



Planning for the Future

North Polk Community School District

2023/24 Enrollment Analysis

RSP & Associates

March 2024



RSP & Associates



RSP Quick Facts:

Founded in 2003

Professional educational planning firm

Expertise in multiple disciplines (GIS, Planning, Facilitation)

Over 20 years of planning experience

Over 80 years of education experience

Over 20 years of GIS experience

Projection accuracy of 97% or greater

RSP Clients:

RSP was started with the desire and commitment to assist school districts in long-range planning.

RSP has served over **130** clients in:

Arkansas Minnesota South Dakota Colorado Missouri Tennessee Iowa Nebraska Wisconsin

Illinois North Dakota Kansas Oklahoma

RSP Planning Team:

Robert Schwarz, CEO

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

Ginna Wallace, Planner

City, Demographic, and School District Planner University of Kansas, Master of Urban Planning (MUP) American Institute of Certified Planners (AICP)

RSP Recent Projects:

Newton Community School District

Enrollment Analysis, 2023/24 Boundary Analysis, 2023/24

Des Moines Public School District

Enrollment Analysis, 2023/24 Facility Master Plan, 2023/24

Ankeny Community School District

Enrollment Analysis, 2023/24

Our Partners:







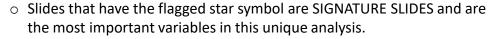


Expectations

Thank you to North Polk Community School District; Polk, Story, and Boone County; Cities of Alleman, Ankeny, Elkhart, Polk City, Sheldahl, and Slater; Iowa DOT; and Census/ESRI.



Helpful Hints to Read the Report:





- Each variable is analyzed as an indicator of future student population.
 Use the PLUS (student growth) and MINUS (student loss) icons to note how each indicator contributes to the analysis.
- Click the APPENDIX symbol on a page to reference additional analysis on this topic

Timeline:

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

Findings:

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

Study:

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

Change:

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

Facts:

The study does not provide specific information about which site would be best suited for a new facility or for that matter should the district build any new facility – this analysis is one portion of how to make that decision. This analysis is based on the same grade configuration and educational programming expectations the patrons have for each student. Projecting enrollment is not a science – like life in general some assumptions happen that may lead to greater enrollment while others toward a smaller enrollment.

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

Discussion Points

Part 1: Enrollment & Demographics

Things to Consider

Student Analysis Maps & Data

Sophisticated Forecast Model

Demographics

Past Enrollment & Changes

Part 2:
Development &
Growth Trends

Correlation Trends

Yield Rate

Maps & Data

Potential Growth Analysis Part 3:

Projections

Past, Current, & Future Enrollment

Building Level Projections

Grade Level Projections

Part 4:

Future Facility Plan

Next Step

Key Considerations

Appendix

Community Demographics

Intra-Transfers

Student Density Maps

Detailed Growth
Areas Maps

Definitions

HELPFUL HINTS TO READ THE REPORT:



Slides that have the flagged star symbol are SIGNATURE SLIDES



PLUS: indicator of student growth



MINUS: indicator of student loss



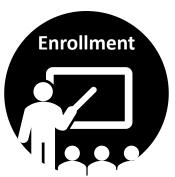
Click the APPENDIX symbol on a page to reference additional analysis





PART 1
ENROLLMENT &
DEMOGRAPHICS

- Things to Consider
- Student Analysis Maps & Data
- Sophisticated Forecast Model
- Demographics
- Past Enrollment & Change



District-wide enrollment forecasted to increase by about 500 students by 2028/29:

- o Elementary forecasted to increase by about 250 students
- Middle School forecasted to increase by over 115 students
- High School forecasted to increase by almost 135 students

100,000 Foot Perspective

An overview of what is most notable for your school district, students, and community.



Capacity was provided by the district and analyzed in regard to projected enrollment for schools:

Capacity challenges can be expected at:

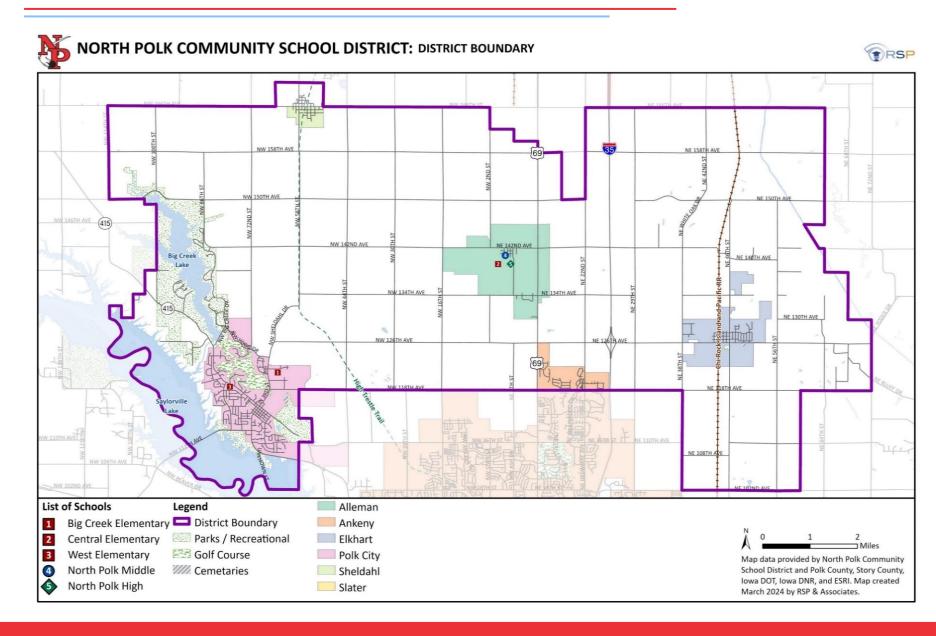
o Central Elementary starting in 2028/19



Development activity is main driver to future enrollment growth in the district:

- 106 single-family and 27 multi-family units were built in 2023
- Over 4,500 total potential units could be added to the district in the next ten years
- Residential development is active in the cities of Ankeny, Elkhart, and Polk City

District Boundary and City Limits Map

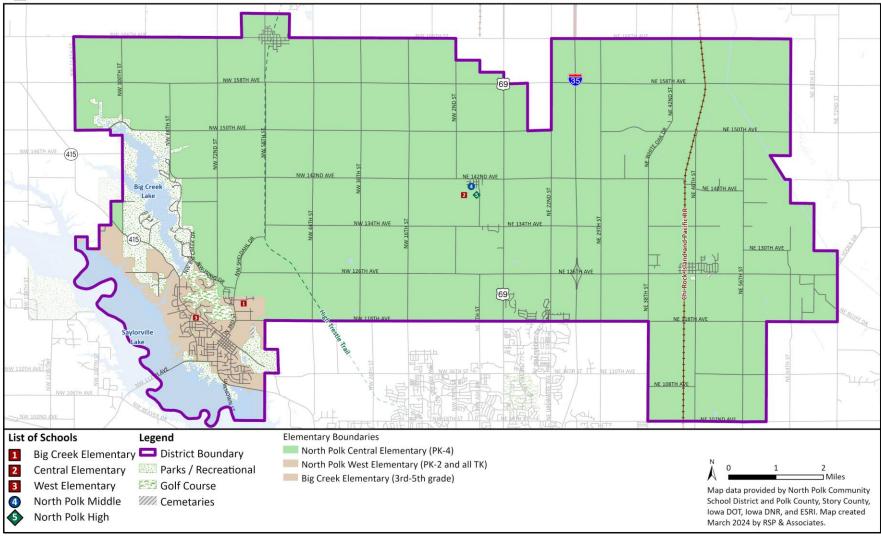


Elementary Boundary Map



NORTH POLK COMMUNITY SCHOOL DISTRICT: ELEMENTARY SCHOOL ATTENDANCE AREAS





RSP Planning Area Map



NORTH POLK COMMUNITY SCHOOL DISTRICT: PLANNING AREAS-DETAIL





Sophisticated Forecast Model

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

= The number of students, either an actual count or a projected count

= A subscript denoting an attendance ares in the School District

= Grade level

= Growth component either modeling enrollment increase or decrease based on historical information, expressed as a real number

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

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

Let:

S = The number of students, either an actual count or a projected count

= A subscript denoting an attendance area in School District

= Grade level

= Building permit forecast as given by the Building Permit Allocation Model (BPAM) model

= Student Enrollment ratio of cohort c in planning area x

= Capacity of a planning area as expressed by available housing units

= Building history trend of planning area

= An index which models the likelihood of development

CT = Building permit control total forecast

The SFM is...

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

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

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

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

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

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



Indicator of Student Growth



Indicator of Student Loss

Understanding the Model

RSP Recommended to continually monitor the following indicators:

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

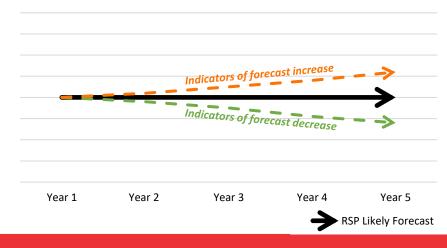
See graphic below to illustrate how the different variables may impact forecasted enrollment outlook:

Main Takeaway:

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

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

Example of Forecast Evolution



Birth Rate Information



Polk County, Iowa Live Births and North Polk Kindergarten 5-Years Later

CalandanVaan	# Live	Birth	% Birth	School	#1/4-	%Kdg of Live
Calendar Year	Births	Change	Change	Year	# Kdg	Births
2005	6,567			2010/11	121	1.8%
2006	6,911	344	5.2%	2011/12	110	1.6%
2007	6,915	4	0.1%	2012/13	131	1.9%
2008	6,723	-192	-2.8%	2013/14	137	2.0%
2009	6,690	-33	-0.5%	2014/15	129	1.9%
2010	6,521	-169	-2.5%	2015/16	102	1.6%
2011	6,498	-23	-0.4%	2016/17	119	1.8%
2012	6,729	231	3.6%	2017/18	130	1.9%
2013	6,767	38	0.6%	2018/19	116	1.7%
2014	6,946	179	2.6%	2019/20	149	2.1%
2015	7,022	76	1.1%	2020/21	128	1.8%
2016	6,910	-112	-1.6%	2021/22	149	2.2%
2017	6,925	15	0.2%	2022/23	160	2.3%
2018	6,641	-284	-4.1%	2023/24	158	2.4%
2019	6,545	-96	-1.4%	2024/25	119	156
2020	6,274	-271	-4.1%	2025/26	114	149
2021	6,472	198	3.2%	2026/27	118	154
2022	6,437	-35	-0.5%	2027/28	117	153
3-Year Average	6,394.3	-36.00				
3-Year Weighted Average	6,421.5	3.33				Low Range

Source: Iowa Department of Public Health and North Polk Community School District

Low Range
High Range

Notes: Kindergarten count includes out of district students. The forecasted kindergarten range is calculated by using the past five years of market share and 2019 to 2022 live births.

Live Birth Observations

- Tracks the number of Polk County live births and the corresponding number of kindergarten students in North Polk Community School District five years later
- The number of live births have been decreasing since the peak in 2015; this is consistent with national and state trends
- 3-year average of 36 less live births per year; number of live births per year has been less than 6,900 birth for the past five years
- North Polk Community School District enrollment 1.6 to 2.4% of Polk County live births in kindergarten (market share)
- Based on this one variable and the past five years of market share, the kindergarten classes moving forward are forecasted to be between:
 - 114 to 119 students on the low end
 - 149 to 156 students on the high end

Main Takeaway: The decline of live births in the Polk County can potentially result in smaller kindergarten classes. To keep similar or greater enrollment (150+ kdg students), the district will need to experience an increase in the market share of future kindergarten students. RSP recommends continuing to monitor this variable for more understanding on demographic trends as propensity of Polk County live births enrolling in North Polk Community School District.

Past Enrollment by Grade



IOWA SCHOOL DISTRICT - Dept of Education

Enrollme	ent By Gra	ade															PK-12	
Year	PK	тк	К	1st	2nd	3rd	4th	5th	6th	7th	8th	9th	10th	11th	12th	Total	Change	% Change
2013/14	91	0	141	126	121	117	99	124	91	116	105	91	87	83	101	1,493	14	0.9%
2014/15	79	0	131	131	132	121	122	99	128	98	121	106	98	89	88	1,543	50	3.3%
2015/16	92	17	104	120	132	142	122	126	105	130	99	122	107	95	89	1,602	59	3.8%
2016/17	89	16	123	108	125	136	145	127	129	110	133	103	121	105	95	1,665	63	3.9%
2017/18	96	15	131	132	118	133	140	154	136	135	114	139	104	121	111	1,779	114	6.8%
2018/19	100	32	120	142	138	124	138	144	153	141	135	116	133	108	117	1,841	62	3.5%
2019/20	88	24	149	120	143	140	135	139	140	154	143	141	128	135	108	1,887	46	2.5%
2020/21	71	33	133	161	123	153	148	141	144	145	160	147	142	127	142	1,970	83	4.4%
2021/22	102	34	154	149	173	135	164	148	144	147	149	167	154	150	140	2,110	140	7.1%
2022/23	90	42	162	164	159	183	147	175	162	141	152	161	173	161	152	2,224	114	5.4%
2023/24	93	38	164	166	170	168	184	149	178	171	144	156	161	169	161	2,272	48	2.2%

Source: North Polk Community Schools (2013/14 to 2023/24)

Note: Beautiful Beginnings PK students not included in past or future enrollment

Observations:

- Largest K-12 class in 2023/24: 4th grade with 184 students
- Smallest K-12 class in 2023/24: 8th grade with 144 students
- Graduating senior class is smaller than the incoming Kindergarten class which will increase total enrollment
- Largest historical increase was from 2020/21 to 2021/22 with increase of 140 students (+7.1%)
- Largest total enrollment since 2013/14 occurred in 2023/24 with a total of 2,272 students
- o 2023/24 has the largest grades since 2013/14 in: Kindergarten, 1st grade, 4th grade, 6th grade, 7th grade, 11th grade, and 12th
- The district has been historically increasing in enrollment since before 2013/14; each year the district has experience enrollment growth

Cohort Student Change



Enrollment Grade Change

					К	1st	2nd	3rd	4th	5th	6th	7th	8th	9th	10th	11th	PK	-12
From	То	PK	тк	к	1st	2nd	3rd	4th	5th	6th	7th	8th	9th	10th	11th	12th	Change	% Change
2013/14	2014/15	-12	0	-10	-10	6	0	5	0	4	7	5	1	7	2	5	50	3.3%
2014/15	2015/16	13	17	-27	-11	1	10	1	4	6	2	1	1	1	-3	0	59	3.8%
2015/16	2016/17	-3	-1	19	4	5	4	3	5	3	5	3	4	-1	-2	0	63	3.9%
2016/17	2017/18	7	-1	8	9	10	8	4	9	9	6	4	6	1	0	6	114	6.8%
2017/18	2018/19	4	17	-11	11	6	6	5	4	-1	5	0	2	-6	4	-4	62	3.5%
2018/19	2019/20	-12	-8	29	0	1	2	11	1	-4	1	2	6	12	2	0	46	2.5%
2019/20	2020/21	-17	9	-16	12	3	10	8	6	5	5	6	4	1	-1	7	83	4.4%
2020/21	2021/22	31	1	21	16	12	12	11	0	3	3	4	7	7	8	13	140	7.1%
2021/22	2022/23	-12	8	8	10	10	10	12	11	14	-3	5	12	6	7	2	114	5.4%
2022/23	2023/24	3	-4	2	4	6	9	1	2	3	9	3	4	0	-4	0	48	2.2%
3-Year Averag	e	7.3	1.7	10.3	10.0	9.3	10.3	8.0	4.3	6.7	3.0	4.0	7.7	4.3	3.7	5.0	100.7	4.9%
3-Year Weigh	ted Average	2.7	0.8	7.2	8.0	8.3	9.8	6.3	4.7	6.7	4.0	3.8	7.2	3.2	1.7	2.8	85.3	4.1%

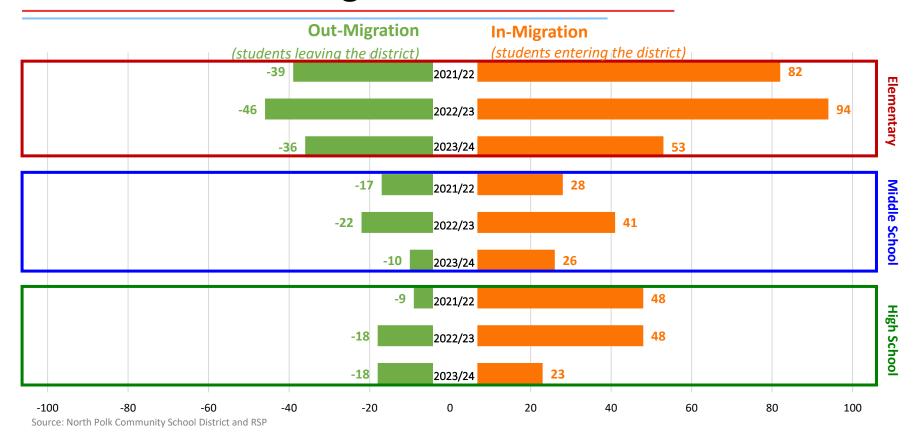
Source: North Polk Community Schools (2013/14 to 2023/24)

Note: Beautiful Beginnings PK students not included in past or future enrollment

Observations:

- The 3-year average shows an increase at each grade level from Kdg to 12th grade
- Largest 3-year average K-12 class cohort increase: 2nd to 3rd grade (+10.3 students)
- Smallest 3-year average K-12 cohort increase: 6th to 7th grade (+3.0 students)
- Overall percent change from previous year of 2.2% (an increase of 48 students)
- Instructional Modality will have to be monitored to determine if the students who are not attending the district still reside in the district and if or how many return to receive services in the future years

3-Year Student Migration Trend



Definition

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

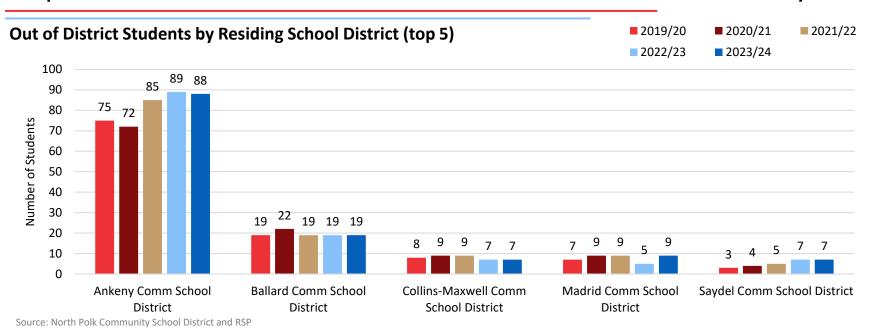
In-Migration: Shows number of students in grade 1st to 12th that are attending the District in the current year, but were not attending the District in the previous year.

Observations

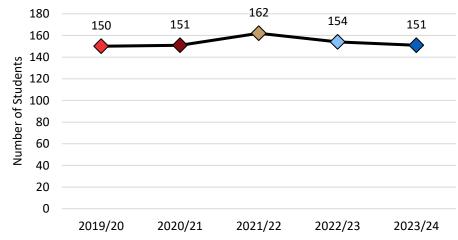
- 2021/22 lost 65 students and gained 158 students; NET: +93
- 2022/23 lost 86 students and gained 183 students; NET: +97
- 2023/24 lost 64 students and gained 103 students; NET: +38

Main Takeaway: The district tends to experience more new students migrating into the district each than past students leaving the district. In and out migration decreased this year, indicating a stabilization of enrolment.

Open Enrollment/Out of District Student Analysis



Total Out of District Students by Year



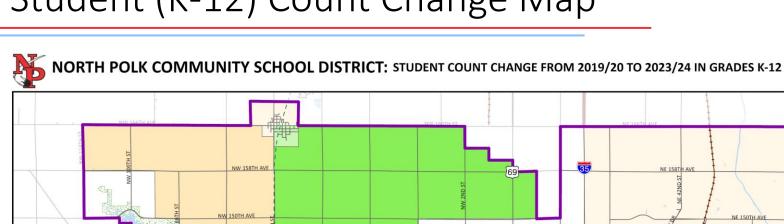
Source: North Polk Community School District and RSP

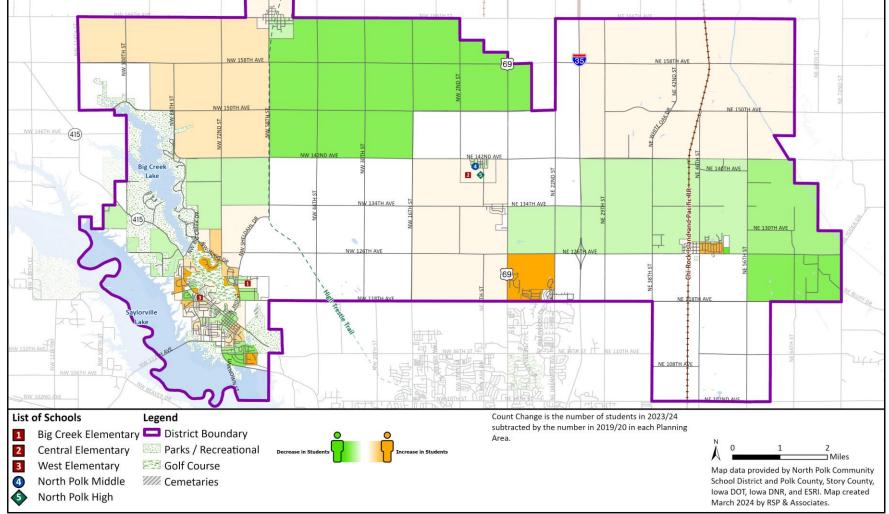
Observations

- Open/out of district enrollment has been stable the past five years
- o 151 total students reside out of the district boundary
- Ankeny Community School District tends to contribute the largest share of out of district students per year
- The number of student open enrolling from Ankeny has increased the past five years

Note: Analysis includes the number of students RSP has geocoded residing out of the district boundary. It may not align with district totals of out-of-district transfers, but provides count of students with addresses outside of the district at the time of Official Count provided data.

Student (K-12) Count Change Map



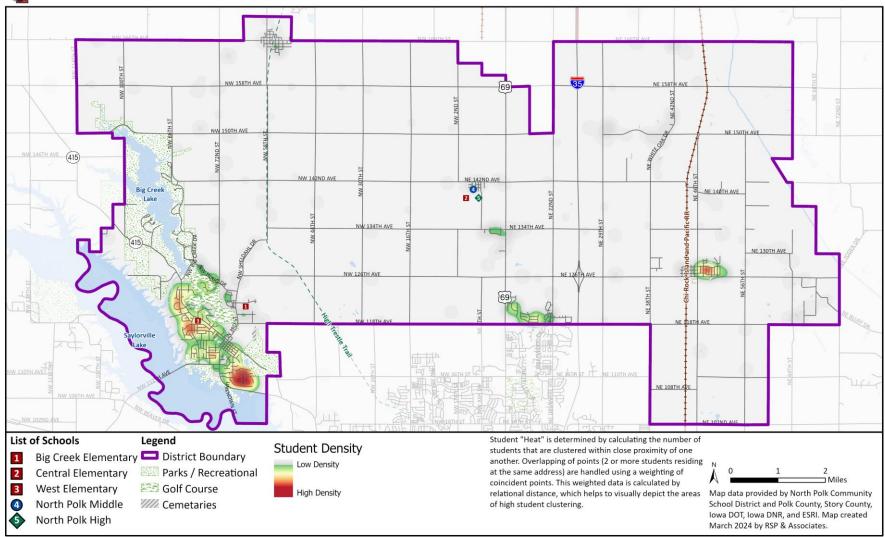


Student (K-12) Heat Map



NORTH POLK COMMUNITY SCHOOL DISTRICT: STUDENT "HEAT" DENSITY IN 2023/24 IN GRADES K-12





Enrollment Observation and Conclusion

RSP & Associates monitors over 100 planning areas for demographic, development, and enrollment data sets



Live births in Polk County have been decreasing the past five years - indicator of student loss

• District needs to continue increasing their market share of live births to offset this indicator of kindergarten enrollment



District enrollment increased by 48 students from last year – *indicator of student growth*

- Enrollment has increased every year
- All grade level cohorts have a student growth trend
- Elementary cohort change (Kdg to 5th grade) tends to experience the most cohort growth year to year



Graduating senior classes tend to be smaller than incoming kindergarten classes - indicator of student growth

- 5th grade and 8th grade are the smallest grades this year with less than 150 students
- For greater enrollment growth, the Kindergarten class size will need to increase to over 170 students



District historically has had a positive migration trend of students for the past three years - indicator of student growth



Greatest student density is in South Polk City and within the City of Elkhart - indicator of student growth

- Neighborhoods within the cities of Ankeny and Elkhart are in the process of re-greening (turning over in production of students)
- Open enrollment trends should continually be analyzed as change to open enrollment policy have impact on enrollment outlook





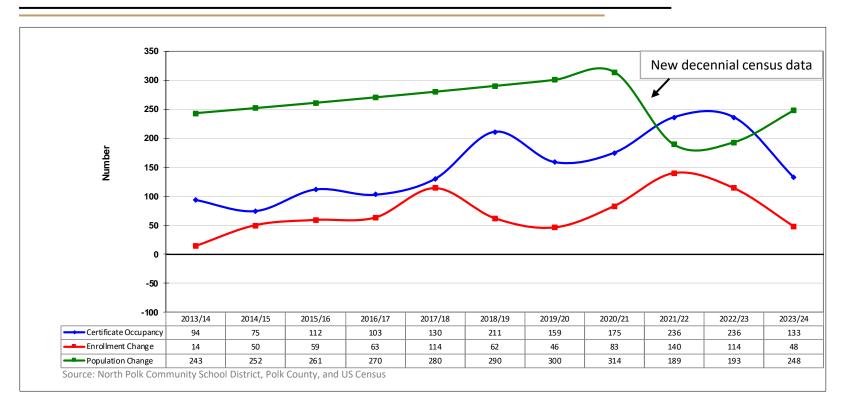
PART 2
DEVELOPMENT

- Population, Development, & Enrollment Trends
- Yield Rate
- Housing Market Maps & Data
- Potential Growth Analysis



Population, Development, & Enrollment





Graphic Explanation

- BLUE LINE: Building activity has averaged about 150+ units a year
- o **GREEN LINE:** Census data indicates a stable, slightly increasing population
 - · Population shows the estimate growth of the whole decade
 - · New decennial census often affect year-to-year change
- RED LINE: Student enrollment has been increasing year to year

Main Takeaway: The graphic illustrates benchmark data to determine if there is a correlation between:

☐ Population change

☐ Building activity

☐ School enrollment

As population growth and increase in housing occurs, there is a propensity for the district to increase in enrollment.

Student Yield Rate: Single-Family

Table Legend

+10 greater from District Average



-10 fewer from District Average

Students per 100 Single-Family Units:	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	Avg
North Polk Central Elementary	46	41	41	40	39	38	37	36	38	39	43
North Polk West Elementary	62	61	62	65	65	66	67	69	69	69	60
District (K-12):	55	52	53	54	54	54	54	54	54	54	52

Source: Polk County, North Polk Community School District, and RSP

Single-Family Yield Rate Observations

- o Table shows the number of students per 100 single-family (SF) units by year and by elementary boundary
- District sees on average 52 K-12 students per 100 single-family households
 - Adding new housing inventory can impact the yield rate There were 1,174 single-family homes built from 2014 to 2023
 - The district yield rate has remained stable over the past ten years with the addition of housing units
- o Central Elementary boundary tends to yield less students per 100 single-family households
 - In 2023, Central Elementary boundary yielded 39 students per 100 single-family households
 - The yield rate has decreased over the past ten years indicating less students are being generated from housing units
 - 610 single-family units (52%) were built in Central Elementary the past ten years
- West Elementary boundary tends to yield more students per 100 single-family households
 - In 2023, West Elementary boundary yielded 69 students per 100 single-family households
 - The yield rate has increased over the past ten years indicating more students are being generated from housing units
 - 564 single-family units (48%) were built in West Elementary the past ten years

Student Yield Rate: Multi-Family

Table Legend

+10 greater from District Average



-10 fewer from District Average

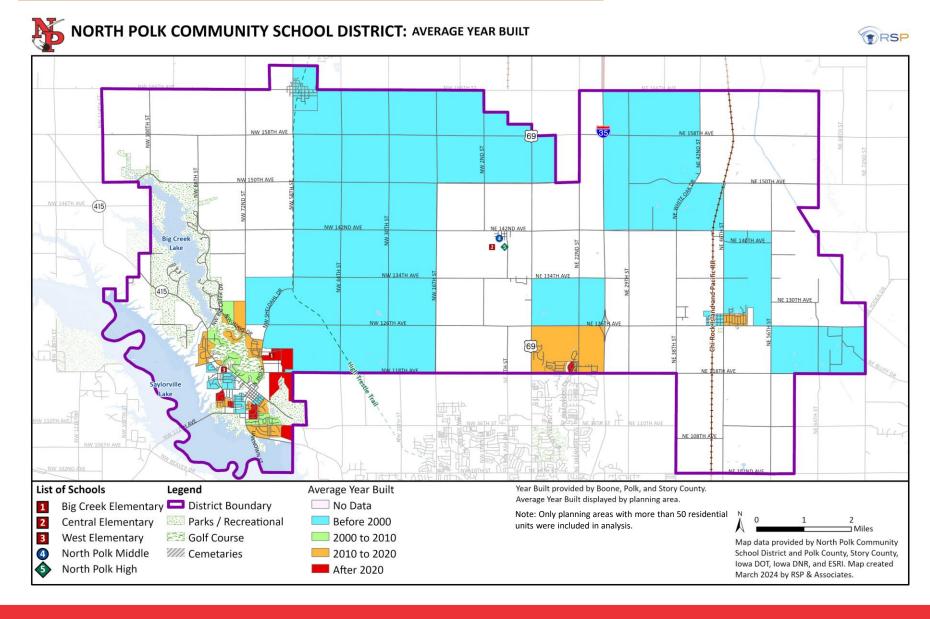
Students per 100 Multi-Family Units:	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	Avg
North Polk Central Elementary	59	48	47	53	23	25	22	17	23	20	42
North Polk West Elementary	23	18	20	20	20	19	19	19	18	18	22
District (K-12):	30	24	25	26	21	21	20	18	20	19	26

Source: Polk County, North Polk Community School District, and RSP

Multi-Family Yield Rate Observations

- Table shows the number of students per 100 multi-family (MF) units by year and by elementary boundary
- District sees on average 26 K-12 students per 100 multi-family households
 - Adding new housing inventory can impact the yield rate There were 396 multi-family homes built from 2014 to 2023
 - The district yield rate has decreased over the past ten years despite more multi-family units being built
- North Polk Central boundary tends to yield more students per 100 multi-family households
 - In 2023, North Polk West boundary yielded 20 students per 100 multi-family households
 - The yield rate has decreased over the past ten years indicating less students are being generated from housing units
 - 182 multi-family units (46%) were built in North Polk Central the past ten years
- North Polk West boundary tends to yield less students per 100 multi-family households
 - In 2023, North Polk West boundary yielded 18 students per 100 multi-family households
 - The yield rate has decreased slightly over the past ten years indicating less students are being generated from housing units
 - 214 multi-family units (54%) were built in North Polk West the past ten years

Average Year Built Map

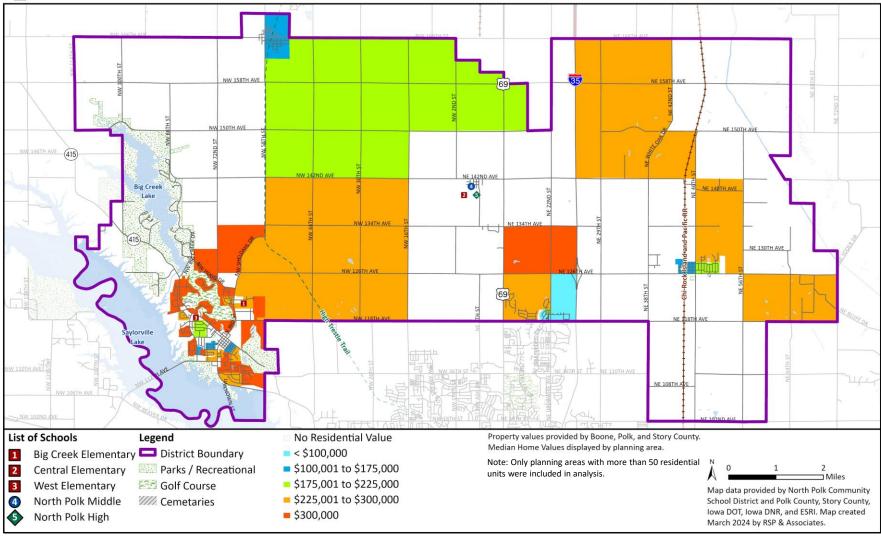


Median Home Value Map



NORTH POLK COMMUNITY SCHOOL DISTRICT: MEDIAN HOME VALUE



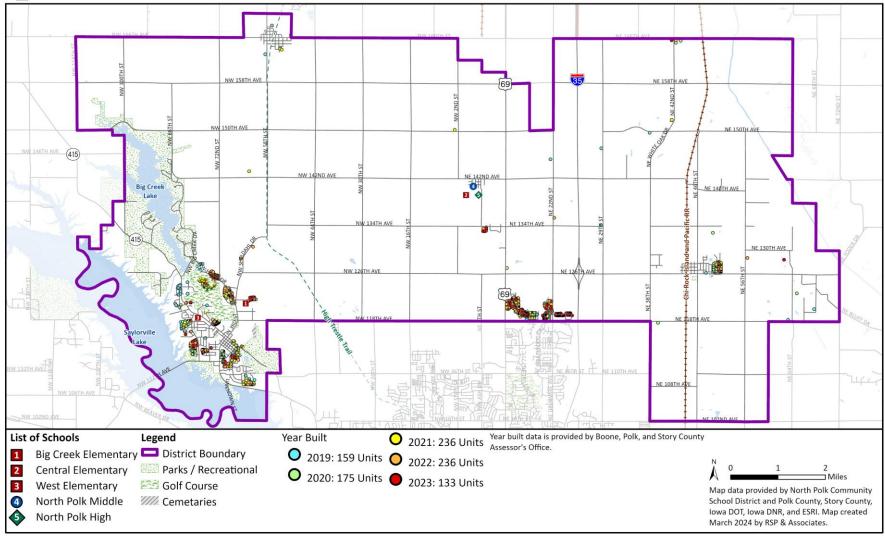


Recent Year Built Map



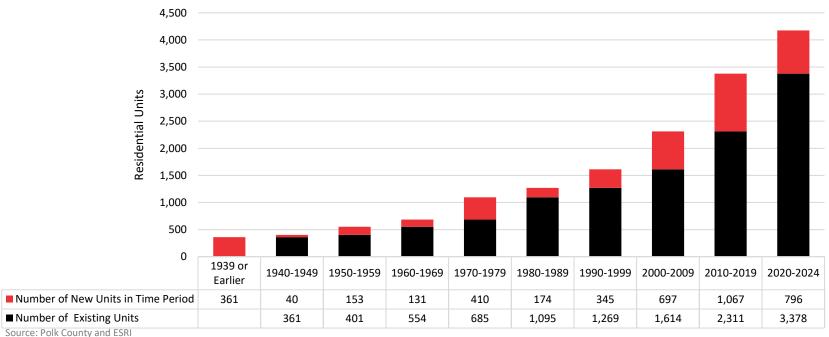
NORTH POLK COMMUNITY SCHOOL DISTRICT: RESIDENTIAL YEAR BUILT





Development Activity Over Time

New V.S. Existing Units by Decade Built



Observations:

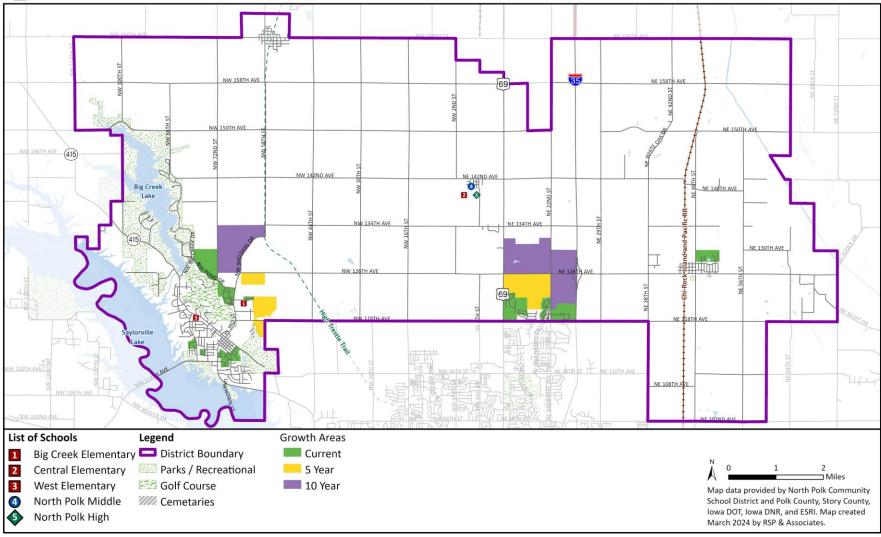
- Table has been created to illustrate the number of units by year built and organized by decades of activity
- The average number of units built per year from 2010 to 2019 (106.7 per year) is higher than from 2000 to 2009 (69.7 per year)
- The decade with the most units built was 2010 to 2019
- The average year for all units built was 1993 while the median year built in 2006
- With only four years into the current decade, the district has added more units than all of the units built from 2000 to 2009

Growth Area Map



NORTH POLK COMMUNITY SCHOOL DISTRICT: GROWTH AREAS





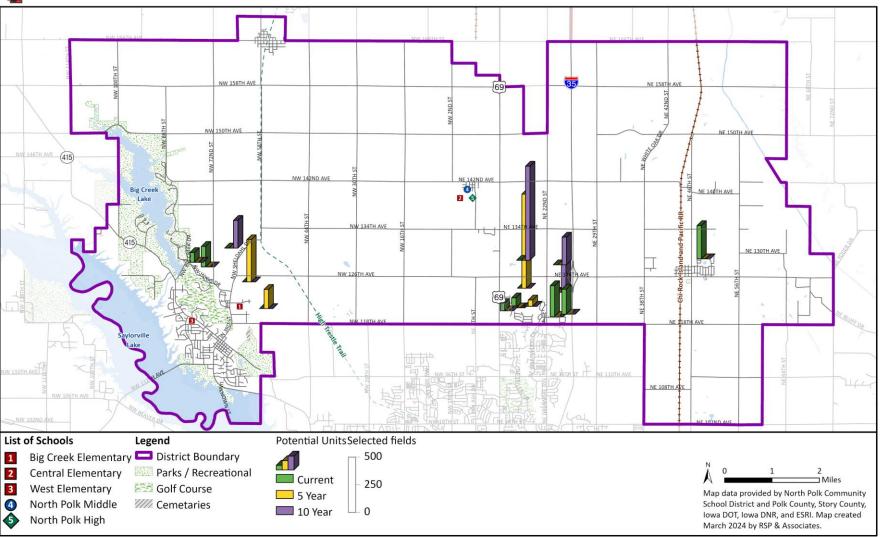
Potential Units Map





NORTH POLK COMMUNITY SCHOOL DISTRICT: POTENTIAL UNITS





Development Table

		Growth	Existing	Potential		Elementary
RSP Plan Area Name	Type	Area	Units	Units	Acres	Boundary
Kimberley Crossing	AG	Current	1	278	85.72	North Polk Central
Kimberley Villas	AG	Current	1	225	33.31	North Polk Central
NW 72nd St	AG	Current	26	185	98.21	North Polk Central
North Gate East	MF	Current	38	20	16.62	North Polk Central
West of NW Hugg Dr	Rural	Current	9	88	66.73	North Polk Central
Courtyards at Harvest Ridge	SF	Current	55	65	119.17	North Polk Central
Future Kimberley Estates	SF	Current	23	31	30.99	North Polk Central
Future Northgate	SF	Current	10	90	42.33	North Polk Central
Kimberley Woods	SF	Current	0	300	1,176.48	North Polk Central
North of NW Hugg Dr	SF	Current	43	45	51.58	North Polk Central
NW of Crossroads at the Lake	MF	Current	38	20	12.25	North Polk West
Crossroads at the Lakes	SF	Current	29	21	33.54	North Polk West
Deer Haven Plat 1 & 2	SF	Current	65	7	41.96	North Polk West
Lakewoods Plat 2	SF	Current	20	30	10.46	North Polk West
North of Bridgeview Plat 1	SF	Current	28	10	21.99	North Polk West
North of Dorfrank Acres	SF	Current	0	21	12.19	North Polk West
Wolf Creek Townhomes	TH	Current	97	24	25.71	North Polk West
Gateway Crossings	MU	5 Year	0	380	78.97	North Polk Central
Future Kimberley Estates (West)	SF	5 Year	9	57	48.67	North Polk Central
Hope Kimberley (South)	SF	5 Year	8	850	302.45	North Polk Central
Polk City Junction to 16th St	SF	5 Year	0	173	57.87	North Polk Central
Big Creek Ridge	SF	5 Year	0	23	42.00	North Polk West
East of Dorfrank Acres	SF	5 Year	1	32	71.46	North Polk West
East of NW Sheldahl Dr	AG	10 Year	7	250	444.82	North Polk Central
North of Otter Creek Golf Course	AG	10 Year	2	250	226.95	North Polk Central
Alleman to Ankeny	Rural	10 Year	24	250	177.47	North Polk Central
Hope Kimberley (North)	Rural	10 Year	24	850	443.35	North Polk Central
Current Total			483	1,460		
5 Year Total			18	1,515		
10 Year Total			57	1,600		
All Total			558	4,575		

Source: Cities of Ankeny, Elkhart, and Polk City

Observations:

- Growth areas are created from existing land use, future land use, capital improvement plan, zoning, and city staff input
 - Green: Developments in current/active phases
 - Yellow: Potential developments in 5-year build out phases
 - Purple: Potential development in 10-year built out phases
- The market demand and property owners desire to build guides the timing and type of development
- Some growth areas may require infrastructure improvements
- There is no guarantee any of these growth areas will develop or that other areas not shown as a growth area will develop

Main Takeaway: Over 4,500 units are identified for potential development in the district. The majority of potential developments resides in North Polk Central boundary:

4,387 potential units (95.9% of total units identified)

Development Observation and Conclusion



Over 4,500 units identified for potential development within the next 10+ years - indicator of student growth

Majority of development potential resides with North Polk Central elementary boundary



Building activity has been increasing – *indicator of student growth*

- More units have been built in the past four years than total unit production in the 2000 to 2010 decade
- Opportunities of residential growth exist throughout the district cities of Ankeny, Elkhart, and Polk City are all experiencing residential projects
- Monitor local factors that may affect development timing and economic outlook to gauge how the new decade of residential growth will play out



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

- Single-family units are being developed at a higher rate than multi-family 2023 saw 106 single-family units built and 27 multi-family units built
- Tracking the types of development is important to understand the yield rate of students for every part of the community there are varying yield rates with all developments



Growth areas are located along the edges of cities as the communities continue to expand - indicator of student growth

• North Ankeny, east Polk City, and north Elkhart



Limitations to housing growth:

- Residential development will continue if the housing product is affordable and have active residential projects –
 infrastructure connectivity also plays a role in the desirability and timing of residential development
- Potential for a slight decrease in unit production with a national election year (2024)
- As of February 2022, construction costs have increased over 100% from August 2020 and supply chain challenges impact the potential of new development and where new developments will occur in the district



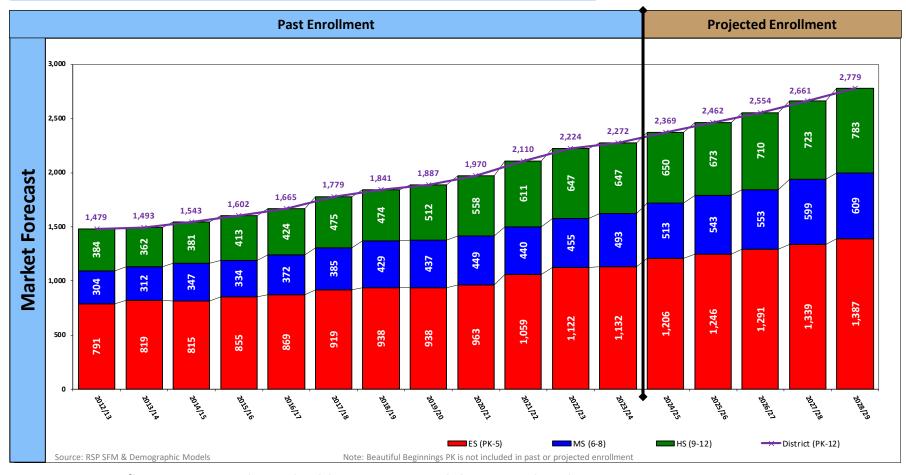


PART 3
PROJECTIONS

- Past, Current, & Future Enrollment
- Building Projections

Past, Current, & Future Enrollment





Projections reflect anticipated new building activity and demographic changes over next 5-years:

- District enrollment forecasted to increase by 507 students (+22.3%)
- Elementary School enrollment forecasted to increase by 255 students (+22.5%)
- o Middle School enrollment forecasted to increase by 116 students (+23.5%)
- High School enrollment forecasted to increases by 136 students (+21.0%)

Projection Notes & Clarifications

Past Enrollment are shown three ways:

- 1. Reside: Based on where a student Resides in relation to the district boundary
- 2. Attend: Based on both a student residing in the district and attending and students not residing in the district attending
- Reside/Attend: Subset of Reside to know how many of the Reside attend the school based on the attendance area they are assigned to

Projections are shown two ways:

- 1. Reside: Based on where a student Resides in relation to the district boundary
- 2. Attend: Based on both a student residing in the district and attending and students not residing in the district attending

Capacity

- Provided by district administration
- North Polk Central ES has a 6-classroom addition to increase capacity to 586 in 2024/25
- North Polk Middle School had an addition to increase capacity to 650 in 2024/25
- o North Polk High School has a planned CTE addition to increase capacity to 850 in 2025/26
- o Dark orange shading is where the capacity exceeds the capacity of that school
- Should be annually examined to ensure appropriate education space is available

Other Items

- Enrollment Grade Configuration in Student Forecast Model (PK-5, 6-8, 9-12)
- Big Creek Elementary opened in 2022/23 school year and serves 3rd to 5th grade from North Polk West Elementary boundary
- Open enrollment trends are assumed to follow district policy and will continue like those trends during the projection time frame
- o Beautiful Beginnings PK not included in the past and future enrollment
- Projection accuracy is limited by the number of years of student data which matches the State enrollment

Enrollment Projections by Building

Represents when facility and grade configuration change happened

School	Сар	acity	Enrollment		Past Schoo	l Enrollment		Projections Based on Residence						
	Past	Future	Type (Past)	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29		
Big Creek Elementary			Reside/Attend	0	0	329	318							
3-5	468	468	Reside	0	0	347	330	346	338	331	347	345		
			Attend	0	0	354	337	354	343	336	352	350		
North Polk Central Elementary			Reside/Attend	357	380	317	360							
PK-5	436	586	Reside	382	411	372	409	449	498	534	565	612		
Capacity changes in 24/25			Attend	391	420	342	379	407	481	517	548	595		
North Polk West Elementary			Reside/Attend	547	608	396	386							
PK-2	620	620	Reside	581	648	403	393	411	410	426	427	430		
			Attend	572	639	426	416	403	422	438	439	442		
North Polk Middle School			Reside/Attend	445	437	455	493							
6-8	500	650	Reside	449	440	455	493	513	543	553	599	609		
Capacity changes in 24/25			Attend	445	437	455	493	513	543	553	599	609		
North Polk High School			Reside/Attend	558	611	647	647							
9-12	750	850	Reside	558	611	647	647	650	673	710	723	783		
Capacity changes in 25/26			Attend	562	614	647	647	650	673	710	723	783		
ELEMENTARY SCHOOL TOTAL			Reside/Attend	904	988	1,042	1,064							
PK to 5th	1,524	1,674	Reside	963	1,059	1,122	1,132	1,206	1,246	1,291	1,339	1,387		
Capacity change in 24/25			Attend	963	1,059	1,122	1,132	1,206	1,246	1,291	1,339	1,387		
MIDDLE SCHOOL TOTAL			Reside/Attend	445	437	455	493							
6th to 8th	500	650	Reside	449	440	455	493	513	543	553	599	609		
Capacity change in 24/25			Attend	445	437	455	493	513	543	553	599	609		
HIGH SCHOOL TOTAL			Reside/Attend	558	611	647	647							
9th to 12th	750	850	Reside	558	611	647	647	650	673	710	723	783		
Capacity change in 25/26			Attend	562	614	647	647	650	673	710	723	783		
DISTRICT TOTALS			Reside/Attend	1,907	2,036	2,144	2,204							
PK to 12th	2,774	3,174	Reside	1,970	2,110	2,224	2,272	2,369	2,462	2,554	2,661	2,779		
Capacity changes in 24/25 & 25/26			Attend	1,970	2,110	2,224	2,272	2,369	2,462	2,554	2,661	2,779		

Source: RSP & Associates, LLC - March 2024

Note 1: Student Projections are based on the residence of the student.

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

Note 3: Transfers between Facilities are shown with Attend Projections

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

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

Note 6: School capacity provided by the District

Note 7: Reside is based on the student home address

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

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

Note 10: Beautiful Beginnings PK not inlcuded in past or future enrollment

School Utilization Legend

Over 100% School Capacity Under 70% School Capacity

Main Takeaway:

Capacity challenges expected at North Polk Central Elementary starting in 2028/29

By Grade Enrollment Projections

Past. Current. an	d Future	Enrollment	Ċ
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	Grade													Projec	ted Enro	llment	
		2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29
	PK	91	79	92	89	96	100	88	71	102	90	93	95	98	93	92	96
	TK	0	0	17	16	15	32	24	33	34	42	38	42	42	38	40	41
يې	К	141	131	104	123	131	120	149	133	154	162	164	176	181	193	197	199
Forecast	1st	126	131	120	108	132	142	120	161	149	164	166	173	186	190	202	206
ec	2nd	121	132	132	125	118	138	143	123	173	159	170	175	183	196	200	212
ō	3rd	117	121	142	136	133	124	140	153	135	183	168	180	186	193	207	211
	4th	99	122	122	145	140	138	135	148	164	147	184	175	188	194	201	215
Market	5th	124	99	126	127	154	144	139	141	148	175	149	190	182	194	200	207
Ţ	6th	91	128	105	129	136	153	140	144	144	162	178	155	198	189	201	207
Š	7th	116	98	130	110	135	141	154	145	147	141	171	182	158	201	193	204
_	8th	105	121	99	133	114	135	143	160	149	152	144	176	187	163	205	198
	9th	91	106	122	103	139	116	141	147	167	161	156	150	184	194	168	211
	10th	87	98	107	121	104	133	128	142	154	173	161	162	155	189	200	172
	11th	83	89	95	105	121	108	135	127	150	161	169	165	165	158	193	203
	12th	101	88	89	95	111	117	108	142	140	152	161	173	169	169	162	197
	PK-5	819	815	855	869	919	938	938	963	1,059	1,122	1,132	1,206	1,246	1,291	1,339	1,387
	6-8	312	347	334	372	385	429	437	449	440	455	493	513	543	553	599	609
	9-12	362	381	413	424	475	474	512	558	611	647	647	650	673	710	723	783
	District	1,493	1,543	1,602	1,665	1,779	1,841	1,887	1,970	2,110	2,224	2,272	2,369	2,462	2,554	2,661	2,779
	PK-5 Change	28	-4	40	14	50	19	0	25	96	63	10	74	40	45	48	48
	6-8 Change	8	35	-13	38	13	44	8	12	-9	15	38	20	30	10	46	10
	9-12 Change	-22	19	32	11	51	-1	38	46	53	36	0	3	23	37	13	60
	Enrollment Change	14	50	59	63	114	62	46	83	140	114	48	97	93	92	107	118

Sources:

	2013/14 to 2023/24 North Polk Community Schools Enrollment
	2024/25 tp 2028/29 RSP &Associtates Projected Enrollment

^{*}Beautiful beginnings PK students are not shown in past or projected enrollment

Long Term Implications:

- Future kindergarten classes will be just below 200 students (Transition Kdg is shown separately)
- This forecast should be used to help determine new facilities and potential grade configurations
- The long-term projections factor in reasonable new residential activity happening
- A stable economy influencing growth is factored into the forecast
- The enrollment projections should be examined annually to make the best planning decisions

Projection Observations and Conclusions



Enrollment is forecasted to increase by 507 students by 2028/29, totaling 2,779 students



Main Indicators of Enrollment Growth:

- Larger elementary classes to replace the existing secondary classes
- District historic enrollment growth and student trends of cohort growth year to year
- Development activity is increasing in the district creating more housing availability for more families

Utilize the enrollment model to assist with planning for staffing needs at each facility for the following school year which will address how quickly areas are "Regreening" and "Emerging"

- The type of residential development and how affordable it is will determine the likely location and number of students
- Utilizing current student density, count change visuals and potential developments, RSP has calculated the likely subdivision lifecycle for neighborhoods and their generation of students

RSP enrollment forecasting is based on the best-known information at the time

- Recent economic indicators have been in-flux (interest rates, housing prices, supply chain)
- Continued economic changes will impact the likelihood of new people moving into the district and increasing enrollment





PART 4
NEXT STEPS

- Moving Forward
- Next Steps & Key Considerations



Key Considerations for Next Steps



Projection Overview

- ☐ District projected to increase by 507 students by 2028/29, totaling 2,779 students
- ☐ Elementary projected to increase by 255 students by 2028/29, totaling 1,387 students
- ☐ Middle projected to increase by 116 students by 2028/29, totaling 609 students
- ☐ High projected to increase by 136 students by 2028/29, totaling 783 students



Annually review projections, demographics, and development trends to assist with planning decisions

- ☐ Monitor the impact of future educational programming that will be integrated into each facility to ensure equitable and appropriate space is utilized in the building
- ☐ School capacity challenges are forecasted to occur over the next five years:
 - Central Elementary: 2028/29
- □ Potential next steps to solve challenges are dependent upon how enrollment changes over time but may include: New facility(s), building addition(s), elementary boundary adjustment, grade configuration, program location re-assignment



Key Considerations & Items to Monitor:





- ✓ (+) Size of the outgoing senior class (smaller) compared to the incoming Kindergarten (larger)... see pages 13-14
- ✓ (+) In-Migration tends to be greater than Out-Migration... see page 15
- ✓ (+) Development trends and timing of identified projects (4,500-unit production potential)... see pages 30-31





APPENDIX

- Community Demographics
- Intra-transfer Tables
- Student Density Maps

Demographic Summary



Population

Percent Change of Annual Rate

2000 to 2010: 2.92%

2010 to 2020: 3.58%

2020 to 2023: 2.10%

2023 to 2028: 1.16%



Housing

Percent Change of Annual Rate of Housing Inventory

2000 to 2010: 3.11%

2010 to 2020: 3.53%

2020 to 2023: 2.41%

2023 to 2028: 1.17%



Income

Percent Change of Income per Capita

2023: \$53,869

2028: \$60,456

2023 to 2028: 2.33%



Workforce

Unemployment Rate

1.1% as of July 2023

41

Source: US Census BAO and ESRI

Note: Demographic information includes all persons residing in the school district boundary (not just student data)

Observations:

- o Population has been increasing the past two decades, but is forecasted to continue increasing at a slower rate the next five years
- Housing inventory has increased since 2000, but is forecasted to continue increasing at a slower rate the next five years
- Income has increased in the district
- The unemployment rate is lower than the State of Iowa (2.4%)

Demographics

General Demographics	North Polk Community School District	Adel-Desoto- Minburn Community School District	Polk City	Polk County	State of lowa
Unemployment Rate	1.1%	2.1%	1.4%	2.3%	2.4%
Average Household Size	2.76	2.69	2.88	2.45	2.39
Median Age	38	40.6	37.0	37	39.7
Total Population	9,637	11,214	5,755	510,635	3,226,869
Median Household Income	\$117,089	\$72,294	\$130,150	\$75,827	\$67,730
Total Housing Units	3,647	4,338	2,092	219,979	1,444,666
Owner Occupied Housing	3,150	3,254	1,787	139,005	946,080
Renter Occupied Housing	319	887	196	65,855	363,174
Vacancy Rate	4.9%	4.5%	5.2%	6.9%	9.4%
Race/Ethnicity	North Polk Community School District	Adel-Desoto- Minburn Community School District	Polk City	Polk County	State of Iowa
White	92.0%	92.7%	93.0%	72.3%	81.4%
Black	0.7%	0.6%	0.6%	7.2%	4.4%
American Indian/Alaskan	0.1%	0.2%	0.1%	0.2%	0.3%
Asian	0.7%	0.5%	0.7%	5.0%	2.4%
Pacific Islander	0.1%	0.0%	0.1%	0.1%	0.3%
Other Race	0.3%	0.4%	0.1%	0.3%	0.3%
Two or More Races	3.2%	2.8%	3.3%	4.2%	3.6%
Hispanic	2.8%	2.6%	2.1%	10.6%	7.3%

Source: US Census BAO and ESRI

Note: Demographic information includes all persons residing in the school district boundary (not just student data)

Notes:

- Vacancy Rate is lowest in the North Polk Community School District except for Adel-Desoto-Minburn Community School District when compared to the other geographies
- The Unemployment Rate is the lower than the State of Iowa (estimates from July 2023 from the US Census)
- Median Age is 4.3% lower in North Polk Community School District when compared to the State of Iowa
- Average Household Size is highest in North Polk Community School District except for Polk City when compared to the other geographies

Employment Information

Employment by Industry	North Polk Community School District	Adel-Desoto- Minburn Community School District	Polk City	Polk County	State of lowa
2023 Agriculture/Mining (SIC01-14) Employees	4.0%	3.2%	2.9%	0.8%	1.5%
2023 Construction (SIC15-17) Employees	14.0%	6.4%	8.7%	3.8%	4.1%
2023 Manufacturing (SIC20-39) Employees	2.8%	9.8%	1.4%	6.6%	10.3%
2023 Transportation (SIC40-47) Employees	3.2%	2.2%	1.1%	2.5%	3.2%
2023 Communication (SIC48) Employees	1.5%	0.6%	0.0%	0.7%	0.8%
2023 Utility (SIC49) Employees	0.0%	0.9%	0.0%	0.4%	0.6%
2023 Wholesale Trade (SIC50-51) Employees	2.8%	3.2%	0.0%	4.9%	5.4%
2023 Home Improvement (SIC52) Employees	0.0%	3.1%	0.0%	1.3%	1.5%
2023 General Merchandise (SIC53) Employees	0.8%	0.4%	0.7%	1.6%	1.8%
2023 Food Stores (SIC54) Employees	6.2%	3.4%	11.3%	3.2%	3.5%
2023 Auto Dealer/Gas Station (SIC55) Employees	0.5%	1.3%	1.9%	2.4%	2.3%
2023 Apparel/Accessory (SIC56) Employees	0.4%	0.2%	0.3%	0.4%	0.5%
2023 Furniture/Home Furnishings (SIC57) Employees	0.2%	1.4%	0.0%	0.6%	0.7%
2023 Eating & Drinking (SIC58) Employees	6.8%	2.4%	9.4%	5.5%	6.0%
2023 Miscellaneous Retail (SIC59) Employees	0.3%	1.1%	0.3%	2.6%	2.6%
2023 Banks (SIC60-61) Employees	2.3%	1.9%	4.0%	1.7%	1.8%
2023 Securities Broker (SIC62) Employees	0.3%	0.3%	0.3%	4.3%	1.5%
2023 Insurance (SIC63-64) Employees	0.6%	4.5%	1.0%	4.4%	2.4%
2023 Real Estate/Holding (SIC65-67) Employees	2.3%	1.1%	3.3%	6.0%	2.5%
2023 Hotel/Lodging (SIC70) Employees	0.3%	0.2%	0.4%	1.1%	1.1%
2023 Auto Services (SIC75) Employees	2.6%	1.0%	0.4%	1.5%	1.1%
2023 Movie/Amusement (SIC78-79) Employees	0.8%	1.3%	1.0%	2.3%	2.7%
2023 Health Services (SIC80) Employees	2.2%	7.5%	4.0%	11.7%	12.1%
2023 Legal Services (SIC81) Employees	0.3%	1.6%	0.0%	1.1%	0.7%
2023 Education/Library (SIC82) Employees	13.4%	14.4%	8.4%	5.3%	8.5%
2023 Other Service (SIC72-89SEL) Employees	21.7%	11.5%	27.9%	15.8%	14.7%
2023 Government (SIC91-97) Employees	8.6%	14.7%	10.4%	7.0%	5.9%
2023 Unclassified Establishments (SIC99) Employees	1.0%	0.2%	0.9%	0.5%	0.4%

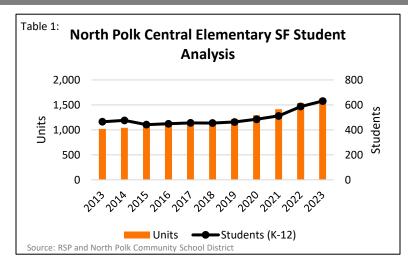
Notes:

- Highest percentage of employees are in Other Service (21.7%)
- When compared to all neighboring geographies, North Polk Community School District has the highest percentage of employees working in Construction and lowest percentage of employees working in Health Services

Source: US Census BAO and ESRI

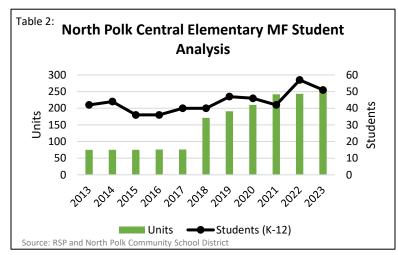
Note: Demographic information includes all persons residing in the school district boundary (not just student data)

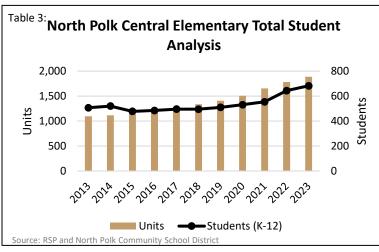
Central Elementary Student Analysis





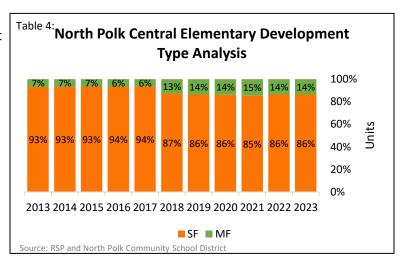










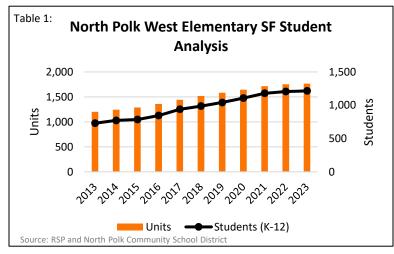


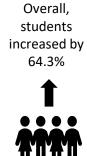
- Table 1: The number of Single-Family (SF) units available by year and the number of students attending
- Table 2: The number of Multi-Family (MF) units available by year and the number of students attending
- · Table 3: The total number of units and students by year
- Table 4: The percentage of units by development type (Orange is SF and Green is MF)

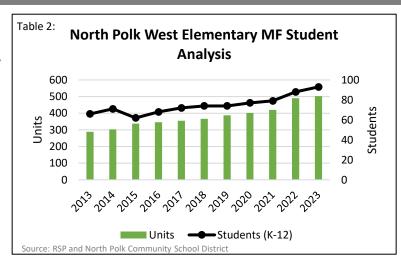
Main Takeaway: Students who live in single-family unit has increased by 0.8%

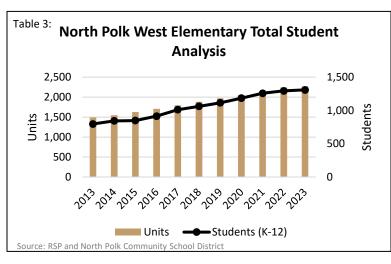
- Multi-family units have increased by 242.7%
- Single-family units have increased by 59.7%

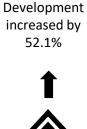
West Elementary Student Analysis



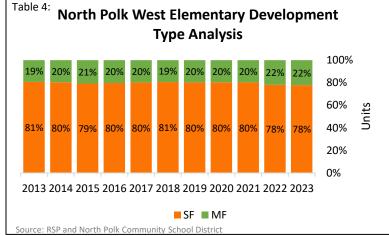








Overall,

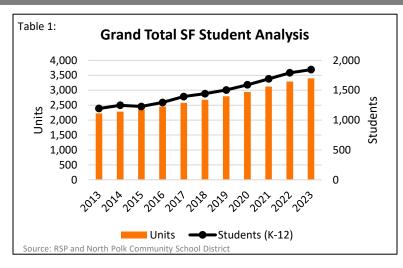


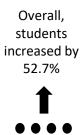
- Table 1: The number of Single-Family (SF) units available by year and the number of students attending
- Table 2: The number of Multi-Family (MF) units available by year and the number of students attending
- · Table 3: The total number of units and students by year
- Table 4: The percentage of units by development type (Orange is SF and Green is MF)

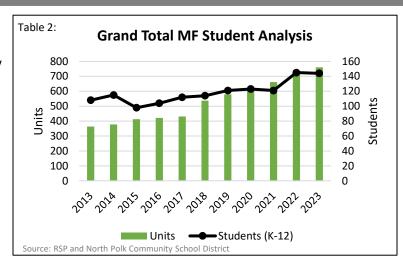
Main Takeaway: Students who live in single-family unit has increased by 1.2%

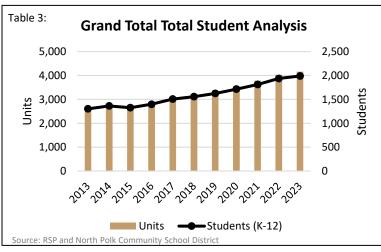
- Multi-family units have increased by 74.0%
- Single-family units have increased by 46.9%

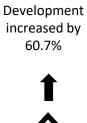
District K-12 Student Analysis





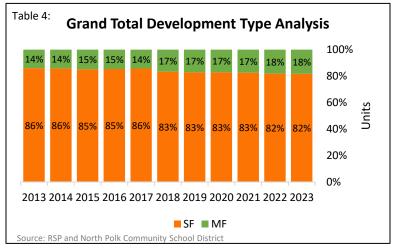






Overall,





- Table 1: The number of Single-Family (SF) units available by year and the number of students attending
- Table 2: The number of Multi-Family (MF) units available by year and the number of students attending
- · Table 3: The total number of units and students by year
- Table 4: The percentage of units by development type (Orange is SF and Green is MF)

Main Takeaway: Students who live in single-family unit has increased by 1.1%

- Multi-family units have increased by 108.8%
- Single-family units have increased by 52.8%

Past Enrollment By Grade (2003/04 to 2023/24)

IOWA SCHOOL DISTRICT - Dept of Education

Enrollment By Grade												PK-12						
Year	PK	тк	К	1st	2nd	3rd	4th	5th	6th	7th	8th	9th	10th	11th	12th	Total	Change	% Change
2003/04	0	0	87	67	79	83	74	74	89	54	78	70	72	67	73	967		
2004/05	0	0	65	88	67	82	82	76	75	89	55	81	72	74	70	976	9	0.9%
2005/06	0	0	85	70	83	82	91	86	80	79	90	56	83	74	70	1,029	53	5.4%
2006/07	0	0	107	100	77	90	89	98	93	82	87	96	59	85	68	1,131	102	9.9%
2007/08	0	0	82	101	95	80	87	85	102	95	84	86	98	60	82	1,137	6	0.5%
2008/09	0	0	117	85	99	98	85	90	87	104	95	85	88	103	59	1,195	58	5.1%
2009/10	0	0	100	120	88	101	96	84	92	88	107	93	89	89	106	1,253	58	4.9%
2010/11	68	0	127	90	118	82	100	93	88	93	87	101	95	90	84	1,316	63	5.0%
2011/12	95	0	112	109	98	118	87	103	100	90	92	85	99	94	90	1,372	56	4.3%
2012/13	98	0	132	120	117	106	125	93	112	100	92	97	91	103	93	1,479	107	7.8%
2013/14	91	0	141	126	121	117	99	124	91	116	105	91	87	83	101	1,493	14	0.9%
2014/15	79	0	131	131	132	121	122	99	128	98	121	106	98	89	88	1,543	50	3.3%
2015/16	92	17	104	120	132	142	122	126	105	130	99	122	107	95	89	1,602	59	3.8%
2016/17	89	16	123	108	125	136	145	127	129	110	133	103	121	105	95	1,665	63	3.9%
2017/18	96	15	131	132	118	133	140	154	136	135	114	139	104	121	111	1,779	114	6.8%
2018/19	100	32	120	142	138	124	138	144	153	141	135	116	133	108	117	1,841	62	3.5%
2019/20	88	24	149	120	143	140	135	139	140	154	143	141	128	135	108	1,887	46	2.5%
2020/21	71	33	133	161	123	153	148	141	144	145	160	147	142	127	142	1,970	83	4.4%
2021/22	102	34	154	149	173	135	164	148	144	147	149	167	154	150	140	2,110	140	7.1%
2022/23	90	42	162	164	159	183	147	175	162	141	152	161	173	161	152	2,224	114	5.4%
2023/24	93	38	164	166	170	168	184	149	178	171	144	156	161	169	161	2,272	48	2.2%

Source: North Polk Community Schools (2003/04 to 2023/24) Note: Beautiful Beginnings PK students not included in past or future enrollment

Past Enrollment By Grade (2003/04 to 2023/24)

Enrollment Grade Change

		_			К	1st	2nd	3rd	4th	5th	6th	7th	8th	9th	10th	11th	Pk	(-12
From	То	PK	тк	к	1st	2nd	3rd	4th	5th	6th	7th	8th	9th	10th	11th	12th	Change	% Change
2003/04	2004/05	0	0	-22	1	0	3	-1	2	1	0	1	3	2	2	3	9	0.9%
2004/05	2005/06	0	0	20	5	-5	15	9	4	4	4	1	1	2	2	-4	53	5.4%
2005/06	2006/07	0	0	22	15	7	7	7	7	7	2	8	6	3	2	-6	102	9.9%
2006/07	2007/08	0	0	-25	-6	-5	3	-3	-4	4	2	2	-1	2	1	-3	6	0.5%
2007/08	2008/09	0	0	35	3	-2	3	5	3	2	2	0	1	2	5	-1	58	5.1%
2008/09	2009/10	0	0	-17	3	3	2	-2	-1	2	1	3	-2	4	1	3	58	4.9%
2009/10	2010/11	68	0	27	-10	-2	-6	-1	-3	4	1	-1	-6	2	1	-5	63	5.0%
2010/11	2011/12	27	0	-15	-18	8	0	5	3	7	2	-1	-2	-2	-1	0	56	4.3%
2011/12	2012/13	3	0	20	8	8	8	7	6	9	0	2	5	6	4	-1	107	7.8%
2012/13	2013/14	-7	0	9	-6	1	0	-7	-1	-2	4	5	-1	-10	-8	-2	14	0.9%
2013/14	2014/15	-12	0	-10	-10	6	0	5	0	4	7	5	1	7	2	5	50	3.3%
2014/15	2015/16	13	17	-27	-11	1	10	1	4	6	2	1	1	1	-3	0	59	3.8%
2015/16	2016/17	-3	-1	19	4	5	4	3	5	3	5	3	4	-1	-2	0	63	3.9%
2016/17	2017/18	7	-1	8	9	10	8	4	9	9	6	4	6	1	0	6	114	6.8%
2017/18	2018/19	4	17	-11	11	6	6	5	4	-1	5	0	2	-6	4	-4	62	3.5%
2018/19	2019/20	-12	-8	29	0	1	2	11	1	-4	1	2	6	12	2	0	46	2.5%
2019/20	2020/21	-17	9	-16	12	3	10	8	6	5	5	6	4	1	-1	7	83	4.4%
2020/21	2021/22	31	1	21	16	12	12	11	0	3	3	4	7	7	8	13	140	7.1%
2021/22	2022/23	-12	8	8	10	10	10	12	11	14	-3	5	12	6	7	2	114	5.4%
2022/23	2023/24	3	-4	2	4	6	9	1	2	3	9	3	4	0	-4	0	48	2.2%
3-Year Averag	ge	7.3	1.7	10.3	10.0	9.3	10.3	8.0	4.3	6.7	3.0	4.0	7.7	4.3	3.7	5.0	100.7	4.9%
3-Year Weigh	ted Average	2.7	0.8	7.2	8.0	8.3	9.8	6.3	4.7	6.7	4.0	3.8	7.2	3.2	1.7	2.8	85.3	4.1%

Source: North Polk Community Schools (2003/04 to 2023/24)

Note: Beautiful Beginnings PK students not included in past or future enrollment

Intra-District Transfer Table

	Big Creek	Central	West	Attend Total	
Reside	Elementary	Elementary	Elementary	Attenu Total	Net Transfer:
Big Creek Elementary	0	12	0	12	7
Central Elementary	19	0	25	44	-27
West Elementary	0	5	0	5	20
Grand Total	19	17	25	61	

Source: North Polk Community School District and RSP

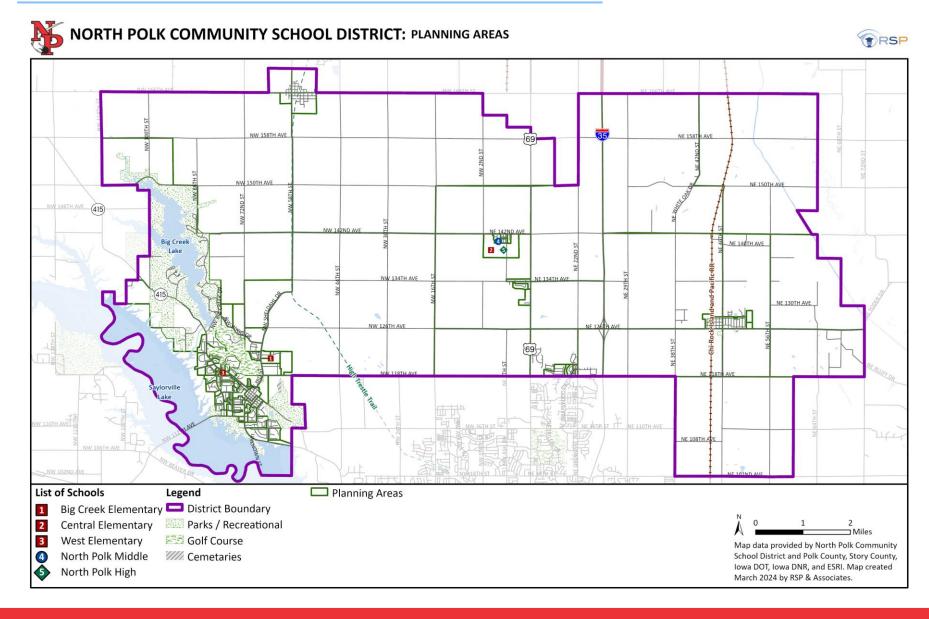
NOTE: The schools in the left column are associated with the current attendance area. Reading to the right indicates a school choice change from where they are assigned based on the Reside attendance area. For example: Central has 25 students attending West Elementary School and 5 students from West Elementary School choosing to attend Central.

K-5th grade students are included in the table. West Elementary serves Kdg to 2nd grade and Big Creek serves 3rd to 5th grade

Observations:

- o Illustrates school choice that could be impacted by location of educational programming
- Reviewed on an annual basis and approved based on capacity availability
- West Elementary had the most students transferring in (+25) and the greatest net gain (+20)
- Central Elementary have most students transferring out (-44) and the greatest net loss (-27)

RSP Planning Areas (All) Map



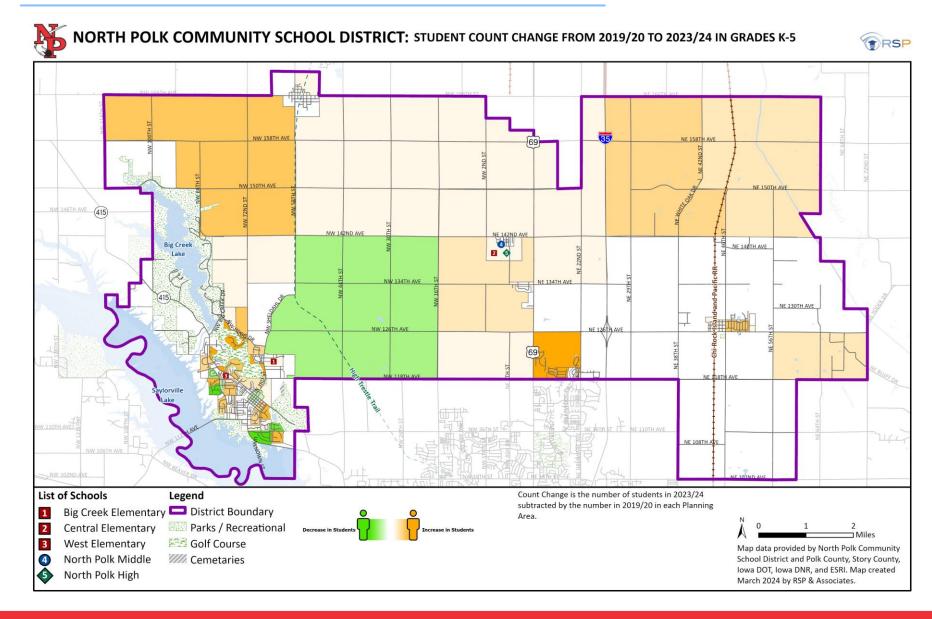
RSP Planning Areas (Aerial) Map

NORTH POLK COMMUNITY SCHOOL DISTRICT: PLANNING AREAS-DETAIL

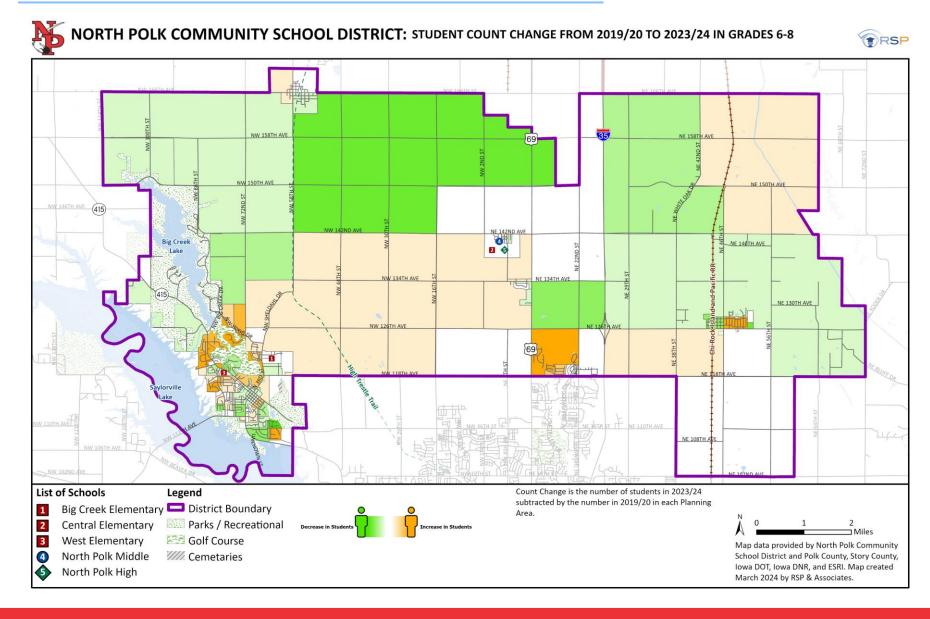




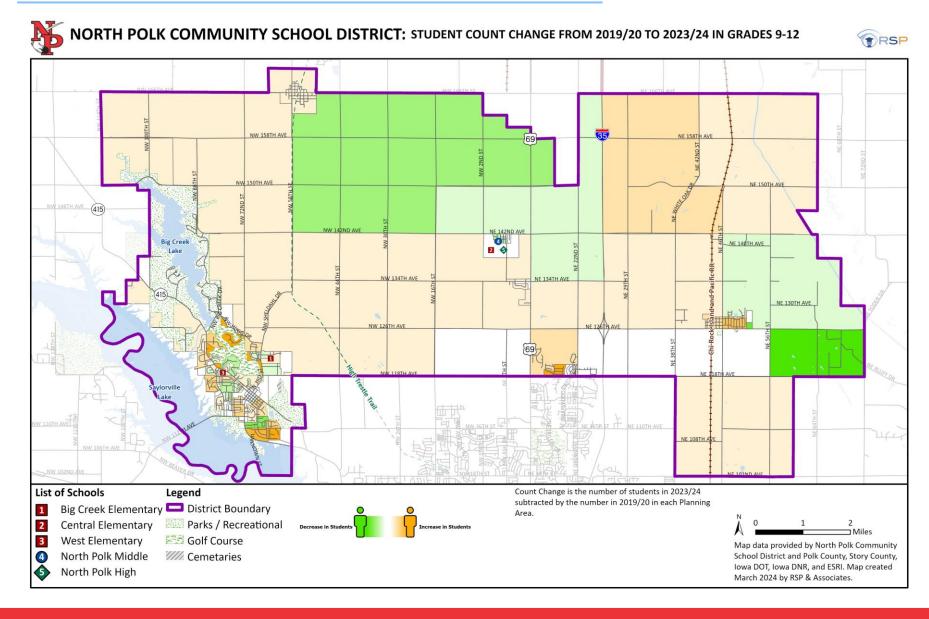
Elementary Student Count Change Map



Middle School Student Count Change Map



High School Student Count Change Map

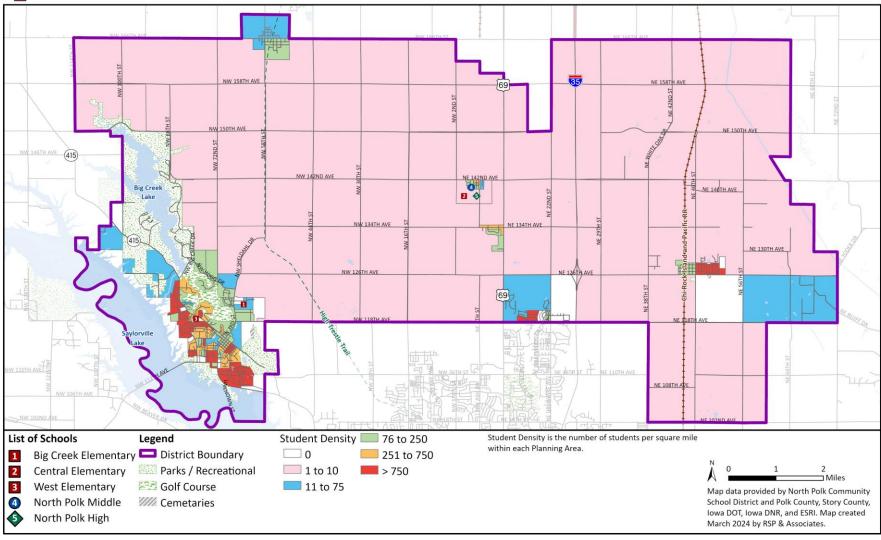


2023/24 Student Density Map



NORTH POLK COMMUNITY SCHOOL DISTRICT: 2023/24 STUDENT DENSITY IN GRADES K-12



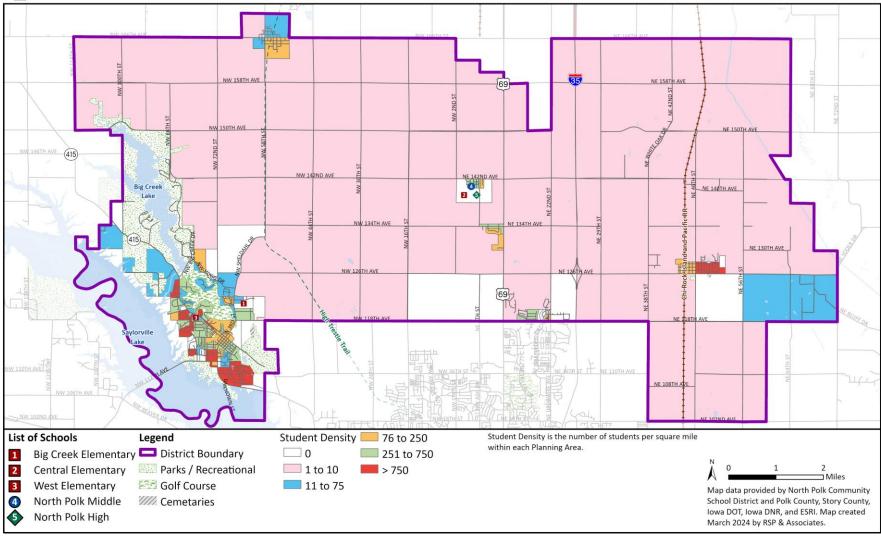


2019/20 Student Density Map

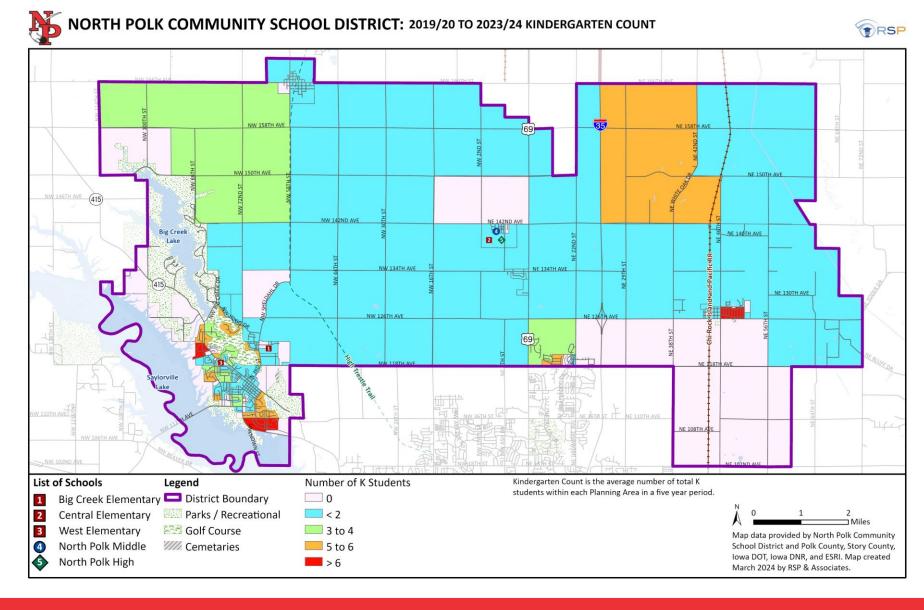


NORTH POLK COMMUNITY SCHOOL DISTRICT: 2019/20 STUDENT DENSITY IN GRADES K-12





5-Year Average Kindergarten Count Map

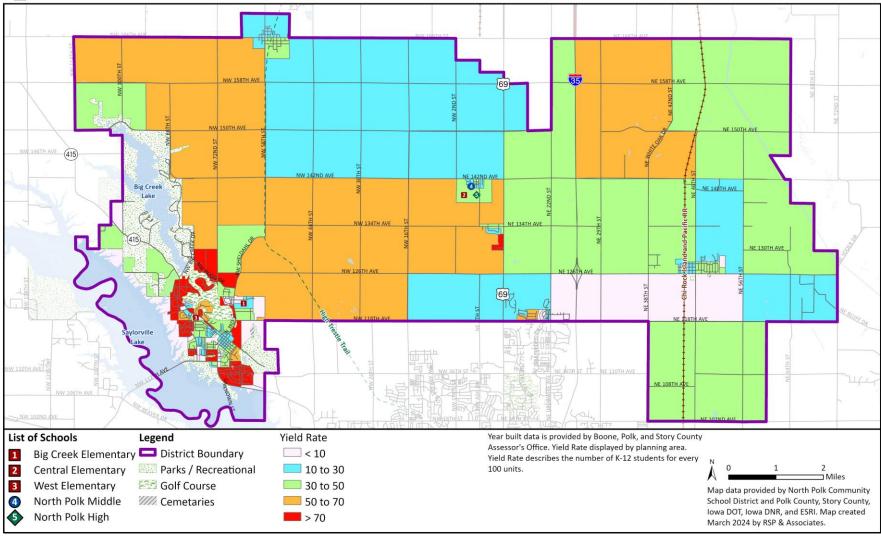


Yield Rate Analysis Map

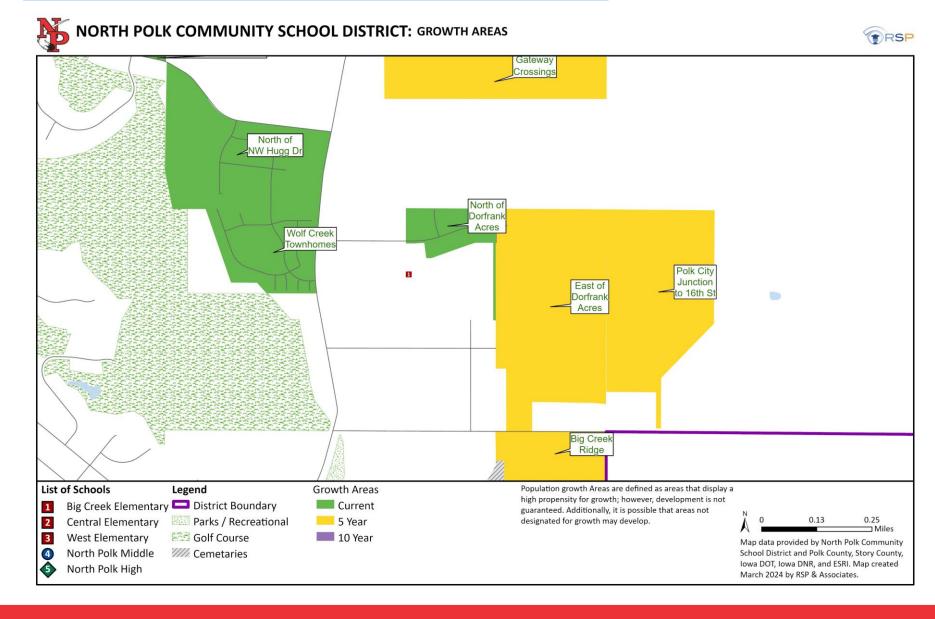


NORTH POLK COMMUNITY SCHOOL DISTRICT: YIELD RATE





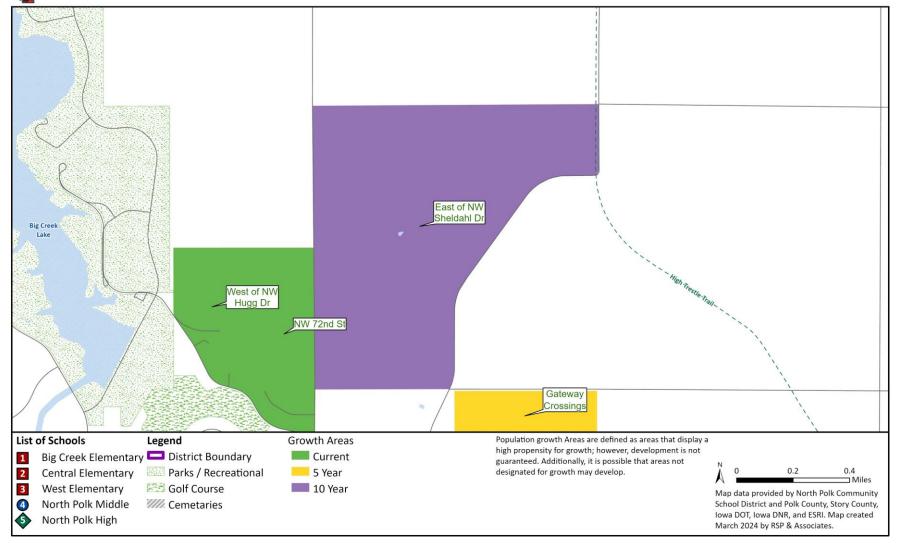
East Polk City Growth Area Map (Detailed)



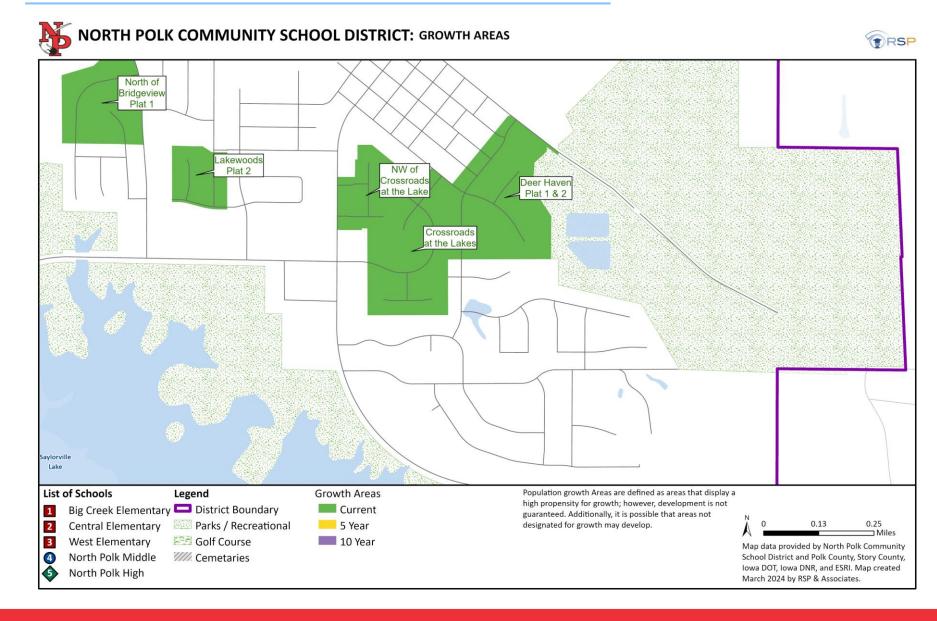
North Polk City Growth Area Map (Detailed)



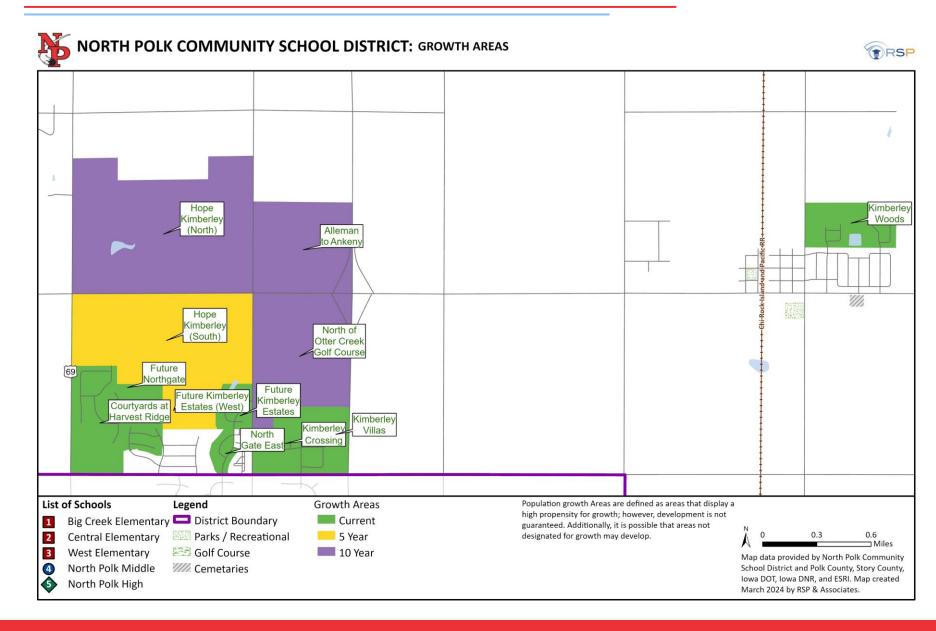




South Polk City Growth Area Map (Detailed)



Ankeny and Elkhart Growth Area Map (Detailed)



Definitions

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