Demographic School Analysis with Attention to the Student Projections for 2025-2034 Freeport Area School District

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March 7, 2026

Demographic School Analysis and Projections of Student Enrollment for the Freeport Area School District 2025-2034

Summary. What is the expected student enrollment over the next decade in the Freeport Area School District? Currently, total student enrollment is around 1,755. a decrease of 250 students from the enrollment in 2010, fourteen years ago. Will the increase in new housing, led by a very large development with over six hundred new homes, change the student enrollment trajectory such that it begins to have sustained growth? This should show up in net in-migration parameters and "embedded growth". In this analysis, we will look at three factors that will largely determine the outcomes to these two questions: (1) the number and the trajectory of births; (2) the embedded growth in students at the Kindergarten and Grade 1 entrance portals, as well as the embedded growth more generally at subsequent higher grades and (3) new housing development driving the embedded growth and extending well beyond embedded growth to additional direct impacts from new housing.

Analysis. The analysis to follow consists of 4 parts:

1) a look at total student enrollment over the last decade and /2, with declines In 11 out of 14 years;

2) a look at births over 1-1/2 decades and whether or not they are increasing, driving elementary Kindergarten and Grade 1 entries 5-6 years later; Is the trajectory for births increasing, stable or declining, as is the case for many school districts in southwestern Pennsylvania; in fact, the Pennsylvania Department of Education (PDE) has the birth trajectory for the Freeport School District decreasing (-2/yr), followed by a decline in enrollment of just over 110 students;

3) a 3rd look at data pertaining to net in-migration at the initial Kindergarten and Grade 1 entry ports, as well as the process of grade progression and net in-migration above Grade 1, which involves retention ratios indirectly reflecting new housing development;

4) a direct look at new housing over the last two decades. There have been over 1,000 single family dwellings (SFDs) and about 75 Townhomes (THs) built in 15 major developments to date in Buffalo Township. Currently, there are also an additional 5 major developments under construction with about 550 SFDs and 320 THs. Clearly,

new homes is expected to be a major factor in the growth of student enrollment; and **4)** development of scenarios incorporating both ”embedded growth” and “direct growth” specified from new housing. We add an effect of “embedded contraction” heretofore not recognized. The scenarios include a flat birth trajectory, a sizable B →K, and a relatively stable set of retention ratios, with a new insight into their scope, forward and backward.

Student Enrollment Across 1-1/2 Decades.

Table 1A provides student enrollment data by educational level and total enrollment from 2010 to 2024—a decade and ½. Total enrollment declined in 11 of 14 years, for a total of 234 fewer students. The changes were as follows:

Years	Total Students	Δ	Cumulative Δ
2010-2014	1,989→1,856	-133	-133
2014-2019	1,856→1,889	+33	-100
2019-2024	1,889→1,755	-134	-234

Sandwiched between the two periods with steady decreases is a brief pause, yielding 33 additional students in 3 of the 5 years [2016--+42; 2017--+5 and 2019--+30] and 2 years with student decreases [2015 (-23) and 2018 (-21)] for a net change of 33 additional students. The general narrative is one of steady losses and no outliers. It should be noted, as we will find later, that a considerable number of new homes were being built over this decade and ½. though the specific years of buildouts is not known. It is possible that construction of new homes, but none on the scale of The Sparrows new development, has held the student losses to relatively low ones per year, but also ones consistently steady with no outliers.

Another way to view Table 1A is via the different educational levels as follows:

Elementary Enrollment

Years	Elementary Students	Δ	Cumulative
2010-2014	897→807	-90	-90
2014-2019	807→858	+51	-39
2019-2024	858→789	-69	-108

Middle School Enrollment

Years	Middle School Students	Δ	Cumulative
2010-2014	476→435	-41	-41
2014-2019	435→447	+12	-29
2019-2024	447→432	-15	-44

High School Enrollment

Years	High School Students	Δ	Cumulative
2010-2014	616→614	-2	-2
2014-2019	614→584	-30	-32
2019-2024	584→534	-50	-82

As might be expected, the sum of any cell in the Total Students table is equal to the sum of the comparable cell of the Elementary + Middle School + High School Enrollment. For example, the Total Student cumulative change for all years [-234] is equal to the last cumulative change for Elementary (-108) + Middle School (-44) + High School (-82) students. That is, the overall decrease in students (-234) included 108 elementary students, 44 middle school students and 82 high school students. Additionally, each time span has both student losses and student gains. For, example, in 2010-14, 2010 had 1 year gain of 5 students. but in 2014-19, 4 out of 5 years had additional students (2016, 2017, 2018 and 2019) with gains of 24, 18,16 and 15 students, respectively; then, 2015 had a loss of 22 students. This set of sequential gains is the exception, as

the more general outcome remains one of steady decreases culminating in a loss of 234 students.

Births and Birth Trajectories.

Table 2A shows total births per year for the last decade and ½ and the average births per year by 5-year periods for 3 ½ decades from 2010 to 2023. The key for our purposes is in the 3rd quadrant and the last column in this quadrant. from just over 500 births per 5-year period, (508) in 2010-2014 to 494/yr. in 2015-2019. Currently, taking the last 4 years, one can expect a weighted 491 births/5-yr period. For making student enrollment projections, we use all known births, as shown in Table 2A. from 2010 to 2023 and then utilize the "491 weighted average" from 2024 to 2029 as the expected births. In effect, this is assuming a relatively flat level of births This is in contrast to the PDE's most recent projections for the Freeport Area School District. The PDE takes the same 4 years of known births from 2020 to 2023 as shown in Table 2A, but then takes a steady decrease in births per year from 86 births/yr. in 2022 to 84 births, to 82, then 80, and 78 and 76 finally 74 births, in effect taking a downward trajectory. The PDE assumptions yield a student enrollment projection continuing downward to 1,700 and then dropping to just over 1,625 students in 2033. We certainly disagree with this birth trajectory and the consequences in terms of student enrollment.

Embedded Growth and Student Enrollment

In this analysis, we will use retention ratios as a baseline for projecting the changes in student population. The annual "retention ratios" shown in Table 3A are averaged over four years to increase the reliability of the estimates. "Retention ratios" have an element of growth embedded in them since they may be above one (1.0). Thus, for instance in Table 3A seven of the twelve retention ratios are greater than 1.0. Retention ratios over 1.0 capture part of the growth stemming from new housing construction, as well as net in-migration into the district, but they do so indirectly. That is, these ratios are not true "retention/survival rates" of the students in the origin grade or they would necessarily be less than or equal to 1.0. Rather these ratios capture retention of current students, replacements for any students who leave (if ≥1.0) and in-migration of students whose families move into the district, whether into new or existing housing. While they do not directly relate the specific underlying processes affecting

the students, they reflect such processes indirectly. Hence, we refer to those retention ratios as entailing “embedded growth.” Direct impacts from new housing go beyond embedded growth and involve several additional assumptions and modeling strategies, to be discussed in the next section with more depth and detail.

Perhaps the most important ratio operating simultaneously alongside each grade specific retention ratio is the Birth-to-Kindergarten (B →K) ratio. Table 3A shows the most current retention ratios as well as the B →K ratio. This ratio is particularly important in that it reflects net in-migration to the district. For instance, the B →K ratio in Table 3A of 1.252 is a multiplier and means that per 100 births to residents living in the school district, we would expect 125 kindergartners to enroll 5-6 years later In the Freeport Area School District.

We now offer one last set of observations regarding “embeddedness” and retention ratios. In the past, we have associated retention ratios greater than 1.0 as depicting growth in terms of number of students and this will generally be the case. Is it also possible to have embedded contraction even with retention ratios greater than 1.0? How does a school district escape from a downward spiral with sequential losses of students? We will briefly consider these issues below.

New Housing Development

Table 4A provides data on new housing construction ln Buffalo Township by development and whether it is complete or on-going. It also differentiates SFDs and THs per development. As shown, 15 major developments have been completed with over 1,000 new single-family dwellings (SFDs) and 74 town homes THs, as well as 20 Quads (with 80 new homes). The actual number of new SFDs built was 1,071 out of a total of 1,225 new homes

The bottom quadrant of Table 4A has the 4 new developments currently under construction. Two aspects of these new developments stand out—1) the scale of the largest development, for both SFDs (351) and THs (277) and 2) the increase in the proportion of THs; in the completed developments the share of THs is 6%; in the new developments, the proportion is 36%. We will demonstrate the consequences of this higher proportion of THs below. The scale of 351 SFDs, compared to the past largest development is 2X; compared to the smaller developments, it is 10X, likely either of which will have less rapid net in-migration than the very large new development

If we characterize the developments in terms of size, we have the following:

Small	Medium	Large
25 The Oaks	60 Buffalo Estates	94 Sarver Mills
31 High Point	63 Woodbury Village	98 Twin Oaks [Phas 1-3]
32 Pine Ridge	71 Ridgeview Estates	112 Buffalo Trails
44 The Oaks Plan	80 Chesterfield Estates	122 Grandview Estate0
	85 Edgewood Plan	154 Woodbury Pl
44 Oak Creek Farms	62 Laurel Hills	351 Sparrow

Student Enrollment Projections with Embedded Growth:

Scenario I

In this scenario, we are assuming that the housing effect is embedded in the B $\rightarrow$K ratio, the set of retention ratios from G1 to G11(see Tables 2A and 3A), along with the initializing K, using known births and average births (97) beyond those observed. Also assumed is that new housing construction will continue at least at the baseline level to maintain the embedded effect. Such embedded growth entails housing impacts throughout, although their impacts are not specified directly. The results are given in Table 5A.

Elementary School enrollment is expected to decrease, by just under 40 students in the 1st five years and then just under 20 in the 2nd five years. By 10 years, the elementary enrollment is expected to decrease from 789 students to 735 students-- a drop of 54 students. A large change in the Middle school's enrollment is also expected to occur in the 1st five years (-45), and then enrollment is expected to stabilize near 390 students. At the High school, there is virtually no change in the 1st five years, but then an expected decrease of 65 students in the 2nd five years. Overall, the losses across all educational levels add up and the expected total change is a drop in enrollment of 168 students—without direct impacts from new housing.

Student Enrollment Projections with Direct Impacts from New Housing:

Scenario 2

We know that there is substantial construction of new homes in Buffalo Township, both present and past, as shown in Table 4A. What are the additional tasks for estimating the **Direct Impacts** of new housing for student enrollment? Below, we identify the 5 additional tasks as follows:

No. 1 We must specify a baseline level of new home construction that must equal or surpass that level before direct impacts become operative;

[It is assumed that it is in new construction equal to or above the baseline that direct impacts from new housing occur.]

No. 2 We again look at the housing data, now estimating a **student/housing (S/H) ratio** per housing development and for the sum of new homes;

[Table 6A provides these data for the SFDs and THs in Buffalo Township. The overall S/H ratio, for SFDs is .612 and that for THs is .14];

No.3 We must specify the **rate of construction** of new homes;

[How many of a development's allocated or approved new homes will be built in the 1st five years, then in the 2nd five years for each development and overall];

No. 4 From the student data, we estimate the proportion of new students in the new homes at each educational level—elementary, middle school and high school; and

No. 5 We distribute the expected new students at each educational level *by grade* as evenly as possible.

Task # 1. Baseline. Ideally, we would construct a time series over the last 10 years of each housing development—by address and/or lot, when summed, yields the rate of construction, as well as number of new homes built and number remaining to be built. Then, we could more readily specify a baseline and trajectory of new homes. Such data in real time is not available, but fortunately an alternative was—a comprehensive listing of all housing developments, with the number of homes in each. This listing, developed by the Buffalo Township zoning officer, has been particularly helpful. Additionally. we requested a count of new homes (SFDs and THs) built in the last 3 years, providing a time component, with 99 SFDs and 35 THs or 33 SFDs and 12 TH

units per year—which we will take as our baseline to kick-start or activate direct impacts from new housing.

Task # 2. S/H ratio. Table 6A provides the S/H data for the SFDs and THs in Buffalo Township. The overall S/H ratio, for SFDs is .612 and that for THs is .14.

Task # 3. Assumed Rate of Buildout per Development and Overall.

SFDs

Development	1st 5 yrs.	2nd 5 yrs.	3rd 5 yrs.	Total 10 yrs.	Total
Twin Oaks (P#s 4/5)	45	45	10	90	100
Oak Creek	24	20	0	44	44
Laurel Hills	30	32	0	62	62
Sparrows (P#s 1/2)	143	158	50	301	351
Total	**242**	**255**	**60**	**497**	**557**

THs

Development	1st 5 yrs.	2nd 5 yrs.	3rd 5 yrs.	Total 10 yrs.	Total
Laurel Hills	20	21	0	41	41
Sparrows (P#s 1/2)	136	141	0	277	277
Total	**156**	**162**	**0**	**318**	**318**

Once the assumed rate of buildout is specified, we use the S/H ratio to estimate the number of new additional students to expect per development. For example, Twin Oaks has completed Phases #1, #2 and #3, but will be building Phases #4 and #5 over the next decade. We assume that the S/H ratio of .89 found in the1st 3 completed phases will hold for the future ones. The remaining developments are assumed to have the overall S/H ratios of .612 for SFDs and .14 for THs. This provides the number of additional students to expect per 5 yr. period for the assumed new homes listed above. Twin Oaks is expected to have 80 additional students (90 x .89 =80). The rest of the developments have 197 (242 - 45) and 210 (255 - 45) new SFDs; or 407 total new SFDs with an additional 250 expected students; The 318 THs have a much lower S/H

ratio of .14 and a total of 45 expected additional students. In total, then we expect 375 additional students.

Task # 4. Distribution of New Students by Educational Level. Given the total number of new students generated by the total number of new homes, we must still specify the educational level at which they enroll. Based on the set of developments and students in Table 6A, we estimate the probability of level of entry as follows:

Elementary School 47%
Middle School 24%
High School 29%.

In terms of number of additional students per educational level, we multiply the total expected number of additional students—375--by these percentages or .47,.24 and .29; resulting in 176 elementary students, 90 middle school students and 109 high school students.

Task #5. Distribution of New Students by Grade within Educational Level. The last remaining task is to allocate the new students' grade level as equal as possible by grade. This is specified in Table 7A. These student counts by educational level and grade are then incorporated into the school districts' retention ratios to account for the total school students including the new additional students.

The results for this "Direct Impact" scenario are provided in Table 8B. After 5 years, the expected elementary enrollment is now slightly above that in 2024 (789 and 810), but it also has 58 more students than in Scenario 1 with no direct housing impact. In the 2nd five years, the elementary enrollment has a small decrease of 8 students, roughly the same as in Scenario I (-17), though again just above Scenario 1. Over the 10-year period, the direct impact housing scenario cuts the drop in elementary enrollment in from -54 to +13. Elementary enrollment is expected to stabilize or to continue to decline, but more slowly than in Scenario I.

In Scenario 2, the middle school enrollment is stable in the 1st 5 years (0), but is expected to increase by 27 students in the 2nd 5 years.

The high school case is one of growth (+47) in the 1st 5 years, followed by a small decline (-6) in the 2nd five years. Net, after 10 years, high school enrollment is approximately 40 students above (+41) its start in 2025. Without a direct impact from housing, (Scenario I), high school enrollment was stable in the 1st five years (-5), but distinctly negative (-65) in the 2nd five years. Overall, for all grades, Scenario 2 has an expected growth in the 1st five years of almost 70 students (+68) followed by a small increase in the 2nd five years. (+13). ***Net, after 10 years there is an expected increase of 81 students).*** *This is in contrast to the case with no direct impact from housing—a very sizeable decrease of -168 students.*

There are 2 distinct characteristics of the 5-step methodology we are using in this update the analysis. The 1st is rate of construction. As actual construction gets underway, should it be greater than was specified at the onset, then it can be updated and respecified--adjusting the student enrollments accordingly. The 2nd scalable parameter is the S/H ratio. As sufficient numbers accumulate, if the S/H ratio is different, then the S/H can be incorporated and the student numbers updated. For example, the S/H used in Table 6A is .612 for SFDs and .14 for THs. Should the actual on-going S/H be 1.0, then the results can be updated or modified, using 1.0 - .612 = .398 as an additional impact.

A Brief Look at the Two Elementary Schools

Might we get additional insight into near term school demographics by taking a brief look at the two elementary schools? The attendance areas are quite distinct with all of the elementary students living in Buffalo Township attending Buffalo Elementary and all of the elementary students living in South Buffalo Township and Freeport Borough attending South Buffalo Elementary. We begin by looking at births, possibly providing a 5-year early signal for what to expect regarding the future kindergarten classes. Table 9A provides the data for years 2010 to 2023. Earlier, when looking at district-wide births, we found births averaged about 100 per year over the last decade and ½ and were relatively flat (See Table 2A, last column, lower quadrant.) Once broken into two areas, do births remain stable? Generally, the relative proportion of births in each school's attendance area is stable, with about 2/3's of

the district's births in Buffalo Township and about 1/3 of the births in South Buffalo Township and Freeport Borough. The range of proportional share of births in each elementary school 's attendance area is pretty narrow across all 14 years, as may be seen in Table 9A. Thus, the answer to the question regarding stability in births at this level, is that yes, it is basically stable. Will the same hold for K enrollment 5 years later? Here the answer is yes, with a small proportional increase in Buffalo Elementary [66% to a low 70% share] and a small proportional decrease in South Buffalo Elementary [33% to a high 28 to 30% share]—since 2019. [that is from 2019 to 2025]. What about the Elementary School projections?

These results are shown in Tables 10A [Buffalo Elementary], 10B [South Buffalo Elementary] and 11A [Buffalo Elementary again]. Tables 10A and 10B have embedded growth as the main driver, whereas Table 11A adds a Direct Housing Impact. There is no comparable housing impact in Table 11B since currently there are no major housing developments in either South Buffalo Township or Freeport Borough. So, accordingly, there is no matching Table 11B.

Before looking at the results, we point out that we have estimated the B $\rightarrow$K ratio for each Elementary School attendance area. As noted above, for Buffalo Township, all students attend Buffalo Elementary and for South Buffalo Township and Freeport Borough, all students attend South Buffalo Elementary. Recall that the overall B $\rightarrow$K ratio for the total school district is 1.252 indicative of net in-migration of K students 25% above the number of births. That is, per 100 births to Freeport School District residents we expect 125 Kindergarten students to enroll 5 years later. This overall B $\rightarrow$K ratio, however masks an important difference in the expected K location of entry. The B $\rightarrow$K ratio for Buffalo Elementary is 1.38 or almost 40% higher than the level of births, while that for South Buffalo Elementary is .94 or 6% below the number of births to the residents of South Buffalo Township and Freeport Borough. Roughly speaking, we would expect the number of K entrants in South Buffalo Elementary to be about equal to the number of births 5 years earlier. In Table 2A, we found that the school district had about 100 births per year and of these 66 were to Buffalo Township residents and 33 were to South Buffalo Township and Freeport Borough residents. The B $\rightarrow$K ratios of the 2 areas will yield 66 x 1.38 =91 and 33 x 1.0 = 33 with a sum of 91 + 33 =124 expected K students. The overall B $\rightarrow$K ratio of 1.252 yields 125 students, reasonably equal; so now we have

a pretty good estimate of how those 125 expected K arrivals will be distributed—91 [Buffalo Elementary] and 33 [South Buffalo Elementary].

Turning to the elementary projections, Tables 10A and 10B provide the embedded growth results in Scenario 3a and 3b, respectively. Table 10A shows the case for Buffalo Elementary. Its peak enrollment of 564 students is not expected to be surpassed in the next 10 years. Its low of 517 students is expected in 2027, 3 years out, increasing to 545 students 5 years out in 2029. It then increases to 561 students in 2033, only to return to an enrollment of 545 students once again. After 10 years, we expect a slight decrease of 19 students (-3%). Table 10B gives the case for South Buffalo Elementary. Its peak enrollment is projected in the 1st year, 2025, at 223 students, then slowly but steadily decreasing to 179 students 10 years out, a 19% decrease. It appears to have stabilized in the last 5 years, at 177 to 184 students. Lastly, Table 11A provides the case with Direct Housing Impacts in Buffalo Elementary. The basic result can be captured quite simply—no change, at least in terms of number of elementary students. It begins in 2024 with 564 elementary students and after 10 years, ends in 2034 with 563 elementary students. In between these bookends, it gradually increases from a low enrollment in 2027 of 534 students to a high enrollment of 579 elementary students in 2033. Nevertheless, the main takeaway is that of basically no change. The results here in Table 11A and also in Table 8B, with both incorporating Direct Housing Impacts, may be under estimates should the student/housing ratio (S/H) in the current ongoing housing buildout change. It is not likely for the rate of buildout to increase since it was rather optimistic all along.

Table 1A

Total Student Enrollment in the Freeport Area School District by Year and Level: 2010-2025

School Yr.	Elementary School	Middle School	High School	TOTAL
2010-11	**897**	**476**	**616**	**2007**
2011-12	821	497	608	1935
2012-13	826	497	598	1921
2013-14	813	459	615	1887
2014-15	**807**	**435**	**614**	**1856**
2015-16	785	439	609	1833
2016-17	809	459	607	1875
2017-18	827	448	605	1880
2018-19	843	441	575	1859
2019-20	**858**	**447**	**584**	**1889**
2920-21	822	455	575	1852
2021-22	830	444	559	1833
2022-23	822	432	564	1808
2023-24	790	428	548	1766
2024-25	**789**	**432**	**534**	**1755**
Δ last 5 years				
Δ prior 5 years	-69	-15	-50	-134
Δ last 10 years	-18	-3	-80	-101

Table 2A

Annual Number of Births to Freeport Area School District Residents by Municipality and Year: 2010-2023

Year/5-Yr. Period	Buffalo Twp	South Buffalo Twp	Freeport Borough	Total
2010	76	21	13	110
2011	68	16	25	109
2012	55	22	18	95
2013	64	17	25	106
2014	54	18	16	88
2015	56	20	19	95
2016	50	17	16	83
2017	60	28	18	106
2018	63	14	13	90
2019	69	36	15	120
2020	61	19	13	93
2021	64	22	13	99
2022	58	21	7	86
2023	75	21	13	109
∑ 2010-2014	317	94	97	508
∑ 2015-2019	298	115	81	494
∑ 2020-2023	258/323[1]	83/104	46/58	387/484
Average/Year				
2010-2014	62	32	18	102
2015-2019	60	17	16	99
2020-2023	65/65	21/21	12/12	97/97

[1] The 2nd number after the slash in the last two quadrants is the 5-yr equivalent of the 4 year data and is obtained by multiplying the 1st number by 5/4 (or 5-fourths).

Table 3A

Freeport Area School District
Retention Ratios 2020-2023[§]
(Four-Year Averages)

K→G1	.972
G1→G2	1.045
G2→G3	1.011
G3→G4	1.002
G4→G5	1.009
G5→G6	1.025
G6→G7	.993
G7→G8	.985
G8→G9	1.014
G9→G10	.990
G10→G11	.833
G11→G12	1.012
B_{t-5}→K_t*	***1.252***

[§] Data for the retention ratios for 2000-2023 included student populations for 2000-2024—the beginning school year enrollment; For the Birth to Kindergarten ratio, we use four-year averages for weighted births (.75 x Birth at t-5) + (.25 x Birth at t-6) and Kindergarten enrollment at t;

Table 4A

Major Housing Developments in Buffalo Township—SFDs+

Major Developments	Number of SFDs	Number of TH Units	Number of Carriage Homes
A. Somewhat Older			
Sarver Mills	94	21	0
Buffalo Trails	112	18	0
Twin Oaks (phases #1 #2 and #3)	98	0	0
The Oaks	25	0	0
Grandview Estates	122	0	0
High Point	31	0	0
Woodbury Plan	154	0	0
Σ	**636**	**39**	**0**
B. Somewhat Newer			
Ridgeview Estates	71	35	56
Chesterfield Estates	80	0	0
Buffalo Estates	60	0	0
Edgewood Plan	85	0	0
Heritage Crossing	0	0	80 (20 quads)
The Oaks Plan	44	0	0
Pine Ridge	32	0	0
Woodbury Village	63	0	0
Σ	**435**	**35**	**80**
Σ A + B	**1071**	**74**	**80**
C. Being Built or Soon to Start			
Oak Creek Farms	44	0	0
Twin Oaks (phase #4); (#5 to follow)	51; (49) Σ 100	0	0
Laurel Hills	62	41	0
Sparrows (phase #1)	123	136	0
Sparrows (phase #2)	228	141	0
Σ	**557**	**318**	**0**
TOTAL	**1,628**	**392**	**80**
Overall Total: 2,100			

Table 5A fasd

Freeport Area School District Forecasts per Grade: 2025-2034 Fertility/Aging/Embedded Growth Scenario with *Current Retention and Birth to Kindergarten Ratios and Current Fertility Level*

Scenario I

	K	G1	G2	G3	G4	G5	Total K→G5	G6	G7	G8	Total G6→G8	G9	G10	G11	G12	Total G9 → G12	Total K → G12
2024	**139**	117	110	145	133	145	**789**	142	154	136	**432**	142	147	120	125	**534**	**1755**
2025	116	135	122	111	145	134	768	149	141	152	442	138	140	122	121	521	1731
2026	124	113	141	123	111	146	758	137	148	139	424	154	136	117	123	530	1712
2027	108	121	118	143	123	112	725	150	136	146	432	141	152	113	118	524	1681
2028	136	105	126	119	143	123	752	115	149	134	398	148	140	127	114	529	1679
2029	121	132	110	127	119	143	**752**	126	114	147	**387**	136	147	117	129	**529**	**1668**
2030	121	118	138	111	127	119	734	147	125	112	384	149	135	122	119	525	1643
2031	121	118	123	140	111	128	741	122	146	123	391	114	148	112	123	497	1629
2032	121	118	123	124	140	112	738	131	121	144	396	125	113	123	113	474	1608
2033	121	118	123	124	124	141	751	115	130	119	364	146	124	94	124	488	1603
2034	121	118	123	124	124	125	**735**	145	114	129	**388**	121	145	103	95	**464**	**1587**

	2024	2029	2034	Δ2034-2029	Δ2029-2034	Δ2034-2024
K→G5	789	752	735	-37 (-5%)	-17 (-2%)	-54 (-7%)
G6→G8	432	387	388	-45 (-10%)	+1 (0%)	-44 (-10%)
G9→G12	534	529	464	-5 (-1%)	-65 (-12%)	-70 (-13%
Total	1755	1668	1587	-87(-5%)	-81 (-3%)	-168 (-10%)

Table 6A fasd

Major Housing Developments in Buffalo Township—S/H Ratios

Major Developments	Number of Students: S	Number of SFDs: H	S/H Ratio
SFDs			
Buffalo Trails	78	112	78/112 =.70
Buffalo Estates	29	60	29/60 = 48
Chesterfield Estates	120	80	120/80 = 1.50
Edgewood Plan	28	85	28/85 = .33
Grandview Estates	21	122	21/122 = .17
High Point	17	31	17/31 = .55
Pine Ridge	0	32	0/32 = 0
Ridgeview Estates	69	71	69/71 = .97
Sarvers Mills	71	94	71/94 = .76
The Oaks	10	25	10/25 = .40
The Oaks Plan	48	44	48/44 =1.09
Twin Oaks (phases #1 #2 and #3)	87	98	87/98 = .89
Woodbury Plan	6	154	6/154 =.04
Woodbury Village	71	63	71/63 = 1.13
Σ	**655**	**1071**	**655/1071 = .612**
Town Homes THs			
Buffalo Trails	3	18	3/18 - .17
Ridgeview Estates	4	35	4/35 =.11
Sarvers Mills	3	21	3/21 = .14
	10	**74**	**10/74 = .14**

Table 7A

Table of Distribution for the Additional Expected Students per Grade per Year Stemming from the Growth in Single Family Housing and Townhomes

	2025	2026	2027	2028	2029	∑	2030	2031	2032	2033	2034	∑	
K	3	3	3	3	3	15	3	3	3	3	3	15	
G1	3	3	3	3	3	15	3	3	3	3	3	15	
G2	3	3	3	3	2	14	3	3	3	3	3	15	
G3	3	3	2	3	3	14	3	3	3	3	3	15	
G4	3	3	3	2	3	14	3	3	3	3	3	15	
G5	3	2	3	3	3	14	3	3	3	3	3	15	
∑	18	17	17	17	17	86	18	18	18	18	18	90	176
G6	3	3	3	3	3	15	3	3	3	3	3	15	
G7	3	3	3	3	3	15	3	3	3	3	3	15	
G8	2	3	3	3	3	14	4	3	3	3	3	16	
∑	8	9	9	9	9	44	10	9	9	9	9	46	90
G9	2	3	3	3	2	13	2	3	3	3	3	14	
G10	3	2	3	2	3	13	3	2	3	3	3	14	
G11	2	3	2	3	2	13	3	3	2	3	3	14	
G12	3	3	3	3	3	14	3	3	3	2	3	14	
∑	10	11	11	11	10	53	11	11	11	11	12	56	109

Table 8B
Scenario with *Current Retention and Birth to Kindergarten Ratios, Current Fertility Level and Direct Impacts from New Housing 2025-2034 with S/H = .612 & .89 for SFDs and .14 for THs*

Scenario 2

	K	G1	G2	G3	G4	G5	Total K→G5	G6	G7	G8	Total G6→G8	G9	G10	G11	G12	Total G9 → G12	Total K → G12
2024	**139**	117	110	145	133	145	**789**	142	154	136	**432**	142	147	120	125	**534**	**1,755**
2025	119	138	125	114	148	137	781	152	144	154	450	140	144	124	124	532	1,763
2026	127	119	147	129	117	152	791	143	154	145	442	159	141	123	128	551	1,784
2027	111	126	127	151	132	121	768	159	145	155	459	150	160	119	127	556	1,783
2028	139	111	135	131	153	135	804	127	161	146	434	160	151	136	123	570	1,808
2029	124	138	118	139	134	157	**810**	141	129	162	**432**	150	161	129	141	**581**	**1,823**
2030	124	124	147	122	142	136	795	164	143	131	438	166	152	137	134	589	1,822
2031	124	124	133	152	125	146	804	142	166	145	453	136	166	130	142	574	1,831
2032	124	124	133	137	155	129	802	153	144	167	464	150	138	140	135	563	1,829
2033	124	124	133	137	140	159	817	135	155	145	435	172	152	118	144	586	1,838
2034	124	124	133	137	140	144	**802**	166	137	156	**459**	150	173	130	122	**575**	**1,836**

	2024	2029	2034	Δ2034-2029	Δ2029-2034	Δ2034-2024
K→G5	789	810	802	+21 (3%)	-8 (-3%)	+13 (+2%)
G6→G8	432	432	459	0 (0%)	+27 (+6%)	+27 (+6%)
G9→G12	534	581	575	+47 (+9%)	-6 (-1%)	+41 (+7%)
Total	1,755	1,823	1,836	+68 (+4%)	+13 (+1%)	+81 (+5%)

Table 9A

Annual Number of Births to Freeport Area School District Residents by Elementary School Attendance Area[1] and Year: 2010-2023

Year/5-Yr. Period	Buffalo Elementary	South Buffalo Elementary	Total
2010	76 (.69)	34	110
2011	68(.62)	41	109
2012	55 (.58)	40	95
2013	64 (.60)	42	106
2014	54 (.61)	34	88
2015	56 (.59)	39	95
2016	50 (.60)	33	83
2017	60 (.57)	46	106
2018	63 (.70)	27	90
2019	69 (.58)	51	120
2020	61 (.66)	32	93
2021	64 (.64)	35	99
2022	58 (.67)	28	86
2023	75 (.69)	34	109
∑ 2010-2014	317 (.62)	191	508
∑ 2015-2019	298(.60)	196	494
∑ 2020-2023	258/323[2] (.67)	129/161	387/484
Average/Year			
2010-2014	63 (.62)	38	101
2015-2019	60 (.61)	39	99
2020-2023	65/65 (.66)	33/33	98/98

[1] The attendance areas are as follows: Buffalo Elementary—Buffalo Township; South Buffalo Elementary-- South Buffalo Township and Freeport Borough.

[2] The 2nd number after the slash in the last two quadrants is the 5-yr equivalent of the 4-year data and is obtained by multiplying the 1st number by 5/4 (or 5-fourths).

Table 10A

Buffalo Elementary School
Forecasts per Grade: 2025-2034
Fertility/Aging/ Embedded Growth Scenario[1]
[Scenario 3a]

	K	G1	G2	G3	G4	G5	*Total K→G5*
2024	90	80	85	116	84	109	***564***
2025	85	87	84	86	116	85	***543***
2026	88	83	91	85	87	117	***551***
2027	80	86	87	92	84	88	***517***
2028	104	78	90	88	92	85	***537***
2029	90	101	82	91	88	93	***545***
2030	90	87	106	83	91	89	***546***
2031	90	87	91	107	84	92	***551***
2032	90	87	91	92	108	85	***553***
2033	90	87	91	92	92	109	***561***
2034	90	87	91	92	92	93	***545***

	∆2029-2024	**∆2034-2029**	**∆2034-2024**	**∆Peak**	**Peak Size**
K→G5	-19	0	-19	-19	564

[1] This scenario uses the following parameters: (1) Baseline four-year retention ratios (2020-2023), as shown in Table 3; (2) a Birth at t-5 to K enrollment ratio of 1.38; For years 2020-2024, the observed births from 2016-2020 were used; for years 2029 to 2034, the 4-yr average of weighted births were used.

Table 10B

South Buffalo Elementary School
Forecasts per Grade: 2025-2034
Fertility/Aging/ Embedded Growth Scenario[1]
[Scenario 3b]

	K	G1	G2	G3	G4	G5	*Total K→G5*
2024	49	36	25	29	49	33	***221***
2025	34	48	38	25	29	49	***223***
2026	33	33	50	38	25	29	***208***
2027	26	32	34	51	38	25	***206***
2028	32	25	33	34	51	38	***213***
2029	30	31	26	33	34	51	***205***
2030	30	29	32	26	33	34	***184***
2031	30	29	30	32	26	33	***180***
2032	30	29	30	30	32	26	***177***
2033	30	29	30	30	30	32	***181***
2034	30	29	30	30	30	30	***179***

	∆2029-2024	**∆2034-2029**	**∆2034-2024**	**∆Peak**	**Peak Size**
K→G5	-16	-26	-42	-44	223

[1] This scenario uses the following parameters: (1) Baseline four-year retention ratios (2020-2023), as shown in Table 3; (2) Birth at t-5 to K enrollment ratio of .94; For years 2020-2028, the observed births from 2016-2023 were used; for years 2029 to 2034, the 4-yr average of weighted births at t-5 were used.

Table 11A

Buffalo Elementary School
Forecasts per Grade: 2025-2034
Fertility/Aging/ Housing Scenario[1]
[Scenario 4a]

	K	G1	G2	G3	G4	G5	*Total K→G5*
2024	90	80	85	116	84	109	***564***
2025	88	90	87	89	119	88	***561***
2026	91	86	94	88	90	119	***568***
2027	83	89	90	94	87	91	***534***
2028	107	81	93	91	94	88	***554***
2029	93	104	84	94	91	96	***562***
2030	93	90	109	85	94	92	***563***
2031	93	90	94	110	87	95	***569***
2032	93	90	94	95	111	88	***571***
2033	93	90	94	95	95	112	***579***
2034	93	90	94	95	95	96	***563***

	∆2029-2024	**∆2034-2029**	**∆2034-2024**	**∆Peak**	**Peak Size**
K→G5	-2	+1	-1	+15	579

[1] This scenario uses the following parameters: (1) Baseline four-year retention ratios (2020-2023), as shown in Table 3; (2) Birth at t-5 to K enrollment ratio of 1.38 For years 2025-2028, the observed births from 2020-2023 were used; for years 2029 to 2034, the 4-yr average of weighted births were used. This scenario also adds the Direct Housing Impact in addition to the B to K ratio specific to the Buffalo Elementary School. The new students arriving are specified in the upper quadrant of Table 7A.