COOPERATIVE STRATEGIES

COMPLETE FINANCIAL & DEMOGRAPHIC PLANNING FOR EDUCATION

BYRON CENTER PUBLIC SCHOOLS

STUDENT POTENTIAL ANALYSIS

OCTOBER 23, 2019

PREPARED FOR:

Byron Center Public Schools

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ACKNOWLEDGMENTS

On behalf of Cooperative Strategies, we would like to extend our appreciation to the Byron Center Public Schools for the opportunity to assist them in developing this Student Potential Analysis. As a planning team, we hope that this document will serve the Byron Center Public Schools for years to come.

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EXECUTIVE SUMMARY

Introduction

In August of 2019, Cooperative Strategies was contracted to study student demographics and develop a student potential analysis of the Byron Center Public Schools. This summary is the result of collection, review, and analysis of student demographics and housing information for the Byron Center Public Schools.

The need for analyzing student demographics stems from the increase in student enrollment historically. Over the past ten years, beginning in the 2009-10 school year, enrollment has increased by 366 students. Typically, increases in enrollment are caused by an increase in resident live births; housing development; families moving into the District; or all of the above.

The purpose of this analysis is to determine the potential growth and decline for existing subdivisions, planned housing developments, and undeveloped land; and the impact it has on the Byron Center Public Schools student population. By providing this student potential analysis to the District, it will be better equipped to make decisions regarding future enrollment.

Methodology

To identify areas of the District that are decreasing and increasing in student population, a student yield (ratio = # of students / # of housing units) analysis was completed based on single-family home age and price point. These yields were calculated using preliminary student data provided by the Byron Center Public Schools for the 2019-20 school year, along with parcel and address point data provided by the Kent County GIS department as well as the City of Wyoming, Byron Township, and Gaines Township Planning Departments. The table on the following page illustrates and cross-references the yield data. These yields were then applied to a timeline based on the current housing stock data. This yield timeline, or yield model, was then used to "age-out" any existing, planned, and future housing.

Findings

It is clear that the student yields fluctuate in a predictable pattern. This trend has been observed as a 30-year cycle of first increasing and then decreasing student output by housing unit. When these yields were applied to all existing, planned, and future housing, the result is a wave of enrollment increase, peaking at different times based on the vacant land scenario used.

K-12 Yields, Cross-Referenced by Age of Home & Assessed Value

The table below shows the K-12 yields, broken out by assessed value and age of home. The right side of the table shows the overall yield for each age category. This data was used as a starting point when creating the yield model. All homes, regardless of age, were analyzed for this study; however, only 34% of the housing stock within the District is older than 30 years, and 26% of the student population lives within these homes making yields much more volatile. Therefore, for the purposes of this study, it can be assumed that homes reach student yield maturity after age 30.

AGE OF HOME	ASSESSED VALUE									TOTAL
	< 50K	50K - 100K	100K - 150K	150K - 200K	200K - 250K	250K - 300K	300K - 350K	> 350K	No Data	
35		0.13	0.13	0.00	0.00				0.00	0.11
34		0.15	0.20	0.39	0.00		0.00			0.21
33		0.47	0.36	0.20	0.00			0.00	0.00	0.33
32		0.05	0.29	0.44	0.00	0.00		0.00	0.00	0.11
31		0.13	0.25	0.33	0.38	0.67		0.00		0.27
30		0.36	0.50	0.25	0.67	0.80	0.00		0.00	0.45
29		0.13	0.45	0.29	0.20	0.00		0.00		0.31
28		0.45	0.43	0.50	0.09	0.75	0.60	0.00	0.00	0.42
27		0.39	0.52	0.20	0.25	0.00	0.00	1.00		0.42
26		0.22	0.29	0.35	0.00	0.25	2.50			0.30
25		0.01	0.29	0.33	0.00	0.60	1.00	1.00		0.10
24		0.06	0.46	0.40	0.46	1.00	0.00	0.00		0.34
23		0.07	0.59	0.11	0.86	0.00	0.00	0.00		0.28
22		2.00	0.61	0.63	0.50	0.17	0.67	0.50		0.61
21		0.74	0.73	0.71	0.33	0.20	0.00	0.00		0.66
20		0.05	0.27	0.57	0.43	0.00	0.00	0.50		0.19
19		0.07	0.73	1.08	0.79	0.14	0.00		2.00	0.34
18		0.00	0.67	0.57	0.20	1.00	0.80	0.00	0.00	0.57
17		0.31	0.40	1.11	0.13	0.20	0.00	0.00		0.54
16		0.06	0.84	0.73	0.71	1.29	0.00	0.00		0.68
15			1.02	0.99	0.58	0.45	0.86	0.00	2.00	0.86
14		0.33	0.56	1.31	0.76	0.93	0.33	1.00		0.81
13		0.19	0.86	0.77	1.20	1.09	1.00	0.33		0.58
12			1.17	1.27	1.18	0.00	0.00			1.08
11		0.50	0.52	1.04	0.90	1.33		0.00	4.00	0.69
10		0.00	0.65	1.28	0.54	0.00	2.00	2.00		0.81
9		0.29	1.03	1.42	1.13	0.33	1.17			1.03
8		0.00	0.92	0.87	0.86	1.27	2.00	1.25	1.00	0.95
7			0.16	0.82	0.76	0.60		1.00		0.53
6			0.40	0.81	0.95	1.13	2.00	0.50		0.91
5		0.00	0.44	0.61	0.86	1.13	0.50	1.50	2.00	0.75
4			0.39	0.63	0.87	0.38	0.57	0.33		0.65
3			0.07	0.28	0.75	0.62	0.50	0.17		0.35
2	0.03	0.09	0.09	0.38	0.64	0.62	0.00	0.80		0.27
1	0.07	1.00								0.13
TOTAL	0.08	0.23	0.45	0.65	0.63	0.66	0.69	0.23	0.17	0.36

Source: *Byron Center Public Schools, Kent County*

Single-Family Units, Cross-Referenced by Age of Home and Assessed Value

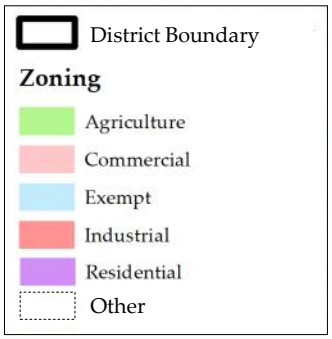
The table below shows the number of housing units within each category. This information can be used to identify any outliers in the data. For example, on the previous page, homes that are 10 years of age and are worth between $250,000 and $300,000 are showing a student yield of 2.00. According to this table, only one home exists within that category, meaning there happens to be 2 students coming out of that one home, which overall is an anomaly.

AGE OF HOME	ASSESSED VALUE									TOTAL
	< 50K	50K - 100K	100K - 150K	150K - 200K	200K - 250K	250K - 300K	300K - 350K	> 350K	No Data	
35		31	16	3	3				1	54
34		34	30	18	1		1			84
33		19	61	10	7			1	1	99
32		196	49	16	5	3		1	1	271
31		8	71	15	8	3		2		107
30		11	66	20	6	5	2		1	111
29		23	49	14	10	1		2		99
28		29	51	20	11	4	5	2	1	123
27		28	73	15	12	3	2	2		135
26		18	79	17	7	12	2			135
25		190	51	12	11	5	2	2		273
24		52	80	15	13	5	1	1		167
23		113	74	9	7	3	1	2		209
22		2	88	16	10	6	3	2		127
21		19	116	38	9	10	2	3		197
20		215	180	35	7	5	1	4		447
19		224	71	36	19	7	4		1	362
18		1	82	60	20	3	5	2	1	174
17		36	179	76	16	5	2	3		317
16		35	76	113	34	7	2	1		268
15			52	74	40	11	7	3	1	188
14		3	75	45	17	15	9	2		166
13		75	36	35	10	11	3	3		173
12			12	11	11	2	2			38
11		4	81	23	10	3		1	1	123
10		2	31	18	13	2	2	1		69
9		7	31	24	16	9	6			93
8		1	24	52	22	11	3	4	1	118
7			75	57	29	15		6		182
6			15	52	44	16	8	4		139
5		1	25	57	42	23	2	4	1	155
4			18	88	52	13	7	3		180
3			41	162	51	13	4	6		277
2	58	58	53	86	44	13	2	5		319
1	14	1								15
TOTAL	72	1,436	2,111	1,342	617	244	90	72	11	5,994

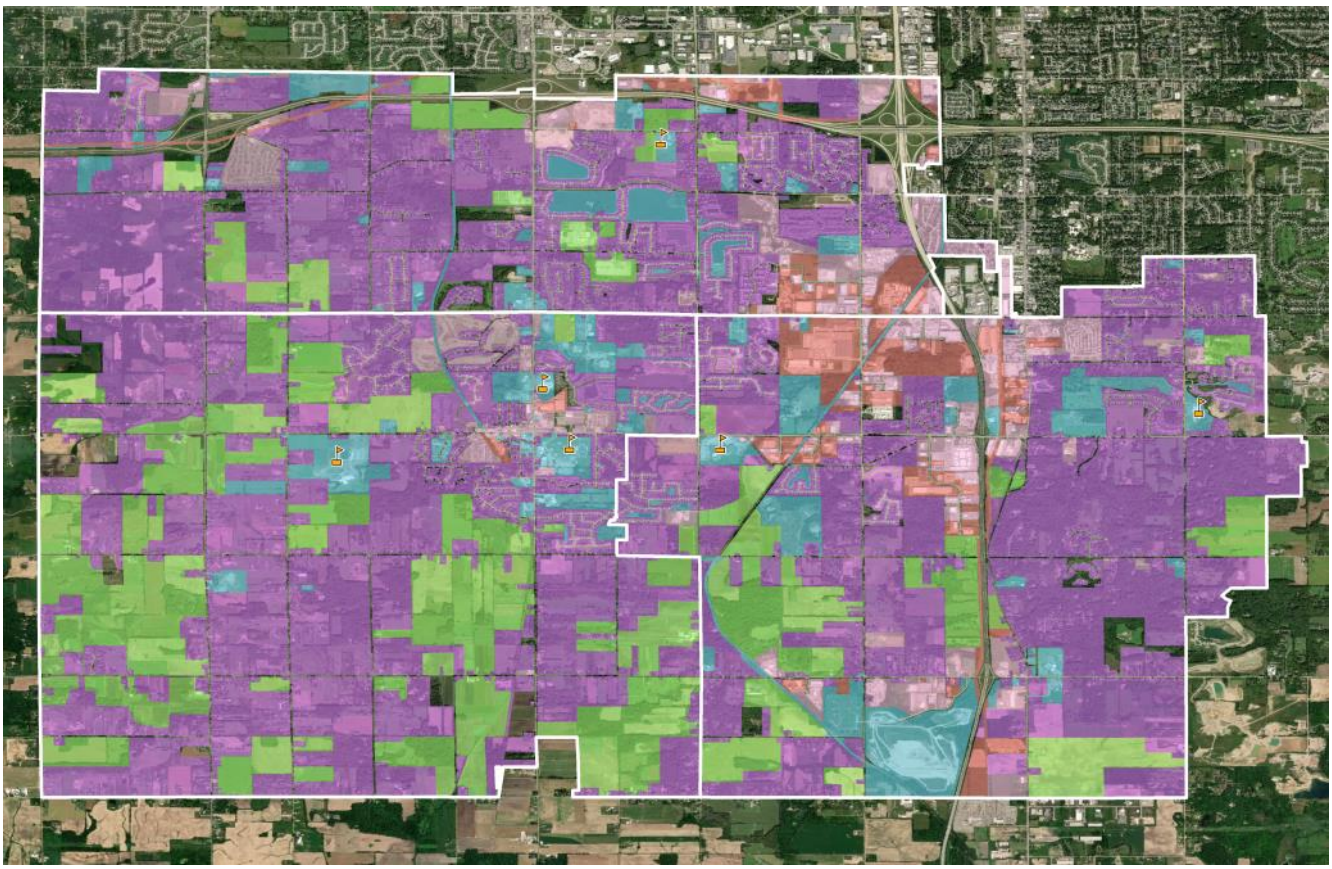
Source: *Kent County*

EXISTING LAND USE

Based on analysis of the zoning information provided by the Kent County GIS Department, the largest percentage of land use in the District falls in the category of residential use. District-wide, residential land use accounts for over 63,000 acres, or 86 percent. The table below lists the percentages of major land use categories in the District, and the map below shows these areas.



Land Use Type	Acres	% Total
Agriculture	4,739	6%
Commercial	1,749	2%
Industrial	1,008	1%
Residential	63,347	86%
Exempt	2,049	3%
Other	442	1%
TOTAL	73,334	-



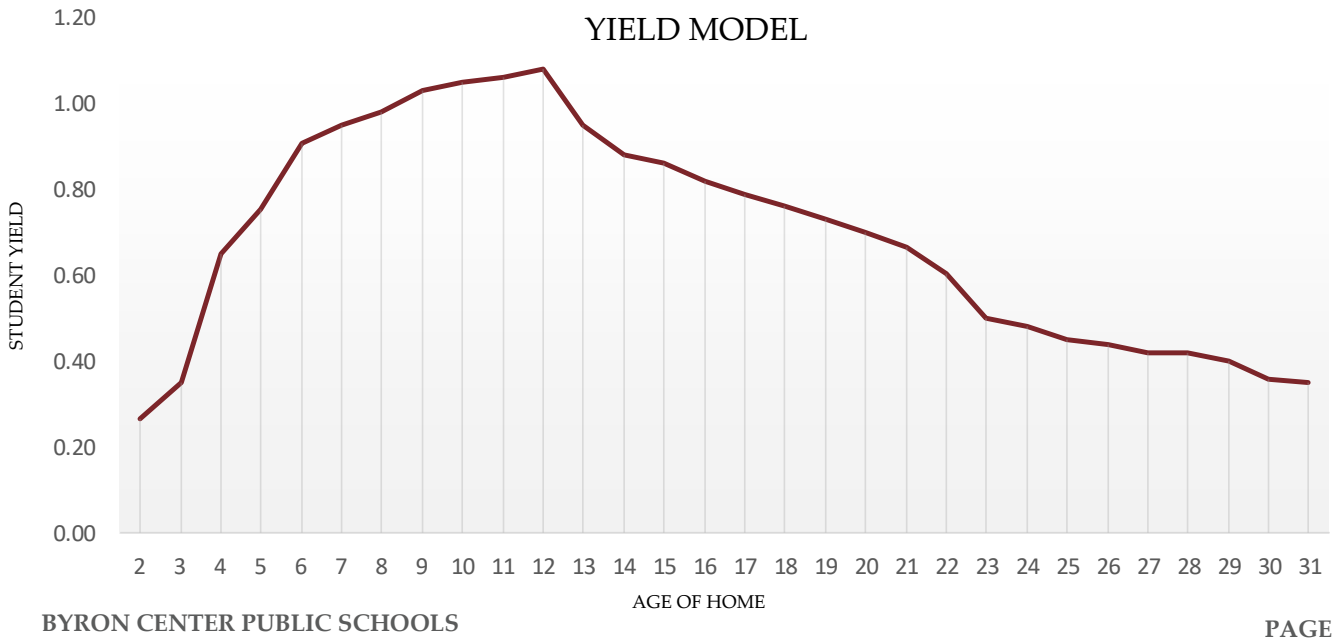
YIELD MODEL

Thirty-Year Life-Cycle

Based on the 30-year cycle findings, a student yield model was developed to "age out" existing and future subdivisions. To forecast enrollment from existing single-family homes, the yield model was applied to each unit based on the current age of the home, and then continued through the life-cycle from that point on. The yield model was also applied to all planned development and future subdivisions from vacant developable land to forecast the number of students per unit by year as they move through the life-cycle.

According to the yield model, the Byron Center Public Schools is currently and will likely continue to experience the highest student yield from homes that are between 10 and 12 years of age. This is very typical among school districts across the nation. In this model, a consistent yield of 0.35 is used beyond year 30 when a home matures. This mature yield is based on the average yield of homes older than 30, adjusted to reflect the overall yield trends within the District.

There are currently 2,090 students coming out of the existing subdivided single-family homes. Based on the their current positions in the 30-year life-cycle, these homes would mature and that number would drop to 1,127 by the year 2047.



HOUSING

Housing Stock Types

For this analysis, housing stock and land were divided into the categories below.

Existing Subdivided Single-Family Units: These are the existing single-family homes within subdivisions within the District. There are currently 3,381 units with a total of 2,090 students living within these units. All growth models assume that those units will maintain their current pace to maturity. The table on page 4 details the observed yields.

Existing Multi-Family Units: These are the existing apartments, condominiums, and townhomes within the District. Due to the transiency of multi-family living, the yield is expected to remain at 0.06 students per unit.

Existing Non-Subdivided Single-Family Units: These are the existing single-family homes that do not fall within subdivisions. There are currently 933 students living within these units. All growth models assume that those units will maintain their current pace to maturity.

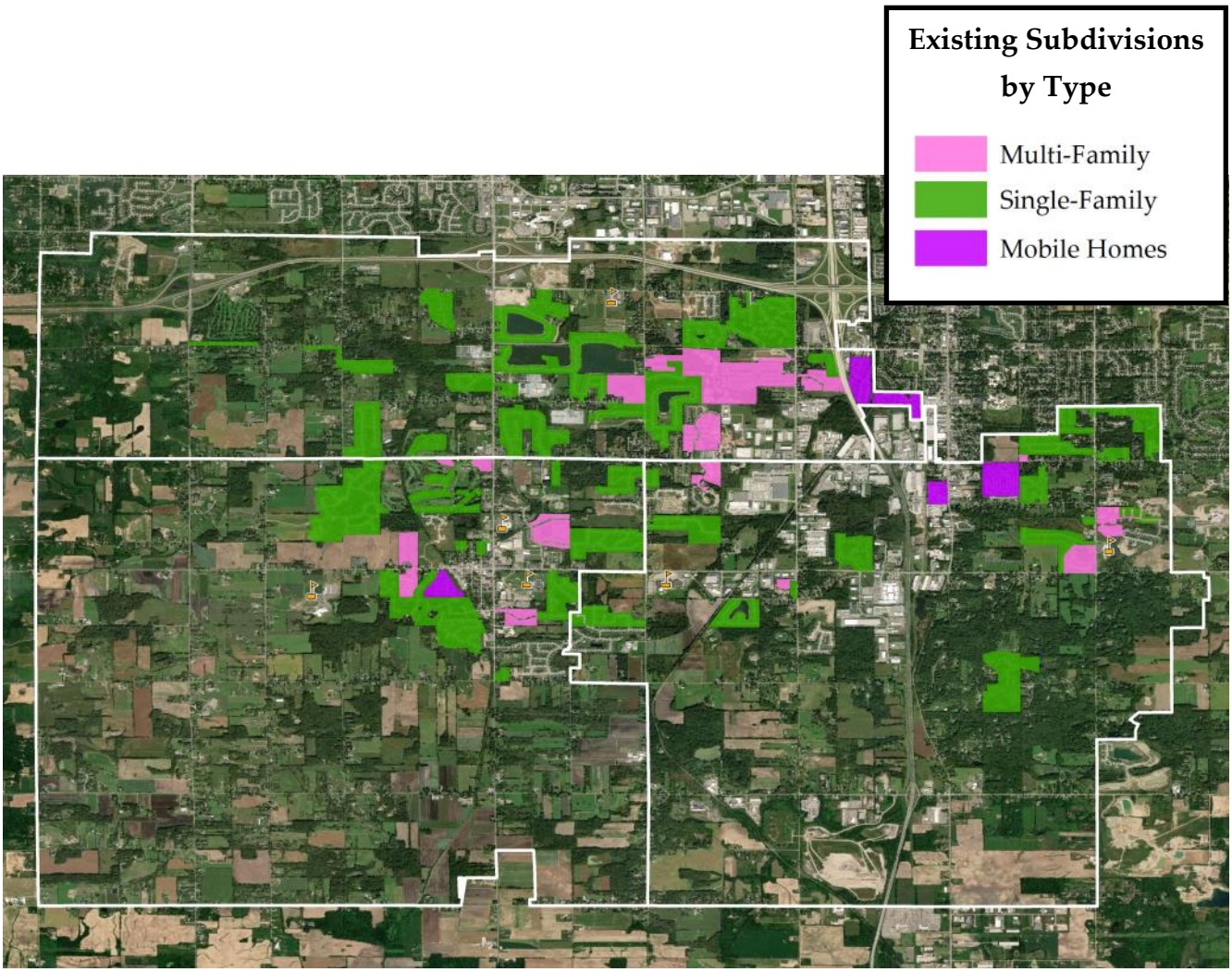
Developing Single-Family: These are planned single-family subdivisions that are in different phases of development and may or may not currently have any students residing within them. There are a total of 915 of these units and this housing type is expected to develop during and after the time that the vacant units in the existing subdivisions are occupied.

Developing Multi-Family: These are planned apartments and condominiums that are in different phases of development but do not currently have any students residing within them. There are a total of 355 units in this category and this housing type is expected to develop during and after the time that the vacant units in the existing subdivisions are occupied. A fixed student yield of 0.06 students per unit was used in the growth model.

Undeveloped Vacant Land: This is currently undeveloped parcels that are larger than 5 acres and can be expected to be developed in the future. The number of units for these tracts of land was calculated by applying 1 unit per acre to each acre. The low density of this category is to allow for roads, parks, greenspace, and utilities to be present within these future neighborhoods.

Existing Single-Family and Multi-Family Housing

The map below shows the location of the existing single-family (green), multi-family (pink), and mobile home (purple) subdivisions and complexes within the District.



The table below details the existing single-family subdivisions within the District.

Subdivision Name			Year Built						Average Assessed Value	Total Units	K-12 Student Yields
Name	Elementary Boundary	Acreage	Years to Build	Units per Year	Initial	Median	Last	Median Age			
BYRON COUNTRY ESTATES	Brown Elementary	54.87	20	4.40	1996	1999	2016	21	$ 157,841	88	0.61
BYRON FOREST ESTATES	Brown Elementary	10.49	5	4.20	1991	1993	1996	27	$ 121,771	21	0.43
HOMER COOPER PLAT	Brown Elementary	4.25	56	0.18	1962	1969	2018	51	$ 97,350	10	0.40
MEADOWS WEST	Brown Elementary	19.56	30	1.50	1969	1997	1999	23	$ 115,786	45	0.44
MISTY RIDGE ESTATES	Brown Elementary	72.91	6	24.83	1998	2001	2004	19	$ 135,796	149	0.82
PLEASANTVIEW PLAT	Brown Elementary	6.98	12	1.25	1965	1968	1977	52	$ 95,947	15	0.80
RAILSIDE WEST	Brown Elementary	169.56	18	10.94	2000	2006	2018	14	$ 238,856	197	0.71
STATION'S EDGE	Brown Elementary	8.86	7	2.71	2005	2008	2012	12	$ 189,168	19	0.00
WINCHESTER ESTATES	Brown Elementary	37.67	12	7.42	1987	1994	1999	26	$ 111,978	89	0.42
WOODHAVEN HOMESITES	Brown Elementary	48.92	94	1.26	1910	1975	2004	45	$ 97,998	118	0.43
WOODMEADOW ESTATES	Brown Elementary	31.84	27	2.26	1987	1990	2014	30	$ 133,443	61	0.38
WOODRUFF ESTATES	Brown Elementary	40.40	18	4.67	1988	1992	2006	28	$ 122,574	84	0.42
WUSTMAN PLAT	Brown Elementary	5.54	21	0.81	1945	1951	1966	69	$ 80,150	17	0.94
BYRON GARDEN ESTATES	Countryside Elementary	47.82	34	3.29	1964	1982	1998	38	$ 94,372	112	0.29
BYRON HILLS ESTATES	Countryside Elementary	9.76	3	7.33	1996	1997	1999	23	$ 116,882	22	0.55
CAPEN' S POINTE SITE CONDOMINIUM	Countryside Elementary	38.71	18	0.94	1999	2002	2017	18	$ 310,350	17	0.41
CARLISLE SHORES	Countryside Elementary	38.13	12	7.00	2002	2006	2014	14	$ 163,909	84	1.13
CIDERMILL ESTATES	Countryside Elementary	32.91	9	9.78	1995	1997	2004	23	$ 109,887	88	0.36
COOK'S CROSSING DETACHED HOMES	Countryside Elementary	12.98	10	6.30	2006	2009	2016	11	$ 124,648	63	1.06
COPPERFIELD	Countryside Elementary	57.61	12	6.75	2006	2015	2018	5	$ 176,055	81	0.68
CRYSTAL CREEK	Countryside Elementary	15.02	10	3.10	1994	1997	2004	23	$ 120,613	31	0.42
EMERALD WOODS	Countryside Elementary	20.62	8	3.63	2005	2007	2013	13	$ 214,661	29	0.69
EVELYN PLAINS	Countryside Elementary	4.93	29	0.24	1966	1968	1995	52	$ 96,743	7	1.57
HIGHTREE ESTATES	Countryside Elementary	27.04	13	4.69	2003	2004	2016	16	$ 150,900	61	0.75
HILLSBORO PLAT	Countryside Elementary	34.01	32	3.03	1965	1976	1997	44	$ 92,333	97	0.29
MARLO FARMS	Countryside Elementary	7.20	8	2.13	2005	2005	2013	15	$ 157,869	17	0.94
MONTE VISTA	Countryside Elementary	45.62	90	0.32	1900	1972	1990	48	$ 140,976	29	0.31
PLANTERS COVE	Countryside Elementary	8.87	3	5.00	2007	2009	2010	11	$ 153,367	15	1.33
POPLAR HOWE	Countryside Elementary	5.01	37	0.24	1939	1965	1976	55	$ 81,656	9	0.44
SANDLEWOOD ESTATES	Countryside Elementary	9.77	12	2.25	1991	1994	2003	26	$ 102,941	27	0.63
SHADY CREEK PLAT	Countryside Elementary	13.57	16	3.75	1964	1976	1980	44	$ 86,089	60	0.55
STEVENS POINTE	Countryside Elementary	50.95	15	8.07	2000	2003	2015	17	$ 153,992	121	1.21
SUNBROOK ESTATES	Countryside Elementary	34.54	125	0.68	1875	1999	2000	21	$ 102,448	85	0.76
SUNSET MEADOWS	Countryside Elementary	11.23	5	5.60	1981	1984	1986	36	$ 91,329	28	0.46
ARLINGTON PARK NO.1	Marshall Elementary	18.28	10	3.30	2005	2010	2015	10	$ 190,497	33	1.33
BYRON ESTATES	Marshall Elementary	37.90	20	1.60	1984	1988	2004	33	$ 128,855	32	0.06
BYRON LAKE ESTATES	Marshall Elementary	79.31	14	9.14	2004	2010	2018	10	$ 223,234	128	0.79
BYRON OAKS	Marshall Elementary	33.32	13	3.08	1999	2000	2012	20	$ 154,326	40	0.48
BYRON WOODS	Marshall Elementary	8.92	4	5.00	2007	2008	2011	12	$ 131,290	20	1.10
CUTLERVIEW PLAT	Marshall Elementary	16.05	24	0.92	1964	1974	1988	47	$ 83,984	22	0.09
CUTLERVILLE ORCHARD ESTATES	Marshall Elementary	88.84	12	15.08	1984	1988	1996	32	$ 104,834	181	0.41
CUTLERVILLE ORCHARD WEST	Marshall Elementary	11.73	3	9.33	2001	2001	2004	19	$ 123,967	28	0.61
HOLLIE ESTATES	Marshall Elementary	10.46	44	0.41	1960	2001	2004	20	$ 115,556	18	0.61
MEADOWS NORTH ESTATES	Marshall Elementary	61.36	10	8.10	1999	2002	2009	18	$ 158,003	81	0.85
MESA VERDE PLAT	Marshall Elementary	9.17	55	0.18	1957	1960	2012	60	$ 102,811	10	0.30
PLEASANT GLEN NO. 1	Marshall Elementary	26.27	7	3.71	1989	1991	1996	29	$ 163,312	26	0.31
PROVIDENCE COVE	Marshall Elementary	26.24	4	7.75	2014	2014	2018	6	$ 248,594	31	0.81
PROVIDENCE LAKE	Marshall Elementary	75.21	12	13.17	2006	2013	2018	7	$ 218,924	158	0.96
RAILSIDE	Marshall Elementary	83.72	23	4.13	1991	1994	2014	26	$ 253,690	95	0.51
RUSH CREEK ESTATES	Marshall Elementary	26.85	24	1.08	1988	1990	2012	30	$ 137,804	26	0.15
SIMON FARM PLAT	Marshall Elementary	10.57	5	2.80	1964	1965	1969	55	$ 91,736	14	0.43
SPRINGFIELD ESTATES	Marshall Elementary	52.58	8	14.25	1991	1993	1999	27	$ 101,532	114	0.47
SUNNYFIELD HILLS	Marshall Elementary	9.14	47	0.28	1965	1973	2012	47	$ 94,592	13	0.31
VAN SINGEL FARMS	Marshall Elementary	51.18	14	7.21	2001	2004	2015	16	$ 208,190	101	0.50
WATERS EDGE	Marshall Elementary	31.44	9	7.56	2002	2004	2011	16	$ 164,646	68	0.71
WHISTLE RIDGE	Marshall Elementary	88.11	19	7.68	1996	2002	2015	18	$ 160,701	146	0.66

Yield by Boundary	Yield
Brown Elementary	0.57
Countryside Elementary	0.68
Marshall Elementary	0.62

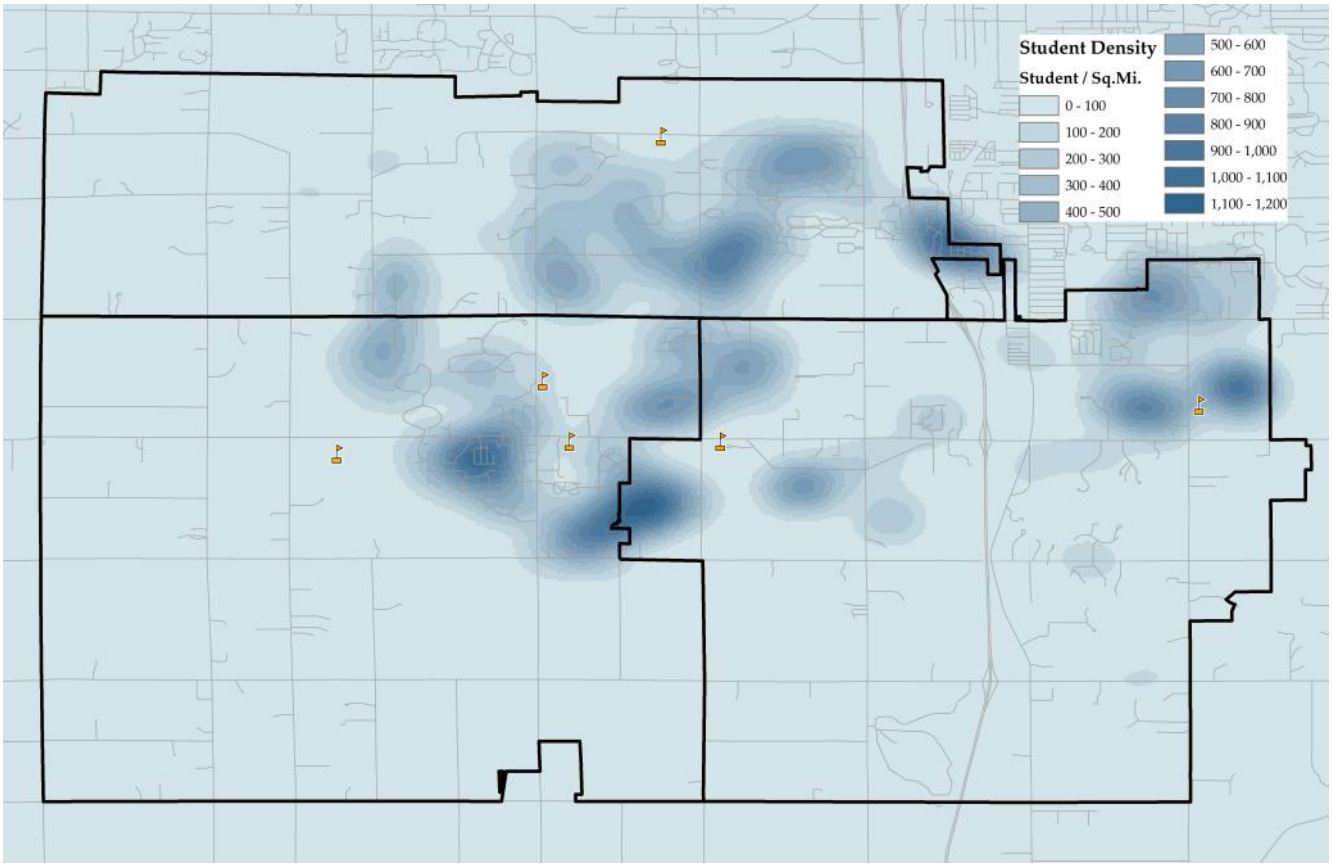
The table below details the existing multi-family complexes within the District.

Name	Elementary Boundary	Total Units	K-12 Yield
AMBER CREEK CONDOMINIUMS	Brown Elementary	205	0.01
BYRON FOREST CONDOMINIUM	Brown Elementary	98	0.03
BYRON MEADOWS CONDOMINIUMS	Brown Elementary	103	0.08
RAILSIDE VILLAGE	Brown Elementary	24	0.08
RIDGE STONE PLACE	Brown Elementary	118	0.03
VILLAGE WEST AT RAILSIDE	Brown Elementary	14	0.14
CENTER PARK	Countryside Elementary	35	0.20
COBBLESTONE CORNERS COTTAGES CONDOMINIUM	Countryside Elementary	27	0.26
COOK'S CROSSING MASTER CONDOMINIUM	Countryside Elementary	48	0.02
RIVENDELL ESTATES	Countryside Elementary	8	0.00
STEVENS POINTE TOWNHOUSES	Countryside Elementary	34	0.06
THE CONDOMINIUM HOMES AT STEVENS POINTE	Countryside Elementary	86	0.01
THE LOFTS AT CARLISE CROSSING	Countryside Elementary	66	0.76
AMBER ESTATES CONDOMINIUMS AKA REFLECTION LAKE CONDOMINIUMS	Marshall Elementary	104	0.01
AMBER FARMS	Marshall Elementary	50	0.18
AMBER LAKES CONDOMINIUMS	Marshall Elementary	181	0.00
AMBER MEADOWS CONDOMINIUMS	Marshall Elementary	24	0.04
AMBER RIDGE CONDOMINIUMS	Marshall Elementary	184	0.00
AMBER TERRACE	Marshall Elementary	151	0.01
BYRON HILLS CONDOMINIUM	Marshall Elementary	41	0.02
BYRON LAKES APARTMENTS	Marshall Elementary	95	0.00
THE COMMONS AT SIERRAFIELD	Marshall Elementary	216	0.01
THE TRAILS OF SIERRAFIELD	Marshall Elementary	64	0.19
TOTAL		**1,976**	**0.06**

Yield by Boundary	Yield
Brown Elementary	0.04
Countryside Elementary	0.22
Marshall Elementary	0.02

Student Density Map

The map below shows the student density per square mile within the District. The darker areas show higher student density and the lighter areas show lower student density.

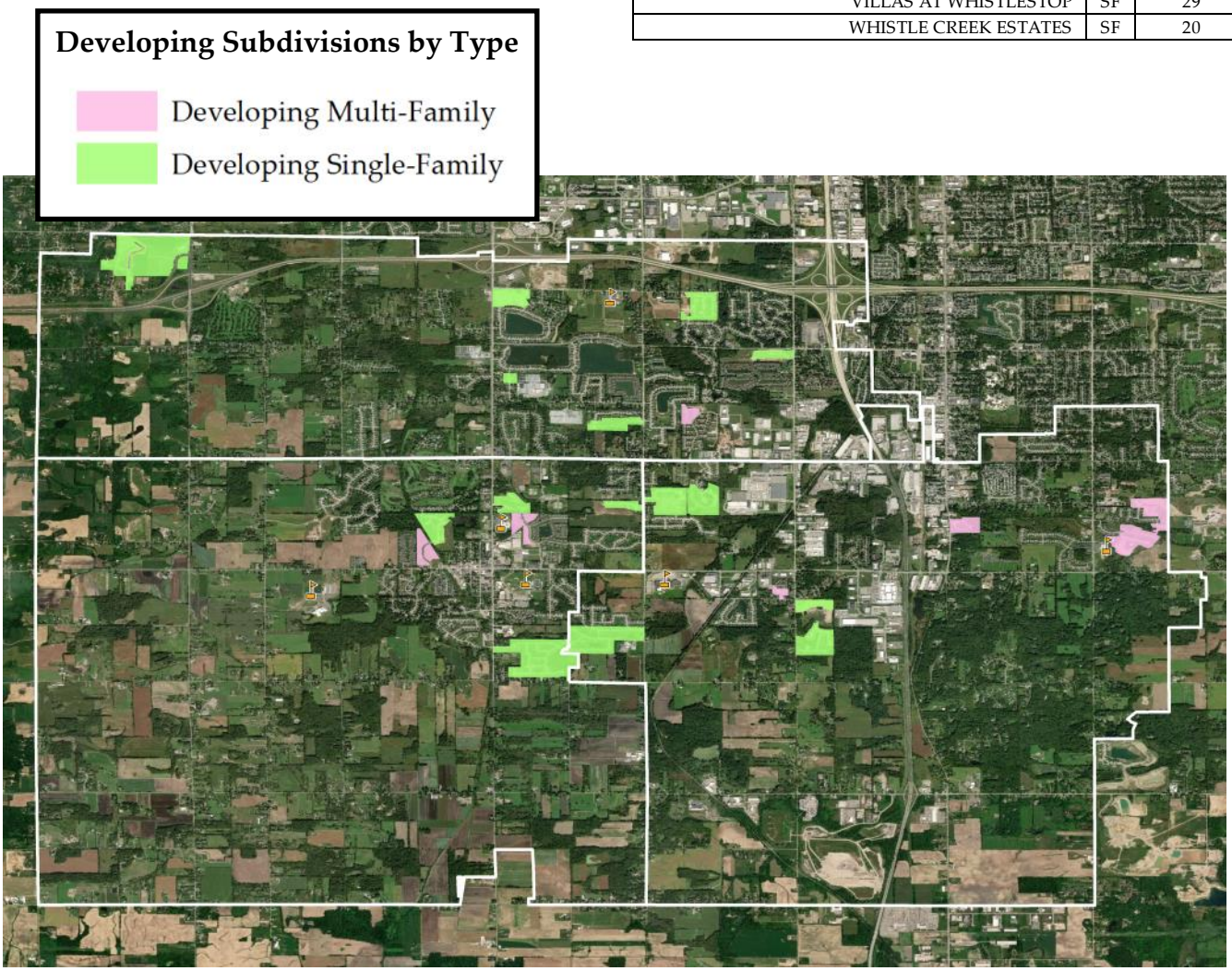


Developing Single– and Multi-Family Areas

The map and table below represent the housing development currently occurring within the District boundaries. Please note that any known age restricted (55+) communities were not included in the analysis or in the corresponding map.

Development Name	Type	Total Project Units
AMBER CREEK NORTH CONDOMINIUMS	MF	12
BREWER PARK PLACE	MF	63
CENTER PARK SOUTH	MF	26
COBBLESTONE CORNERS WEATHERVANE SITE CONDOMINIUM	MF	95
COOK'S CROSSING MASTER CONDOMINIUM	MF	1
COOK'S CROSSING NORTH SITE CONDOMINIUM	MF	45
COOK'S CROSSING SOUTH SITE CONDOMINIUM	MF	23
JBB PLACE CONDOMINIUM	MF	8
THE CONDOMINIUMS AT RAILVIEW	MF	40
THE GREENS OF SIERRAFIELD	MF	42

Development Name	Type	Total Project Units
ARLINGTON PARK NO.2	SF	43
BYRON GLEN	SF	10
CARLISLE CROSSINGS SITE CONDOMINIUMS	SF	86
CHASE FARMS	SF	75
HIDDEN RIDGE	SF	60
HIDDEN RIDGE CONDOMINIUMS	SF	68
PLANTERS RIDGE	SF	27
PLANTERS ROW	SF	274
RAILVIEW RIDGE	SF	43
ROLLING MEADOWS	SF	74
STONEGATE OF BYRON CENTER	SF	106
VILLAS AT WHISTLESTOP	SF	29
WHISTLE CREEK ESTATES	SF	20

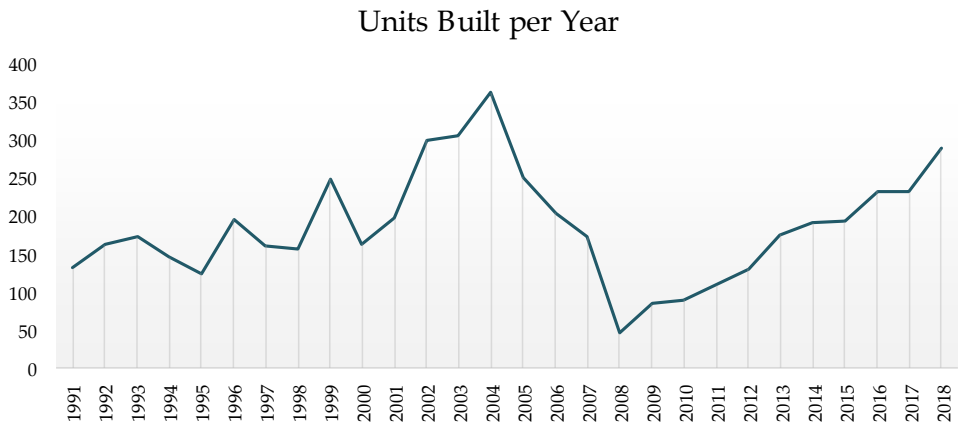


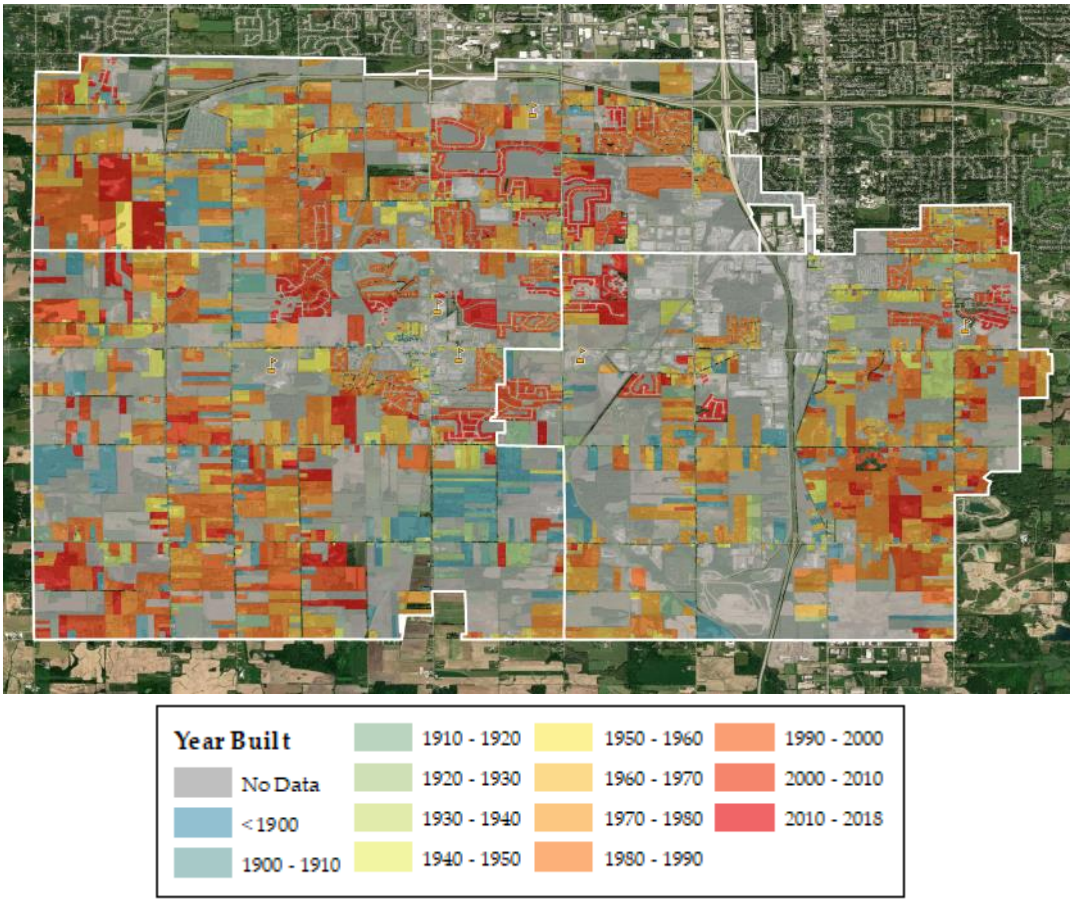
Housing by Year Built

The map below shows the year that homes were built within the District. The color of each parcel shows the year that the home was built. Cool colors show older homes and warm colors show newer homes, see the legend below. The corresponding table and graph shows the number of units (both single– and multi-family) built each year, ranging back to 1990.

Year Built	# of Units
1990	139
1991	132
1992	163
1993	173
1994	147
1995	125
1996	197
1997	162
1998	157
1999	250
2000	164
2001	198
2002	301
2003	306
2004	364
2005	252
2006	205
2007	173
2008	46
2009	85
2010	90
2011	110
2012	131
2013	176
2014	192
2015	194
2016	234
2017	233
2018	290

Source: *Kent County*

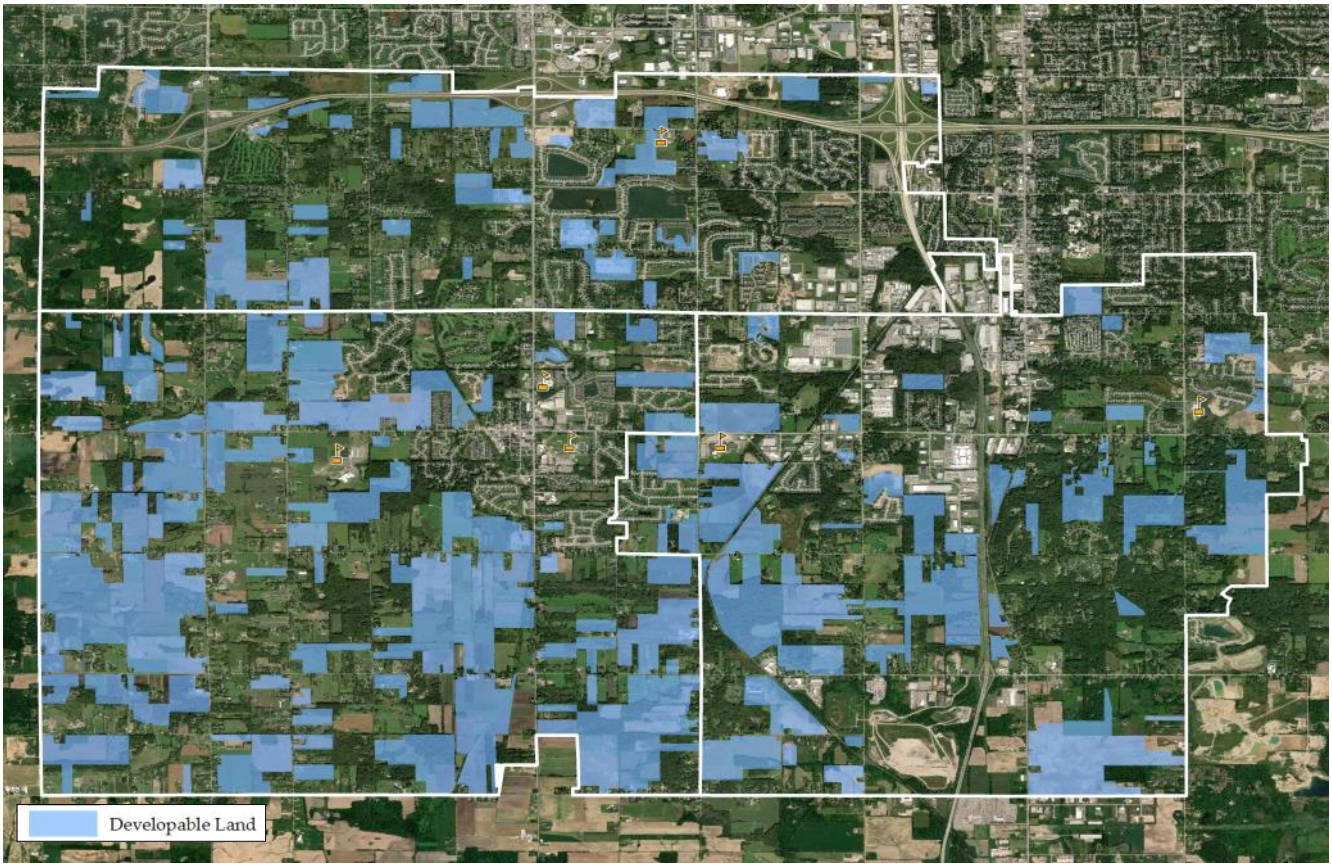




Building Pace for Undeveloped Land

Based on the information shown on the previous page, three different student potential scenarios were created based on different building paces. These scenarios are 150 units per year, 200 units per year, and 250 units per year. When the yield model is applied to these building paces, the total enrollment peaks and matures at different times. The map below shows the parcels identified as likely to develop. These include areas zoned for agriculture, currently vacant residential property, and currently vacant commercial property parcels that are larger than 5 acres.

Vacant Developable Land



STUDENT POTENTIAL

150 Units per Year Building Pace

The table on the following two pages illustrates the complete student potential for the **150 units / year** building pace based on the yield model. The maximum enrollment school year is 2068 with an enrollment of 7,011; this occurs when the majority of homes are in the higher yield stages of the life cycle. The mature enrollment is in school year 2096 with an enrollment of 5,474. Both the maximum and mature enrollments assume that 150 homes will be built each year until the District is completely built-out in year 2067.

The graph on page 18 illustrates the student potential to the year 2100. Each color in the graph corresponds to a different housing type seen in the table below. The table on page 18 illustrates the current and potential number of students, broken down into the maximum number of students and the mature number of students by school for the **150 units / year** building pace. It should also be noted that these totals do not include the 204 students that attend the District from outside of the boundaries. It is also important to understand that the values seen in the table are based on grade level ratios distributed proportionally by the number of grades in each building.

Maximum Enrollment

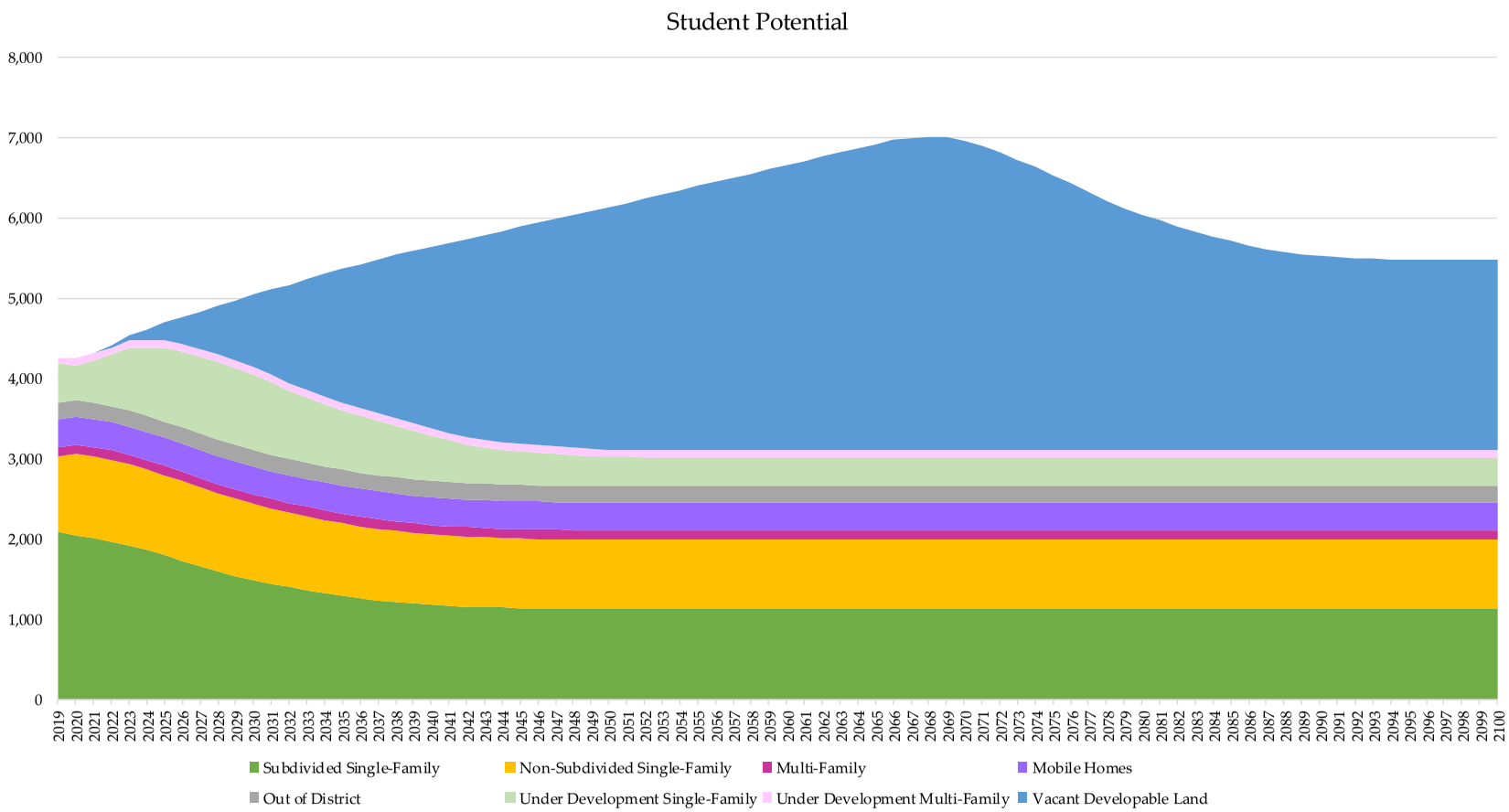
Mature Enrollment

YEAR	Subdivided Single-Family	Non-Subdivided Single-Family	Multi-Family	Mobile Homes	Out of District	Under Development Single-Family	Under Development Multi-Family	Vacant Developable Land	TOTAL
2019	2,090	933	118	348	204	491	72	-	4,256
2020	2,035	1,022	118	348	204	440	82	-	4,248
2021	2,006	1,021	118	348	204	530	93	-	4,320
2022	1,965	1,021	118	348	204	640	93	30	4,419
2023	1,916	1,015	118	348	204	777	93	70	4,541
2024	1,860	1,009	118	348	204	849	93	122	4,604
2025	1,795	1,000	118	348	204	916	93	220	4,694
2026	1,727	991	118	348	204	943	93	333	4,757
2027	1,660	982	118	348	204	959	93	469	4,833
2028	1,596	971	118	348	204	972	93	612	4,914
2029	1,534	960	118	348	204	963	93	759	4,979
2030	1,484	949	118	348	204	941	93	914	5,051
2031	1,437	939	118	348	204	908	93	1,071	5,119
2032	1,395	931	118	348	204	845	93	1,230	5,164
2033	1,357	924	118	348	204	805	93	1,392	5,241
2034	1,319	917	118	348	204	775	93	1,534	5,309
2035	1,285	910	118	348	204	739	93	1,666	5,364
2036	1,255	903	118	348	204	708	93	1,796	5,425
2037	1,229	897	118	348	204	676	93	1,919	5,484
2038	1,208	891	118	348	204	644	93	2,037	5,543
2039	1,190	885	118	348	204	606	93	2,151	5,595
2040	1,175	880	118	348	204	565	93	2,261	5,644
2041	1,162	876	118	348	204	519	93	2,366	5,686
2042	1,154	873	118	348	204	474	93	2,465	5,729
2043	1,146	871	118	348	204	455	93	2,556	5,791
2044	1,140	869	118	348	204	435	93	2,631	5,839
2045	1,135	867	118	348	204	422	93	2,703	5,891
2046	1,132	866	118	348	204	407	93	2,771	5,939
2047	1,129	865	118	348	204	396	93	2,837	5,989
2048	1,127	864	118	348	204	380	93	2,900	6,034
2049	1,127	863	118	348	204	365	93	2,963	6,082
2050	1,127	863	118	348	204	361	93	3,023	6,138
2051	1,127	863	118	348	204	360	93	3,077	6,190
2052	1,127	863	118	348	204	359	93	3,129	6,242
2053	1,127	863	118	348	204	358	93	3,182	6,294
2054	1,127	863	118	348	204	358	93	3,234	6,346
2055	1,127	863	118	348	204	358	93	3,287	6,398
2056	1,127	863	118	348	204	358	93	3,339	6,451
2057	1,127	863	118	348	204	358	93	3,392	6,503
2058	1,127	863	118	348	204	358	93	3,444	6,556
2059	1,127	863	118	348	204	358	93	3,497	6,608

Maximum Enrollment

Mature Enrollment

YEAR	Subdivided Single-Family	Non-Subdivided Single-Family	Multi-Family	Mobile Homes	Out of District	Under Development Single-Family	Under Development Multi-Family	Vacant Developable Land	TOTAL
2060	1,127	863	118	348	204	358	93	3,549	6,661
2061	1,127	863	118	348	204	358	93	3,602	6,713
2062	1,127	863	118	348	204	358	93	3,654	6,766
2063	1,127	863	118	348	204	358	93	3,707	6,818
2064	1,127	863	118	348	204	358	93	3,759	6,871
2065	1,127	863	118	348	204	358	93	3,812	6,923
2066	1,127	863	118	348	204	358	93	3,864	6,976
2067	1,127	863	118	348	204	358	93	3,887	6,998
2068	1,127	863	118	348	204	358	93	3,899	7,011
2069	1,127	863	118	348	204	358	93	3,899	7,011
2070	1,127	863	118	348	204	358	93	3,854	6,966
2071	1,127	863	118	348	204	358	93	3,794	6,905
2072	1,127	863	118	348	204	358	93	3,710	6,822
2073	1,127	863	118	348	204	358	93	3,620	6,732
2074	1,127	863	118	348	204	358	93	3,526	6,637
2075	1,127	863	118	348	204	358	93	3,423	6,535
2076	1,127	863	118	348	204	358	93	3,318	6,430
2077	1,127	863	118	348	204	358	93	3,212	6,323
2078	1,127	863	118	348	204	358	93	3,102	6,214
2079	1,127	863	118	348	204	358	93	3,012	6,124
2080	1,127	863	118	348	204	358	93	2,933	6,044
2081	1,127	863	118	348	204	358	93	2,856	5,968
2082	1,127	863	118	348	204	358	93	2,786	5,897
2083	1,127	863	118	348	204	358	93	2,720	5,831
2084	1,127	863	118	348	204	358	93	2,658	5,770
2085	1,127	863	118	348	204	358	93	2,601	5,713
2086	1,127	863	118	348	204	358	93	2,549	5,660
2087	1,127	863	118	348	204	358	93	2,501	5,613
2088	1,127	863	118	348	204	358	93	2,463	5,575
2089	1,127	863	118	348	204	358	93	2,441	5,552
2090	1,127	863	118	348	204	358	93	2,421	5,533
2091	1,127	863	118	348	204	358	93	2,406	5,518
2092	1,127	863	118	348	204	358	93	2,393	5,504
2093	1,127	863	118	348	204	358	93	2,382	5,494
2094	1,127	863	118	348	204	358	93	2,372	5,483
2095	1,127	863	118	348	204	358	93	2,364	5,476
2096	1,127	863	118	348	204	358	93	2,363	5,474
2097	1,127	863	118	348	204	358	93	2,363	5,474
2098	1,127	863	118	348	204	358	93	2,363	5,474
2099	1,127	863	118	348	204	358	93	2,363	5,474
2100	1,127	863	118	348	204	358	93	2,363	5,474



Student Potential by Boundary | 150 Units Released per Year	Students from Existing Housing Stock					Students From Maximum Live-In Enrollment					Students from Mature Live-In Enrollment				
	Subdivided Single-Family Units	Non-Subdivided Single-Family Units	Mobile Home Units	Partially Completed Developments (SF & MF)	Multi-Family Units	Subdivided Single-Family Units	Non-Subdivided Single-Family Units	Multi-Family Units	Mobile Home Units	Students from Undeveloped Land	Subdivided Single-Family Units	Non-Subdivided Single-Family Units	Multi-Family Units	Mobile Home Units	Students from Undeveloped Land
Countryside Elementary	281	133	7	130	11	564	142	37	48	801	281	120	37	48	485
Brown Elementary	212	138	37	70	5	221	117	17	40	205	100	99	17	40	124
Marshall Elementary	311	87	90	16	29	393	135	27	46	494	190	114	27	46	299
Elementary Subtotal	804	359	134	217	45	Not Applicable					571	332	81	134	909
Nickels Intermediate School	322	144	54	87	18	471	157	32	54	600	228	133	32	54	363
Intermediate Subtotal	322	144	54	87	18	Not Applicable					228	133	32	54	363
Byron Middle School	322	144	54	87	18	471	157	32	54	600	228	133	32	54	363
Middle Subtotal	322	144	54	87	18	Not Applicable					228	133	32	54	363
Byron Center High School	643	287	107	173	36	942	314	65	107	1,200	457	266	65	107	727
High Subtotal	643	287	107	173	36	Not Applicable					457	266	65	107	727
K-12 TOTAL	2,090	933	348	563	118	Not Applicable					1,485	863	211	348	2,363
	4,052										5,270				

200 Units per Year Building Pace

The table on the following two pages illustrates the complete student potential for the **200 units / year** building pace based on the yield model. The maximum enrollment school year is 2058 with an enrollment of 7,541; this occurs when the majority of homes are in the higher yield stages of the life cycle. The mature enrollment is in school year 2085 with an enrollment of 5,492. Both the maximum and mature enrollments assume that 200 homes will be built each year until the District is completely built-out in year 2057.

The graph on page 22 illustrates the student potential to the year 2100. Each color in the graph corresponds to a different housing type seen in the table below. The table on page 22 illustrates the current and potential number of students, broken down into the maximum number of students and the mature number of students by school for the **200 units / year** building pace. It should also be noted that these totals do not include the 204 students that attend the District from outside of the boundaries. It is also important to understand that the values seen in the table are based on grade level ratios distributed proportionally by the number of grades in each building.

Maximum Enrollment

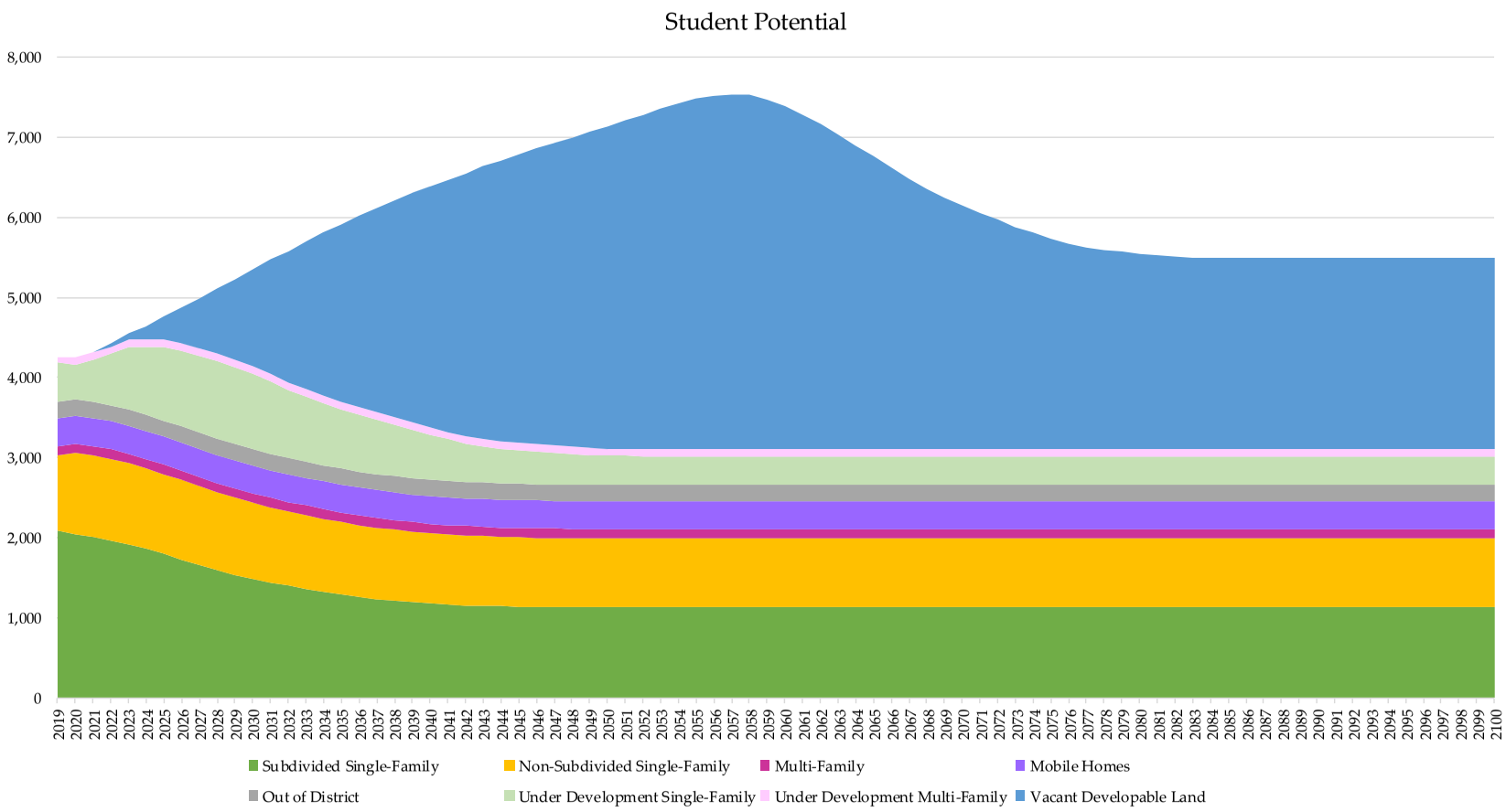
Mature Enrollment

YEAR	Subdivided Single-Family	Non-Subdivided Single-Family	Multi-Family	Mobile Homes	Out of District	Under Development Single-Family	Under Development Multi-Family	Vacant Developable Land	TOTAL
2019	2,090	933	118	348	204	491	72	-	4,256
2020	2,035	1,022	118	348	204	440	82	-	4,248
2021	2,006	1,021	118	348	204	530	93	-	4,320
2022	1,965	1,021	118	348	204	640	93	40	4,429
2023	1,916	1,015	118	348	204	777	93	93	4,565
2024	1,860	1,009	118	348	204	849	93	163	4,645
2025	1,795	1,000	118	348	204	916	93	293	4,767
2026	1,727	991	118	348	204	943	93	444	4,868
2027	1,660	982	118	348	204	959	93	626	4,990
2028	1,596	971	118	348	204	972	93	816	5,118
2029	1,534	960	118	348	204	963	93	1,012	5,232
2030	1,484	949	118	348	204	941	93	1,218	5,356
2031	1,437	939	118	348	204	908	93	1,428	5,476
2032	1,395	931	118	348	204	845	93	1,640	5,574
2033	1,357	924	118	348	204	805	93	1,856	5,705
2034	1,319	917	118	348	204	775	93	2,046	5,820
2035	1,285	910	118	348	204	739	93	2,222	5,919
2036	1,255	903	118	348	204	708	93	2,394	6,024
2037	1,229	897	118	348	204	676	93	2,558	6,124
2038	1,208	891	118	348	204	644	93	2,716	6,222
2039	1,190	885	118	348	204	606	93	2,868	6,312
2040	1,175	880	118	348	204	565	93	3,014	6,397
2041	1,162	876	118	348	204	519	93	3,154	6,474
2042	1,154	873	118	348	204	474	93	3,287	6,551
2043	1,146	871	118	348	204	455	93	3,408	6,643
2044	1,140	869	118	348	204	435	93	3,508	6,716
2045	1,135	867	118	348	204	422	93	3,604	6,792
2046	1,132	866	118	348	204	407	93	3,694	6,862
2047	1,129	865	118	348	204	396	93	3,782	6,935
2048	1,127	864	118	348	204	380	93	3,866	7,001
2049	1,127	863	118	348	204	365	93	3,950	7,069
2050	1,127	863	118	348	204	361	93	4,030	7,145
2051	1,127	863	118	348	204	360	93	4,102	7,216
2052	1,127	863	118	348	204	359	93	4,172	7,285
2053	1,127	863	118	348	204	358	93	4,242	7,354
2054	1,127	863	118	348	204	358	93	4,312	7,424
2055	1,127	863	118	348	204	358	93	4,382	7,494
2056	1,127	863	118	348	204	358	93	4,412	7,524
2057	1,127	863	118	348	204	358	93	4,429	7,541
2058	1,127	863	118	348	204	358	93	4,429	7,541
2059	1,127	863	118	348	204	358	93	4,369	7,481

Maximum Enrollment

Mature Enrollment

YEAR	Subdivided Single-Family	Non-Subdivided Single-Family	Multi-Family	Mobile Homes	Out of District	Under Development Single-Family	Under Development Multi-Family	Vacant Developable Land	TOTAL
2060	1,127	863	118	348	204	358	93	4,288	7,400
2061	1,127	863	118	348	204	358	93	4,177	7,288
2062	1,127	863	118	348	204	358	93	4,057	7,168
2063	1,127	863	118	348	204	358	93	3,931	7,042
2064	1,127	863	118	348	204	358	93	3,794	6,906
2065	1,127	863	118	348	204	358	93	3,654	6,766
2066	1,127	863	118	348	204	358	93	3,512	6,624
2067	1,127	863	118	348	204	358	93	3,367	6,478
2068	1,127	863	118	348	204	358	93	3,247	6,358
2069	1,127	863	118	348	204	358	93	3,141	6,252
2070	1,127	863	118	348	204	358	93	3,038	6,150
2071	1,127	863	118	348	204	358	93	2,944	6,056
2072	1,127	863	118	348	204	358	93	2,856	5,968
2073	1,127	863	118	348	204	358	93	2,774	5,886
2074	1,127	863	118	348	204	358	93	2,698	5,810
2075	1,127	863	118	348	204	358	93	2,628	5,740
2076	1,127	863	118	348	204	358	93	2,565	5,677
2077	1,127	863	118	348	204	358	93	2,514	5,626
2078	1,127	863	118	348	204	358	93	2,484	5,596
2079	1,127	863	118	348	204	358	93	2,458	5,570
2080	1,127	863	118	348	204	358	93	2,438	5,550
2081	1,127	863	118	348	204	358	93	2,420	5,532
2082	1,127	863	118	348	204	358	93	2,406	5,518
2083	1,127	863	118	348	204	358	93	2,392	5,504
2084	1,127	863	118	348	204	358	93	2,382	5,494
2085	1,127	863	118	348	204	358	93	2,380	5,492
2086	1,127	863	118	348	204	358	93	2,380	5,492
2087	1,127	863	118	348	204	358	93	2,380	5,492
2088	1,127	863	118	348	204	358	93	2,380	5,492
2089	1,127	863	118	348	204	358	93	2,380	5,492
2090	1,127	863	118	348	204	358	93	2,380	5,492
2091	1,127	863	118	348	204	358	93	2,380	5,492
2092	1,127	863	118	348	204	358	93	2,380	5,492
2093	1,127	863	118	348	204	358	93	2,380	5,492
2094	1,127	863	118	348	204	358	93	2,380	5,492
2095	1,127	863	118	348	204	358	93	2,380	5,492
2096	1,127	863	118	348	204	358	93	2,380	5,492
2097	1,127	863	118	348	204	358	93	2,380	5,492
2098	1,127	863	118	348	204	358	93	2,380	5,492
2099	1,127	863	118	348	204	358	93	2,380	5,492
2100	1,127	863	118	348	204	358	93	2,380	5,492



Student Potential by Boundary | 200 Units Released per Year	Students from Existing Housing Stock					Students From Maximum Live-In Enrollment					Students from Mature Live-In Enrollment				
	Subdivided Single-Family Units	Non-Subdivided Single-Family Units	Mobile Home Units	Partially Completed Developments (SF & MF)	Multi-Family Units	Subdivided Single-Family Units	Non-Subdivided Single-Family Units	Multi-Family Units	Mobile Home Units	Students from Undeveloped Land	Subdivided Single-Family Units	Non-Subdivided Single-Family Units	Multi-Family Units	Mobile Home Units	Students from Undeveloped Land
Countryside Elementary	281	133	7	130	11	564	142	37	48	909	281	120	37	48	489
Brown Elementary	212	138	37	70	5	221	117	17	40	233	100	99	17	40	125
Marshall Elementary	311	87	90	16	29	393	135	27	46	561	190	114	27	46	302
Elementary Subtotal	804	359	134	217	45	Not Applicable					571	332	81	134	915
Nickels Intermediate School	322	144	54	87	18	471	157	32	54	681	228	133	32	54	366
Intermediate Subtotal	322	144	54	87	18	Not Applicable					228	133	32	54	366
Byron Middle School	322	144	54	87	18	471	157	32	54	681	228	133	32	54	366
Middle Subtotal	322	144	54	87	18	Not Applicable					228	133	32	54	366
Byron Center High School	643	287	107	173	36	942	314	65	107	1,363	457	266	65	107	732
High Subtotal	643	287	107	173	36	Not Applicable					457	266	65	107	732
K-12 TOTAL	2,090	933	348	563	118	Not Applicable					1,485	863	211	348	2,380
	4,052										5,288				

250 Units per Year Building Pace

The table on the following two pages illustrates the complete student potential for the **250 units / year** building pace based on the yield model. The maximum enrollment school year is 2051 with an enrollment of 8,037; this occurs when the majority of homes are in the higher yield stages of the life cycle. The mature enrollment is in school year 2078 with an enrollment of 5,474. Both the maximum and mature enrollments assume that 250 homes will be built each year until the District is completely built-out in year 2050.

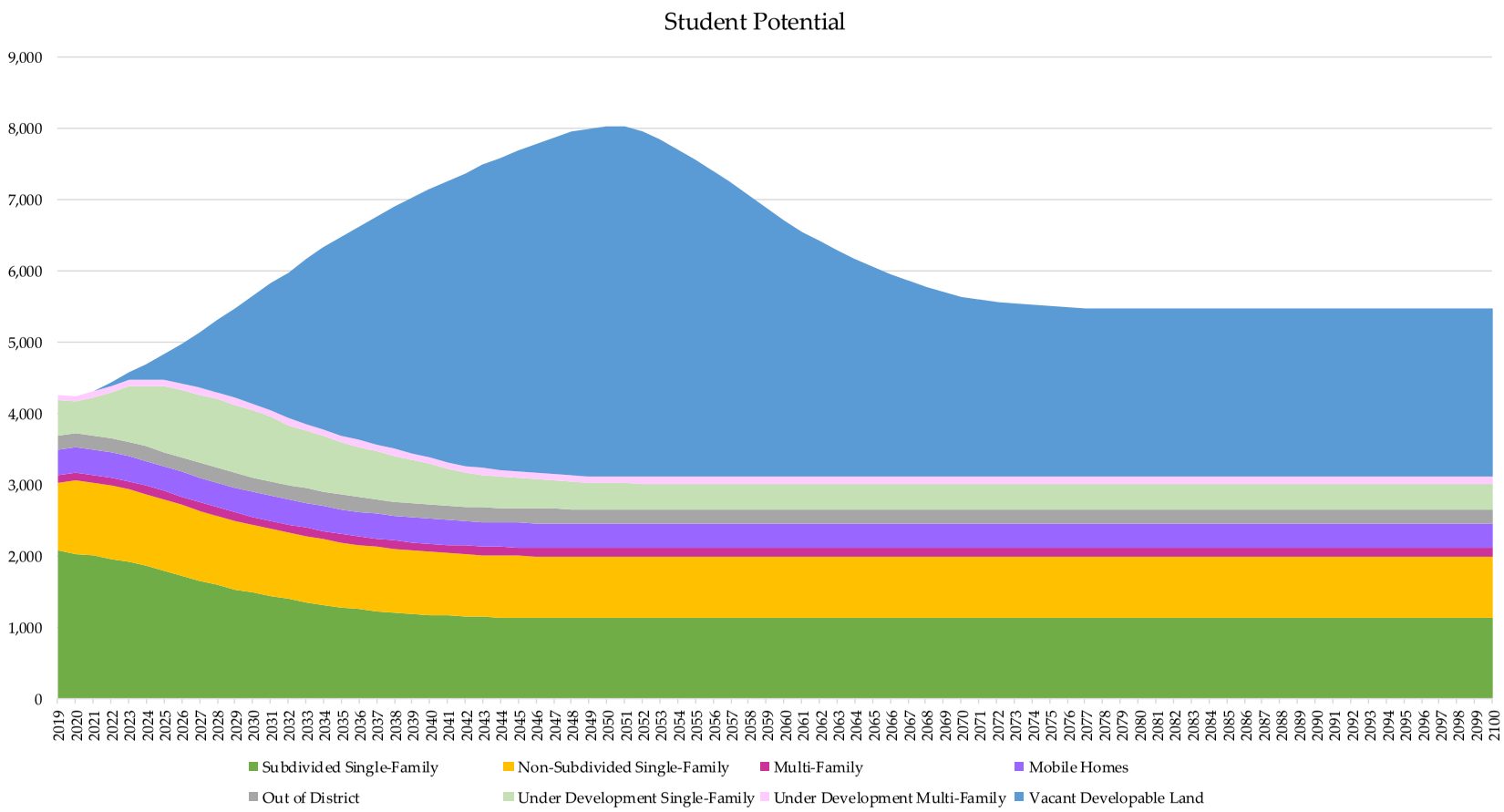
The graph on page 26 illustrates the student potential to the year 2100. Each color in the graph corresponds to a different housing type seen in the table below. The table on page 26 illustrates the current and potential number of students, broken down into the maximum number of students and the mature number of students by school for the **250 units / year** building pace. It should also be noted that these totals do not include the 204 students that attend the District from outside of the boundaries. It is also important to understand that the values seen in the table are based on grade level ratios distributed proportionally by the number of grades in each building.

YEAR	Subdivided Single-Family	Non-Subdivided Single-Family	Multi-Family	Mobile Homes	Out of District	Under Development Single-Family	Under Development Multi-Family	Vacant Developable Land	TOTAL
2019	2,090	933	118	348	204	491	72	-	4,256
2020	2,035	1,022	118	348	204	440	82	-	4,248
2021	2,006	1,021	118	348	204	530	93	-	4,320
2022	1,965	1,021	118	348	204	640	93	50	4,439
2023	1,916	1,015	118	348	204	777	93	117	4,588
2024	1,860	1,009	118	348	204	849	93	204	4,685
2025	1,795	1,000	118	348	204	916	93	367	4,841
2026	1,727	991	118	348	204	943	93	555	4,979
2027	1,660	982	118	348	204	959	93	782	5,146
2028	1,596	971	118	348	204	972	93	1,019	5,322
2029	1,534	960	118	348	204	963	93	1,264	5,485
2030	1,484	949	118	348	204	941	93	1,523	5,660
2031	1,437	939	118	348	204	908	93	1,785	5,833
2032	1,395	931	118	348	204	845	93	2,050	5,984
2033	1,357	924	118	348	204	805	93	2,320	6,169
2034	1,319	917	118	348	204	775	93	2,557	6,332
2035	1,285	910	118	348	204	739	93	2,777	6,475
2036	1,255	903	118	348	204	708	93	2,993	6,622
2037	1,229	897	118	348	204	676	93	3,198	6,763
2038	1,208	891	118	348	204	644	93	3,395	6,901
2039	1,190	885	118	348	204	606	93	3,585	7,029
2040	1,175	880	118	348	204	565	93	3,768	7,151
2041	1,162	876	118	348	204	519	93	3,943	7,263
2042	1,154	873	118	348	204	474	93	4,109	7,373
2043	1,146	871	118	348	204	455	93	4,261	7,495
2044	1,140	869	118	348	204	435	93	4,386	7,593
2045	1,135	867	118	348	204	422	93	4,506	7,693
2046	1,132	866	118	348	204	407	93	4,618	7,786
2047	1,129	865	118	348	204	396	93	4,728	7,880
2048	1,127	864	118	348	204	380	93	4,833	7,967
2049	1,127	863	118	348	204	365	93	4,888	8,007
2050	1,127	863	118	348	204	361	93	4,921	8,036
2051	1,127	863	118	348	204	360	93	4,924	8,037
2052	1,127	863	118	348	204	359	93	4,849	7,961
2053	1,127	863	118	348	204	358	93	4,748	7,860
2054	1,127	863	118	348	204	358	93	4,609	7,720
2055	1,127	863	118	348	204	358	93	4,459	7,570
2056	1,127	863	118	348	204	358	93	4,301	7,413
2057	1,127	863	118	348	204	358	93	4,130	7,242
2058	1,127	863	118	348	204	358	93	3,955	7,067
2059	1,127	863	118	348	204	358	93	3,778	6,889

Maximum Enrollment

Mature Enrollment

YEAR	Subdivided Single-Family	Non-Subdivided Single-Family	Multi-Family	Mobile Homes	Out of District	Under Development Single-Family	Under Development Multi-Family	Vacant Developable Land	TOTAL
2060	1,127	863	118	348	204	358	93	3,596	6,707
2061	1,127	863	118	348	204	358	93	3,446	6,557
2062	1,127	863	118	348	204	358	93	3,313	6,425
2063	1,127	863	118	348	204	358	93	3,185	6,297
2064	1,127	863	118	348	204	358	93	3,068	6,179
2065	1,127	863	118	348	204	358	93	2,958	6,069
2066	1,127	863	118	348	204	358	93	2,855	5,967
2067	1,127	863	118	348	204	358	93	2,760	5,872
2068	1,127	863	118	348	204	358	93	2,673	5,784
2069	1,127	863	118	348	204	358	93	2,594	5,706
2070	1,127	863	118	348	204	358	93	2,530	5,642
2071	1,127	863	118	348	204	358	93	2,493	5,604
2072	1,127	863	118	348	204	358	93	2,460	5,572
2073	1,127	863	118	348	204	358	93	2,435	5,547
2074	1,127	863	118	348	204	358	93	2,413	5,524
2075	1,127	863	118	348	204	358	93	2,395	5,507
2076	1,127	863	118	348	204	358	93	2,378	5,489
2077	1,127	863	118	348	204	358	93	2,365	5,477
2078	1,127	863	118	348	204	358	93	2,363	5,474
2079	1,127	863	118	348	204	358	93	2,363	5,474
2080	1,127	863	118	348	204	358	93	2,363	5,474
2081	1,127	863	118	348	204	358	93	2,363	5,474
2082	1,127	863	118	348	204	358	93	2,363	5,474
2083	1,127	863	118	348	204	358	93	2,363	5,474
2084	1,127	863	118	348	204	358	93	2,363	5,474
2085	1,127	863	118	348	204	358	93	2,363	5,474
2086	1,127	863	118	348	204	358	93	2,363	5,474
2087	1,127	863	118	348	204	358	93	2,363	5,474
2088	1,127	863	118	348	204	358	93	2,363	5,474
2089	1,127	863	118	348	204	358	93	2,363	5,474
2090	1,127	863	118	348	204	358	93	2,363	5,474
2091	1,127	863	118	348	204	358	93	2,363	5,474
2092	1,127	863	118	348	204	358	93	2,363	5,474
2093	1,127	863	118	348	204	358	93	2,363	5,474
2094	1,127	863	118	348	204	358	93	2,363	5,474
2095	1,127	863	118	348	204	358	93	2,363	5,474
2096	1,127	863	118	348	204	358	93	2,363	5,474
2097	1,127	863	118	348	204	358	93	2,363	5,474
2098	1,127	863	118	348	204	358	93	2,363	5,474
2099	1,127	863	118	348	204	358	93	2,363	5,474
2100	1,127	863	118	348	204	358	93	2,363	5,474



Student Potential by Boundary | 250 Units Released per Year	Students from Existing Housing Stock					Students From Maximum Live-In Enrollment					Students from Mature Live-In Enrollment				
	Subdivided Single-Family Units	Non-Subdivided Single-Family Units	Mobile Home Units	Partially Completed Developments (SF & MF)	Multi-Family Units	Subdivided Single-Family Units	Non-Subdivided Single-Family Units	Multi-Family Units	Mobile Home Units	Students from Undeveloped Land	Subdivided Single-Family Units	Non-Subdivided Single-Family Units	Multi-Family Units	Mobile Home Units	Students from Undeveloped Land
Countryside Elementary	281	133	7	130	11	564	142	37	48	1,011	281	120	37	48	485
Brown Elementary	212	138	37	70	5	221	117	17	40	259	100	99	17	40	124
Marshall Elementary	311	87	90	16	29	393	135	27	46	624	190	114	27	46	299
Elementary Subtotal	804	359	134	217	45	Not Applicable					571	332	81	134	909
Nickels Intermediate School	322	144	54	87	18	471	157	32	54	758	228	133	32	54	363
Intermediate Subtotal	322	144	54	87	18	Not Applicable					228	133	32	54	363
Byron Middle School	322	144	54	87	18	471	157	32	54	758	228	133	32	54	363
Middle Subtotal	322	144	54	87	18	Not Applicable					228	133	32	54	363
Byron Center High School	643	287	107	173	36	942	314	65	107	1,515	457	266	65	107	727
High Subtotal	643	287	107	173	36	Not Applicable					457	266	65	107	727
K-12 TOTAL	2,090	933	348	563	118	Not Applicable					1,485	863	211	348	2,363
	4,052										5,270				

CONCLUSION

As with any projection, the District should review any updated information including land annexation plans, zoning, planned and active housing development, student enrollment trends, and student location data.

Cooperative Strategies is pleased to have had the opportunity to provide the District with this student potential analysis. We hope this document will provide the necessary information to make informed decisions about the future of the Byron Center Public Schools.