71.4%
Black	5.0%	11.2%	0.7%	5.1%	4.3%	5.6%
American Indian/Alaskan	2.5%	1.0%	1.2%	2.5%	2.2%	0.8%
Asian	4.6%	1.1%	0.5%	4.8%	4.0%	2.9%
Pacific Islander	0.1%	0.1%	0.1%	0.1%	0.1%	0.1%
Other Race	0.4%	0.4%	0.2%	0.4%	0.4%	0.3%
Two or More Races	6.5%	7.0%	5.8%	6.5%	6.3%	5.2%
Hispanic	8.0%	19.9%	5.8%	8.2%	7.4%	13.7%

Source: U.S. Census, ESRI BAO

Notes:

1. Median Household Income is lower than the State of Kansas average.
2. Has similar demographics with Douglas County and the City of Lawrence.

Employment Information

	Lawrence Public Schools	Topeka Public Schools	Eudora Public Schools	City of Lawrence	Douglas County	Kansas
2023 Agriculture/Mining (SIC01-14) Employees	1.1%	0.5%	4.2%	1.0%	1.3%	1.8%
2023 Construction (SIC15-17) Employees	2.8%	2.9%	5.1%	2.2%	2.9%	4.2%
2023 Manufacturing (SIC20-39) Employees	5.4%	2.6%	5.9%	5.2%	5.3%	10.5%
2023 Transportation (SIC40-47) Employees	1.0%	1.2%	5.6%	1.1%	1.2%	2.8%
2023 Communication (SIC48) Employees	0.5%	0.4%	0.0%	0.5%	0.4%	0.8%
2023 Utility (SIC49) Employees	0.5%	1.6%	0.0%	0.4%	0.5%	0.6%
2023 Wholesale Trade (SIC50-51) Employees	1.5%	2.5%	1.6%	1.4%	1.6%	4.2%
2023 Home Improvement (SIC52) Employees	1.9%	0.5%	0.3%	1.9%	1.8%	1.4%
2023 General Merchandise (SIC53) Employees	1.7%	1.6%	0.4%	1.8%	1.7%	2.3%
2023 Food Stores (SIC54) Employees	1.9%	1.6%	5.3%	1.9%	1.9%	2.2%
2023 Auto Dealer/Gas Station (SIC55) Employees	1.9%	2.1%	3.4%	1.9%	1.8%	2.2%
2023 Apparel/Accessory (SIC56) Employees	1.7%	0.6%	0.0%	1.7%	1.6%	0.8%
2023 Furniture/Home Furnishings (SIC57) Employees	0.6%	0.3%	0.2%	0.7%	0.6%	0.9%
2023 Eating & Drinking (SIC58) Employees	8.8%	4.6%	10.8%	8.9%	8.7%	6.6%
2023 Miscellaneous Retail (SIC59) Employees	3.6%	1.9%	3.5%	3.6%	3.5%	2.6%
2023 Banks (SIC60-61) Employees	1.5%	2.3%	2.4%	1.5%	1.6%	1.9%
2023 Securities Broker (SIC62) Employees	0.5%	0.6%	0.2%	0.5%	0.5%	0.9%
2023 Insurance (SIC63-64) Employees	0.5%	1.7%	0.2%	0.5%	0.5%	1.5%
2023 Real Estate/Holding (SIC65-67) Employees	3.2%	2.6%	0.5%	3.3%	3.2%	2.6%
2023 Hotel/Lodging (SIC70) Employees	1.5%	0.7%	0.0%	1.6%	1.5%	0.9%
2023 Auto Services (SIC75) Employees	0.6%	0.8%	0.3%	0.6%	0.6%	0.9%
2023 Movie/Amusement (SIC78-79) Employees	4.7%	1.4%	2.4%	4.9%	4.9%	2.2%
2023 Health Services (SIC80) Employees	7.3%	21.7%	7.0%	7.4%	7.2%	11.3%
2023 Legal Services (SIC81) Employees	0.6%	1.4%	0.0%	0.6%	0.5%	0.7%
2023 Education/Library (SIC82) Employees	18.5%	5.6%	22.6%	18.7%	19.0%	10.0%
2023 Other Service (SIC72-89SEL) Employees	15.3%	16.6%	11.8%	15.2%	14.9%	15.2%
2023 Government (SIC91-97) Employees	10.0%	19.3%	6.2%	10.2%	9.8%	7.4%
2023 Unclassified Establishments (SIC99) Employees	0.9%	0.6%	0.0%	0.9%	0.8%	0.5%

Source: U.S. Census, ESRI BAO

Notes:

1. Largest Percentage of Employees are in Education/Library services (18.61%)
2. Has the highest percentage when compared to all other geographies in Home Improvement (1.92%)
3. Has the lowest percentage of employees when compared to all other geographies in Transportation (1.03%)

Elementary Intra-District Transfer Table

Note: Virtual students are not included in analysis.

	Attend											
Reside	Cordley	Deerfield	Hillcrest	Langston Hughes	New York	Prairie Park	Quail Run	Schwegler	Sunflower	Sunset Hill	Woodlawn	Attend Total
Cordley Elementary	0	3	17	0	5	7	2	1	1	2	11	49
Deerfield Elementary	13	0	8	3	0	1	7	0	4	15	14	65
Hillcrest Elementary	4	0	0	0	2	2	0	0	2	5	14	29
Langston Hughes Elementary	5	2	5	0	1	1	6	1	6	0	0	27
New York Elementary	16	0	22	0	0	8	4	0	0	0	3	53
Prairie Park Elementary	9	0	34	4	4	0	3	3	2	6	6	71
Quail Run Elementary	10	4	33	6	2	3	0	0	3	10	2	73
Schwegler Elementary	11	0	20	1	4	14	3	0	16	6	5	80
Sunflower Elementary	4	4	3	3	2	1	6	2	0	2	2	29
Sunset Hill Elementary	1	4	58	5	0	1	5	1	2	0	4	81
Woodlawn Elementary	6	1	1	3	0	0	1	0	1	0	0	13
Grand Total	79	18	201	25	20	38	37	8	37	46	61	570

Source: USD 497 and RSP

Observations:

- Illustrates school choice that could be impacted by location of educational programming
- Reviewed on an annual basis and approved based on capacity availability
- Hillcrest ES had the most transferring in and the largest net gain of students (+172) this is most likely due to the ELL hub program located at Hillcrest
- Schwegler ES had the most transferring out and the largest net loss of students (-72)
- Over 500 elementary students attended a school outside the one where they reside this year

NOTE: The schools in the left column are associated with the current attendance area. Reading to the right indicates a school choice change from where they are assigned based on the Reside attendance area.

For example: Cordley has 49 students attending a different elementary school and 79 students from another elementary school choosing to attend Cordley. This results in a 30 more students attending Cordley than what reside in that attendance area.

Secondary Intra-District Transfer Table

Note: Virtual students are not included in analysis.

	Attend				
Reside	Billy Mills	Liberty Memorial	Southwest	West	Attend Total
Billy Mills Middle School	0	8	20	2	30
Liberty Memorial Central Middle School	24	0	16	43	83
Southwest Middle School	10	0	0	2	12
West Middle School	9	3	14	0	26
Grand Total	43	11	50	47	151

Source: USD 497 and RSP

	Attend		
Reside	Free State	Lawrence	Attend Total
Free State High School	0	136	136
Lawrence High School	113	0	113
Grand Total	113	136	249

Source: USD 497 and RSP

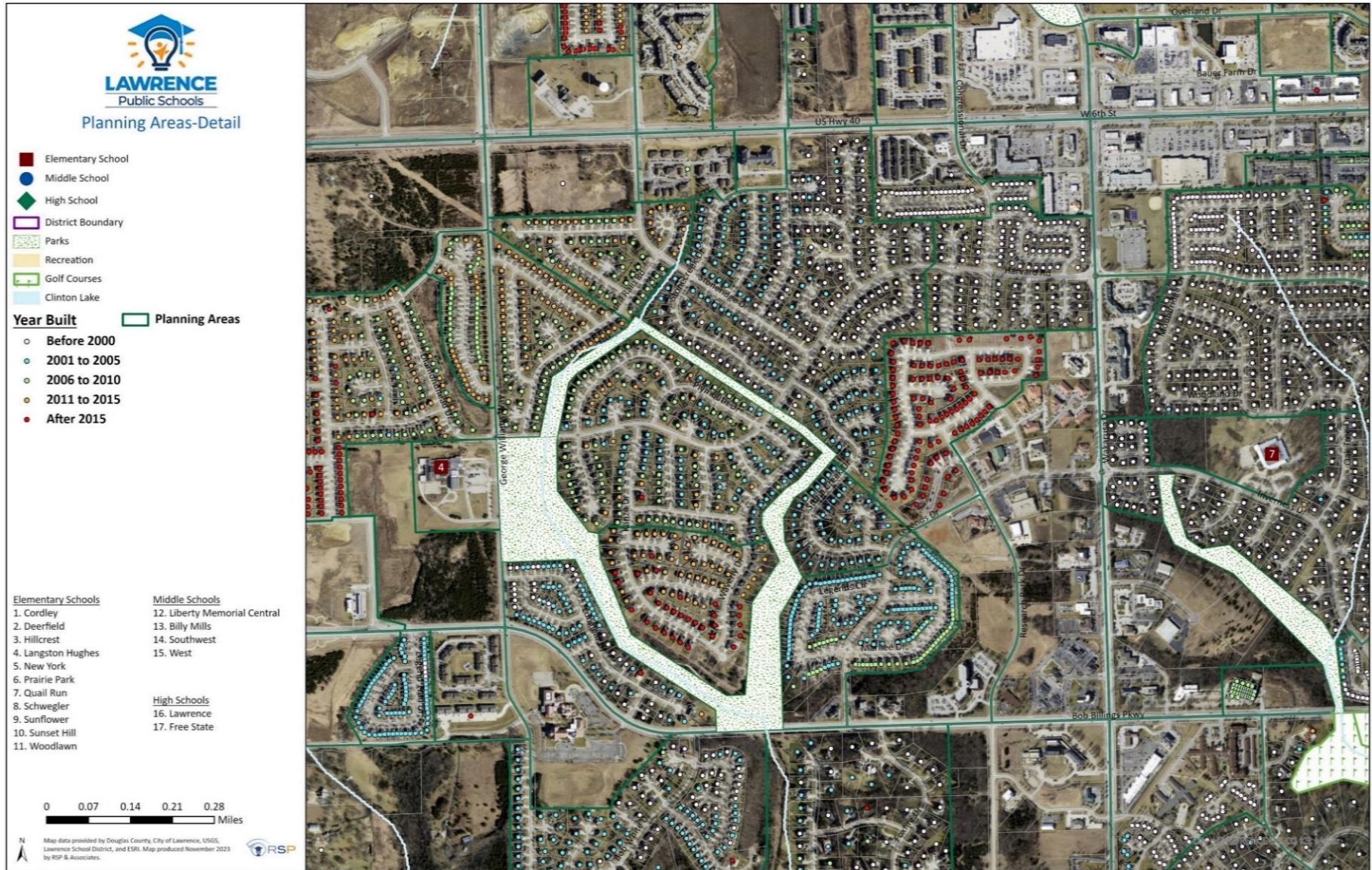
Observations (middle school):

- Illustrates school choice that could be impacted by location of educational programming
- Reviewed on an annual basis and approved based on capacity availability
- Southwest MS had the most transferring in and the largest net gain of students (+38)
- Liberty Memorial Central MS had the most transferring out and the largest net loss of students (-72)
- Over 150 middle school students attended a school outside the one where the reside this year

Observations (high school):

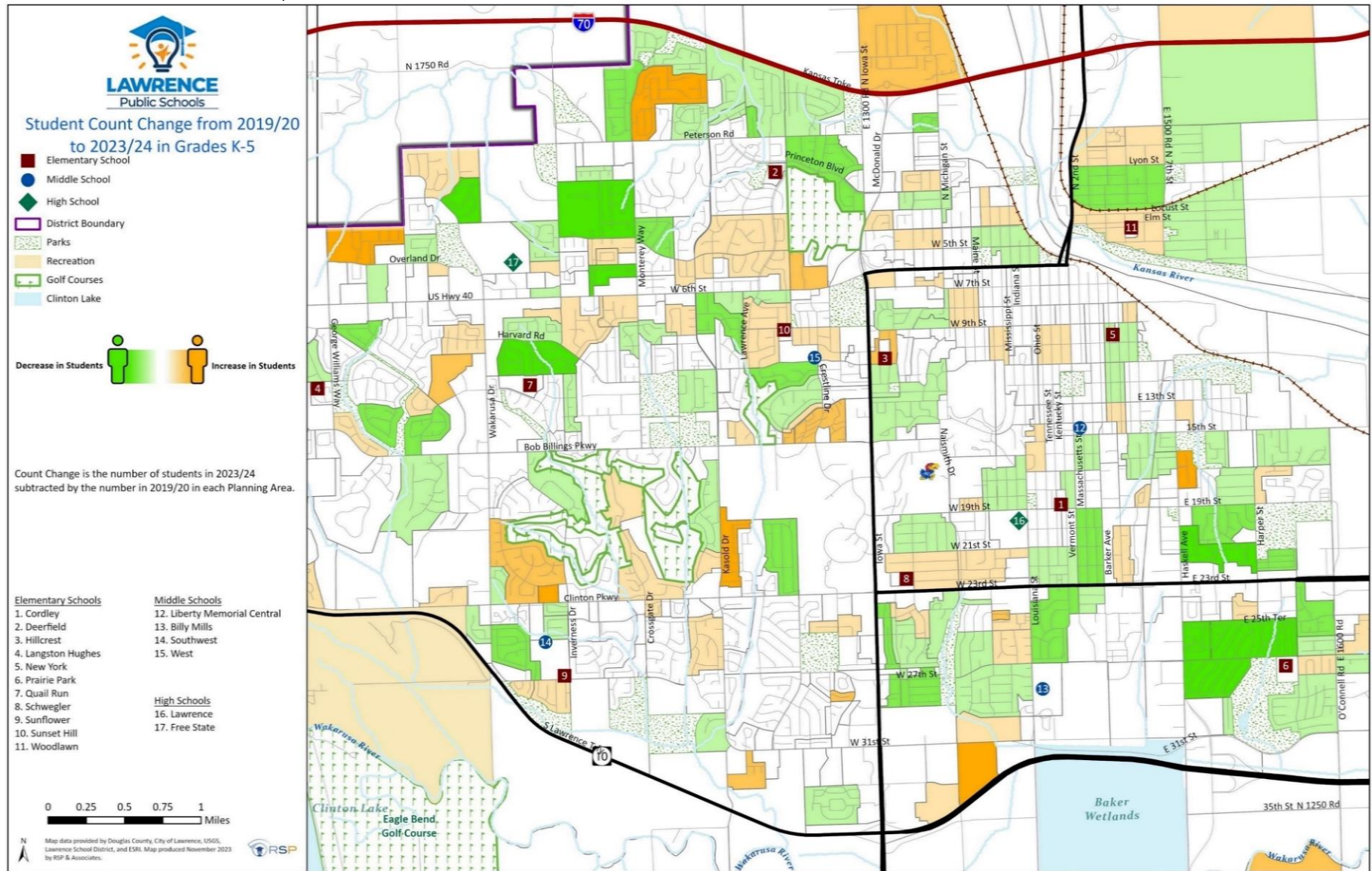
- Illustrates school choice that could be impacted by location of educational programming
- Reviewed on an annual basis and approved based on capacity availability
- 136 students transferred from Free State to Lawrence High
- 113 students transferred from Lawrence to Free State High
- Almost 250 high school students attended a school outside the one where the reside this year

Aerial Planning Areas Map



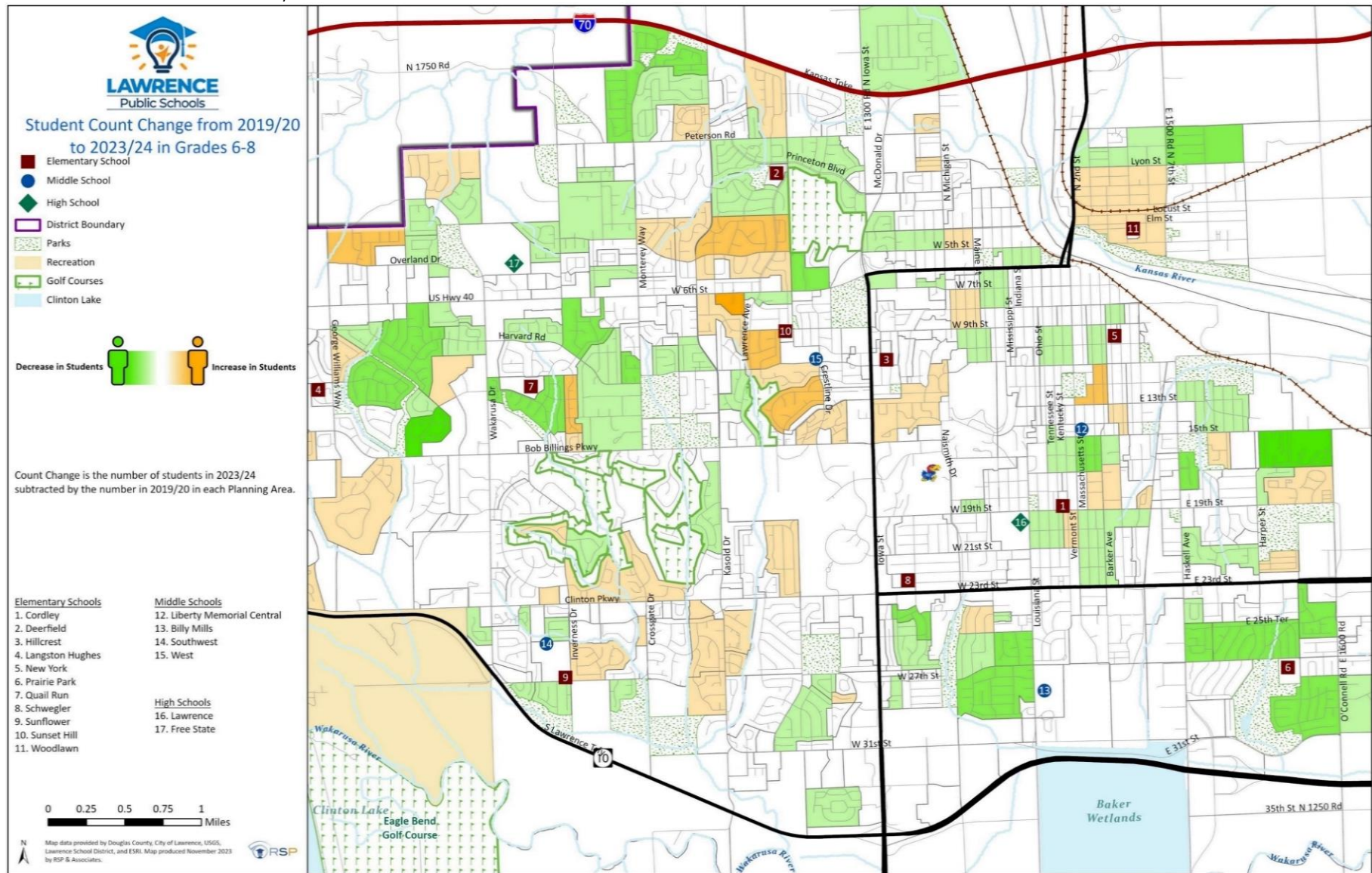
Elementary Student Count Change Map

Note: Virtual students are not included in analysis.



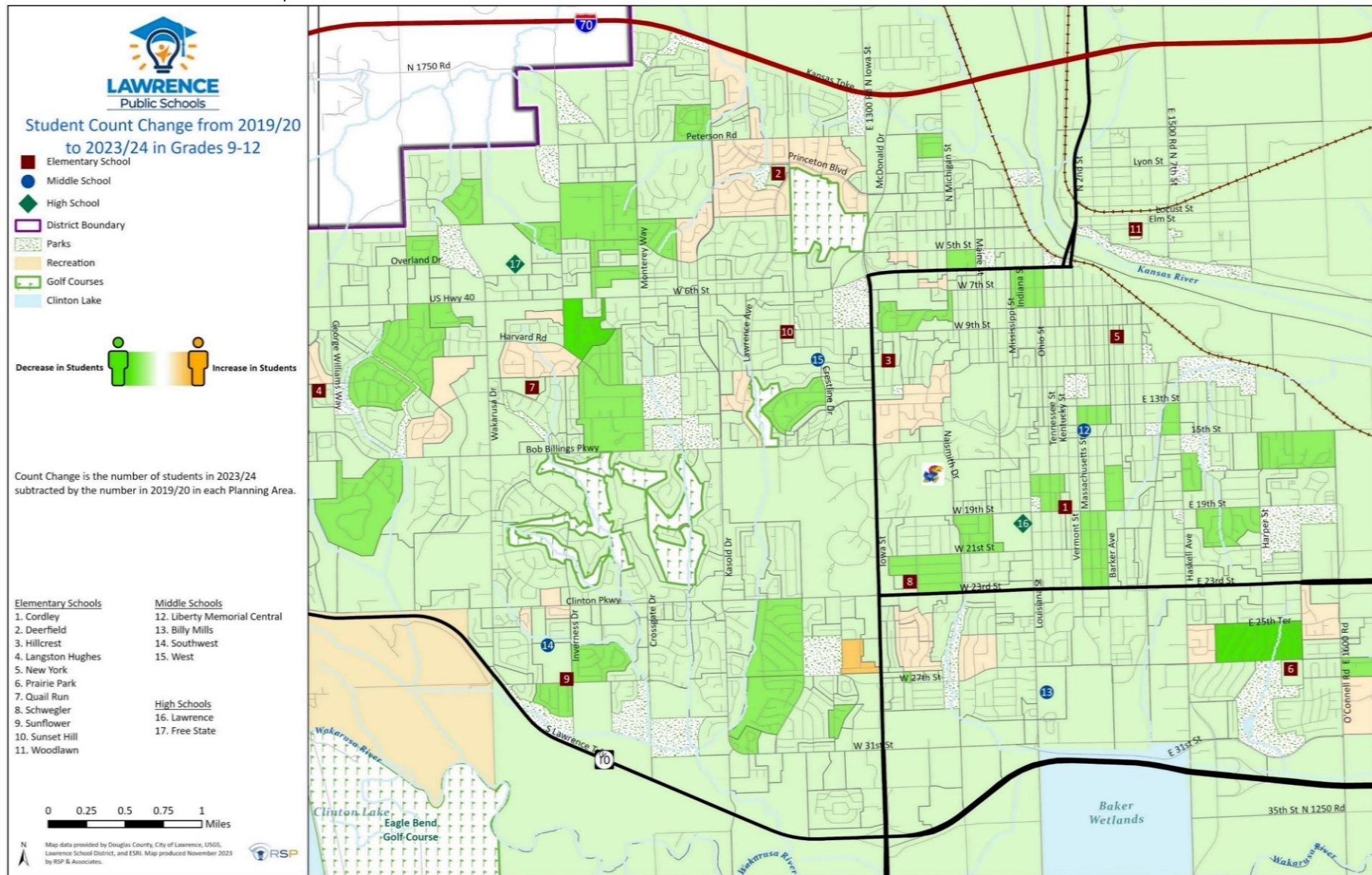
Middle School Student Count Change Map

Note: Virtual students are not included in analysis.



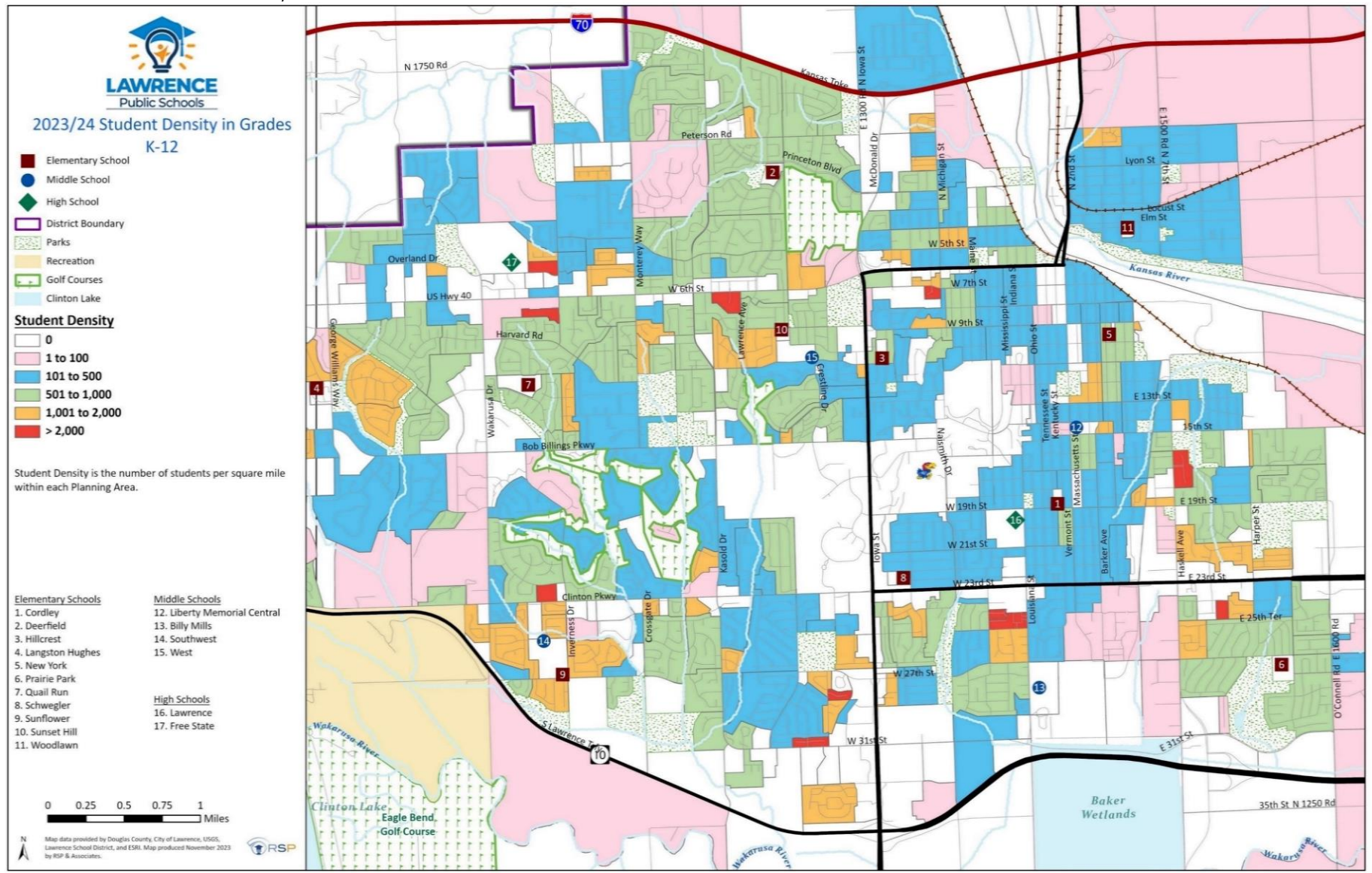
High School Student Count Change Map

Note: Virtual students are not included in analysis.



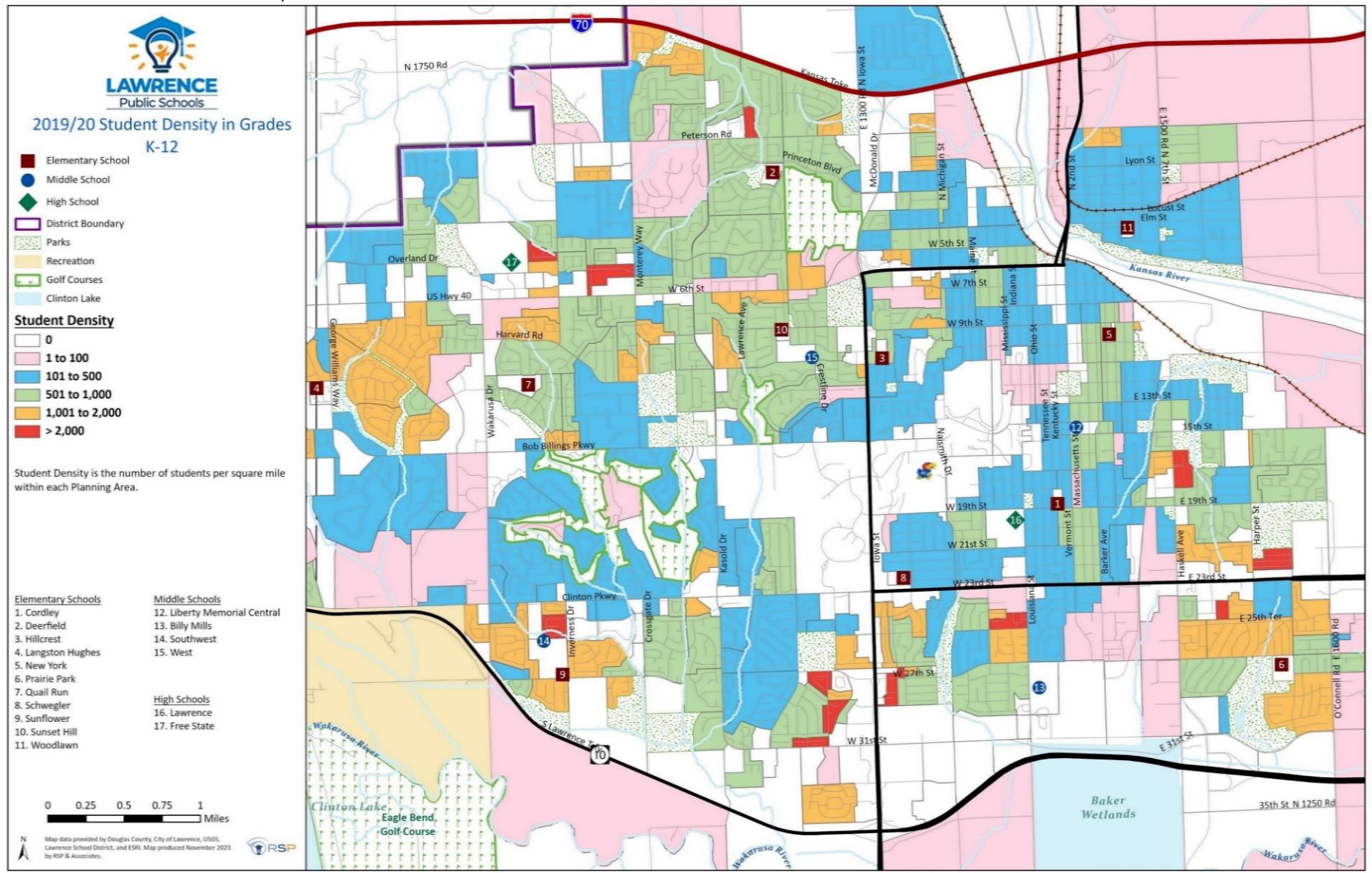
2023/24 Student Density Map

Note: Virtual students are not included in analysis.



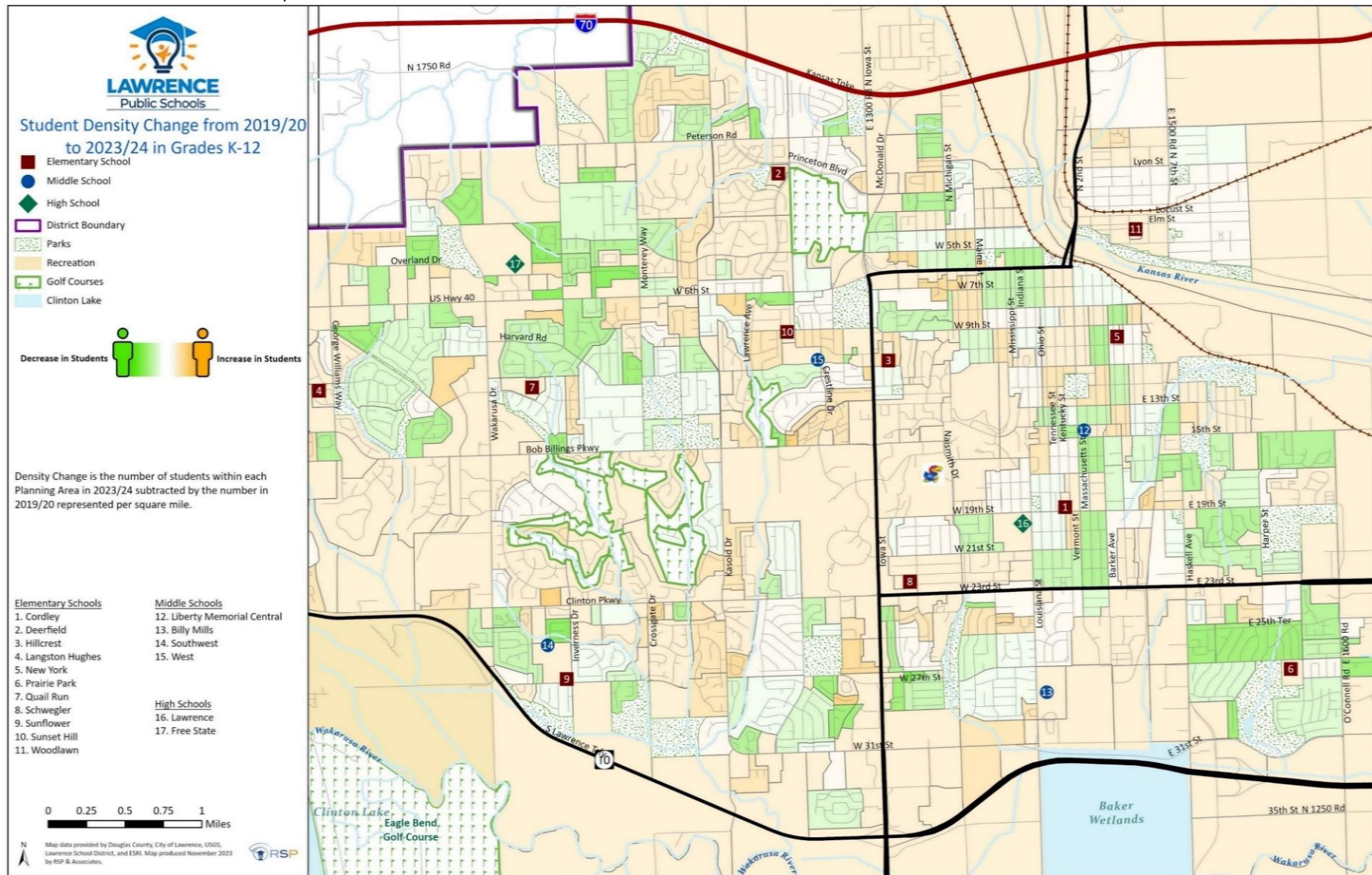
2019/20 Student Density Map

Note: Virtual students are not included in analysis.



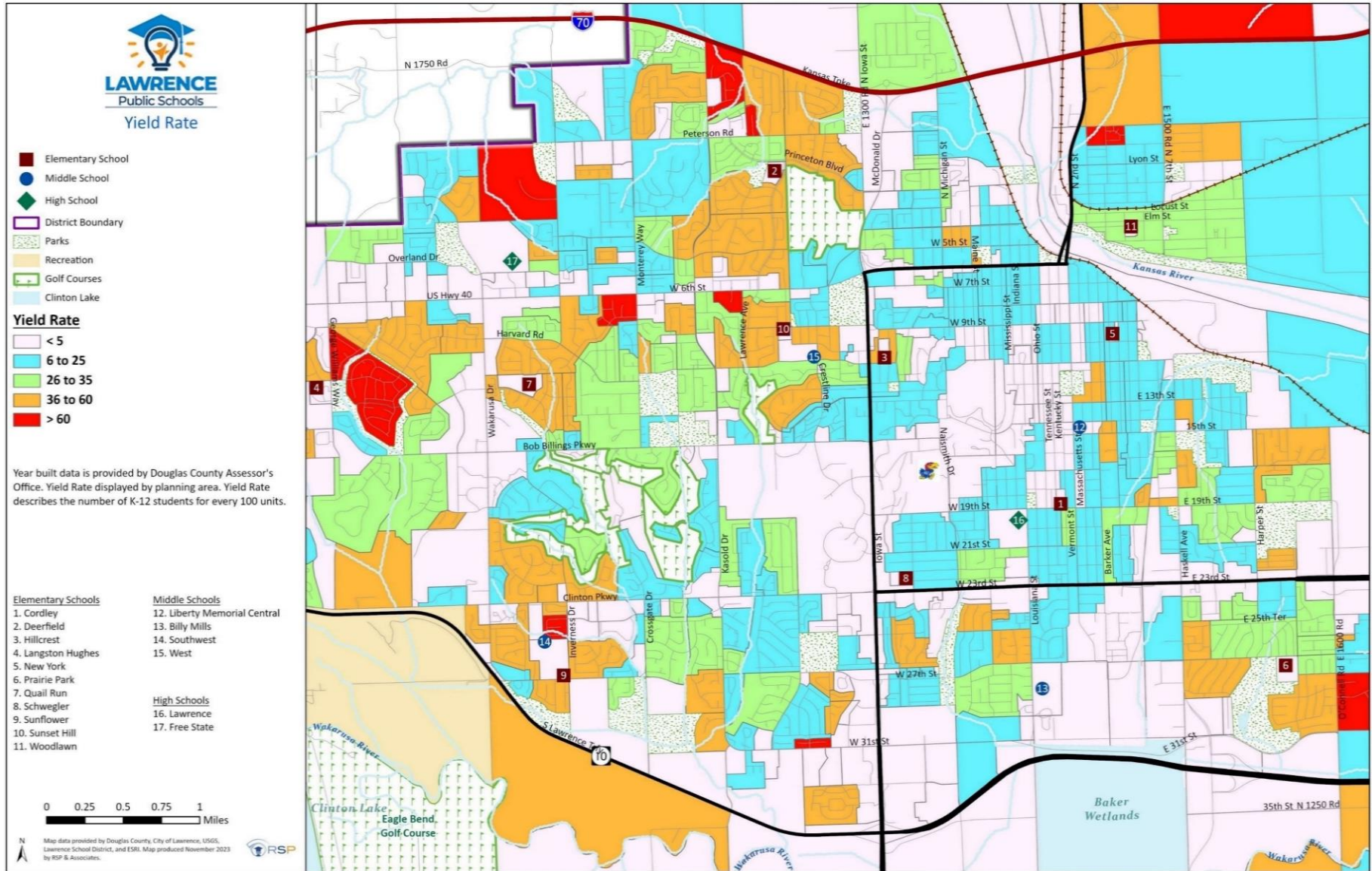
Student Density Change Map

Note: Virtual students are not included in analysis.

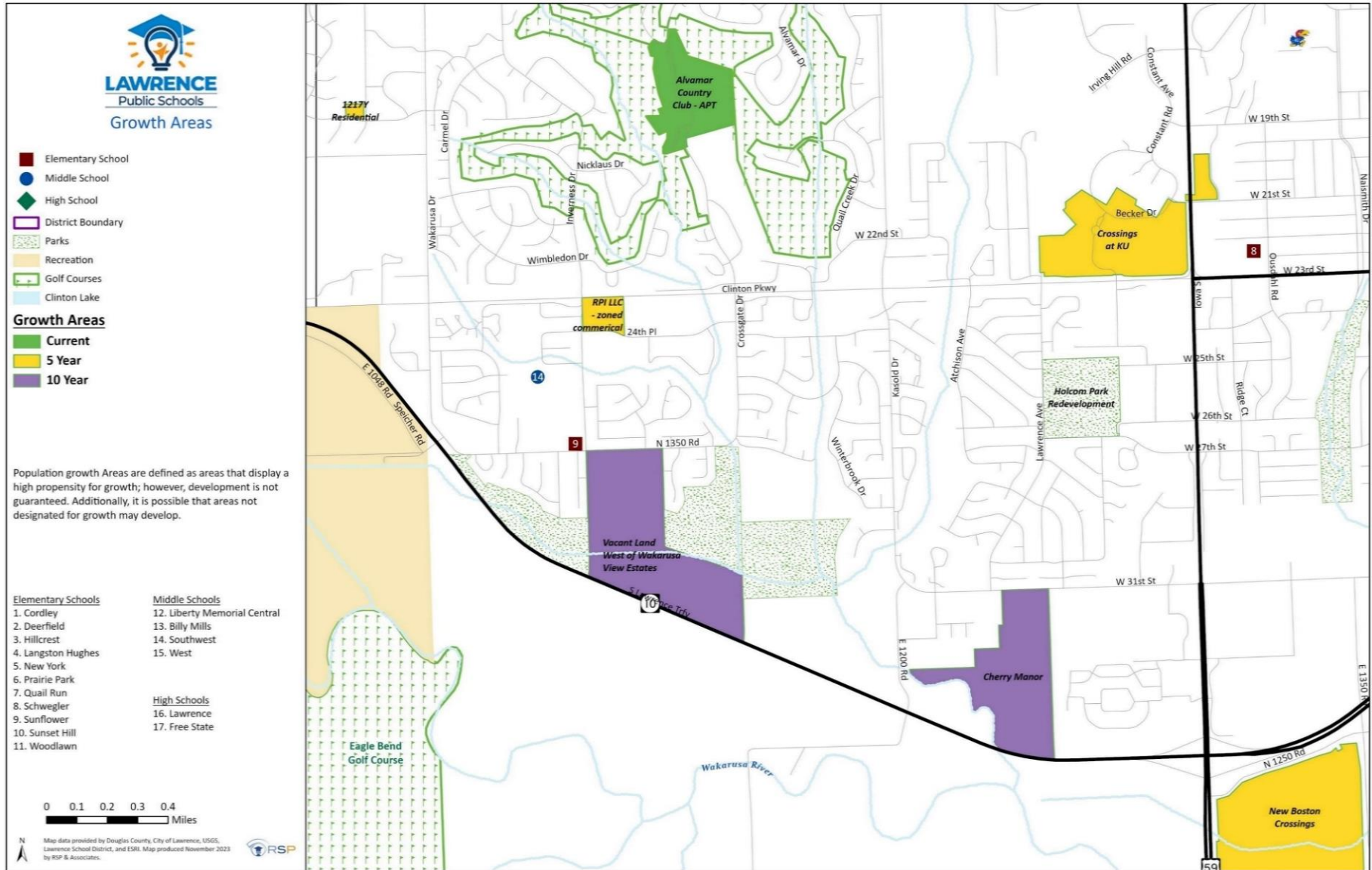


Yield Rate Analysis Map

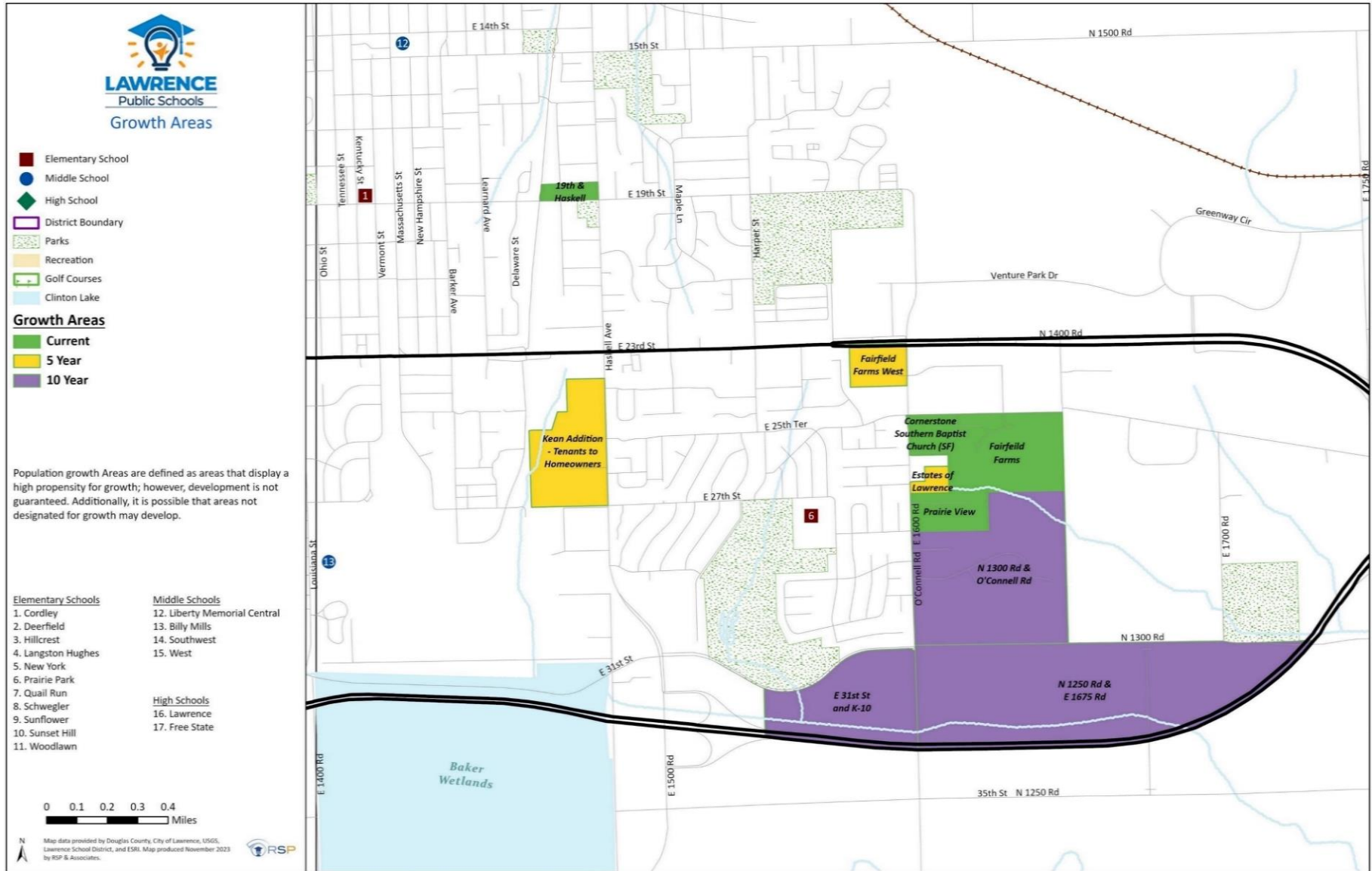
Note: Virtual students are not included in analysis.



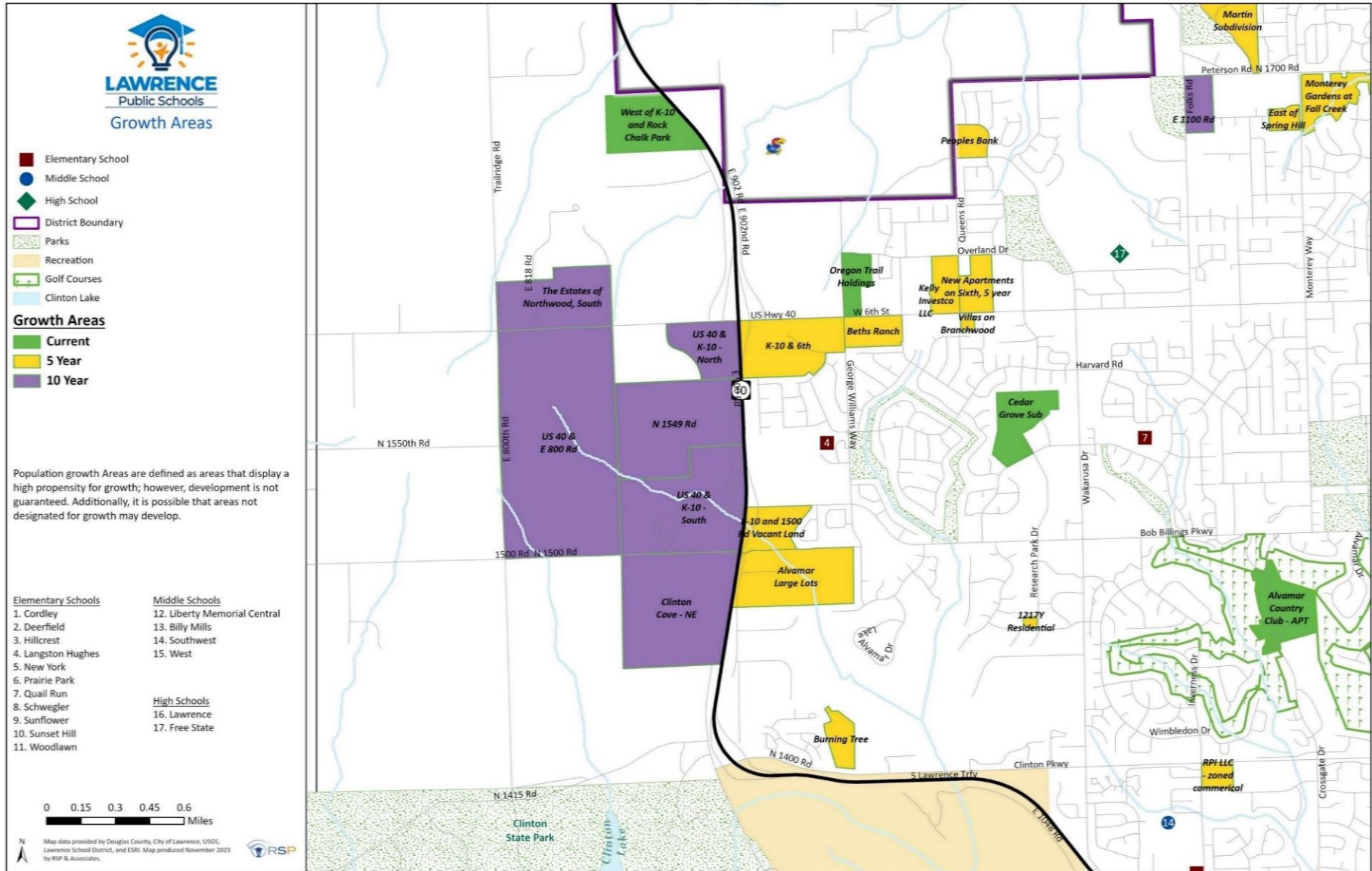
Central Growth Areas Map



East Growth Areas Map



West Growth Areas Map



Projected Reside by Grade

Note: Virtual students are not included in analysis.

RESIDE

2024/25 School Year

School	District Capacity	Grade													
		Kind	1st	2nd	3rd	4th	5th	6th	7th	8th	9th	10th	11th	12th	Total
Cordley Elementary	375	52	40	57	49	47	55								300
Deerfield Elementary	575	78	74	83	88	84	99								506
Hillcrest Elementary	438	43	40	43	43	33	51								253
Langston Hughes Elementary	592	87	94	102	81	112	70								546
New York Elementary	292	40	42	51	34	39	37								243
Prairie Park Elementary	475	64	63	69	74	57	72								399
Quail Run Elementary	500	75	79	68	88	65	70								445
Schwegler Elementary	507	80	90	88	80	78	80								496
Sunflower Elementary	523	67	68	61	82	89	65								432
Sunset Hill Elementary	446	64	66	81	66	73	67								417
Woodlawn Elementary	300	28	28	30	37	34	29								186
Billy Mills Middle School	800							167	160	148					475
Liberty Memorial Central Middle School	625							163	170	130					463
Southwest Middle School	800							196	207	189					592
West Middle School	800							213	223	223					659
Free State High School	2,000										459	415	446	492	1,812
Lawrence High School	2,000										385	356	362	365	1,468
DISTRICT TOTALS	12,048	678	684	733	722	711	695	739	760	690	844	771	808	857	9,692

Source: RSP & Associates, LLC - November 2023

Note 1: Student Projections are based on the residence of the student. Virtual Students are not included in projections or district totals.

Note 2: The Enrollment Model is based on a Head count of students by Planning Area at each facility

Note 3: Transfers between Facilities are shown with Attend Projections

Note 4: The Enrollment Model assumes ES(K-5) MS(6-8) and HS (9-12)

Note 5: Each planning area is assigned the 2023/24 boundary

Note 6: School capacity provided by the District

Note 7: Reside is based on the student home address

Note 8: Attend is based on which facility the student attends

Note 9: Res/Att (Reside/Attend) are the students who reside in the attendance area that they have chosen to attend

Projected Attend by Grade

Note: Virtual students are not included in analysis.

ATTEND

2024/25 School Year

School	District Capacity	Grade													
		Kind	1st	2nd	3rd	4th	5th	6th	7th	8th	9th	10th	11th	12th	Total
Cordley Elementary	375	55	43	60	57	52	59								326
Deerfield Elementary	575	76	72	70	80	74	94								466
Hillcrest Elementary	438	58	55	74	66	67	76								396
Langston Hughes Elementary	592	86	93	107	77	111	66								540
New York Elementary	292	35	37	45	30	36	27								210
Prairie Park Elementary	475	61	60	61	66	56	70								374
Quail Run Elementary	500	67	71	63	85	64	63								413
Schwegler Elementary	507	72	82	74	69	63	68								428
Sunflower Elementary	523	69	70	62	87	89	69								446
Sunset Hill Elementary	446	65	67	73	60	58	65								388
Woodlawn Elementary	300	34	34	44	45	41	38								236
Billy Mills Middle School	800							172	165	149					486
Liberty Memorial Central Middle School	625							132	139	112					383
Southwest Middle School	800							207	218	204					629
West Middle School	800							228	238	225					691
Free State High School	2,000										465	421	447	474	1,807
Lawrence High School	2,000										379	350	361	383	1,473
DISTRICT TOTALS	12,048	678	684	733	722	711	695	739	760	690	844	771	808	857	9,692

Source: RSP & Associates, LLC - November 2023

Note 1: Student Projections are based on the residence of the student. Virtual Students are not included in projections or district totals.

Note 2: The Enrollment Model is based on a Head count of students by Planning Area at each facility

Note 3: Transfers between Facilities are shown with Attend Projections

Note 4: The Enrollment Model assumes ES(K-5) MS(6-8) and HS (9-12)

Note 5: Each planning area is assigned the 2023/24 boundary

Note 6: School capacity provided by the District

Note 7: Reside is based on the student home address

Note 8: Attend is based on which facility the student attends

Note 9: Res/Att (Reside/Attend) are the students who reside in the attendance area that they have chosen to attend

Definitions

- Cohort: a group of individuals having a statistical factor (such as grade level) in common in a demographic study
- Out-migration: shows number of students in grade Kindergarten to 11th that are attending the district in the previous year, but were not attending the district in the current year
- In-migration: shows number of students in grade 1st to 12th that are attending the district in the current year, but were not attending the district in the previous year
- Yield-rate: ratio of students that attend each school to the number of housing units in that school's attendance area
- Single-family: a house that is may be fully detached or semi-detached occupied by one household or family
- Multi-family: a classification of housing where multiple separate housing units for residential inhabitants are contained within one building or several buildings within one complex
- Town Homes: Side by side housing units that do not meet the definition of single-family houses
- Mobile Home Park: movable dwelling, 8 feet or more wide and 40 feet or more long, designed to be towed on its own chassis, with transportation gear integral to the unit when it leaves the factory, and without need of a permanent foundation.
- Vacant Land: means any undeveloped land/ erf within a proclaimed township or a land development area and will continue to be rated as vacant until such time as a certificate of occupancy
- Mixed-use development: development that blends two or more residential, commercial, cultural, institutional, and/or industrial uses
- Median Year Built: equal to the middle point of all reported years when each dwelling unit was built based on information from the local assessor's office
- Median Home Value: equal to the middle point of all reported home values from the assessor's office in the district