



**LIBERTY SCHOOL DISTRICT
DEMOGRAPHIC & ENROLLMENT ANALYSIS
DRAFT REPORT**

PREPARED FOR:

**LIBERTY SCHOOL DISTRICT
650 CONISTOR
LIBERTY, MISSOURI 64068**

DECEMBER 28, 2007

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1.0 INTRODUCTION

This report presents key findings of the Fall 2007 Demographic and Enrollment Analysis performed for Liberty Public Schools by Applied Economics. The purpose of this analysis is to identify current and historic demographic, development and enrollment trends, and to anticipate future trends to create District-level, and sub-area enrollment projections through 2017/18. The findings are divided into four sections: existing conditions, residential development potential, District-level projections, and sub-area projections.

Section 2.0, existing conditions, provides a historical look at District enrollment, in addition to its distribution by grade cohort. This section also compares 1990 and 2000 Census data, and 2007 Claritas demographic estimates to identify trends in District population and housing that affect District enrollment. Additionally, it includes a look at recent housing construction through data compiled by Landmarketing Inc.

Section 3.0, residential development potential, describes the potential future supply of new housing by type of development, and predicts the timing of construction based on active projects and vacant land available for residential development. This section also includes a discussion of major developments in the District, and provides location maps of active and planned development.

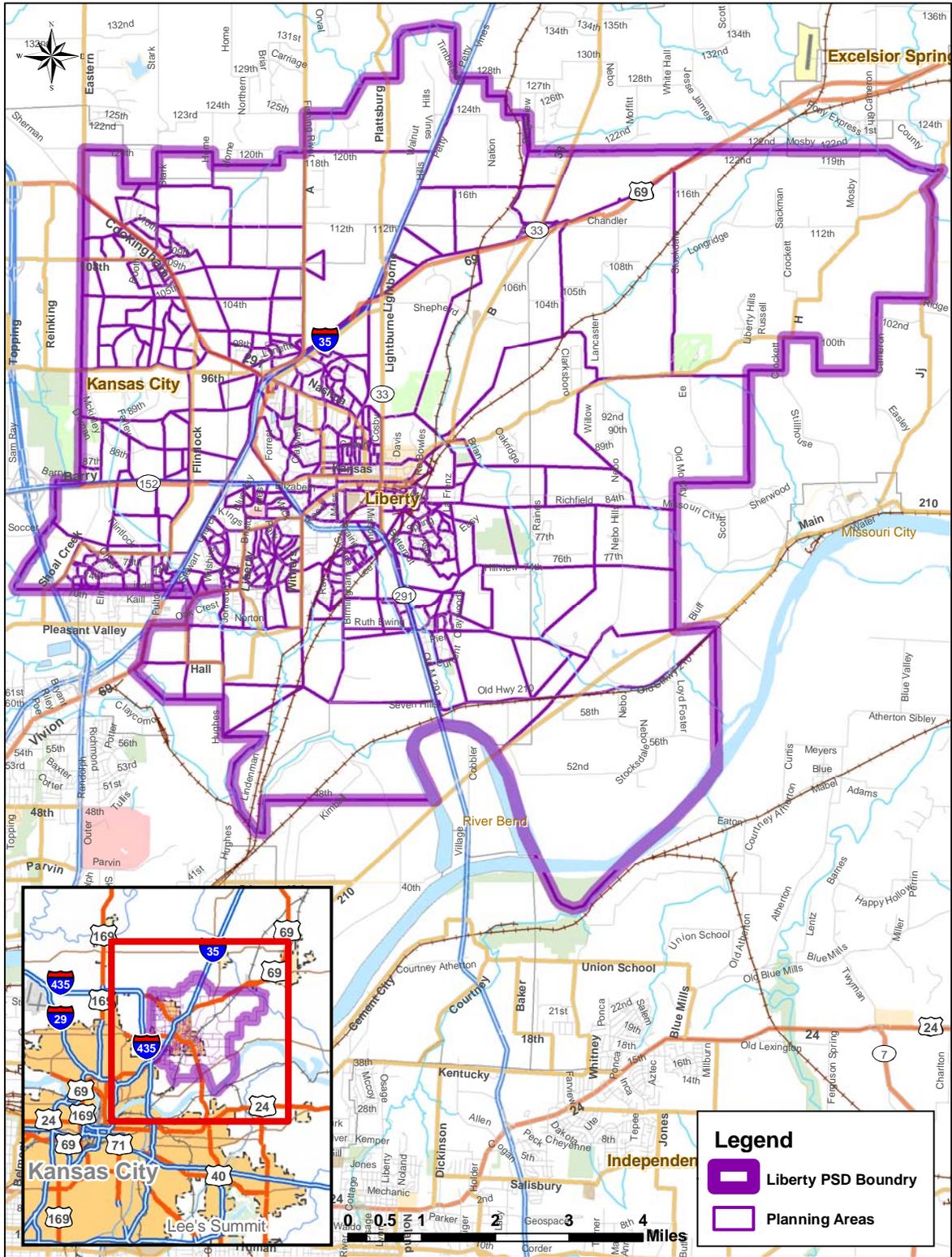
Expected residential development potential is combined with existing District population, development and enrollment conditions in Section 4.0, to create District-level projections. District-level projections are based on expected changes in household growth, occupancy rates, population per household, and per household generation rates.

Finally, Section 5.0, sub-area projections, uses sub-district demographic data such as population per household, age and race to determine student generation rates for different parts of the District. Generation rates were then applied to the current and future supply of new housing by grid to estimate enrollment by elementary, middle, and high school attendance areas. This section also includes a comparison between the number of students that live within an attendance area and the actual school of attendance, to show the effect student movement has on District schools. This section concludes with an analysis of ten-year school enrollment projections by grade for elementary, middle, and high school attendance areas.

The Liberty School District is located in the northeastern part of the Kansas City metropolitan area in Clay County. It is generally bounded by the 120th Street alignment on the north, and State Highway JJ on the east. The western boundary of the District is generally Eastern Avenue, while the southern boundary follows the Missouri River and then 48th Street. Interstate 35 bisects the District from southwest to northeast creating a significant man-made break in the District, as does State Highway 291 which passes through the District. The District includes the City of Liberty, portions of the City of Kansas and unincorporated Clay County.

Map 1 shows the District boundary and divides the District into 385 smaller geographic planning areas referred to as “grids” in this report. These grids, developed by the District’s Transportation Department, are also used by them in the Planware bus-routing and enrollment projection software.

MAP 1 DISTRICT LOCATION AND GRID GEOGRAPHY



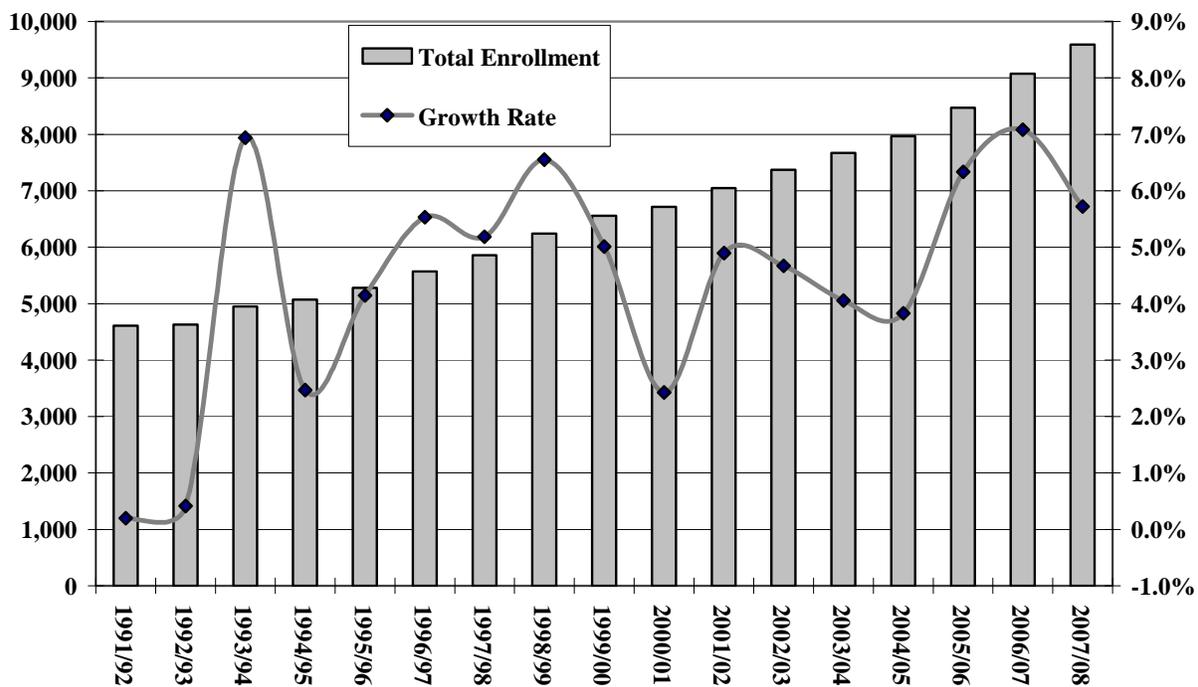
2.0 EXISTING CONDITIONS

2.1 Current & Historic Enrollment

Enrollment in the Liberty School District has increased significantly since 1991/92 due to strong housing growth. As shown in Figure 1, Kindergarten to 12th grade enrollment more than doubled between 1991/92 and 2007/08. Enrollment in 2007/08 reached nearly 9,600 students, an increase of about 5,000 students since 1991/92, when 4,600 students were enrolled in Liberty Schools. These figures exclude students in pre-kindergarten programs. The enrollment growth rate has fluctuated over the period, but has generally stayed above 3 percent per year reaching as high as about 7 percent per year on three occasions. Strong but manageable levels of new home construction have driven this enrollment growth, coupled with a strong influx of persons of childbearing age.

Enrollment growth accelerated quickly in the early 1990's, jumping from less than 1 percent per year in 1991/92 and 1992/93 to nearly 7.0 percent in 1993/94, and staying in the 4 to 5 percent range through 1999/00. In 2000/01, the growth rate declined to about 2.5 percent, though, due to a lull in residential construction from a sluggish national economy. The level of enrollment growth began to climb again after this as single family construction again increased. The enrollment growth rate rose again to about 5.0 percent in 2001/02, and has remained strong since. The enrollment growth rate peaked at just over 7.0 percent in 2006/07, in response to absorption of new residential construction in the District, before declining to about 5.7 percent this year.

FIGURE 1
ENROLLMENT AND ENROLLMENT GROWTH RATE: 1991/92 – 2007/08

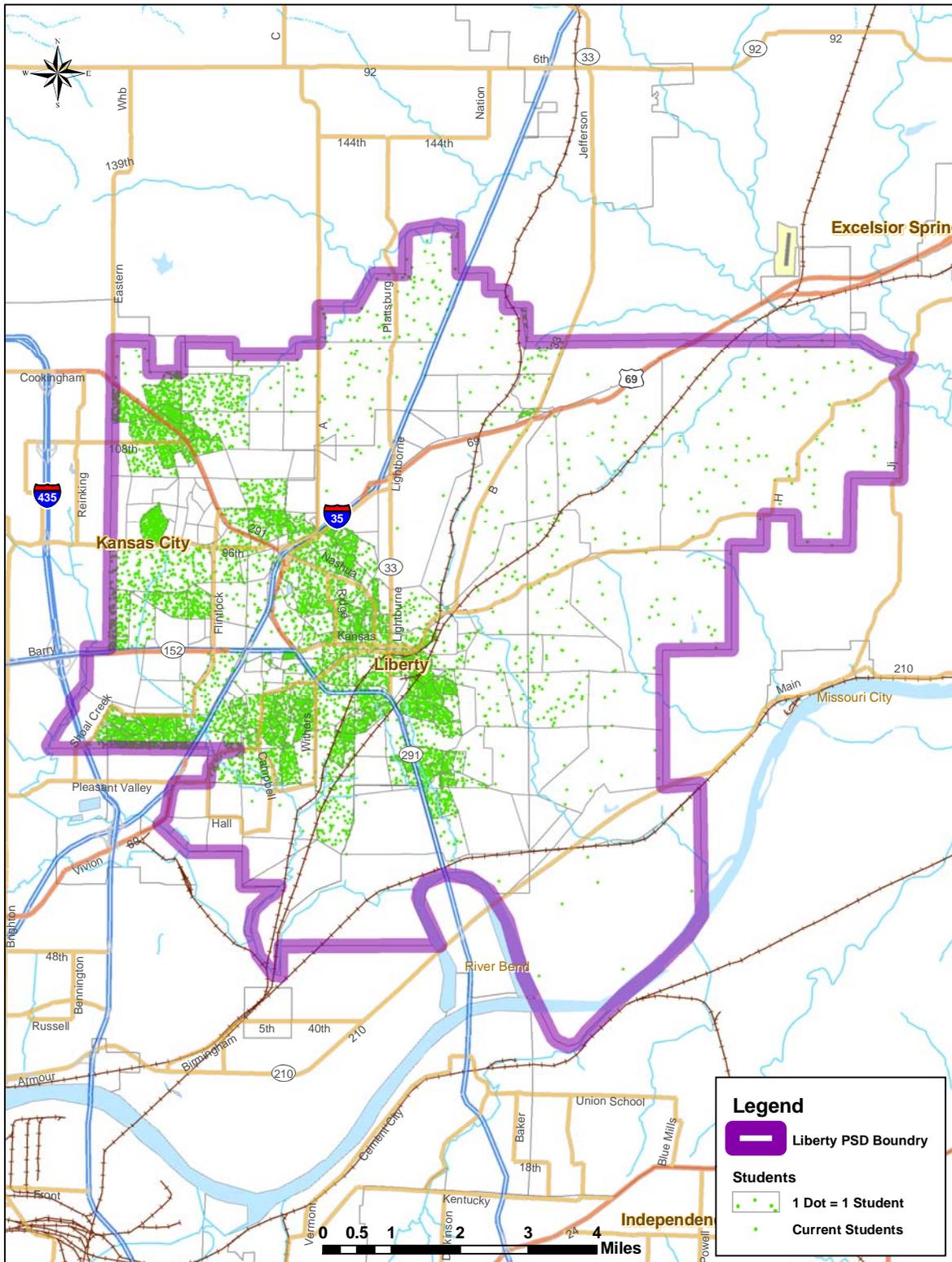


Source: Liberty Public Schools.

Map 2 shows the geographic distribution of students currently enrolled in District. The majority of the student population lives in the central and western portions of the District, along the Highway 291 and Interstate 35 corridors. High student concentrations are found in the established portion of the City of Liberty, and in portions of Kansas City in western part of the District. This includes particularly high concentration of students near Cookingham Road and 108th Street, and around 72nd Street west of Interstate 35 in the Liberty Oaks attendance area.

The school district and the City of Liberty are now poised on the expanding northeast edge of the metropolitan area creating substantial development pressure in the western portion of the District. The western portion of the District shows the greatest potential for District growth, which means that more and more of the population of the District will be located in the City of Kansas City.

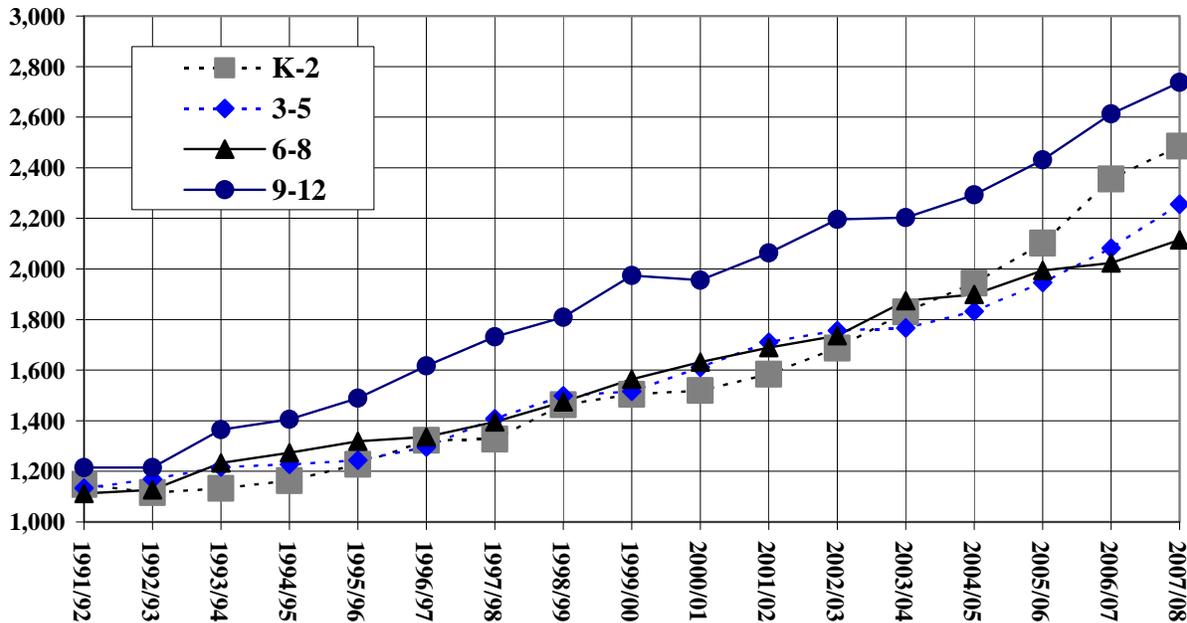
MAP 2



In addition to examining the geographic distribution of students, it is useful to analyze the breakdown by grade cohort. For this purpose the grades are divided into three groups of three grades each, with the high school group containing four grades. Obviously the high school level enrollment is highest among all cohorts because it includes students in four grade levels as opposed to three, but the gap has widened significantly during the period. Figure 2 represents the historic distribution of students by cohort in Liberty Public Schools since 1991/92. Currently, the 9th to 12th grade cohort includes 2,737 students, the 6th to 8th grade cohort includes 2,115 students, the 3rd to 5th grade cohort includes 2,225 students, and the Kindergarten to 2nd grade cohort includes 2,485 students.

The trends in enrollment by cohort have changed significantly since 1991/92. Overall, the size of the oldest cohort has increased much more rapidly than the younger grades. Strong growth of the 9th to 12th grade cohort enrollment indicates Liberty has become a “move up” housing market. Housing absorption in the District is largely the result of people choosing to move from a starter home into a more expensive home. Typically, this results in an older parent and student population moving to the District, and during most of the past 17 years this has been the case in the Liberty School District. However, the last three to five years have seen much higher gains in the K to 2nd grade and 3rd to 5th grade cohorts. This is likely due to increased housing product options in the District, and the greater affordability that was experienced during the recent period of relaxed lending practices. As lending rules tighten it may be that not only will the number of buyers be reduced, but the profile of them may return to longer term norms. In the mean time, the District will experience continued growth as the current wave of students in the younger grade levels advance.

FIGURE 2
ENROLLMENT GROWTH RATE BY LEVEL: 1990 - 2002



Source: Liberty Public Schools.

2.2 Population and Households

Table 1 shows 1990 and 2000 Census data on population and housing trends in the District, along with 2007 estimates from Claritas, which provide a better understanding of demographics driving the enrollment growth trends. As the table shows, population of the District has grown rapidly, up by 72.8 percent from 27,107 people in 1990 to 46,831 in 2007. The ethnic breakdown of the population in the District is predominantly White, although the share has declined steadily since 1990. Whites make up about 90.9 percent of the 2007 population, compared to 96.0 percent in 1990. This decline was offset by increases in all minority population groups, with the largest increases being in the African American and Hispanic populations. However, the largest percentage increase was in the Asian population which grew some 700 percent from just 66 in 1990 to 546 in 2007.

The overall age of the population increased slightly between 1990 and 2007. Although, the school age portion of the population, ages 5 to 17 years old, increased from 19.1 percent of the total population to 21.4 percent. During the same period of time the portion of population aged 18 to 21 decreased from 7.7 percent to 5.4 percent, and the pre-school population (age 0 to 4) decreased from 8.0 percent to 7.2 percent. The slight decrease in the pre-school group's share of the population is again indicative of the move-up nature of much of the new housing, although growth still resulted in a substantial number of new pre-school persons with the population up by about 1,200 over the 17-year period.

The portion of the population of childbearing years, ages 22 to 54 years old, held nearly constant at around 49 percent of the population, while the proportion of the population 55 years and older increased from 16.6 percent to 17.3 percent. The fastest-growing age cohort was the 55 to 59 year olds that increased at nearly double the rate of the overall population. This trend is likely to continue as the existing population of the District continues to age with the housing stock, and the age profile of new home buyers returns to longer-term norms.

Population increases have been driven by the addition of new housing units and increases in occupancy rates. Between 1990 and 2000 about 2,900 housing units were added to District inventory, for an average of 290 units per year. About 92 percent of these units were single family, increasing the overall proportion of single family units to 83.7 percent in 2000. This growth also increased the share of units occupied by owners, and decreased the share occupied by renters. Greater proportions of owner-occupied units tend to increase student populations more in the near-term, but then experience somewhat higher losses over time as the population ages in place.

Between 2000 and 2007 about 4,500 more units were added to the housing inventory. At nearly 640 units per year this was more than double the rate experienced during the 1990's. Single family units continued to comprise nearly 90 percent of the new housing additions, driving their total share to 84.5 percent of the housing market, and the proportion of homes occupied by owners to 72.3 percent. While there are more planned projects now than in the past, it is unlikely that the level of housing growth will increase in the near term due to declines in the national housing market.

The suburban-style single family housing added to the District, coupled with a slightly older age profile, caused the overall population per household to decrease slightly from 2.86 persons per household to 2.78 during the seventeen years.

TABLE 1
POPULATION AND HOUSING TRENDS

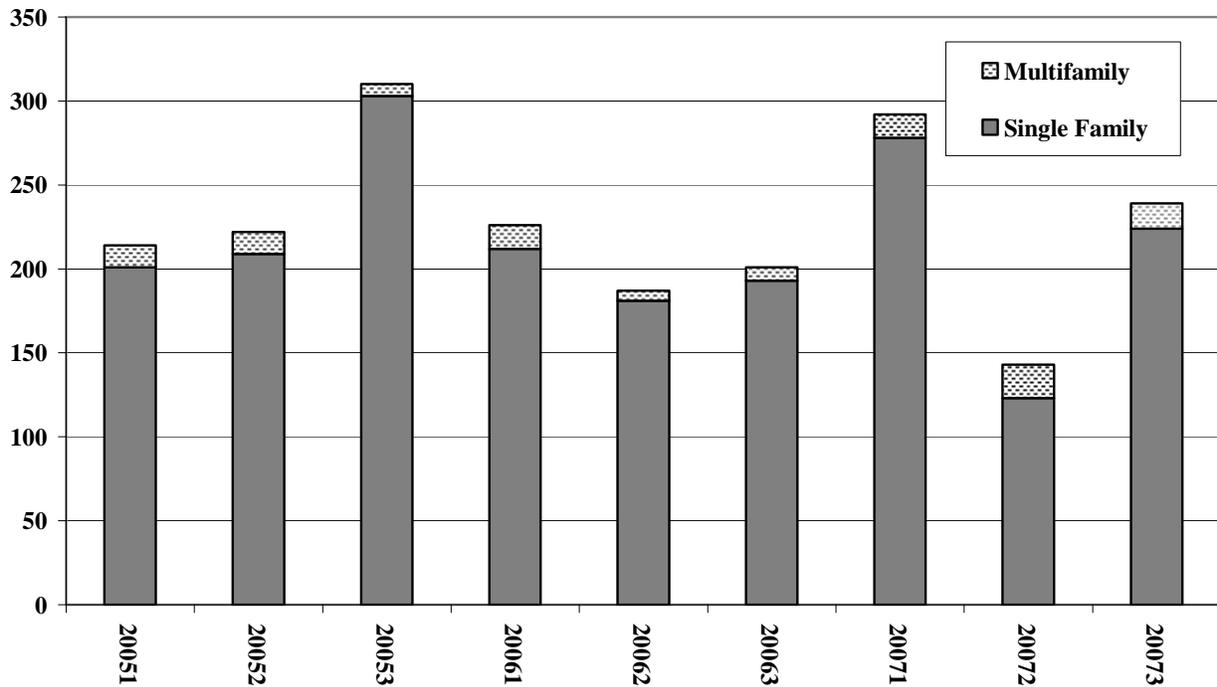
	1990 Census		2000 Census		2007 Claritas		Change (1990-2007)	
	Total	Percent	Total	Percent	Total	Percent	Total	Percent
Population								
Total	27,107	100.0%	34,556	100.0%	46,831	100.0%	19,724	72.8%
<i>By Race & Ethnicity:</i>								
White	26,026	96.0%	32,367	93.7%	42,556	90.9%	16,530	63.5%
African American	554	2.0%	858	2.5%	1,748	3.7%	1,194	215.5%
Native American	52	0.2%	132	0.4%	188	0.4%	136	261.5%
Asian	66	0.2%	237	0.7%	546	1.2%	480	727.3%
Hispanic	409	1.5%	933	2.7%	1,756	3.7%	1,347	329.3%
Other	0	0.0%	29	0.1%	37	0.1%	37	NA
<i>By Age:</i>								
Under 5	2,163	8.0%	2,639	7.6%	3,357	7.2%	1,194	55.2%
5 to 13	3,742	13.8%	5,156	14.9%	7,114	15.2%	3,372	90.1%
14 to 17	1,447	5.3%	2,186	6.3%	2,880	6.2%	1,433	99.0%
18 to 21	2,100	7.7%	2,028	5.9%	2,527	5.4%	427	20.3%
22 to 54	13,144	48.5%	16,936	49.0%	22,863	48.8%	9,719	73.9%
55 to 59	1,017	3.8%	1,500	4.3%	2,455	5.2%	1,438	141.4%
60 to 74	2,496	9.2%	2,637	7.6%	3,736	8.0%	1,240	49.7%
75 and up	998	3.7%	1,474	4.3%	1,899	4.1%	901	90.3%
Housing Units								
Total	10,046	100.0%	12,946	100.0%	17,420	100.0%	7,374	73.4%
Occupied	9,470	94.3%	12,346	95.4%	16,836	96.6%	7,366	77.8%
Owner	6,891	68.6%	9,278	71.7%	12,595	72.3%	5,704	82.8%
Renter	2,579	25.7%	3,068	23.7%	4,241	24.3%	1,662	64.4%
Vacant	576	5.7%	600	4.6%	584	3.4%	8	1.4%
<i>By Unit Type:</i>								
Single Family	8,158	81.2%	10,836	83.7%	14,720	84.5%	6,562	80.4%
Multifamily	1,888	18.8%	2,110	16.3%	2,700	15.5%	812	43.0%
Households								
Total	9,470		12,346		16,836		7,366	77.8%
Population Per	2.86		2.80		2.78		0	-2.8%

Sources: U.S. Bureau of the Census, 1990 and 2000; Claritas, 2007.

2.3 Housing Construction

It is important to track the amount and composition of new housing growth in the District in order to understand its current and future implications on enrollment. Figure 3 visually represents historical data regarding dwelling units added in the Liberty School District by type of unit over the past 3 years. These data are collected from development projects three times per year, representing four months of building activity. The data shows the number of single family housing starts fluctuating between 200 and 300 units per reporting period, totaling more 600 to 900 new units per year. More interesting, is the fact that the level of activity did not drastically decline in 2007 as it did in most other areas.

FIGURE 3
DWELLING UNIT STARTS BY TYPE OF UNIT
2005 – 2007



Source: Land Marketing Inc.; Applied Economics, 2007.

As can be seen in Figure 3, the overwhelming majority of units built in the District are single family units. The portion of multifamily units in the District rarely exceeds 6 percent of the total units built in each reporting period, typical of the suburban and rural lifestyle of the District and greater Clay County. The construction trend of the District has not been much affected by the burst in the national housing bubble. This is due to the fact that the District did not have the massive speculative buying and run-up in home prices that other major metropolitan areas had, thus sparing the District from any major drops in housing construction over the last couple of years.

3.0 RESIDENTIAL DEVELOPMENT POTENTIAL

This section focuses on the potential for new housing growth. Examining new residential development is critical to projecting enrollment because it is an important driver of population, and hence, enrollment growth. Development information was compiled through interviews with planners, developers, and builders to identify active, planned and proposed residential projects. The information collected identified the potential for nearly 32,800 new housing units in the District, as summarized in Table 2. A map and table showing the projects included in the survey and detailing land use and timing assumptions are included in Appendix A.

Source, priority, and unit type are used to break down the 32,800 unit supply of potential new housing to assess timing and market orientation, and consequently the potential enrollment impact. The sources of potential new units include those units yet to be built in active projects, as well as potential housing units from vacant land. Currently, there are about 4,300 units in active projects that have not been built, representing the greatest near term potential. Of these, all but 150 units would be single family with the vast majority in developments with densities of less than 3.5 units per acre. This is again indicative of type of higher-end single family housing that has dominated the market in recent years.

Potential from vacant land includes almost 28,500 units, of which over 27,000 are expected to be single-family, and 1,108 units could be multi-family and townhouse. However, it is likely that more multifamily projects will emerge as time goes on as these projects typically do not have the long planning horizon associated with single family development. Much more of the potential from vacant land is concentrated in higher density single family projects, with the majority being planned in the 3.5 to 4.5 units per acre range. This represents a departure from historic patterns, being driven by the desire to appeal to buyers in a wider range of the housing market, and accommodate new urban designs.

The potential units from currently vacant land are sub-divided into four priority levels according to the anticipated time frame for development. This would be the time frame in which we would expect development **to begin**, with actual construction extending many years into the future. Priority 1 contains units in projects that should begin construction within one year, implying that all necessary approvals have been obtained or are forthcoming, and plats have been filed. The District now has just over 300 units at this high-priority level, but with the large number of un-built units in active projects no shortage of supply is expected. In fact, the active and priority 1 level projects hold enough potential to meet the demand for housing over the next 6 to 8 years.

Units in the Priority 2 vacant land category could begin development in the next 2 to 5 years. These units are typically contained in well-known planned developments, but lack near-term market potential or the necessary approvals and infrastructure to begin home construction sooner. There are nearly 6,900 units classified as priority level 2, representing perhaps another 10 years of supply of new housing in the District. Unlike the units in the active projects, these projects have more units at higher density levels that may help stimulate the local housing market in the 5 to 10-year time frame.

**TABLE 2
POTENTIAL NEW HOUSING SUPPLY BY TYPE OF UNIT**

	Vacant Land by Development Priority				Total	Grand Total
	Active Projects	Priority 1: Within 1 Year	Priority 2: 2 to 5 Years	Priority 3: 5 to 10 Years		
Single Family .1 - 2 du/ac	958	19	470	0	281	1,728
Single Family 2.01 - 3.5 du/ac	2,906	276	1,667	120	0	4,969
Single Family 3.51 - 4.5 du/ac	188	0	4,232	6,035	5,972	16,427
Single Family 4.51 - 6 du/ac	0	13	0	1,420	6,860	8,293
Single Family 6.01 du/ac & Over	33	0	0	0	0	33
Single Family Attached	61	0	0	0	0	61
Multifamily to 12 du/ac	150	0	508	0	600	1,258
TOTAL	4,296	308	6,877	7,575	13,713	32,769

Sources: The City of Liberty; City of Kansas City; Landmarketing Inc.; Applied Economics, 2007.

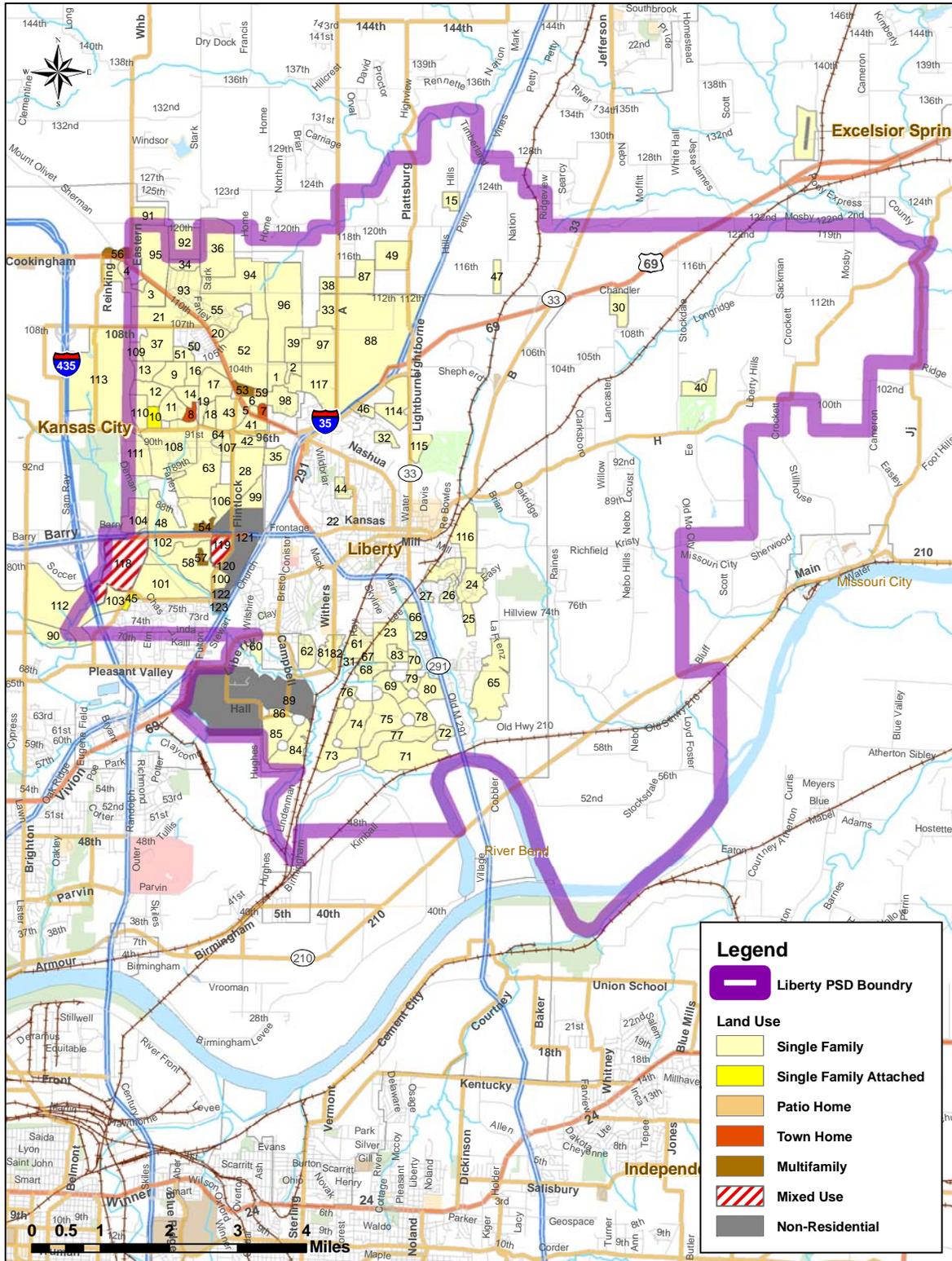
Priority 3 units are generally located in known proposed projects or long-term development study areas, but will require a much longer market horizon of about 5 to 10 years to begin home construction. There are nearly 7,600 units in projects categorized as Priority 3. Finally, Priority 4 units include vacant land outside of planned and proposed projects, and proposed projects that face significant obstacles and extended development timelines, beginning in 10 years or more. Vacant land in the Liberty School District holds the long-term potential for about 13,700 residential units from Priority 4 projects.

It is helpful to visualize the location of the development projects to analyze future patterns of growth. Maps 3 and 4 depict the development potential by land use and development priority of areas in the District, respectively. Map 3 shows that the majority of developable land in the District is planned for single-family development. This includes a significant amount of vacant land in the northwest and southern portions of the District. Currently, there is potential for over 1,000 multifamily units in the District. Although it is not reflected on Map 3, the potential for multifamily units in the District will likely increase in the long-term as the amount of vacant land declines, zoning changes are made and demand increases for alternatives to single family residences.

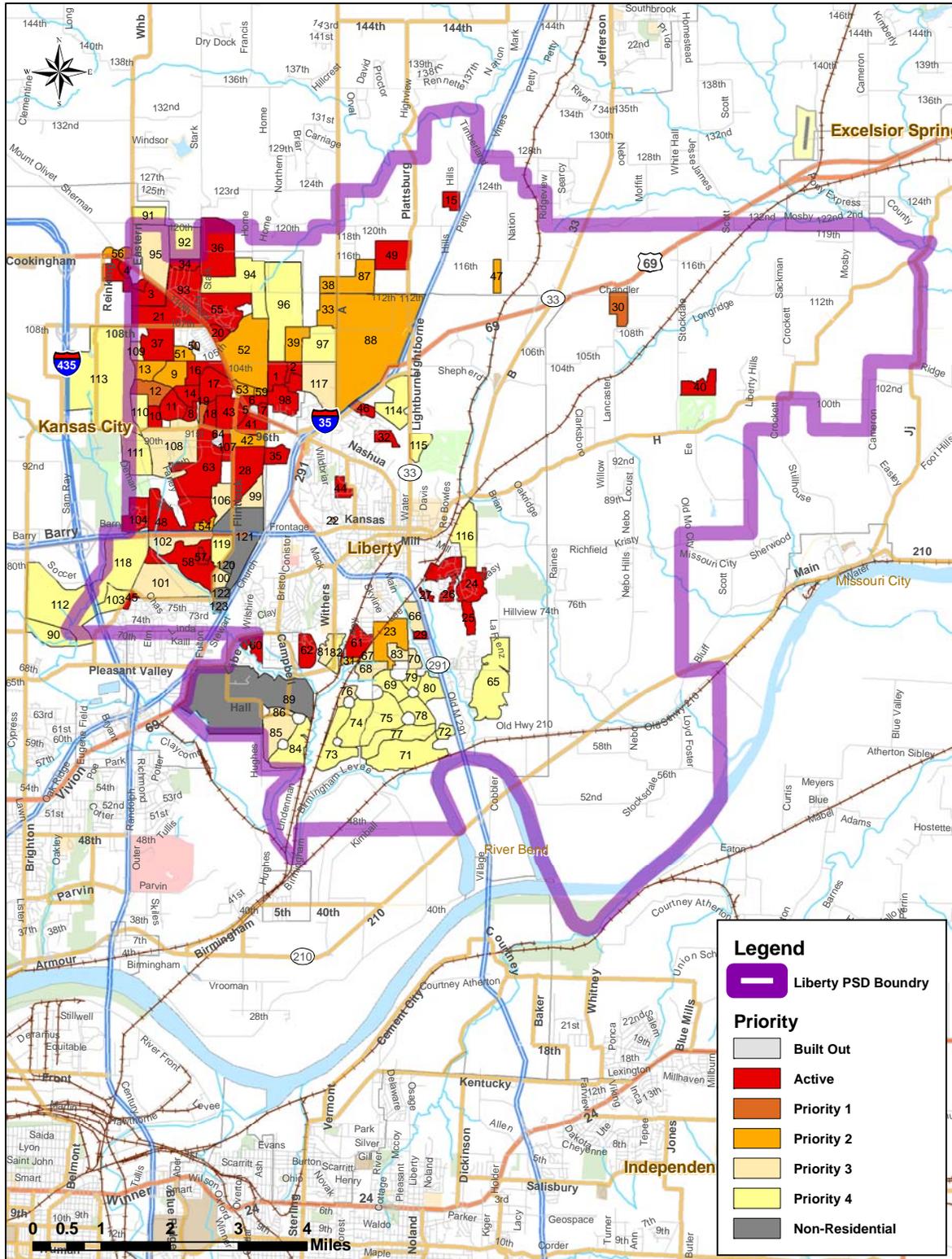
Map 4 illustrates the timing of potential future development. The majority of active developments are subdivisions located in the northwest portion of the district. Active residential development of land is focused west of I-35 and over to the west District boundary line, primarily north of Route 152 and running up to just north of Route 291. Major developments in the northwestern portion of the district include Benson Place, Brentwood, and Auburndale with approximately 870, 460, and 220 units remaining to be built respectively. These and other large developments in the area will continue to provide housing units well into the future.

It is important to note that the volatility of the real estate market and the large amount of land without firm development plans introduce an element of uncertainty into the estimate of development potential. It is necessary to monitor changes in planned land use in order to keep projection data current. The construction of New Town and the South Liberty Parkway Corridor could significantly increase the total amount development potential for the Liberty School District.

MAP 3 NEW DEVELOPMENT POTENTIAL



MAP 4 NEW DEVELOPMENT PRIORITY



4.0 DISTRICT-LEVEL PROJECTIONS

The purpose of this portion of the report is to add an element of timing to the residential development potential, and integrate it with demographic and student information to project changes to District-level enrollment. The level of projected enrollment growth is based on projections of household growth, occupancy rates and per household student generation rates. Together, these factors lead to the creation of ten-year enrollment projections by grade for Kindergarten through 12th grade.

4.1 Population & Housing

Historic population, housing units, households, occupancy rate and population per household for the Liberty District are key to understanding the student generation rates that drive enrollment. As shown on Table 3, population and housing units in the District have increased dramatically since 1990.

From 1990 to 2000, the District population grew from 27,107 to 34,556, an increase of 7,449 people, or a compound growth rate of 2.5 percent per year. The population increase was directly influenced by housing growth and increased occupancy rates. During this period housing units experienced 2.6 percent average annual growth, resulting in an increase of 2,900 units, from 10,046 units to 12,946 units. At the same time the occupancy rate grew 1.2 percent, from 94.3 percent to 95.4 percent.

Current trends in the Liberty School District show an increase in the population and housing growth rate through 2007. The population increased by almost 12,300 people, a 4.4 percent compound annual growth rate between 2000 and 2007. During the same period, housing units in the District grew an average annual rate of 4.3 percent, adding 4,474 new units.

**TABLE 3
HISTORIC POPULATION AND HOUSING GROWTH**

<u>Year</u>	<u>Population</u>	<u>Housing Units</u>	<u>Occupancy Rate</u>	<u>Households</u>	<u>Pop/HH</u>
1990	27,107	10,046	94.3%	9,470	2.862
2000	34,556	12,946	95.4%	12,346	2.799
2007	46,831	17,420	96.6%	16,836	2.782

Source: 1990 and 2000: US Bureau of the Census and Applied Economics, 2007.

Table 4 provides annual housing and population projections through 2017/18 based on the projected annual absorption of new housing units and demographic trends. The absorption schedule developed for the 10-year period by Landmarketing Inc. is based on the total housing potential, recent construction trends, and data reflecting the cyclical nature of economic growth in the District. The projections result in a total housing inventory of about 27,000 units in 2017/18, up about 9,600 units over the 2007/08 housing inventory of 17,420 units. This would result in a District-wide population of about 70,400 people in 2017/18, up from 46,800 in 2007/08.

The relatively high population growth experienced in recent years is expected moderate somewhat through 2010/11 as the housing market stabilizes. After that, housing construction is expected to return to record levels as a variety of new housing opportunities, and housing projects in the District expand the market. The population per household in the District is projected is still expected to gradually decline since new construction continues to attract somewhat smaller and older families to the Liberty School District.

**TABLE 4
PROJECTED POPULATION AND HOUSING**

Year	Population	Total Units	New Units (Lagged)	Occupancy Rate	Households	Pop/HH
2000/01	34,556	12,946		95.4%	12,346	2.799
2001/02	35,939	13,458	512	95.5%	12,851	2.796
2002/03	37,322	13,970	512	95.6%	13,358	2.794
2003/04	38,582	14,435	465	95.7%	13,821	2.792
2004/05	39,822	14,893	458	95.9%	14,278	2.789
2005/06	41,942	15,679	786	96.0%	15,051	2.787
2006/07	44,539	16,612	934	96.3%	15,998	2.784
2007/08	46,831	17,420	808	96.6%	16,836	2.782
2008/09	48,227	18,109	689	96.0%	17,385	2.774
2009/10	49,759	18,819	710	95.5%	17,972	2.769
2010/11	51,406	19,601	782	95.0%	18,621	2.761
2011/12	53,422	20,414	813	95.1%	19,410	2.752
2012/13	55,608	21,283	869	95.2%	20,253	2.746
2013/14	58,058	22,244	961	95.2%	21,185	2.740
2014/15	60,856	23,315	1,071	95.3%	22,224	2.738
2015/16	63,906	24,479	1,164	95.4%	23,353	2.737
2016/17	66,974	25,706	1,227	95.3%	24,503	2.733
2017/18	70,369	27,051	1,345	95.2%	25,763	2.731
2008/09-2017/18			9,631			

Sources: Land Marketing Inc., 2007; Applied Economics, 2007.

***Bolding indicates actuals.**

4.2 Student Generation Rates

In addition to the volume and market orientation of housing growth, student generation rates are the other key factor used in determining future District-level enrollment growth. With the increasing number of educational alternatives, two factors must be considered together in order to calculate overall student generation rates. The factors, shown on Table 5, include the expected rate of school-age persons per unit by household, and the capture of those students by Liberty Schools.

The first element, *student generation*, refers to the expected rate of school-age population, 5 to 17 years old, per household. The average number of school-age persons per household increased from 0.537 to 0.595 between 1990 and 2000 due to the high proportion of new single family homes during that period that attracted young families and working professionals. The Liberty School District currently has a slightly lower average generation rate of 0.594, as a result of a slight increase in housing prices attracting more mature families.

Capture of school-age persons by Liberty schools is the second element. While new houses may be generating, on average, 0.594 students per household, that does not automatically transfer to increased enrollment. Educational alternatives, such as private and parochial schools, charter schools and home schooling typically cause the actual capture of new students by the District to be something less than school age population.

Overall, the District's capture rate measured through the enrollment to population ratio has increased as it has grown. In 1990, about 90.6 percent of the school-age population attended Liberty Schools, implying that between 450 and 500 school-age persons were being served by other providers. It appears that this amount has actually declined somewhat while the school-age population has nearly doubled. Based on available data, the District captured 91.5 percent of the school-age population in 2000, increasing to 96.0 percent by 2007. This implied a current total of about 400 school-age children choosing education alternatives is possibly a little low due to the use of Claritas estimates, however the trend is clearly toward increased participation in Liberty schools.

The increase in capture rate is likely the result of parents choosing the Liberty area for its quality schools, and a lack of new alternative providers during the high growth period. Through 2017/18, the capture rate is projected to remain around 96.0 percent based on the expected high retention of students.

TABLE 5
PROJECTED ENROLLMENT AND ENROLLMENT GROWTH RATE

Year	Households	School-Age Population *		K-12 Enrollment		Enrollment - Population Ratio
		Total	Per Household	Total	Per Household	
1990/91	9,470	5,085	0.537	4,608	0.487	0.906
2000/01	12,346	7,342	0.595	6,717	0.544	0.915
2007/08	16,836	9,994	0.594	9,592	0.570	0.960
2010/11	18,621	10,982	0.590	10,543	0.566	0.960
2015/16	23,353	13,843	0.593	13,290	0.569	0.960
2020/21	28,906	16,621	0.575	15,956	0.552	0.960

Source: Applied Economics, 2007.

* Population age 5 through 17, corresponds with Kindergarten through 12th grade.

4.3 Enrollment

As shown on Table 5, population and housing projections are combined with current student data to calculate enrollment growth rates for the Liberty District in five-year time frames. Population estimates indicate 9,994 school-age persons (ages 5 through 17) live in 16,836 households in the District during 2007/08. Of the total school-age population, 9,592 kindergarten through 12th grade students attended Liberty schools.

Enrollment is expected to increase based on projected housing construction, but not at the same growth rate in the short term. The growth rate is expected to level at about 3.2 percent per year over the next three years during the housing market correction. This would increase Kindergarten through 12th grade enrollment to about 10,500 students by 2010/11. After that, a recovery is expected that would be slow at first, but then accelerate. The early part of the recovery should see growth rates rise to over 4 percent per year, increasing enrollment to about 11,500 students by 2012/13 as shown in Table 6.

The later acceleration in the local market is projected to be particularly strong as New Town and other new projects spark and broaden the local housing market. Growth in the housing market should drive enrollment growth rates back into the range of 5 percent through the last five years of the projection period with enrollment reaching over 14,500 students by 2017/18. Using these trends, enrollment could reach nearly 16,000 students by 2020/21.

TABLE 6
PROJECTED ENROLLMENT BY LEVEL: 2000/01-2017/18

Year	Enrollment by Level			K-12 Enrollment	Percent Growth Rate
	K-5	6-9	10-12		
2000/01	3,130	2,155	1,432	6,717	
2001/02	3,294	2,249	1,503	7,046	4.9%
2002/03	3,443	2,316	1,616	7,375	4.7%
2003/04	3,597	2,428	1,649	7,674	4.1%
2004/05	3,776	2,543	1,649	7,968	3.8%
2005/06	4,048	2,667	1,758	8,473	6.3%
2006/07	4,437	2,729	1,907	9,073	7.1%
2007/08	4,740	2,817	2,035	9,592	5.7%
2008/09	4,938	2,888	2,073	9,899	3.2%
2009/10	5,144	2,962	2,111	10,217	3.2%
2010/11	5,319	3,143	2,081	10,543	3.2%
2011/12	5,482	3,362	2,143	10,987	4.2%
2012/13	5,628	3,614	2,212	11,454	4.3%
2013/14	5,838	3,838	2,353	12,029	5.0%
2014/15	6,080	4,040	2,518	12,638	5.1%
2015/16	6,346	4,204	2,740	13,290	5.2%
2016/17	6,609	4,328	2,990	13,927	4.8%
2017/18	6,900	4,518	3,163	14,581	4.7%

Source: Applied Economics, 2007.

Bolding indicates actuals.

Table 6 provides the distribution of enrollment by level for the next 10 years. The distribution by level is expected to remain relatively stable through the projection period, with slightly higher levels of growth in upper grades due to the maturation of the younger population and the proportion of the housing market geared towards an older, “move-up” population. Enrollment in Kindergarten through 5th grade is projected to increase by about 2,000 students over the 10-year period, while the 6th through 9th and 10th through 12th grades add about 1,700 and 1,100 students, respectively. Table 7 provides a grade level breakdown for these projections.

TABLE 7
PROJECTED ENROLLMENT BY GRADE: 2000/01-2017/18

Year	PS	K	1	2	3	4	5	6	7	8	9	10	11	12	K-12 Total
1991/92	38	381	382	385	377	388	369	391	374	347	324	323	292	275	4,608
1992/93	44	349	383	384	405	372	392	375	373	379	339	305	296	275	4,627
1993/94	51	380	363	390	416	405	396	435	386	412	375	362	318	310	4,948
1994/95	36	410	393	360	402	418	408	410	465	398	411	366	339	290	5,070
1995/96	38	378	440	410	394	416	434	432	418	469	408	409	343	329	5,280
1996/97	34	431	434	457	439	422	435	457	452	428	482	425	397	313	5,572
1997/98	36	448	455	424	484	468	456	462	470	463	461	475	422	373	5,861
1998/99	35	476	499	488	463	512	523	496	489	490	487	461	457	404	6,245
1999/00	27	452	511	541	486	504	526	540	510	514	513	538	448	475	6,558
2000/01	183	466	503	550	555	520	536	537	550	545	523	509	494	429	6,717
2001/02	159	555	501	528	580	586	544	583	544	562	560	528	514	461	7,046
2002/03	164	585	569	533	558	598	600	581	609	546	580	560	520	536	7,375
2003/04	138	616	618	596	564	584	619	624	615	635	554	596	540	513	7,674
2004/05	162	680	633	631	628	591	613	646	629	624	644	564	559	526	7,968
2005/06	161	735	708	659	665	661	620	656	666	672	673	646	567	545	8,473
2006/07	141	838	770	747	703	690	689	658	678	687	706	695	647	565	9,073
2007/08	193	812	847	826	784	742	729	724	673	718	702	730	674	631	9,592
2008/09	199	831	830	873	850	800	754	753	726	678	731	704	706	663	9,899
2009/10	205	852	851	857	900	869	815	780	757	733	692	734	682	695	10,217
2010/11	212	874	873	880	885	921	886	844	785	765	749	696	712	673	10,543
2011/12	220	903	901	908	914	911	945	923	855	798	786	758	679	706	10,987
2012/13	229	934	932	939	945	942	936	986	936	871	821	796	741	675	11,454
2013/14	239	969	967	974	980	977	971	980	1,003	956	899	834	780	739	12,029
2014/15	251	1,009	1,008	1,015	1,020	1,017	1,011	1,020	1,001	1,028	991	917	821	780	12,638
2015/16	264	1,054	1,052	1,060	1,065	1,061	1,054	1,064	1,044	1,028	1,068	1,013	904	823	13,290
2016/17	277	1,097	1,095	1,104	1,110	1,105	1,098	1,107	1,086	1,070	1,065	1,089	997	904	13,927
2017/18	291	1,145	1,143	1,152	1,159	1,155	1,146	1,157	1,133	1,116	1,112	1,089	1,074	1,000	14,581

Source: Applied Economics, 2007.

Bolding indicates actuals.

Once again, projections presented here are based on the current distribution of enrollment by grade level, current and projected population characteristics, and future housing developments. Significant changes to any of these elements will undoubtedly affect enrollment in the Liberty School District. Therefore, it is important to monitor these factors closely and reconsider the projections in light of any changes.

5.0 SUB-AREA PROJECTIONS

The purpose of this section is to provide sub-area enrollment projections based on the residency of the Liberty School District student population. Projections were based on the current number of students in each grid, the expected absorption of housing units, and the expected student generation of students from new construction. ***Because this analysis is based on the number of students enrolled in each grid, not necessarily their school of attendance, these projections will yield slightly different figures than actual campus enrollment numbers.*** Map 5 identifies current elementary attendance areas and Map 6 identifies middle school and high school attendance areas.

The analysis of population, potential for development, and enrollment growth for the District were used to drive sub-area enrollment projections for the next ten years. Sub-area forecasts were developed by examining 2000 Census population and household block level data, and applying the expected levels of District-wide absorption to the supply of residential housing in grids on a project-by-project basis. Allocations of absorption were made first to active residential projects, and then to vacant land planned for residential development according to the priorities assigned to each project, as discussed in section 3.0.

5.1 Population Characteristics

A series of maps were created that geographically portray 2000 Census data on the population per household, school-age population per household, race and age. Census Block data were aggregated to 15 sub-district areas that generally correspond with elementary attendance areas or parts thereof. Maps are helpful in visualizing the pattern of different population and household characteristics within the District. The maps and data were used to allocate future student generation rates to residential projects using the population and household characteristics provided based on their location in the District.

Map 7 shows total population per household by subarea for the Liberty School District. Overall, population per household in the District is relatively high, indicative of the family nature of the community. The highest household sizes, above 3.04 persons per household, are found in the southern part of the Shoal Creek attendance area and in part of the Lewis & Clark attendance area. The developing western portion and rural eastern portion of the District also show above average household sizes. The southern portion of the District, including the Manor Hill and Liberty Oaks attendance areas, shows somewhat below average household sizes. The lowest population per household sizes are found just southwest of Downtown Liberty.

More important, Maps 8 and 9 show the Kindergarten to 8th grade population per household (based on population ages 5 to 13 years old) and 9th to 12th grade population per household (based on population 14 to 17 years old). These school age population designations provide a basis for projecting future student generation rates by project and area. The areas discussed with the highest household sizes vary in their generation rate of elementary and high school age population. Overall, District households generate about 0.43 Kindergarten through 8th grade aged persons, and 0.17 9th to 12th grade age persons. Households in the western part of the District consistently show the highest per household rates for younger students, but less so for older ones. For example the Liberty Oaks attendance area has one of the highest per household rates for Kindergarten through 8th grade students, and one of the lowest for 9th through 12th grade students.

Per household rates of Kindergarten through 8th grade age persons is highest in the Shoal Creek attendance area at over 0.55 persons per household. The balance of the western portion of the District,

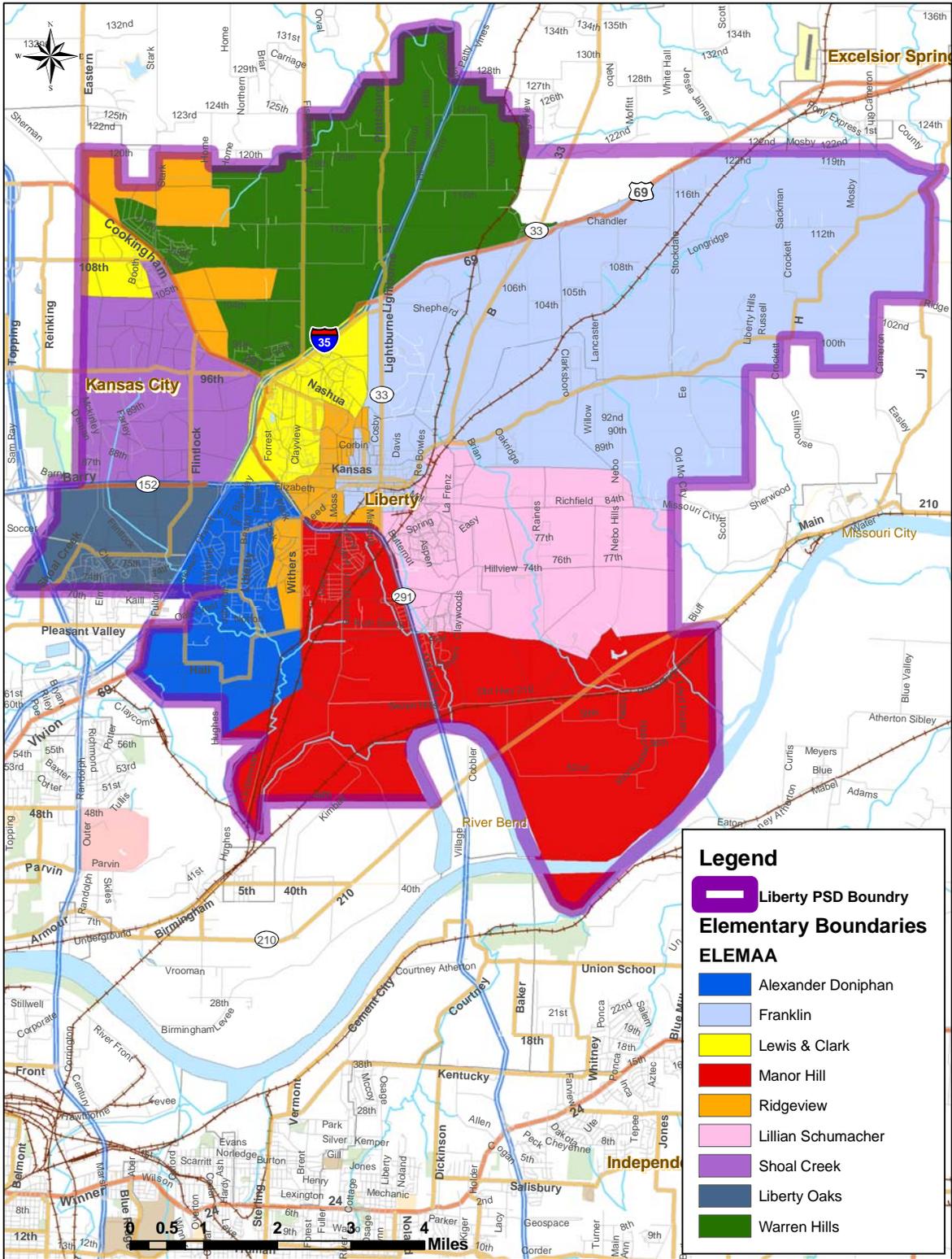
both north and south of Shoal Creek, also show higher than average generation rates for persons in this age group. The eastern and central portions of the District show much lower generation rates for younger persons, even though the total household size is similar to the western portion of the District. Generation rates in southern part of the District are somewhat below average, consistent with overall household size.

Per household rates for 9th to 12th grade age persons is highest in the central and eastern portions of the District, reflecting the relative maturity of the population in these areas. Rates as high as 0.28 persons per household are shown, which is about 64 percent greater than the overall District average. Generation rates for these older students tends to be below average in western portion of the District, due to the younger population profile of the area, and in the southern portion of the District where household sizes are smaller.

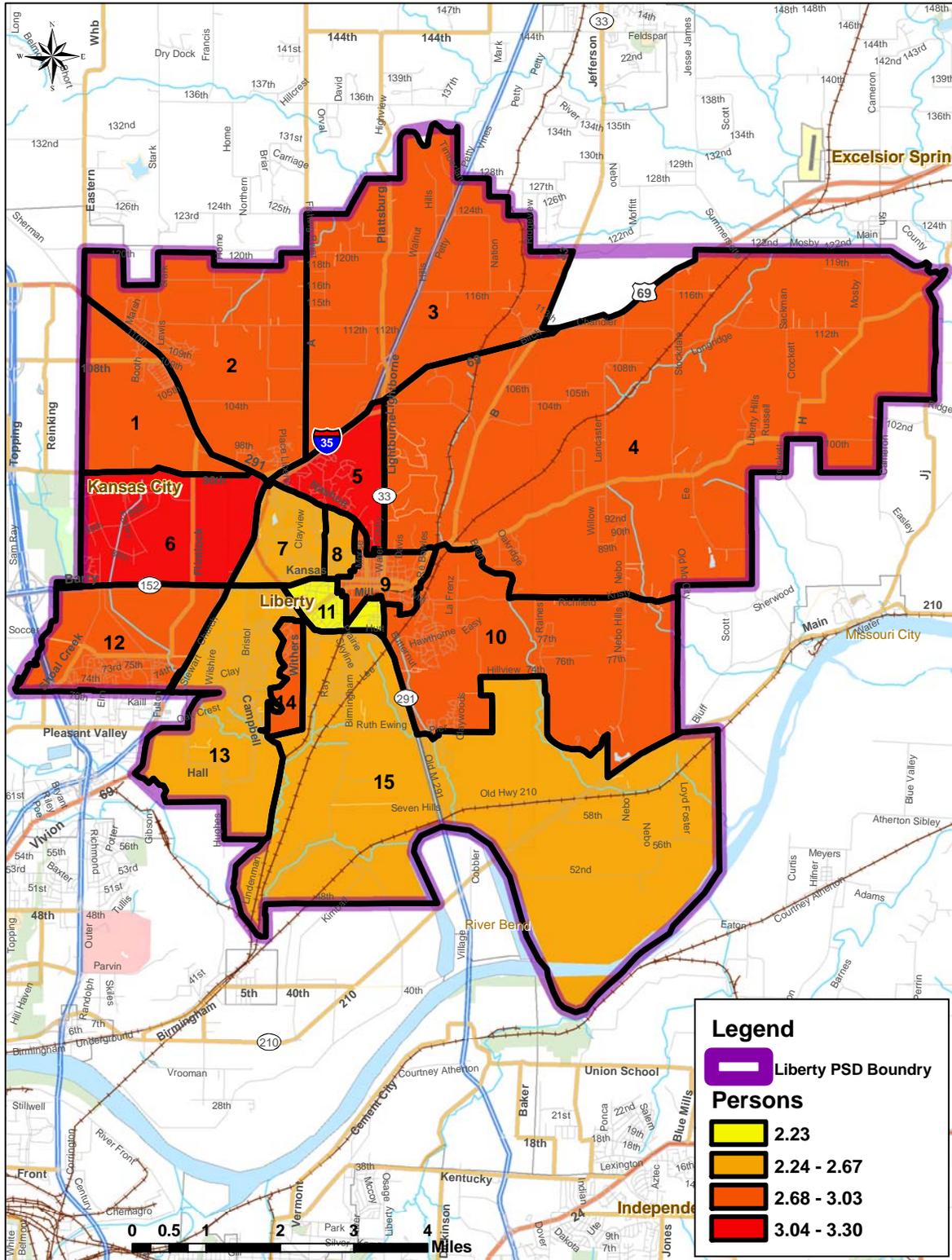
Age and race data in the District give more insight on demographic patterns affecting household size, and a better understanding of student generation. Map 10 shows the non-white share of the population. As shown, the newer western portion of the District tends to contain a somewhat greater minority population, as does the oldest part of the City of Liberty. Rural areas in the northern and southern portions of the District tend to have the least ethnically diverse populations. Overall, the share of the non-white population of the District is quite low and should not have a significant impact on enrollment.

It is important to note that age, race and population per household are not the only factors that affect generation rates. Factors such as density of residential developments, housing type, and housing prices were also used in projecting generation rates at the project level. Several of the active subdivisions located in areas with higher generation rates have higher densities, typically between 3 and 5 units per acre, and were moderately priced. These factors contribute to attracting young families to different parts of the District depending on characteristics of the area.

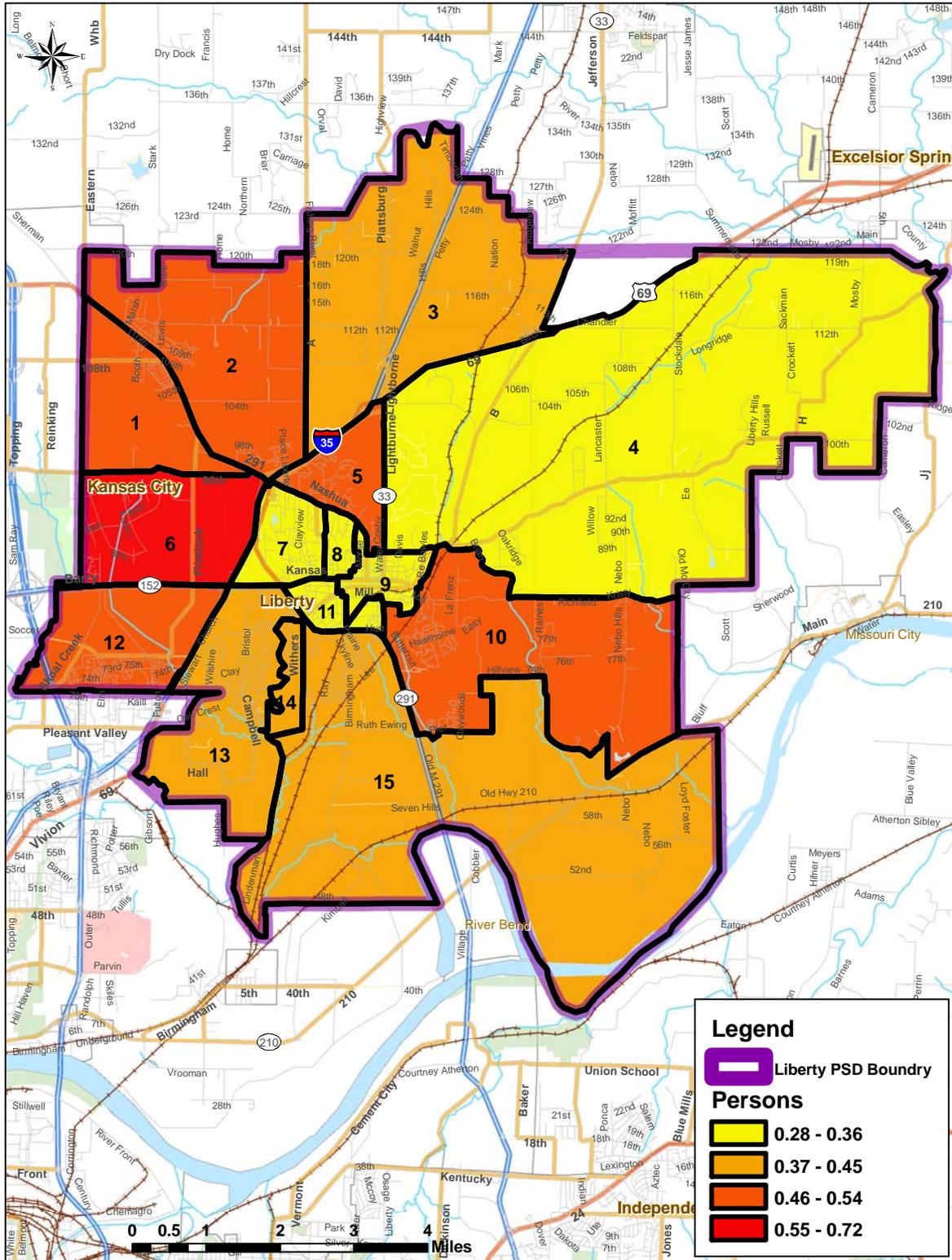
MAP 5 ELEMENTARY ATTENDANCE AREAS



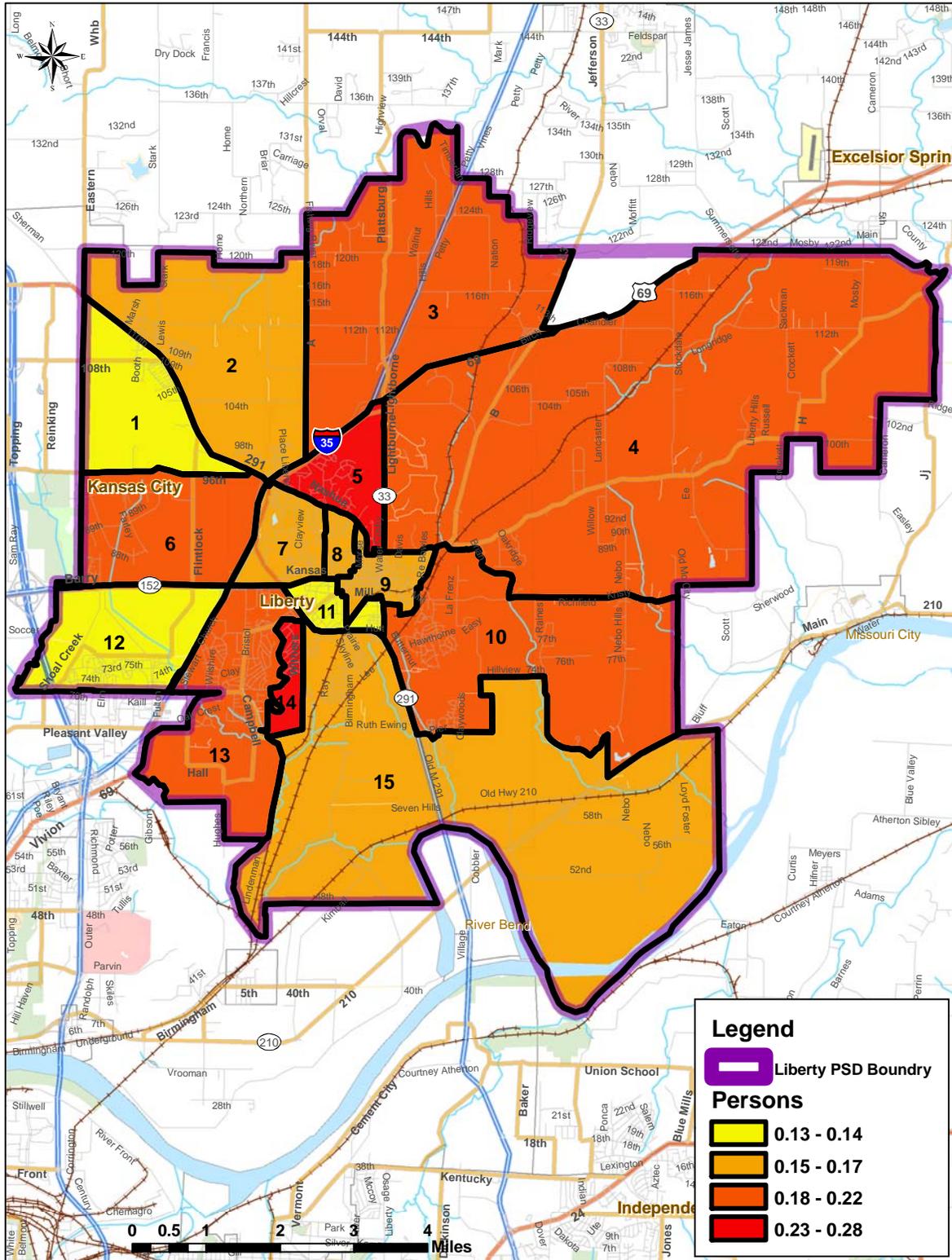
MAP 7 POPULATION PER HOUSEHOLD



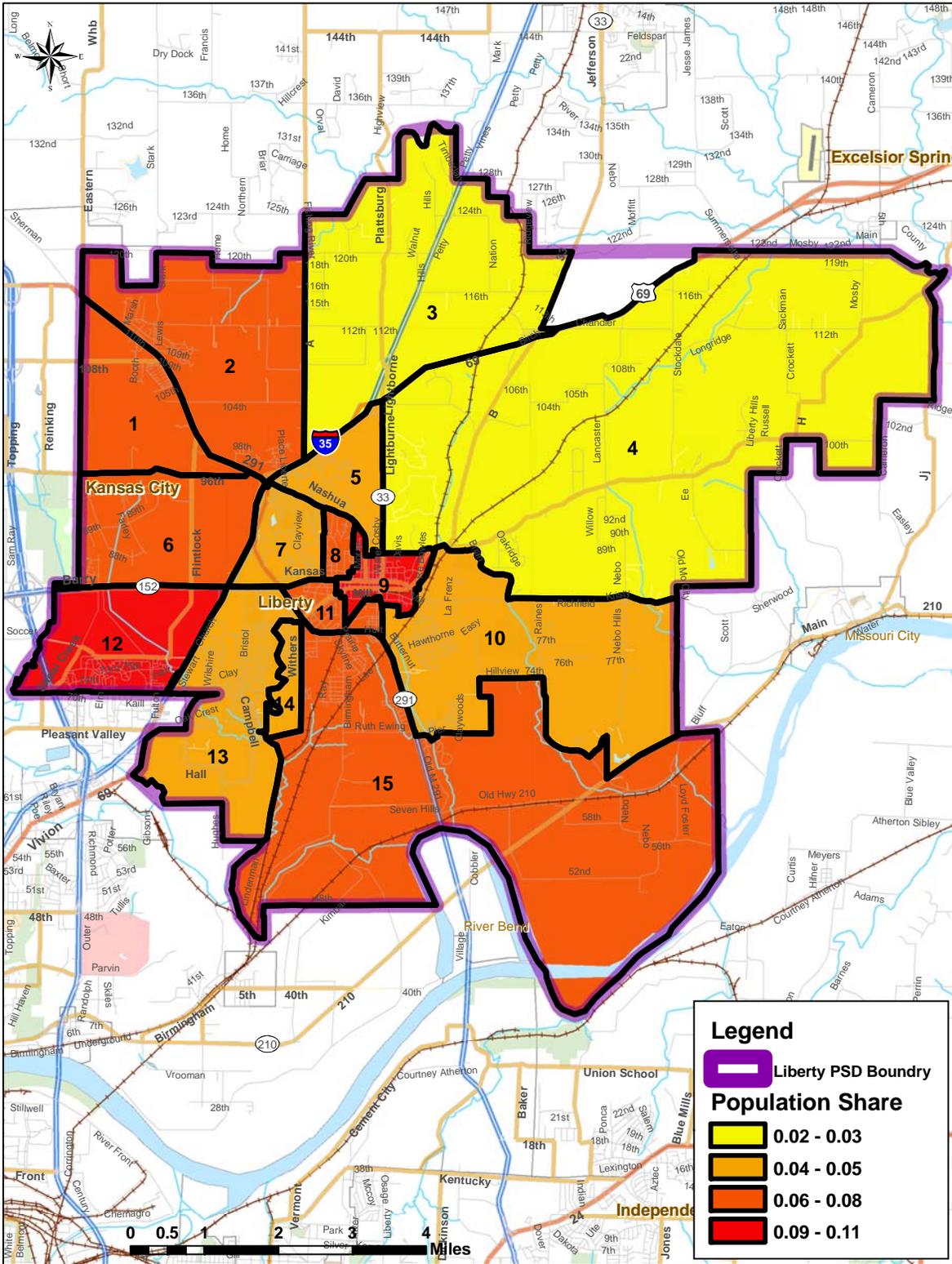
MAP 8 K-8 POPULATION PER HOUSEHOLD



MAP 9 9-12 POPULATION PER HOUSEHOLD



MAP 10 NON-WHITE SHARE OF POPULATION



5.2 Absorption of Housing Units

It is important to examine future development on a project-by-project basis in order to determine the level of expected enrollment growth in certain parts of the District. Table 8 shows expected absorption of residential units in projects aggregated by elementary attendance areas (AA) through 2017/18. In a few cases development projects are split by current attendance areas, but were assigned to the one containing the majority for the purposes of this table. Therefore, these figures vary slightly from the allocation used for modeling that includes the share of each project allocated to each grid. However, it is still useful in understanding the anticipated pattern of growth in the Liberty School District.

The majority of near and mid-term development is expected in the Shoal Creek and Lewis & Clark attendance areas (AAs) on the west side of the District, where many active projects are underway. A significant amount of construction is also expected in the Ridgeview and Warren Hills AAs, with even greater levels toward the end of the projection period. Other attendance areas that should experience accelerating development activity over the next ten years include Manor Hill and Liberty Oaks as more development potential is realized in the southern part of the District.

TABLE 8
POTENTIAL DEVELOPMENT ACTIVITY BY ELEMENTARY ATTENDANCE AREA

Attendance Area	Units in Housing Survey			Projected Additions										After 2017/18
	Total	Built	Un-built	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	
Doniphan	1,014	200	814	10	10	4	0	0	0	0	0	37	75	678
Franklin	301	30	271	10	11	11	4	0	0	0	0	0	0	235
Lewis & Clark	2,507	998	1,509	131	144	126	114	71	70	59	53	30	19	692
Manor Hill	8,935	176	8,759	14	22	39	27	47	73	109	160	239	287	7,742
Ridgeview	4,795	678	4,117	50	45	68	90	125	167	194	223	249	258	2,648
Schumacher	1,304	497	807	22	31	27	31	26	21	19	14	0	0	616
Shoal Creek	7,252	1,667	5,585	352	364	356	337	327	316	338	327	264	238	2,366
Liberty Oaks	3,078	71	3,007	13	23	37	47	63	67	83	112	145	180	2,237
Warren Hills	9,294	1,394	7,900	87	60	114	163	210	247	269	275	263	288	5,924
Total	38,480	5,711	32,769	689	710	782	813	869	961	1,071	1,164	1,227	1,345	23,138

Sources: Landmarketing Inc.; Applied Economics, 2007.

5.4 Enrollment Projections by Attendance Area

Table 10 provides projected enrollment by current attendance areas (AA) within the District based on current student data, new student generation from residential projects, and current population and household trends, as previously discussed. *Kindergarten to 5th grade enrollment by current elementary AA's, 6th through 9th grade enrollment by current middle school/junior high AA's, and 10th to 12th grade enrollment in high school are provided in Table 10 to illustrate the impact of growth in the District. Preschool enrollment is also shown on Table 9 and is referred to as "Early Child". Preschool enrollment was not included in District level enrollment projections, therefore Early Child enrollment is not included in the sub total enrollment figures for elementary school attendance areas or the overall District total.*

TABLE 10
ENROLLMENT BY ATTENDANCE AREA: 2007/08 – 2017/18

Attendance Area	Actual		Projected					Change	
	2007/08	2008/09	2009/10	2010/11	2011/12	2012/13	2017/18	2007-12	2012-17
Early Childhood	193	199	205	212	220	229	291	36	62
Elementary:									
Doniphan	438	450	453	473	460	457	489	19	32
Franklin	314	317	321	310	311	308	306	-6	-1
Lewis & Clark	618	628	677	696	709	707	760	89	53
Manor Hill	401	414	428	440	443	457	680	56	224
Ridgeview	526	550	564	581	600	606	812	80	207
Schumacher	601	588	590	603	610	599	613	-2	14
Shoal Creek	688	794	889	956	1,038	1,115	1,394	427	279
Liberty Oaks	537	558	554	568	578	602	719	65	117
Warren Hills	617	640	668	693	732	778	1,125	161	347
Sub-total	4,740	4,938	5,144	5,319	5,482	5,628	6,900	888	1,272
Middle School / Junior High:									
Liberty	1,653	1,679	1,658	1,751	1,854	1,984	2,364	331	380
South Valley	1,156	1,203	1,298	1,386	1,502	1,623	2,150	467	527
Sub-total	2,809	2,882	2,955	3,137	3,356	3,607	4,514	798	907
High School									
Liberty High School	2,035	2,073	2,111	2,081	2,143	2,212	3,163	177	951
Grand Total	9,777	10,092	10,415	10,749	11,201	11,676	14,868	1,899	3,192

Sources: Liberty Public Schools; Applied Economics, 2007.

Kindergarten to 5th Grade Enrollment by Elementary Attendance Area

- Doniphan

The Alexander Doniphan elementary AA is projected to grow only very slightly during most of the projection period, finally picking up some new activity in the 10th year. Enrollment may increase by about 40 students during the first three years, before declining somewhat again until the new development activity refuels the area toward the end of the projection period.

- Franklin

Franklin elementary AA enrollment is expected to remain virtually unchanged during the projection period, perhaps losing just a few students. Almost no development activity is expected during the projection period, so the aging of the existing population could lead to a slight decline in the school age population during the projection period.

- Lewis & Clark

The Lewis & Clark elementary AA enrollment is expected to increase by about 150 students during the projection period, with the majority of that growth occurring in the first five years. Enrollment is projected to increase from about 620 currently to about 710 by 2012/13. Continued growth should push enrollment in the AA to about 760 students by 2017/18.

- Manor Hill

Manor Hill AA enrollment is expected to increase slightly over the next five years, and much more quickly after that. Through 2012/13, the Manor Hill AA enrollment is expected to increase by between 50 and 60 students bringing the total to about 460 students. From 2012/13 to 2017/18, Manor Hill AA enrollment is expected to grow much faster, adding over 200 new students during the period. This could increase enrollment in the AA to about 680 students by the end of the projection period.

- Ridgeview

Like Manor Hill, Ridgeview AA enrollment is projected to grow significantly over the next five years, with even faster growth projected for the second five years of the projection period. Between 2007/08 and 2012/13 the attendance area is projected to grow by some 80 students to around 600 total students. From 2012/13 through 2017/18 it is projected to add another 200 or so students bringing total elementary enrollment to about 800 students.

- Schumacher

Enrollment in the Lillian Schumacher AA is projected to remain virtually unchanged during the projection period. Enrollment should remain at about 600 students with strong concentrations of students in the lower grades.

- Shoal Creek

The Shoal Creek attendance area will continue to experience the greatest amount of growth of any attendance area in the District over the next five years, and second-most over the second five year period. From 2007/08 to 2012/13, Shoal Creek elementary AA enrollment is expected to add over 400 new students, bringing the total number of students to about 1,100. Growth during the second five year period could add as many as 280 more students increasing the elementary population of the attendance area to nearly 1,400 students by 2017/18.

- Liberty Oaks

Liberty Oaks elementary AA enrollment is projected to show modest gains of about 65 students over the next five years, with a slightly greater number of new students in the second five year period. This would increase enrollment from the current level of about 540 students to about 600 students by 2012/13 and 720 students by 2017/18.

- Warren Hills

The Warren Hills attendance area will be the second fastest growing area of the District over the next 10 years. It should experience growth of around 160 students over the next five years second only to the Shoal Creek AA, before accelerating to become the fastest growing area adding nearly 350 new students over the second five-year period. Together this growth would increase enrollment from about 620 students currently to over 1,100 students by 2017/18.

6th to 9th Grade Enrollment by Middle School/Junior High Attendance Area

- Liberty

Growth in the Liberty Middle/Junior High School AA should increase steadily and significantly during the 10-year projection period. From 2007/08 to 2012/13 the attendance area is projected to add about 330 new students, bringing the total to just less than 2,000 students. Growth of another 380 students during the second five-year period could result in nearly 2,400 6th through 9th grade students by 2017/18.

- South Valley

The South Valley Middle/Junior High School AA enrollment is expected to exceed that of the Liberty area during both five year parts of the projection period. Projections show enrollment increasing by about 470 students during the first five years and more than 520 students during the second five years. Together, this would boost the total AA enrollment from about 1,200 students currently to about 2,150 students by 2017/18.

10th to 12th Grade Enrollment at High School

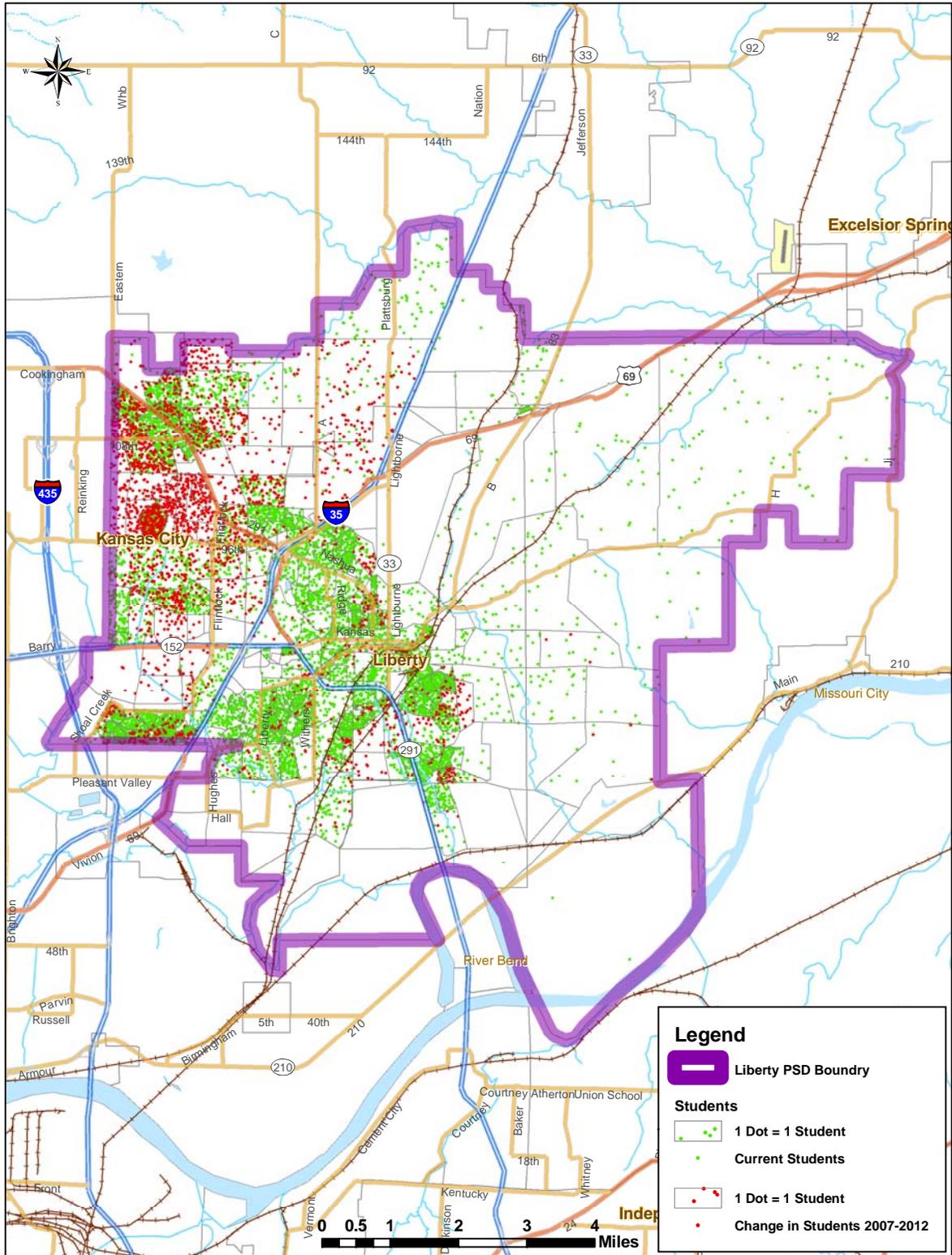
Based on only the current high school, 10th to 12th grade enrollment will increase from about 2,035 currently to more than 3,100 students by 2017/18. Due to the current distribution of enrollment by grade, most of this increase should be experienced during the second five year period, with perhaps only about 200 new students over the first five years.

Maps 12 and 13 geographically portray the changes in enrollment by grid over time that drives the attendance area projections. Map 12 illustrates expected enrollment growth by grid from 2007/08 to 2012/13, while Map 13 shows projected enrollment by grid from 2012/13 through 2017/18. Each green dot represents one student currently enrolled in Liberty schools, while each red dot represents one new student generated from new housing. Each student represented on these maps is assigned a location by grid; therefore, the exact location of each new dot is irrelevant.

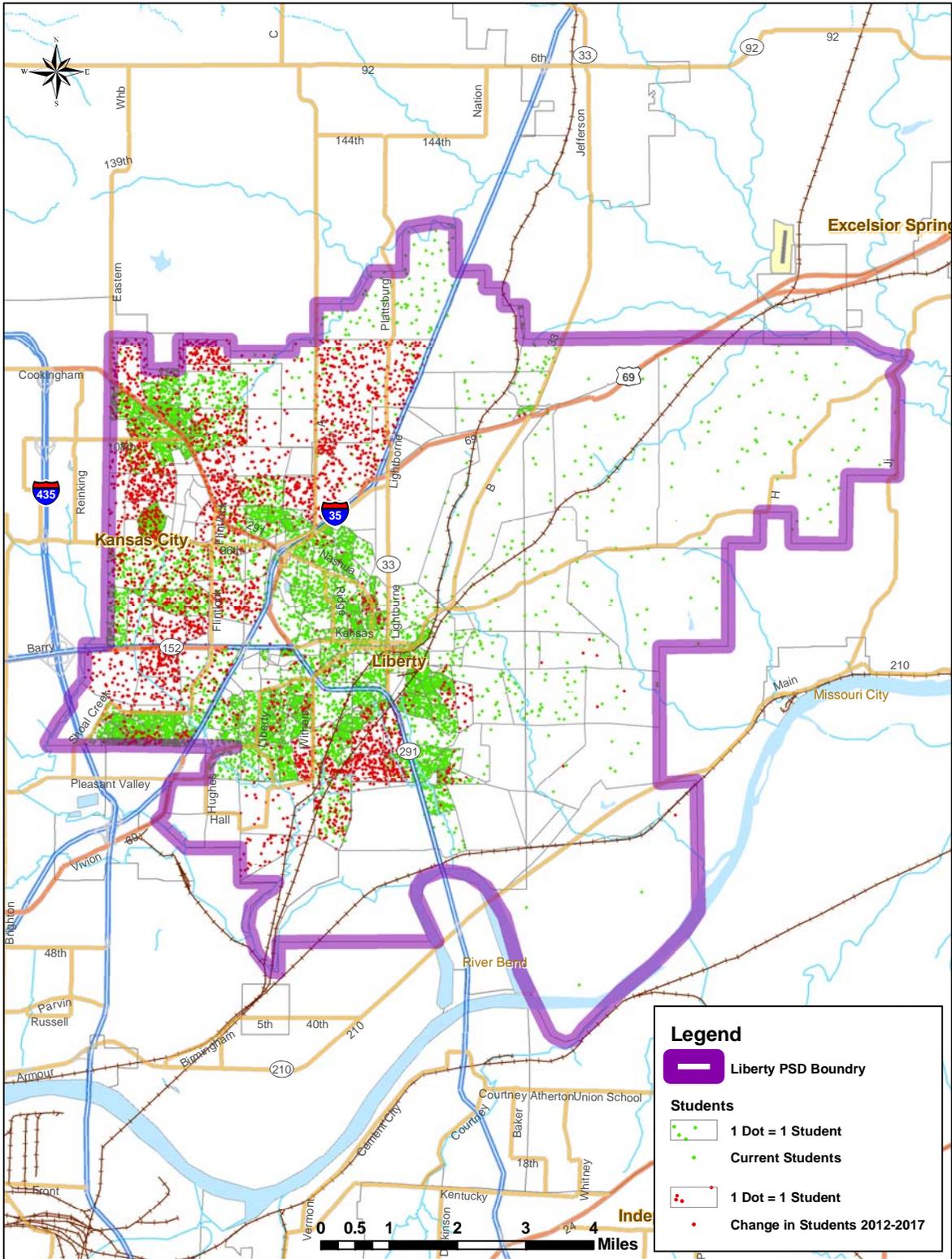
As shown in Map 12, the majority of the growth during the first five year period will be in western part of the District, continuing the pattern witnessed during the past several years. The map shows the majority of the new students emerging from the Shoal Creek, Lewis & Clark and Warren Hills attendance areas. Map 13, depicting growth in the second five year period show a much wider dispersion of growth with significant numbers of new students also emerging from the Manor Hill and Liberty Oaks attendance areas.

The Liberty School District has experienced strong enrollment growth since 1990 due to strong levels of single family residential construction in the District. The character of the housing market, in relation to size and price, has influenced the overall age of the student population in the District to increase. However, the significant amount of developable land, high occupancy rates, stable student generation rates and high student capture rates seem to indicate strong enrollment growth in the District for the foreseeable future.

MAP 12 STUDENT LOCATION 2007/08-2012/13

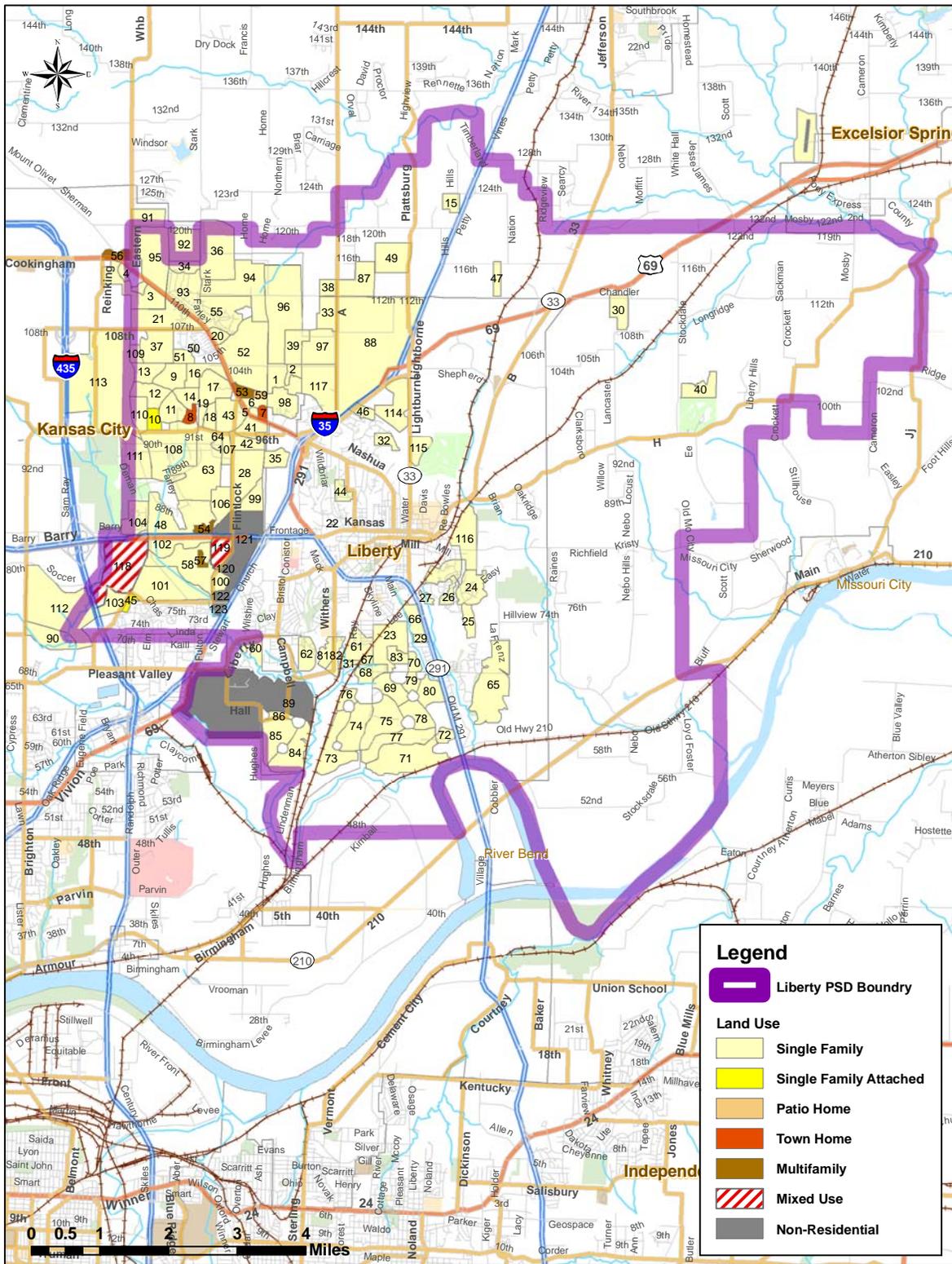


MAP 13 STUDENT LOCATION 2012/13 – 2017/18



APPENDIX A
DEVELOPMENT MAP AND TABLE

MAP A-1 DEVELOPMENT INVENTORY



APPENDIX A: DEVELOPMENT LISTING

Liberty School District Development Inventory

Project Name	Type	Timing	Total	Built	Unbuilt
Not Part of a Major Project					
1 Amber Lakes (6-150)	Single Family 2.01 - 3.5 du/ac	Active	249	86	163
2 Amber Meadows (6-107)	Single Family 6.01 du/ac & Ove	Active	218	185	33
15 Berkshire Glen (8-174)	Single Family .1 - 2 du/ac	Active	30	14	16
20 Brooke Meadows (6-85)	Single Family 2.01 - 3.5 du/ac	Active	85	71	14
21 Brooke Ridge (6-125)	Single Family 2.01 - 3.5 du/ac	Active	466	368	98
22 Camelot Commons (7-45)	Single Family 4.51 - 6 du/ac	Within 1 year	13	0	13
23 The Cedars (7-199)	Single Family 2.01 - 3.5 du/ac	2 to 5 years	415	0	415
28 Copperleaf (6-146)	Single Family .1 - 2 du/ac	Active	319	61	258
29 Creekwood (7-39)	Single Family 3.51 - 4.5 du/ac	Active	69	18	51
30 Crystal Estates (7-99)	Single Family .1 - 2 du/ac	Within 1 year	19	0	19
31 Deer Valley (7-108)	Single Family .1 - 2 du/ac	2 to 5 years	18	0	18
32 Duncan Fields (7-179)	Single Family 2.01 - 3.5 du/ac	Active	90	46	44
33 Forest Brook (6-214)	Single Family .1 - 2 du/ac	2 to 5 years	74	0	74
34 Hampton Meadows (6-155)	Single Family 3.51 - 4.5 du/ac	Active	178	125	53
35 Hills of Oakwood (6-175)	Single Family .1 - 2 du/ac	Active	62	30	32
36 Hunters Glen (6-92)	Single Family 2.01 - 3.5 du/ac	Active	814	360	454
37 Kellybrook (6-162)	Single Family 2.01 - 3.5 du/ac	Active	495	170	325
38 Legacy Park (6-51)	Single Family .1 - 2 du/ac	2 to 5 years	44	0	44
39 Manderley (6-21)	Single Family .1 - 2 du/ac	2 to 5 years	52	0	52
40 Meadow Lake Estates (7-34)	Single Family .1 - 2 du/ac	Active	47	30	17
44 Newton Ridge (7-93)	Single Family .1 - 2 du/ac	Active	52	45	7
45 North Brook, Villas (6-94)	Single Family Attached	Active	59	34	25
46 Northwyck Park Tenth Plat (7-3)	Single Family 2.01 - 3.5 du/ac	Active	83	76	7
47 Plum Hill (8-208)	Single Family .1 - 2 du/ac	2 to 5 years	9	0	9
48 Preserve at Shoal Creek Valley (6-112)	Single Family .1 - 2 du/ac	Active	384	55	329
49 Private Gardens (8-55)	Single Family .1 - 2 du/ac	Active	61	19	42

Liberty School District Development Inventory

Project Name	Type	Timing	Total	Built	Unbuilt
50 Quail Ridge Third Plat (6-168)	Single Family 2.01 - 3.5 du/ac	Within 1 year	20	0	20
51 Quail Valley (6-118)	Single Family 2.01 - 3.5 du/ac	2 to 5 years	102	0	102
55 Somerbrook (6-76)	Single Family 2.01 - 3.5 du/ac	Active	574	307	267
60 Whitehall Addition (7-109)	Single Family .1 - 2 du/ac	Active	52	42	10
61 White Tail Pond (7-180)	Single Family 2.01 - 3.5 du/ac	Active	194	158	36
62 Withersfield (7-173)	Single Family 2.01 - 3.5 du/ac	Active	172	158	14
65 No Name	Single Family 4.51 - 6 du/ac	10 years or later	1,525	0	1,525
66 No Name	Single Family 4.51 - 6 du/ac	5 to 10 years	315	0	315
67 No Name	Single Family 3.51 - 4.5 du/ac	5 to 10 years	94	0	94
68 No Name	Single Family 3.51 - 4.5 du/ac	5 to 10 years	254	0	254
69 No Name	Single Family 4.51 - 6 du/ac	10 years or later	418	0	418
70 No Name	Single Family 4.51 - 6 du/ac	5 to 10 years	145	0	145
71 No Name	Single Family .1 - 2 du/ac	10 years or later	249	0	249
72 No Name	Single Family .1 - 2 du/ac	10 years or later	32	0	32
73 No Name	Single Family 4.51 - 6 du/ac	10 years or later	770	0	770
74 No Name	Single Family 4.51 - 6 du/ac	10 years or later	680	0	680
75 No Name	Single Family 4.51 - 6 du/ac	10 years or later	840	0	840
76 No Name	Single Family 4.51 - 6 du/ac	5 to 10 years	170	0	170
77 No Name	Single Family 4.51 - 6 du/ac	10 years or later	695	0	695
78 No Name	Single Family 4.51 - 6 du/ac	10 years or later	422	0	422
79 No Name	Single Family 4.51 - 6 du/ac	10 years or later	173	0	173
80 No Name	Single Family 4.51 - 6 du/ac	10 years or later	397	0	397
81 No Name	Single Family 3.51 - 4.5 du/ac	5 to 10 years	175	0	175
82 No Name	Single Family 4.51 - 6 du/ac	10 years or later	220	0	220
83 No Name	Single Family 2.01 - 3.5 du/ac	5 to 10 years	120	0	120
84 No Name	Single Family 4.51 - 6 du/ac	10 years or later	720	0	720
85 No Name	Single Family 4.51 - 6 du/ac	5 to 10 years	680	0	680
86 No Name	Single Family 4.51 - 6 du/ac	5 to 10 years	110	0	110

Liberty School District Development Inventory

Project Name	Type	Timing	Total	Built	Unbuilt
93 North Hampton	Single Family 2.01 - 3.5 du/ac	Active	503	498	5
94 No Name	Single Family 3.51 - 4.5 du/ac	10 years or later	1,060	0	1,060
95 No Name	Single Family 3.51 - 4.5 du/ac	5 to 10 years	1,050	0	1,050
96 No Name	Single Family 3.51 - 4.5 du/ac	10 years or later	1,584	0	1,584
97 No Name	Single Family 3.51 - 4.5 du/ac	10 years or later	612	0	612
98 Amber Lakes	Single Family 2.01 - 3.5 du/ac	Active	215	214	1
99 No Name	Single Family 3.51 - 4.5 du/ac	5 to 10 years	280	0	280
100 No Name	Single Family 3.51 - 4.5 du/ac	5 to 10 years	156	0	156
101 No Name	Single Family 3.51 - 4.5 du/ac	5 to 10 years	1,052	0	1,052
102 No Name	Single Family 3.51 - 4.5 du/ac	5 to 10 years	548	0	548
103 No Name	Single Family 3.51 - 4.5 du/ac	10 years or later	295	0	295
104 The Fairways	Single Family .1 - 2 du/ac	Active	202	201	1
106 No Name	Single Family 3.51 - 4.5 du/ac	5 to 10 years	326	0	326
107 Villas of Montclair	Single Family 2.01 - 3.5 du/ac	Active	86	20	66
108 No Name	Single Family 3.51 - 4.5 du/ac	5 to 10 years	1,296	0	1,296
109 No Name	Single Family 3.51 - 4.5 du/ac	10 years or later	112	0	112
110 No Name	Single Family 3.51 - 4.5 du/ac	10 years or later	282	0	282
111 No Name	Single Family 3.51 - 4.5 du/ac	10 years or later	596	0	596
114 No Name	Single Family 3.51 - 4.5 du/ac	10 years or later	580	0	580
115 No Name	Single Family 3.51 - 4.5 du/ac	10 years or later	235	0	235
116 No Name	Single Family 3.51 - 4.5 du/ac	10 years or later	616	0	616
117 No Name	Single Family 3.51 - 4.5 du/ac	5 to 10 years	804	0	804
118 No Name	Multifamily to 12 du/ac	10 years or later	500	0	500
119 No Name	Multifamily to 12 du/ac	10 years or later	100	0	100
Not Part of a Major Project Total			27,813	3,391	24,422
Auburndale					
3 Auburndale Estates (6-124)	Single Family 2.01 - 3.5 du/ac	Active	398	264	134
4 Auburndale Patio (6-145)	Single Family 2.01 - 3.5 du/ac	Active	116	29	87
Auburndale Total			514	293	221

Liberty School District Development Inventory

Project Name	Type	Timing	Total	Built	Unbuilt
Barrington					
5 Barrington Estates (6-95)	Single Family 3.51 - 4.5 du/ac	Built out	42	42	0
6 Barrington Woods/Ridge (6-137)	Single Family 2.01 - 3.5 du/ac	Active	90	78	12
7 Barrington Woods/ Ridge (6-142)	Multifamily to 12 du/ac	Active	74	73	1
Barrington Total			206	193	13
Benson Place					
8 Benson Place - Brookview	Multifamily to 12 du/ac	Active	268	204	64
9 Benson Place - Fieldstone	Single Family 2.01 - 3.5 du/ac	2 to 5 years	250	0	250
10 Benson Place - Lakeview	Single Family Attached	Active	100	64	36
11 Benson Place - Parkfield	Single Family 3.51 - 4.5 du/ac	Active	294	210	84
12 Benson Place - Ridgewood (6-198)	Single Family 2.01 - 3.5 du/ac	Within 1 year	207	0	207
13 Benson Place - Stonecrest (6-194)	Single Family .1 - 2 du/ac	2 to 5 years	137	0	137
14 Benson Place - Woodchase	Single Family 2.01 - 3.5 du/ac	Active	132	35	97
Benson Place Total			1,388	513	875
Brentwood					
16 Brentwood, Place & Trails (6-129)	Single Family 2.01 - 3.5 du/ac	Active	207	60	147
17 Brentwood, Hills & Crossing (6-141)	Single Family 2.01 - 3.5 du/ac	Active	262	50	212
18 Brentwood Manor (6-123)	Single Family 2.01 - 3.5 du/ac	Active	78	24	54
19 Brentwood Manor - The Enclave (6-22)	Single Family 2.01 - 3.5 du/ac	Within 1 year	49	0	49
Brentwood Total			596	134	462
Clay Meadows					
24 Clay Meadows (7-33)	Single Family 2.01 - 3.5 du/ac	Active	427	296	131
25 Clay Meadows South (7-29)	Single Family 2.01 - 3.5 du/ac	Active	134	101	33
Clay Meadows Total			561	397	164
Clay Woods					
26 Clay Woods Phase 9, 10, 11 (7-54)	Single Family 2.01 - 3.5 du/ac	Active	93	80	13
27 Clay Woods Villas (7-160)	Single Family 2.01 - 3.5 du/ac	Active	34	20	14
Clay Woods Total			127	100	27
Montclair					
41 Montclair (6-183)	Single Family 2.01 - 3.5 du/ac	Active	130	88	42
42 Montclair, Estates of (6-69)	Single Family .1 - 2 du/ac	2 to 5 years	136	0	136

Liberty School District Development Inventory

Project Name	Type	Timing	Total	Built	Unbuilt
43 Montclair, Hills of (6-166)	Single Family 2.01 - 3.5 du/ac	Active	259	71	188
Montclair Total			525	159	366
New Town at Liberty					
87 New Town at Liberty	Single Family 3.51 - 4.5 du/ac	2 to 5 years	532	0	532
88 New Town at Liberty	Single Family 3.51 - 4.5 du/ac	2 to 5 years	3,700	0	3,700
New Town at Liberty Total			4,232	0	4,232
Rock Creek					
52 Rock Creek (6-212)	Single Family 2.01 - 3.5 du/ac	2 to 5 years	863	0	863
53 Rock Creek - TH (6-213)	Multifamily to 12 du/ac	2 to 5 years	360	0	360
59 Villas at Rock Creek	Single Family 2.01 - 3.5 du/ac	2 to 5 years	37	0	37
Rock Creek Total			1,260	0	1,260
Shoal Creek					
54 Shoal Creek Townhomes (6-50)	Multifamily to 12 du/ac	2 to 5 years	148	0	148
57 The Village at Shoal Creek - TH (6-20)	Multifamily to 12 du/ac	Active	91	6	85
58 Village at Shoal Creek Valley (6-65)	Single Family .1 - 2 du/ac	Active	277	31	246
Shoal Creek Total			516	37	479
Woodneath Farms					
63 Woodneath Farms/North (6-14)	Single Family 2.01 - 3.5 du/ac	Active	663	415	248
64 Woodneath Farms Villas (6-73)	Single Family 3.51 - 4.5 du/ac	Built out	79	79	0
Woodneath Farms Total			742	494	248
Grand Total:			38,480	5,711	32,769