



Planning for the Future

West Fargo Public Schools

Enrollment Analysis

January 2025





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 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)
- Certified Education Facilities Professional (CEFP)

Ginna Wallace, Planner

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

RSP Recent Projects:

Fargo Public Schools

- Enrollment Analysis, 2024/25

Grand Forks Public Schools

- Enrollment Analysis, 2024/25
- Boundary Analysis, 2024/25

Williston Basin 7 School District

- Enrollment Analysis, 2024/25
- Boundary Analysis, 2024/25

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

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

Our Partners:



MetroQuest



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esri

Partner Network
Silver



GEO MARVEL

Expectations



Helpful Hints to Read the Report:

- Slides that have the flagged star symbol are SIGNATURE SLIDES and are the most important variables in this unique analysis
- Each variable is analyzed as an indicator of future student population. Use the **Orange Plus** (student growth) and **Green 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

The project timeline is a result of ensuring that student data is represented as closely 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 of 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

- Executive Summary
- Sophisticated Forecast Model
- Past Enrollment & Change
- Student Analysis Maps & Data

Part 2 Development

- Population and Demographic Trends
- Student Yield Rate
- Housing Market Maps & Data
- Potential Growth Analysis

Part 3 Projections

- Past, Current, & Future Enrollment
- Building Projections
- Grade Level Projections

Part 4 Next Steps

- Challenges & Solutions
- Next Steps & Key Considerations

Appendix

- Additional Student Analysis Maps
- Definitions

Executive Summary

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



District wide enrollment forecasted to increase by about 1,060 students over the next five years:

- **Elementary forecasted to increase by about 95 students**
- **Middle School forecasted to increase by over 415 students**
- **High School forecasted to increase by almost 550 students**

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

Capacity challenges can be expected at:

- Horace Elementary
- Heritage Middle School
- Liberty Middle School
- Horace High School
- Sheyenne High School



Development in the southern part of the district is driving enrollment growth

- 373 single-family and 131 multi-family units were built in 2024
- Over 8,000 total potential units could be added to the district in the next ten years
- Potential completion of the Fargo-Moorhead Area Diversion Project over the next five years will open up new land for development and likely impact residential growth patterns



Part 1



Past Enrollment and Demographics

District Boundary

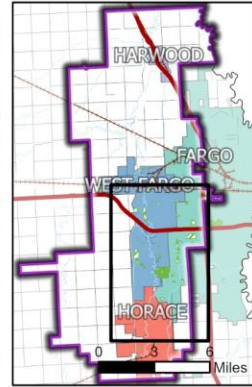
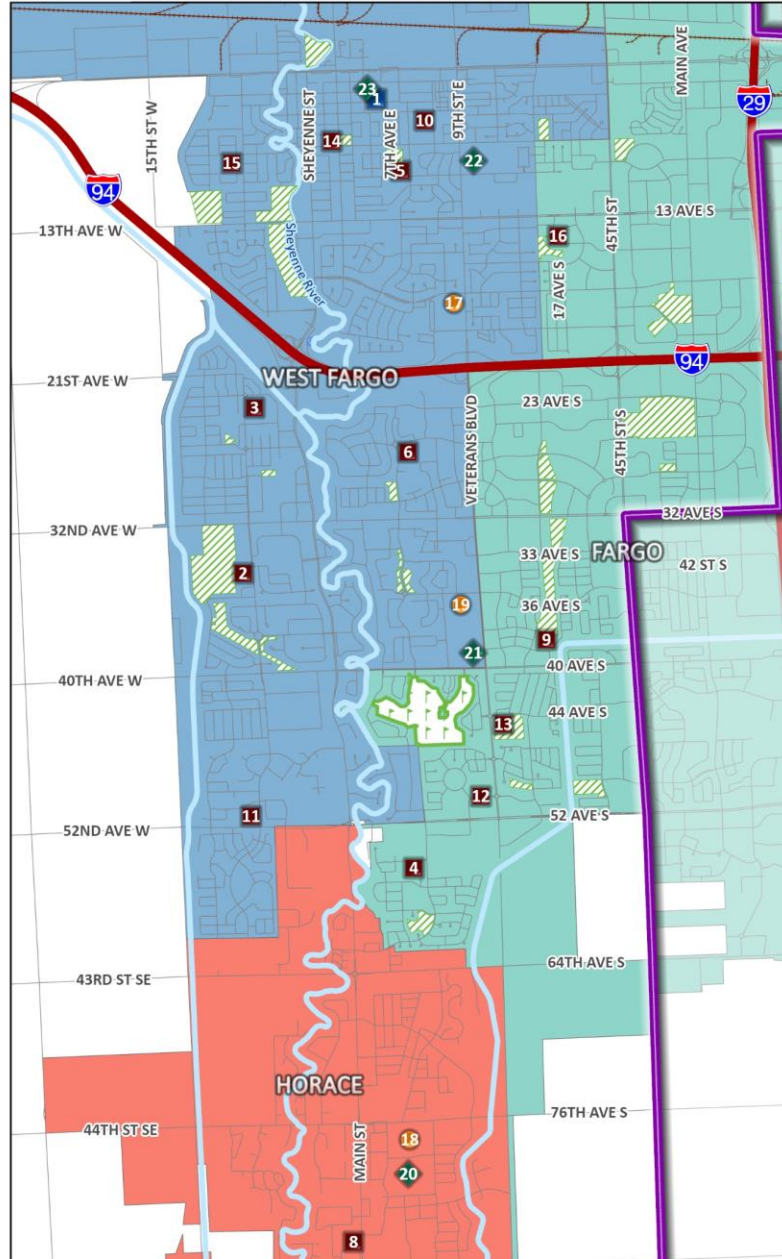
District Map

- District Boundary (Purple Line)
- City Limits
- Major Streets
- Major water features & cultural features
 - Fargo
 - Harwood
 - Horace
 - West Fargo



West Fargo Public Schools

District Boundary



- Pre-K Schools**
1. Early Childhood Center
 2. Aurora
 3. Brooks Harbor
 4. Deer Creek
 5. Eastwood
 6. Freedom
 8. Horace
 9. Independence
 10. L. E. Berger
 11. Legacy
 12. Meadowlark
 13. Osgood
 14. South
 15. Westside
 16. Willow Park
- Elementary Schools**
17. Cheney
 18. Heritage
 19. Liberty
 20. Horace
 21. Sheyenne
 22. West Fargo
- Middle Schools**
17. Cheney
 18. Heritage
 19. Liberty
- High Schools**
20. Horace
 21. Sheyenne
 22. West Fargo
- Legend**
- Pre-K (Blue square)
 - Elementary School (Red square)
 - Middle School (Orange circle)
 - High School (Green diamond)
 - District Boundary (Purple line)
 - Golf Course (Green hatched area)
 - Park (Green hatched area)
- Cities**
- Fargo (Light blue)
 - Harwood (Light purple)
 - Horace (Red)
 - West Fargo (Light blue)



Map data provided by Cass County, Cities of Fargo, Horace, and West Fargo, West Fargo Public Schools, US Census Bureau, and ESRI. Map created January 2025.

Elementary Boundary

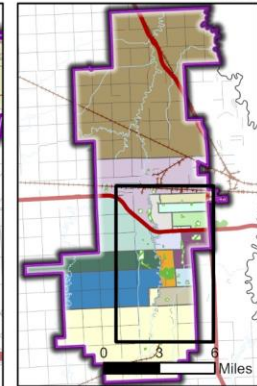
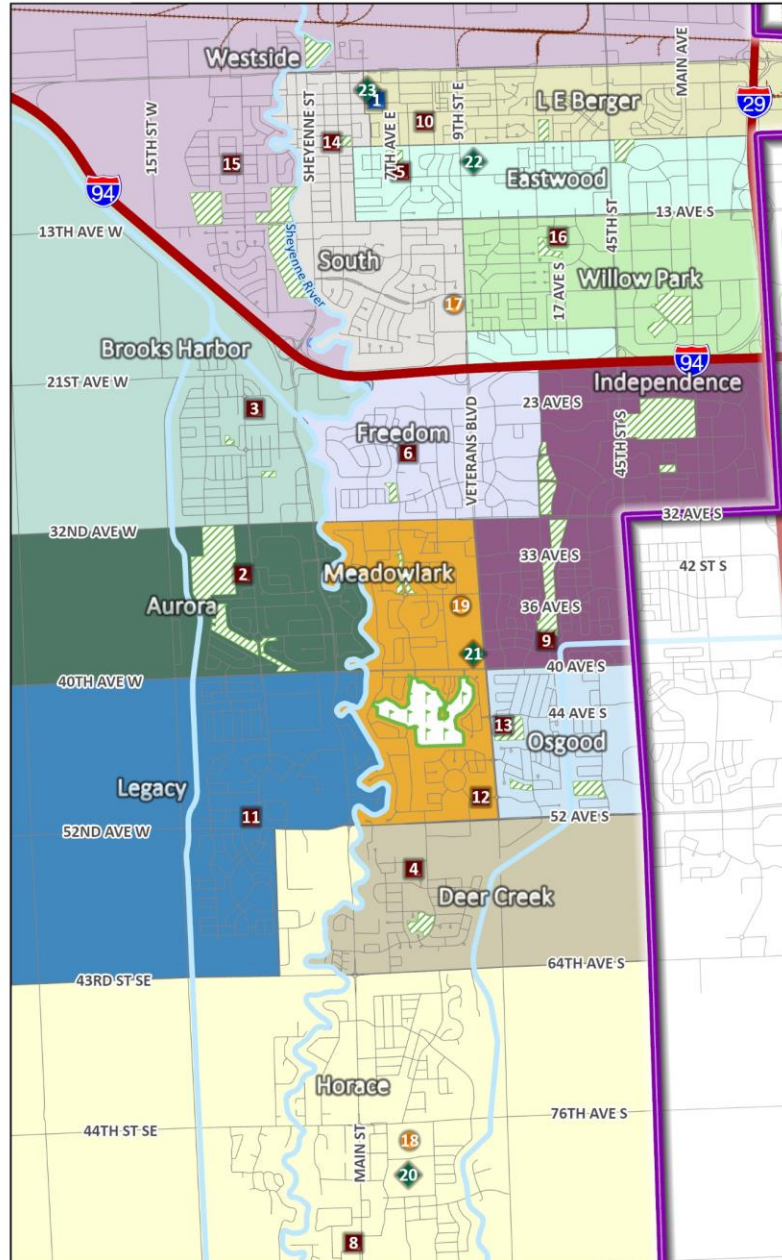
Map Details

Attendance Areas (Solid Colors)

- **Early Childhood Center**
- **Aurora**
- **Brooks Harbor**
- **Deer Creek**
- **Eastwood**
- **Freedom**
- **Harwood**
- **Horace**
- **Independence**
- **L. E. Berger**
- **Legacy**
- **Meadowlark**
- **Osgood**
- **South**
- **Westside**
- **Willow Park**



West Fargo Public Schools Elementary School Attendance Areas



- Pre-K Schools**
1. Early Childhood Center
 13. Osgood
- Elementary Schools**
2. Aurora
 14. South
 3. Brooks Harbor
 15. Westside
 4. Deer Creek
 16. Willow Park
 5. Eastwood
 17. Cheney
 6. Freedom
 18. Heritage
 7. Horace
 19. Liberty
 8. Independence
 20. Horace
 9. L. E. Berger
 21. Sheyenne
 10. Legacy
 22. West Fargo
- Middle Schools**
12. Meadowlark
- High Schools**
1. Horace
 2. Independence
 3. L. E. Berger
 4. Legacy
 5. Meadowlark
 6. Osgood
 7. South
- Legend:**
- Pre-K (Red square)
 - Elementary School (Blue square)
 - Middle School (Orange square)
 - High School (Green square)
 - District Boundary (Purple line)
 - Golf Course (Green hatched area)
 - Park (Green hatched area)



Map data provided by Cass County, Cities of Fargo, Horace, and West Fargo, West Fargo Public Schools, US Census Bureau, and ESRI.
Map created January 2025.

Secondary Boundary

Map Details

- Attendance Areas (Solid Colors)

17. Cheney Middle

22. West Fargo High

18. Heritage Middle

20. Horace High

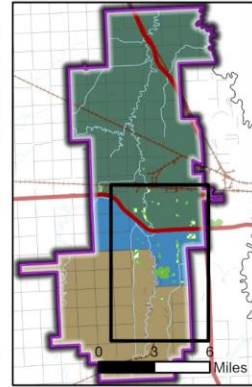
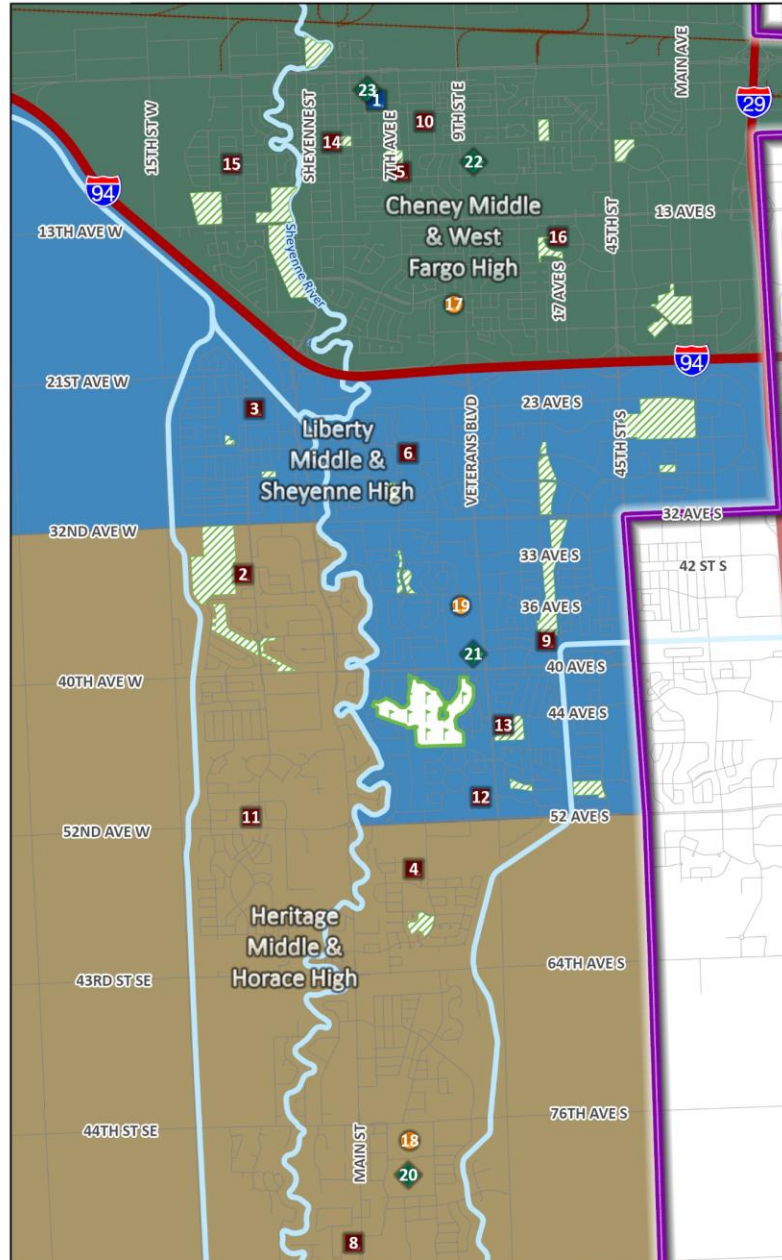
19. Liberty Middle

21. Sheyenne High



West Fargo Public Schools

Secondary Attendance Areas

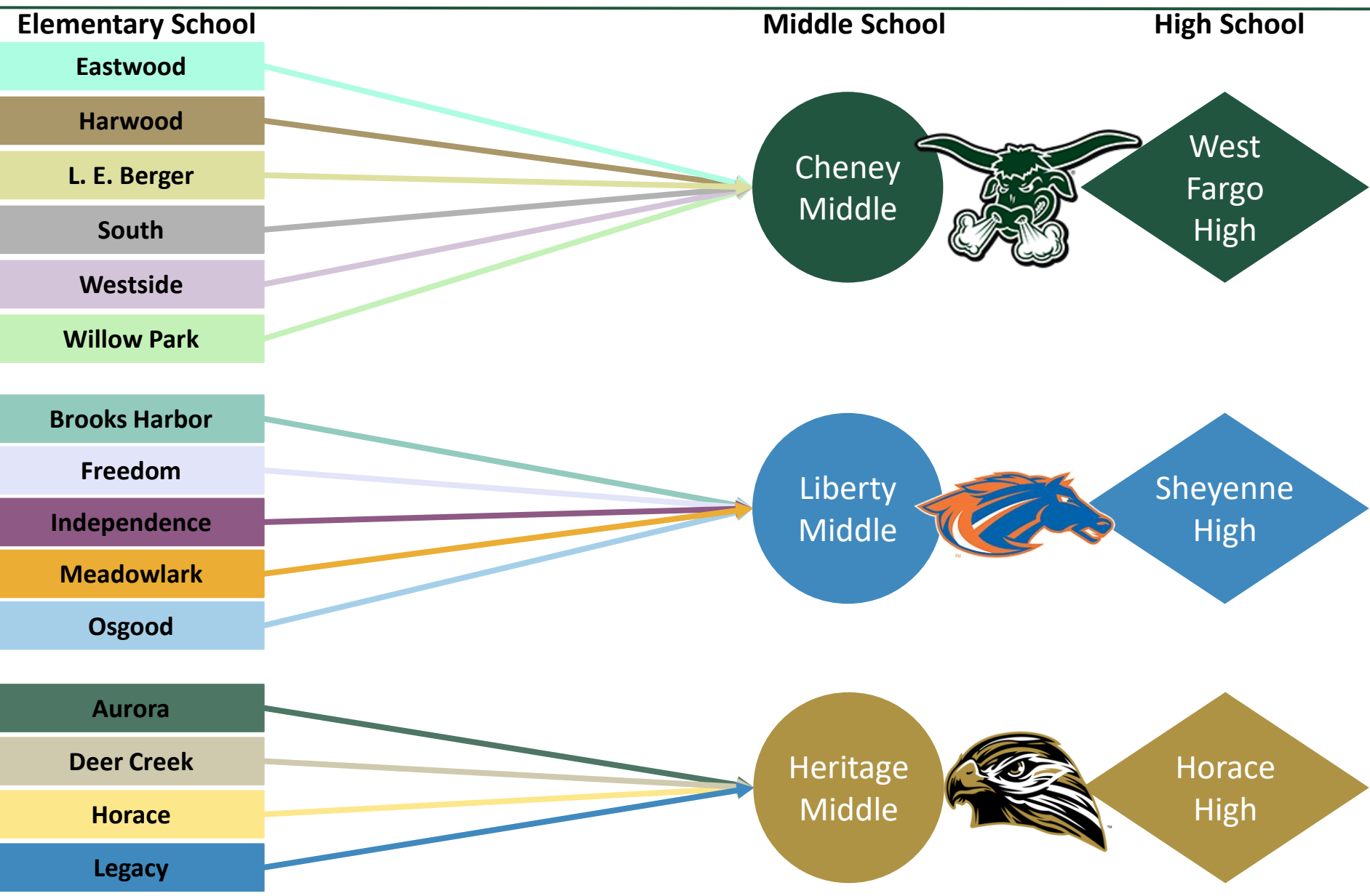


- Pre-K Schools**
1. Early Childhood Center
 2. Aurora
 3. Brooks Harbor
 4. Deer Creek
 5. Eastwood
 6. Freedom
 8. Horace
 9. Independence
 10. L. E. Berger
 11. Legacy
 12. Meadowlark
 13. Osgood
 14. South
 15. Westside
 16. Willow Park
- Elementary Schools**
17. Cheney
 18. Heritage
 19. Liberty
 20. Horace
 21. Sheyenne
 22. West Fargo
- Middle Schools**
17. Cheney
 18. Heritage
 19. Liberty
 20. Horace
 21. Sheyenne
 22. West Fargo
- High Schools**
17. Cheney
 18. Heritage
 19. Liberty
 20. Horace
 21. Sheyenne
 22. West Fargo
- Legend**
- Pre-K
 - Elementary School
 - Middle School
 - High School
 - Cheney Middle & West Fargo High
 - Heritage Middle & Horace High
 - Liberty Middle & Sheyenne High
 - District Boundary
 - Golf Course
 - Park



Map data provided by Cass County, Cities of Fargo, Horace, and West Fargo, West Fargo Public Schools, US Census Bureau, and ESRI.
Map created January 2025.

School Feeder System



RSP Planning Areas

Map Details

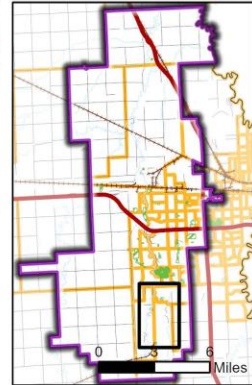
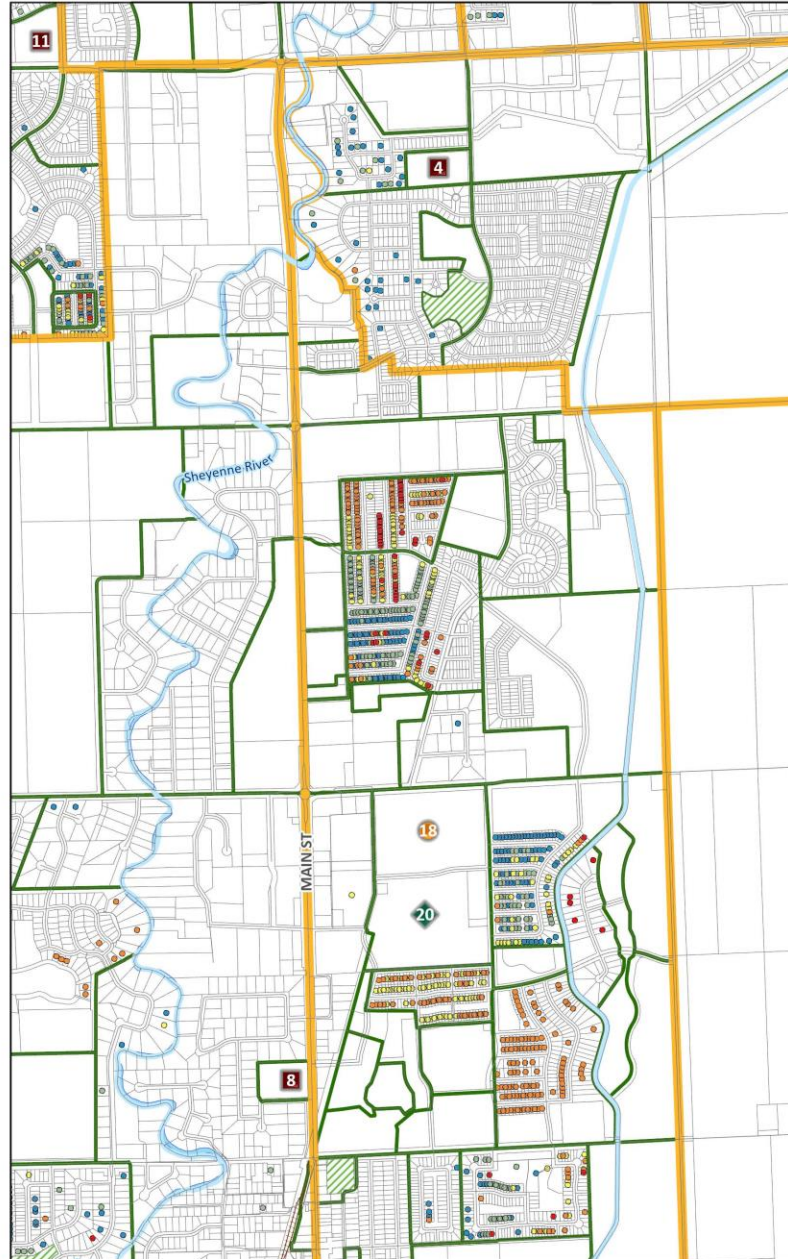
- Census Block Groups: **Yellow Line**
- RSP Planning Areas: **Green Lines**
- RSP analyzed over **450** Planning Areas in this study
- Planning Areas are created from: Census block groups and city geographies, land use and residential density, natural and manmade features and school attendance areas
- Planning Areas are more granular than census block groups enhancing the statistical connection between students and geography
- Each planning area had a different outlook based on indicators such as value of housing, square footage of housing unit, when the housing product was constructed, as well as access to amenities such as shopping, parks, trails, and roads

Main Takeaway: The map provides context to how RSP analyzes change in a smaller geographic level



West Fargo Public Schools

District Boundary



Pre-K Schools

Elementary Schools

4. Deer Creek

8. Horace

11. Legacy

Middle Schools

18. Heritage

High Schools

20. Horace

- District Boundary
- Pre-K
- Elementary School
- Middle School
- High School
- Golf Course
- Park
- Planning Areas
- Parcels

Year Built

- 2021: 1,543 units
- 2022: 664 Units
- 2023: 811 Units
- 2024: 504 Units
- 2025: 64 Units



Map data provided by Cass County, City of Fargo, City of West Fargo, West Fargo Public Schools, US Census Bureau, and ESRI.
Map created January 2025.

Sophisticated Forecast Model

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

Let:

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

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

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

Let:

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

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

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

The SFM is...

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

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

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

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



Indicator of Student Growth



Indicator of Student Loss

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

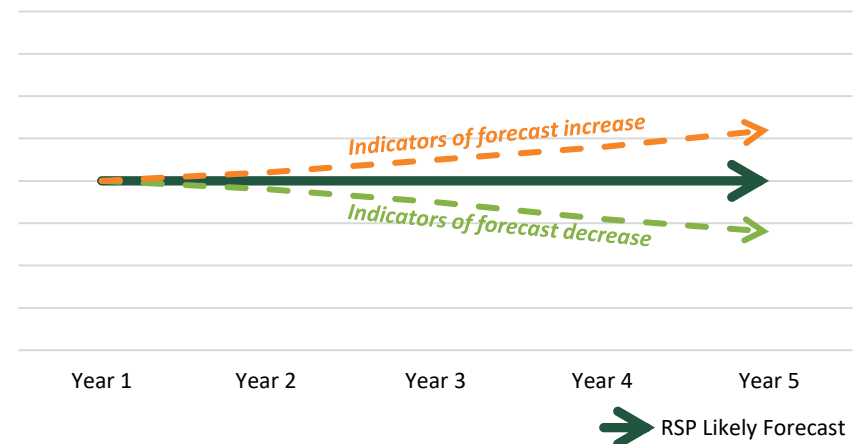
See graphic below to illustrate how the different variables may impact forecasted enrollment outlook:

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.

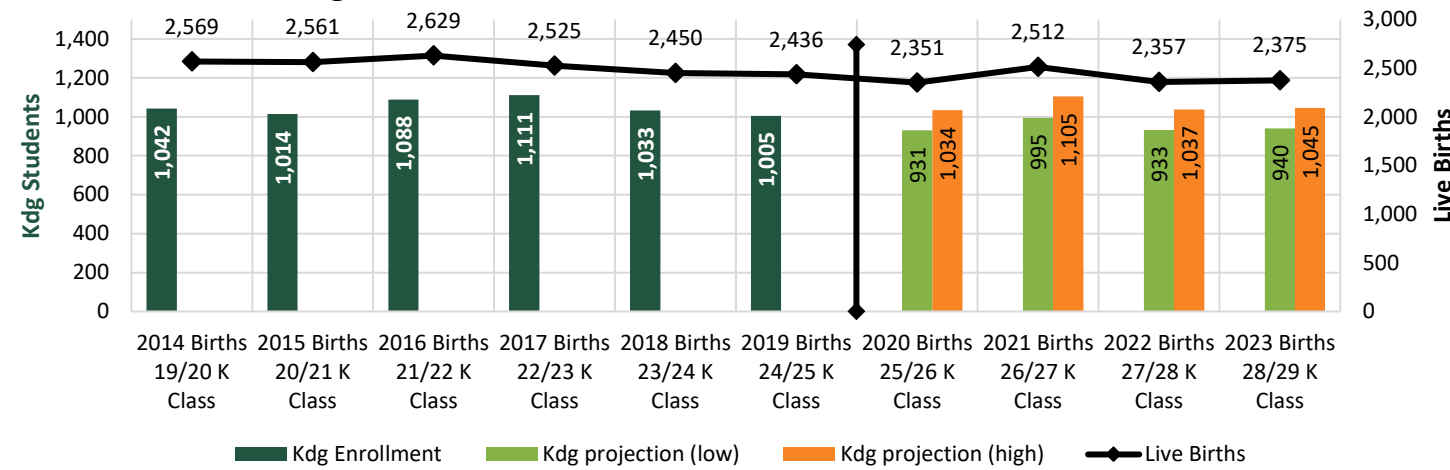
Example of Forecast Evolution





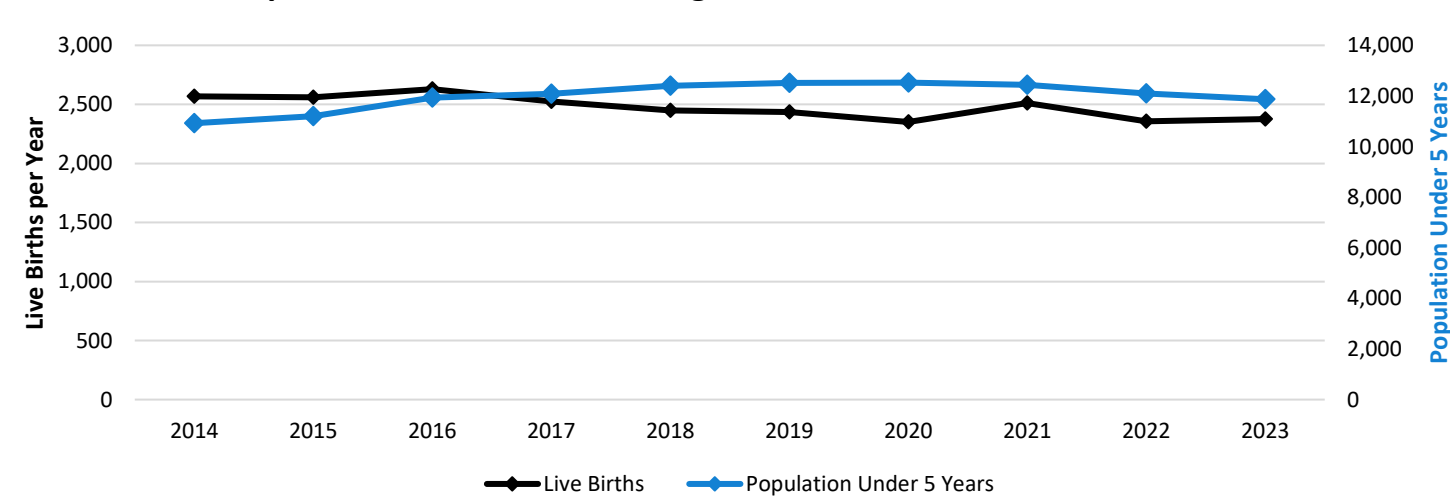
Birth Rate Visuals

Live Births V.S. Kindergarten Students 5 Year Later (projection based on market share)



Source: North Dakota of Department of Health and West Fargo Public Schools

Live Births and Population Under 5 Years of Age



Source: North Dakota of Department of Health, US Census, and West Fargo Public Schools

Observations:

- Cass County live birth rate has started decreasing
- 3-year weighted average of 16 less live births per year
- The District reports a 39-41% market share of county births
- Market share declines impact the future kindergarten projected enrollment
- 2023 reported 194 less births than 2014 (10-year change)
- Kdg enrollment has decreased for the past two years with less than 1,050 student enrolled
- The population under 5 years of age has started decreasing since 2020

Main Takeaway: The census population under 5 years of age has started decreasing as the live birth rate has slowed down. If the birth rate continues to decrease, it will likely impact this group of the population limiting district growth at the elementary level.



Past Enrollment by Grade

NORTH DAKOTA SCHOOL DISTRICT - Dept of Education

Enrollment By Grade

															PK-12		
Year	PK	K	1st	2nd	3rd	4th	5th	6th	7th	8th	9th	10th	11th	12th	Total	Change	% Change
2010/11	71	620	626	571	553	577	515	547	516	548	516	492	484	494	7,130	194	2.8%
2011/12	78	744	628	643	565	579	588	528	575	532	556	495	484	487	7,482	352	4.9%
2012/13	84	775	753	695	666	591	606	594	565	587	562	568	485	517	8,048	566	7.6%
2013/14	94	842	783	780	716	678	601	639	620	589	608	572	538	494	8,554	506	6.3%
2014/15	102	890	837	803	774	712	692	628	653	629	613	623	561	564	9,081	527	6.2%
2015/16	117	865	898	858	803	772	712	708	675	659	670	602	623	583	9,545	464	5.1%
2016/17	104	877	856	898	835	824	825	731	741	673	692	672	595	631	9,954	409	4.3%
2017/18	114	960	909	862	904	839	834	825	749	760	692	712	659	647	10,466	512	5.1%
2018/19	123	1,002	965	899	879	899	845	805	848	750	765	700	672	724	10,876	410	3.9%
2019/20	138	1,042	1,027	986	914	888	929	887	822	828	752	766	698	704	11,381	505	4.6%
2020/21	126	1,014	963	987	952	883	884	930	887	829	836	772	747	733	11,543	162	1.4%
2021/22	159	1,088	1,034	1,039	1,016	970	924	896	949	904	872	858	756	791	12,256	713	6.2%
2022/23	162	1,111	1,104	1,029	1,052	1,013	991	924	921	960	907	901	836	792	12,703	447	3.6%
2023/24	177	1,033	1,083	1,076	1,034	1,053	1,009	988	913	928	962	906	869	855	12,886	183	1.4%
2024/25	180	1,005	1,060	1,090	1,104	1,038	1,047	1,004	1,005	926	951	973	907	909	13,199	313	2.4%

Source: North Dakota Department of Education and West Fargo Public Schools (2010/11 to 2024/25)

Observations:

- Largest K-12 class in 2024/25: **3rd grade with 1,104 students**
- Smallest K-12 class in 2024/25: **11th grade with 907 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 an increase of **713 students (+6.2%)**
- Largest total enrollment since 2010/11 occurred this year in 2024/25 with an enrollment of **13,199 students (+2.4%)**
- 2024/25 has the largest grades since 2010/11 in: **PK, 2nd, 3rd, 5th, 6th, 7th, 10th, 11th, and 12th grades**

Cohort Student Change

Enrollment Grade Change

From	To	K	1st	2nd	3rd	4th	5th	6th	7th	8th	9th	10th	11th	PK-12	
		1st	2nd	3rd	4th	5th	6th	7th	8th	9th	10th	11th	12th	Change	% Change
2010/11	2011/12	8	17	-6	26	11	13	28	16	8	-21	-8	3	352	4.9%
2011/12	2012/13	9	67	23	26	27	6	37	12	30	12	-10	33	566	7.6%
2012/13	2013/14	8	27	21	12	10	33	26	24	21	10	-30	9	506	6.3%
2013/14	2014/15	-5	20	-6	-4	14	27	14	9	24	15	-11	26	527	6.2%
2014/15	2015/16	8	21	0	-2	0	16	47	6	41	-11	0	22	464	5.1%
2015/16	2016/17	-9	0	-23	21	53	19	33	-2	33	2	-7	8	409	4.3%
2016/17	2017/18	32	6	6	4	10	0	18	19	19	20	-13	52	512	5.1%
2017/18	2018/19	5	-10	17	-5	6	-29	23	1	5	8	-40	65	410	3.9%
2018/19	2019/20	25	21	15	9	30	42	17	-20	2	1	-2	32	505	4.6%
2019/20	2020/21	-79	-40	-34	-31	-4	1	0	7	8	20	-19	35	162	1.4%
2020/21	2021/22	20	76	29	18	41	12	19	17	43	22	-16	44	713	6.2%
2021/22	2022/23	16	-5	13	-3	21	0	25	11	3	29	-22	36	447	3.6%
2022/23	2023/24	-28	-28	5	1	-4	-3	-11	7	2	-1	-32	19	183	1.4%
2023/24	2024/25	27	7	28	4	-6	-5	17	13	23	11	1	40	313	2.4%
3-Year Average		5.0	-8.7	15.3	0.7	3.7	-2.7	10.3	10.3	9.3	13.0	-17.7	31.7	314.3	2.5%
3-Year Weighted Average		6.8	-6.7	17.8	1.8	-0.8	-3.5	9.0	10.7	12.7	10.0	-13.8	32.3	292.0	2.3%

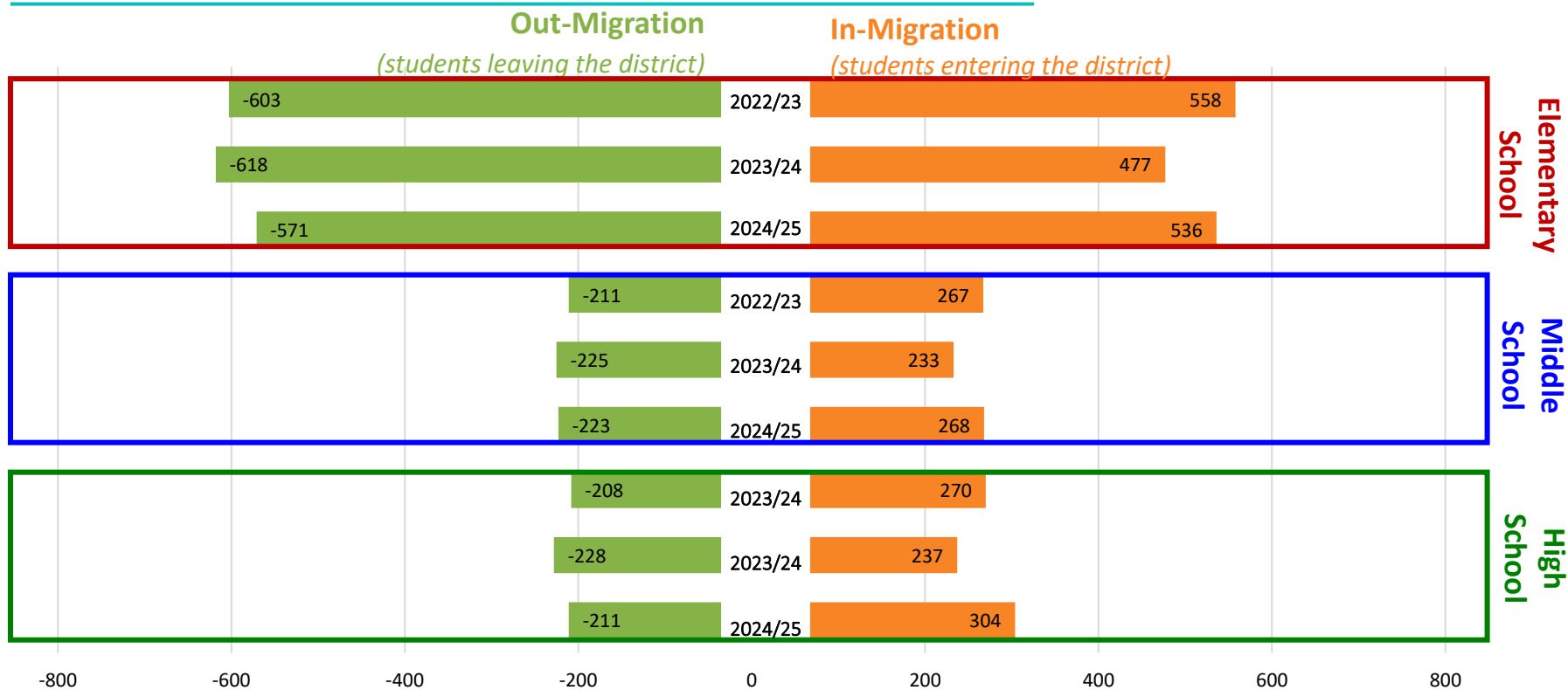
Source: North Dakota Department of Education and West Fargo Public Schools (2010/11 to 2024/25)

Observations:

- Largest 3-year average K-12 class cohort increase: **11th to 12th grade +31.7 students**
- Largest 3-year average K-12 class cohort decrease: **10th to 11th -17.7 students**
- Overall percent change from the previous year of **2.4% (increase of 313 students)**
- Since 2003/04 kindergarten classes have averaged an increase of +184 students before graduating out of 12th grade
- Only 4th to 6th grade cohorts decreased from last year; all other cohorts increased in enrollment



3-Year Student Migration Trend



Source: West Fargo Public Schools and RSP

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.

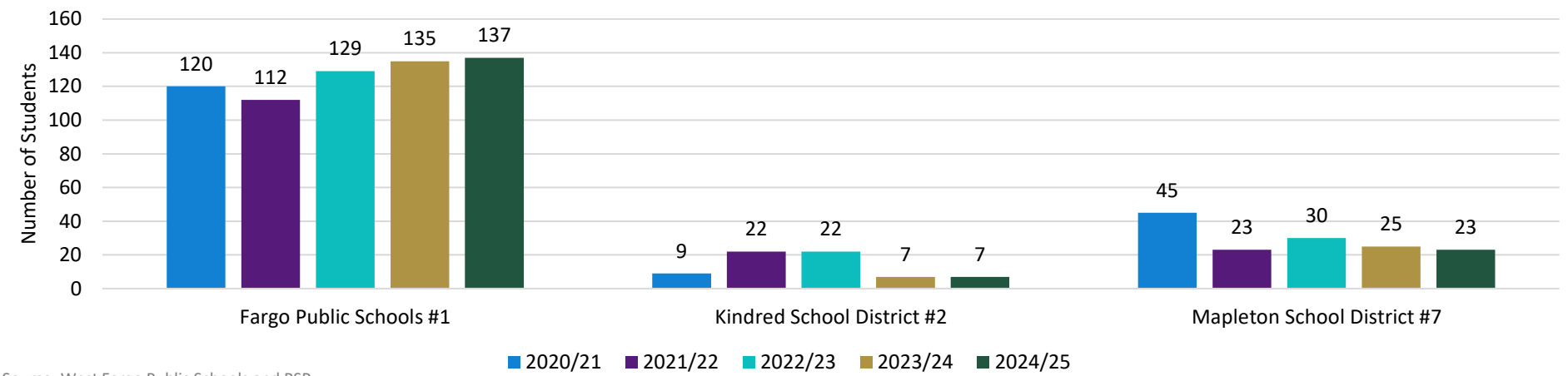
Observations

- 2022/23 lost 1,022 students and gained 1,095 students; **NET: +73**
- 2023/24 lost 1,071 students and gained 947 students; **NET: -124**
- 2024/25 lost 1,005 students and gained 1,108 students; **NET: +103**

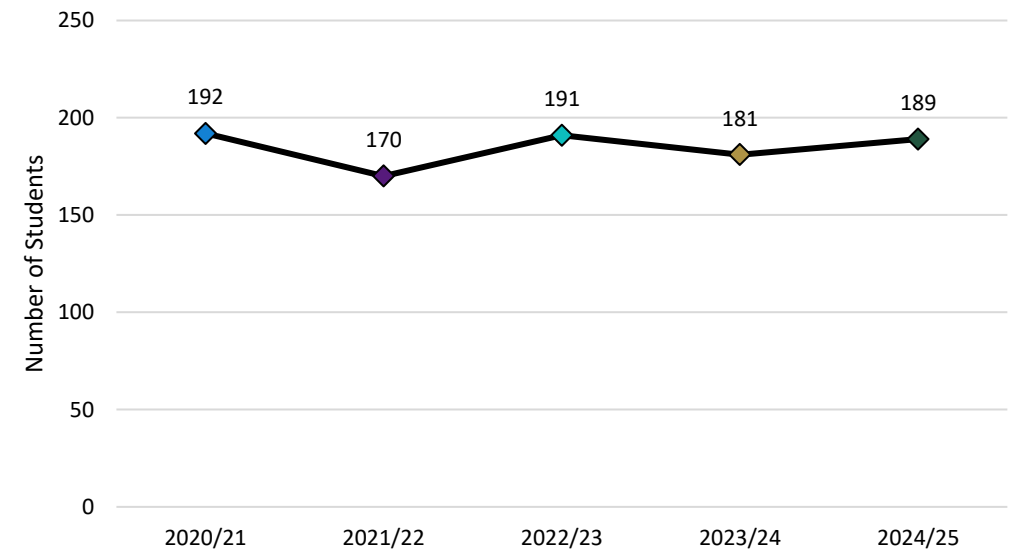
Main Takeaway: The District had a positive gain of transfer students this year. Out-migration is typically greater at elementary grades, but in-migration is greater at secondary grades.

Out of District Student Analysis

Out of District Students by Residing School District (Top 3)



Total Out of District Students per Year



Observations

- Out of district enrollment has been generally stable around 180-190 students for the past five years
- 189 total students reside out of the district boundary this year
- Fargo Public Schools tends to contribute the largest share of out of district students

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.

Main Takeaway: Monitoring the current market share of out of district students is important to understanding changes in student choices. Changes to State policy could impact the outlook of this variable.

Student Count Change

Map Details

- Depicts student movement at each Planning Area from **2020/21** to **2024/25**
- **Orange:** student increase year to year
- **Green:** student decrease year to year
- **White:** no net change of students

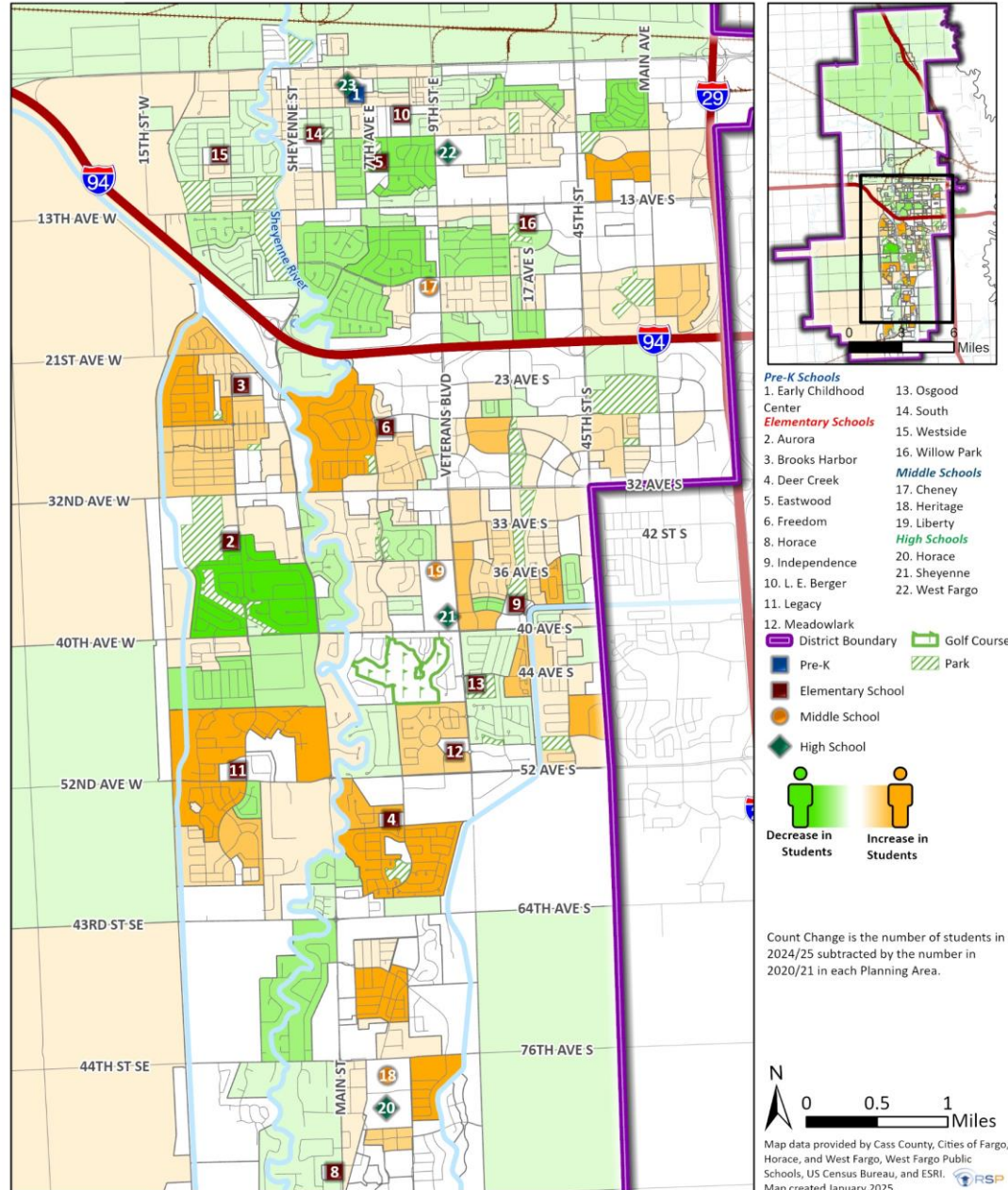
Notes

- New developments have a greater propensity to have more students in future years
- Current colors do not indicate area will continue to increase or decrease
- Each of these planning areas are fluid with respect to change – the visual shown is a snapshot: Areas shown as increasing will not always increase just like areas shown as decreasing will not always decrease

Main Takeaway: Neighborhoods near Brooks Harbor, Deer Creek, Freedom, and Legacy elementary schools have increased while neighborhoods north of I-94 has decreased in student count over the past five years.



West Fargo Public Schools Student Count Change from 2020/21 to 2024/25 in Grades K-12



Student Heat Density

Map Details

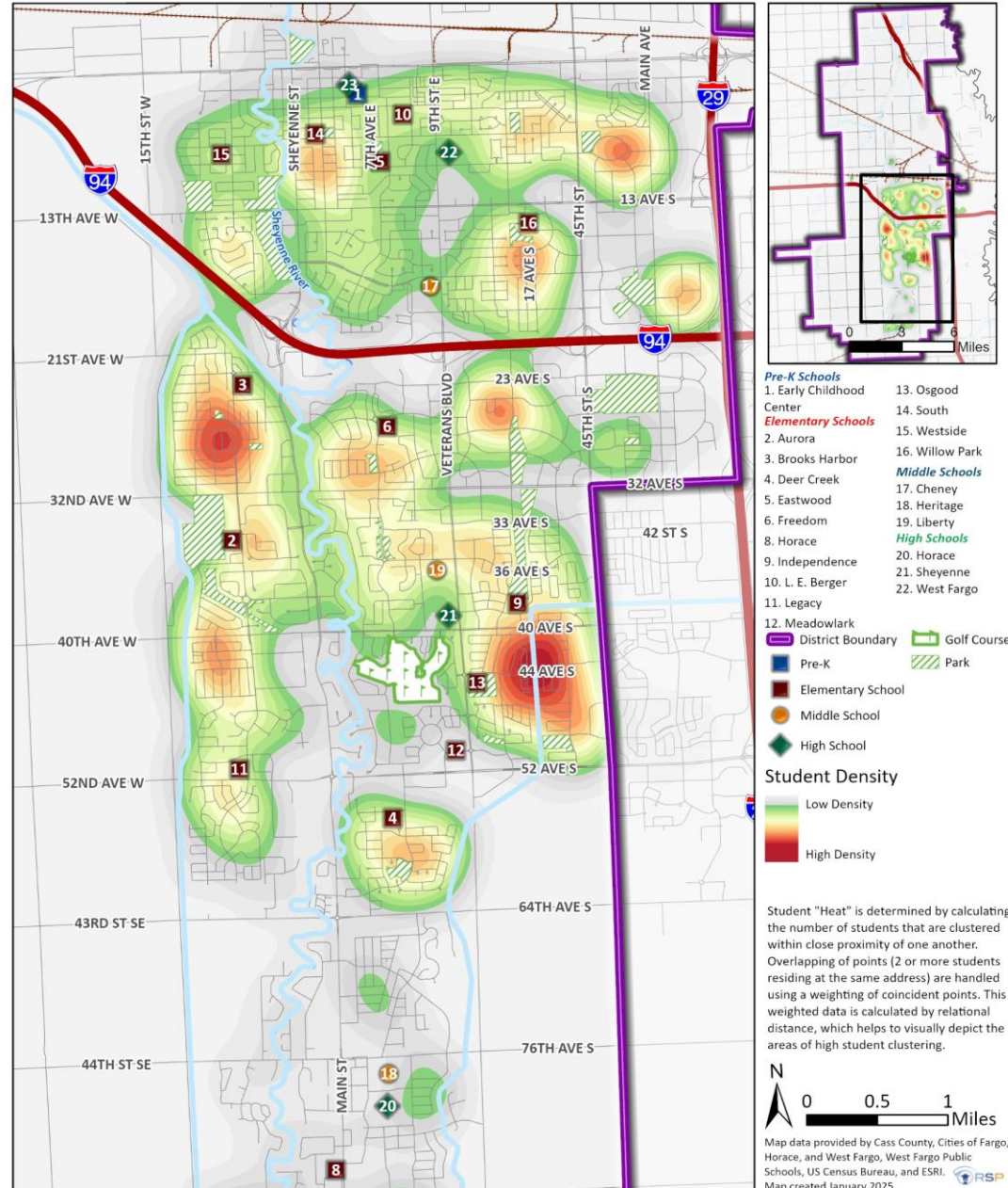
- Visual shows the location of students in proximity to other students for a “heat affect” in the district.
- Red:** highest student density
- Gray:** lowest student density

Notes

- Overlapping points (2 or more students) are handled using a weighting of coincident points
- Newer developments and/or most affordable areas tend to have the greatest density



West Fargo Public Schools Student "Heat" Density in 2024/25 in Grades K-12



Main Takeaway: Student density is greatest south of Brooks Harbor Elementary and east of Osgood Elementary.

Enrollment Observation and Conclusion

RSP & Associates monitors over 450 unique planning areas for demographic, development, and enrollment data sets



Live births in Cass County have been decreasing – *indicator of student loss*

- 2023 reported 194 less live births than 2014 (3-year weighted average of 16 less births per year)
- With less births per year, the population under five years of age as started decreasing creating a lower market share of potential kindergarten students for the District
- The kindergarten class decreased this year supporting a market share of 41.3% of Cass County live births



District enrollment increased by 313 students from last year – *indicator of student growth*

- The past 15 years, enrollment has increased year to year
- This is the first year that all K-12 grades are 900 students or larger
- District is experiencing some of the largest grade ever



Graduating senior classes are smaller than incoming kindergarten classes – *indicator of student growth*

- Cohorts tend to increase as they work their way from kindergarten to 12th grade



District experienced more students migrating into the district this year – *indicator of student growth*

- In-migration of students increased this year with over 1,200 new students
- Out of district enrollment has been stable around 180 students residing out of the district boundary

Conclusion of Section:

- Understanding proximity and density of students illustrates where neighborhoods are at in their subdivision lifecycle
 - Many neighborhoods in central West Fargo have been increasing in student count as turnover of residential units have yielded more students over the past five years
 - Neighborhoods north of I-94 have been decreasing in student count the past five years (likely aging in place)
 - Student density is greatest near Brooks Harbor and Osgood elementary schools
- Changes to state policies (open enrollment, student choice, etc.) have an impact on enrollment outlook and potential market share of students – RSP recommends continuing to monitor these items

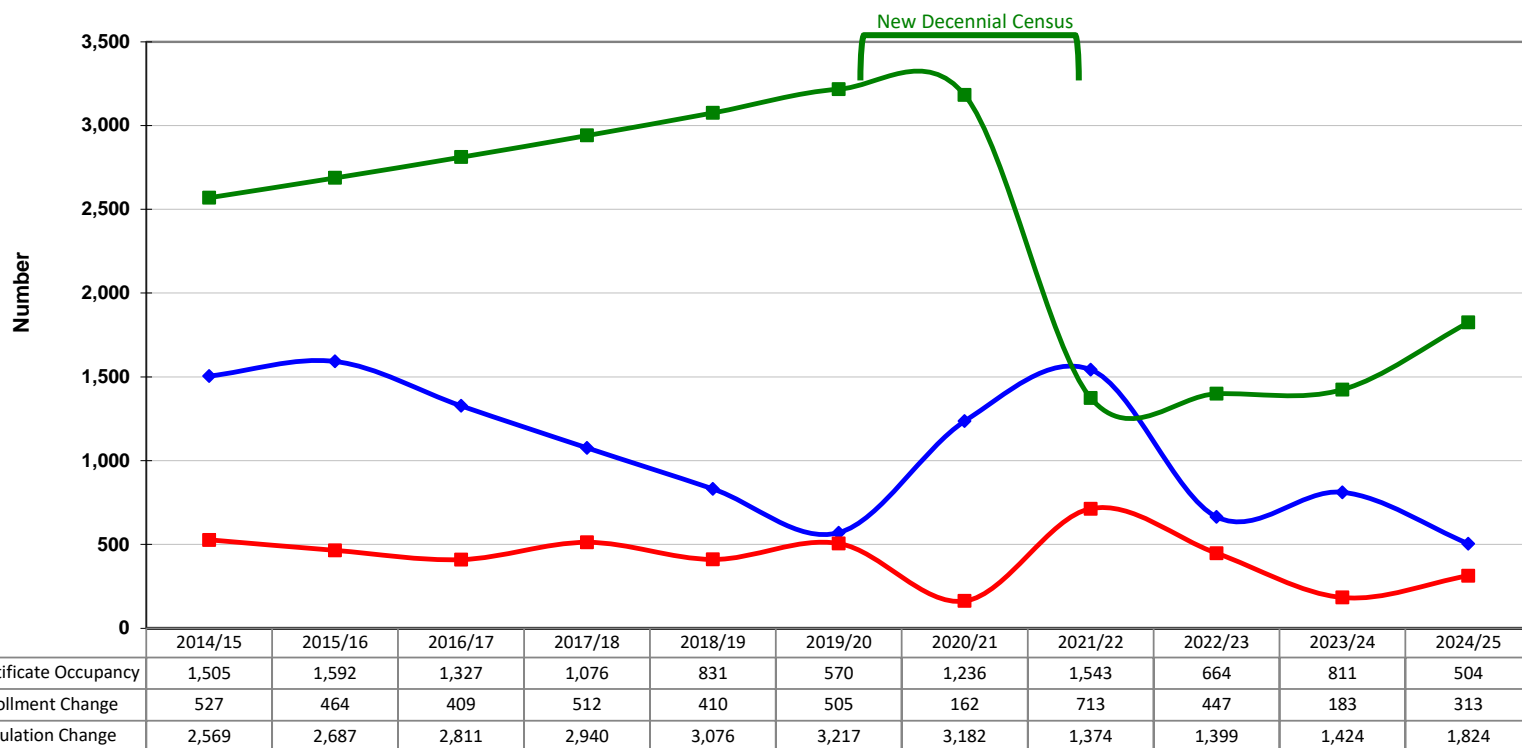
Part 2



Development and Growth Trends



Population, Development, & Enrollment



Source: Census Estimates, Cass County, West Fargo Public Schools Enrollment and RSP SFM & Demographic Models

Observations:

- BLUE LINE:** Building activity has averaged over 1000+ units a year
- GREEN LINE:** Census data indicates an 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
 - 2020/21 saw a smaller increase in students than previous trends, likely due to COVID-19 pandemic

Main Takeaway: Graphic provides benchmark data to determine if there is a correlation between population change, building activity, and school enrollment

Demographic Summary



Population

Percent Change of Annual Rate

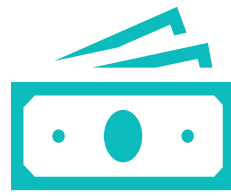
- 2000 to 2010: 5.32%
- 2010 to 2020: 4.60%
- 2020 to 2024: 1.92%
- 2024 to 2029: 1.14%



Housing

Percent Change of Annual Rate of Housing Inventory

- 2000 to 2010: 5.54%
- 2010 to 2020: 4.59%
- 2020 to 2024: 2.20%
- 2024 to 2029: 1.26%



Income

Percent Change of Income per Capita

- 2024: \$48,032
- 2029: \$55,651
- 2024 to 2029: 2.99%



Workforce

Job Market Variables

- 1.2% unemployment
- 3,456 business
- 52,021 employees

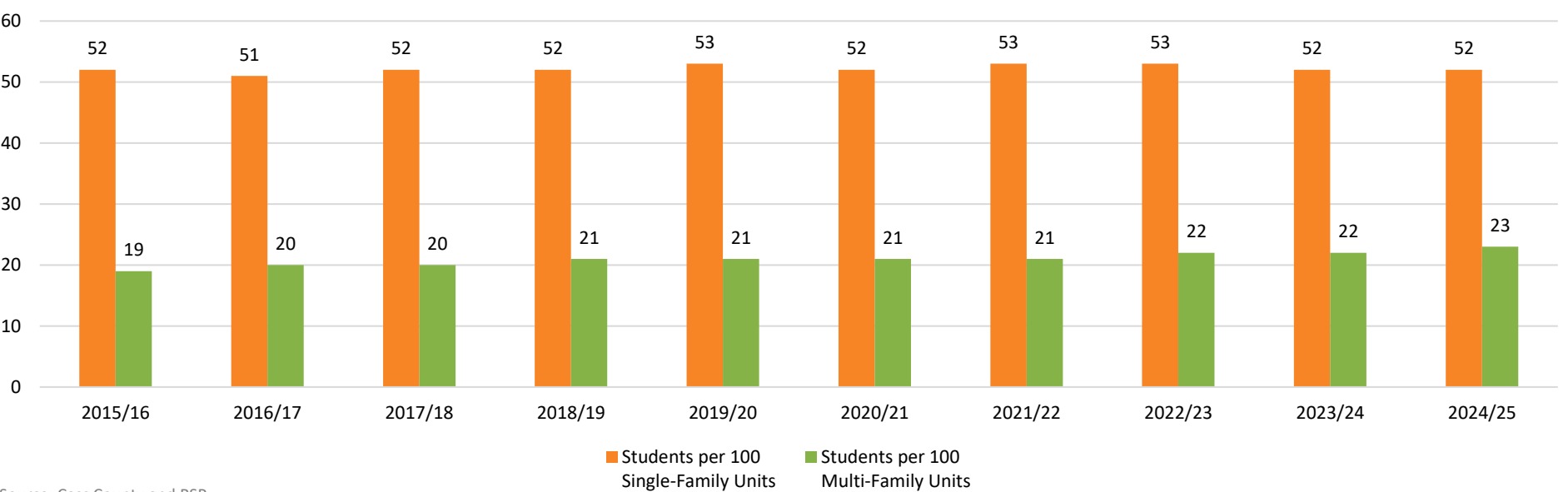
Source: US Census BAO and ESRI
Note: Demographic information includes all persons residing in the school district boundary (not just student data)

Observations:

- The population has been increasing the past two decades and is forecasted to continue increasing, but at a slower rate
- The housing inventory increased at the greatest rate from 2000 to 2010
- Income is expected to continue increasing and surpass \$55K by 2029
- The workforce in the district is growing and unemployment is lower than the State of North Dakota

K-12 Yield Rate Comparison Over Time

Yield Rate Comparison Graph



Observations


- Bar graph shows the number of students per 100 units by year and by housing unit type (single-family or multi-family)
- District sees on average 52.2 K-12 students per 100 single-family households
 - The yield rate for single-family units has been stable over the past ten years
 - 2024/25 yielded 52 students per 100 SF units
- District sees on average 21 K-12 students per 100 multi-family households
 - The yield rate for multi-family units has been increasing over the past ten years
 - Multi-family units peaked this year with 23 students per 100 multi-family units
- Adding new housing inventory can impact the yield rates:
 - There were **4,089 single-family** homes built from 2015 to 2024 (total 13,510 units)
 - There were **6,065 multi-family homes** built from 2015 to 2024 (total 24,589 units)


Main Takeaway: As more multi-family housing has been built, the generation of students from these units has increased.

Single-Family Yield Rate by Elementary Boundary (K-12)

Students per 100 Single-Family Units	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	10 Year Average	10 Year Change
Aurora Elementary	74	72	75	79	78	79	75	75	75	70	75.2	-4
Brooks Harbor Elementary	38	33	37	40	45	49	54	58	57	60	47.1	22
Deer Creek Elementary	52	45	48	46	55	51	62	69	74	81	58.3	29
Eastwood Elementary	41	44	46	44	45	44	41	38	34	32	40.9	-9
Freedom Elementary	55	55	62	68	73	72	80	80	81	82	70.8	27
Harwood Elementary	37	35	30	30	30	28	29	28	25	24	29.6	-13
Horace Elementary	59	57	57	55	54	53	45	47	48	49	52.4	-10
Independence Elementary	49	47	50	55	61	61	64	63	66	68	58.4	19
L E Berger Elementary	43	39	38	36	37	37	37	39	38	39	38.3	-4
Legacy Elementary	70	67	70	66	68	65	69	68	64	60	66.7	-10
Meadowlark Elementary	63	64	67	68	72	71	73	73	70	69	69	6
Osgood Elementary	63	65	66	65	67	65	66	66	65	64	65.2	1
South Elementary	50	48	46	44	42	41	41	39	38	36	42.5	-14
Westside Elementary	46	47	47	47	46	44	45	43	43	42	45	-4
Willow Park Elementary	51	49	46	47	46	44	46	42	38	40	44.9	-11
District (K-12):	52.0	51.0	52.0	52.0	53.0	52.0	53.0	53.0	52.0	52.0	52.2	

Table Legend

 +5 greater from District Average

 -5 fewer from District Average

Source: Cass County, City of Fargo, City of West Fargo, and RSP

Note: Includes number of students per 100 single-family units. Single-family units include houses that may be fully detached or semi-detached and occupied by one household or family.

- Observations:**
- Table shows the number of students per 100 single-family (SF) units by year and by elementary boundary
 - District sees on average 52.2 students per 100 single-family households
 - Freedom Elementary has the largest 2024/25 SF yield rate with 82 students per 100 single-family households
 - Harwood Elementary has the smallest 2024/25 SF yield rate with 24 students per 100 single-family households
 - Adding new housing inventory can impact the yield rate – **There were 4,089 single-family homes built from 2015 to 2024**

Main Takeaway: The District single-family yield rate has been stable over time. Freedom Elementary boundary has increased the most in yielding students while South Elementary boundary has decreased most in yielding students over the past ten years.

Multi-Family Yield Rate by Elementary Boundary (K-12)

Students per 100 Multi-Family Units	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	10 Year Average	10 Year Change	Table Legend
Aurora Elementary	20	21	23	20	23	22	27	24	22	22	22.4	2	<div></div> +5 greater from District Average
Brooks Harbor Elementary	15	15	17	20	21	21	23	27	28	29	21.6	14	
Deer Creek Elementary	37	31	34	37	40	42	45	51	51	51	41.9	14	<div></div> -5 fewer from District Average
Eastwood Elementary	20	21	22	21	21	22	22	22	23	24	21.8	4	
Freedom Elementary	13	15	18	18	20	22	21	22	22	22	19.3	9	
Harwood Elementary	9	3	9	6	3	0	3	6	6	6	5.1	-3	
Horace Elementary	72	60	43	45	38	39	46	38	26	32	43.9	-40	
Independence Elementary	8	9	9	10	10	10	10	10	12	13	10.1	5	
L E Berger Elementary	25	26	24	23	24	23	24	24	22	21	23.6	-4	
Legacy Elementary	30	33	32	37	39	35	34	34	33	33	34	3	
Meadowlark Elementary	15	17	17	20	21	24	23	25	27	26	21.5	11	
Osgood Elementary	23	26	27	28	28	28	31	31	32	34	28.8	11	
South Elementary	24	24	23	23	21	19	17	17	17	17	20.2	-7	
Westside Elementary	22	20	21	22	22	21	22	21	20	21	21.2	-1	
Willow Park Elementary	17	18	19	18	21	20	19	20	20	20	19.2	3	
District (K-12):	19.0	20.0	20.0	21.0	21.0	21.0	21.0	22.0	22.0	23.0	21.0		

Source: Cass County, City of Fargo, City of West Fargo, and RSP



Note: Includes number of students per 100 multi-family units. Multi-family units include apartment, duplex, mixed-use, mobile home, townhome, etc. units.

Observations:

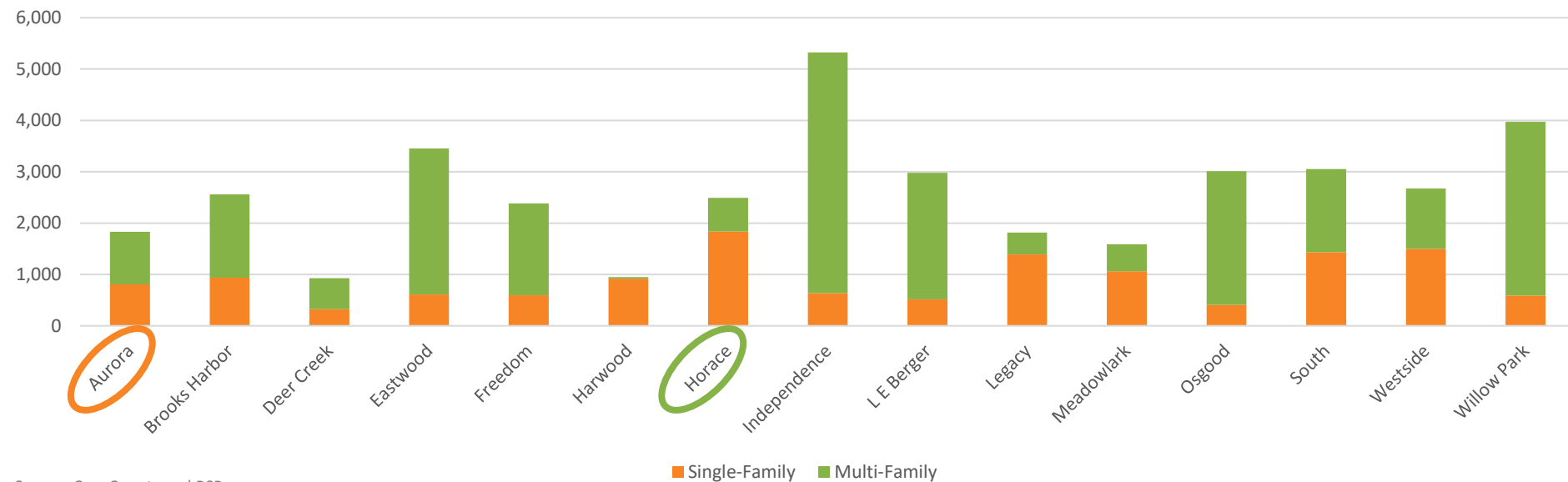
- Table shows the number of students per 100 multi-family (MF) units by year and by elementary boundary
- District sees on average 21.0 students per 100 multi-family households
 - Horace Elementary has the largest 2024/25 MF yield rate with 43.9 students per 100 multi-family households
 - Independence the smallest 2024/25 MF yield rate with 24 students per 100 multi-family households
- Adding new housing inventory can impact the yield rate – **There were 6,065 multi-family homes built from 2015 to 2024**

Main Takeaway: The District multi-family yield rate has been stable to slightly increasing over time. Freedom Elementary boundary has increased the most in yielding students while South Elementary boundary has decreased most in yielding students over the past ten years.

Unit Type by Elementary Boundary

 Greatest SF yield rate
 Greatest MF yield rate

Residential Units by Elementary Boundary



Source: Cass County and RSP

Observations

- Bar graph shows the number of housing by type that currently reside in each elementary school boundary
- Horace Elementary has the most single-family units in their boundary
 - Horace's yield rate has been decreasing and generates on average 52.4 students per 100 SF units
 - Aurora Elementary boundary has the greatest SF yield rate with 809 SF units
- Independence Elementary has the most multi-family units in their boundary
 - Independence's yield rate is the lowest in the district generating on average 10.1 students per 100 MF units
 - Horace Elementary boundary has the greatest MF yield rate with 652 MF units

Main Takeaway: The attendance boundaries that have the most units do not generate the highest number of students in the district. Other factors like affordability, square footage, access to amenities, etc. have a greater impact on whether new units are likely student generating.

Student Yield Rate

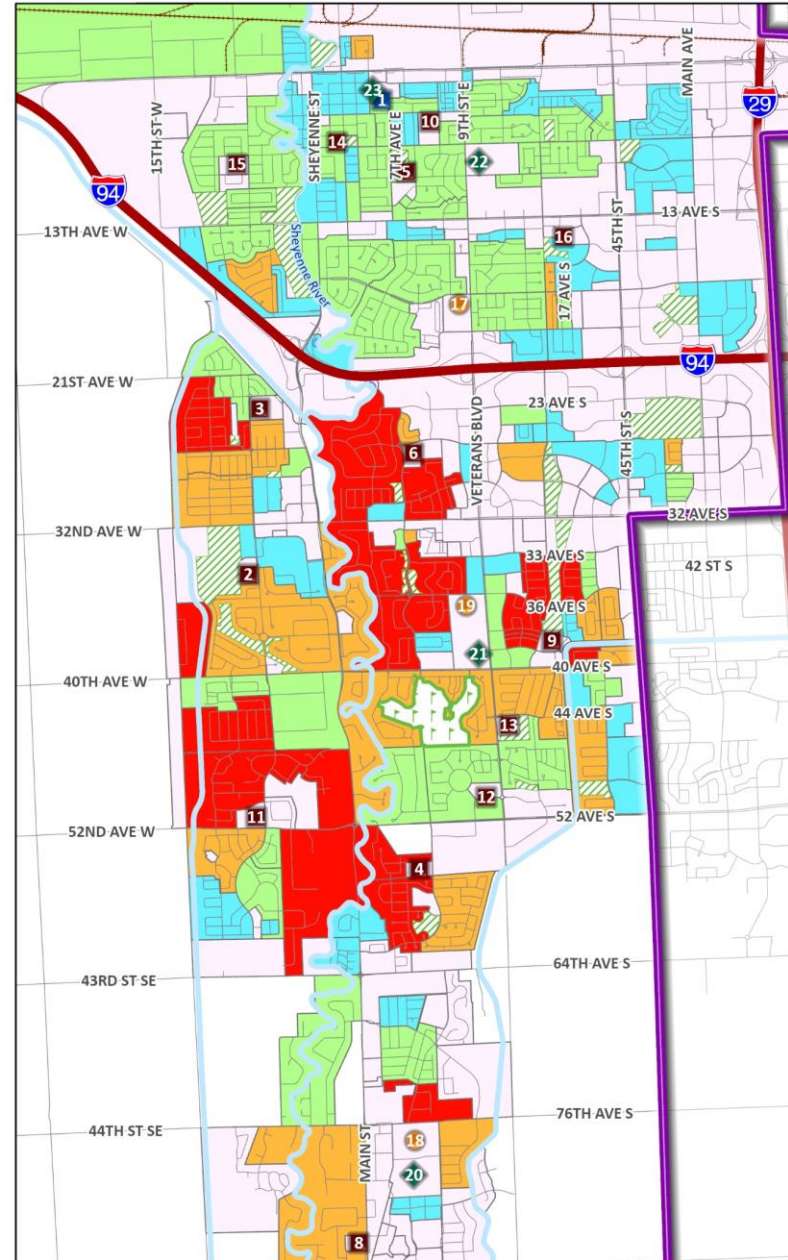
Map Details:

- Map depicts the difference of yield rates by planning areas throughout the district
- Map does not differentiate between single-family and multi-family – all residential units are utilized in this analysis
- Yield rates may change each year impacting the potential enrollment production
- Red areas yield the greatest number of students from residential inventory
- Blue and white areas yield the fewest number of students from residential inventory



West Fargo Public Schools

Yield Rate



Main Takeaway: Neighborhoods near Deer Creek Freedom, and Legacy elementary schools have a greater student yield rate.

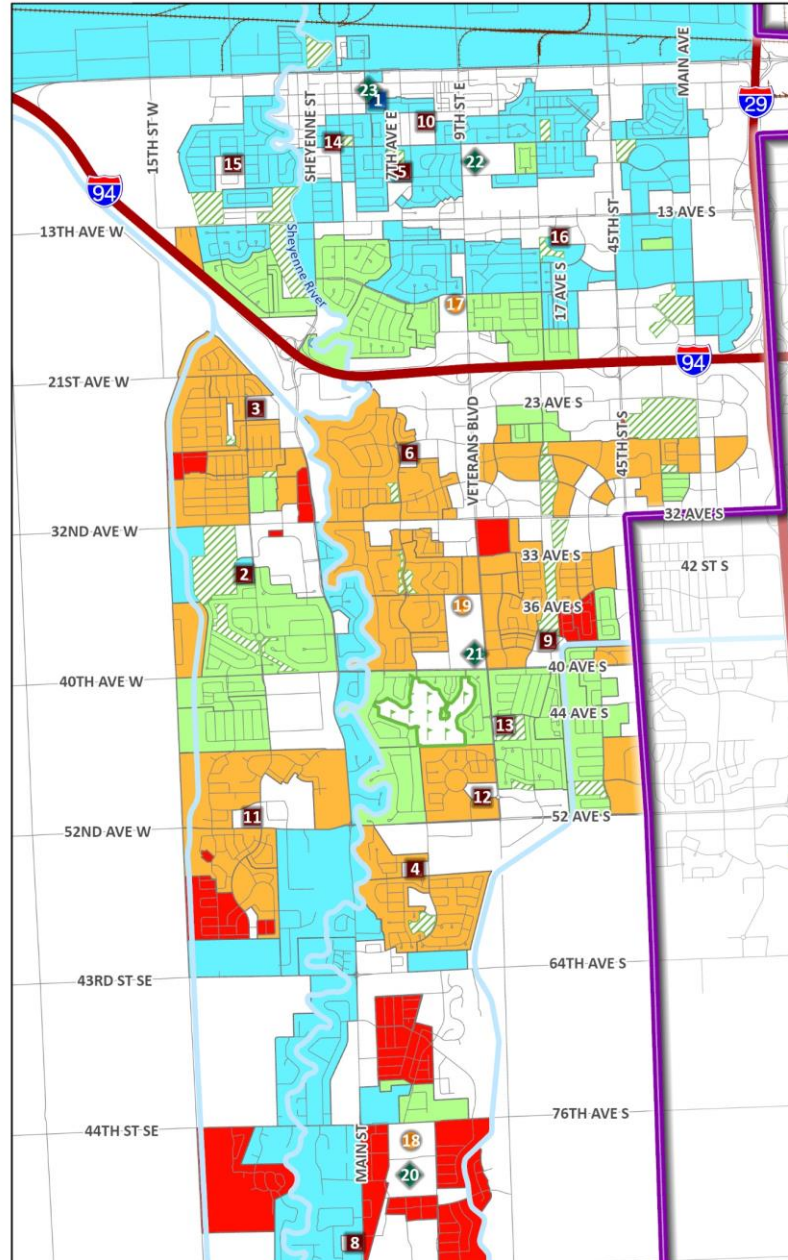
Average Year Built

Map Details

- Year built data provided by Cass County
- Colors to show decade units were built
 - White: no data
 - Blue: before 2000
 - Green: 2000 to 2010
 - Orange: 2010 to 2020
 - Red: After 2020
- Averages based on RSP Planning Areas and the units built in them
- Based on a planning area and could be influenced by the number of units prior to new units being built



West Fargo Public Schools Average Year Built



Pre-K Schools	
1. Early Childhood Center	13. Osgood
Elementary Schools	
2. Aurora	14. South
3. Brooks Harbor	15. Westside
4. Deer Creek	16. Willow Park
Middle Schools	
5. Eastwood	17. Cheney
6. Freedom	18. Heritage
8. Horace	19. Liberty
High Schools	
9. Independence	20. Horace
10. L. E. Berger	21. Sheyenne
11. Legacy	22. West Fargo
12. Meadowlark	
District Boundary	Golf Course
Pre-K	Park
Elementary School	
Middle School	
High School	
Average Year Built	
No Data	2000 to 2010
Before 2000	2010 to 2020
	After 2020

Year Built provided by Cass County, The City of Fargo, & West Fargo. Average Year Built displayed by planning area.



Map data provided by Cass County, Cities of Fargo, Horace, and West Fargo, West Fargo Public Schools, US Census Bureau, and ESRI. Map created January 2025.

Main Takeaway: Areas of the newest inventory are on the south end of the district near Horace High School

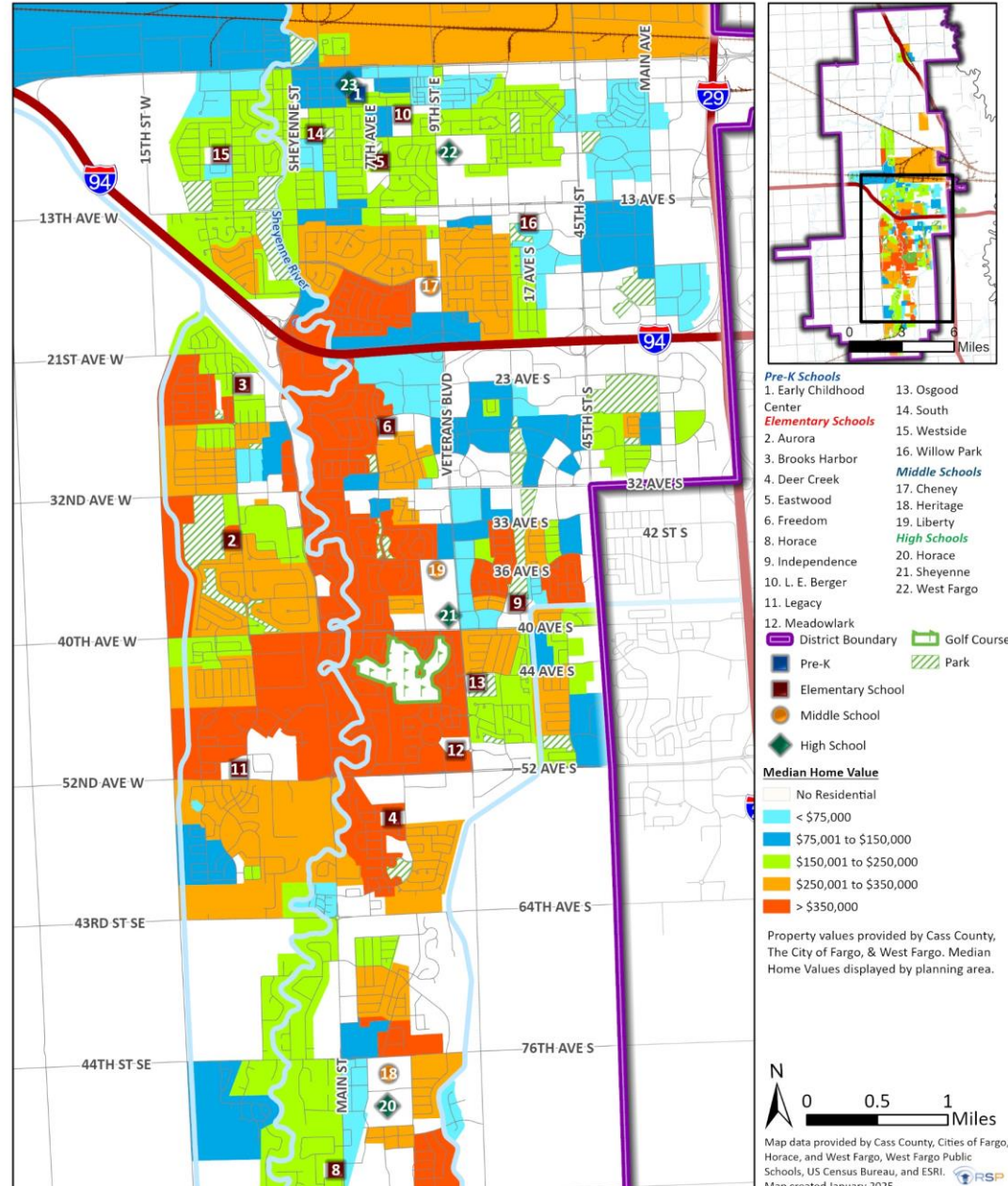
Median Home Value

Map Details

- Based on assessed Home Value as provided and maintained by Cass County assessor's office
- **Orange to Red:** greatest Median Home Value
- **Green to Blue:** greatest affordability
- Depicted by Median Value in each Planning Area - Based on a planning area and could be influenced by the number of units prior to new units being built
- Home values likely correlated to socio-economic status – new areas tend to be the least affordable



West Fargo Public Schools Median Home Value



Main Takeaway: Areas of greatest median home values are located in the central corridor of the district near Sheyenne High School

Recent Year Built

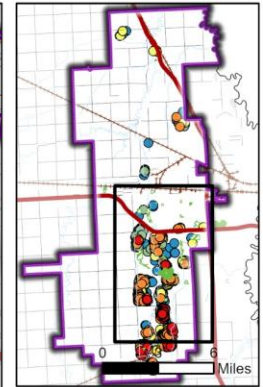
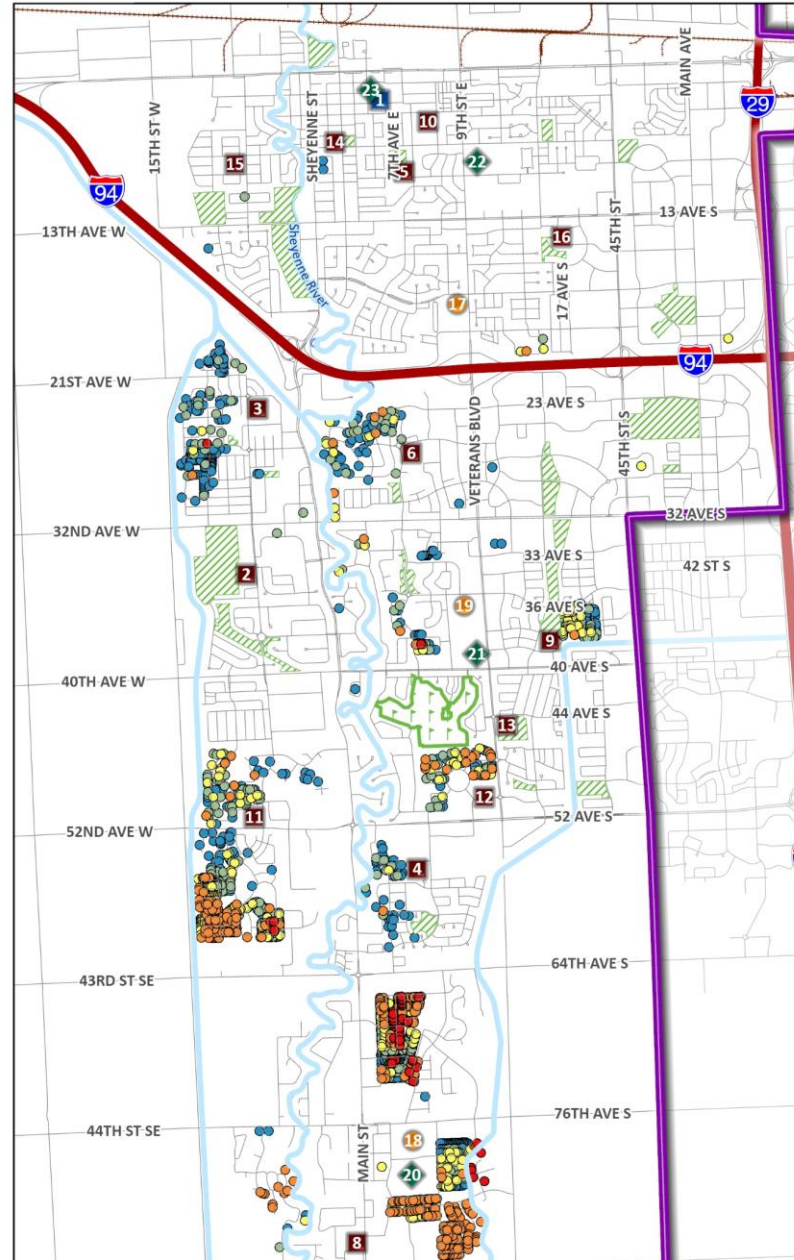
Map Details

- Reveals the clusters of where recent residential development has occurred
- Some new areas do not necessarily lead to similar yield rates of like developments
- Colors of dots represent a specific year according to the county assessor's office
 - **Red: 64 units built in 2025 (partial record)**
 - **Orange: 504 units built in 2024**
 - **Yellow: 811 units built in 2023**
 - **Green: 664 units built in 2022**
 - **Blue: 1,543 units built in 2021**
- Type of housing is monitored as some planning areas (single-family or multi-family) do not necessarily lead to similar yield rates and may change from year to year



West Fargo Public Schools

Residential Year Built



- Pre-K Schools**
1. Early Childhood Center
 2. Aurora
 3. Brooks Harbor
 4. Deer Creek
 5. Eastwood
 6. Freedom
 8. Horace
 9. Independence
 10. L. E. Berger
 11. Legacy
 12. Meadowlark
- Elementary Schools**
13. Osgood
 14. South
 15. Westside
 16. Willow Park
- Middle Schools**
17. Cheney
 18. Heritage
 19. Liberty
- High Schools**
20. Horace
 21. Sheyenne
 22. West Fargo
- Legend**
- Pre-K
 - Elementary School
 - Middle School
 - High School
 - District Boundary
 - Golf Course
 - Park

- Year Built**
- 2021: 1,543 units
 - 2022: 664 Units
 - 2023: 811 Units
 - 2024: 504 Units
 - 2025: 64 Units

Year built data is provided by Cass County, The City of Fargo, & West Fargo Assessor's Office.



Map data provided by Cass County, Cities of Fargo, Horace, and West Fargo, West Fargo Public Schools, US Census Bureau, and ESRI. Map created January 2025.

Main Takeaway: Development activity slowed down in 2024 likely due to economic variables like interest rates, construction costs, and supply chain challenges.

Growth Area

Map Details

- Growth areas are created from existing land use, future land use, capital improvement plan, zoning, and city staff input
 - **Green:** identifies where development activity is happening
 - **Yellow:** identifies possible areas that could develop within a 5-year range
 - **Purple:** identifies possible areas that could develop within a 10-year range
- 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

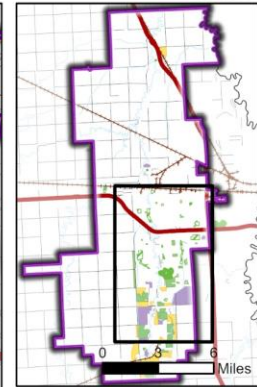
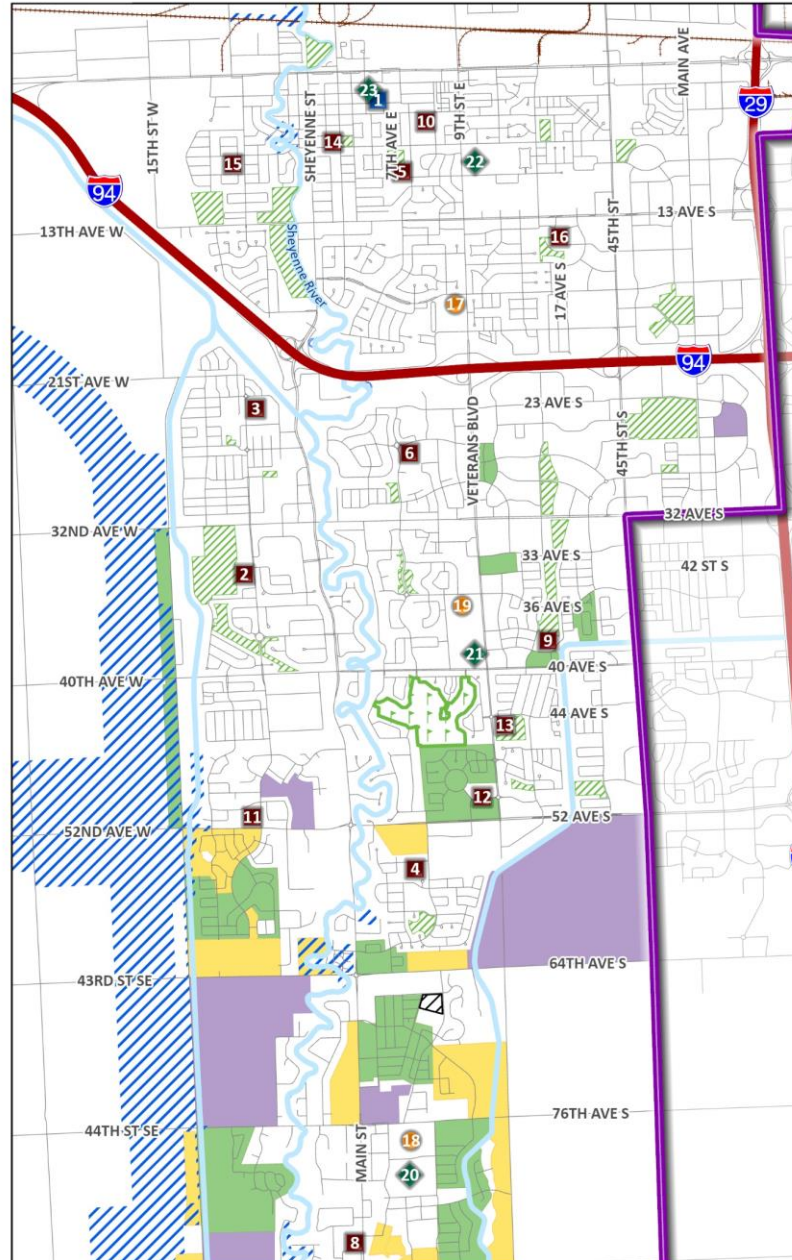
Disclaimer: "Timing of Growth Areas" are general estimates indicating phase of development status: some current projects may continue to develop for 5+ years and 5 to 10 Year potential projects may happen faster or slower than stated in visuals.

Main Takeaway: The majority of housing is anticipated to continue in the southern part of the district. The City of West Fargo is nearing complete build out potential, while there are many areas for potential development in the City of Horace.

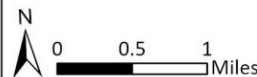


West Fargo Public Schools

Growth Areas



- Pre-K Schools**
1. Early Childhood Center
 2. Aurora
 3. Brooks Harbor
 4. Deer Creek
 5. Eastwood
 6. Freedom
 8. Horace
 9. Independence
 10. L. E. Berger
 11. Legacy
 12. Meadowlark
 13. Osgood
 14. South
 15. Westside
 16. Willow Park
 17. Cheney
 18. Heritage
 19. Liberty
 20. Horace
 21. Sheyenne
 22. West Fargo
- Elementary Schools**
- Middle Schools**
- High Schools**
- Growth Areas**
- Current
 - 5 Year
 - 10 Year
 - F-M Area Diversion Project
 - Future Site
- Legend**
- Pre-K
 - Elementary School
 - Middle School
 - High School
 - Golf Course
 - Park



Map data provided by Cass County, Cities of Fargo, Horace, and West Fargo, West Fargo Public Schools, US Census Bureau, and ESRI. Map created January 2025.

Development Table

RSP Plan Area Name: Identified Growth Areas	Existing Units	Potential Units
Current Growth Area Potential:	1,984	2,450
5-Year Growth Area Potential:	287	3,386
10-Year Growth Area Potential:	6	2,316
Total Growth Area Potential:	2,277	8,152

Source: Cass County, Cities of Fargo, Horace, and West Fargo, and RSP

Observations:

- Growth areas are created from existing land use, future land use, capital improvement plan, zoning, and city staff input
 - Green:** identifies where development activity is happening
 - Yellow:** identifies possible areas that could develop within a 5-year range
 - Purple:** identifies possible areas that could develop within a 10-year range
- 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

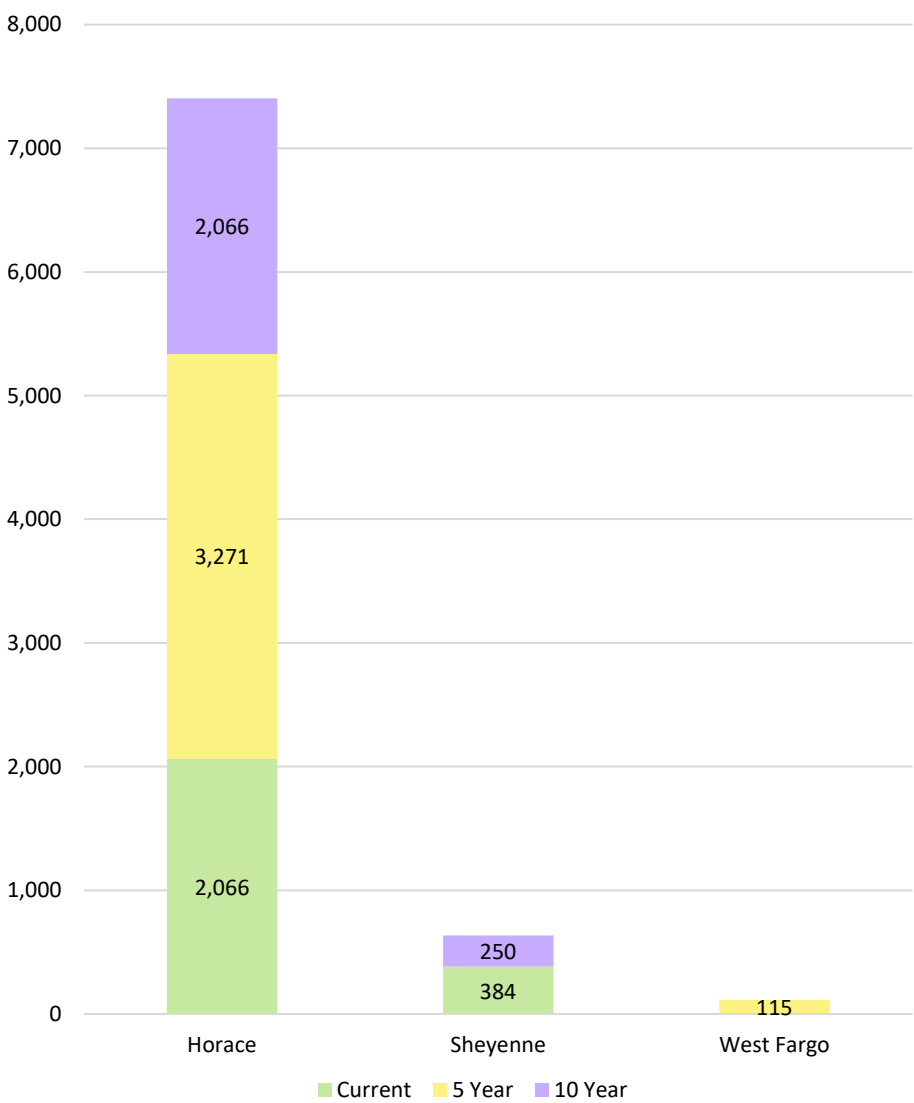
Note: "Timing of Growth Areas" are general estimates indicating phase of development status: some current projects may continue to develop for 5+ years and 5 to 10 Year potential projects may happen faster or slower than stated in table

RSP Plan Area Name: Identified Growth Areas	Current Development Type	Timing of Growth	Existing Units	Potential Units	High School Boundary
River's Edge Second Add	Agriculture	Current	10	390	Horace
South of Maple Lake Estates Add	Agriculture	Current	1	480	Horace
Southdale future MF	Mixed-Use	Current	0	150	Horace
Sparks Addition (North)	Mixed-Use	Current	0	70	Horace
West of Aurora ES	Rural	Current	0	210	Horace
West of Westport Beach	Rural	Current	0	70	Horace
Cub Creek First Add	Single-Family	Current	145	75	Horace
Cub Creek, South	Single-Family	Current	106	70	Horace
Deer Creek Estates 2nd & 3rd Addition	Single-Family	Current	0	38	Horace
Deer Creek Estates Add	Single-Family	Current	0	32	Horace
Maple Lake Estates Add	Single-Family	Current	81	67	Horace
Pine Cove at Cub Creek	Single-Family	Current	5	22	Horace
Southdale Farms First Add	Single-Family	Current	268	72	Horace
Southdale Farms Fourth Addition	Single-Family	Current	138	59	Horace
Wilds 20th Addition	Single-Family	Current	204	166	Horace
Wilds 9th / 12th	Single-Family	Current	192	19	Horace
Southdale Farms TH	Townhomes	Current	0	40	Horace
Terra Gardens	Townhomes	Current	158	36	Horace
Uptown & Main	Mixed-Use	Current	177	91	Sheyenne
Brandt Crossing 1st Add	Multi-Family	Current	260	82	Sheyenne
Rocking Horse Farm 2nd Add	Single-Family	Current	159	19	Sheyenne
Valley View Estates Add	Single-Family	Current	80	16	Sheyenne
Arbor Courts Townhomes	Townhomes	Current	0	176	Sheyenne
Cub Creek (Future Development) North	Agriculture	5 Year	0	64	Horace
Cub Creek (Future Development) South	Agriculture	5 Year	0	86	Horace
Kautzman Family	Agriculture	5 Year	0	100	Horace
North of Grayland 1st Add	Agriculture	5 Year	0	70	Horace
South of River Bend Sub	Agriculture	5 Year	1	300	Horace
West of Maple Lake Estates Add	Agriculture	5 Year	0	750	Horace
Lakeview Addition, Assisted Living	Mixed-Use	5 Year	0	60	Horace
Lakeview Addition, future development	Mixed-Use	5 Year	0	20	Horace
Lakeview Addition, MU	Mixed-Use	5 Year	0	120	Horace
Sparks Addition (South)	Mixed-Use	5 Year	0	176	Horace
Visto's Addition	Mixed-Use	5 Year	0	28	Horace
Willow Grove	Mixed-Use	5 Year	0	382	Horace
Wilds 20th Add	Multi-Family	5 Year	0	71	Horace
Horace Flood Diversion Growth (North)	Rural	5 Year	0	100	Horace
Horace Flood Diversion Growth (South)	Rural	5 Year	0	450	Horace
East of Deer Creek Estates 2nd & 3rd Addition	Single-Family	5 Year	5	80	Horace
South of Greyhawk Estates	Single-Family	5 Year	2	70	Horace
Wilds 11th Addition	Single-Family	5 Year	251	44	Horace
Altenburg Acres First Add	Townhomes	5 Year	2	300	Horace
Dakota Prairie Estates	Single-Family	5 Year	26	115	West Fargo
Dahl	Agriculture	10 Year	1	216	Horace
NW Horace	Agriculture	10 Year	0	800	Horace
Unincorporated near Deer Creek	Agriculture	10 Year	0	1000	Horace
Lost River (Future Development)	Single-Family	10 Year	0	0	Horace
South of Southdale Farms First Addition	Single-Family	10 Year	5	0	Horace
Wilds 4th Add (Future Phase)	Single-Family	10 Year	0	50	Horace
Matrix Properties	Mixed-Use	10 Year	0	250	Sheyenne
Ostrom Dr & County Rd 17 N	Single-Family	10 Year	0	0	West Fargo

Source: Cass County, Cities of Fargo, Horace, and West Fargo, and RSP

Development Outlook by Feeder

Potential Units by High School Boundary



Source: Cass County, Cities of Fargo, Horace, and West Fargo, and RSP

Observations:

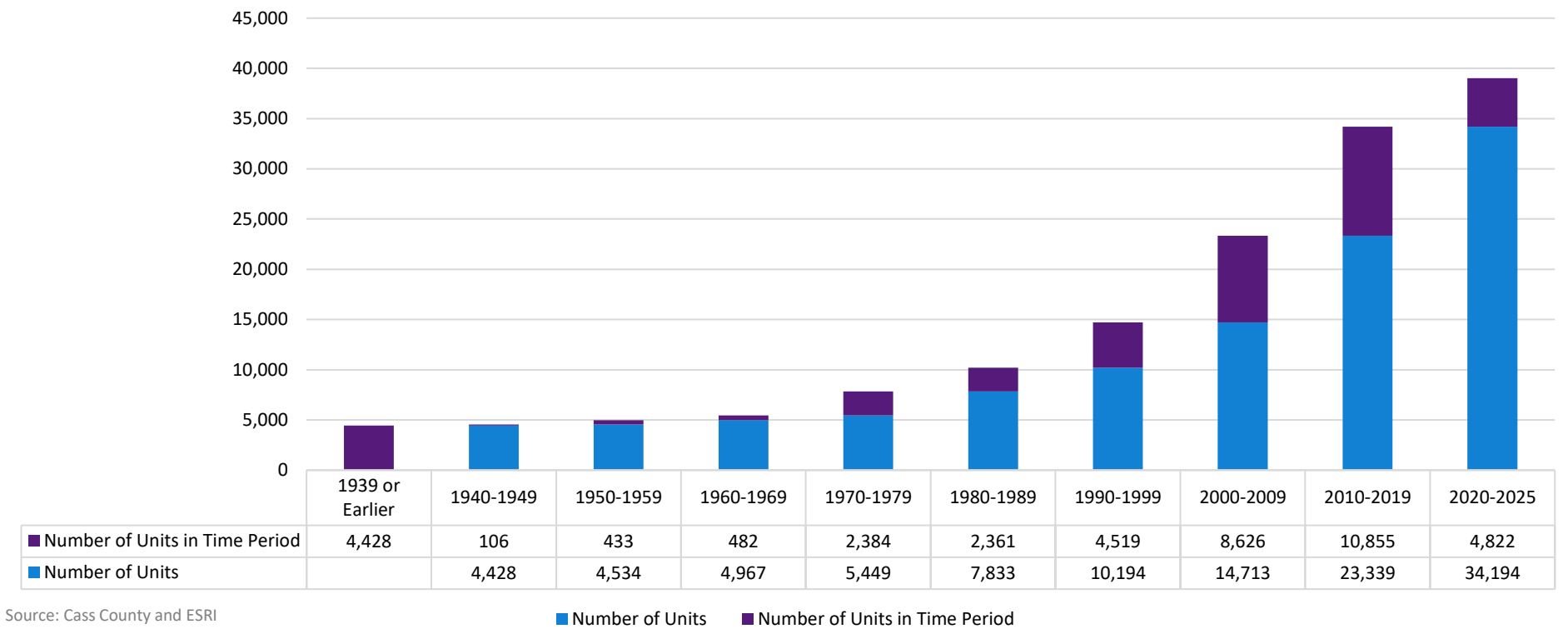
- Over 90% of potential units are located in the Horace High School boundary
 - Sheyenne and West Fargo high school boundaries may see greater development potential once this project is completed
- There are over 2,000 units in current/active stages in Horace High boundary
- The Fargo-Moorhead Area Diversion Project is expected to be complete by 2027
 - The project will re-open area on the west side of West Fargo for development potential
 - Starting in 2028/29 development in the city of Horace will likely decrease as life after the diversion sets in
 - Cities of West Fargo and Fargo may see more development proposals depending on economic and market variables

Note: 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.



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
 - The average year all units were built was 1980 while the median year built was 2006
- 2010 to 2019 has been the greatest developed decade so far
 - The average number of units built per year from 2010 to 2019 was 1,085.5
- Since 2020, the District has added 4,822 units which is on track to match the rate of development in 2010 to 2019

Regional Project Spotlight

Fargo Moorehead Area Diversion

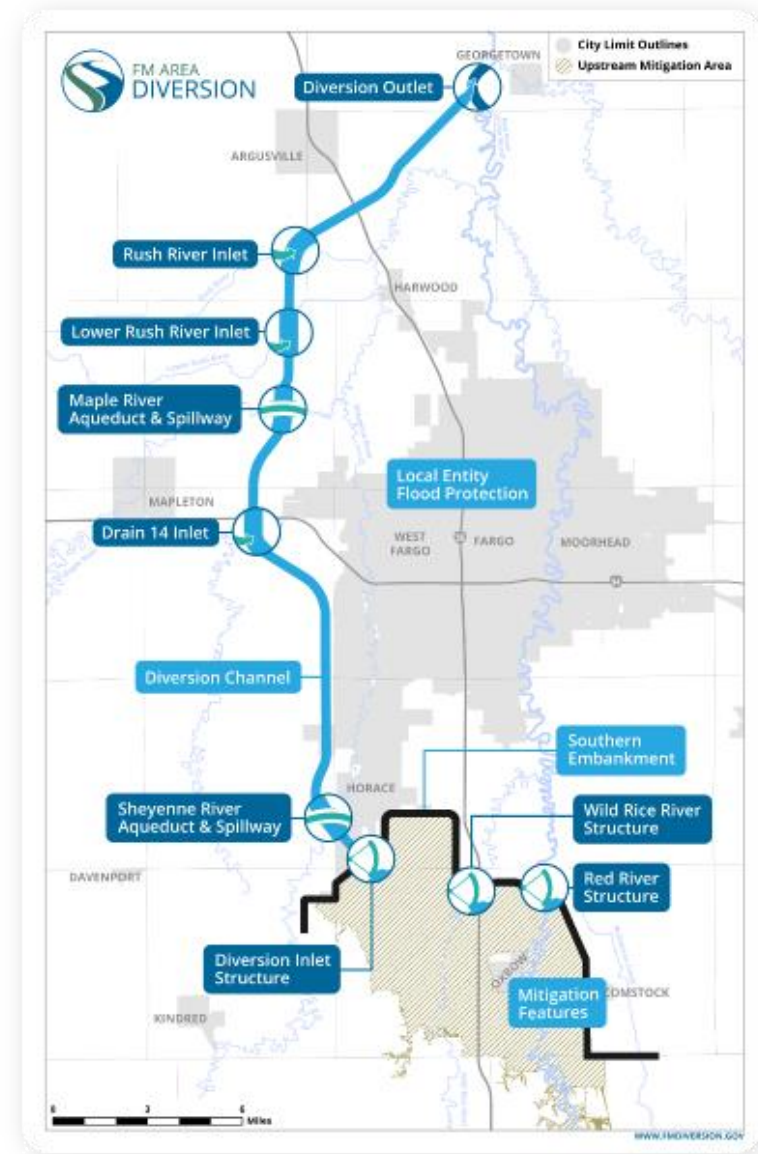
- Flood mitigation for Red River is on track to have permanent, reliable flood protection by 2027
- Once the flood diversion project is complete, development in the area may see an increase in activity
- Completing this project may impact where and the timing of future developments are at in the Fargo metro area – School district enrollment in the region may see shifting trends

<https://fmdiversion.gov/>

Other Projects:

- There is potential for industrial development in northwest West Fargo that may increase regional job market
- The City of West Fargo is adopting a new future growth and land use map that will likely guide location and type of future developments
- A recent transportation study has identified projects near the West Fargo Fairgrounds that may improve traffic challenges in the northwest
- Hector Airport will be adding a new terminal expansion by 2027 and a new constructing a parking garage by spring 2025
- Bell Bank recently opened new headquarters in downtown Fargo, aiming to increase downtown employment by 300 employees
- Convention Center has a sales tax increasing to support future renovations to support event hosting

<https://www.fargomoorhead.org/convention-center/>



Development Observation and Conclusion



Over 8,000 units identified for potential development within the next 10+ years – **indicator of student growth**

- The attendance boundaries that have the most units do not generate the highest number of students in the district
- Other factors like affordability, number of bedrooms, square footage, access to amenities, etc. have a greater impact on whether new units are likely student generating



Development activity has slowed down since 2022 – **limitation to student growth**

- Opportunities of residential growth exist throughout the district – however recent developments have not had significant impacts on increasing enrollment
- Monitor local factors that may affect development timing and economic outlook to gauge how the new decade of residential growth will play out



Student yield rates have remained stable with the development of new housing – **indicator of student growth**

- Single-family residential has higher propensity to have school aged students than multi-family units; 2024 reported 373 new single-family units built and 131 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 on the south side of the district in Horace HS boundary – **indicator of student growth**

- The flood diversion project has supported development in this area by limiting other development corridors
- The diversion project is set to finish over the next five years; continue to monitor this project closely

Conclusion of Section:

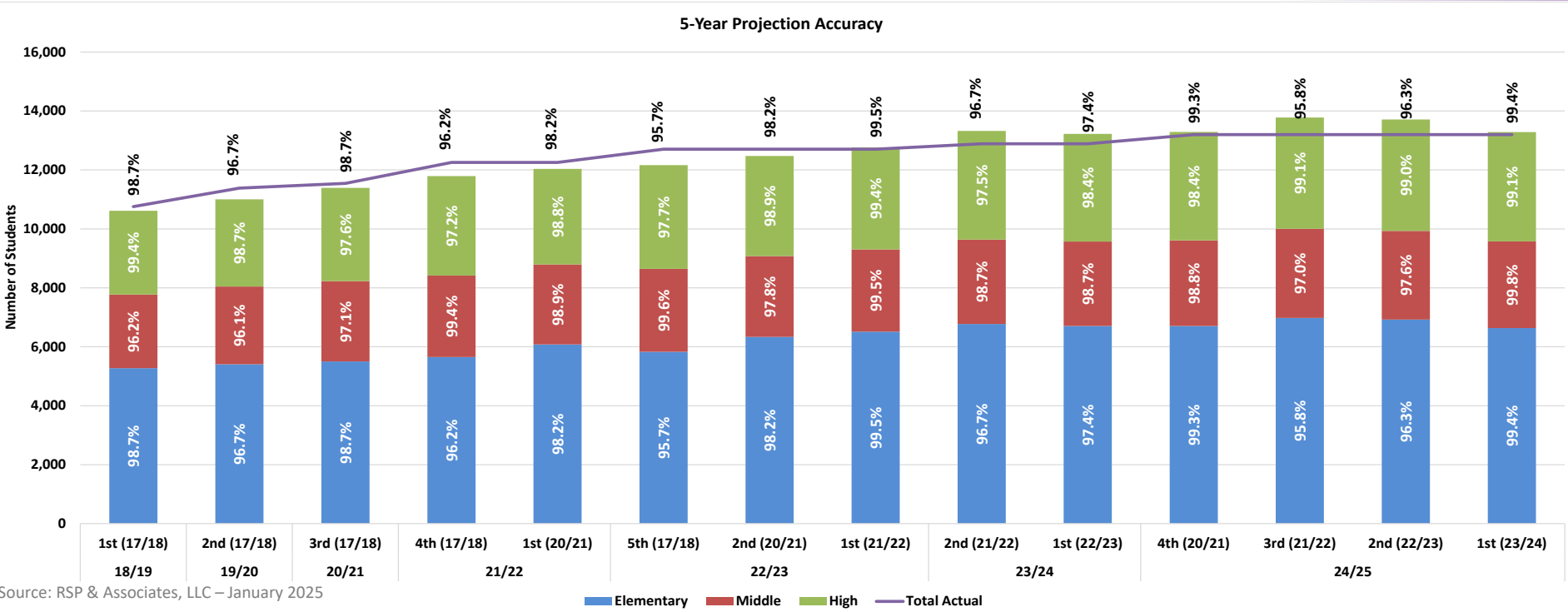
- Monitor local factors that may affect development timing and economic outlook to gauge new decade of residential and population growth:
 - As of February 2022, construction costs have increased over 100% from August 2020; home values increases could potentially slow the single-family subdivision life cycle
 - 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 change in unit production with a national election year (2025); If development starts to slow down, it will impact the enrollment outlook
 - Recent natural disasters throughout the country (East Coast Hurricane, West Coast Forest Fires, etc.) may impact the speed and cost of building activity limiting outlook of residential development projects

Part 3



Enrollment Projections

Projection Accuracy Over Time



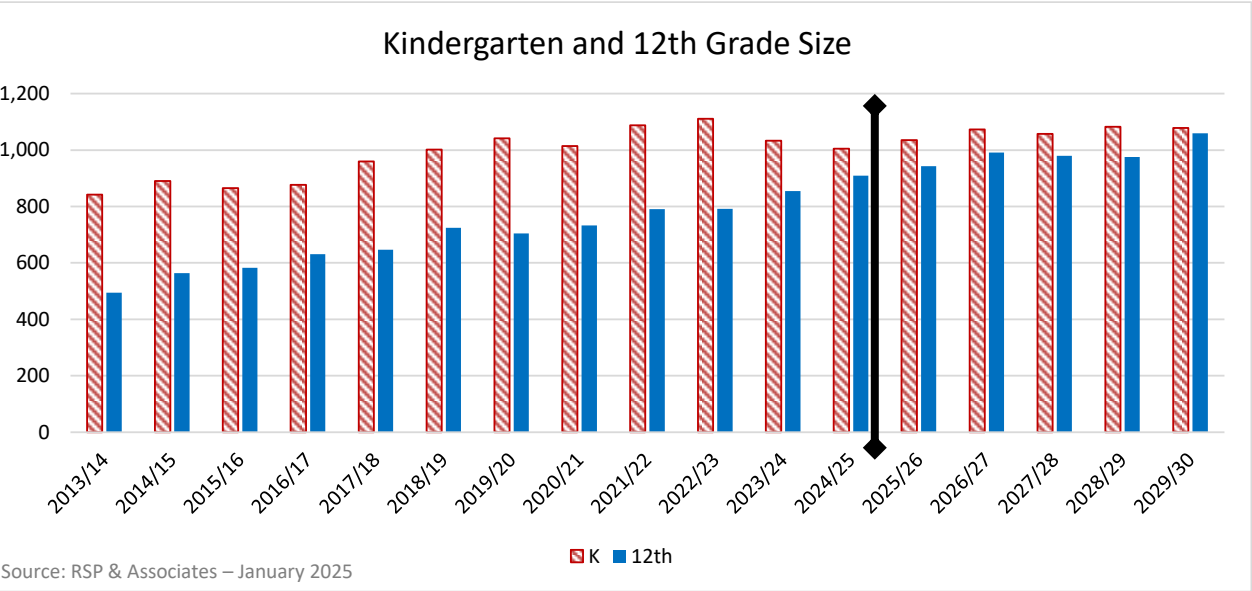
Observations:

- Understanding the Graph: For each school year, represented at the bottom of the chart, there were up to 5 projections made:
 - 1st Year projections represent the projections made in the previous year
 - 5th Year projections represent the projections made 5 years ago
- Projections tend to be more accurate as they get closer to the year that they are projecting
 - Example: 5th Year projections has accuracy of 95.7% while 1st Year projections average an accuracy of 98.7%

Main Takeaway: The 2023/24 Enrollment Analysis projection for 2024/25 was **99.4% accurate**

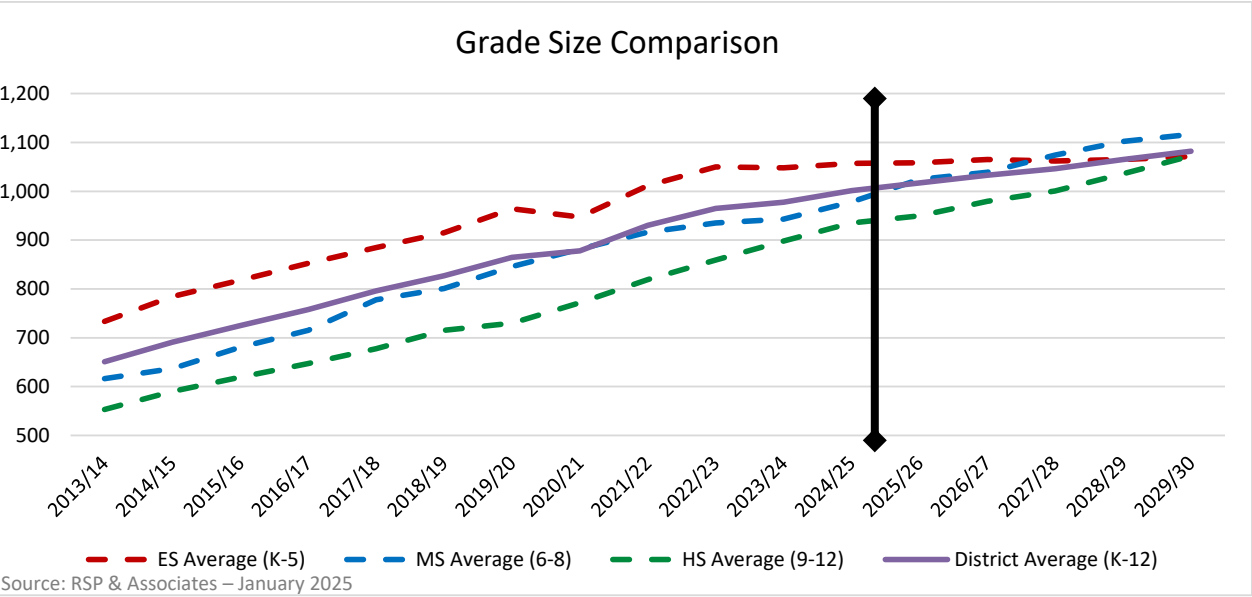
- Projections were most accurate at the middle school level (99.8%) and least accurate at the high school level (99.1%).
- The 23/24 enrollment analysis was more accurate than in past years due to reduced projected enrollment growth at all levels, especially elementary, to prevent over projections.

Class Size Comparisons



K and 12th Grade Comparisons:

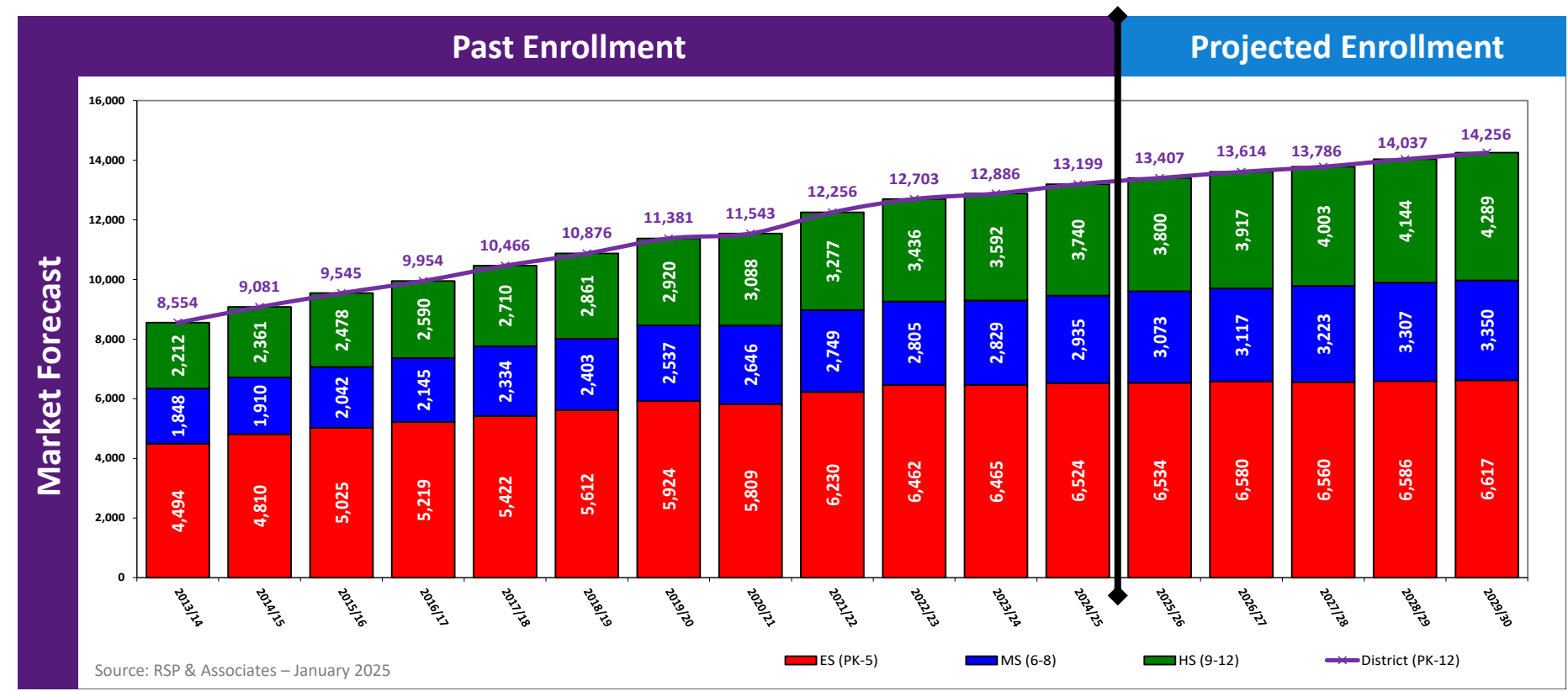
- Current kindergarten class is 96 students larger than the current 12th grade class
- Smaller exiting classes make it easier for growth to occur (when smaller grades move out, they are more than fully replaced by the kindergarten class)
- Over the next 5 years, the kindergarten class is projected to remain stable at around 1,065 students while the average 12th grade class is projected to **increase** to 990 students



Average Class Sizes

- The average elementary grade is 122 students larger than the average high school grade
- As the high school average class size has increased by 21.1% since 2020/21, the average elementary class size has only increased by 11.6%
- Over the next 5 years, all levels are projected to continue to **increase** with the most amount of growth at the HS level (14.1%) and MS level (14.1%), the least amount of growth is projected at the ES level (+1.3%)

Past, Current, & Future Enrollment



5-Year Enrollment Outlook: Overall enrollment forecasted to increase to be **14,256 students by 2029/30**

- District increases by 1,057 students (+8.0%) (Annual Range: +5.2% to +6.5% a year)
- Elementary increases by 94 students (+1.4%) (Annual Range: -0.3% to +0.7% a year)
 - Future kindergarten will likely be between 1,035 and 1,083 students
- Middle School increases by 415 students (+14.1%) (Annual Range: +1.3% to +4.7% a year)
- High School increases by 549 students (+14.7%) (Annual Range: +1.6% to +3.5% a year)

Projection Notes and Clarifications

Past Enrollment is 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
3. **Reside/Attend:** Subset of reside to know how many of Reside students 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

- Building capacity was provided by the District for school facilities
 - Light orange shading indicates where enrollment surpasses 100% of operational capacity
 - Dark orange shading indicates where enrollment surpasses 100% of maximum capacity
- Capacity should be annually examined to ensure appropriate education space is available for students

Other Items

- Enrollment Grade Configuration in Student Forecast Model (PK-5, 6-8, 9-12)
- Enrollment forecast does not include students in Home School Program
- Out of District student trends are assumed to follow District policy and follow similar trends as the last few years
- Projection accuracy is limited by the number of years of student data which matches the State enrollment
- Housing challenges that may result in a slowdown in new housing starts and challenges with the economy as it adapts to a “New Normal” of supply challenges, cost increases, and other housing policy changes

Projections by West Fargo High School Feeder

West Fargo Public School Projections By School (Based on Student Reside)

Market Forecast	School	Operational Capacity	Maximum Capacity	Enrollment Type (Past)	Past School Enrollment				Projections Based on Residence (1-5 years)				
					2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30
	Eastwood Elementary K-5	460	572	Reside/Attend	368	369	362	360					
				Reside	403	407	389	391	388	396	398	398	390
				Attend	386	400	400	393	386	398	400	400	392
	Harwood Elementary K-5	184	208	Reside/Attend	125	119	99	95					
				Reside	128	121	102	96	98	98	101	99	104
				Attend	130	121	100	97	100	98	101	99	104
	L E Berger Elementary K-5	460	572	Reside/Attend	341	350	339	334					
				Reside	373	373	362	361	355	357	341	327	316
				Attend	373	372	359	361	358	356	340	326	315
	South Elementary K-5	414	520	Reside/Attend	343	345	349	327					
				Reside	368	372	368	347	343	351	350	351	346
				Attend	393	381	382	371	371	371	370	371	366
	Westside Elementary K-5	483	598	Reside/Attend	384	391	375	376					
				Reside	417	408	387	392	386	385	385	382	373
				Attend	413	415	403	400	390	395	395	392	383
	Willow Park Elementary K-5	552	624	Reside/Attend	452	460	446	426					
				Reside	485	493	494	477	470	442	432	421	418
				Attend	473	496	470	458	456	425	415	404	401
	Cheney Middle School 6-8	1,080	1,200	Reside/Attend	1,053	1,007	976	997					
				Reside	1,064	1,018	991	1,009	1,036	1,005	994	995	1,000
				Attend	1,066	1,024	994	1,021	1,037	1,012	1,001	1,002	1,007
	West Fargo High School 9-12	1,395	1,550	Reside/Attend	1,386	1,395	1,366	1,372					
				Reside	1,413	1,420	1,390	1,392	1,349	1,349	1,334	1,345	1,362
				Attend	1,424	1,440	1,420	1,422	1,376	1,376	1,361	1,372	1,389

Source: RSP & Associates, LLC - January 2025

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 2024/25 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

No attend capacity challenges are forecasted to be experienced within the West Fargo High School feeder in the next 5 years.

School Utilization Legend

- Over 100% Maximum Capacity
- Over 100% Operational Capacity

Projections by Sheyenne High School Feeder

West Fargo Public School Projections By School (Based on Student Reside)

Market Forecast	School	Operational Capacity	Maximum Capacity	Enrollment Type (Past)	Past School Enrollment				Projections Based on Residence (1-5 years)				
					2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30
	Brooks Harbor Elementary K-5	575	650	Reside/Attend	478	534	521	533					
				Reside	501	559	537	564	564	573	583	591	587
				Attend	496	555	543	543	544	562	572	580	576
	Freedom Elementary K-5	552	624	Reside/Attend	551	533	523	438					
				Reside	571	549	547	451	448	440	415	403	397
				Attend	579	550	547	478	463	459	434	422	416
	Independence Elementary K-5	529	624	Reside/Attend	501	481	558	529					
				Reside	539	516	593	571	573	587	580	586	578
				Attend	532	537	592	547	549	578	571	577	569
	Meadowlark Elementary K-5	460	520	Reside/Attend	0	0	0	369					
				Reside	0	0	0	392	376	352	339	320	326
				Attend	0	0	0	378	369	346	333	314	320
	Osgood Elementary K-5	552	624	Reside/Attend	530	546	530	537					
				Reside	559	571	555	564	569	564	554	546	548
				Attend	562	568	542	552	557	553	543	535	537
	Liberty Middle School 6-8	1,080	1,200	Reside/Attend	1,199	1,028	1,035	1,085					
				Reside	1,221	1,055	1,079	1,118	1,190	1,229	1,311	1,353	1,351
				Attend	1,218	1,107	1,076	1,110	1,185	1,234	1,316	1,358	1,356
	Sheyenne High School 9-12	1,395	1,550	Reside/Attend	1,287	1,113	1,214	1,300					
				Reside	1,337	1,171	1,288	1,363	1,400	1,469	1,509	1,577	1,651
				Attend	1,562	1,484	1,428	1,452	1,444	1,568	1,608	1,676	1,750

Source: RSP & Associates, LLC - January 2025

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 2024/25 boundary

Note 6: School capacity provided by the District

Note 7: Reside is based on the student home address

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

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

School Utilization Legend

- Over 100% Maximum Capacity
- Over 100% Operational Capacity

Attend capacity challenges are forecasted to be experienced at:

- Brooks Harbor ES from 2028/29 to 2029/30; attend growth rate project at 6.1%
- Independence ES from 2025/26 to 2029/30; attend growth rate project at 4.0%
- Osgood ES from 2025/26 to 2026/27 ; attend growth rate project at -2.7%
- Liberty MS from 2025/26 to 2029/30; attend growth rate project at 22.2%
- Sheyenne HS from 2025/26 to 2029/30; attend growth rate project at 20.5%

Projections by West Fargo High School Feeder

West Fargo Public School Projections By School (Based on Student Reside)

Market Forecast	School	Operational Capacity	Maximum Capacity	Enrollment Type (Past)	Past School Enrollment				Projections Based on Residence (1-5 years)				
					2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30
	Aurora Elementary K-5	506	624	Reside/Attend	537	515	482	355					
				Reside	570	541	504	366	343	324	319	306	310
				Attend	548	529	491	377	351	325	320	307	311
	Deer Creek Elementary K-5	506	624	Reside/Attend	370	480	481	349					
				Reside	382	520	509	355	345	340	335	334	344
				Attend	397	505	516	384	380	352	347	346	356
	Horace Elementary K-5	552	650	Reside/Attend	291	375	437	542					
				Reside	299	389	450	571	627	694	763	821	880
				Attend	305	386	443	548	606	675	744	802	861
	Legacy Elementary K-5	506	624	Reside/Attend	456	461	480	433					
				Reside	476	481	491	446	466	489	479	507	509
				Attend	484	485	500	457	471	499	489	517	519
	Heritage Middle School 6-8	810	900	Reside/Attend	455	658	721	787					
				Reside	464	732	759	808	847	883	918	959	999
				Attend	465	674	759	804	851	871	906	947	987
	Horace High School 9-12	1,050	1,050	Reside/Attend	209	431	641	775					
				Reside	466	794	854	926	995	1,043	1,102	1,166	1,221
				Attend	230	461	684	807	924	917	976	1,040	1,095

Source: RSP & Associates, LLC - January 2025

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

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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 2024/25 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

Attend capacity challenges are forecasted to be experienced at:

- Horace ES from 2025/26 to 2029/30; attend growth rate project at 57.1%
- Legacy ES from 2028/29 to 2029/30; attend growth rate project at 13.6%
- Heritage MS from 2025/26 to 2029/30; attend growth rate project at 22.8%
- Horace HS in 2029/30; attend growth rate project at 35.7%

School Utilization Legend

	Over 100% Maximum Capacity
	Over 100% Operational Capacity

Grade Level Projections and Capacity

School Utilization Legend

Over 100% Maximum Capacity

Over 100% Operational Capacity

West Fargo Public School Projections By School (Based on Student Reside)

Market Forecast	School	Operational Capacity	Maximum Capacity	Enrollment Type (Past)	Past School Enrollment				Projections Based on Residence (1-5 years)					2029/30 Operational Utilization %
					2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	
	Early Childhood Center PK	240	320	Reside/Attend	2	1	0	0						
				Reside	159	162	177	180	183	188	186	194	191	
				Attend	159	162	177	180	183	188	186	194	191	
	Community High School 9-12	168	184	Reside/Attend	61	51	60	59						
				Reside	61	51	60	59	56	56	58	56	55	
				Attend	61	51	60	59	56	56	58	56	55	
	ELEMENTARY SCHOOL TOTAL PK to 5th	7,531	8,978	Reside/Attend	5,729	5,960	5,982	6,003						87.9%
				Reside	6,230	6,462	6,465	6,524	6,534	6,580	6,560	6,586	6,617	
				Attend	6,230	6,462	6,465	6,524	6,534	6,580	6,560	6,586	6,617	
	MIDDLE SCHOOL TOTAL 6th to 8th	2,970	3,300	Reside/Attend	2,707	2,693	2,732	2,869						113%
				Reside	2,749	2,805	2,829	2,935	3,073	3,117	3,223	3,307	3,350	
				Attend	2,749	2,805	2,829	2,935	3,073	3,117	3,223	3,307	3,350	
	HIGH SCHOOL TOTAL 9th to 12th	4,008	4,334	Reside/Attend	2,943	2,990	3,281	3,506						107%
				Reside	3,277	3,436	3,592	3,740	3,800	3,917	4,003	4,144	4,289	
				Attend	3,277	3,436	3,592	3,740	3,800	3,917	4,003	4,144	4,289	
	DISTRICT TOTALS PK to 12th	14,509	16,612	Reside/Attend	11,379	11,643	11,995	12,378						98.3%
				Reside	12,256	12,703	12,886	13,199	13,407	13,614	13,786	14,037	14,256	
				Attend	12,256	12,703	12,886	13,199	13,407	13,614	13,786	14,037	14,256	

Source: RSP & Associates, LLC - January 2025

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Projection Observations and Conclusion



Enrollment is forecasted to increase at all grade levels over the next five years

- District capacity can accommodate the forecasted growth at the elementary school level, but will likely require additional capacity at the middle and high school level

RSP recommends District administration and Board of Education to annually review enrollment projections, demographics, and development trends as it relates to available building capacity

- Some buildings are forecasted to experience greater capacity challenges as the individual trends for that school lean toward greater enrollment growth
- Continuing to annually monitor the items in this report is recommended; there are some variables in the community that are limitations to enrollment outlook: decreasing live births, slow down of units production, lower cohort growth, etc.
- Recent natural disasters throughout the country (East Coast Hurricane, West Coast Forest Fires, etc.) may impact the speed and cost of building activity limiting the outlook of residential development projects

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)
- Live birth data continues to be lower than it has been in the last decade which impacts future kindergarten enrollment
- Potential changes to state or national policy with 2025 President Election may impact the enrollment outlook

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

Conclusion of Section:

- District (PK-12) enrollment forecasted to increase by 1,057 students (+8.0%)
 - Elementary enrollment forecasted to increase by 94 students (+1.4%)
 - Middle School enrollment forecasted increase by 415 students (+14.1%)
 - High School enrollment forecasted increase by 549 students (+14.5%)
- Schools in the Sheyenne HS feeder are projected to utilize 106% of the operational capacity by 2029/30 (reside)
- Schools in the Horace HS feeder are projected to utilize 108% of the operational capacity by 2029/30 (reside)

Part 4



Next Steps

Next Steps



Annually Review and Update Projected Enrollment Outlook

- ☐ Enrollment is forecasted to continue increasing over the next five years; continued evaluation of enrollment each year will enhance decision making
- ☐ Future reports will integrate currently unknown information and track the status of new developments within the community

ACTION: Review enrollment outlook for the 2025/26 school year



Address Capacity Challenges

- ☐ There are multiple capacity challenges forecasted in the District that need addressed within the next five years
- ☐ Middle School enrollment is forecasted to surpass district-wide operational capacity next year
- ☐ Horace and Sheyenne high school feeders are projected to surpass capacity over the next five years
- ☐ There may be opportunities to improve balance of schools through a boundary adjustment, classroom additions, new building(s), program re-location, and/or intra-district transfers

ACTION: Utilize results of the report with future facility decisions



Communicate Results with General Public

- ☐ Integrate findings into any potential facility plan; Future programming and building plans will impact household choices throughout the District
- ☐ Create targeted marketing strategies to inform households about the extensive educational programs available within the District

ACTION: Expand resources for community outreach and information transparency to prepare community for potential changes in school enrollment

Report Conclusion

West Fargo Public School enrollment is expected to increase by 8.0% over the next five years surpassing 14,200 total students (PK-12)

- ☐ Elementary enrollment **stabilizes** as similar size of grades are forecasted to cohort forward
 - There is likely not a need for additional elementary school capacity within the next 5 to 10 years
- ☐ Middle and High School are forecasted to **increase at the greatest rate** as the current grades are replaced by larger grades
 - Total middle school enrollment will surpass total operational capacity – **MORE SPACE NEEDED**
 - Total high school enrollment will surpass total operational capacity – **MORE SPACE NEEDED**

With different variables at the planning area levels, some schools are forecasted to increase at greater rates. Capacity challenges are expected at the following buildings:

- ☐ Within Horace High School Feeder: Horace Elementary, Heritage Middle, and Horace High School
- ☐ Within Sheyenne High School Feeder: Liberty Middle School and Sheyenne High School

Conclusion of Section:

- ✓ RSP is currently working with District administration in facility planning conversation to improve **enrollment distribution, capacity utilization, and class size balance between buildings.**
- ✓ Balancing enrollment and efficiently utilizing facility space ensures the **adequate and appropriate space** is allocated for **programming needs for all students** (Core, Elective, SPED, ELL, Support Services, Staff/Office, etc.)
- ✓ With enrollment forecasted to increase, additional capacity is needed in the District. With the current building inventory, enrollment is forecasted to utilize **87.9% elementary capacity, 113% of middle school capacity, and 107% of high school capacity (operational).**

Appendix



Comparative Regional Demographics

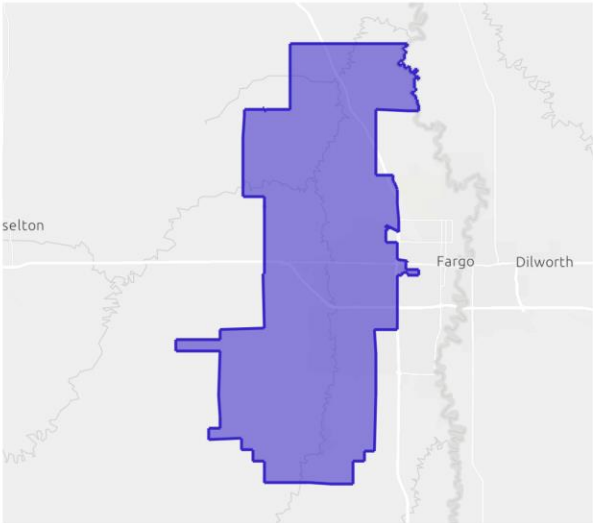
General Demographics	West Fargo Public Schools	Fargo Public Schools	Bismarck Public Schools	City of Fargo	City of West Fargo	Cass County	State of North Dakota
Unemployment Rate	1.2%	2.1%	1.4%	2.0%	0.8%	1.6%	1.6%
Average Household Size	2.36	2.15	2.36	2.14	2.5	2.26	2.32
Median Age	32.8	34.1	38.1	32.8	34.8	33.8	36.2
Total Population	82,358	103,582	98,165	136,665	41,117	199,165	796,812
Median Household Income	\$80,136	\$61,865	\$85,626	\$61,652	\$94,472	\$70,774	\$76,655
Total Housing Units	37,071	49,545	42,630	66,407	17,169	91,944	382,137
Owner Occupied Housing	17,241	24,018	28,282	27,680	10,863	45,639	212,653
Renter Occupied Housing	17,316	20,764	11,554	32,353	5,522	38,620	117,748
Vacancy Rate	6.8%	9.6%	6.6%	9.6%	4.6%	8.4%	13.5%
Race/Ethnicity	West Fargo Public Schools	Fargo Public Schools	Bismarck Public Schools	City of Fargo	City of West Fargo	Cass County	State of North Dakota
White	78.0%	79.3%	84.3%	76.5%	83.4%	79.6%	80.7%
Black	8.7%	7.1%	2.3%	9.1%	5.0%	7.3%	3.5%
American Indian/Alaskan	1.3%	1.6%	4.4%	1.6%	1.2%	1.4%	4.8%
Asian	3.6%	3.5%	1.2%	4.1%	2.2%	3.3%	1.8%
Pacific Islander	0.0%	0.1%	0.4%	0.1%	0.0%	0.0%	0.1%
Other Race	0.3%	0.2%	0.2%	0.3%	0.2%	0.3%	0.2%
Two or More Races	4.2%	4.3%	3.5%	4.2%	4.5%	4.2%	4.2%
Hispanic	4.0%	3.9%	3.6%	4.2%	3.5%	3.8%	4.7%

Source: U.S. Census, ESRI BAO

Notes:

- Demographic attribute information for West Fargo Public Schools is similar to Cass County
- The Median Age is the lowest in the West Fargo Public Schools when compared to the other districts
- The Unemployment Rate is lower than the State of North Dakota (estimates from July 2024 from the US Census)
- The Median Household Income is third highest in the West Fargo Public Schools when compared to the other districts

Census Demographic Overview

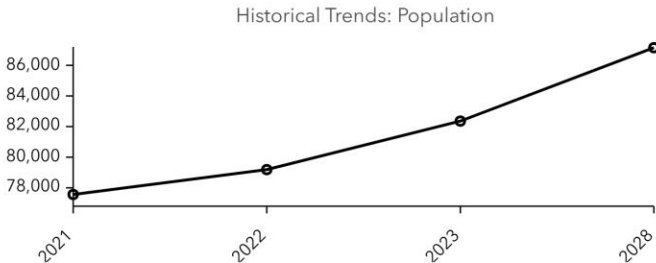


POPULATION TRENDS AND KEY INDICATORS

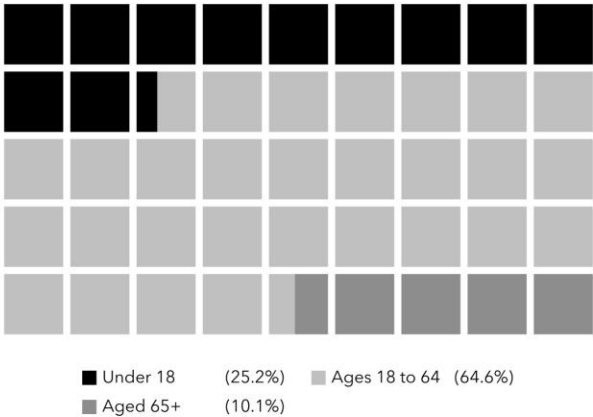
West Fargo Public Schools
Area: 124.11 square miles

82,358	34,557	2.36	32.8	\$80,136	\$353,302	85	86	41
Population	Households	Avg Size Household	Median Age	Median Household Income	Median Home Value	Wealth Index	Housing Affordability	Diversity Index

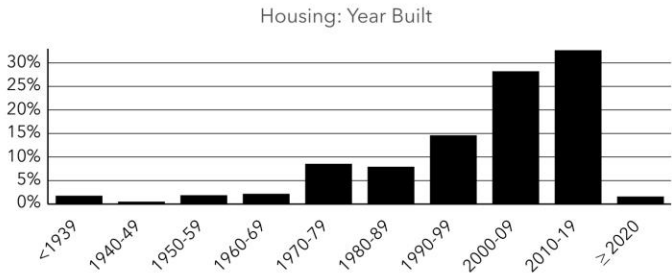
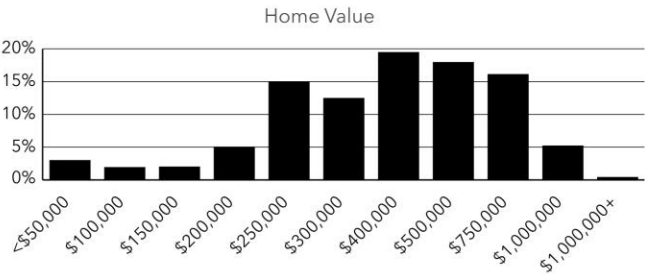
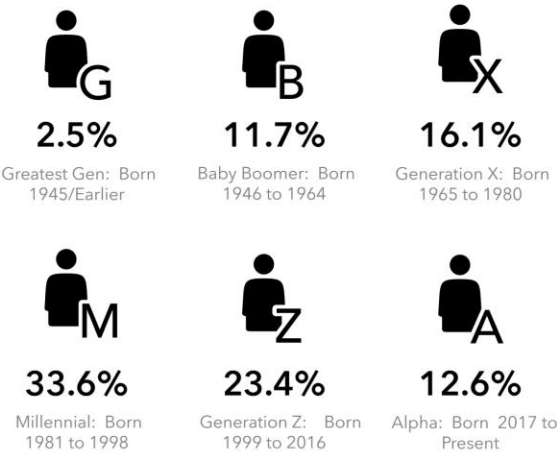
MORTGAGE INDICATORS



POPULATION BY AGE



POPULATION BY GENERATION



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[Source:](#) This infographic contains data provided by Esri (2024, 2029), Esri-U.S. BLS (2024), ACS (2018-2022). © 2025 Esri

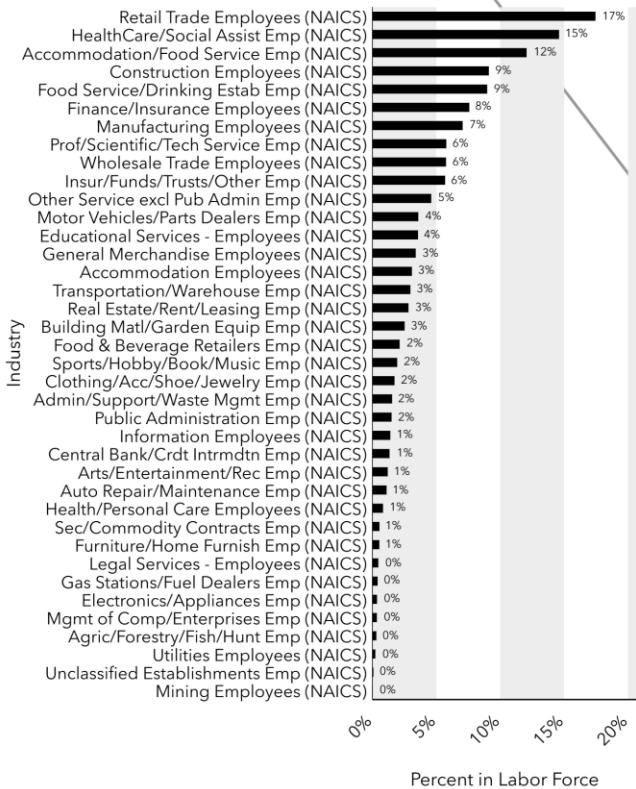
Source: US Census BAO and ESRI
Note: Demographic information includes all persons residing in the school district boundary (not just student data)

Census Employment Outlook

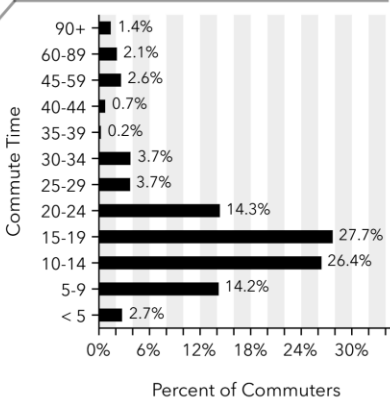
Economic Development Profile

West Fargo Public Schools
Area: 124.11 square miles

2024 The North American Industry Classification System (NAICS)



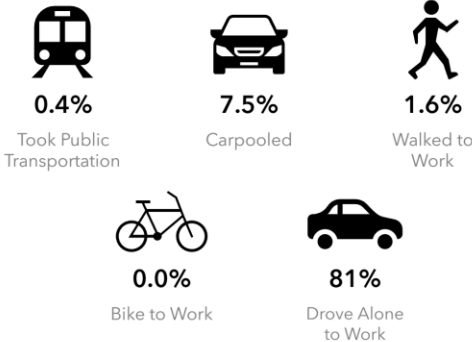
Commute Time: Minutes



Workforce Overview



Transportation to Work



Source: This infographic contains data provided by Esri (2024), Esri-Data Axle (2024), ACS (2018-2022).

© 2025 Esri

Source: US Census BAO and ESRI
Note: Demographic information includes all persons residing in the school district boundary (not just student data)

Student Retention Analysis

2012/13 Student Data Retention Analysis (Visual 1)

Grade		2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	Grade Change	Percent Change
Starting	Ending	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25			
Kdg	12th	-111	-64	-41	-31	-27	-32	-10	-9	-6	-10	-11	-17		-369	-47.6%
1st	12th	-80	-50	-45	-19	-34	-18	-12	-17	-7	-29	-13			-324	-43.0%
2nd	12th	-63	-59	-35	-29	-24	-15	-12	-8	-16	-21				-282	-40.6%
3rd	12th	-50	-37	-37	-21	-25	-22	-11	-14	-25					-242	-36.3%
4th	12th	-53	-39	-27	-16	-23	-11	-11	-11						-191	-32.3%
5th	12th	-42	-30	-21	-25	-18	-27	-20							-183	-30.2%
6th	12th	-29	-26	-25	-19	-16	-11								-126	-24.4%
7th	12th	-26	-22	-32	-19	-11									-110	-23.0%
8th	12th	-39	-18	-22	-27										-106	-20.9%
9th	12th	-53	-45	-22											-120	-21.4%
10th	12th	-58	-41												-99	-17.4%
11th	12th	-57													-57	-11.8%
All Grade Change		-661	-431	-307	-206	-178	-136	-76	-59	-54	-60	-24	-17		-2,209	-30.7%
K-11 Percent Change		-9.2%	-6.0%	-4.3%	-2.9%	-2.5%	-1.9%	-1.1%	-0.8%	-0.7%	-0.8%	-0.3%	-0.2%		-30.7%	
K-11 Enrollment		7,203	7,203	7,203	7,203	7,203	7,203	7,203	7,203	7,203	7,203	7,203	7,203			

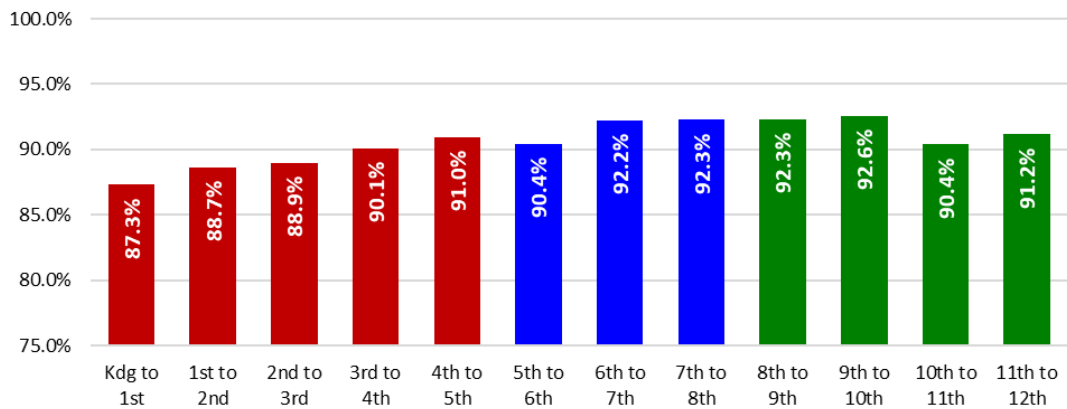
Source: West Fargo Public Schools Student Data and RSP

Notes: See Legend Color Code for grade change. Starting and ending year is key to see how each grade retained enrollment year to year.

2012/13 Retention Snapshot (Visual 1)

- Table represents the 2012/13 student data and illustrates the student change by year for the students who were attending in 2012/13
 - From 2012/13 to 2024/25 the district has retained 69.3% of students (K-12)
 - The 2012/13 Kdg class has decreased by 369 students from 2013/14 to 2024/25 (-47.6%)
 - Currently there are 909 12th grader meaning 503 (55.3% of those student west new to the District after 2012/13)

Average Cohort Retention by Grade Cohort (Visual 2)



Average Retention (Visual 2)

- Table represents the average student retention starting in 2012/13 (12 years of data) (tracked by **Student IDs**)
 - On average, the District retains 90.6% of their student body year to year
 - Retention is greatest between 7th to 10th grade

Main Takeaway: Retention is a positive variable indicating that when students enter the District they often stay support greater growth at middle and high school levels.

Birth Rate Information

Cass County Live Births and Fargo Kindergarteners 5 Years Later

Calendar Year	# Live Births	Birth Change	% Birth Change	School Year	# Kdg	%Kdg of Live Births
2009	2,170			2014/15	890	41.0%
2010	2,156	-14	-0.6%	2015/16	865	40.1%
2011	2,239	83	3.8%	2016/17	877	39.2%
2012	2,363	124	5.5%	2017/18	960	40.6%
2013	2,463	100	4.2%	2018/19	1,002	40.7%
2014	2,569	106	4.3%	2019/20	1,042	40.6%
2015	2,561	-8	-0.3%	2020/21	1,014	39.6%
2016	2,629	68	2.7%	2021/22	1,088	41.4%
2017	2,525	-104	-4.0%	2022/23	1,111	44.0%
2018	2,450	-75	-3.0%	2023/24	1,033	42.2%
2019	2,436	-14	-0.6%	2024/25	1,005	41.3%
2020	2,351	-85	-3.5%	2025/26	931	1,034
2021	2,512	161	6.8%	2026/27	995	1,105
2022	2,357	-155	-6.2%	2027/28	933	1,037
2023	2,375	18	0.8%	2028/29	940	1,045
3-Year Average	2,414.7	8				
3-Year Weighted Average	2,391.8	-15.8				

MARKET SHARE

 Low Range
 High Range

Source: North Dakota of Department of Health and West Fargo Public Schools

Live Birth Observations

- Tracks the number of live births and the corresponding number of kindergarten students five years later
- The number of live births have been decreasing. This is consistent with national and state trends.
- 3-year weighted average of 15.8 less live births per year
- 2023 reported 194 less live births than 2014 (ten year change)
- The district enrolls 39 to 44% of county live births in kindergarten five years later
- Kindergarten enrollment has decreased the past two years limiting elementary growth outlook
- Based on this variable range of market share, the kindergarten classes moving forward are forecasted to be between:
 - 931 to 995 students on the low end
 - 1,034 to 1,105 students on the high end
 - Market Share decline impacts the future kindergarten projected enrollment

Main Takeaway: The decline of live births can potentially result in smaller kindergarten classes. To keep similar or greater enrollment, 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 county live births enrolling in the District.

2025/26 Attend Enrollment By Grade

ATTEND

2025/26 School Year

School	District Capacity	Grade														
		PK	Kind	1st	2nd	3rd	4th	5th	6th	7th	8th	9th	10th	11th	12th	Total
Early Childhood Center	320	183														183
Lodoen Kindergarten Center	0															0
Aurora Elementary	624		59	57	52	68	50	65								351
Brooks Harbor Elementary	650		99	104	96	77	86	82								544
Deer Creek Elementary	624		64	62	61	68	63	62								380
Eastwood Elementary	572		66	70	73	66	55	56								386
Freedom Elementary	624		66	51	74	89	96	87								463
Harwood Elementary	208		19	20	14	18	14	15								100
Horace Elementary	650		101	111	99	108	97	90								606
Independence Elementary	624		85	88	97	93	110	76								549
L E Berger Elementary	572		55	44	64	71	70	54								358
Legacy Elementary	624		78	63	93	69	91	77								471
Meadowlark Elementary	520		53	59	43	69	72	73								369
Osgood Elementary	624		90	89	86	105	96	91								557
South Elementary	520		62	61	65	65	62	56								371
Westside Elementary	598		60	60	68	69	65	68								390
Willow Park Elementary	624		78	73	67	69	78	91								456
Cheney Middle School	1,200								334	341	362					1,037
Heritage Middle School	900								291	285	275					851
Liberty Middle School	1,200								419	388	378					1,185
Horace High School	1,050											257	245	213	209	924
Shenenne High School	1,550											364	380	378	322	1,444
West Fargo High School	1,550											315	339	358	364	1,376
Community High School	184											0	0	8	48	56
DISTRICT TOTALS	16,612	183	1,035	1,012	1,052	1,104	1,105	1,043	1,044	1,014	1,015	936	964	957	943	13,407

Source: RSP & Associates, LLC - January 2025

Understanding the Table:

Attend enrollment illustrates the forecasted population of WFPS students based on student reside location while adjusting for student choices within WFPS options. Values in this table account for the Other WFPS options available to each student (school choice, magnet programs, special programs, etc.).

2025/26 Reside Enrollment By Grade

RESIDE

2025/26 School Year

School	District Capacity	Grade														
		PK	Kind	1st	2nd	3rd	4th	5th	6th	7th	8th	9th	10th	11th	12th	Total
Early Childhood Center	320	183														183
Lodoen Kindergarten Center	0															0
Aurora Elementary	624		60	58	51	63	49	62								343
Brooks Harbor Elementary	650		102	107	97	86	87	85								564
Deer Creek Elementary	624		55	53	54	67	59	57								345
Eastwood Elementary	572		68	72	71	59	60	58								388
Freedom Elementary	624		65	50	73	87	93	80								448
Harwood Elementary	208		18	19	14	18	14	15								98
Horace Elementary	650		104	114	103	112	99	95								627
Independence Elementary	624		90	93	103	97	111	79								573
L E Berger Elementary	572		53	42	64	73	70	53								355
Legacy Elementary	624		79	64	89	67	92	75								466
Meadowlark Elementary	520		52	58	45	69	73	79								376
Osgood Elementary	624		91	90	88	105	102	93								569
South Elementary	520		56	55	62	62	55	53								343
Westside Elementary	598		62	62	68	66	63	65								386
Willow Park Elementary	624		80	75	70	73	78	94								470
Cheney Middle School	1,200								335	342	359					1,036
Heritage Middle School	900								291	285	271					847
Liberty Middle School	1,200								418	387	385					1,190
Horace High School	1,050											270	258	238	229	995
Shenenne High School	1,550											356	372	355	317	1,400
West Fargo High School	1,550											310	334	356	349	1,349
Community High School	184											0	0	8	48	56
DISTRICT TOTALS	16,612	183	1,035	1,012	1,052	1,104	1,105	1,043	1,044	1,014	1,015	936	964	957	943	13,407

Source: RSP & Associates, LLC - January 2025

Understanding the Table:

While reside enrollment reflect WFPS students based on residency location, actual enrollment attendance numbers may differ to due school choice, programs offered, and other educational alternatives

2026/27 Reside Enrollment By Grade

RESIDE

2026/27 School Year

School	District Capacity	Grade														
		PK	Kind	1st	2nd	3rd	4th	5th	6th	7th	8th	9th	10th	11th	12th	Total
Early Childhood Center	320	188														188
Lodoen Kindergarten Center	0															0
Aurora Elementary	624		60	58	54	47	57	48								324
Brooks Harbor Elementary	650		102	100	104	95	85	87								573
Deer Creek Elementary	624		62	53	50	52	66	57								340
Eastwood Elementary	572		68	68	70	73	56	61								396
Freedom Elementary	624		71	65	50	75	89	90								440
Harwood Elementary	208		16	18	19	14	17	14								98
Horace Elementary	650		119	112	123	115	121	104								694
Independence Elementary	624		88	92	93	104	99	111								587
L E Berger Elementary	572		56	53	43	65	71	69								357
Legacy Elementary	624		83	81	66	96	68	95								489
Meadowlark Elementary	520		55	52	58	45	69	73								352
Osgood Elementary	624		87	93	90	88	103	103								564
South Elementary	520		61	54	57	64	60	55								351
Westside Elementary	598		64	62	62	68	66	63								385
Willow Park Elementary	624		81	77	66	68	74	76								442
Cheney Middle School	1,200								326	340	339					1,005
Heritage Middle School	900								295	295	293					883
Liberty Middle School	1,200								416	420	393					1,229
Horace High School	1,050											275	274	252	242	1,043
Sheyenne High School	1,550											389	358	366	356	1,469
West Fargo High School	1,550											358	315	323	353	1,349
Community High School	184											0	5	11	40	56
DISTRICT TOTALS	16,612	188	1,073	1,038	1,005	1,069	1,101	1,106	1,037	1,055	1,025	1,022	952	952	991	13,614

Source: RSP & Associates, LLC - January 2025

Understanding the Table:

While reside enrollment reflect WFPS students based on residency location, actual enrollment attendance numbers may differ to due school choice, programs offered, and other educational alternatives

2027/28 Reside Enrollment By Grade

RESIDE

2027/28 School Year

School	District Capacity	Grade														
		PK	Kind	1st	2nd	3rd	4th	5th	6th	7th	8th	9th	10th	11th	12th	Total
Early Childhood Center	320	186														186
Lodoen Kindergarten Center	0															0
Aurora Elementary	624		60	58	54	50	41	56								319
Brooks Harbor Elementary	650		104	100	98	102	94	85								583
Deer Creek Elementary	624		55	61	51	50	53	65								335
Eastwood Elementary	572		68	68	66	72	68	56								398
Freedom Elementary	624		62	72	65	51	77	88								415
Harwood Elementary	208		17	16	18	19	14	17								101
Horace Elementary	650		119	130	123	138	126	127								763
Independence Elementary	624		92	92	94	95	107	100								580
L E Berger Elementary	572		54	55	53	44	64	71								341
Legacy Elementary	624		81	82	81	70	96	69								479
Meadowlark Elementary	520		56	56	53	58	45	71								339
Osgood Elementary	624		90	88	93	91	87	105								554
South Elementary	520		55	59	56	59	61	60								350
Westside Elementary	598		64	65	61	61	68	66								385
Willow Park Elementary	624		80	78	68	65	69	72								432
Cheney Middle School	1,200								328	332	334					994
Heritage Middle School	900								312	301	305					918
Liberty Middle School	1,200								468	418	425					1,311
Horace High School	1,050											299	280	268	255	1,102
Sheyenne High School	1,550											401	391	352	365	1,509
West Fargo High School	1,550											340	365	309	320	1,334
Community High School	184											0	4	14	40	58
DISTRICT TOTALS	16,612	186	1,057	1,080	1,034	1,025	1,070	1,108	1,108	1,051	1,064	1,040	1,040	943	980	13,786

Source: RSP & Associates, LLC - January 2025

Understanding the Table:

While reside enrollment reflect WFPS students based on residency location, actual enrollment attendance numbers may differ to due school choice, programs offered, and other educational alternatives

2028/29 Reside Enrollment By Grade

RESIDE

2028/29 School Year

School	District Capacity	Grade														
		PK	Kind	1st	2nd	3rd	4th	5th	6th	7th	8th	9th	10th	11th	12th	Total
Early Childhood Center	320	194														194
Lodoen Kindergarten Center	0															0
Aurora Elementary	624		58	58	54	50	45	41								306
Brooks Harbor Elementary	650		98	102	98	96	102	95								591
Deer Creek Elementary	624		65	55	59	52	51	52								334
Eastwood Elementary	572		62	68	66	68	66	68								398
Freedom Elementary	624		65	65	73	69	55	76								403
Harwood Elementary	208		16	17	16	18	18	14								99
Horace Elementary	650		132	130	140	137	149	133								821
Independence Elementary	624		98	95	92	96	97	108								586
L E Berger Elementary	572		55	53	56	55	44	64								327
Legacy Elementary	624		89	81	83	85	71	98								507
Meadowlark Elementary	520		52	56	56	53	58	45								320
Osgood Elementary	624		94	92	88	94	90	88								546
South Elementary	520		62	53	61	58	56	61								351
Westside Elementary	598		62	64	64	62	62	68								382
Willow Park Elementary	624		75	77	68	67	66	68								421
Cheney Middle School	1,200								333	333	329					995
Heritage Middle School	900								325	321	313					959
Liberty Middle School	1,200								451	474	428					1,353
Horace High School	1,050											313	305	274	274	1,166
Sheyenne High School	1,550											433	404	387	353	1,577
West Fargo High School	1,550											336	348	355	306	1,345
Community High School	184											0	2	11	43	56
DISTRICT TOTALS	16,612	194	1,083	1,066	1,074	1,060	1,030	1,079	1,109	1,128	1,070	1,082	1,059	1,027	976	14,037

Source: RSP & Associates, LLC - January 2025

Understanding the Table:

While reside enrollment reflect WFPS students based on residency location, actual enrollment attendance numbers may differ to due school choice, programs offered, and other educational alternatives

2029/30 Reside Enrollment By Grade

RESIDE

2029/30 School Year

School	District Capacity	Grade														
		PK	Kind	1st	2nd	3rd	4th	5th	6th	7th	8th	9th	10th	11th	12th	Total
Early Childhood Center	320	191														191
Lodoen Kindergarten Center	0															0
Aurora Elementary	624		59	56	54	51	45	45								310
Brooks Harbor Elementary	650		98	96	100	96	96	101								587
Deer Creek Elementary	624		64	65	53	59	52	51								344
Eastwood Elementary	572		64	62	66	68	64	66								390
Freedom Elementary	624		66	66	65	75	71	54								397
Harwood Elementary	208		17	16	18	17	18	18								104
Horace Elementary	650		140	142	141	154	148	155								880
Independence Elementary	624		94	101	95	94	97	97								578
L E Berger Elementary	572		53	54	54	58	54	43								316
Legacy Elementary	624		92	90	82	87	86	72								509
Meadowlark Elementary	520		50	52	57	56	52	59								326
Osgood Elementary	624		87	96	92	89	93	91								548
South Elementary	520		56	60	55	63	56	56								346
Westside Elementary	598		61	62	63	64	62	61								373
Willow Park Elementary	624		78	72	68	68	68	64								418
Cheney Middle School	1,200								335	337	328					1,000
Heritage Middle School	900								334	330	335					999
Liberty Middle School	1,200								416	454	481					1,351
Horace High School	1,050											321	320	300	280	1,221
Sheyenne High School	1,550											434	433	398	386	1,651
West Fargo High School	1,550											330	342	340	350	1,362
Community High School	184											0	0	11	44	55
DISTRICT TOTALS	16,612	191	1,079	1,090	1,063	1,099	1,062	1,033	1,085	1,121	1,144	1,085	1,095	1,049	1,060	14,256

Source: RSP & Associates, LLC - January 2025

Understanding the Table:

While reside enrollment reflect WFPS students based on residency location, actual enrollment attendance numbers may differ to due school choice, programs offered, and other educational alternatives

Elementary Intra-District Transfers

ES Transfers	Attend																Net Change
Reside	Aurora	Brooks Harbor	Deer Creek	Eastwood	Freedom	Harwood	Horace	Independence	L E Berger	Legacy	Meadowlark	Osgood	South	Westside	Willow Park	Attend Total	
Aurora	0	1	4	0	0	0	0	0	1	3	0	1	0	1	0	11	11
Brooks Harbor	8	0	2	1	6	0	0	0	2	3	1	3	2	1	2	31	-21
Deer Creek	0	0	0	0	0	0	1	0	0	3	0	0	0	2	0	6	29
Eastwood	0	0	0	0	0	0	0	0	4	0	0	0	3	3	21	31	2
Freedom	1	1	2	0	0	0	0	3	0	0	0	3	2	0	1	13	27
Harwood	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	1	1
Horace	1	0	10	1	1	0	0	1	0	10	2	3	0	0	0	29	-23
Independence	3	1	3	0	22	0	0	0	1	0	5	4	2	0	1	42	-24
L E Berger	0	2	0	9	0	0	0	2	0	0	1	0	7	6	0	27	0
Legacy	1	0	3	0	1	0	4	1	1	0	0	0	1	0	1	13	11
Meadowlark	3	2	3	0	4	0	0	4	0	2	0	1	1	0	3	23	-14
Osgood	3	1	8	0	1	0	0	6	2	2	0	0	1	1	2	27	-12
South	0	2	0	2	0	0	0	0	7	1	0	0	0	8	0	20	24
Westside	0	0	0	1	0	1	0	0	7	0	0	0	6	0	1	16	8
Willow Park	2	0	0	18	5	1	1	1	2	0	0	0	19	2	0	51	-19
Grand Total	22	10	35	33	40	2	6	18	27	24	9	15	44	24	32	341	0

Source: West Fargo School District and RSP

Observations:

- Illustrates school choice that could be impacted by location of educational programming; reviewed on an annual basis and approved based on capacity availability
- Freedom ES had the most students transferring in (+40) and Deer Creek ES had the greatest net gain of transfer students (+29)
- Independence ES had the most transferring out (-42) and the greatest net loss of transfer students (-24)
- 341 total elementary students transferred between boundaries this year

NOTE: The schools in the left column are associated with the current attendance area. Reading to the right indicates a school choice change from where they are assigned based on the Reside attendance area. For example: Aurora ES has 11 students attending a different elementary school and 22 students from another elementary school choosing to attend Aurora ES. This results in 11 more students attending Aurora ES than what reside in that attendance area.

Secondary Intra-District Transfers

MS Transfers	Attend				Net Change
Reside	Cheney	Heritage	Liberty	Attend Total	
Cheney	0	6	6	12	12
Heritage	2	0	19	21	-4
Liberty	22	11	0	33	-8
Grand Total	24	17	25	66	0

Source: West Fargo School District and RSP

HS Transfers	Attend				Net Change
Reside	Horace	Sheyenne	West Fargo	Attend Total	
Horace	0	139	12	151	-119
Sheyenne	25	0	38	63	89
West Fargo	7	13	0	20	30
Grand Total	32	152	50	234	0

Source: West Fargo School District and RSP

Observations:

- Illustrates school choice that could be impacted by location of educational programming; reviewed on an annual basis and approved based on capacity availability

Middle School:

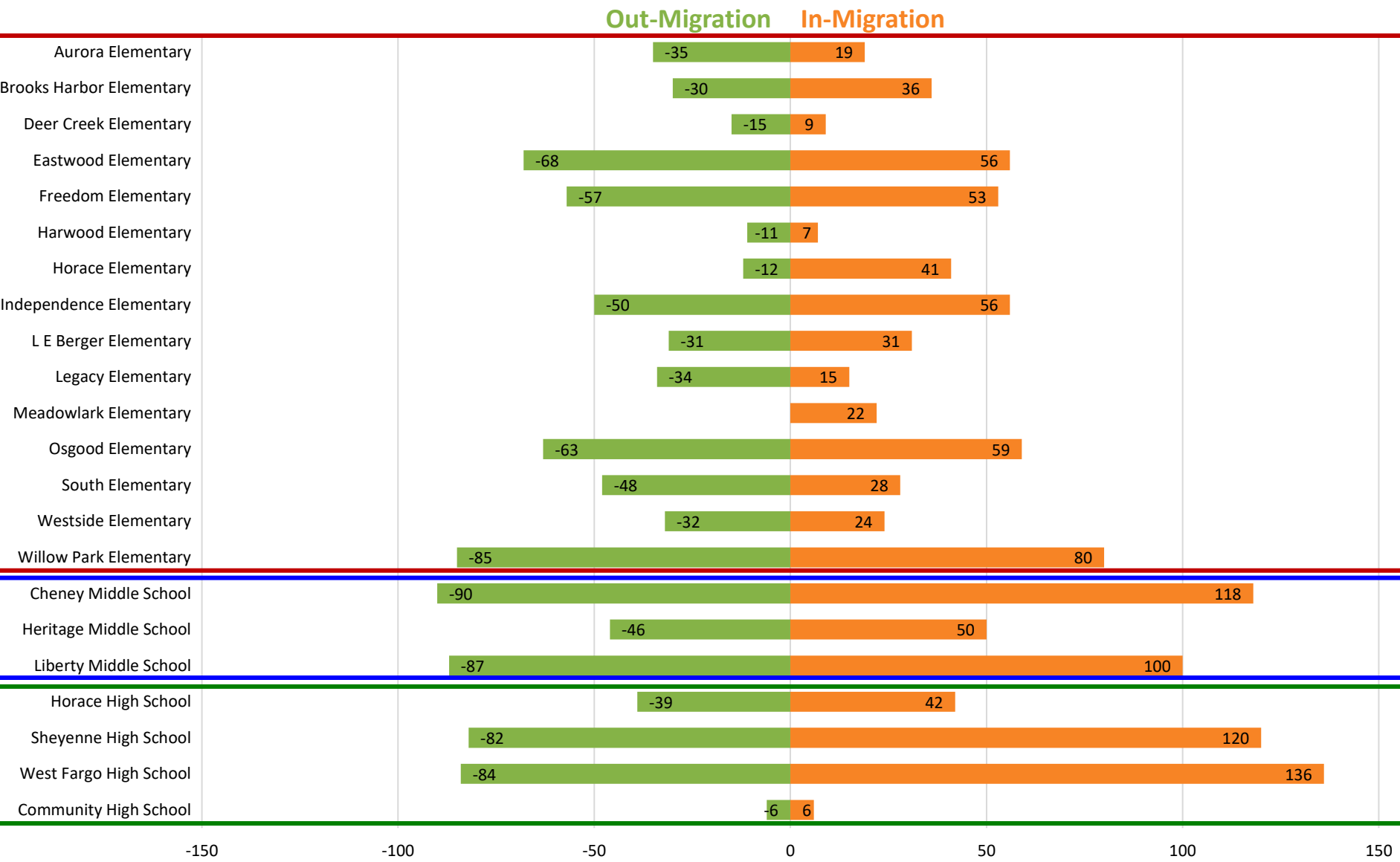
- Liberty MS had the most students transferring in (+25) and Cheney MS had the greatest net gain of transfer students (+12)
- Heritage MS had the most transferring out (-33) and the greatest net loss of transfer students (-8)
- 66 total middle school students transferred between boundaries this year

High School:

- Sheyenne HS had the most students transferring in (+152) and the greatest net gain of transfer students (+139)
- Horace HS had the most transferring out (-151) and the greatest net loss of transfer students (-119)
- 234 total high school students transferred between boundaries this year

NOTE: The schools in the left column are associated with the current attendance area. Reading to the right indicates a school choice change from where they are assigned based on the Reside attendance area. For example: Banneker ES has 94 students attending a different elementary school and 50 students from another elementary school choosing to attend Banneker. This results in 44 less students attending Banneker than what reside in that attendance area.

1-Year Student Migration by Buildings (Attend)



Source: West Fargo Public Schools and RSP

K-5 Count Change

Map Details

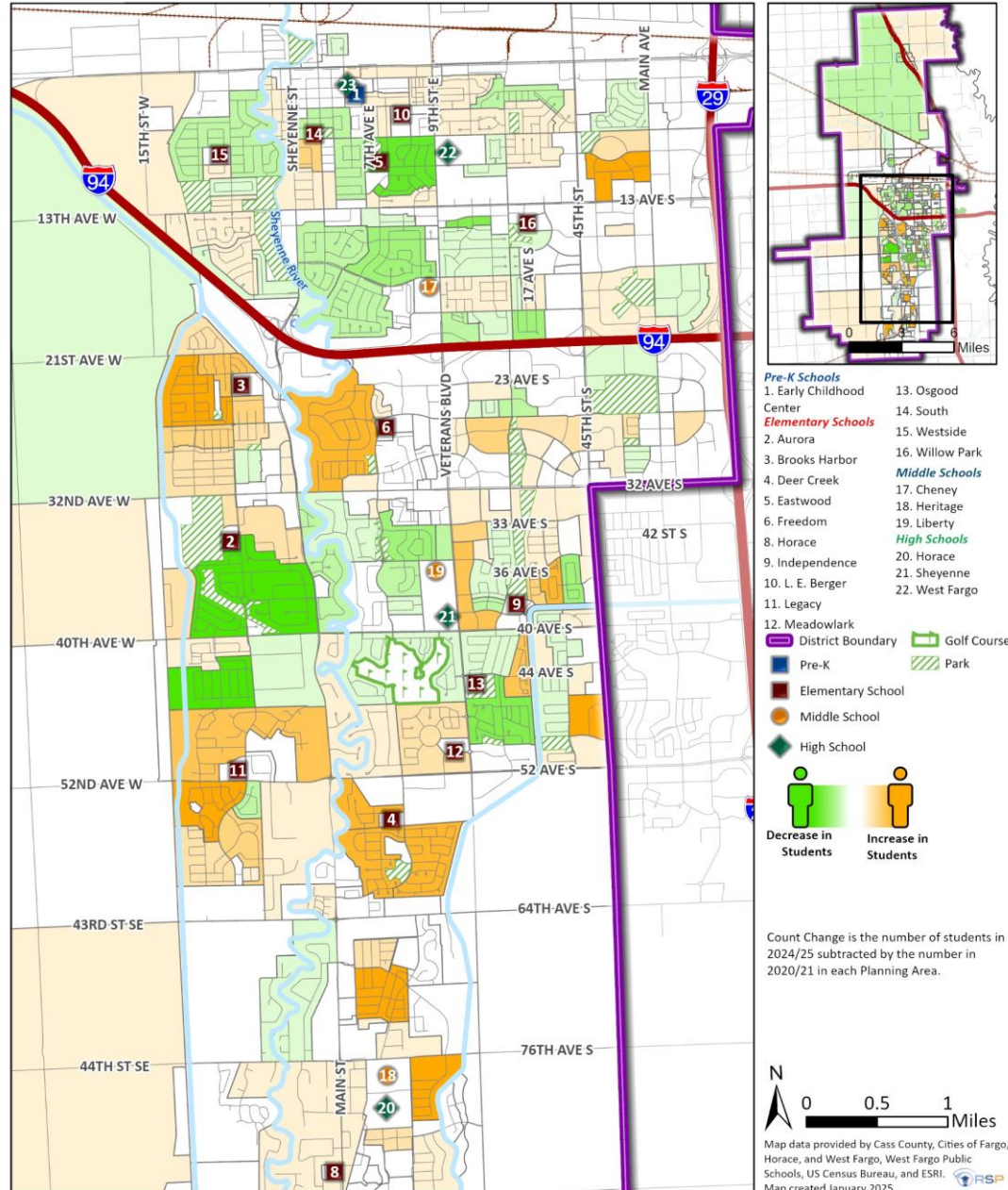
- Depicts student movement at each Planning Area from **2020/21** to **2024/25**
- **Orange:** student increase year to year
- **Green:** student decrease year to year
- **White:** no net change of students

Notes

- New developments have a greater propensity to have more students in future years
- Current colors do not indicate area will continue to increase or decrease
- Each of these planning areas are fluid with respect to change – the visual shown is a snapshot: Areas shown as increasing will not always increase just like areas shown as decreasing will not always decrease



West Fargo Public Schools Student Count Change from 2020/21 to 2024/25 in Grades K-5



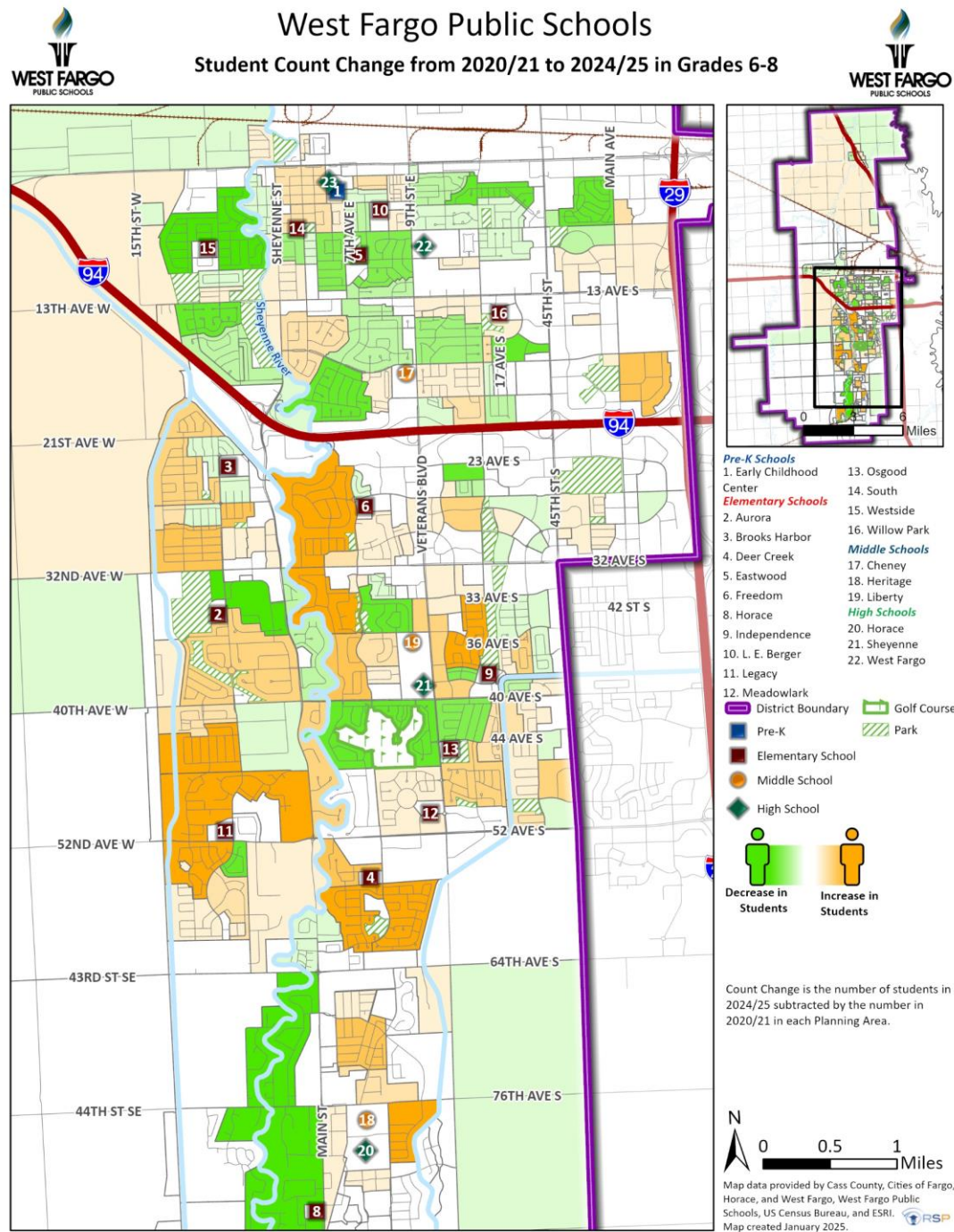
6-8 Count Change

Map Details

- Depicts student movement at each Planning Area from **2020/21** to **2024/25**
- **Orange:** student increase year to year
- **Green:** student decrease year to year
- **White:** no net change of students

Notes

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9-12 Count Change

Map Details

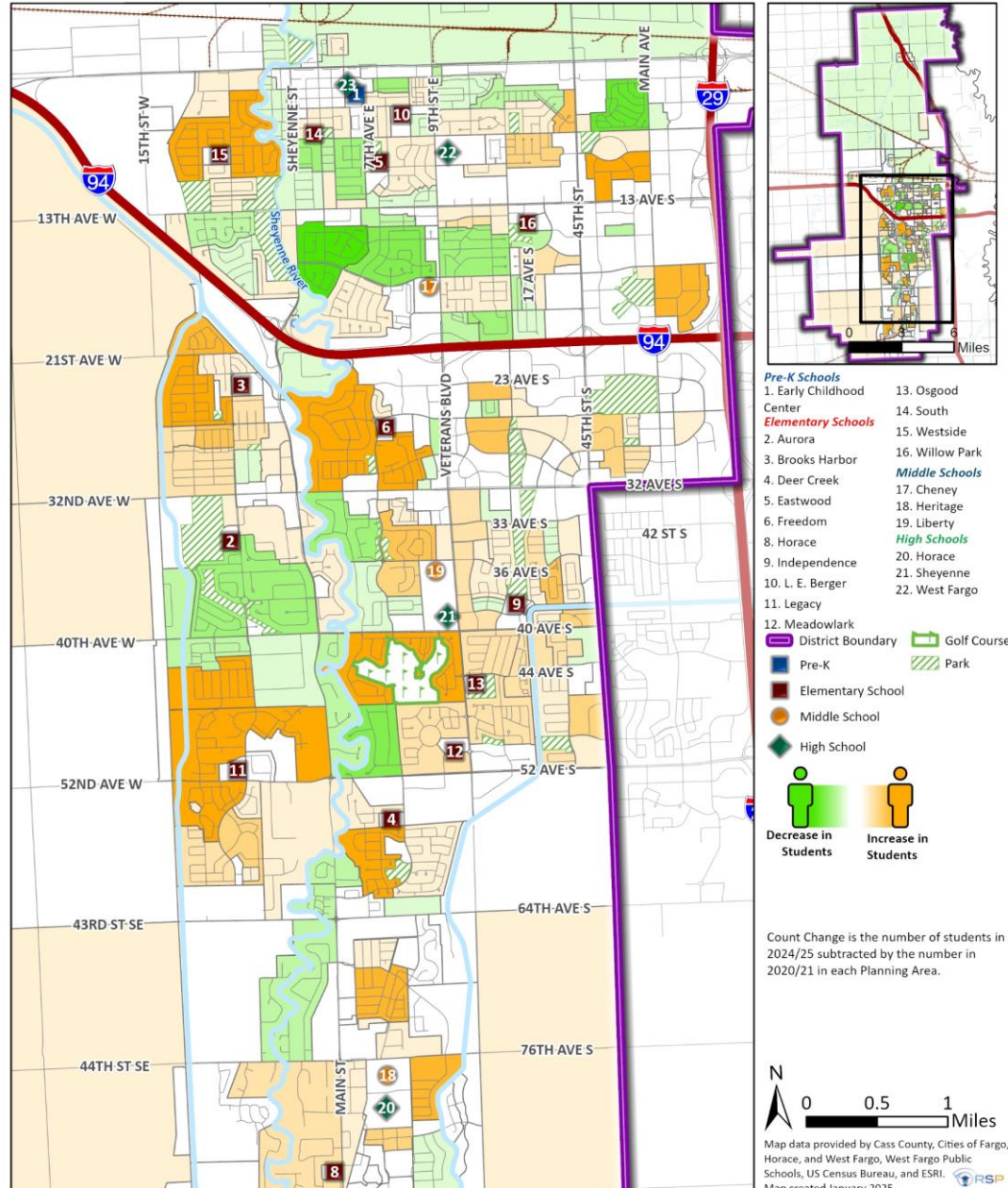
- Depicts student movement at each Planning Area from **2020/21** to **2024/25**
- **Orange:** student increase year to year
- **Green:** student decrease year to year
- **White:** no net change of students

Notes

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West Fargo Public Schools Student Count Change from 2020/21 to 2024/25 in Grades 9-12



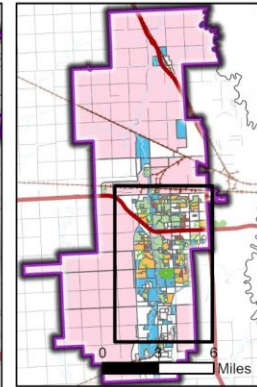
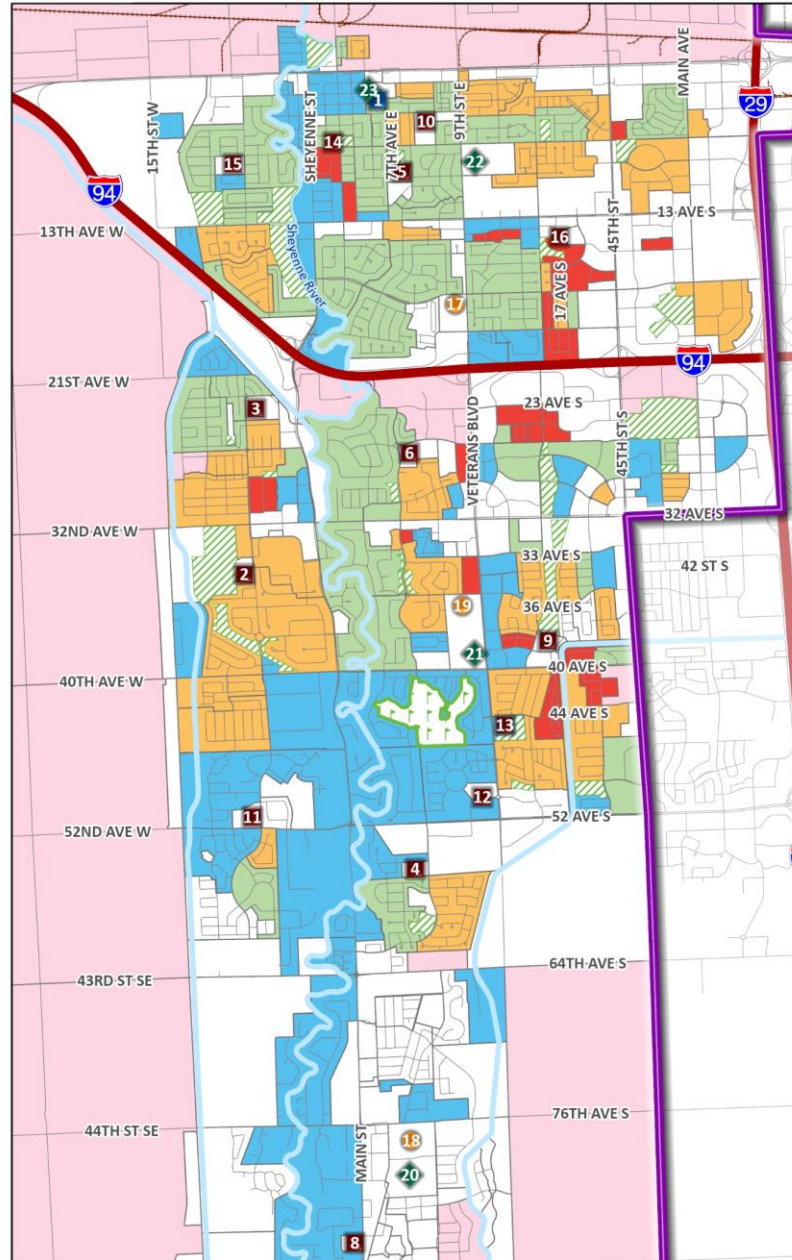
2020/21 Density

Map Details:

- Shows students density by planning area in 2020/21
 - **White:** Less than 100 students
 - **Pink:** 1 to 25 students
 - **Blue:** 26 to 500 students
 - **Green:** 501 to 1,000 students
 - **Orange:** 1,001 to 1,750 students
 - **Red:** over 1,750 students



West Fargo Public Schools 2020/21 Student Density in Grades K-12



- Pre-K Schools**
- 1. Early Childhood Center
 - 2. Aurora
 - 3. Brooks Harbor
 - 4. Deer Creek
 - 5. Eastwood
 - 6. Freedom
 - 8. Horace
 - 9. Independence
 - 10. L. E. Berger
 - 11. Legacy
 - 12. Meadowlark
- Elementary Schools**
- 13. Osgood
 - 14. South
 - 15. Westside
 - 16. Willow Park
- Middle Schools**
- 17. Cheney
 - 18. Heritage
 - 19. Liberty
- High Schools**
- 20. Horace
 - 21. Sheyenne
 - 22. West Fargo

- Legend**
- District Boundary
 - Golf Course
 - Pre-K
 - Elementary School
 - Middle School
 - High School
 - Park

- Student Density**
- 0
 - 1 to 25
 - 26 to 500
 - 501 to 1,000
 - 1,001 to 1,750
 - > 1,750

Student Density is the number of students per square mile within each Planning Area.



Map data provided by Cass County, Cities of Fargo, Horace, and West Fargo, West Fargo Public Schools, US Census Bureau, and ESRI. Map created January 2025.

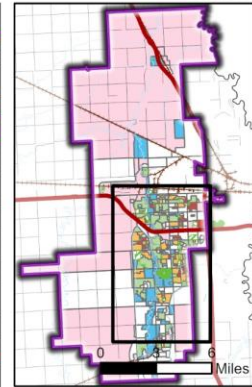
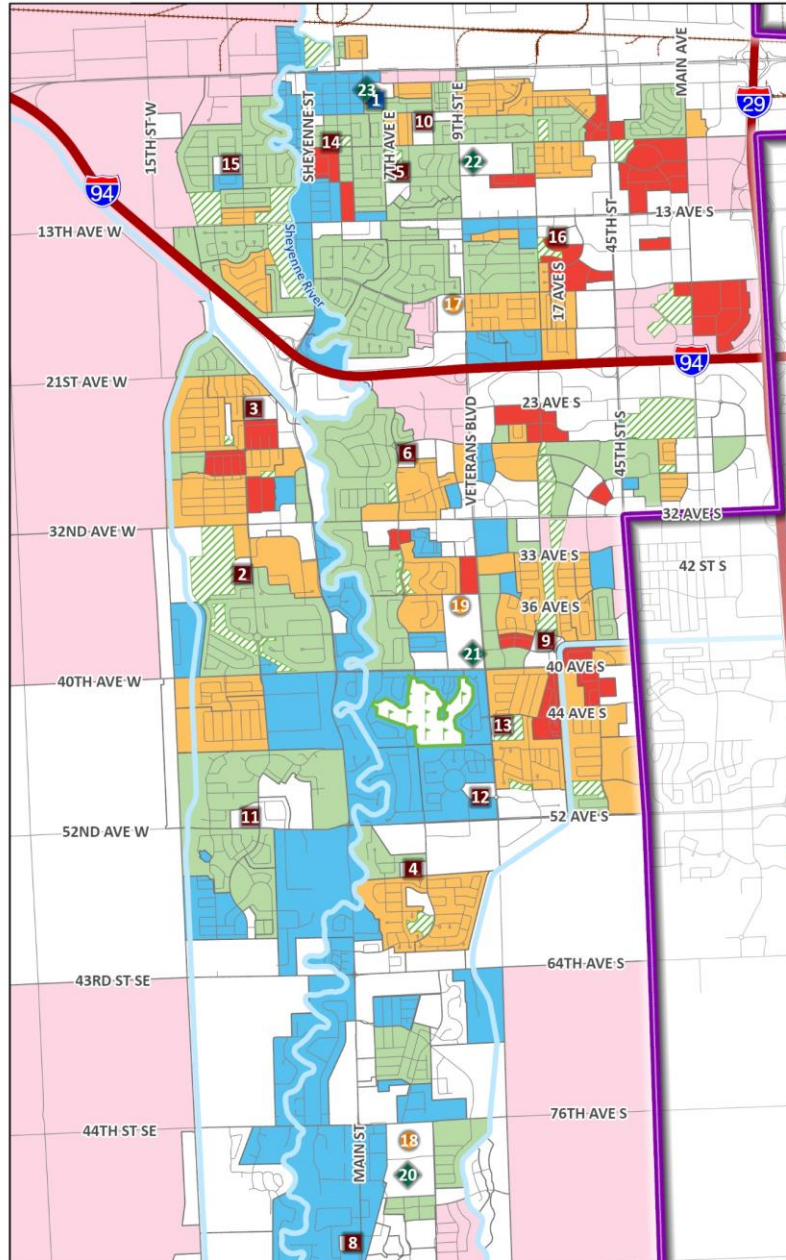
2024/25 Density

Map Details:

- Shows students density by planning area in 2024/25
 - **White:** Less than 100 students
 - **Pink:** 1 to 25 students
 - **Blue:** 26 to 500 students
 - **Green:** 501 to 1,000 students
 - **Orange:** 1,001 to 1,750 students
 - **Red:** over 1,750 students



West Fargo Public Schools 2024/25 Student Density in Grades K-12



- Pre-K Schools**
- 1. Early Childhood Center
 - 2. Aurora
 - 3. Brooks Harbor
 - 4. Deer Creek
 - 5. Eastwood
 - 6. Freedom
 - 8. Horace
 - 9. Independence
 - 10. L. E. Berger
 - 11. Legacy
 - 12. Meadowlark
- Elementary Schools**
- 13. Osgood
 - 14. South
 - 15. Westside
 - 16. Willow Park
- Middle Schools**
- 17. Cheney
 - 18. Heritage
 - 19. Liberty
- High Schools**
- 20. Horace
 - 21. Sheyenne
 - 22. West Fargo
- Legend:**
- District Boundary
 - Pre-K
 - Elementary School
 - Middle School
 - High School
 - Golf Course
 - Park
- Student Density**
- 0
 - 1 to 25
 - 26 to 500
 - 501 to 1,000
 - 1,001 to 1,750
 - > 1,750

Student Density is the number of students per square mile within each Planning Area.



Map data provided by Cass County, Cities of Fargo, Horace, and West Fargo, West Fargo Public Schools, US Census Bureau, and ESRI.
Map created January 2025.

Student Density Change

Map Details

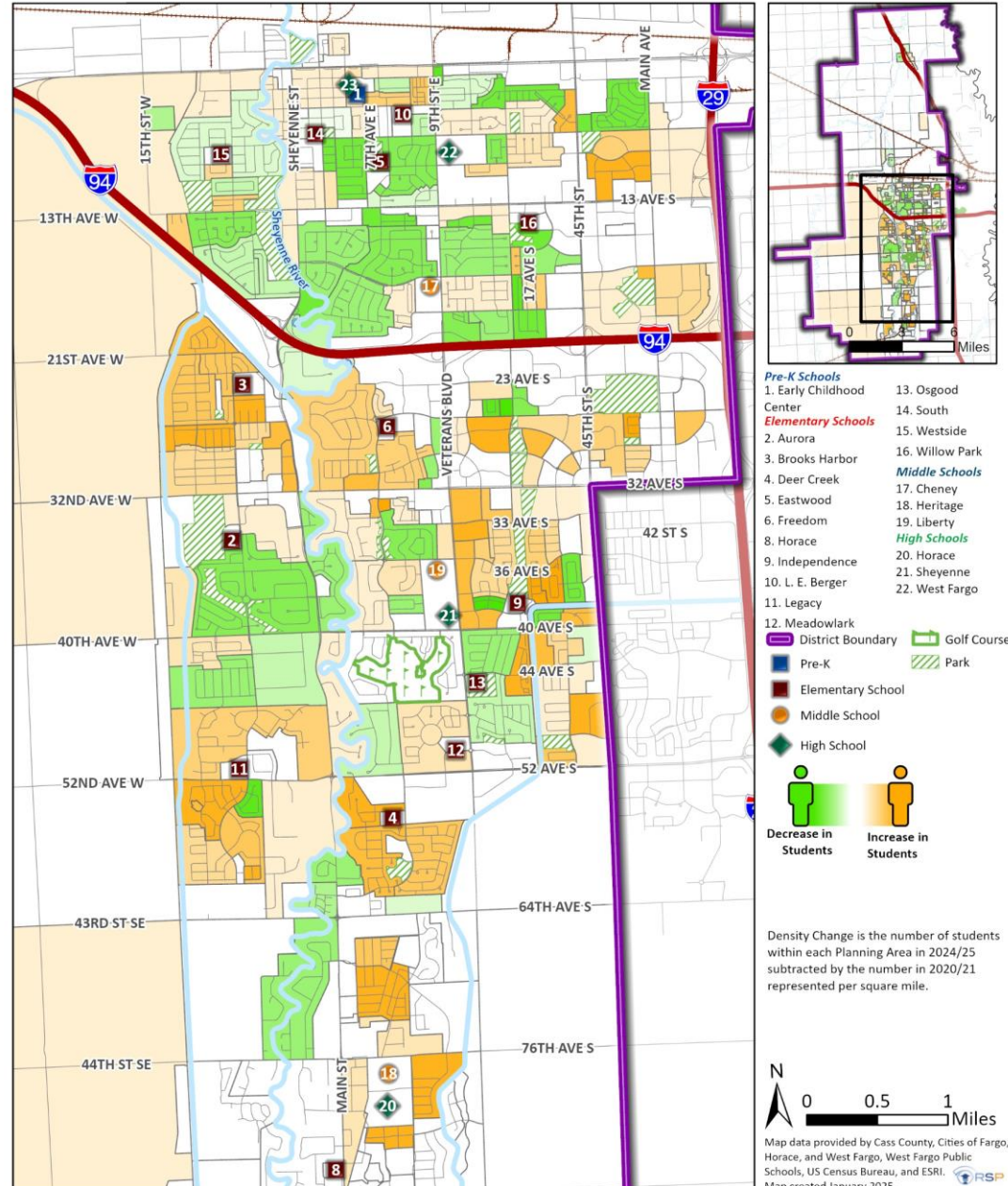
- Depicts student movement at each Planning Area from **2020/21** to **2024/25**
- **Orange:** student increase year to year
- **Green:** student decrease year to year
- **White:** no net change of students

Notes

- New developments have a greater propensity to have more students in future years
- Current colors do not indicate area will continue to increase or decrease
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West Fargo Public Schools Student Density Change from 2020/21 to 2024/25 in Grades K-12



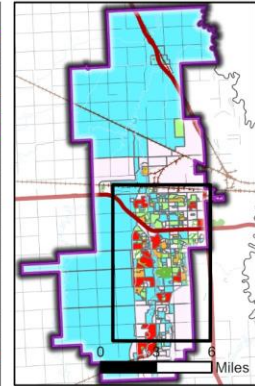
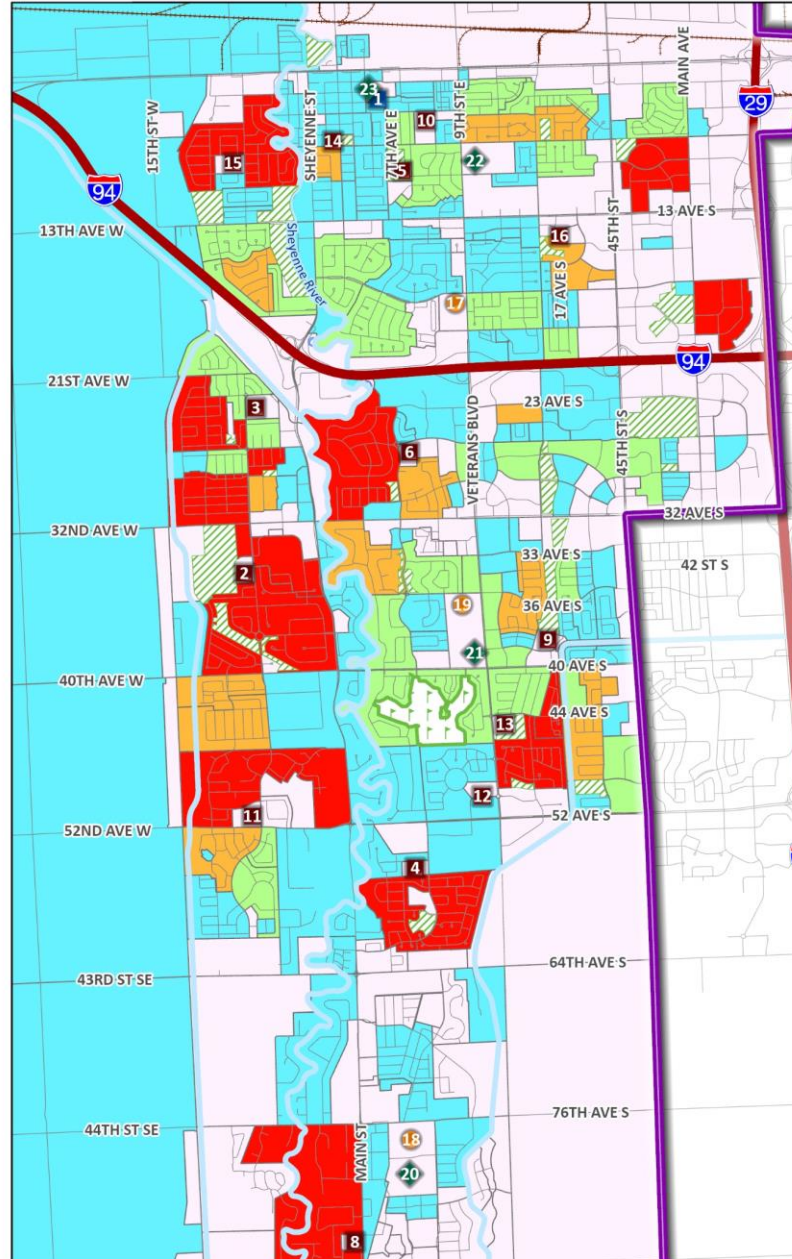
Average Kdg Count

Map Details:

- Shows location of greatest kindergarten student density in relation to planning areas
 - Orange to Red:** greatest average Kdg students
 - Green to Blue:** lowest average Kdg students



West Fargo Public Schools 2020/21 to 2024/25 Kindergarten Count



- Pre-K Schools**
- 1. Early Childhood Center
 - 2. Aurora
 - 3. Brooks Harbor
 - 4. Deer Creek
 - 5. Eastwood
 - 6. Freedom
 - 8. Horace
 - 9. Independence
 - 10. L. E. Berger
 - 11. Legacy
 - 12. Meadowlark
- Elementary Schools**
- 13. Osgood
 - 14. South
 - 15. Westside
 - 16. Willow Park
- Middle Schools**
- 17. Cheney
 - 18. Heritage
 - 19. Liberty
- High Schools**
- 20. Horace
 - 21. Sheyenne
 - 22. West Fargo
- Legend:**
- District Boundary
 - Pre-K
 - Elementary School
 - Middle School
 - High School
 - Golf Course
 - Park
- Number of K Students**
- 0
 - < 5
 - 6 to 10
 - 11 to 15
 - > 15

Kindergarten Count is the average number of total K students within each Planning Area in a five year period.



Map data provided by Cass County, Cities of Fargo, Horace, and West Fargo, West Fargo Public Schools, US Census Bureau, and ESRI.
Map created January 2025.

Student Yield Rate: Elementary

Table Legend

+5 greater from District Average

-5 fewer from District Average

Students per 100 Single-Family Units	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	10 Year Average
Aurora Elementary	40	39	38	40	38	38	35	33	32	29	36.2
Brooks Harbor Elementary	24	21	23	26	28	29	31	34	31	32	27.9
Deer Creek Elementary	33	27	24	28	33	34	43	48	47	48	36.5
Eastwood Elementary	21	22	22	20	19	18	17	16	13	11	17.9
Freedom Elementary	37	35	40	41	44	39	45	44	43	40	40.8
Harwood Elementary	20	18	16	16	15	13	14	13	11	10	14.6
Horace Elementary	27	26	26	23	24	22	20	22	23	25	23.8
Independence Elementary	30	28	29	32	36	35	35	34	32	33	32.4
L E Berger Elementary	17	18	16	16	18	18	18	19	18	19	17.7
Legacy Elementary	43	41	43	41	41	36	37	34	32	27	37.5
Meadowlark Elementary	37	35	34	34	37	34	34	33	30	30	33.8
Osgood Elementary	36	37	36	35	37	32	33	33	32	30	34.1
South Elementary	20	19	17	17	17	16	17	15	14	13	16.5
Westside Elementary	23	23	23	24	21	20	20	19	18	18	20.9
Willow Park Elementary	25	22	21	18	19	19	21	18	18	17	19.8
District (K-5):	27.0	26.0	26.0	26.0	27.0	25.0	26.0	26.0	25.0	24.0	25.8

Students per 100 Multi-Family Units	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	10 Year Average
Aurora Elementary	11	13	13	11	12	12	15	13	12	12	12.4
Brooks Harbor Elementary	7	8	10	12	12	11	13	15	15	16	11.9
Deer Creek Elementary	22	18	20	23	24	25	29	33	33	31	25.8
Eastwood Elementary	10	10	11	10	10	10	10	11	11	11	10.4
Freedom Elementary	6	8	10	10	11	12	12	13	13	12	10.7
Harwood Elementary	3	0	9	6	3	0	3	6	6	3	3.9
Horace Elementary	37	28	22	24	20	21	23	22	15	18	23
Independence Elementary	5	5	6	5	6	6	5	6	7	8	5.9
L E Berger Elementary	13	13	12	11	12	11	11	11	11	11	11.6
Legacy Elementary	17	19	19	21	22	18	18	19	18	17	18.8
Meadowlark Elementary	9	10	7	9	11	13	12	12	13	12	10.8
Osgood Elementary	13	14	15	15	15	15	16	17	16	17	15.3
South Elementary	13	13	11	12	10	9	8	9	9	9	10.3
Westside Elementary	11	11	11	11	11	10	10	10	10	11	10.6
Willow Park Elementary	9	10	10	10	12	12	11	11	11	11	10.7
District (K-5):	10.0	11.0	11.0	11.0	11.0	11.0	11.0	12.0	12.0	12.0	11.2

Observations:

- Table shows the number of ES students per 100 units by year and by elementary boundary
- District sees on average 25.8 ES students per 100 single-family households
 - Deer Creek ES has the largest 2024/25 SF yield rate with 48 students per 100 SF units
 - South ES has the smallest 2024/25 SF yield rate with 13 students per 100 SF units
- District sees on average 11.2 ES students per 100 multi-family households
 - Deer Creek ES has the largest 2024/25 MF yield rate with 31 students per 100 MF units
 - Harwood ES has the smallest 2024/25 MF yield rate with 3 students per 100 MF units
- Adding new housing inventory can impact the yield rate. Since 2014 there have been:
 - **4,089 SF units built**
 - **6,605 MF units built**

Single-Family Table: Includes number of students per 100 single-family units. Single-family units include houses that may be fully detached or semi-detached and occupied by one household or family.

Multi-Family Table: Includes number of students per 100 multi-family units. Multi-family units include apartment, duplex, mixed-use, mobile home, townhome, etc. units.

Source: Cass County, City of Fargo, City of West Fargo, and RSP

Student Yield Rate: Middle School

Table Legend

+5 greater from District Average

-5 fewer from District Average

Students per 100 Single-Family Units	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	10 Year Average
Cheney Middle School	10	10	11	11	10	10	9	9	9	9	9.8
Heritage Middle School	15	15	16	15	16	15	14	15	14	14	14.9
Liberty Middle School	12	12	13	13	13	14	15	16	16	16	14
District (6-8):	12.0	12.0	12.0	12.0	12.0	12.0	12.0	12.0	12.0	13.0	12.1

Students per 100 Multi-Family Units	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	10 Year Average
Cheney Middle School	4	5	5	5	5	5	5	5	4	4	4.7
Heritage Middle School	6	6	6	6	6	7	8	7	6	6	6.4
Liberty Middle School	3	3	3	4	4	4	4	4	5	5	3.9
District (6-8):	4.0	4.0	4.0	4.0	5.0	5.0	5.0	5.0	5.0	5.0	4.6

Source: Cass County, City of Fargo, City of West Fargo, and RSP

Observations:

- Table shows the number of MS students per 100 units by year and by middle school boundary
- District sees on average 12.1 MS students per 100 single-family households
 - Liberty MS has the largest 2024/25 SF yield rate with 13 students per 100 SF units
 - Cheney MS has the smallest 2024/25 SF yield rate with 9 students per 100 SF units
- District sees on average 4.6 MS students per 100 multi-family households
 - Heritage MS has the largest 2024/25 MF yield rate with 6 students per 100 MF units
 - Cheney MS has the smallest 2024/25 MF yield rate with 4 students per 100 MF units
- Adding new housing inventory can impact the yield rate. Since 2014 there have been:
 - **4,089 SF units built**
 - **6,605 MF units built**

Single-Family Table: Includes number of students per 100 single-family units. Single-family units include houses that may be fully detached or semi-detached and occupied by one household or family.

Multi-Family Table: Includes number of students per 100 multi-family units. Multi-family units include apartment, duplex, mixed-use, mobile home, townhome, etc. units.

Student Yield Rate: High School

Table Legend

+5 greater from District Average

-5 fewer from District Average

Students per 100 Single-Family Units	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	10 Year Average
Horace High School	16	15	16	16	16	17	16	17	17	16	16.2
Sheyenne High School	10	11	12	13	14	15	16	17	19	19	14.6
West Fargo High School	14	14	13	13	13	13	13	13	13	12	13.1
District (9-12):	14.0	13.0	13.0	14.0	14.0	14.0	15.0	15.0	16.0	15.0	14.3

Students per 100 Multi-Family Units	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	10 Year Average
Horace High School	7	7	6	6	7	7	7	7	7	7	6.8
Sheyenne High School	3	4	4	4	4	4	4	5	5	6	4.3
West Fargo High School	6	6	6	6	6	6	6	6	6	6	6
District (9-12):	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	6.0	6.0	5.2

Source: Cass County, City of Fargo, City of West Fargo, and RSP

Observations:

- Table shows the number of HS students per 100 units by year and by high school boundary
- District sees on average 14.3 HS students per 100 single-family households
 - Sheyenne HS has the largest 2024/25 SF yield rate with 19 students per 100 SF units
 - West Fargo HS has the smallest 2024/25 SF yield rate with 12 students per 100 SF units
- District sees on average 5.2 HS students per 100 multi-family households
 - Horace HS has the largest 2024/25 MF yield rate with 7 students per 100 MF units
 - Sheyenne and West Fargo high school have the smallest 2024/25 MF yield rate with 6 students per 100 MF units
- Adding new housing inventory can impact the yield rate. Since 2014 there have been:
 - **4,089 SF units built**
 - **6,605 MF units built**

Single-Family Table: Includes number of students per 100 single-family units. Single-family units include houses that may be fully detached or semi-detached and occupied by one household or family.

Multi-Family Table: Includes number of students per 100 multi-family units. Multi-family units include apartment, duplex, mixed-use, mobile home, townhome, etc. units.

Central Growth Areas

Map Details

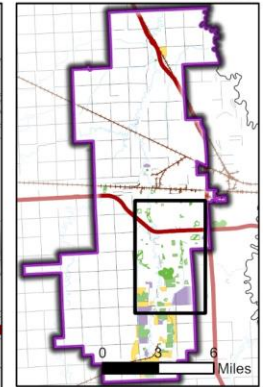
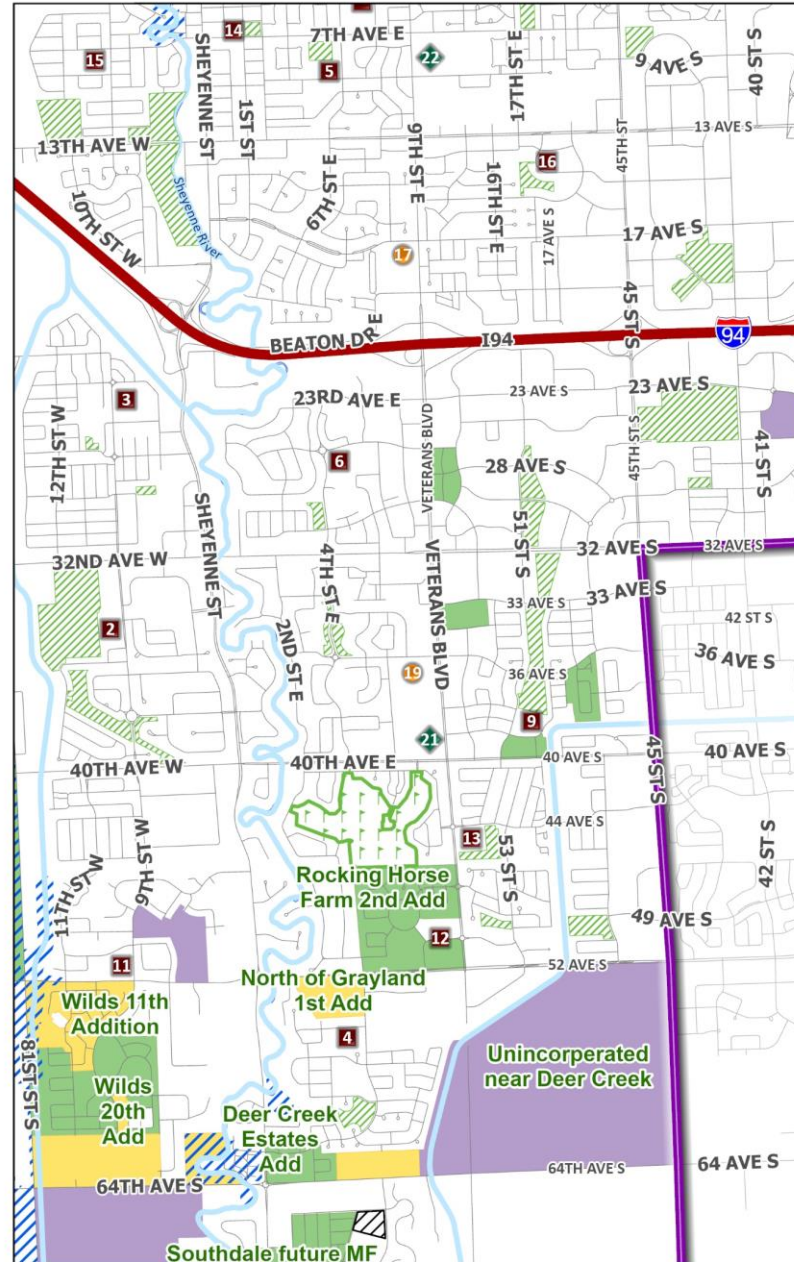
- Growth areas are created from existing land use, future land use, capital improvement plan, zoning, and city staff input
 - **Green:** identifies where development activity is happening
 - **Yellow:** identifies possible areas that could develop within a 5-year range
 - **Purple:** identifies possible areas that could develop within a 10-year range
- 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

Disclaimer: "Timing of Growth Areas" are general estimates indicating phase of development status: some current projects may continue to develop for 5+ years and 5 to 10 Year potential projects may happen faster or slower than stated in visuals.



West Fargo Public Schools

Growth Areas



- Pre-K Schools**
- 13. Osgood
 - 14. South
- Elementary Schools**
- 2. Aurora
 - 3. Brooks Harbor
 - 4. Deer Creek
 - 5. Eastwood
 - 6. Freedom
 - 9. Independence
 - 10. L. E. Berger
 - 11. Legacy
 - 12. Meadowlark
- Middle Schools**
- 16. Willow Park
 - 17. Cheney
 - 19. Liberty
- High Schools**
- 21. Sheyenne
 - 22. West Fargo

- Growth Areas**
- Pre-K
 - Elementary School
 - Middle School
 - High School
 - Current
 - 5 Year
 - 10 Year
 - F-M Area Diversion Project
 - Future School Site

Population growth Areas are defined as areas that display a high propensity for growth; however, development is not guaranteed. Additionally, it is possible that areas not designated for growth may develop.



Map data provided by Cass County, Cities of Fargo, Horace, and West Fargo, West Fargo Public Schools, US Census Bureau, and ESRI. Map created January 2025.

North Growth Areas

Map Details

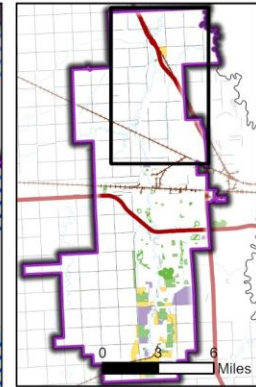
- Growth areas are created from existing land use, future land use, capital improvement plan, zoning, and city staff input
 - **Green:** identifies where development activity is happening
 - **Yellow:** identifies possible areas that could develop within a 5-year range
 - **Purple:** identifies possible areas that could develop within a 10-year range
- 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

Disclaimer: "Timing of Growth Areas" are general estimates indicating phase of development status: some current projects may continue to develop for 5+ years and 5 to 10 Year potential projects may happen faster or slower than stated in visuals.



West Fargo Public Schools

Growth Areas



Pre-K Schools

Elementary Schools

7. Harwood

Middle Schools

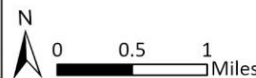
High Schools

- District Boundary
- Pre-K
- Elementary School
- Middle School
- High School
- Golf Course
- Park

Growth Areas

- Current
- 5 Year
- 10 Year
- F-M Area Diversion Project
- Future School Site

Population growth Areas are defined as areas that display a high propensity for growth; however, development is not guaranteed. Additionally, it is possible that areas not designated for growth may develop.



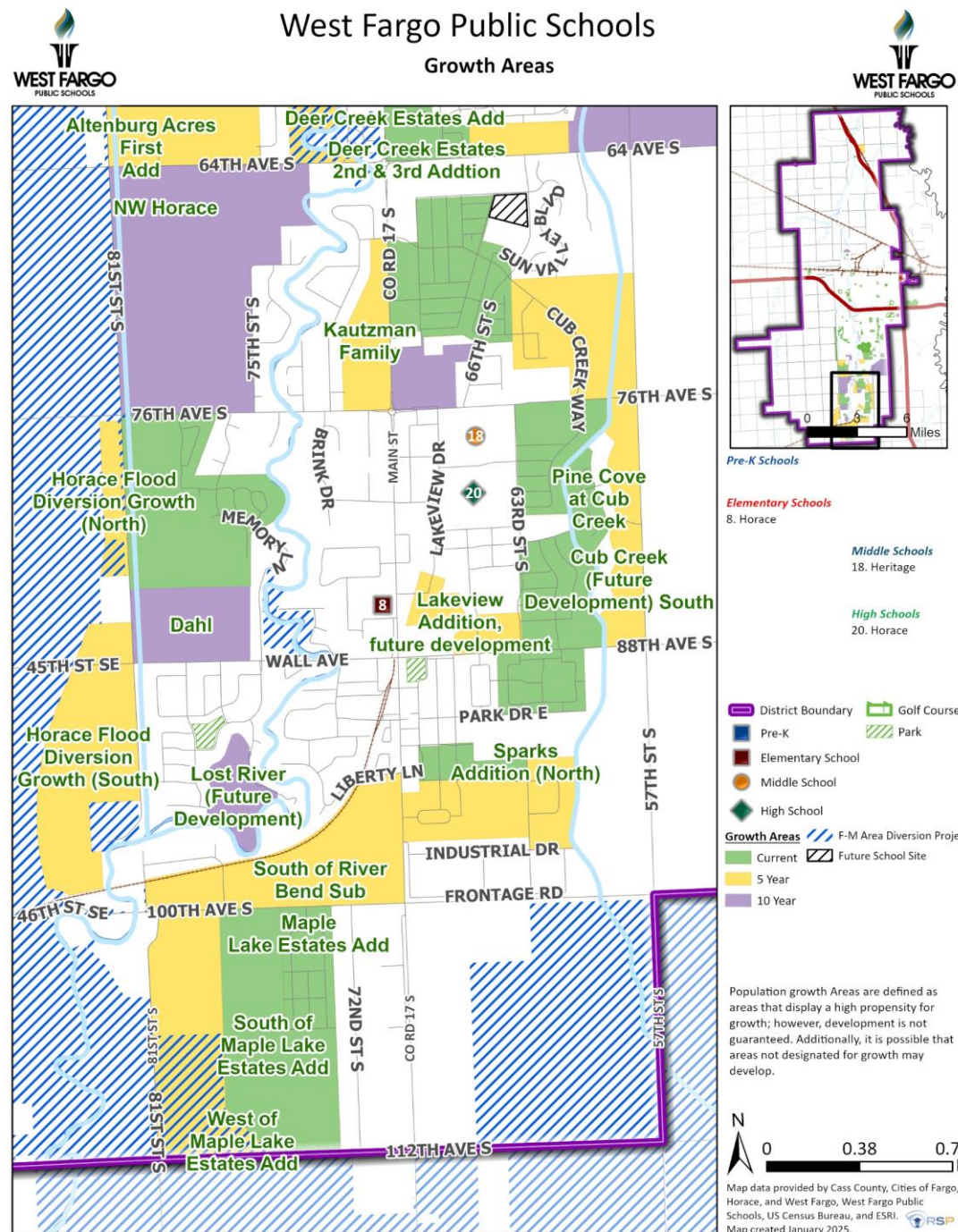
Map data provided by Cass County, Cities of Fargo, Horace, and West Fargo, West Fargo Public Schools, US Census Bureau, and ESRI. Map created January 2025.

South Growth Areas

Map Details

- Growth areas are created from existing land use, future land use, capital improvement plan, zoning, and city staff input
 - **Green:** identifies where development activity is happening
 - **Yellow:** identifies possible areas that could develop within a 5-year range
 - **Purple:** identifies possible areas that could develop within a 10-year range
- 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

Disclaimer: "Timing of Growth Areas" are general estimates indicating phase of development status: some current projects may continue to develop for 5+ years and 5 to 10 Year potential projects may happen faster or slower than stated in visuals.



Boundary Discussion

- Following slides provide information about the current elementary attendance area and a potential administration solution to better balance enrollment with anticipated growth

Elementary Boundary

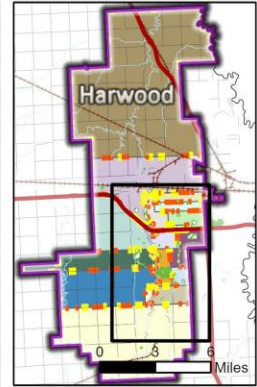
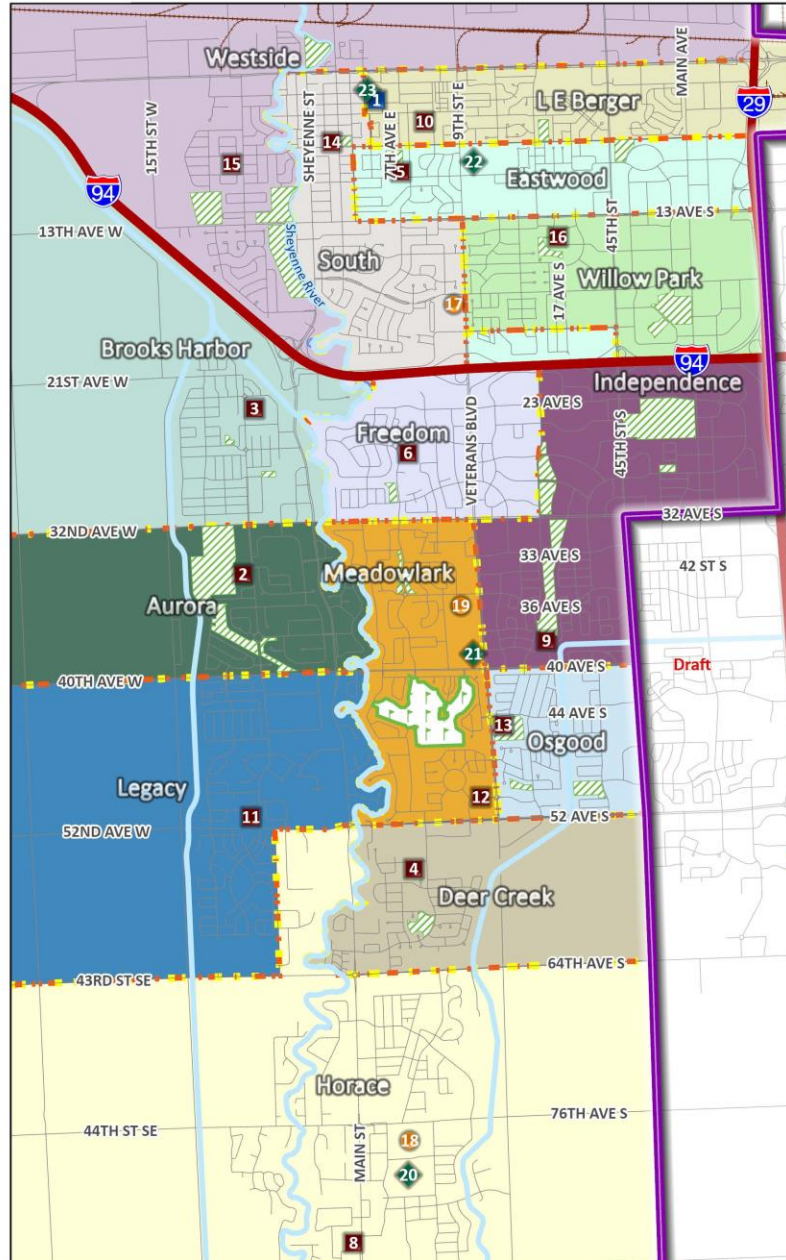
Map Details

○ Attendance Areas (Solid Colors)

- **Early Childhood Center**
- **Aurora**
- **Brooks Harbor**
- **Deer Creek**
- **Eastwood**
- **Freedom**
- **Harwood**
- **Horace**
- **Independence**
- **L. E. Berger**
- **Legacy**
- **Meadowlark**
- **Osgood**
- **South**
- **Westside**
- **Willow Park**



West Fargo Public Schools Current Boundary



- Pre-K Schools**
1. Early Childhood Center
 2. Aurora
 3. Brooks Harbor
 4. Deer Creek
 5. Eastwood
 6. Freedom
 8. Horace
 9. Independence
 10. L. E. Berger
 11. Legacy
 12. Meadowlark
 13. Osgood
 14. South
 15. Westside
 16. Willow Park
- Elementary Schools**
17. Cheney
 18. Heritage
 19. Liberty
 20. Horace
 21. Sheyenne
 22. West Fargo
- Middle Schools**
17. Cheney
 18. Heritage
 19. Liberty
- High Schools**
20. Horace
 21. Sheyenne
 22. West Fargo
- Legend**
- District Boundary
 - Pre-K
 - Elementary School
 - Middle School
 - High School
 - Golf Course
 - Park
- Current ES**
- Aurora
 - Brooks Harbor
 - Deer Creek
 - Eastwood
 - Freedom
 - Harwood
 - Horace
 - Independence
 - L. E. Berger
 - Legacy
 - Meadowlark
 - Osgood
 - South
 - Westside
 - Willow Park
- Draft**



Map data provided by Cass County, Cities of Fargo, Horace, and West Fargo, West Fargo Public Schools, US Census Bureau, and ESRI.
Map created February 2025.

Projections by Elementary: Current Boundary

Current	Capacity		Projections					Operational Capacity Utilization					Maximum Capacity Utilization				
	Operational	Maximum	2025/26	2026/27	2027/28	2028/29	2029/30	2025/26	2026/27	2027/28	2028/29	2029/30	2025/26	2026/27	2027/28	2028/29	2029/30
2. Aurora	506	624	343	324	319	306	310	67.79%	64.03%	63.04%	60.47%	61.26%	54.97%	51.92%	51.12%	49.04%	49.68%
3. Brooks Harbor	575	650	564	573	583	591	587	98.09%	99.65%	101.39%	102.78%	102.09%	86.77%	88.15%	89.69%	90.92%	90.31%
4. Deer Creek	506	624	345	340	335	334	344	68.18%	67.19%	66.21%	66.01%	67.98%	55.29%	54.49%	53.69%	53.53%	55.13%
5. Eastwood	460	572	388	396	398	398	390	84.35%	86.09%	86.52%	86.52%	84.78%	67.83%	69.23%	69.58%	69.58%	68.18%
6. Freedom	552	624	448	440	415	403	397	81.16%	79.71%	75.18%	73.01%	71.92%	71.79%	70.51%	66.51%	64.58%	63.62%
7. Harwood	184	208	98	98	101	99	104	53.26%	53.26%	54.89%	53.80%	56.52%	47.12%	47.12%	48.56%	47.60%	50.00%
8. Horace	552	650	627	694	763	821	880	113.59%	125.72%	138.22%	148.73%	159.42%	96.46%	106.77%	117.38%	126.31%	135.38%
9. Independence	529	624	573	587	580	586	578	108.32%	110.96%	109.64%	110.78%	109.26%	91.83%	94.07%	92.95%	93.91%	92.63%
10. L E Berger	460	572	355	357	341	327	316	77.17%	77.61%	74.13%	71.09%	68.70%	62.06%	62.41%	59.62%	57.17%	55.24%
11. Legacy	506	624	466	489	479	507	509	92.09%	96.64%	94.66%	100.20%	100.59%	74.68%	78.37%	76.76%	81.25%	81.57%
12. Meadowlark	460	520	376	352	339	320	326	81.74%	76.52%	73.70%	69.57%	70.87%	72.31%	67.69%	65.19%	61.54%	62.69%
13. Osgood	552	624	569	564	554	546	548	103.08%	102.17%	100.36%	98.91%	99.28%	91.19%	90.38%	88.78%	87.50%	87.82%
14. South	414	520	343	351	350	351	346	82.85%	84.78%	84.54%	84.78%	83.57%	65.96%	67.50%	67.31%	67.50%	66.54%
15. Westside	483	598	386	385	385	382	372	79.92%	79.71%	79.71%	79.09%	77.02%	64.55%	64.38%	64.38%	63.88%	62.21%
16. Willow Park	552	624	470	442	432	421	418	85.14%	80.07%	78.26%	76.27%	75.72%	75.32%	70.83%	69.23%	67.47%	66.99%
Total	7,291	8,658	6,351	6,392	6,374	6,392	6,425	87.11%	87.67%	87.42%	87.67%	88.12%	73.35%	73.83%	73.62%	73.83%	74.21%

Current	Capacity		2025/26 Projections						
	Operational	Maximum	K	1	2	3	4	5	K-5
2. Aurora	506	624	60	58	51	63	49	62	343
3. Brooks Harbor	575	650	102	107	97	86	87	85	564
4. Deer Creek	506	624	55	53	54	67	59	57	345
5. Eastwood	460	572	68	72	71	59	60	58	388
6. Freedom	552	624	65	50	73	87	93	80	448
7. Harwood	184	208	18	19	14	18	14	15	98
8. Horace	552	650	104	114	103	112	99	95	627
9. Independence	529	624	90	93	103	97	111	79	573
10. L E Berger	460	572	53	42	64	73	70	53	355
11. Legacy	506	624	79	64	89	67	92	75	466
12. Meadowlark	460	520	52	58	45	69	73	79	376
13. Osgood	552	624	91	90	88	105	102	93	569
14. South	414	520	56	55	62	62	55	53	343
15. Westside	483	598	62	62	68	66	63	65	386
16. Willow Park	552	624	80	75	70	73	78	94	470
Total	7,291	8,658	1,035	1,012	1,052	1,104	1,105	1,043	6,351

School Utilization Legend

Over 100% Maximum Capacity

Over 100% Operational Capacity

Admin Concept

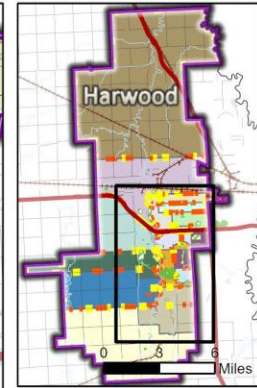
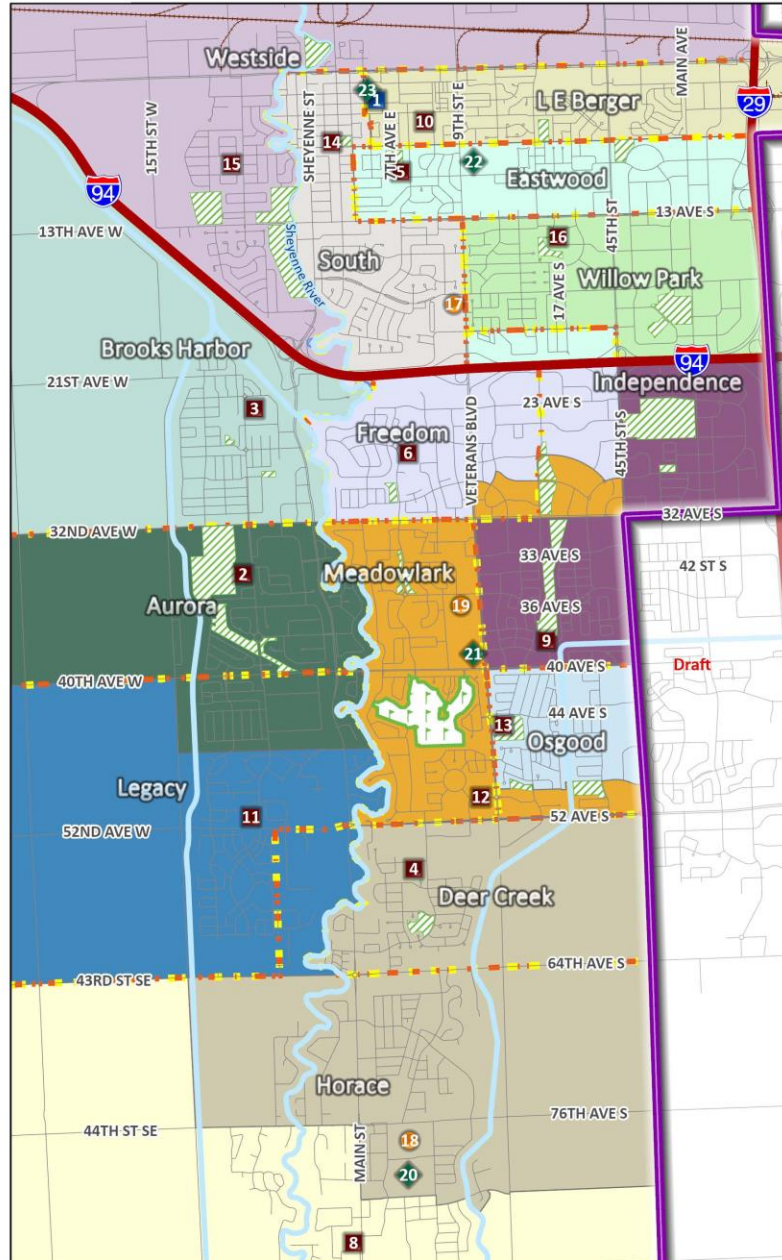
Map Details

○ Attendance Areas (Solid Colors)

- **Early Childhood Center**
- **Aurora**
- **Brooks Harbor**
- **Deer Creek**
- **Eastwood**
- **Freedom**
- **Harwood**
- **Horace**
- **Independence**
- **L. E. Berger**
- **Legacy**
- **Meadowlark**
- **Osgood**
- **South**
- **Westside**
- **Willow Park**



West Fargo Public Schools Administrative Concept



- Pre-K Schools**
1. Early Childhood Center
 13. Osgood
- Elementary Schools**
2. Aurora
 14. South
 3. Brooks Harbor
 15. Westside
 4. Deer Creek
 16. Willow Park
 5. Eastwood
 17. Cheney
 6. Freedom
 18. Heritage
 7. Horace
 19. Liberty
 8. Independence
 20. Horace
 9. L. E. Berger
 21. Sheyenne
 10. Legacy
 22. West Fargo
 11. Meadowlark
- Middle Schools**
12. Meadowlark
- High Schools**
13. Osgood
- Legend**
- District Boundary
 - Pre-K
 - Elementary School
 - Middle School
 - High School
 - Current ES
 - Independence
 - L. E. Berger
 - Legacy
 - Meadowlark
 - Osgood
 - South
 - Westside
 - Willow Park
- Draft**



Map data provided by Cass County, Cities of Fargo, Horace, and West Fargo, West Fargo Public Schools, US Census Bureau, and ESRI.
Map created February 2025.

Projections by Elementary: Admin Concept

Administrative Concept	Capacity		Projections					Operational Capacity Utilization					Maximum Capacity Utilization				
	Operational	Maximum	2025/26	2026/27	2027/28	2028/29	2029/30	2025/26	2026/27	2027/28	2028/29	2029/30	2025/26	2026/27	2027/28	2028/29	2029/30
2. Aurora	506	624	484	457	444	430	428	95.56%	90.34%	87.66%	84.90%	84.59%	77.49%	73.25%	71.09%	68.84%	68.60%
3. Brooks Harbor	575	650	564	573	583	591	587	98.09%	99.65%	101.39%	102.78%	102.09%	86.77%	88.15%	89.69%	90.92%	90.31%
4. Deer Creek	506	624	515	532	547	558	581	101.78%	105.14%	108.10%	110.28%	114.82%	82.53%	85.26%	87.66%	89.42%	93.11%
5. Eastwood	460	572	388	396	398	398	390	84.35%	86.09%	86.52%	86.52%	84.78%	67.83%	69.23%	69.58%	69.58%	68.18%
6. Freedom	552	624	522	512	479	463	451	94.57%	92.75%	86.78%	83.88%	81.70%	83.65%	82.05%	76.76%	74.20%	72.28%
7. Harwood	184	208	98	98	101	99	104	53.26%	53.26%	54.89%	53.80%	56.52%	47.12%	47.12%	48.56%	47.60%	50.00%
8. Horace	552	650	439	488	538	582	635	79.53%	88.41%	97.46%	105.43%	115.04%	67.54%	75.08%	82.77%	89.54%	97.69%
9. Independence	529	624	466	480	481	492	492	88.09%	90.74%	90.93%	93.01%	93.01%	74.68%	76.92%	77.08%	78.85%	78.85%
10. L E Berger	460	572	355	357	341	327	316	77.17%	77.61%	74.13%	71.09%	68.70%	62.06%	62.41%	59.62%	57.17%	55.24%
11. Legacy	506	624	341	372	365	396	402	67.49%	73.50%	72.22%	78.35%	79.44%	54.72%	59.60%	58.56%	63.53%	64.42%
12. Meadowlark	460	520	472	449	432	415	416	102.61%	97.61%	93.91%	90.22%	90.43%	90.77%	86.35%	83.08%	79.81%	80.00%
13. Osgood	552	624	506	502	493	484	490	91.67%	90.94%	89.31%	87.68%	88.77%	81.09%	80.45%	79.01%	77.56%	78.53%
14. South	414	520	343	351	350	351	346	82.85%	84.78%	84.54%	84.78%	83.57%	65.96%	67.50%	67.31%	67.50%	66.54%
15. Westside	483	598	386	385	385	382	372	79.92%	79.71%	79.71%	79.09%	77.02%	64.55%	64.38%	64.38%	63.88%	62.21%
16. Willow Park	552	624	470	442	432	421	418	85.14%	80.07%	78.26%	76.27%	75.72%	75.32%	70.83%	69.23%	67.47%	66.99%
Total	7,291	8,658	6,349	6,394	6,369	6,389	6,428	87.08%	87.70%	87.35%	87.63%	88.16%	73.33%	73.85%	73.56%	73.79%	74.24%

Administrative Concept	Capacity		2025/26 Projections						
	Operational	Maximum	K	1	2	3	4	5	K-5
2. Aurora	506	624	81	74	76	86	78	88	484
3. Brooks Harbor	575	650	102	107	97	86	87	85	564
4. Deer Creek	506	624	82	81	80	99	91	82	515
5. Eastwood	460	572	68	72	71	59	60	58	388
6. Freedom	552	624	75	56	87	102	111	91	522
7. Harwood	184	208	18	19	14	18	14	15	98
8. Horace	552	650	75	86	72	77	62	67	439
9. Independence	529	624	75	81	82	77	87	64	466
10. L E Berger	460	572	53	42	64	73	70	53	355
11. Legacy	506	624	58	48	70	47	68	51	341
12. Meadowlark	460	520	68	72	65	85	91	91	472
13. Osgood	552	624	80	81	75	95	90	85	506
14. South	414	520	56	55	62	62	55	53	343
15. Westside	483	598	62	62	68	66	63	65	386
16. Willow Park	552	624	80	75	70	73	78	94	470
Total	7,291	8,658	1,033	1,011	1,053	1,105	1,105	1,042	6,349

School Utilization Legend

Over 100% Maximum Capacity

Over 100% Operational Capacity

Key Definitions

- Cohort: a group of individuals having a statistical factor (such as grade level) in common in a demographic study
- 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
- Home Value Bar Chart: Percent of total homes by range of home value
- Housing Affordability Index: Measures affordability using an index to quantify the ability of a typical household to purchase an existing home in an area.
- Household Income Bar Chart: Percent of households by range of household income
- Median Home Value: equal to the middle point of all reported home values from the assessor's office in the district
- 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
- Mixed-use development (MU): development that blends two or more residential, commercial, cultural, institutional, and/or industrial uses
- 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.
- Mortgage as % Salary: Number of households by what percent salary goes to mortgage experiences
- 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
- Single-family (SF): a house that is may be fully detached or semi-detached occupied by one household or family
- Town Homes (TH): Side by side housing units that do not meet the definition of single-family houses
- 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
- Percent of Income for Mortgage: Provides a monthly budget perspective to examine the relationship between household income and mortgage payments (based on a median-valued home).
- 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
- Year Property Built Bar Chart: Percent of households by decade home was built
- Yield Rate: ratio of students that attend each school to the number of housing units in that school's attendance area