Planning for the Future

West Fargo Public Schools

Enrollment Analysis

November 2025

Updated December 2025

Updated 01/12/2026



RSP & Associates

RSP Quick Facts:

- Founded in 2003
- Professional educational planning firm
- Expertise in multiple disciplines (GIS, Planning, Facilitation)
- Over 20 years of planning experience
- Over 80 years of education experience
- Over 20 years of GIS experience
- Projection accuracy of 97% or greater

RSP Clients:

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

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

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:

Bismarck Public Schools

- Enrollment Analysis, 2025/26

Grand Forks Public Schools

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

Fargo Public Schools

- Enrollment Analysis, 2025/26

RSP has worked with West Fargo Public Schools for the past six years – assisting the district to make sound planning decisions for the students and community.

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Product Expectations



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 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 that 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.
- Student data does not virtual or 18-21 special education population. Enrollment best aligns with district's Official Count Day data. Presented enrollment may vary from state-reported enrollment.

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Discussion Points

1 Enrollment & Demographics

Executive Summary

Sophisticated Forecast Model

Past Enrollment & Change

Student Analysis Maps & Data

2 Population & Development

Population and Demographic Trends

Student Yield Rate

Housing Market Maps & Data

Potential Growth Analysis

3 Enrollment Projections

Past, Current, & Future Enrollment

Building Projections

Grade Level Projections

4 Next Steps

Challenges & Solutions

Next Steps & Key Considerations

5 Appendix

Additional Student Analysis Maps

Grade Level Projections

Definitions

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Executive Summary

Updated 12/08/25



District enrollment to forecasted to increase by +850 students over the next 5 years:

- ↓ **Elementary** enrollment forecasted to stabilize and slightly decrease
- ↑ **Middle School** enrollment forecasted to increase
- ↑ **High School** enrollment forecasted to increase

As Kindergarten and 12th grade classes become closer in size, district-wide growth is more limited to the upper grades.



Challenges to consider over the next five years include:

- Deer Creek, Legacy, and Independence elementary
- Liberty Middle
- Sheyenne High
- West Fargo High

With secondary enrollment projected to grow, the district will likely need to address middle and high school capacity through added space or strategic program adjustments.



Key variables of enrollment analysis include:

- Decrease in elementary enrollment with smaller kindergarten classes
- 490 single-family and 37 multi-family units were built in 2025 so far
- Over 8,000 total potential units could be added to the district in the next ten years

Potential completion of the FM Area Diversion Project over the next five years will open up new land for development.

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Past Enrollment and Demographics

Things to Consider

Student Analysis Maps & Data

Sophisticated Forecast Model

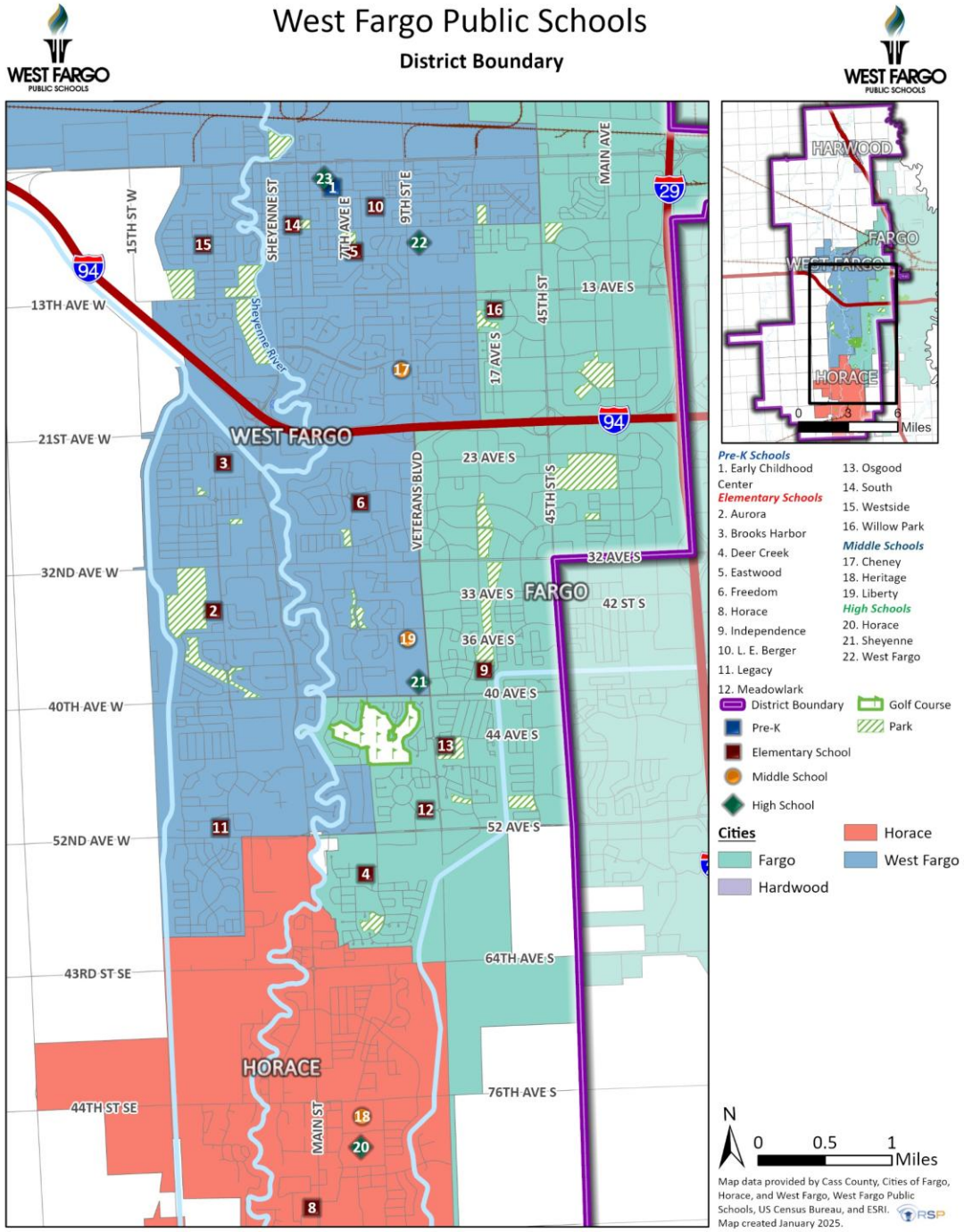
Demographics

Past Enrollment & Change

District Boundary & City Limits Map

Map Details

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



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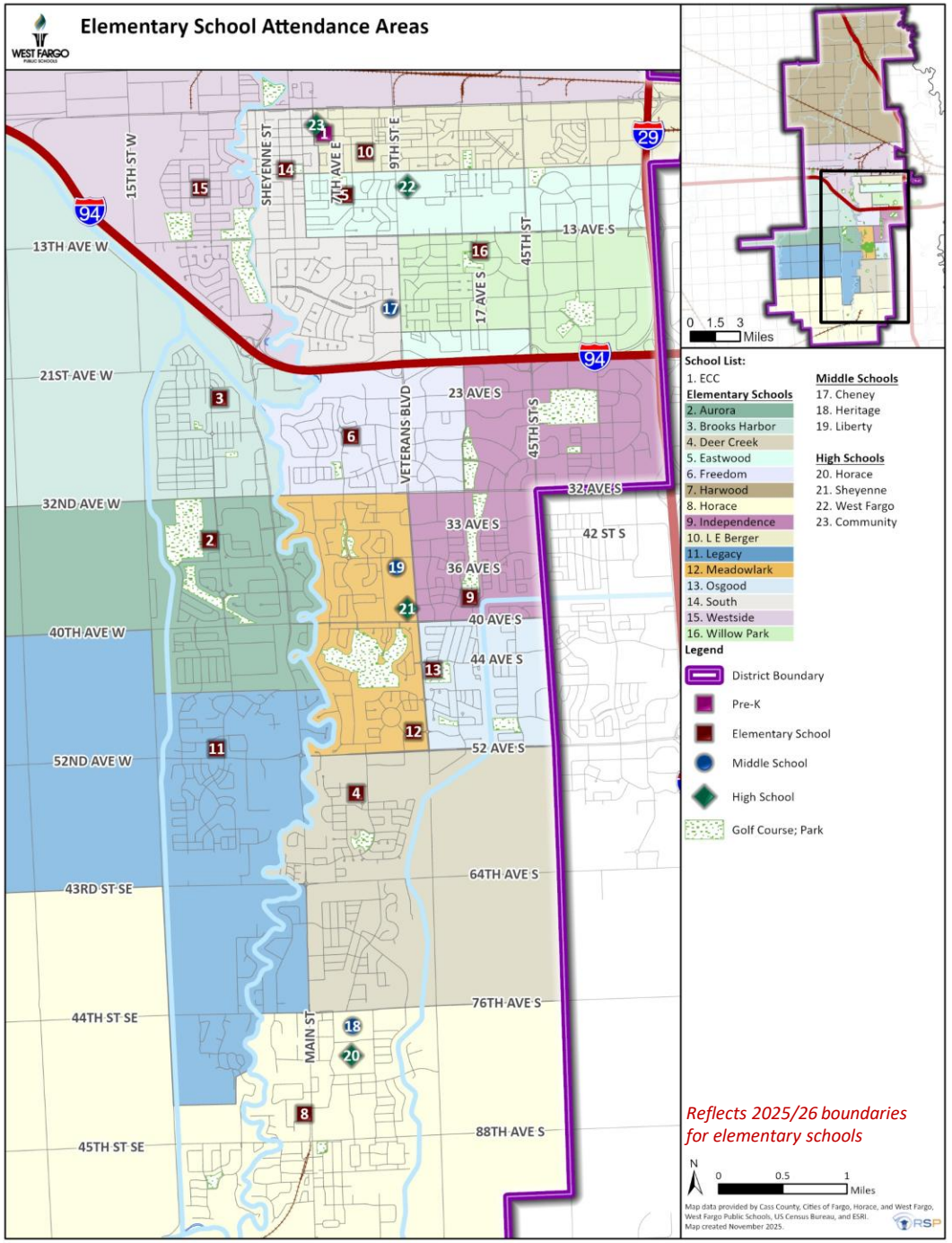
Elementary Boundary Map

Map Details

- District Boundary: **Purple Line**

Attendance Areas (Solid Colors)

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



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Secondary Boundary Map

Map Details

- District Boundary: **Purple Line**

Attendance Areas (Solid Colors)

17. Cheney Middle

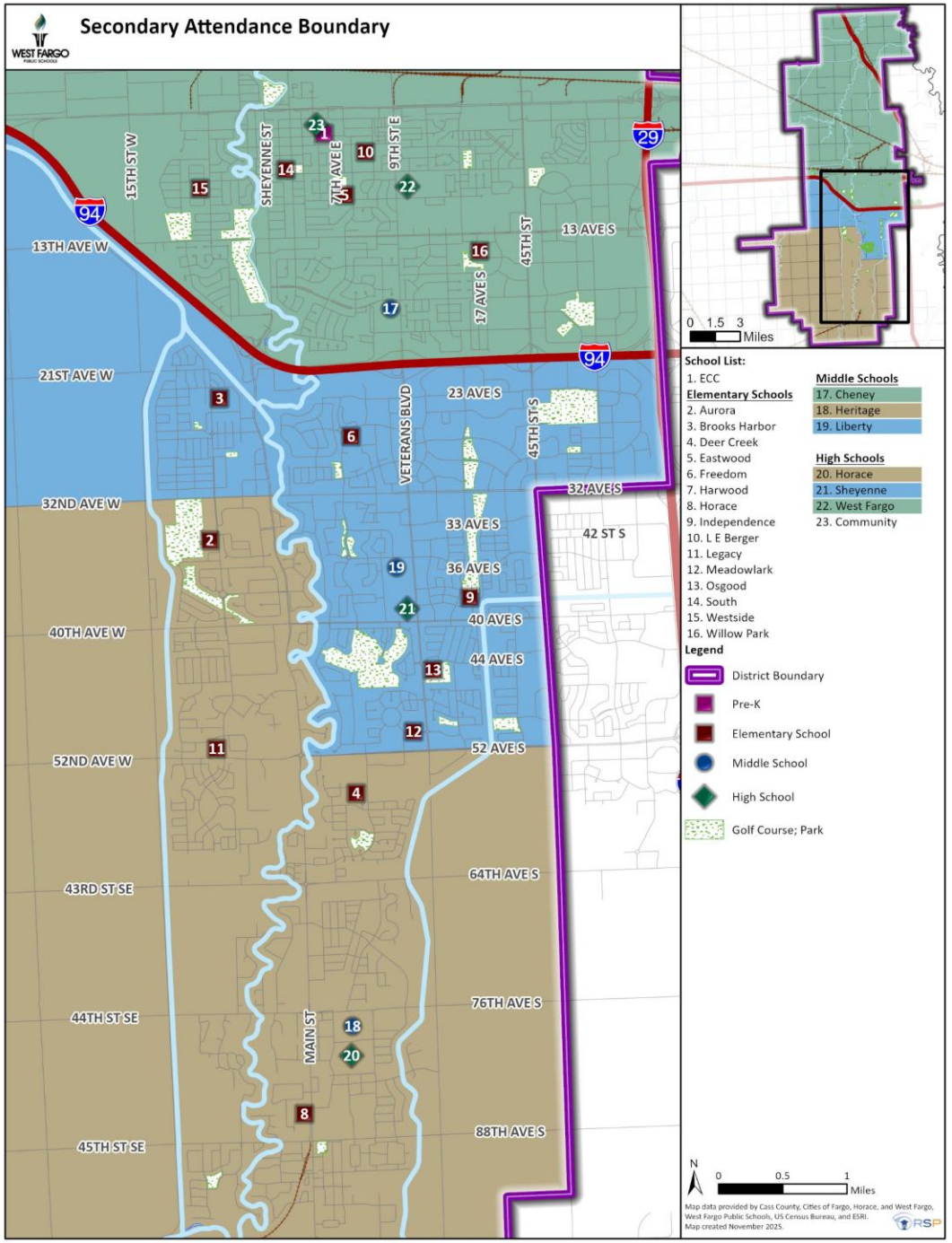
22. West Fargo High

18. Heritage Middle

20. Horace High

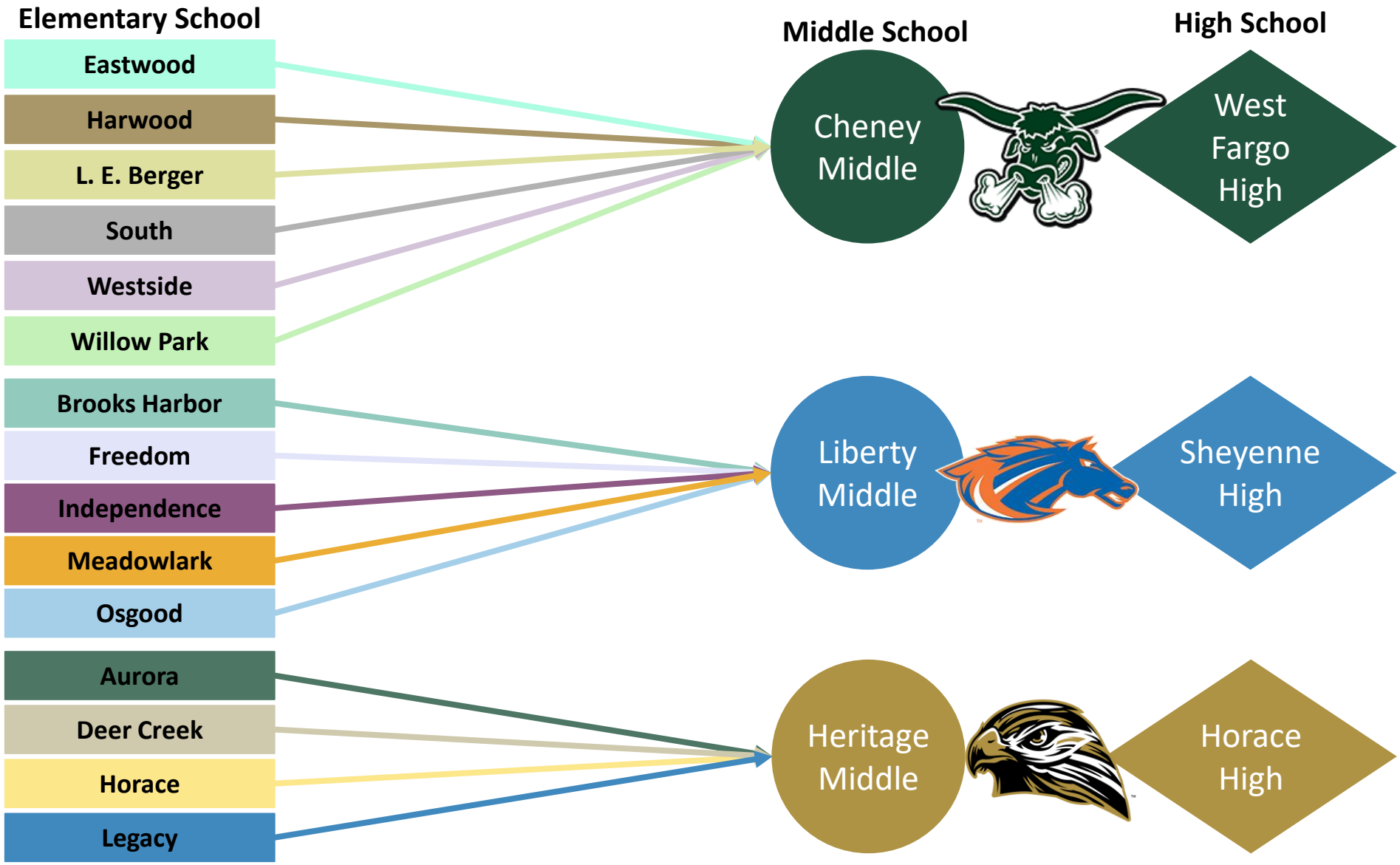
19. Liberty Middle

21. Sheyenne High



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School Feeder System



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RSP Planning Areas

Purpose: This map illustrates how the district is divided into **RSP Planning Areas**, the small geographic units used in the projection model.

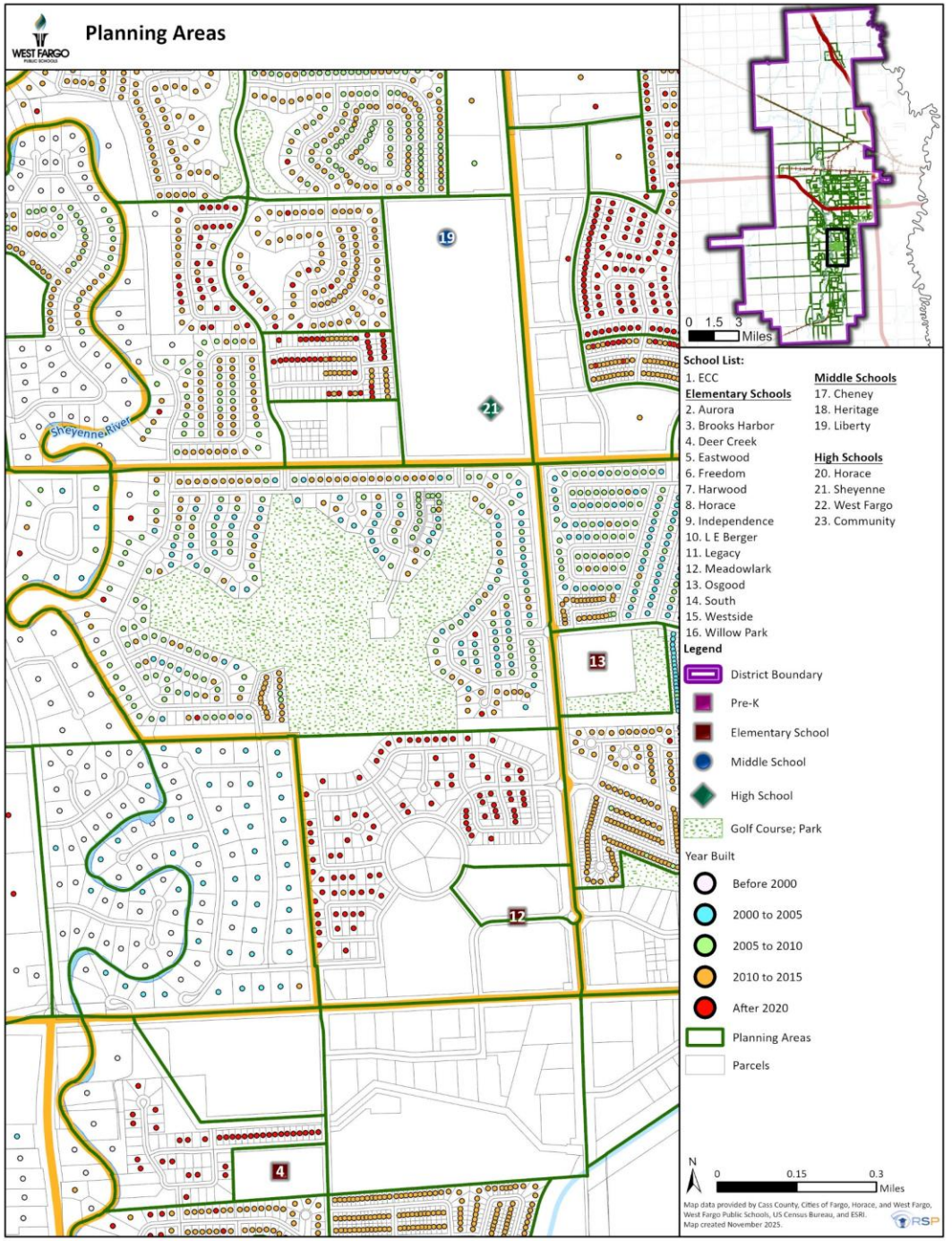
Map Details (Over **450 Planning Areas** were analyzed):

- **Yellow Lines:** Represent **Census Block Groups**
- **Green Lines:** Represent **RSP Planning Areas**

Key Insights and Considerations:

- Planning Areas are more detailed than census block groups, enhancing the **statistical connection between student populations and geography**.
- Planning Areas are created using **multiple factors**:
  - Census block groups and city geographies
  - Land use patterns and residential density
  - Natural and manmade features
  - School attendance boundaries
- Each Planning Area has a **unique profile** influenced by factors (housing value, square footage, year built, proximity to amenities)
- By using planning areas, RSP can more accurately model **enrollment, yield rates, and student distribution**, linking demographic and housing indicators to student population trends.

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



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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 ares 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
- Rc, 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

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)

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

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

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

+ Indicator of Student Growth

− Indicator of Student Loss

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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

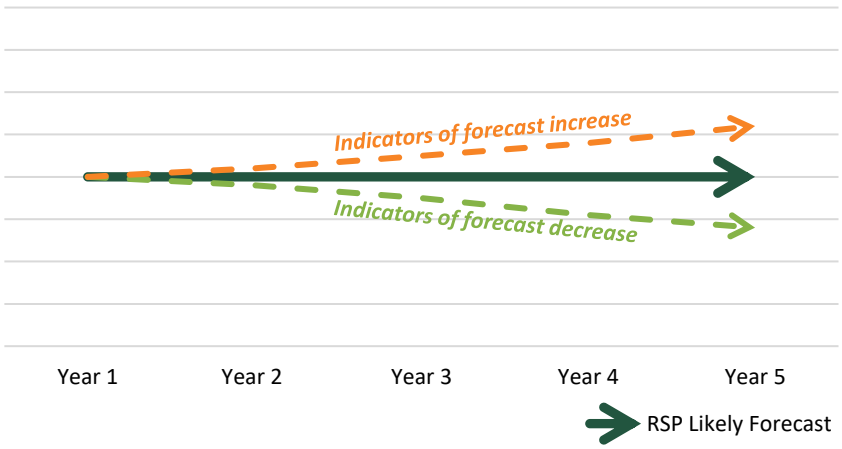
See graphic below to illustrate how the different variables may impact forecasted enrollment outlook:

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

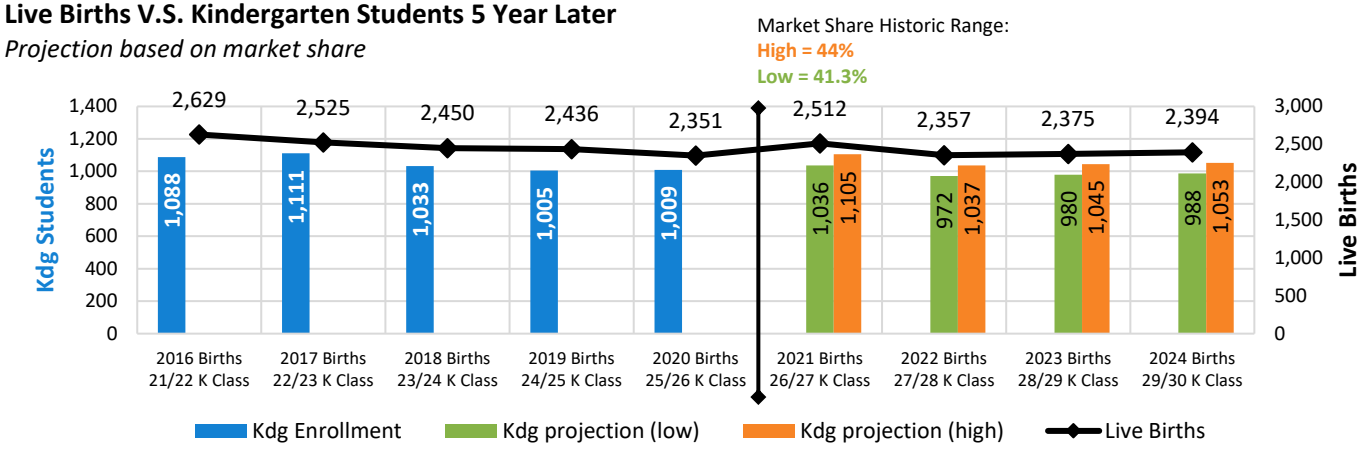


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Birth Rate Visuals

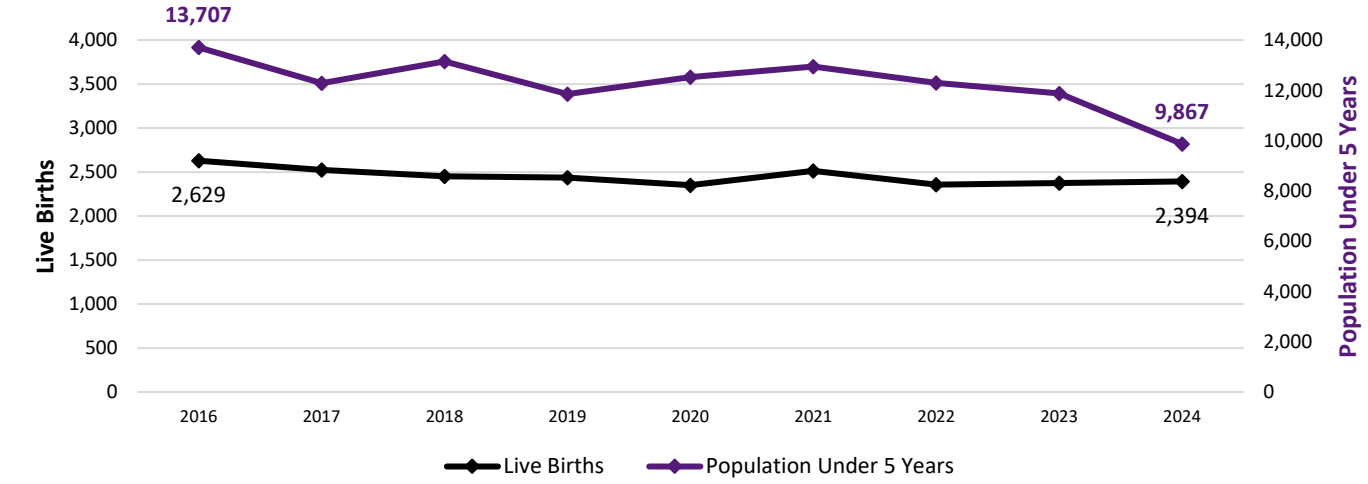
Live Births V.S. Kindergarten Students 5 Year Later

Projection based on market share



Source: North Dakota Health Department and West Fargo School District

Live Births and Population Under 5 Years of Age



Source: North Dakota Health Department, West Fargo School District, and US Census,

Observations:

- Over the past three years, the county has consistently recorded **fewer than 2,400 live births annually**.
- As a result of these trends, the **under age 5 population has dropped** to below 10,000 children, signaling a shrinking pool of future Kdg-aged students.
- The decline in live births will likely make it **more difficult to grow or even sustain Kdg enrollment** in future years without strategic efforts to maintain or improve market share.
- Looking ahead, the ability to increase Kdg class sizes will **largely depend on the district's capacity to enroll at least 42% of area births**—a threshold that may require targeted outreach, early engagement, or competitive programming to attract families.

Main Takeaway: The census population under 5 years of age dropped this year as demographic trends continue to limit younger age population. If the birth rate continues to decrease, it will be a challenge to maintain Kindergarten enrollment.

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Past Enrollment by Grade

Table does NOT include virtual students.

Observations:

- Enrollment increased for the past 15+ years; 2025/26 total enrollment is 13,249 PK-12 students
  - This year's enrollment is 3,295 students greater than enrollment in 2016/17 (represents an 33% increase in ten years)
  - The district saw **156 students** transfer from brick-and-mortar schools to the Virtual Academy from 2024/25 to 2025/26
- 2025/26 has the largest grades since 2010/11 in: 4th, 6th 7th, 8th, and 11th grade
- Graduating senior classes are becoming closer in size the kindergarten classes likely contributing to the slight slowdown of growth
  - Largest K-12 class in 2025/26: **4th grade with 1,096 students**
  - Smallest K-12 class in 2025/26: **12th grade with 898 students**
- Kindergarten enrollment peaked in 2022/23 with over 1,100 students – this class is now in the 3rd grade
  - The past three years kindergarten has decreased which will be challenging to offset due to demographic trends

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	473	428	462	516	492	484	494	6,882	110	1.6%
2011/12	78	744	628	643	565	579	588	456	493	449	556	495	484	487	7,245	363	5.3%
2012/13	84	775	753	695	666	591	606	517	478	507	562	568	485	517	7,804	559	7.7%
2013/14	94	842	783	780	716	678	601	639	620	589	608	572	538	494	8,554	750	9.6%
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%
2025/26	184	1,000	1,016	1,038	1,077	1,096	1,043	1,052	1,013	995	933	970	934	898	13,249	50	0.4%

Source: North Dakota Department of Education and West Fargo School Public Schools(2010/11 to 2025/26)

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**All past student data is exported from the district student database allowing the ability to do robust statistical analysis by student geography The student database export will not always align perfectly with the Official Counts (Statistically 99% greater match by grade)*

Cohort Student Change

Table does NOT include virtual students.

Observations:

- The data shows recurring declines in early-grade cohorts, indicating ongoing enrollment leakage before or during entry years.
  - Largest 3-year average K-12 class cohort increase: **11th to 12th grade with +17 students**
  - Largest 3-year average K-12 class cohort decrease: **10th to 11th grade with -23 students**
- Overall percent change from previous year of **0.4% (increase of 50 students)**
  - Instructional Modality will have to be monitored to determine if the students who are not attending the district still reside in the district and if or how many return to receive services in future years
  - Post-2020 cohort changes appear more moderate compared to earlier years (2010-2015), indicating stabilizing mobility patterns.

Enrollment Grade Change

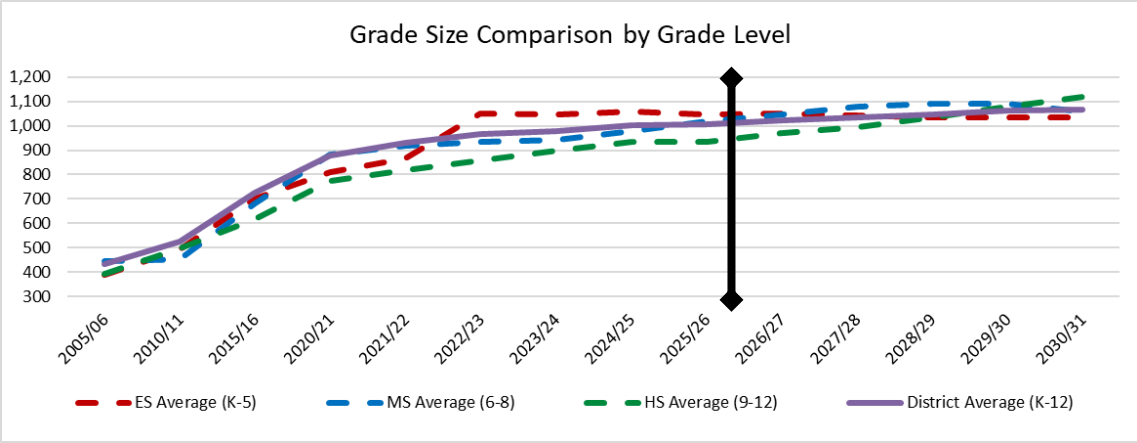
		PK	K	K	1st	2nd	3rd	4th	5th	6th	7th	8th	9th	10th	11th	PK-12	
2009/10	2010/11	-9	-11	-5	7	10	22	15	-59	0	-5	23	-22	-21	-4	110	1.6%
2010/11	2011/12	7	124	8	17	-6	26	11	-59	20	21	94	-21	-8	3	363	5.3%
2011/12	2012/13	6	31	9	67	23	26	27	-71	22	14	113	12	-10	33	559	7.7%
2012/13	2013/14	10	67	8	27	21	12	10	33	103	111	101	10	-30	9	750	9.6%
2013/14	2014/15	8	48	-5	20	-6	-4	14	27	14	9	24	15	-11	26	527	6.2%
2014/15	2015/16	15	-25	8	21	0	-2	0	16	47	6	41	-11	0	22	464	5.1%
2015/16	2016/17	-13	12	-9	0	-23	21	53	19	33	-2	33	2	-7	8	409	4.3%
2016/17	2017/18	10	83	32	6	6	4	10	0	18	19	19	20	-13	52	512	5.1%
2017/18	2018/19	9	42	5	-10	17	-5	6	-29	23	1	5	8	-40	65	410	3.9%
2018/19	2019/20	15	40	25	21	15	9	30	42	17	-20	2	1	-2	32	505	4.6%
2019/20	2020/21	-12	-28	-79	-40	-34	-31	-4	1	0	7	8	20	-19	35	162	1.4%
2020/21	2021/22	33	74	20	76	29	18	41	12	19	17	43	22	-16	44	713	6.2%
2021/22	2022/23	3	23	16	-5	13	-3	21	0	25	11	3	29	-22	36	447	3.6%
2022/23	2023/24	15	-78	-28	-28	5	1	-4	-3	-11	7	2	-1	-32	19	183	1.4%
2023/24	2024/25	3	-28	27	7	28	4	-6	-5	17	13	23	11	1	40	313	2.4%
2024/25	2025/26	4	-5	11	-22	-13	-8	5	5	9	-10	7	19	-39	-9	50	0.4%
3-Year Average		7.3	-37.0	3.3	-14.3	6.7	-1.0	-1.7	-1.0	5.0	3.3	10.7	9.7	-23.3	16.7	182.0	1.4%
3-Year Weighted Average		5.5	-24.8	9.8	-13.3	3.7	-2.5	-0.2	0.3	8.3	0.5	11.5	13.0	-24.5	12.0	159.8	1.2%

Source: North Dakota Department of Education and West Fargo School Public Schools(2010/11 to 2025/26)

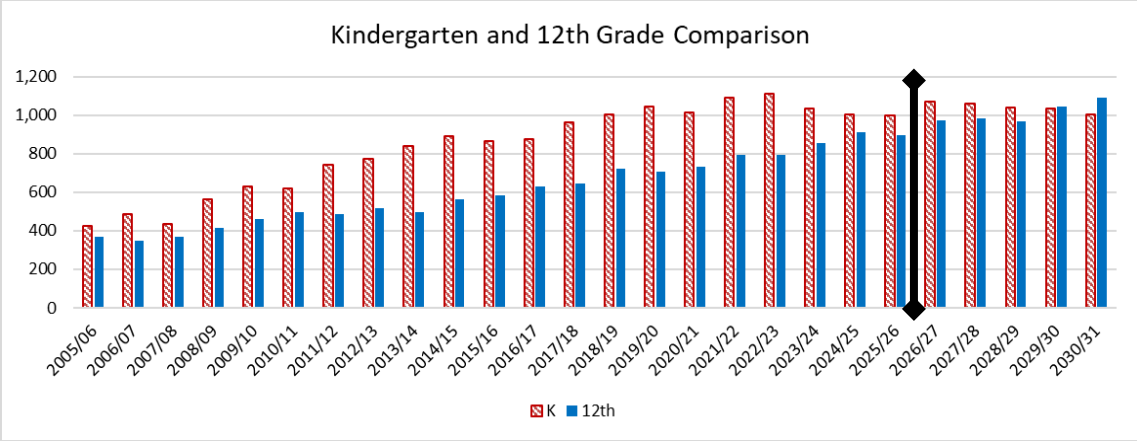
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Grade Size Comparisons



Source: RSP & Associates – November 2025



Source: RSP & Associates – November 2025

Average Class Size by Grade:

- Grade-band averages are converging, reducing the potential for large districtwide enrollment swings.
- By 2030/31, high school grades are projected to be the largest in the district, while elementary grades show a slight decline.

K and 12th Grade Comparisons:

- The current Kindergarten class is 102 students larger than the current 12th grade.
- During the district's peak growth years, Kindergarten sizes were significantly higher than 12th grade, fueling rapid districtwide growth. As these two levels became more similar, overall growth slowed.
- Larger exiting classes make sustained growth more difficult—outgoing high school cohorts are not fully replaced by incoming Kindergarten classes.
- By 2030/31, 12th grade is expected to surpass Kindergarten in size, which will further limit long-term growth potential.
- When Kindergarten and 12th grade classes are similar in size, the district becomes more dependent on **in-migration and middle-grade cohort changes** to maintain or increase enrollment.

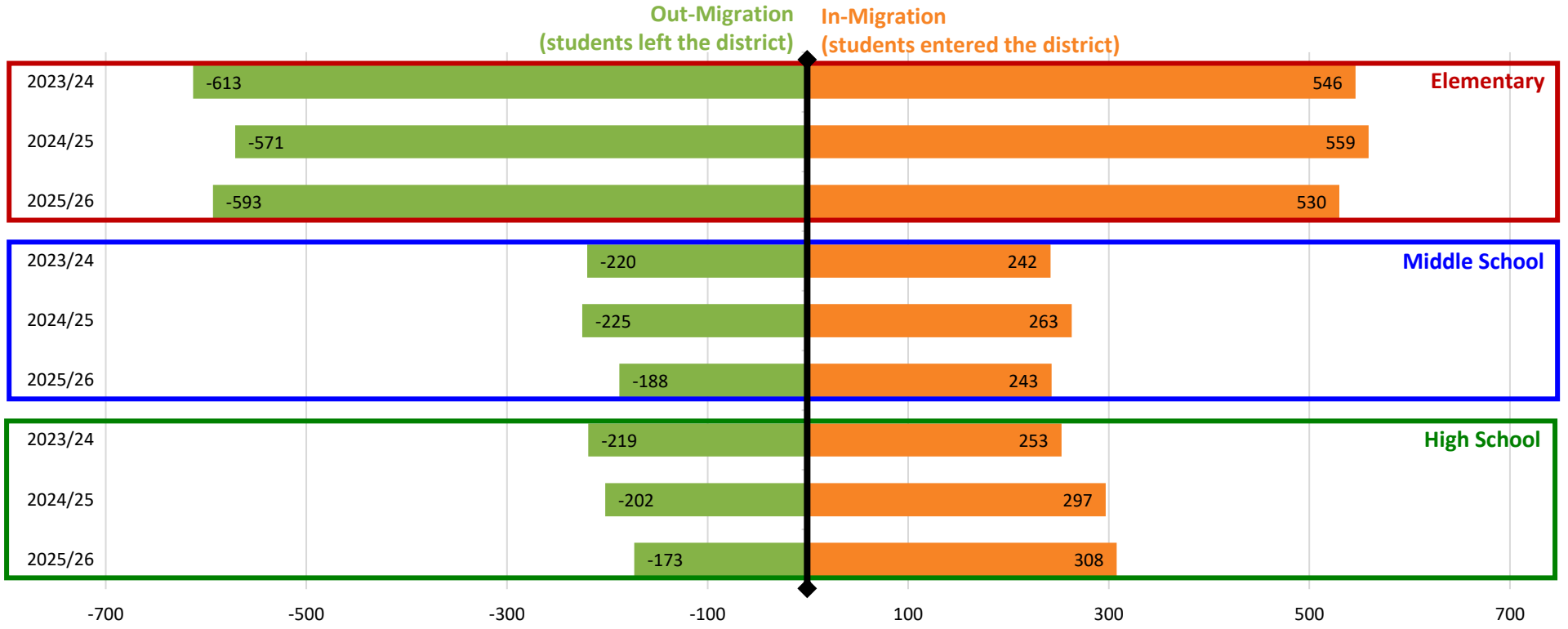
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Disclaimer. This is a projected outlook based on the information examined in this analysis. All past student data is exported from the district student database. The student database export may not always align with the Official Counts (Statistically 99% greater match by grade).

3-Year Student Migration Trend

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.



Source: West Fargo Public Schools and RSP

Observations

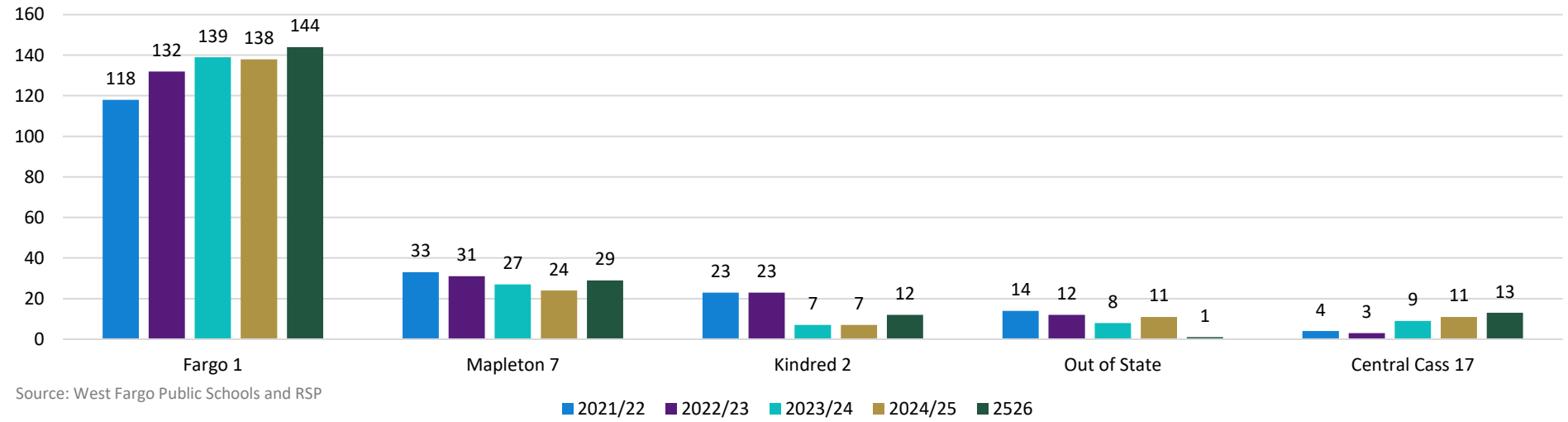
- Across all three years, the district consistently gains more students than it loses, resulting in an annual net growth of students
  - Total Net Change in 2023/24: **-11 students**
  - Total Net Change in 2024/25: **+121 students**
  - Total Net Change in 2025/26: **+127 students**
- Positive net migration demonstrates the district continues to attract more new students
  - Elementary grades experience the highest levels of both in- and out-migration activity
  - Out-migration remains relatively stable year-to-year, suggesting consistent transfer patterns

Main Takeaway: Student transfers continue to trend favorably — the district has maintained a positive net gain of incoming students each of the last three years.

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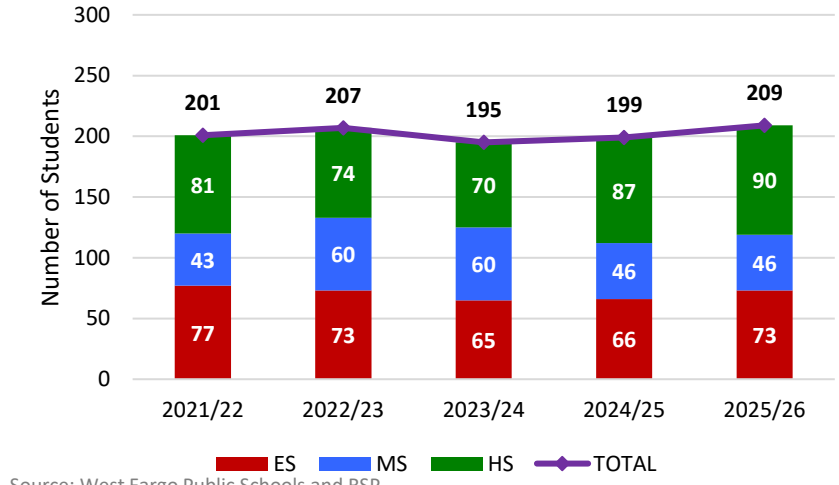
Out of District Student Analysis

Out of District Students by Residing School District



Source: West Fargo Public Schools and RSP

Total Out of District Students by Year



Source: West Fargo Public Schools and RSP

Observations

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

Notes:

- 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
- Some out of district students may be staff children, McKinney-Vento, other state programs, etc.

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.

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K-12 Student Count Change Map

Purpose: Illustrates how student enrollment has shifted across Planning Areas over the past five years, highlighting neighborhoods that have gained or lost students from **2021/22** to **2025/26.**

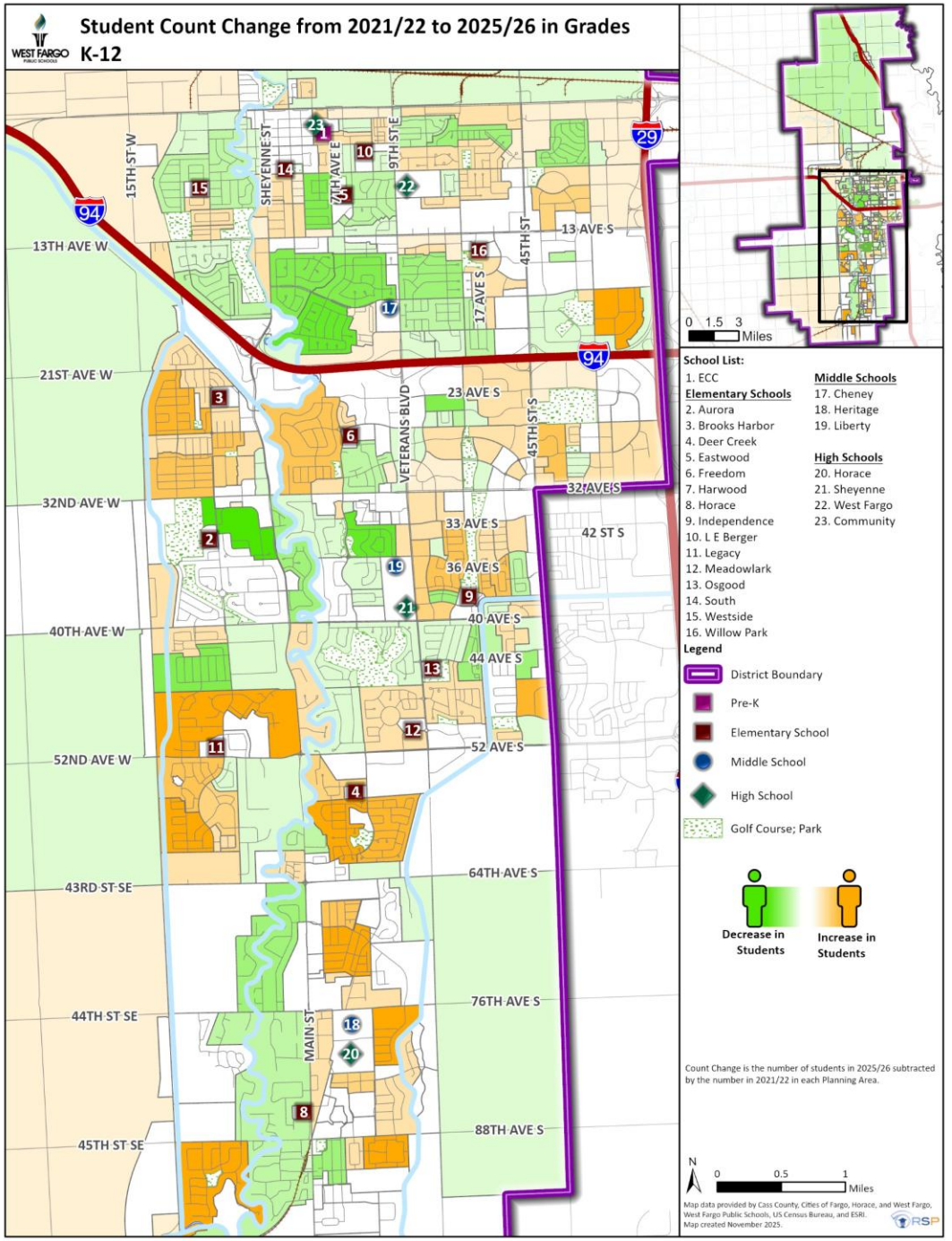
Map Details

- **Orange** areas indicate an increase in students
- **Green** areas indicate a decrease in students
- **White** areas represent no net change in students

Key Insights and Considerations:

- **Increasing and decreasing patterns** often align with new developments and maturing neighborhoods.
- **Colors represent recent trends, not forecasts.** An area shown in orange or green reflects the pattern *to date*, not a guaranteed continuation.
- **Planning Areas are dynamic.** Student movement is influenced by factors such as housing development, demographic shifts, and family mobility.
- **Local context matters.** Some neighborhoods may show fluctuations due to small total student counts, boundary adjustments, or short-term shifts.

Main Takeaway: Newer neighborhoods in the south have seen greater student growth over the past five years.



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K-12 Student Heat Density Map

Purpose: Illustrates where students are concentrated across the district, creating a “heat effect.” It helps identify population clusters, neighborhood trends, and potential areas of growth or stability.

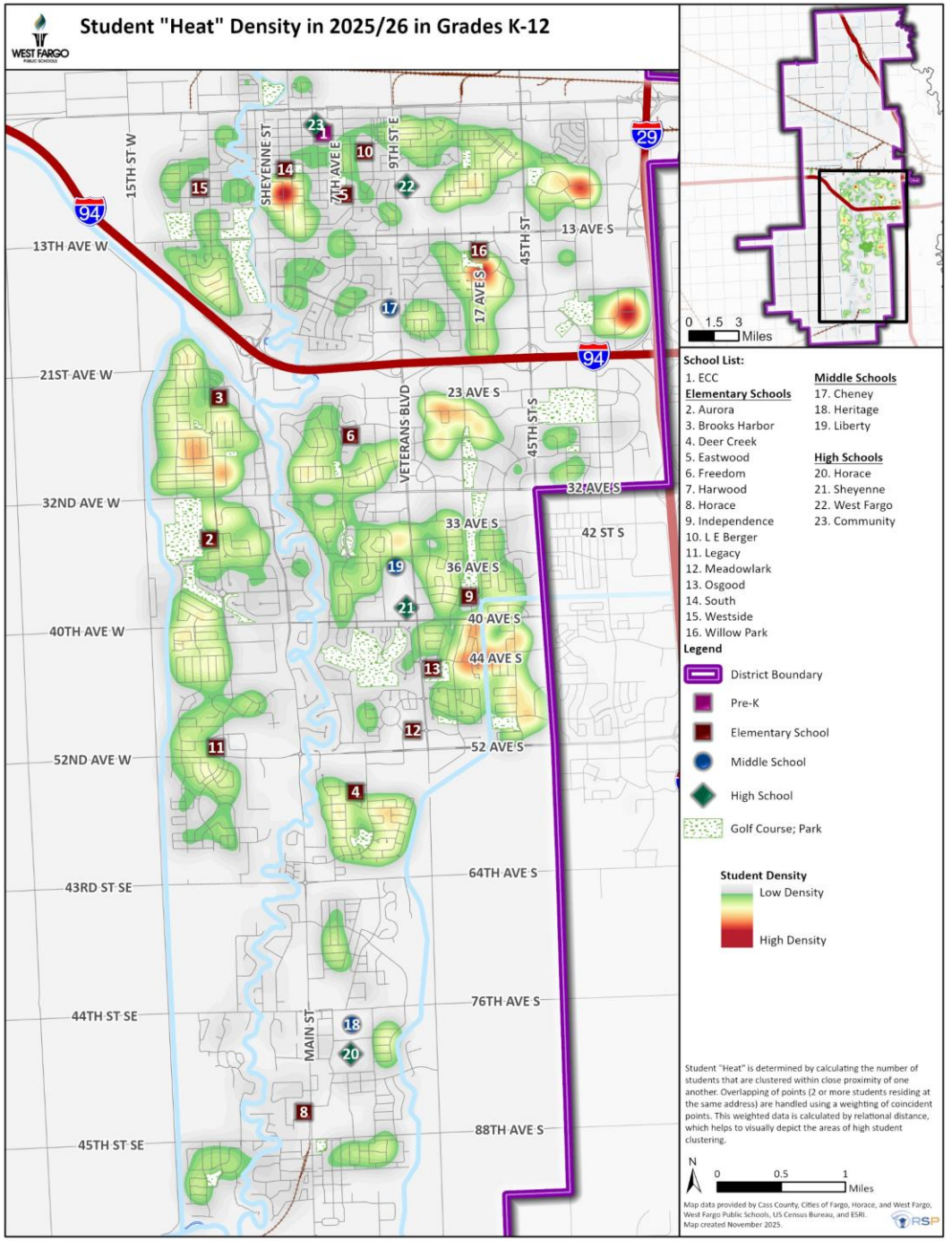
Map Details

- **Red** areas depict the highest student concentration
- **Gray** areas depict the lower student concentrations

Key Insights and Considerations:

- When multiple students reside at the same or nearby addresses, their locations are **weighted** to more accurately reflect true density.
- **High-density areas** often correspond with newer housing developments, multi-family residences, or more affordable neighborhoods.
- **Lower-density areas** may include older neighborhoods, rural zones, or areas with smaller household sizes and fewer families with children.
- The map provides a **spatial understanding of where students live today**, offering context for transportation planning, facility usage, and boundary considerations.

Main Takeaway: Student density pockets are greatest north of I-94 in more affordable parts of the district.



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Part 1 Conclusions

Main Takeaway Observations:

- Enrollment has been increasing steadily over the past fifteen years **– indicator of student growth**
  - The District increased by 50 students from last year enrolling a total of 13,249 students
- Most grade levels are increasing in size as cohorts move through the system **– indicator of student growth**
  - With increased cohort growth, the continued upward trend in total enrollment is likely to continue
- Graduating senior classes are trending larger than incoming kindergarten classes **– limitation to student growth**
  - Enrolling larger senior classes than Kdg classes can contribute to a long-term imbalance in student replacement rates
  - **Cohort increases year to year can offset these differences**
- Live births in Cass County have decreased **– limitation to student growth**
  - Since 2015 the following has happened: 9% decrease in live births and 28% decrease in population under age 5
- The district continues to experience a net gain from migration patterns, with more new students transferring in than students transferring out **– indicator of student growth**

Conclusion of Section:

- RSP & Associates actively monitors over 450 planning areas, using demographic, development, and enrollment datasets to provide ongoing insight and forecasting.
  - There is student density throughout the entire district; it tends to be more concentrated on the north part of the district and more spread out in the south part of the district.
- Open enrollment trends should be continually reviewed, as even minor policy shifts can have an impact on enrollment outlook. 1.5% of enrollment this year resided out of the district boundary.
  - There has been an increase in the number of students residing out of the district boundary likely due to the changes of state open enrollment policy and other student choice opportunities.
- Newer neighborhoods in the south have seen greater student growth over the past five years while a decreasing student change has been experienced in the older parts of the district to the north.

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Development and Growth Trends

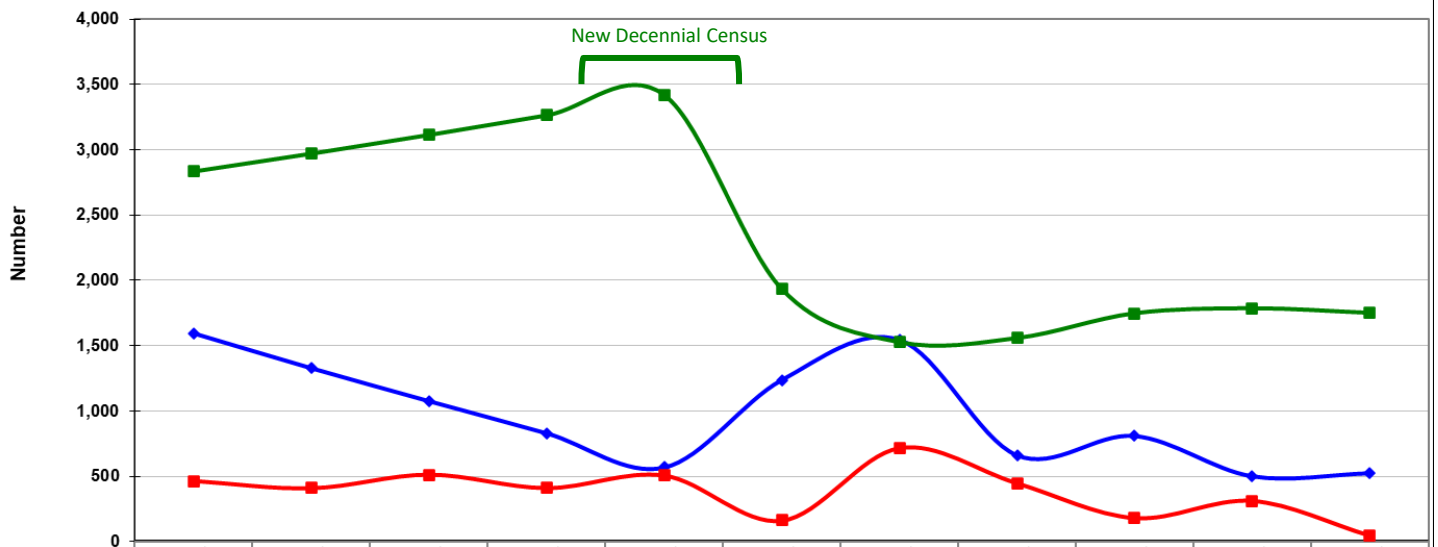
Population, Development, & Enrollment

Student Yield Rate

Housing Market Maps & Data

Potential Growth Analysis

Population, Development, & Enrollment



	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26
Certificate Occupancy	1,592	1,327	1,076	831	570	1,236	1,543	664	811	504	527
Enrollment Change (PK-12)	464	409	512	410	505	162	713	447	183	313	50
Population Change	2,834	2,971	3,114	3,264	3,421	1,934	1,527	1,557	1,747	1,786	1,751

Source: Cass County, US Census, and West Fargo Public Schools

Observations:

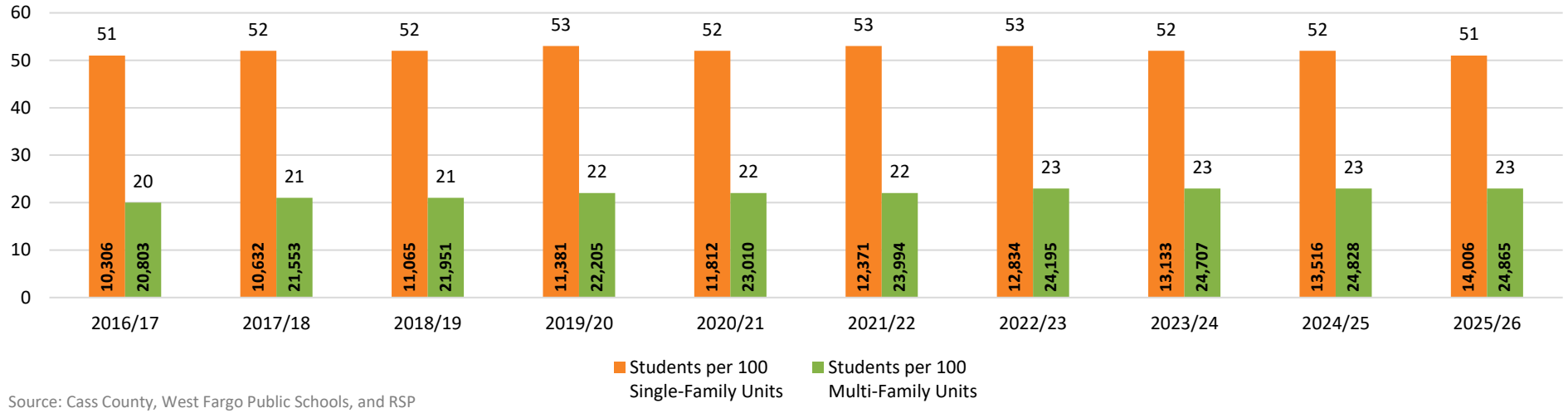
- **BLUE LINE:** Building activity has averaged about 600-800 new units built a year
  - Development activity has slowed down the past two years with less than 600 units built per year
- **GREEN LINE:** Census data indicates an increasing population
  - Population shows the estimate growth of the whole decade; New decennial census often affect year-to-year change
- **RED LINE:** Student enrollment has been generally increasing year to year, but the rate of change has started to slow down

Main Takeaway: Graphic provides benchmark data to determine if there is a correlation between population change, building activity, and school enrollment. As building activity has slowed down the past few years it has correlated with the slow down of student growth.

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K-12 Yield Rate Comparison Over Time

Yield Rate Comparison Graph



Source: Cass County, West Fargo Public Schools, and RSP
Note: Number in columns illustrate the total number of units of that type at the start of the year

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 K-12 students per 100 single-family households (14,006 total SF units)
  - The yield rate for single-family units has been decreasing over time; 2025/26 yielded 50 students per 100 SF units
- District sees on average 22 K-12 students per 100 multi-family households (24,865 total MF units)
  - The yield rate for multi-family units has been slightly increasing; 2025/26 yielded 23 students per 100 MF units
- Adding new housing inventory can impact the yield rates:
  - There were **3,700 single-family** homes built from 2016 to 2025
  - There were **4,062 multi-family homes** built from 2016 to 2025

Main Takeaway: As more multi-family housing has been built, the generation of students from these units has increased. Single-family units are yielding slightly less students per unit limiting outlook on future household change.

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SF Yield Rate by Elementary Boundary

Table Legend
+3 greater from District Average
-3 fewer from District Average

Students per 100 Single-Family Units	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	10 Year Average	10 Year Units Built
Aurora Elementary	76	78	82	81	81	79	78	77	72	69	77.3	11
Brooks Harbor Elementary	33	37	40	45	49	54	58	57	60	64	49.7	431
Deer Creek Elementary	43	47	48	55	52	54	52	51	54	51	50.7	252
Eastwood Elementary	44	46	44	45	44	41	38	34	32	31	39.9	4
Freedom Elementary	55	62	68	73	72	80	80	81	82	80	73.3	156
Harwood Elementary	35	30	30	29	28	29	28	25	24	19	27.7	121
Horace Elementary	55	54	51	51	50	44	50	54	54	49	51.2	1,403
Independence Elementary	47	50	55	61	61	64	63	66	68	72	60.7	180
L E Berger Elementary	39	38	36	37	37	37	39	38	39	40	38	3
Legacy Elementary	56	60	55	58	56	59	59	56	54	54	56.7	884
Meadowlark Elementary	64	67	68	72	71	73	73	70	69	65	69.2	189
Osgood Elementary	65	66	65	67	65	66	66	65	64	64	65.3	0
South Elementary	49	46	45	43	41	42	39	39	36	35	41.5	12
Westside Elementary	47	46	47	45	44	44	42	43	42	43	44.3	54
Willow Park Elementary	49	46	47	46	44	46	42	38	40	37	43.5	0
District (K-12):	51.0	52.0	52.0	53.0	52.0	53.0	53.0	52.0	52.0	51.0	**52.1**	3,700

Source: Cass County, West Fargo Public Schools, 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.

Single-Family Observations:

- The table shows the number of students per 100 single-family (SF) units by year and by elementary boundary
- District sees on average 52.1 students per 100 SF units
- Aurora ES has the largest 2025/26 SF yield rate with 69 students per 100 SF units
- Harwood ES has the smallest 2025/26 SF yield rate with 19 students per 100 SF units
- Horace ES has experienced the most SF development in the past decade and generated 49 students per 100 SF units this
- Adding new housing inventory can impact the yield rate – **There were 3,700 single-family homes built from 2016 to 2025**

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MF Yield Rate by Elementary Boundary

Table Legend
+3 greater from District Average
-3 fewer from District Average

Students per 100 Multi-Family Units	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	10 Year Average	10 Year Units Built
Aurora Elementary	24	25	24	27	26	30	28	26	26	25	26.1	52
Brooks Harbor Elementary	15	17	20	21	21	23	27	28	29	29	23	677
Deer Creek Elementary	31	34	37	40	42	45	51	51	51	55	43.7	101
Eastwood Elementary	21	22	21	21	22	22	22	23	24	23	22.1	0
Freedom Elementary	16	19	19	21	23	22	23	24	23	21	21.1	281
Harwood Elementary	3	10	7	3	0	3	7	7	7	3	5	0
Horace Elementary	54	41	44	36	38	45	37	26	33	34	38.8	508
Independence Elementary	9	9	10	10	10	10	10	12	13	13	10.6	1,602
L E Berger Elementary	27	25	24	25	24	25	25	23	22	21	24.1	0
Legacy Elementary	0	0	0	0	0	0	10	12	11	28	6.1	99
Meadowlark Elementary	17	17	20	21	24	23	25	27	26	23	22.3	156
Osgood Elementary	26	27	28	28	28	31	31	32	34	31	29.6	297
South Elementary	31	30	30	28	25	21	22	22	21	23	25.3	234
Westside Elementary	22	23	24	23	23	24	23	22	23	22	22.9	1
Willow Park Elementary	18	19	18	21	20	19	20	20	20	21	19.6	54
District (K-12):	20.0	21.0	21.0	22.0	22.0	22.0	23.0	23.0	23.0	23.0	**22.0**	4,062

Source: Cass County, West Fargo Public Schools, 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.

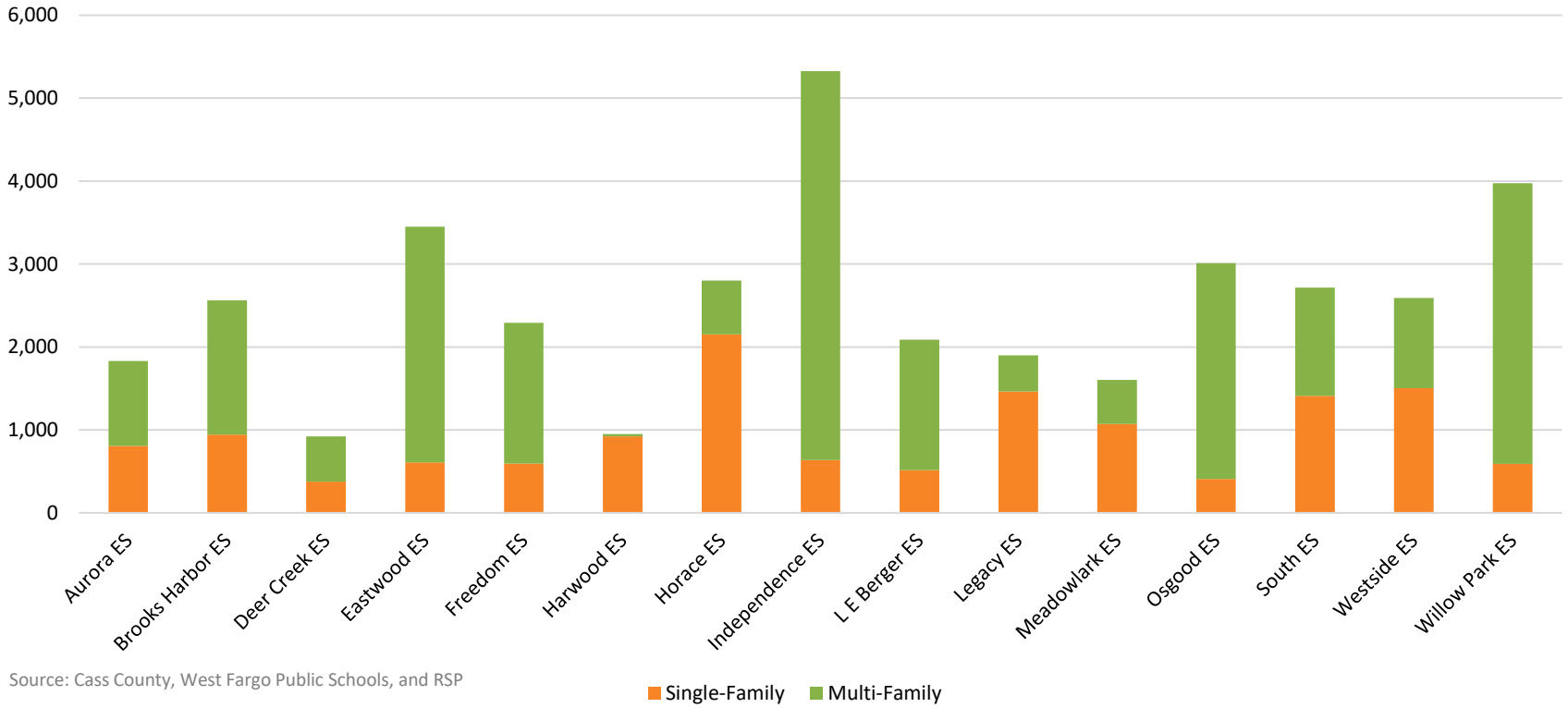
Multi-Family Observations:

- The table shows the number of students per 100 multi-family (MF) units by year and by elementary boundary
- District sees on average 22.0 students per 100 MF units
- Deer Creek ES has the largest 2025/26 MF yield rate with 55 students per 100 MF units
- Harwood ES has the smallest 2025/26 MF yield rate with 3 students per 100 MF units
- Independence ES has experienced the most MF development in the past decade and generated 13 students per 100 MF units this year
- Adding new housing inventory can impact the yield rate – **There were 4,062 multi-family homes built from 2016 to 2025**

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Unit Type by Elementary Boundary

Housing Units by Elementary Boundary



Source: Cass County, West Fargo Public Schools, 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 and generates on average 51 students 100 SF units
- Independence Elementary has the most multi-family units in their boundary and generates on average 10.6 students 100 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.

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Average Year Built Map

Purpose: Illustrates the **average age of housing** across the district. Age of housing helps explain where future development or turnover may occur.

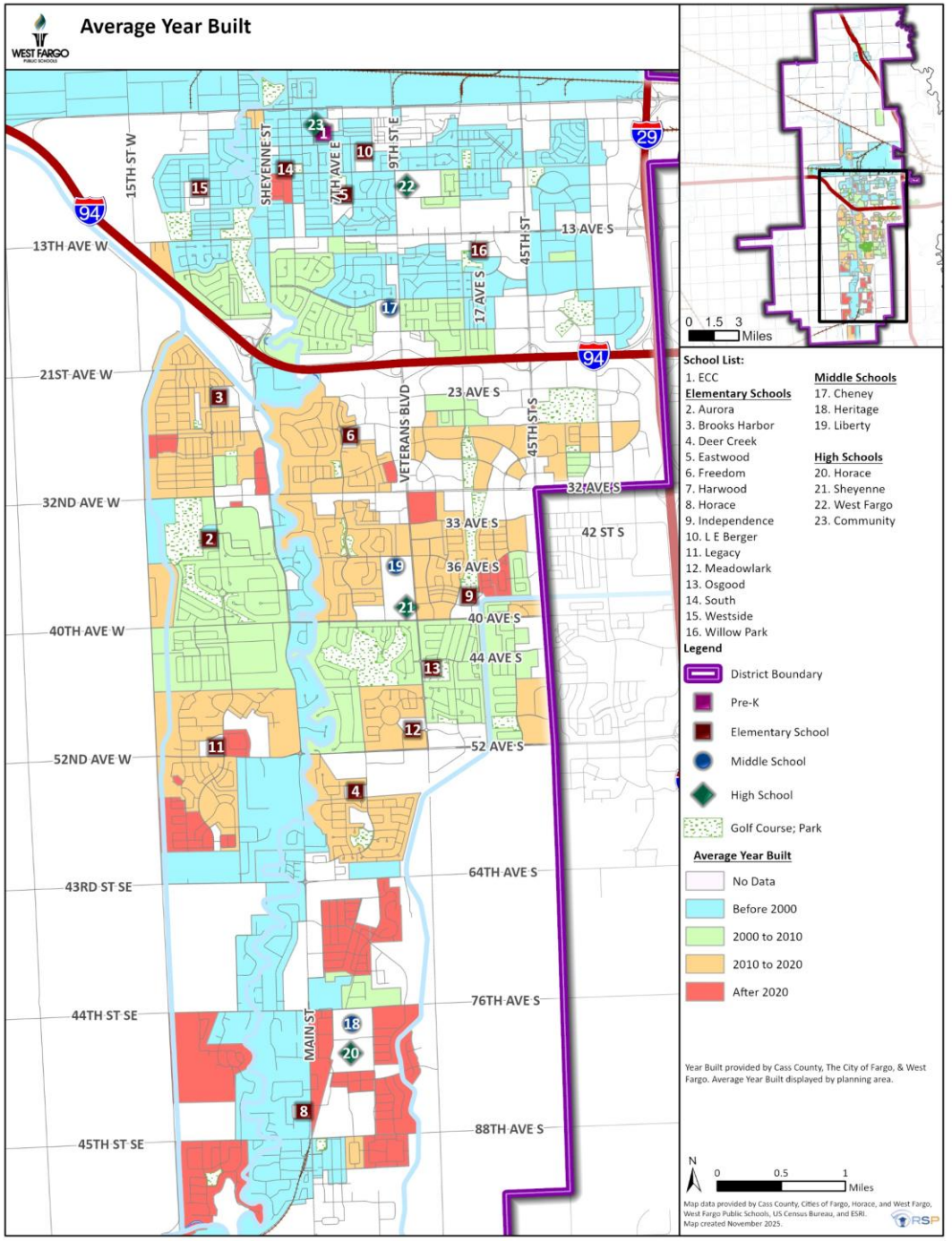
Map Details:

- **Color Scale** (data sourced from Cass County):
  - **White:** No data available
  - **Blue:** Built **before 2000**
  - **Green:** Built **2000 to 2010**
  - **Orange:** Built **2010 to 2020**
  - **Red:** Built **after 2020**

Key Insights and Considerations:

- Averages are based on **RSP Planning Areas**, reflecting the combined ages of all housing units.
- Average values may be **influenced by older housing stock** that existed before new development.
- Understanding housing age patterns provides valuable context when analyzing **capacity planning, boundary alignment, and enrollment projections**.
- Map represents **housing age trends**, not the timing of student enrollment changes—those may lag as developments build out and neighborhoods mature.

Main Takeaway: Newest units built have been south of 64th St, predominantly in the Horace HS feeder boundary.



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Median Home Value Map

Purpose: Illustrates the **median assessed home value** within each Planning Area, providing insight into affordability, development patterns, and potential socio-economic influences on enrollment trends.

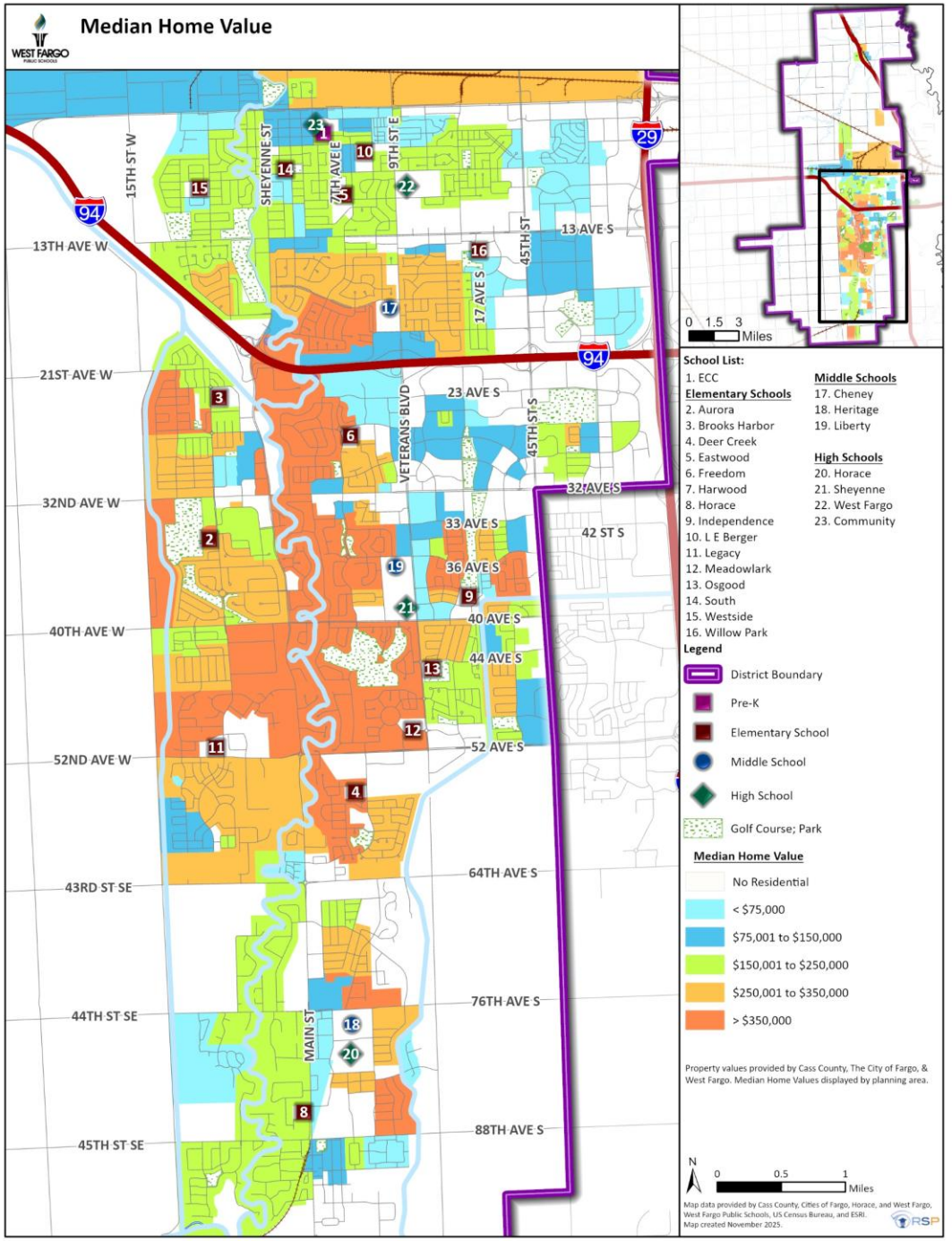
Map Details:

- **Color Scale** (data sourced from Cass County):
  - **Orange to Red:** Areas with the highest median home values (least affordable).
  - **Green to Blue:** Areas with lower median home values (most affordable).

Key Insights and Considerations:

- Median home values are summarized at the **Planning Area level**, reflecting the midpoint of assessed values across all residential units.
  - Averages may be influenced by older housing stock that existed before new development.
- Home value patterns are **closely tied to socio-economics**, influencing factors such as family mobility, housing turnover, and access to new units.
- The data provide context for understanding enrollment patterns relate to **housing affordability and the broader economic landscape.**

Main Takeaway: Density of affordable units is north I-94 in the older residential inventory of West Fargo.



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Recent Year Built Map

Purpose: Illustrates where **new residential development** has occurred across the district over the past five years.

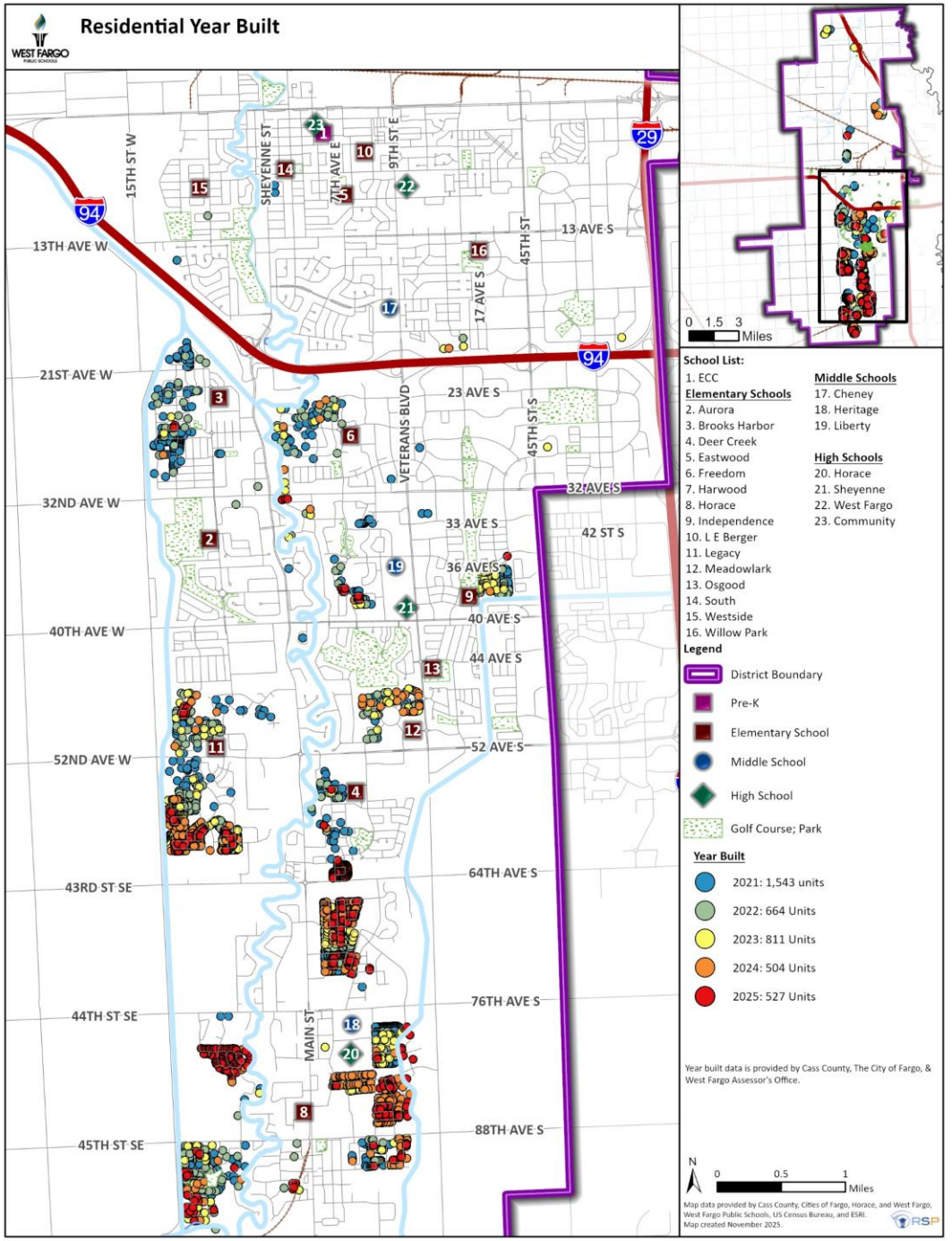
Map Details:

- **Depiction:** Each dot represents a **newly constructed housing unit**, as recorded by the **Cass County Assessor's Office**.
  - **Red:** 527 units built in **2025** *(partial year data)*
  - **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**

Key Insights and Considerations:

- By visualizing clusters of new housing, it provides insight into where growth is actively taking place and how it may influence future student enrollment.
  - Clusters indicate **concentrations of new development**, showing where residential activity has been most prominent over time.
- Student yield rates vary by housing type. **New development does not always equate to high student growth.**

Main Takeaway: Clusters of new development are in southern parts of the district near Horace High.



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Growth Area Map

Purpose: Highlights the **anticipated areas of residential growth** within the district.

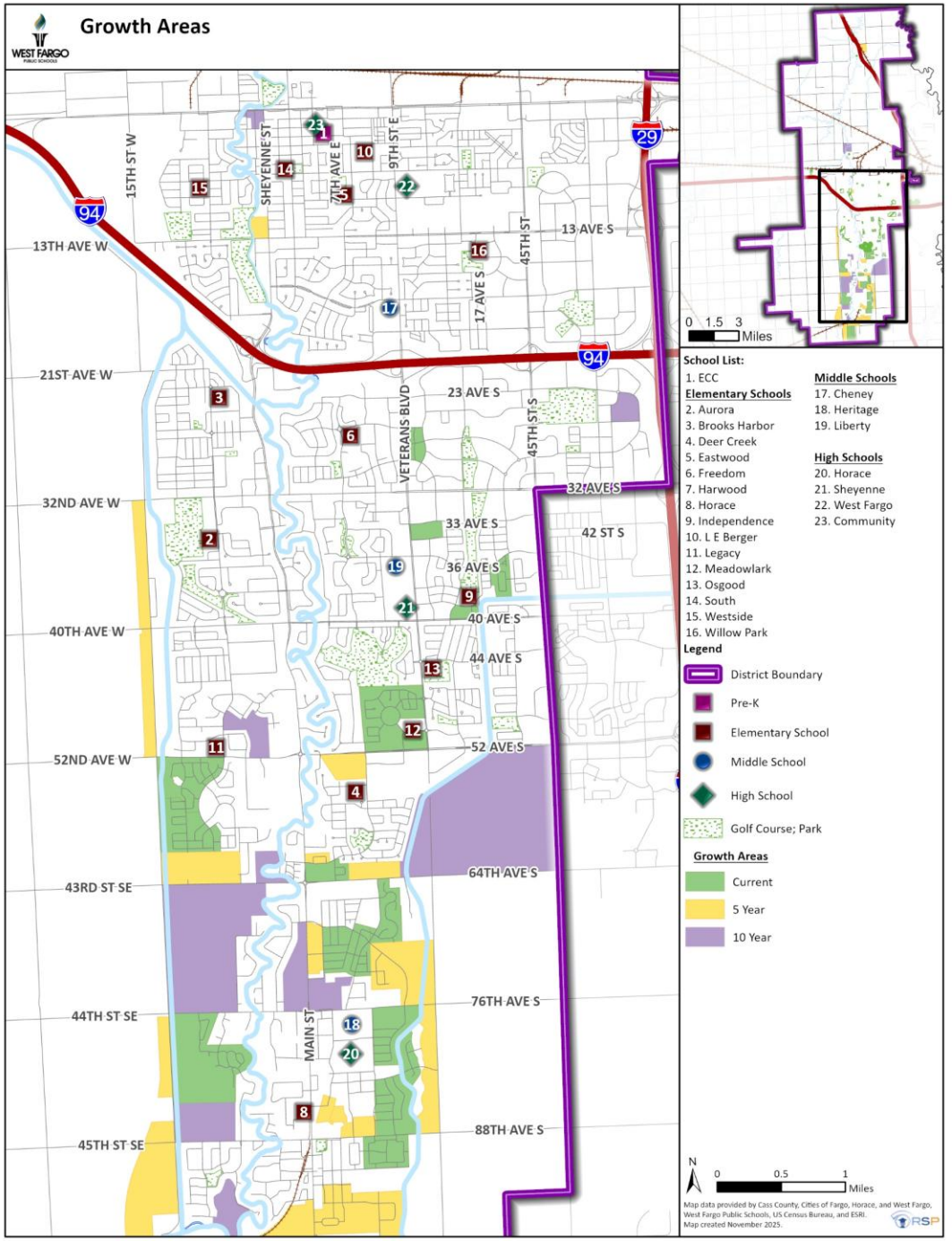
Map Details:

- **Green:** Areas of active development
- **Yellow:** Areas likely to develop within ~5 years
- **Purple:** Areas that ***may*** develop within ~10 years

Key Insights and Considerations:

- The **timing and type of development** are primarily influenced by **market demand**, **developer interest**, and **property owner willingness to build**.
  - Some identified growth areas may require **infrastructure investments** before proceeding.
- The **pace of growth is fluid.** Growth areas are derived from **existing and future land use plans**, **capital improvement plans**, **zoning**, and **input from city staff**.
  - Growth projections should be seen as **planning indicators**, not fixed forecasts.
- The **"Timing of Growth Areas"** represents **general estimates** (some current projects may continue for 5+ years, while areas shown as 5-10 year potentials could develop faster or slower than anticipated.

Main Takeaway: Development potential is greatest south of 76th Ave.



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Development Table

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
- There is no guarantee any of these growth areas will develop or that other areas not shown as a growth area will develop
  - The market demand and property owners desire to build guides the timing and type of development
  - Some growth areas may require infrastructure improvements
- Over 8,000 total potential units identified for development over the next decade

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.

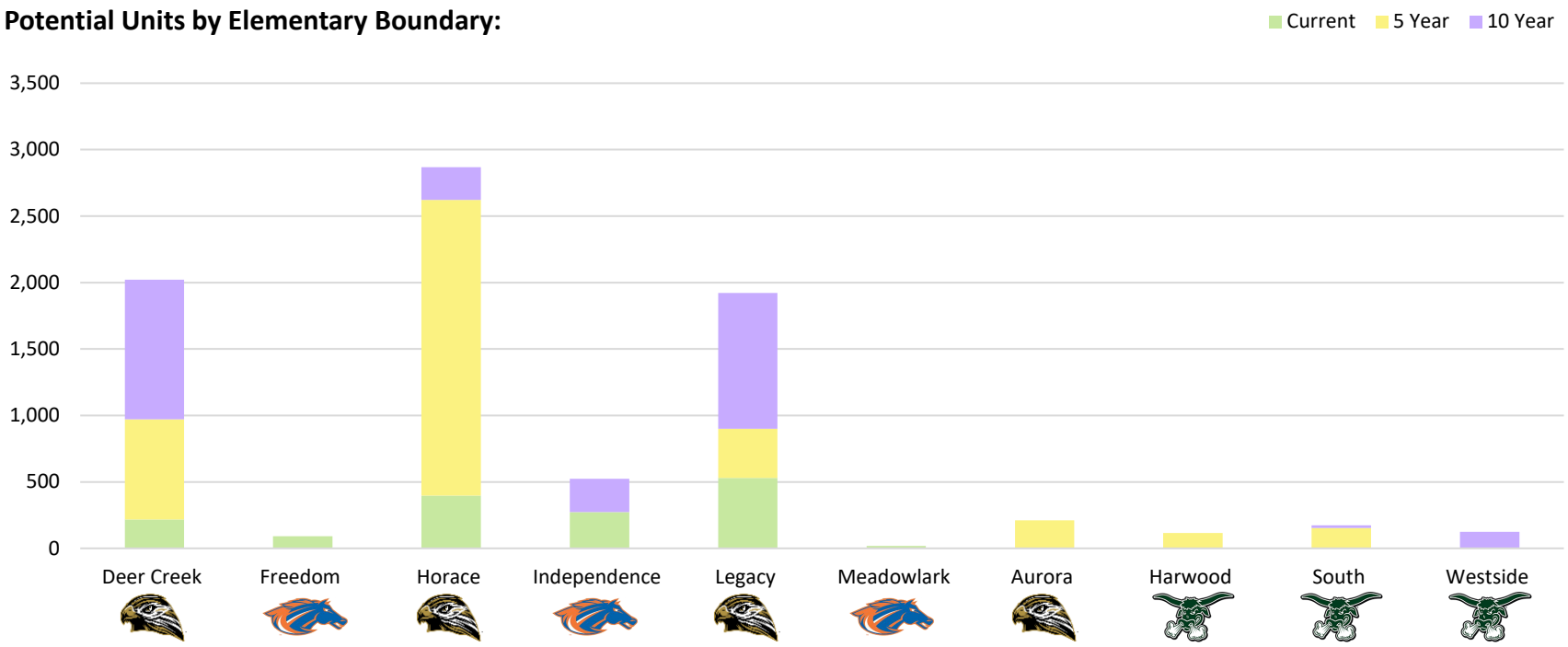
RSP Plan Area Name: Identified Growth Areas	Current Development Type	Timing of Growth	Existing Units	Potential Units	Elementary Boundary
Deer Creek Estates 2nd & 3rd Addtion	Single-Family	Current	48	36	Deer Creek
Southdale Farms First Add	Single-Family	Current	298	38	Deer Creek
Sunny Side Infrastructure	Single-Family	Current	0	143	Deer Creek
Uptown & Main	Mixed-Use	Current	177	91	Freedom
South of Maple Lake Estates Add	Rural	Current	1	216	Horace
Cub Creek First Add	Single-Family	Current	150	70	Horace
Cub Creek, South	Single-Family	Current	179	20	Horace
Maple Lake Estates Add	Single-Family	Current	94	54	Horace
Pine Cove at Cub Creek	Single-Family	Current	11	16	Horace
Terra Gardens	Townhome	Current	171	21	Horace
Brandt Crossing 1st Add	Multi-Family	Current	260	82	Independence
Valley View Estates Add	Single-Family	Current	81	15	Independence
Arbor Courts Townhomes	Townhome	Current	0	176	Independence
Wilds 20th Add	Multi-Family	Current	0	71	Legacy
River's Edge Second Add	Single-Family	Current	86	314	Legacy
Wilds 11th Addition	Single-Family	Current	251	44	Legacy
Wilds 20th Addition	Single-Family	Current	261	102	Legacy
Rocking Horse Farm 2nd Add	Single-Family	Current	159	19	Meadowlark
West of Aurora ES	Rural	5 Year	0	210	Aurora
North of Grayland 1st Add	Agriculture	5 Year	0	70	Deer Creek
Southdale future MF	Mixed-Use	5 Year	0	150	Deer Creek
Willow Grove	Mixed-Use	5 Year	0	382	Deer Creek
Deer Creek Estates Add	Single-Family	5 Year	0	32	Deer Creek
East of Deer Creek Estates 2nd & 3rd Addtion	Single-Family	5 Year	5	80	Deer Creek
Southdale Farms TH	Townhome	5 Year	0	40	Deer Creek
Dakota Praire Estates	Single-Family	5 Year	26	115	Harwood
Cub Creek (Future Development) North	Agriculture	5 Year	0	64	Horace
Cub Creek (Future Development) South	Agriculture	5 Year	0	86	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 (North)	Mixed-Use	5 Year	0	70	Horace
Sparks Addition (South)	Mixed-Use	5 Year	0	176	Horace
Visto's Addition	Mixed-Use	5 Year	0	28	Horace
Horace Flood Diversion Growth (South)	Rural	5 Year	0	450	Horace
Rivers Edge West	Rural	5 Year	0	100	Horace
South of River Bend Sub	Rural	5 Year	1	300	Horace
West of Westport Beach	Rural	5 Year	0	70	Legacy
Altenburg Acres First Add	Townhome	5 Year	2	300	Legacy
Dawns New APT CMPX	Multi-Family	5 Year	22	153	South
Unincorperated near Deer Creek	Agriculture	10 Year	0	1,000	Deer Creek
South of Southdale Farms First Addition	Single-Family	10 Year	5	50	Deer Creek
Dahl	Rural	10 Year	1	216	Horace
Lost River (Future Development)	Single-Family	10 Year	0	30	Horace
Matrix Properties	Mixed-Use	10 Year	0	250	Independence
Kautzman Family	Agriculture	10 Year	0	100	Legacy
NW Horace	Agriculture	10 Year	0	800	Legacy
South of Greyhawk Estates	Single-Family	10 Year	2	70	Legacy
Wilds 4th Add (Future Phase)	Single-Family	10 Year	0	50	Legacy
Francis First Add	Mixed-Use	10 Year	98	20	South
Miller's 1st add	Single-Family	10 Year	29	50	Westside
Ostrom Dr & County Rd 17 N	Single-Family	10 Year	0	75	Westside
Current Growth Area Potential:			2,227	1,528	
5-Year Growth Area Potential:			56	3,826	
10-Year Growth Area Potential:			135	2,711	
Total Growth Area Potential:			**2,418**	**8,065**	

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

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Potential Units Analysis

Potential Units by Elementary Boundary:



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

Observations:

- Most of the potential units are in the Horace High (hawk) feeder system
  - Deer Creek
  - Horace
  - Legacy
  - Aurora
- Growth is expected to continue in the south supporting recent boundary adjustments – Horace Elementary remains the school boundary with most potential units identified

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Regional Project Spotlight

Fargo Moorehead Area Diversion

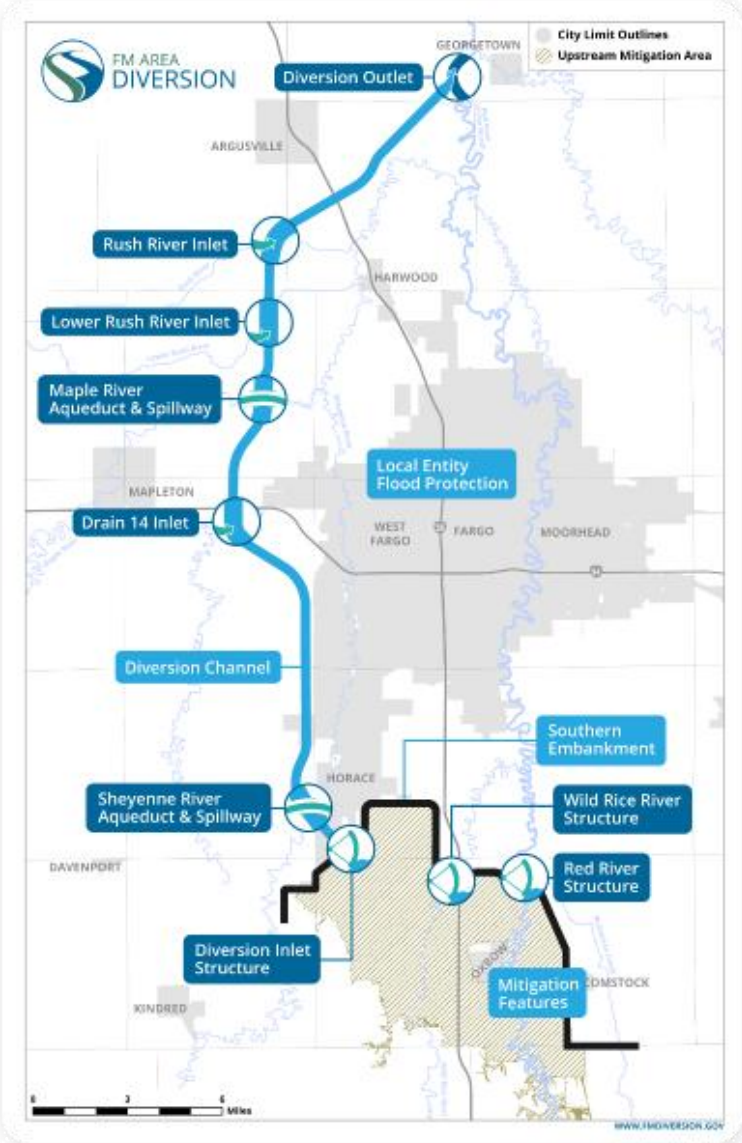
- Flood mitigation for Red River is on track to have permanent, reliable flood protection by 2027
- Once the flood diversion project is complete, development in the area may see an increase in activity
- Completing this project may impact where and the timing of future developments are at in the Fargo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



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Part 2 Conclusions

Main Takeaway Observations:

- The general population within the district boundaries is increasing **– indicator of enrollment growth**
  - With an average growth of about +1,600 residents per year, this trends supports student population growth.
- Student yield rates have been stable to slightly decreasing over the past decade **– limitation to enrollment growth**
  - Tracking the type and location of development is critical, as student yield rates vary widely between housing product types and across neighborhoods
  - With continued growth of new residential inventory, yield rates may be in-flux and stabilize in the coming years.
- Building activity is a primary driver to growth; 527 units have been built in 2025 so far **– indicator of enrollment growth**
- Over 8,000 potential units are identified for development over the next ten years **– indicator of enrollment growth**
  - Horace High feeder has the most potential for continued residential growth impacting projections in this area
- Outlook of economic and residential growth is positive; The FM Area diversion project remains a potential influence to speed up and/or change where development activity happens in the region **– continue to monitor**

Conclusion of Section:

- With lower yield rates, new residential development has a more limited impact on student enrollment than in previous decades, reinforcing the need for a conservative growth model in planning.
  - Monitoring local economic factors is key to understanding how the next decade of residential growth may unfold.
  - Construction costs have more than doubled (100%+) since August 2020, as of February 2022.
  - Rising home values may slow the life cycle of new single-family subdivisions, delaying occupancy and student generation.
- Sewer, floodplain, and infrastructure availability remain critical in determining **where and how fast new development occurs**.
- National-level influences (economic shifts during the 2025 election year) could affect development pace and, in turn, enrollment outlook. Additionally, natural disasters across the country (e.g., hurricanes, wildfires) have begun to affect building supply chains and cost structures, which may slow down or limit residential development in the region.

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Student Projections

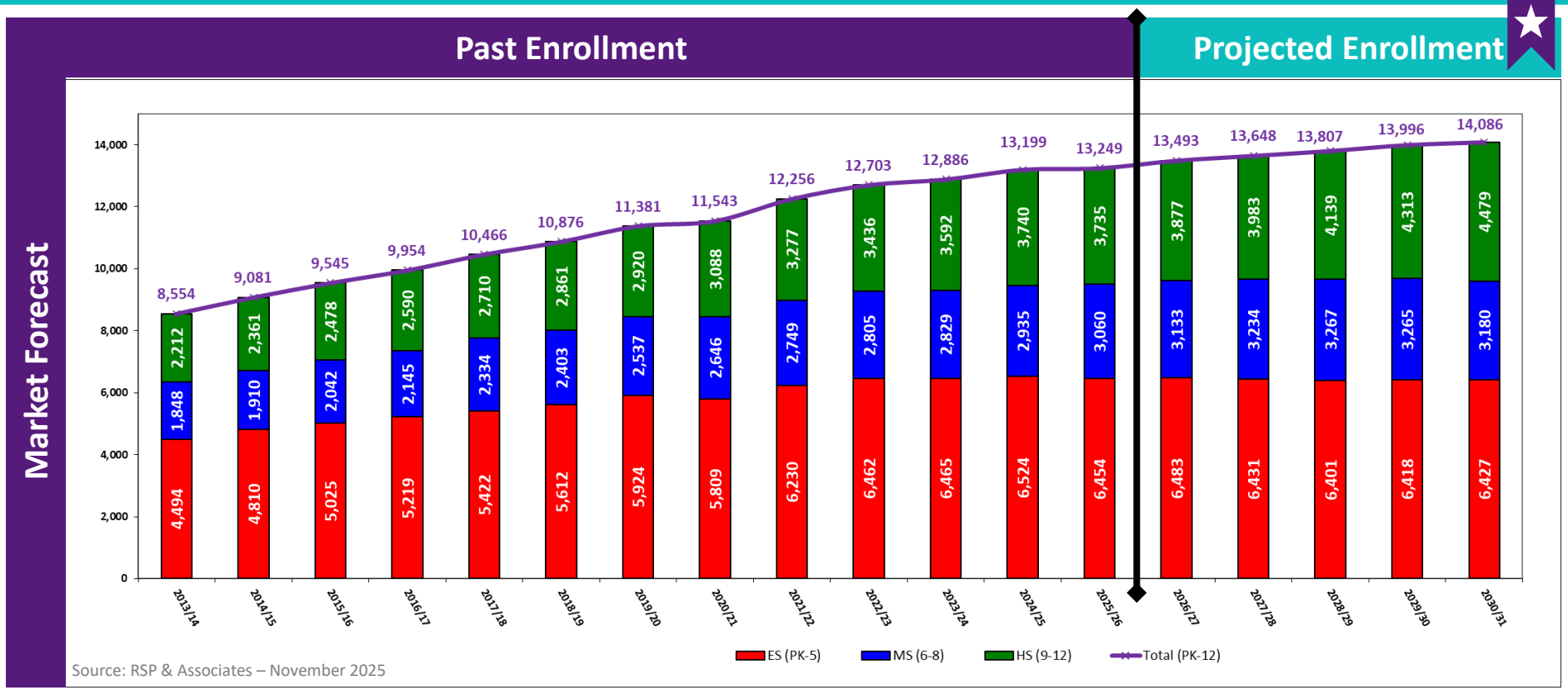
Past, Current, & Future Enrollment

Building Projections

Grade Level Projections

Past, Current, & Future Enrollment

Updated 12/17/25



Source: RSP & Associates – November 2025

5-Year Enrollment Outlook: Overall enrollment forecasted to increase to be **14,086 students by 2030/31**

- **District** enrollment forecasted to increase by 837 students by 2030/31 (+6.3%)
- **Elementary** enrollment to stabilize and fluctuate slightly; by 2030/31 enrollment is forecasted to decrease by 27 students (-0.4%)
  - Future kindergarten will likely be between 1,000 to 1,070 students and is forecasted to decrease over the next five years
- **Middle School (6-8)** enrollment forecasted to increase by 120 students by 2030/31 (+3.9%)
- **High School (9-12)** enrollment forecasted to increase by 744 students (+19.9%)

Important: West Fargo Virtual Academy enrolls 14 elementary, 20 middle school, and 151 high school students, for a total of **185 students**, bringing the district's total enrollment to **13,434 in 2025/26**. Virtual Academy students are not reflected in the bar graph, as there is currently insufficient historical data to forecast this population accurately. Future enrollment analyses will incorporate virtual students as reliable trend data becomes available.

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Disclaimer. This is a projected outlook based on the information examined in this analysis. All past student data is exported from the district student database. The student database export may not always align with the Official Counts (Statistically 99% greater match by grade).

Breakdown: Past, Current, & Future Enrollment

Updated: 01/12/2026

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

School	Capacity		Enrollment Type (Past)	Past School Enrollment				Projections Based on Residence (1-5 years)					Projected Change
	Operational	Maximum		2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	
Early Childhood Center			Reside/Attend	0	0	0	0						
PK	240	320	Reside	0	0	0	0	0	0	0	0	0	22.3%
			Attend	162	177	180	184	184	185	192	210	225	
Community High School			Reside/Attend	51	60	59	42						
9-12	168	184	Reside	51	60	59	42	46	44	46	44	48	14.3%
			Attend	51	60	59	42	46	44	46	44	48	
ELEMENTARY SCHOOL TOTAL			Reside/Attend	5,960	5,982	6,003	6,167						
PK to 5th	7,531	8,978	Reside	6,462	6,465	6,524	6,454	6,483	6,431	6,401	6,418	6,427	-0.4%
			Attend	6,462	6,465	6,524	6,454	6,483	6,431	6,401	6,418	6,427	
MIDDLE SCHOOL TOTAL			Reside/Attend	2,693	2,732	2,869	3,013						
6th to 8th	3,260	3,600	Reside	2,805	2,829	2,935	3,060	3,133	3,234	3,267	3,265	3,180	3.9%
			Attend	2,805	2,829	2,935	3,060	3,133	3,234	3,267	3,265	3,180	
HIGH SCHOOL TOTAL			Reside/Attend	2,990	3,281	3,506	3,553						
9th to 12th	4,213	4,834	Reside	3,436	3,592	3,740	3,735	3,877	3,983	4,139	4,313	4,479	19.9%
			Attend	3,436	3,592	3,740	3,735	3,877	3,983	4,139	4,313	4,479	
DISTRICT TOTALS			Reside/Attend	11,643	11,995	12,378	12,733						
PK to 12th	15,004	17,412	Reside	12,703	12,886	13,199	13,249	13,493	13,648	13,807	13,996	14,086	6.3%
			Attend	12,703	12,886	13,199	13,249	13,493	13,648	13,807	13,996	14,086	

Source: RSP & Associates, LLC - November 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 2025/26 boundary
Note 6: School capacity provided by West Fargo Public Schools
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% Operational Capacity

Under 70% Operational Capacity

IMPORTANT: Total Middle and High school capacities include the construction plans within the Horace High feeder from the February 2025 passed bond referendum.

Observations:

- Elementary grades stabilize around 6,425 total students – enrollment can be sufficiently served by existing inventory
- Middle School enrollment will continue **to increase,** surpassing the Operational Capacity in 2028/29 and 2029/30
- High School enrollment will continue **to increase,** surpassing the Operational Capacity in 2029/30 and 2030/31
- **Future considerations to add more middle and high school capacity is recommended.**

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Projection Notes and Clarifications

Updated: 01/12/2026

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 as Operational and Maximum Capacities
  - **Green:** indicates buildings utilizing less than 70% of the Operational Capacity
  - **Orange:** indicates buildings with enrollment surpassing the Operational Capacity
  - **Exclamation Point:** indicates buildings with enrollment that surpassing the Maximum Capacity
- Capacity should be annually examined to ensure appropriate education space is available for students
  - Capacity was updated for Heritage Middle and Horace High to align with future construction per the February 2025 bond.

Other Items

- Enrollment Grade Configuration in Student Forecast Model (PK-5, 6-8, 9-12)
  - Preschool students are accounted in the Reside Row of the school where they physically live based on their address. The Attend enrollment assigns PK students back into Early Childhood Center.
  - Enrollment forecast does not include students in Home School and West Fargo Virtual Academy
- 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

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School Projections by Horace High Feeder

Updated: 01/12/2026

	School	Capacity		Enrollment	Past School Enrollment				Projections Based on Residence (1-5 years)					Projected
		Operational	Maximum	Type (Past)	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	Change
Market Forecast	Aurora Elementary			Reside/Attend	515	482	355	405						
	K-5	506	624	Reside	552	515	374	495	479	464	439	434	427	-13.7%
				Attend	529	491	377	421	413	433	408	400	393	
	Deer Creek Elementary			Reside/Attend	480	481	349	446						
	K-5	506	624	Reside	533	524	369	479	485	479	477	496	516	7.7%
				Attend	505	516	384	477	485	481	479	496	514	
	Horace Elementary			Reside/Attend	375	437	542	447						
	K-5	552	650	Reside	395	456	584	466	478	497	511	530	547	17.4%
				Attend	386	443	548	459	469	478	489	508	525	
	Legacy Elementary			Reside/Attend	461	480	433	433						
	K-5	506	624	Reside	487	500	460	409	442	460	493	489	499	22.0%
				Attend	485	500	457	446	465	471	504	500	507	
	Heritage Middle School			Reside/Attend	658	721	787	836						
	6-8	1,100 *	1,200 *	Reside	732	759	808	861	883	904	924	942	948	10.1%
				Attend	674	759	804	847	867	898	918	936	942	
	Horace High School			Reside/Attend	431	641	775	883						
	9-12	1,325 *	1,550 *	Reside	794	854	926	994	1,055	1,104	1,147	1,180	1,234	24.1%
				Attend	461	684	807	915	988	981	1,024	1,057	1,111	
Totals By Feeder:	Horace High School Feeder			Reside/Attend	1,831	1,880	1,679	1,731						
	K-5	2,070	2,522	Reside	1,967	1,995	1,787	1,849	1,884	1,900	1,920	1,949	1,989	7.6%
				Attend	1,905	1,950	1,766	1,803	1,832	1,863	1,880	1,904	1,939	
	Horace High School Feeder			Reside/Attend	2,920	3,242	3,241	3,450						
	PK to 12th	4,495	5,272	Reside	3,493	3,608	3,521	3,704	3,822	3,908	3,991	4,071	4,171	12.6%
				Attend	3,040	3,393	3,377	3,565	3,687	3,742	3,822	3,897	3,992	

Source: RSP & Associates – November 2025

*** IMPORTANT**: School with the Asterisk (*) have had their operational and maximum capacity updated to align with construction plans from the February 2025 passed bond referendum. Those buildings did NOT have these capacities in school years 2022/23 to 2025/26.

School Utilization Legend

Over 100% Operational Capacity

Under 70% Operational Capacity

! Over Maximum Capacity

Observations – Attend Enrollment:

- The boundary change that went into affect in 2025/26 addressed the primary challenges between elementary schools in this feeder
  - Horace Elementary is reduced to less than 500 students; school forecasted to grow by 17.4% by 2030/31
  - Deer Creek Elementary is forecasted to exceed the operational capacity by 2030/31 with 7.7% growth
- Heritage Middle addition provides needed capacity through 2030/31 solving previous challenges
- Horace High addition provides needed capacity through 2030/31 solving previous challenges

Main Takeaway: By 2030/31 utilization within the feeder is forecasted to be: 96% of elementary operational capacity, 86% of middle school operational capacity, 84% of high school capacity, and 89% of total operational capacity (all grades, all buildings).

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School Projections by Sheyenne High Feeder

Updated: 01/12/2026

Market Forecast

School	Capacity		Enrollment	Past School Enrollment				Projections Based on Residence (1-5 years)					Projected
	Operational	Maximum	Type (Past)	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	Change
Brooks Harbor Elementary			Reside/Attend	534	521	533	526						
K-5	575	650	Reside	572	550	581	566	565	556	559	547	525	-7.2%
			Attend	555	543	543	543	549	533	536	521	499	
Freedom Elementary			Reside/Attend	533	523	438	405						
K-5	552	624	Reside	562	557	462	427	408	401	395	397	409	-4.2%
			Attend	550	547	478	423	398	402	396	397	405	
Independence Elementary			Reside/Attend	481	558	529	537						
K-5	529	624	Reside	523	611	588	593	610	594	601	590	582	-1.9%
			Attend	537	592	547	549	564	557	562	549	541	
Meadowlark Elementary			Reside/Attend	0	0	369	339						
K-5	460	520	Reside	0	0	394	365	344	323	312	323	311	-14.8%
			Attend	0	0	378	358	349	313	302	310	298	
Osgood Elementary			Reside/Attend	546	530	537	469						
K-5	552	624	Reside	596	572	579	519	518	487	460	467	456	-12.1%
			Attend	568	542	552	483	481	455	428	435	422	
Liberty Middle School			Reside/Attend	1,028	1,035	1,085	1,148						
6-8	1,080	1,200	Reside	1,055	1,079	1,118	1,168	1,228 !	1,315 !	1,324 !	1,299 !	1,210 !	3.6%
			Attend	1,107	1,076	1,110	1,167	1,233 !	1,311 !	1,320 !	1,295 !	1,206 !	
Sheyenne High School			Reside/Attend	1,113	1,214	1,300	1,304						
9-12	1,325	1,550	Reside	1,171	1,288	1,363	1,367	1,430	1,477 !	1,545 !	1,654 !	1,773 !	29.7%
			Attend	1,484	1,428	1,452	1,404	1,465	1,566 !	1,634 !	1,743 !	1,862 !	
Totals By Feeder:													
Sheyenne High School Feeder			Reside/Attend	2,094	2,132	2,406	2,493						
K-5	2,668	3,042	Reside	2,253	2,290	2,604	2,470	2,445	2,361	2,327	2,324	2,283	-7.6%
			Attend	2,210	2,224	2,498	2,356	2,341	2,260	2,224	2,212	2,165	
Sheyenne High School Feeder			Reside/Attend	4,235	4,381	4,791	4,945						
PK to 12th	5,073	5,792	Reside	4,479	4,657	5,085	5,005	5,103	5,153	5,196	5,277	5,266	5.2%
			Attend	4,801	4,728	5,060	4,927	5,039	5,137	5,178	5,250	5,233	

Source: RSP & Associates – November 2025

School Utilization Legend
Over 100% Operational Capacity
Under 70% Operational Capacity
! Over Maximum Capacity

Observations – Attend Enrollment:

- Independence Elementary is forecasted to experience capacity challenges
- Liberty Middle is forecasted to continue experiencing capacity challenges; building to surpass the maximum capacity by 2026/27
- Sheyenne High is forecasted to continue experiencing capacity challenges; building to surpasses the maximum capacity by 2027/28

Main Takeaway: By 2030/31 utilization within the feeder is forecasted to be: 81% of elementary operational capacity, 112% of middle school operational capacity, 140% of high school capacity, and 103% of total operational capacity (all grades, all buildings).

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Disclaimer. This is a projected outlook based on the information examined in this analysis. All past student data is exported from the district student database. The student database export may not always align with the Official Counts (Statistically 99% greater match by grade).

School Projections by West Fargo High Feeder

	School	Capacity		Enrollment	Past School Enrollment				Projections Based on Residence (1-5 years)					Projected
		Operational	Maximum	Type (Past)	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	Change
Market Forecast	Eastwood Elementary			Reside/Attend	369	362	360	353						
	K-5	460	572	Reside	418	400	404	393	394	399	403	402	402	2.3%
				Attend	400	400	393	392	395	395	399	396	396	
	Harwood Elementary			Reside/Attend	119	99	95	95						
	K-5	184	208	Reside	124	103	98	88	93	97	96	105	118	34.1%
				Attend	121	100	97	97	102	99	98	107	120	
	L E Berger Elementary			Reside/Attend	350	339	334	332						
	K-5	460	572	Reside	381	383	383	379	399	397	390	391	400	5.5%
				Attend	372	359	361	361	380	376	367	366	375	
	South Elementary			Reside/Attend	345	349	327	334						
	K-5	414	520	Reside	390	383	352	365	368	365	363	359	353	-3.3%
				Attend	381	382	371	374	377	374	372	368	359	
	Westside Elementary			Reside/Attend	391	375	376	382						
	K-5	483	598	Reside	416	399	404	414	419	434	422	417	418	1.0%
				Attend	415	403	400	410	408	433	421	416	416	
	Willow Park Elementary			Reside/Attend	460	446	426	447						
	K-5	552	624	Reside	512	512	492	496	481	478	480	471	464	-6.5%
				Attend	496	470	458	477	464	446	448	439	432	
	Cheney Middle School			Reside/Attend	1,007	976	997	1,029						
	6-8	1,080	1,200	Reside	1,018	991	1,009	1,031	1,022	1,015	1,019	1,024	1,022	-0.9%
				Attend	1,024	994	1,021	1,046	1,033	1,025	1,029	1,034	1,032	
	West Fargo High School			Reside/Attend	1,395	1,366	1,372	1,324						
	9-12	1,395	1,550	Reside	1,420	1,390	1,392	1,332	1,346	1,358	1,401	1,435	1,424	6.9%
				Attend	1,440	1,420	1,422	1,374	1,378	1,392	1,435	1,469	1,458	
Totals By Feeder:	West Fargo High School Feeder			Reside/Attend	2,034	1,970	1,918	1,943						
	K-5	2,553	3,094	Reside	2,241	2,180	2,133	2,135	2,154	2,170	2,154	2,145	2,155	0.9%
				Attend	2,185	2,114	2,080	2,111	2,126	2,123	2,105	2,092	2,098	
	West Fargo High School Feeder			Reside/Attend	4,436	4,312	4,287	4,296						
	PK to 12th	5,028	5,844	Reside	4,679	4,561	4,534	4,498	4,522	4,543	4,574	4,604	4,601	2.3%
				Attend	4,649	4,528	4,523	4,531	4,537	4,540	4,569	4,595	4,588	

Source: RSP & Associates – November 2025

School Utilization Legend
Over 100% Operational Capacity
Under 70% Operational Capacity
! Over Maximum Capacity

Observations – Attend Enrollment:

- There are no elementary or middle school forecasted to exceed capacity in this feeder; Harwood Elementary is under-utilized
- West Fargo High is forecasted to experience capacity challenges starting in 2028/30; building remains below the maximum capacity

Main Takeaway: By 2030/31 utilization within the feeder is forecasted to be: 82% of elementary operational capacity, 96% of middle school operational capacity, 105% of high school capacity, and 91% of total operational capacity (all grades, all buildings).

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Part 3 Conclusions

Updated 12/08/25

Main Takeaway Observations:

Secondary enrollment is forecasted to increase at the greatest level, creating challenges with middle and high school utilization of capacity:

- **-27 Elementary (-0.4%); PK-5 enrollment to utilize 85.3% of total operation capacity in 2030/31**
- **+120 Middle School (+3.9%); 6-8 enrollment to utilize 97.5% of total operation capacity in 2030/31**
- **+744 High School (+19.9%); 9-12 enrollment to utilize 106.3% of total operation capacity in 2030/31**

RSP recommends beginning to discuss options and opportunities to address over-capacity challenges:

- Adjustments ***within existing inventory*** for elementary schools: Deer Creek, Legacy, and Independence elementary schools
- Consideration for **additional middle and high school capacity** throughout the next five years
- To fully address challenges, the school feeder system may need to be reviewed to maximize capacity district-wide

Conclusion of Section:

- Continuing to annually monitor the items in this report (live births, state policies, yield rates, building rates, 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 will impact 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

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Next Steps

Moving Forward

Next Steps

Key Considerations

Report Conclusion



Review and Update Enrollment Outlook

- ❑ Enrollment is forecasted to continue increasing but is more limited at the elementary level
- ❑ 14,086 students forecasted for 2030/31.
- ❑ Continued evaluation of enrollment each year will enhance decision-making.

ACTION: **Review enrollment outlook for the 2026/27 school year. Continued evaluation of variables in-flux is recommended.**



Integrate Results with Facility Master Planning:

- ❑ Additional middle and high school capacity is likely needed to fully address challenges
- ❑ Elementary challenges could be addressed within existing inventory (likely boundary changes)

ACTION: **Integrate results with facility planning. Consider a Facility Master Plan process to analyze the opportunities for future students.**



Key Variables to Monitor

- ❑ Kindergarten enrollment and the live birth rate
- ❑ 12th grade enrollment and cohort changes in upper grades
- ❑ Movement from brick-and-mortar to virtual academy
- ❑ Speed of currently approved housing products (FM Area Diversion Project)

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

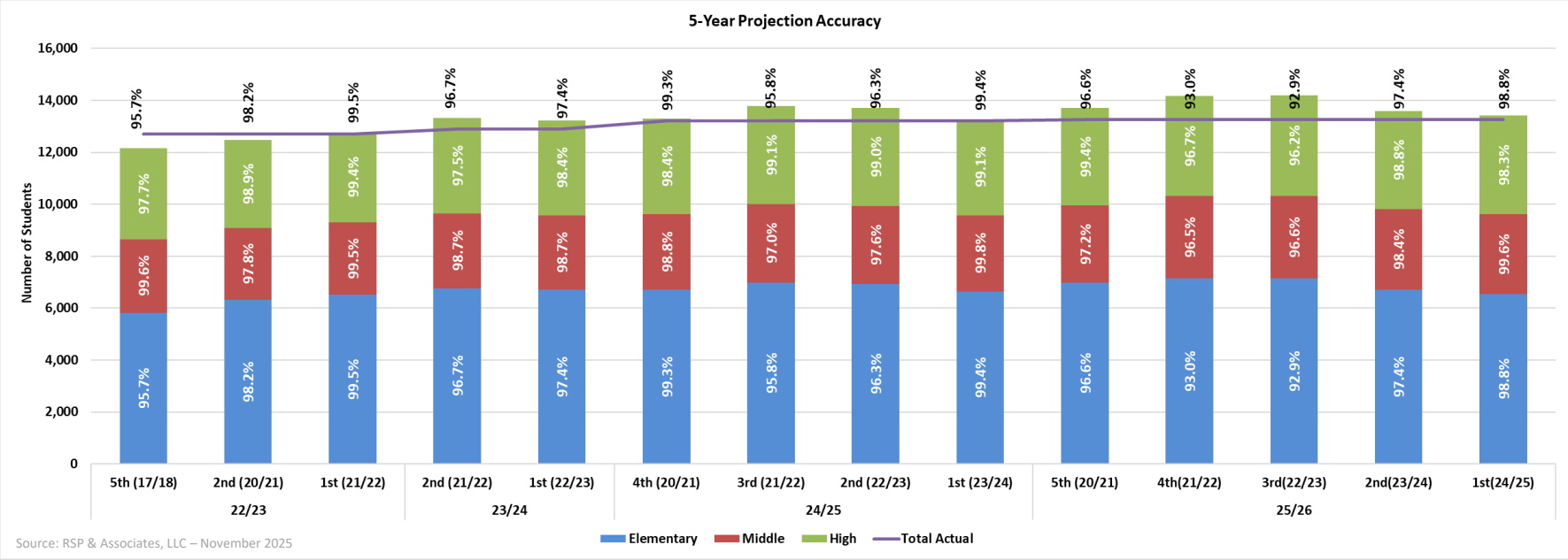
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Appendix

Additional Student Analysis Maps

Projection Accuracy Over Time



Source: RSP & Associates, LLC – November 2025

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 in the first year of the projection
  - Example: 5th Year projections average an accuracy of 96.1% while 1st Year projections average an accuracy of 98.7%
- The projections made in 2024/25 are more accurate when factoring in the 149 students that left brick and mortar to be attend the Virtual Academy (**Two students for a 99.99% accuracy**)

Main Takeaway: The 2024/25 Enrollment Analysis projection for 2025/26 was 99.99% accurate

- Projections were most accurate in the 1st year and when no longer impacted by pandemic era enrollment challenges
- The higher statistical accuracy this year can likely be attributed to annual enrollment analysis – some contributing factors may include ELL population, university enrollment, migration of students, and type and amount of development

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Past Enrollment by Grade

Includes all students served.
Includes Virtual Academy.

Observations:

- Enrollment increased for the past 15+ years; 2025/26 total enrollment is 13,814 PK-12 students
  - This year's enrollment is 3,860 students greater than enrollment in 2016/17 (represents an 38% increase in ten years)
- 2025/26 has the largest grades since 2010/11 in: 4th, 6th to 8th, and 10th to 12th grades
- Graduating senior classes are becoming closer in size the kindergarten classes likely contributing to the slight slow down of growth
  - Largest K-12 class in 2025/26: **3rd and 4th grade with 1,126 students**
  - Smallest K-12 class in 2025/26: **9th grade with 971 students**
- Kindergarten enrollment peaked in 2022/23 with over 1,100 students – this class is now in the 3rd grade
  - The past three years kindergarten has decreased which will be challenging to offset due to demographic trends

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	623	632	577	566	581	517	555	519	555	521	494	484	496	7,191	185	2.6%
2011/12	78	744	632	652	574	589	593	530	583	534	561	503	485	488	7,546	355	4.9%
2012/13	84	779	760	704	679	602	618	600	570	596	563	575	493	520	8,143	597	7.9%
2013/14	94	844	791	789	725	689	611	647	625	595	620	575	546	501	8,652	509	6.3%
2014/15	102	895	844	818	787	720	704	641	664	635	617	635	564	573	9,199	547	6.3%
2015/16	117	865	898	858	803	772	712	708	675	659	670	602	623	583	9,545	346	3.8%
2016/17	104	877	856	898	835	824	825	731	741	673	692	672	595	631	9,954	409	4.3%
2017/18	114	965	922	872	925	853	851	839	756	770	709	725	672	658	10,631	677	6.8%
2018/19	123	1,009	981	919	893	922	863	822	862	764	778	717	688	737	11,078	447	4.2%
2019/20	138	1,043	1,049	1,009	934	901	948	905	837	846	766	784	712	717	11,589	511	4.6%
2020/21	126	1,023	992	1,040	994	921	916	953	910	854	863	788	758	743	11,881	292	2.5%
2021/22	159	1,092	1,060	1,070	1,060	1,003	960	920	974	923	891	886	771	805	12,574	693	5.8%
2022/23	162	1,112	1,108	1,052	1,077	1,049	1,017	948	942	979	927	917	864	804	12,958	384	3.1%
2023/24	177	1,038	1,110	1,105	1,066	1,085	1,055	1,010	939	958	989	932	894	887	13,245	287	2.2%
2024/25	180	1,015	1,079	1,130	1,134	1,064	1,081	1,043	1,025	950	976	1,007	932	938	13,554	309	2.3%
2025/26	184	1,009	1,051	1,074	1,126	1,126	1,073	1,083	1,059	1,029	971	1,015	1,014	1,000	13,814	260	1.9%

Source: North Dakota Department of Education and West Fargo School Public Schools(2010/11 to 2025/26)

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**All past student data is exported from the district student database allowing the ability to do robust statistical analysis by student geography The student database export will not always align perfectly with the Official Counts (Statistically 99% greater match by grade)*

Cohort Student Change

Includes all students served.
Includes Virtual Academy.

Observations:

- The data shows recurring declines in early-grade cohorts, indicating ongoing enrollment leakage before or during entry years.
  - Largest 3-year average K-12 class cohort increase: **11th to 12th grade with +45 students**
  - Largest 3-year average K-12 class cohort decrease: **5th to 6th with -5.7 students**
- Overall percent change from previous year of **1.9% (increase of 260 students)**
  - Instructional Modality will have to be monitored to determine if the students who are not attending the district still reside in the district and if or how many return to receive services in the future years
  - Post-2020 cohort changes appear more moderate compared to earlier years (2010-2015), indicating stabilizing mobility patterns.

Enrollment Grade Change

From	To	PK	K	K	1st	2nd	3rd	4th	5th	6th	7th	8th	9th	10th	11th	PK-12	
		PK	K	1st	2nd	3rd	4th	5th	6th	7th	8th	9th	10th	11th	12th	Change	% Change
2010/11	2011/12	7	121	9	20	-3	23	12	13	28	15	6	-18	-9	4	355	4.9%
2011/12	2012/13	6	35	16	72	27	28	29	7	40	13	29	14	-10	35	597	7.9%
2012/13	2013/14	10	65	12	29	21	10	9	29	25	25	24	12	-29	8	509	6.3%
2013/14	2014/15	8	51	0	27	-2	-5	15	30	17	10	22	15	-11	27	547	6.3%
2014/15	2015/16	15	-30	3	14	-15	-15	-8	4	34	-5	35	-15	-12	19	346	3.8%
2015/16	2016/17	-13	12	-9	0	-23	21	53	19	33	-2	33	2	-7	8	409	4.3%
2016/17	2017/18	10	88	45	16	27	18	27	14	25	29	36	33	0	63	677	6.8%
2017/18	2018/19	9	44	16	-3	21	-3	10	-29	23	8	8	8	-37	65	447	4.2%
2018/19	2019/20	15	34	40	28	15	8	26	42	15	-16	2	6	-5	29	511	4.6%
2019/20	2020/21	-12	-20	-51	-9	-15	-13	15	5	5	17	17	22	-26	31	292	2.5%
2020/21	2021/22	33	69	37	78	20	9	39	4	21	13	37	23	-17	47	693	5.8%
2021/22	2022/23	3	20	16	-8	7	-11	14	-12	22	5	4	26	-22	33	384	3.1%
2022/23	2023/24	15	-74	-2	-3	14	8	6	-7	-9	16	10	5	-23	23	287	2.2%
2023/24	2024/25	3	-23	41	20	29	-2	-4	-12	15	11	18	18	0	44	309	2.3%
2024/25	2025/26	4	-6	36	-5	-4	-8	9	2	16	4	21	39	7	68	260	1.9%
3-Year Average		7.3	-34.3	25.0	4.0	13.0	-0.7	3.7	-5.7	7.3	10.3	16.3	20.7	-5.3	45.0	285.3	2.2%
3-Year Weighted Average		5.5	-23.0	31.3	3.7	10.0	-3.3	4.2	-4.2	11.5	8.3	18.2	26.3	-0.3	52.5	280.8	2.1%

Source: North Dakota Department of Education and West Fargo School Public Schools(2010/11 to 2025/26)

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**All past student data is exported from the district student database allowing the ability to do robust statistical analysis by student geography The student database export will not always align perfectly with the Official Counts (Statistically 99% greater match by grade)*

Demographic Summary



Population

Percent Change of Annual Rate

2000 to 2010: 5.3%
2010 to 2020: 4.6%
2020 to 2025: 2.1%
2025 to 2030: 1.3%

Observations: Rate of population growth is slowing down in the district.



Housing

Percent Change of Annual Rate of Housing Inventory

2000 to 2010: 5.53%
2010 to 2020: 4.58%
2020 to 2025: 2.41%
2025 to 2030: 1.33%

Observations: Rate of housing growth is slowing down in the district.



Income

Median Household Income
Percent Change of Annual Rate

2025: $88,122
2030: $98,435
2025 to 2030: 2.24%

Observations: Income continues to increase and is forecasted to near $100K by 2030.



Workforce

Workforce Variables

1.5% as of July 2025
3,619 Businesses
54,067 Employees

Observations: The unemployment rate is lower than the State of North Dakota.

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

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Demographic Comparative Analysis

General Demographics	West Fargo Public School District 6	Central Cass Public School District 17	Fargo Public School District 1	Horace City, ND	West Fargo City, ND	Cass County, ND	North Dakota
2025 Unemployment Rate	1.5%	0.8%	2.5%	1.1%	1.0%	2.0%	1.9%
2025 Average Household Size	2.34	2.56	2.12	2.88	2.47	2.24	2.32
2025 Median Age	33.40	39.40	34.50	37.80	35.30	34.20	36.70
2025 Total Population	84,705	3,926	103,393	5,089	41,946	200,932	800,467
2025 Median Household Income	$88,122.00	$89,988.00	$67,253.00	$142,310.00	$104,456.00	$79,232.00	$80,574.00
2025 Total Housing Units	38,283	1,638	49,972	1,981	17,601	93,550	384,746
2025 Owner Occupied Housing Units	17,804	1,244	23,142	1,677	10,986	45,239	207,156
2025 Renter Occupied Housing Units	18,019	287	22,099	88	5,887	40,740	125,291
Vacancy Rate	6.4%	6.5%	9.5%	10.9%	4.1%	8.1%	13.6%
Race/Ethnicity	**West Fargo Public School District 6**	**Central Cass Public School District 17**	**Fargo Public School District 1**	**Horace City, ND**	**West Fargo City, ND**	**Cass County, ND**	**North Dakota**
White	77.5%	92.3%	78.7%	91.3%	82.8%	79.1%	80.3%
Black	9.1%	0.6%	7.6%	0.9%	5.4%	7.8%	3.6%
American Indian/Alaskan	1.3%	0.8%	1.6%	1.2%	1.2%	1.4%	4.8%
Asian	3.5%	0.2%	3.4%	0.1%	2.2%	3.2%	1.8%
Pacific Islander	0.0%	0.0%	0.1%	0.0%	0.0%	0.0%	0.2%
Other Race	0.3%	0.3%	0.2%	0.6%	0.2%	0.2%	0.2%
Two or More Races	4.3%	3.9%	4.4%	3.2%	4.6%	4.3%	4.2%
Hispanic	4.1%	1.9%	4.0%	2.7%	3.6%	3.9%	4.9%

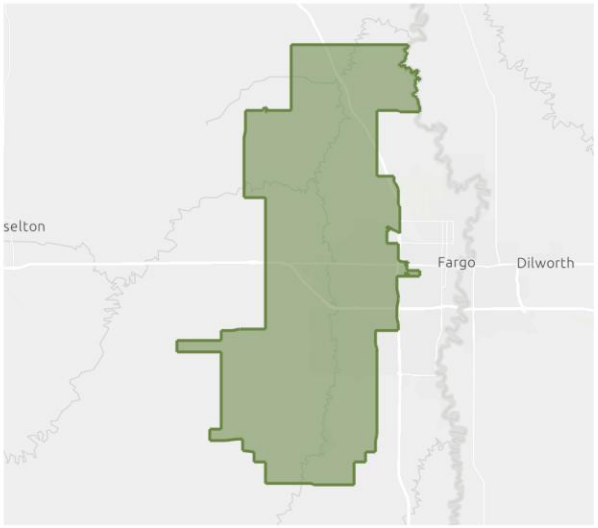
Source: U.S. Census, ESRI BAO

Notes:

- West Fargo Public School District 6 has the Second Lowest vacancy rate (6.4%) when compared to all neighboring geographies
- The Average Household Size is the Third Highest in West Fargo Public School District 6 when compared to all neighboring geographies
- The Median Age is the lowest in West Fargo Public School District 6 when compared to all neighboring geographies

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Census Demographic Overview



POPULATION TRENDS AND KEY INDICATORS

West Fargo Public School District 6
Geography: Unified School District

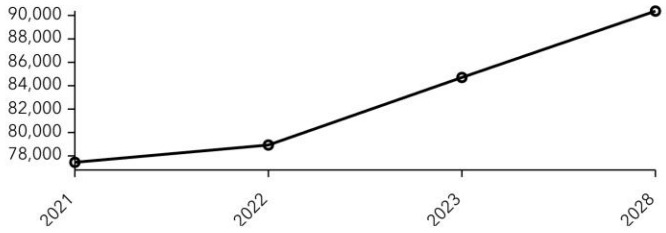
84,705	35,823	2.34	33.4	$88,122	$362,624	81	87	42
Population	Households	Avg Size Household	Median Age	Median Household Income	Median Home Value	Wealth Index	Housing Affordability	Diversity Index

MORTGAGE INDICATORS

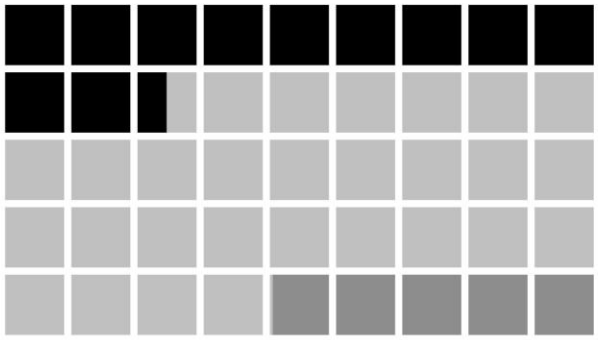
$11,834
Avg Spent on Mortgage & Basics

25.8%
Percent of Income for Mortgage

Historical Trends: Population



POPULATION BY AGE



Under 18 (25.6%) Ages 18 to 64 (63.5%)
Aged 65+ (11.0%)

POPULATION BY GENERATION

2.5%
Greatest Gen: Born 1945/Earlier

11.7%
Baby Boomer: Born 1946 to 1964

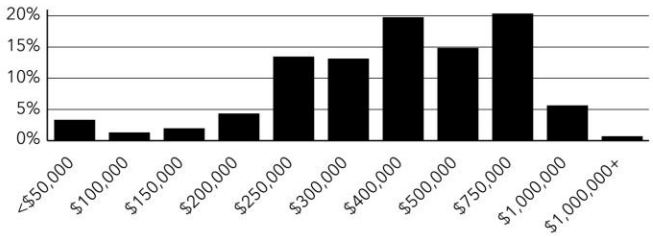
15.9%
Generation X: Born 1965 to 1980

31.3%
Millennial: Born 1981 to 1998

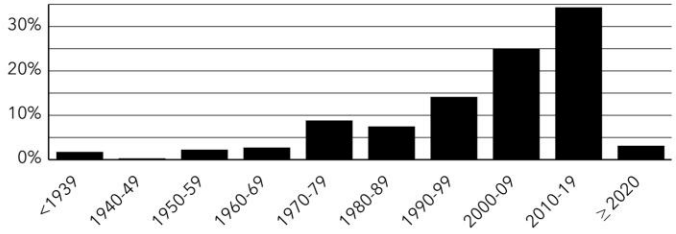
24.7%
Generation Z: Born 1999 to 2016

13.9%
Alpha: Born 2017 to Present

Home Value



Housing: Year Built



esri THE SCIENCE OF WHERE

Source: This infographic contains data provided by Esri (2025, 2030), Esri-U.S. BLS (2025), ACS (2019-2023).
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Source: US Census BAO and ESRI
Note: Demographic information includes all persons residing in the school district boundary (not just student data)

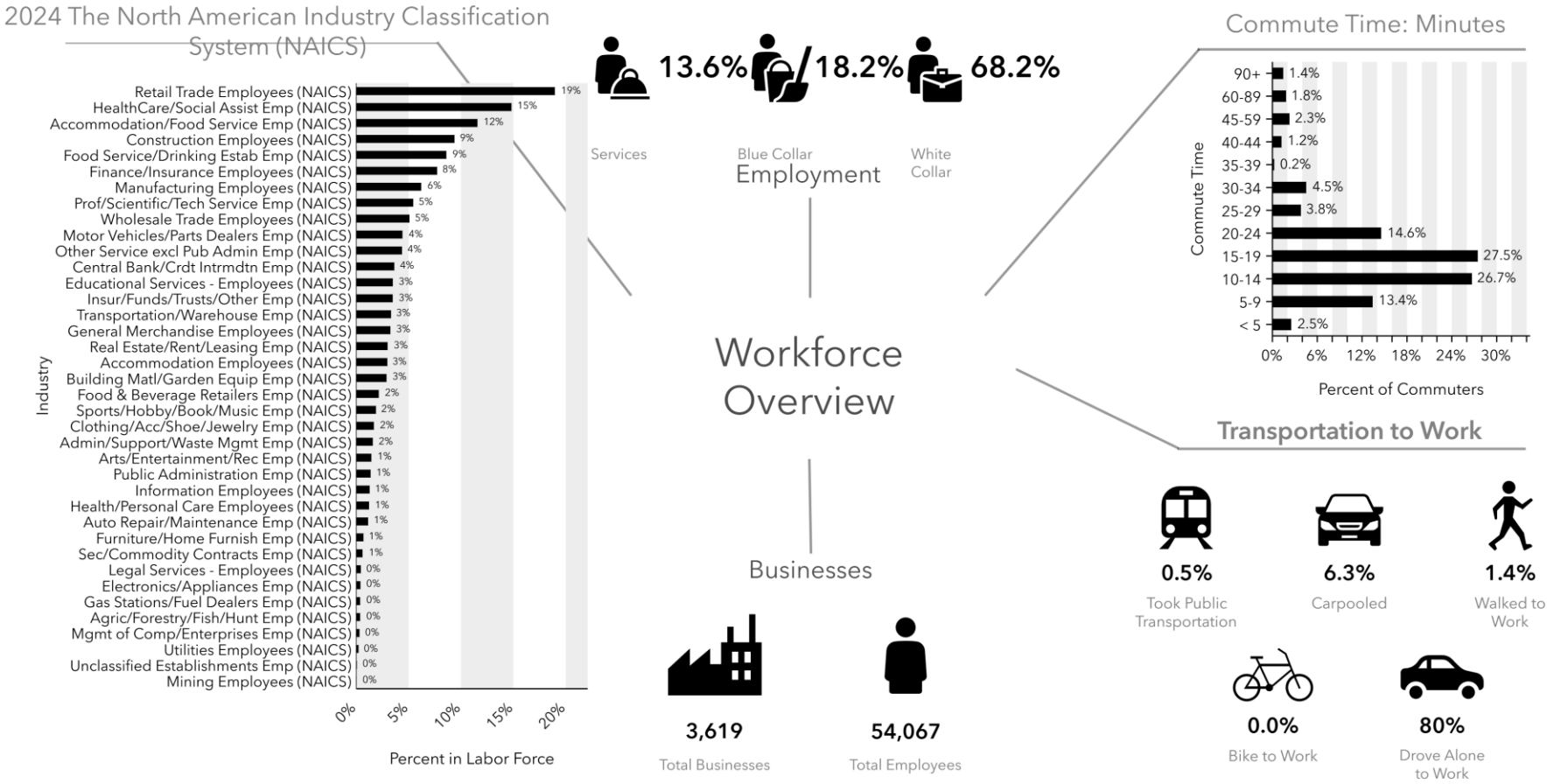
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Census Employment Outlook

Economic Development Profile

West Fargo Public School District 6

Geography: Unified School District



Source: This infographic contains data provided by Esri (2025), Esri-Data Axle (2025), ACS (2019-2023).

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Source: US Census BAO and ESRI

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

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Student Retention Analysis

2015/16 Retention Snapshot (Visual 1)

- Table represents the 2015/16 student data and illustrates the student change by year for the students who were attending in 2015/16
- From 2015/16 to 2025/26 the district has retained 70.3% of students (K-12)
- The 2015/16 Kdg class has decreased by 385 students from 2015/16 to 2025/26 (-45%)
- Currently there are 959 10th grade students meaning 479 (50%) of those students were new to the district after 2015/16

Average Retention (Visual 2)

- Table represents the average student retention starting in 2015/16 (10 years of data) (tracked by **Student IDs**)
- On average, the district retains 91% of their student body year to year
- Retention is greatest from 6th to 9th grade

Retention Over Time (Visual 3)

- Retention has increased over time indicating a greater attraction and less fluidity
- 2015/16 to 2016/17 had the lowest retention
- 2023/24 to 2-25/26 has the highest retention

Visual 1: 2015/16 Student Data Retention Analysis

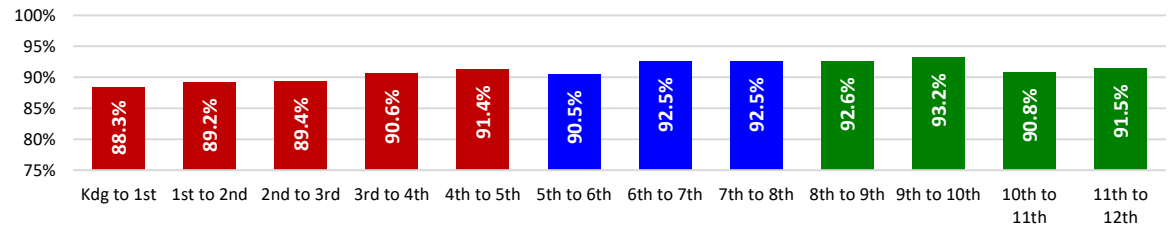
Grade		2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	Grade	Starting	Percent
Starting	Ending	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	Change	Enrollment	Change
Kdg	10th	-129	-65	-48	-33	-30	-31	-15	-16	-14	-4	-385	865	-44.5%
1st	11th	-122	-66	-51	-37	-25	-20	-13	-18	-13	-8	-373	898	-41.5%
2nd	12th	-115	-56	-39	-35	-20	-20	-19	-14	-13	-11	-342	858	-39.9%
3rd	12th	-74	-53	-60	-18	-11	-16	-13	-16	-18		-279	803	-34.7%
4th	12th	-48	-57	-31	-23	-24	-14	-35	-18			-250	772	-32.4%
5th	12th	-69	-40	-30	-21	-13	-22	-27				-222	712	-31.2%
6th	12th	-54	-38	-35	-17	-24	-30					-198	708	-28.0%
7th	12th	-57	-39	-32	-29	-17						-174	675	-25.8%
8th	12th	-48	-28	-37	-29							-142	659	-21.5%
9th	12th	-51	-46	-19								-116	670	-17.3%
10th	12th	-53	-27									-80	602	-13.3%
11th	12th	-62										-62	623	-10.0%
All Grade Change		-882	-515	-382	-242	-164	-153	-122	-82	-58	-23	-2,623	8,845	-29.7%
K-11 % Change		-10.0%	-5.8%	-4.3%	-2.7%	-1.9%	-1.7%	-1.4%	-0.9%	-0.7%	-0.3%	-29.7%		
K-11 Enrollment		8,845	8,845	8,845	8,845	8,845	8,845	8,845	8,845	8,845	8,845			

From	To
Kdg	1st
1st	2nd
2nd	3rd
3rd	4th
4th	5th
5th	6th
6th	7th
7th	8th
8th	9th
9th	10th
10th	11th
11th	12th

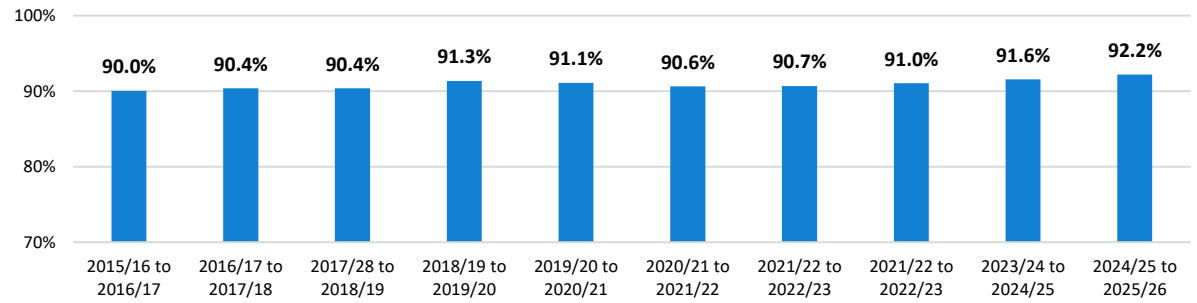
Notes: See Legend Color Code for grade change. Starting and ending year is key to see how each grade retained enrollment year to year.

Source: West Fargo Public Schools Student Data and RSP

Visual 2: Average Cohort Retention by Grade Cohort



Visual 3: Retention Rate Over Time (All Grades, Year 1 to Year 2)

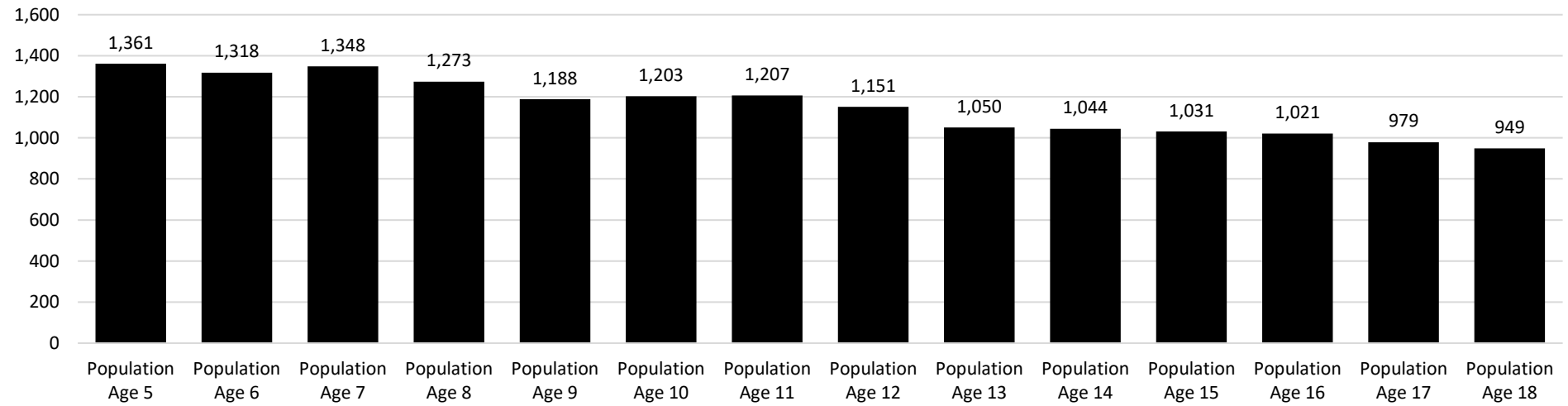


Source: West Fargo Public Schools Student Data and RSP

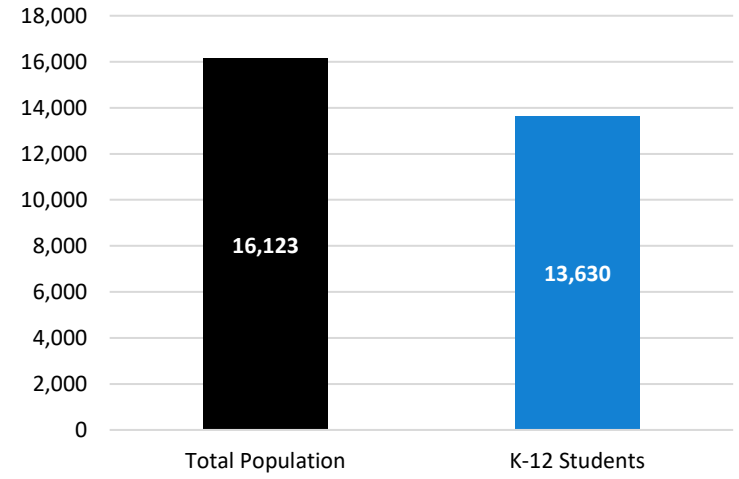
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2025 Student Age Population (Ages 5 to 18)

Potential Student Age Population (2025 Estimates):



Age 5-18 Population V.S. K-12 Enrollment



Source: US Census BAO and ESRI, 2025 July Estimates, and West Fargo Public Schools

Disclaimer: Population by age does not directly align with specific grade levels. This data represents a general estimate of the student-age population, not actual school enrollment figures.

Observations:

- The census estimates 16,123 people age 5 to 18 reside in the school district boundary in 2025
- 2025/26 K-12 enrollment is 13,360 students – approximately 85% of the census estimated population
- There is likely an adjustment between persons living in the district that attend other school options (private/parochial), and the number of Out of District students that enroll into the district
- The greater population in younger cohorts is a positive outlook to future enrollment growth and stability.
- Continued use of age-based population vs. enrollment comparisons will be helpful in projecting future yield rates and determining when/where shifts may occur.

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Note: Enrollment capture rate could vary by age, with younger age groups potentially under-represented in K-12 enrollment and/or census estimates.

Birth Rate Information

Cass County Live Births and West Fargo Kindergarteners 5 Years Later

Calendar Year	# Live Births	Birth Change	% Birth Change	School Year	# Kdg	%Kdg of Live Births
2011	2,239			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	1,009	42.9%
2021	2,512	161	6.8%	2026/27	1,036	1,105
2022	2,357	-155	-6.2%	2027/28	972	1,037
2023	2,375	18	0.8%	2028/29	980	1,045
2024	2,394	19	0.8%	2029/30	988	1,053
3-Year Average	2,375.3	8				
3-Year Weighted Average	2,381.5	-15.8				

Low Range
High Range

Source: North Dakota Health Department and West Fargo School District

Observations:

- Tracks the number of Cass County live births and the corresponding number of kindergarten students in five years later
- The number of live births have been decreasing. This is consistent with national and state trends.
- 3-year weighted average of 16 less live births per year. The past four years there has been less than 2,400 births per year.
- The district has a range of 39-42% of county live births enrolled in kindergarten five years later.
- Kindergarten enrollment had been increasing, but has plateaued the past three years.
- The kindergarten classes moving forward are forecasted to be between
  - 972 to 1,036 students on the low end
  - 1,037 to 1,105 students on the high end
  - Market Share decline impacts the future kindergarten projected enrollment

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Elementary Intra-District Transfers

ES Transfers	Attend																
Reside	Aurora ES	Brooks Harbor ES	Deer Creek ES	Eastwood ES	Freedom ES	Harwood ES	Horace ES	Independence ES	L E Berger ES	Legacy ES	Meadowlark ES	Osgood ES	South ES	Westside ES	Willow Park ES	Out Total	Total Movement
Aurora ES		2	6	3			1		4	4	1		1	1	1	24	-8
Brooks Harbor ES	4			3	1		1		1	2	1	3	1	1	2	20	-3
Deer Creek ES	1	1					5			6	1			2	1	17	16
Eastwood ES									2				4	3	14	23	16
Freedom ES		1	1					2	1			2	2	2	1	12	6
Harwood ES									1				1			2	0
Horace ES			7	1					1		3					12	0
Independence ES	5		7		11	1					5	7	5		2	43	-31
L E Berger ES		4		12				1			3		5	4	3	32	-3
Legacy ES			2				5							1	1	9	4
Meadowlark ES	1	2	2		5			3				1	1		3	18	1
Osgood ES	2	3	7		1			5	4	1	5		2	2	1	33	-19
South ES		3		4					5					10	1	23	17
Westside ES			1	1		1			8			1	8			20	8
Willow Park ES	3	1		15				1	2				10	2		34	-4
In Total	16	17	33	39	18	2	12	12	29	13	19	14	40	28	30	322	

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 24 students attending a different elementary school and 16 students from another elementary school choosing to attend Aurora. This results in 8 less students attending Aurora than what reside in that attendance area.

Observations:

- Illustrates school choice that could be impacted by location of educational programming; reviewed on an annual basis and approved based on capacity availability
- South Elementary had the most students transferring in (+40) and the greatest net gain of transfer students (+17)
- Independence Elementary had the most transferring out (-43) and the greatest net loss of transfer students (-31)
- 322 total elementary students transferred between boundaries this year

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Secondary Intra-District Transfers

MS Transfers	Attend					
Reside	Cheney MS	Heritage MS	Liberty MS	In Total	Out Total	Total Movement
Cheney MS		3	7	17	10	7
Heritage MS	5		12	11	17	-6
Liberty MS	12	8		19	20	-1
In Total	17	11	19	47	47	

Source: West Fargo School District and RSP

NOTE: The schools in the left column are associated with the current attendance area. Reading to the right indicates a school choice change from where they are assigned based on the Reside attendance area. For example: Cheney MS has 10 students attending a different middle school and 17 students from another middle school choosing to attend Cheney. This results in 7 more students attending Cheney than what reside in that attendance area.

HS Transfers	Attend					
Reside	Horace HS	Sheyenne HS	West Fargo HS	In Total	Out Total	Total Movement
Horace HS		90	11	32	101	-69
Sheyenne HS	24		39	100	63	37
West Fargo HS	8	10		50	18	32
In Total	32	100	50	182	182	

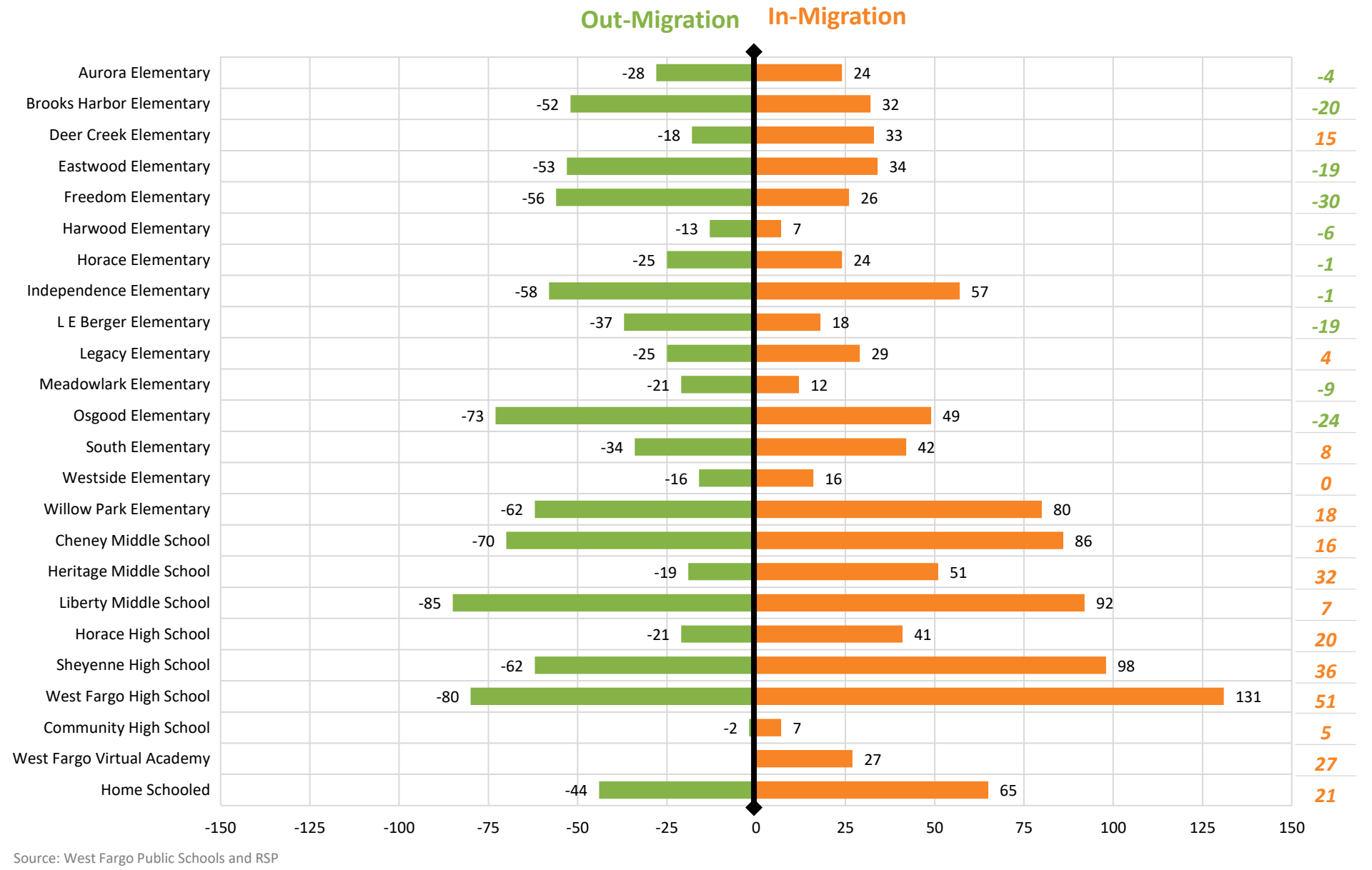
Source: West Fargo School District and RSP

Observations:

- Illustrates school choice that could be impacted by location of educational programming; reviewed on an annual basis and approved based on capacity availability
- 47 total middle school students transferred between boundaries this year
  - Heritage MS had the greatest net loss of transfer students **(-6)**
  - Cheney MS had the greatest net gain of transfer students **(+7)**
- 182 total high school students transferred between boundaries this year
  - Horace HS had the greatest net loss of transfer students **(-69)**
  - Sheyenne HS had the greatest net gain of transfer students **(+37)**

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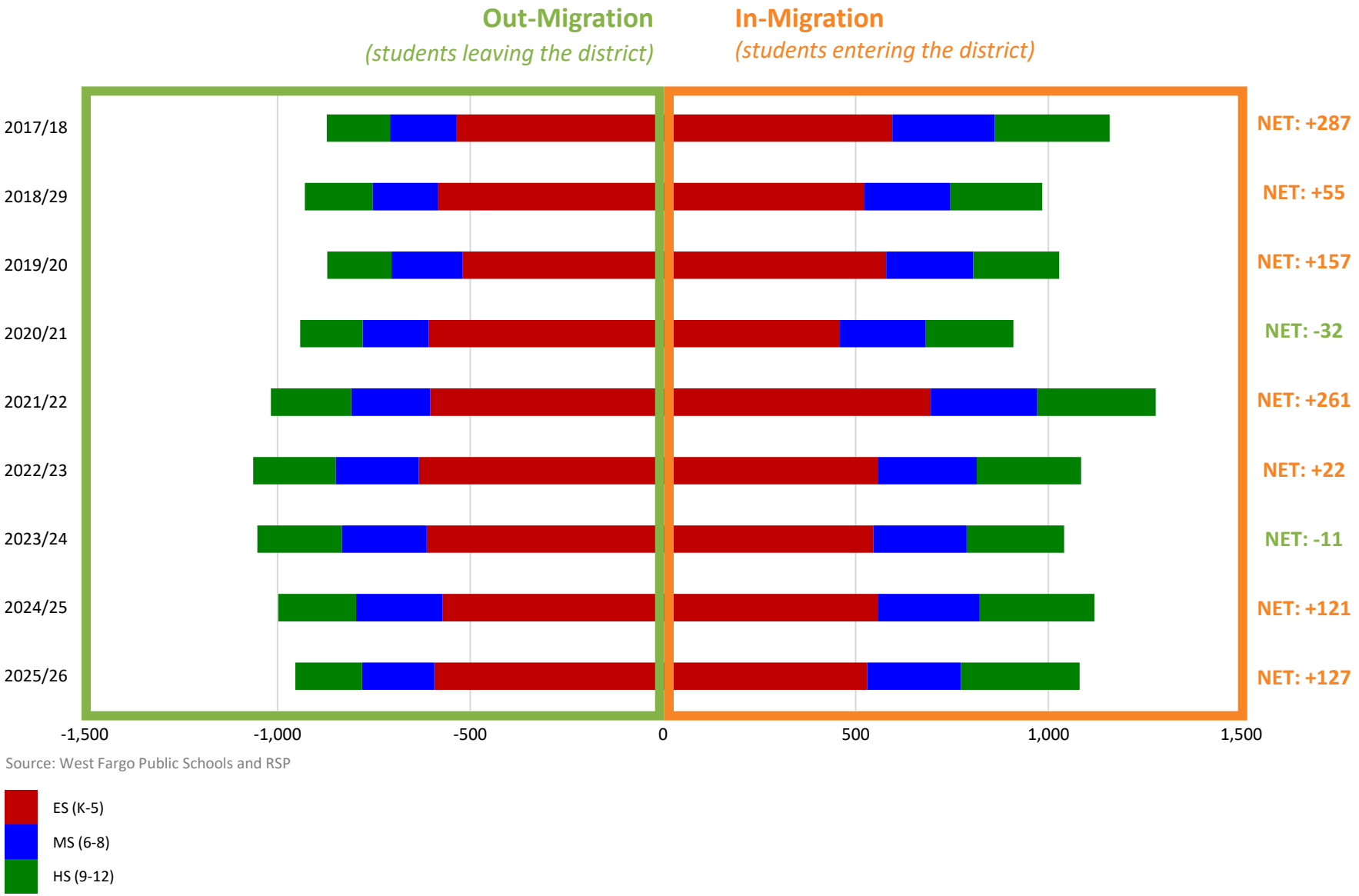
1-Year Student Migration by Buildings



Source: West Fargo Public Schools and RSP

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10-Year Student Migration Trend



Source: West Fargo Public Schools and RSP

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Elementary Count Change Map

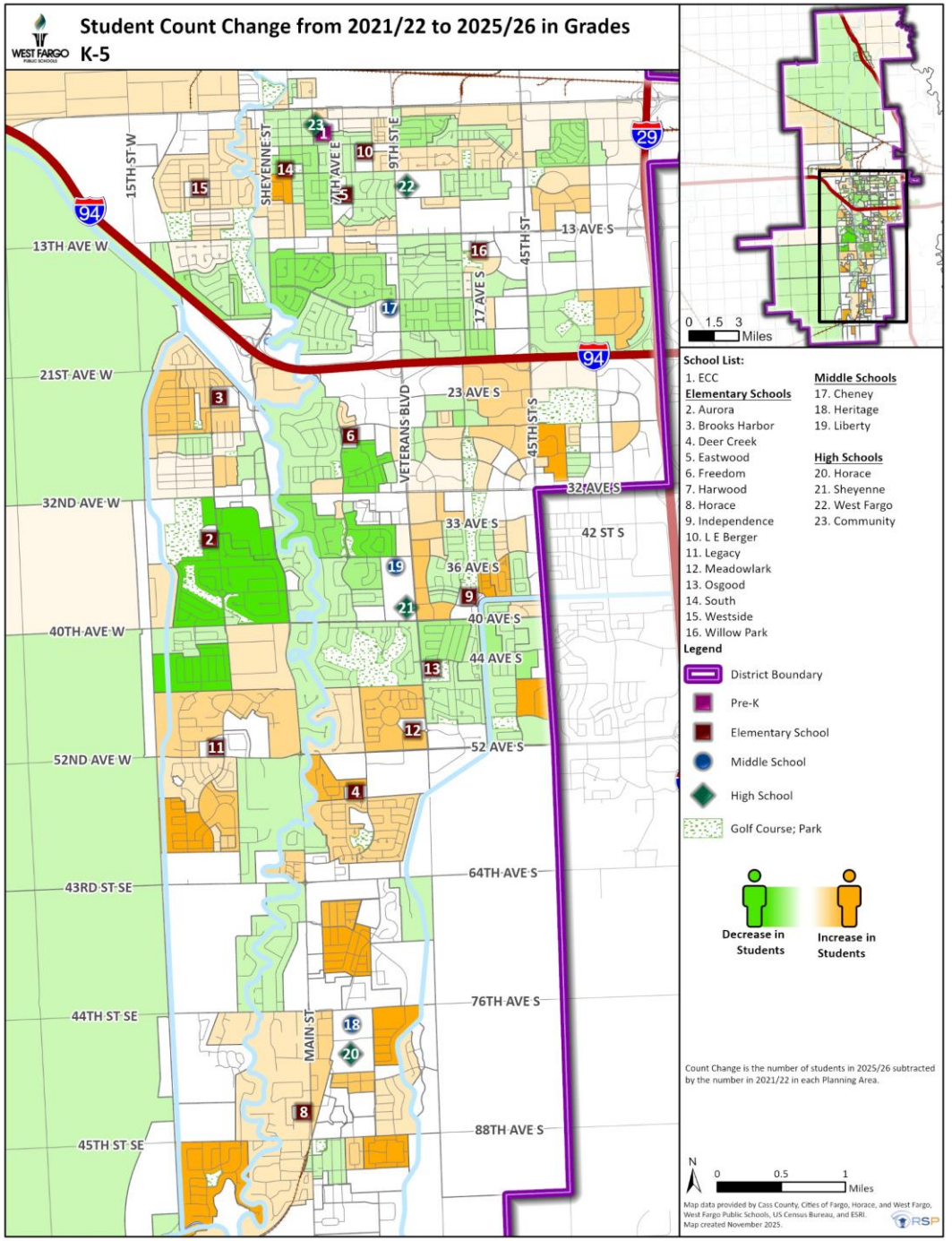
Purpose: Illustrates how student enrollment has shifted across Planning Areas over the past five years, highlighting neighborhoods that have gained or lost students from **2021/22** to **2025/26.**

Map Details

- **Orange** areas indicate an increase in students
- **Green** areas indicate a decrease in students
- **White** areas represent no net change in students

Key Insights and Considerations:

- **Increasing and decreasing patterns** often align with new developments and maturing neighborhoods.
- **Colors represent recent trends, not forecasts.** An area shown in orange or green reflects the pattern *to date*, not a guaranteed continuation.
- **Planning Areas are dynamic.** Student movement is influenced by factors such as housing development, demographic shifts, and family mobility.
- **Local context matters.** Some neighborhoods may show fluctuations due to small total student counts, boundary adjustments, or short-term shifts.



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Middle School Count Change Map

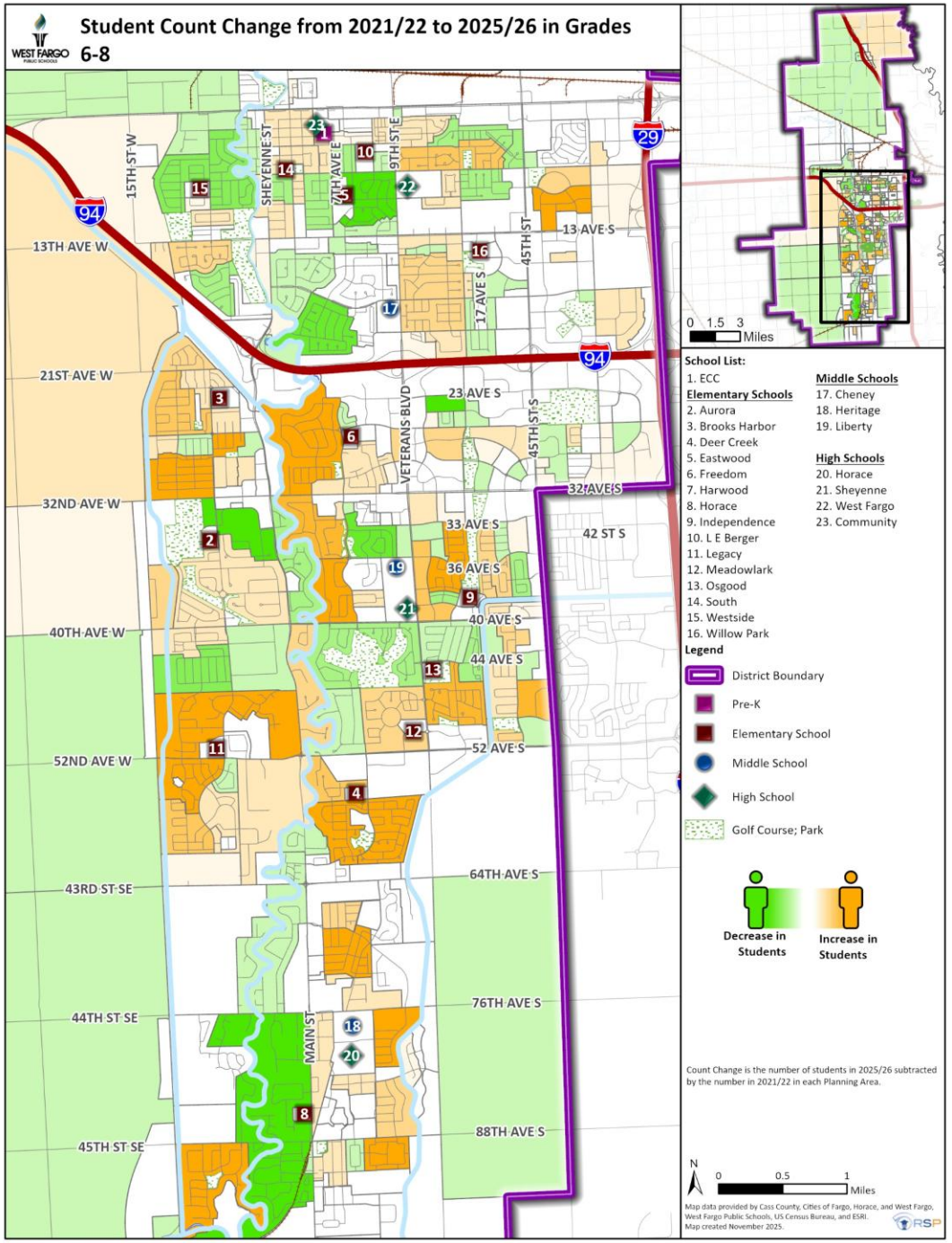
Purpose: Illustrates how student enrollment has shifted across Planning Areas over the past five years, highlighting neighborhoods that have gained or lost students from **2021/22** to **2025/26.**

Map Details

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- **Green** areas indicate a decrease in students
- **White** areas represent no net change in students

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High School Count Change Map

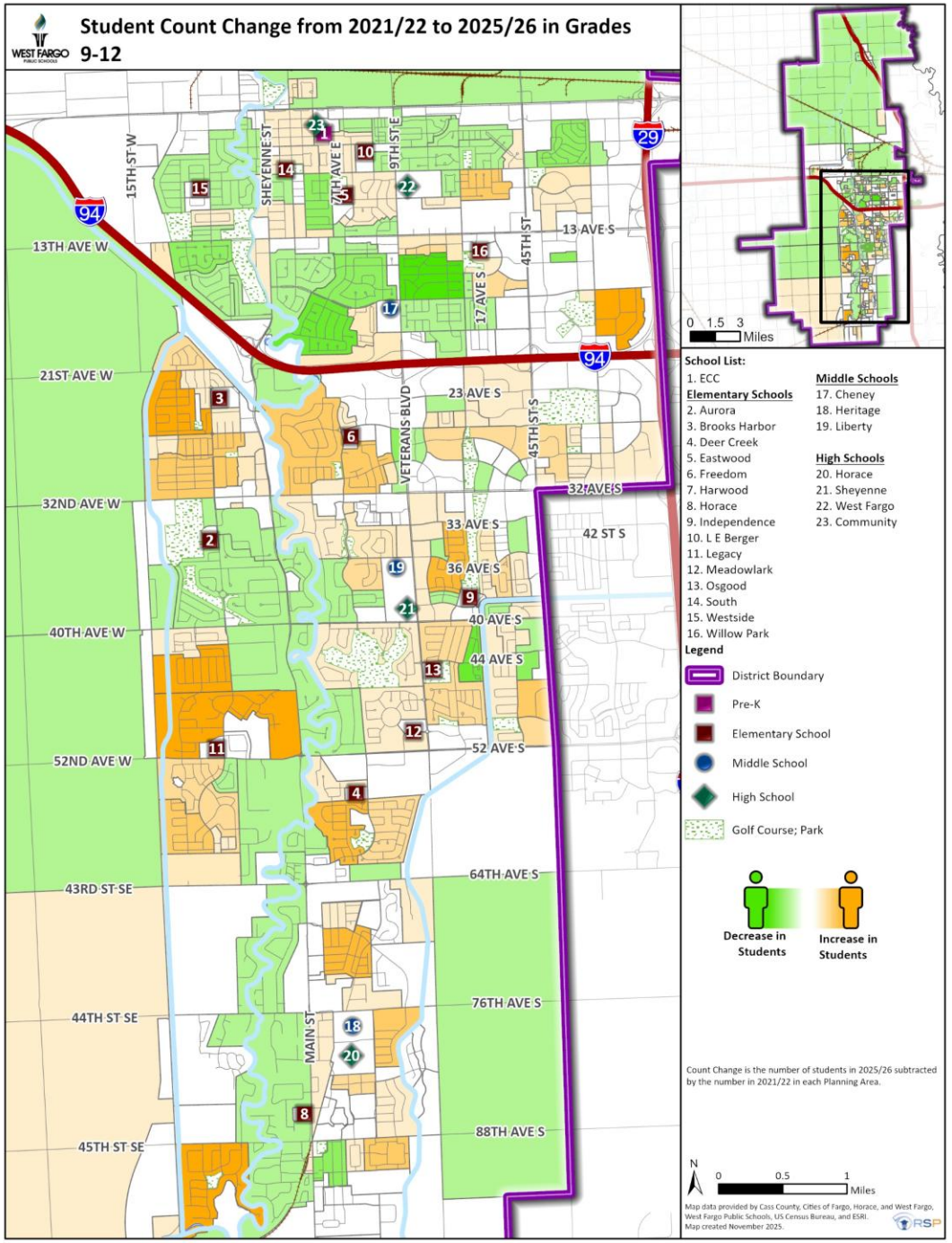
Purpose: Illustrates how student enrollment has shifted across Planning Areas over the past five years, highlighting neighborhoods that have gained or lost students from **2021/22** to **2025/26.**

Map Details

- **Orange** areas indicate an increase in students
- **Green** areas indicate a decrease in students
- **White** areas represent no net change in students

Key Insights and Considerations:

- **Increasing and decreasing patterns** often align with new developments and maturing neighborhoods.
- **Colors represent recent trends, not forecasts.** An area shown in orange or green reflects the pattern *to date*, not a guaranteed continuation.
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Elementary Heat Density Map

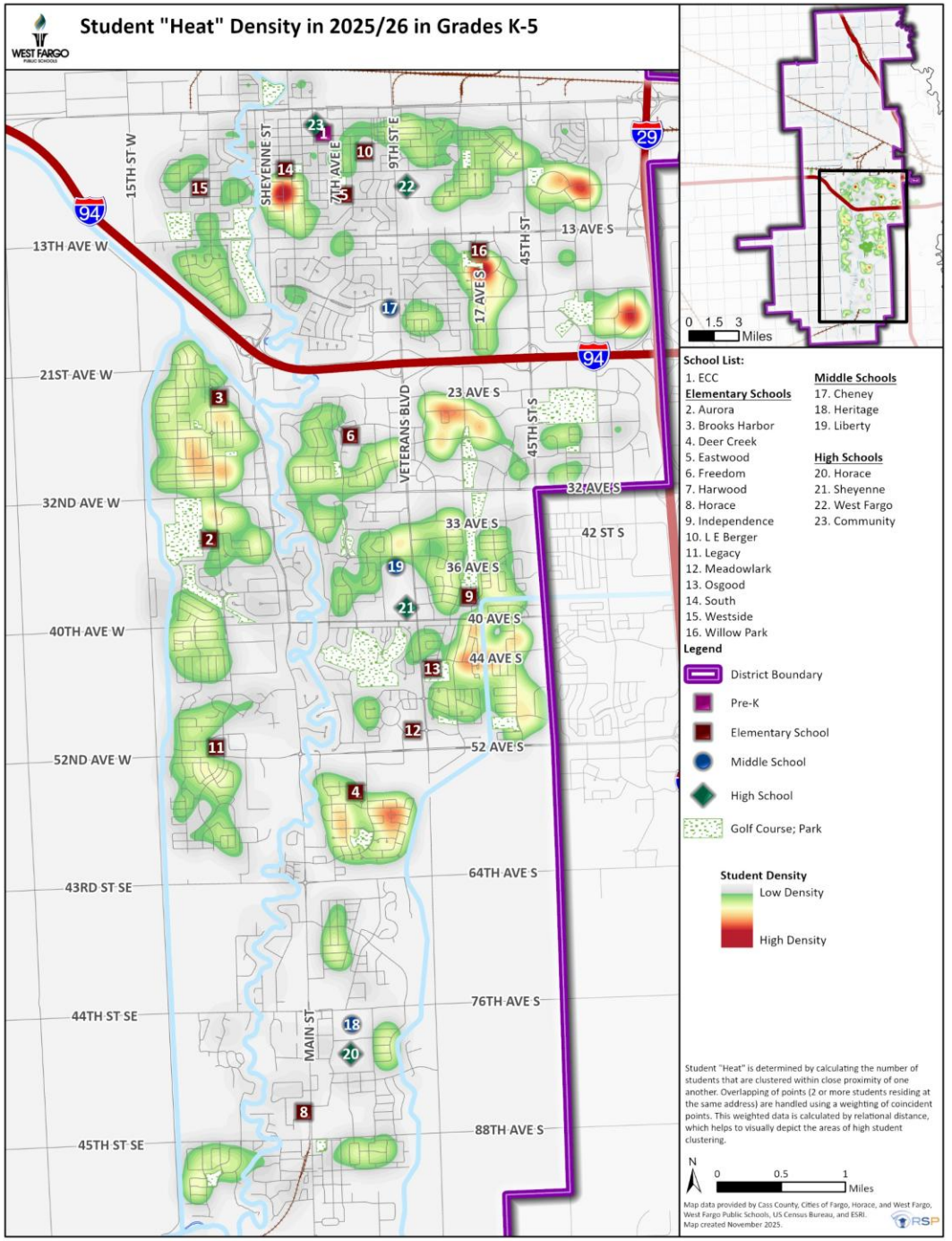
Purpose: Illustrates where students are concentrated across the district, creating a “heat effect.” It helps identify population clusters, neighborhood trends, and potential areas of growth or stability.

Map Details

- **Red** areas depict the highest student concentration
- **Gray** areas depict the lower student concentrations

Key Insights and Considerations:

- When multiple students reside at the same or nearby addresses, their locations are **weighted** to more accurately reflect true density.
- **High-density areas** often correspond with newer housing developments, multi-family residences, or more affordable neighborhoods.
- **Lower-density areas** may include older neighborhoods, rural zones, or areas with smaller household sizes and fewer families with children.
- The map provides a **spatial understanding of where students live today**, offering context for transportation planning, facility usage, and boundary considerations.



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Middle School Heat Density Map

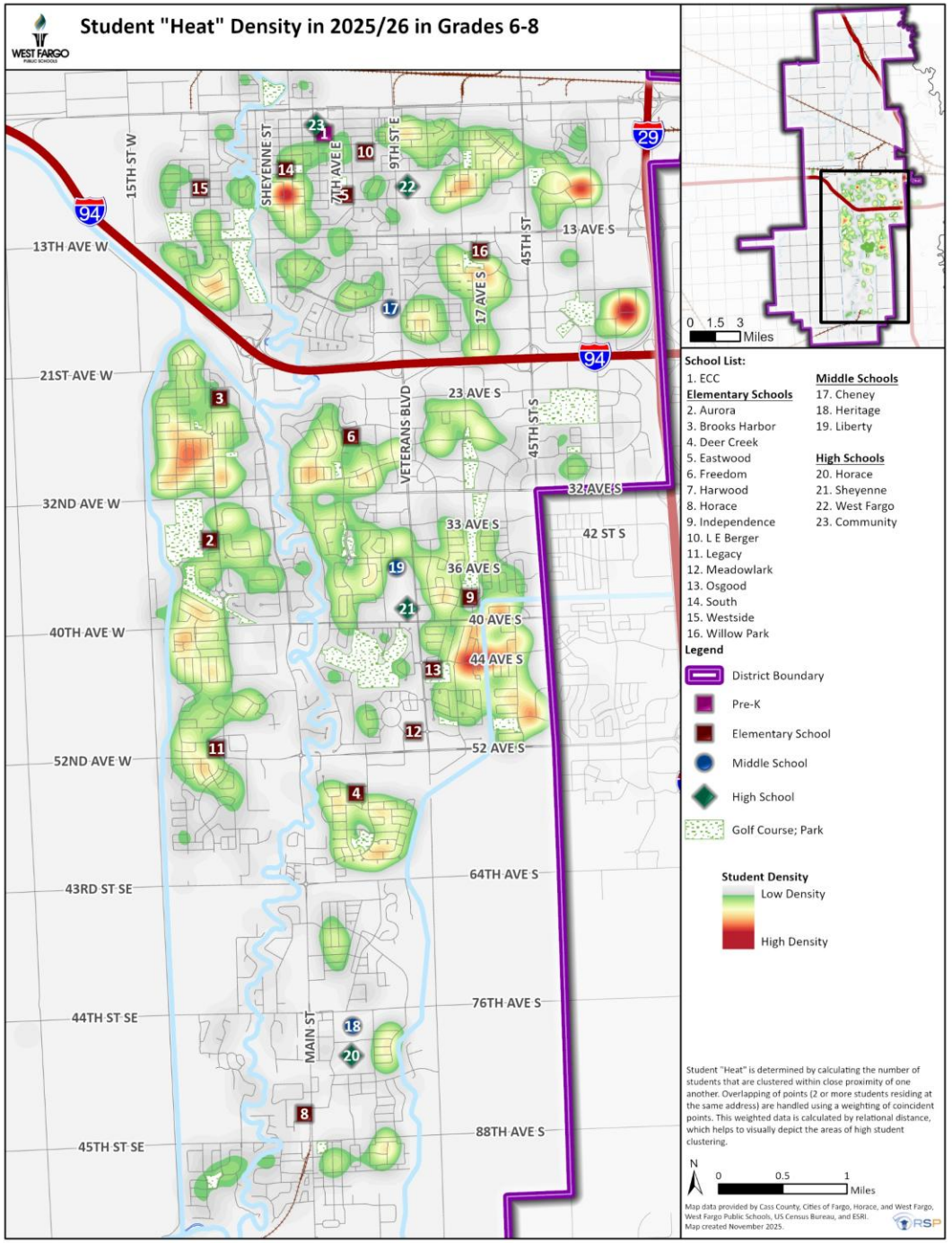
Purpose: Illustrates where students are concentrated across the district, creating a “heat effect.” It helps identify population clusters, neighborhood trends, and potential areas of growth or stability.

Map Details

- **Red** areas depict the highest student concentration
- **Gray** areas depict the lower student concentrations

Key Insights and Considerations:

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- **High-density areas** often correspond with newer housing developments, multi-family residences, or more affordable neighborhoods.
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- The map provides a **spatial understanding of where students live today**, offering context for transportation planning, facility usage, and boundary considerations.



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High School Heat Density Map

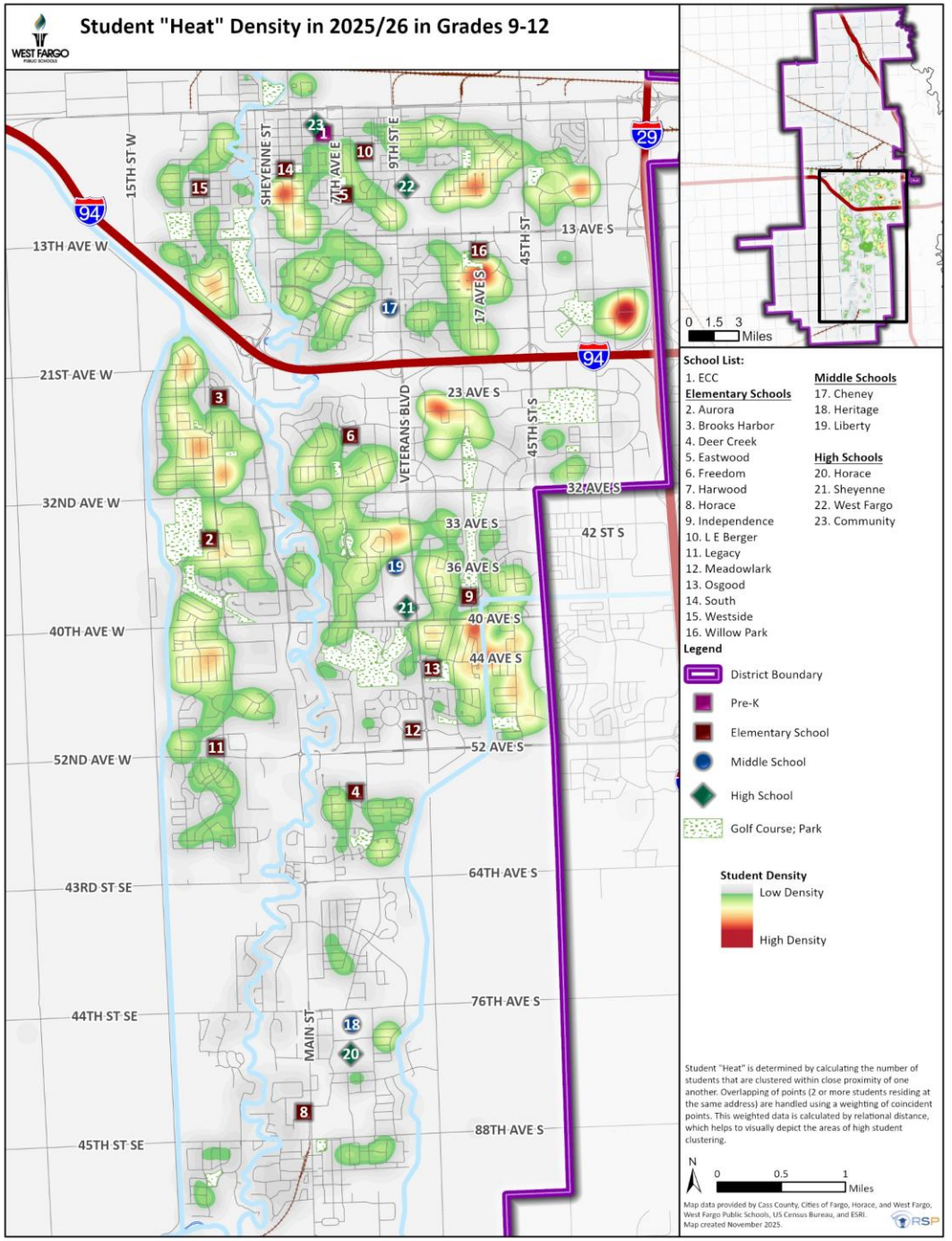
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Student Density Change Map

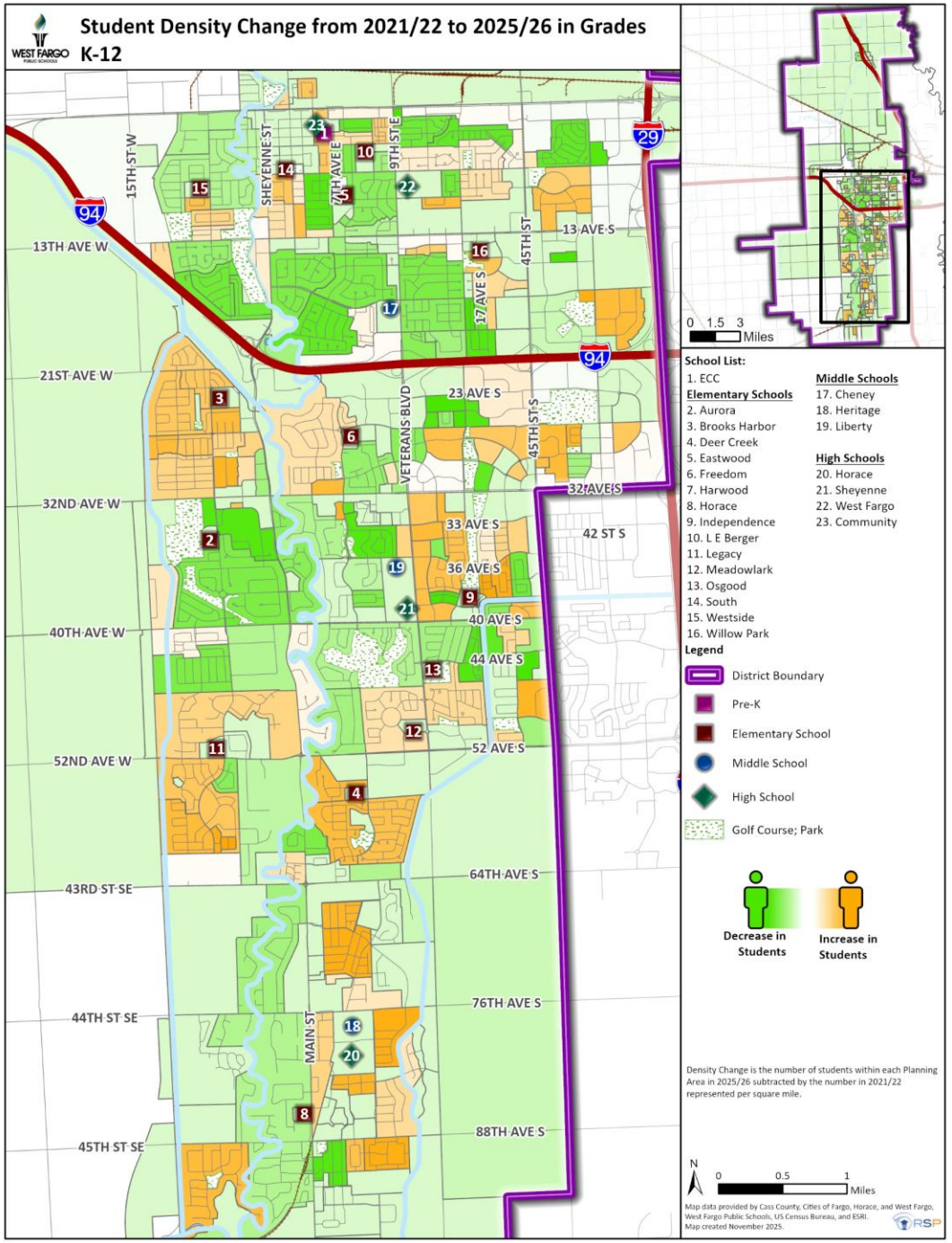
Purpose: Illustrates changes in student density over the past five years, showing how the concentration of students per square mile has shifted.

Map Details:

- **Orange areas** indicate a year-to-year increase in student density (more students per square mile).
- **Green areas** indicate a year-to-year decrease in student density.
- **White areas** represent no net change in density between years.

Key Insights and Considerations:

- It highlights neighborhoods experiencing more intense growth or decline relative to their geographic area.
  - Accounts for the distribution of students relative to the size of each Planning Area
- New developments often contribute to higher student density, particularly in neighborhoods with smaller lot sizes or multi-family housing.
- Colors represent historical patterns, not guaranteed future trends. Shifts in density can result from **new construction, housing turnover, or population migration**, making this map a snapshot rather than a permanent pattern.



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2021/22 Student Density Map

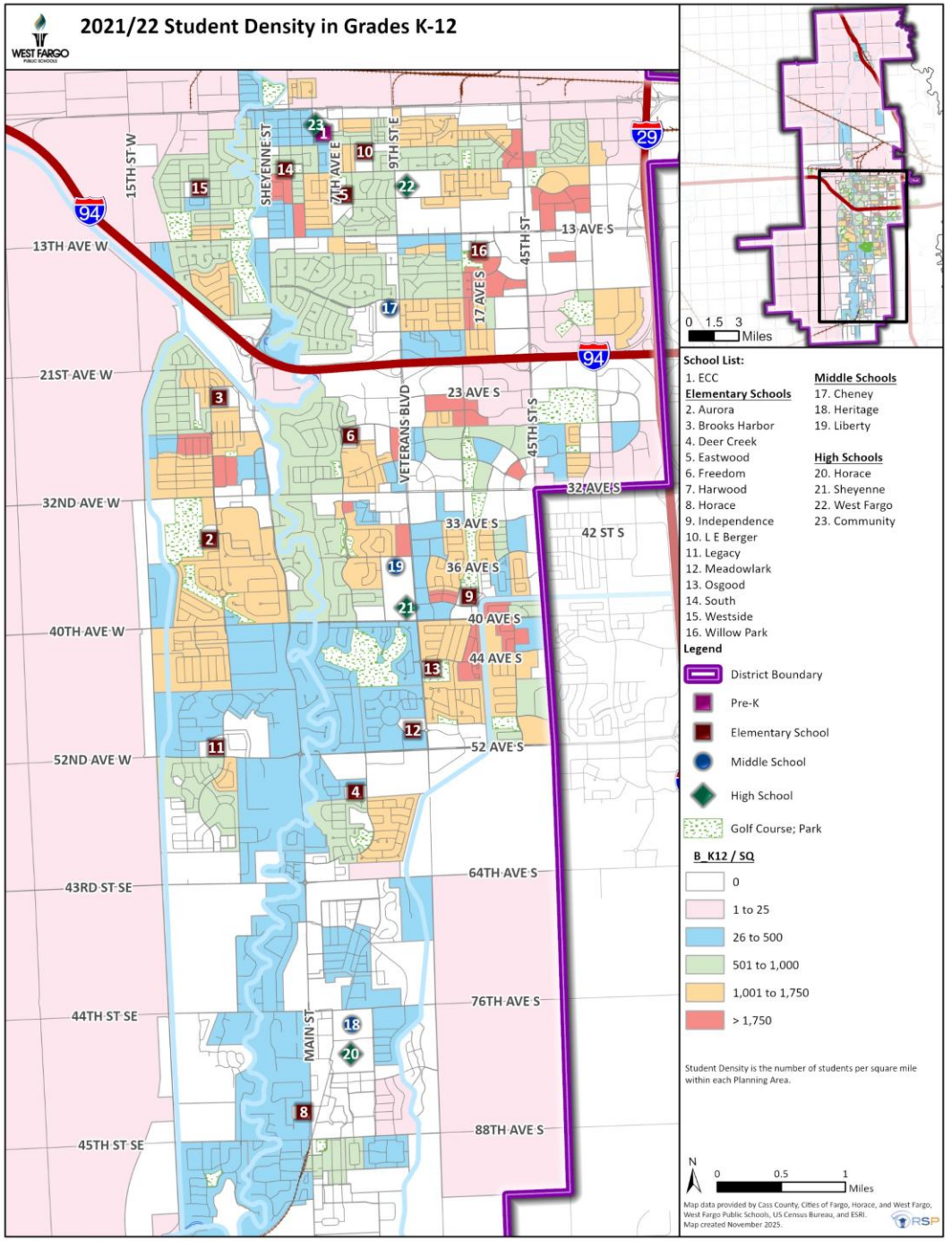
Purpose: This map illustrates the **concentration of students across Planning Areas** for the **2021/22** school year, providing a snapshot of where student populations are most and least concentrated.

Map Details:

- **White:** Lack of student density
- **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 (greatest density)

Key Insights and Considerations:

- Density is summarized at the **Planning Area level**, reflecting total students relative to the geography.
  - High-density areas often correspond to larger neighborhoods, newer developments, or multi-family housing clusters.
  - Low-density areas may include rural neighborhoods, older developments, or areas with smaller households.
- **Density provides context beyond raw student counts**, showing not just how many students live in an area but how concentrated they are relative to the size of the Planning Area.



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2025/26 Student Density Map

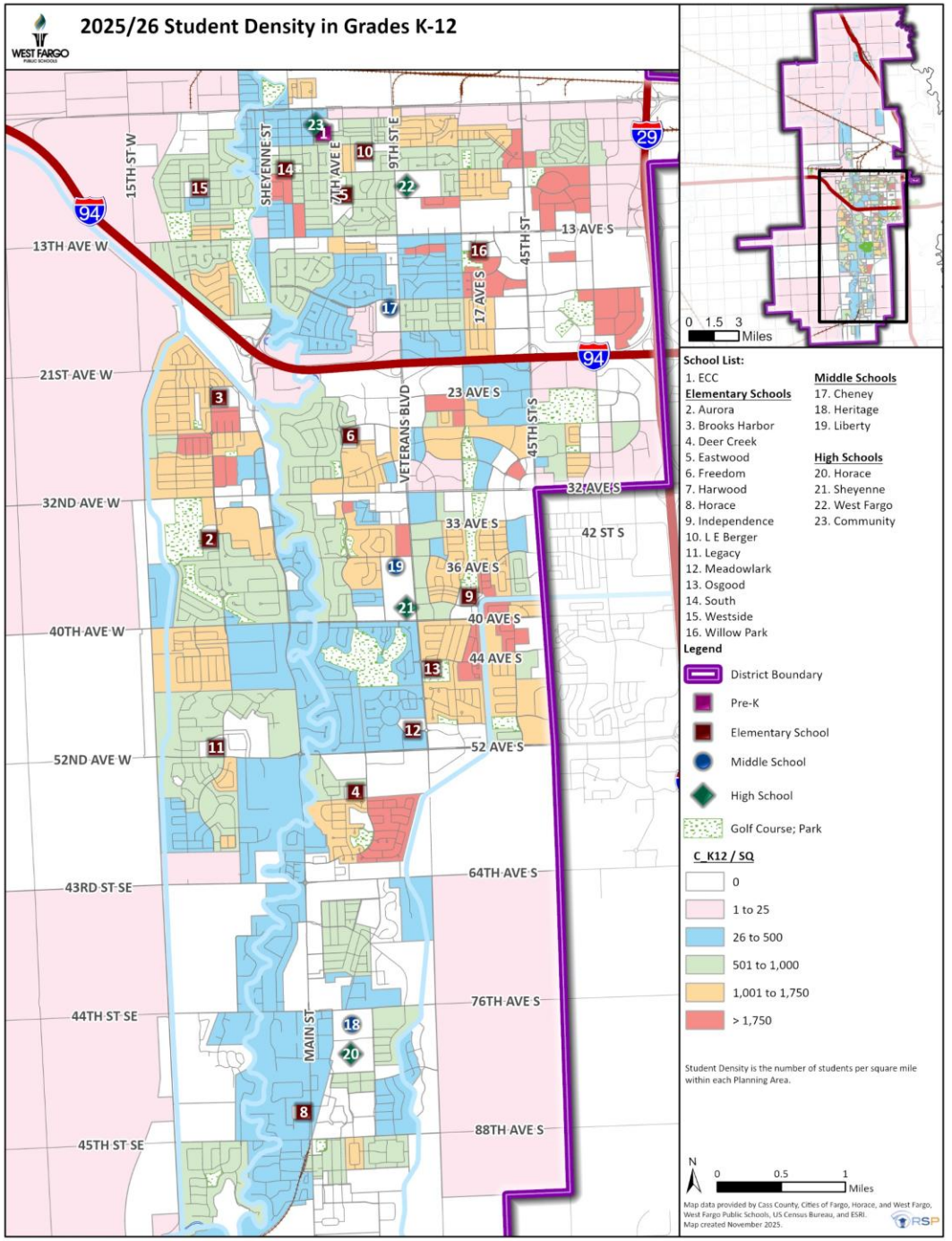
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- **Density provides context beyond raw student counts**, showing not just how many students live in an area but how concentrated they are relative to the size of the Planning Area.



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5-Year Average Kdg Count Map

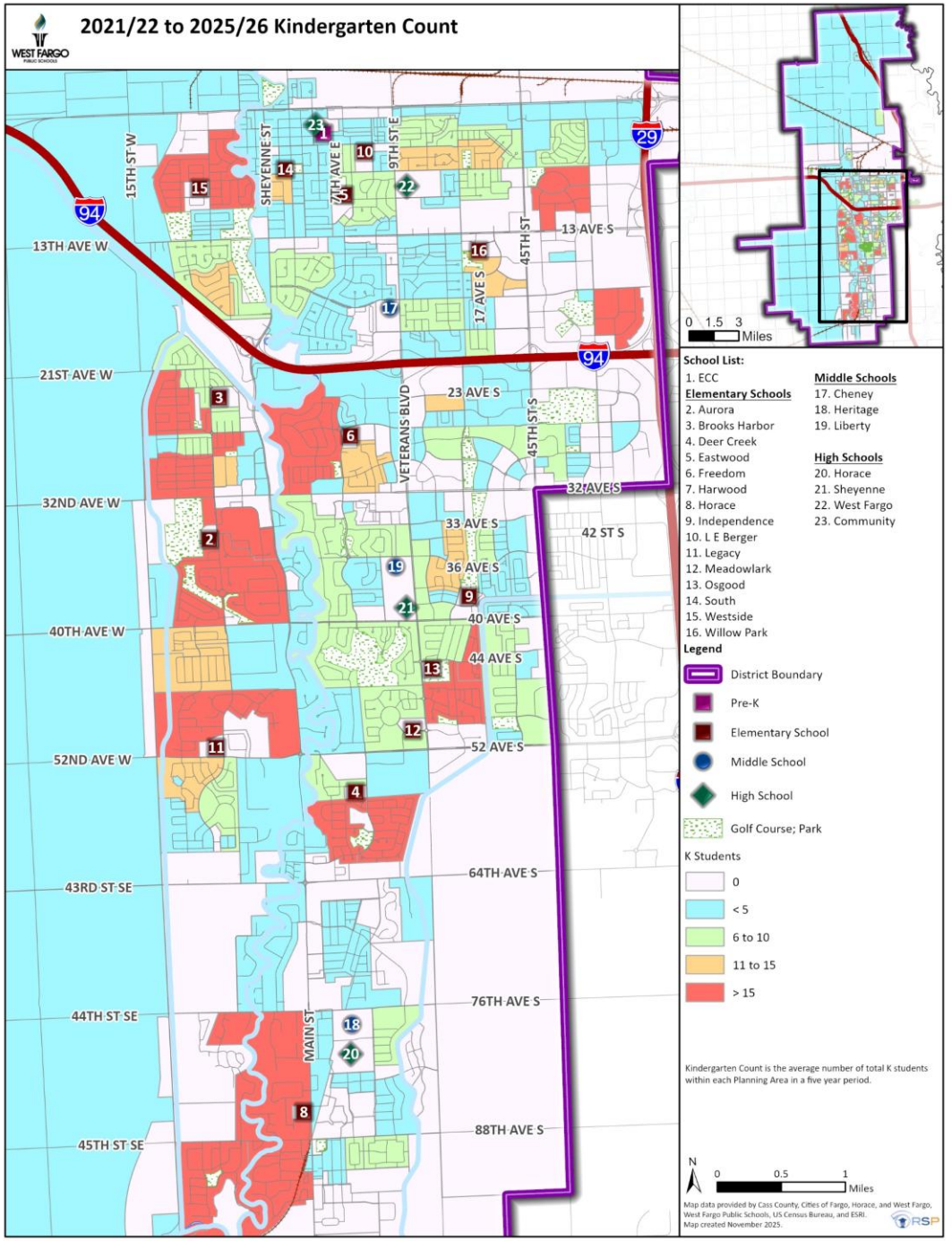
Purpose: Illustrates the average concentration of kindergarten students across Planning Areas over the past five years.

Map Details:

- **Orange to Red**: Areas with the highest average kindergarten student density
- **Green to Blue**: Areas with the lowest average kindergarten student density

Key Insights and Considerations:

- It helps identify emerging areas of early enrollment demand and informs capacity planning for schools.
- Average enrollment is calculated over the past five years, providing a smoothed perspective that reduces the impact of annual fluctuations.
- Averaging over five years helps account for year-to-year variation in cohort size, providing a clearer view of long-term trends rather than temporary spikes or dips.
- Map complements overall student density and housing data, offering early insight into future enrollment patterns as these kindergarten students progress through the district.



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Student Yield Rate Analysis Map

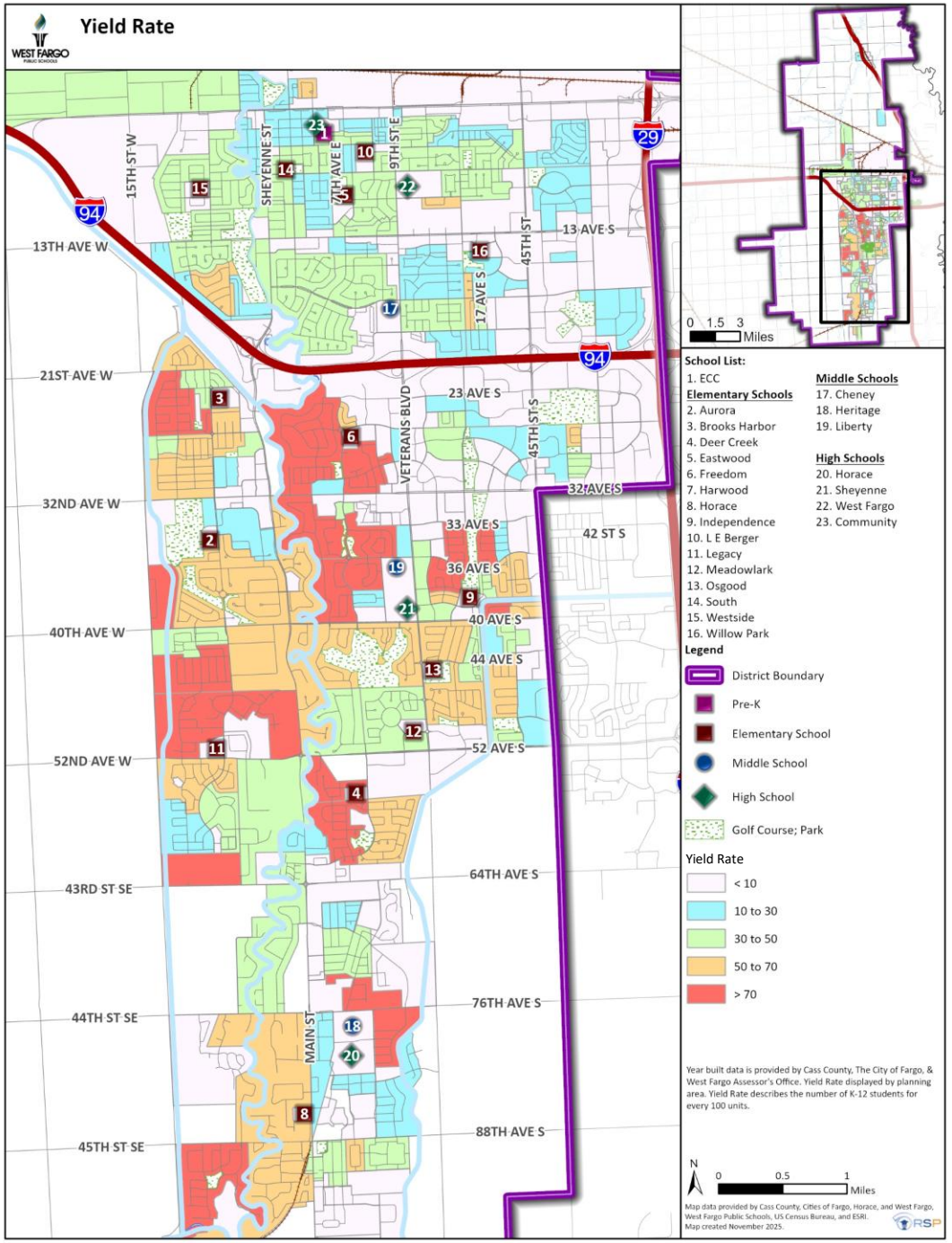
Purpose: Illustrates the average number of students generated per 100 housing units across the district, providing insight into which neighborhoods produce the most or fewest students relative to residential development.

Map Details:

- **Orange to Red**: Areas with the highest yield rate
- **Green to Blue**: Areas with the lowest yield rate
- **White**: Areas with no student yield

Key Insights and Considerations:

- Yield rates are calculated using all residential units within each Planning Area, without differentiating between single-family and multi-family homes.
  - The map aligns with Yield Rate Tables, providing a visual representation of numerical findings.
- Yield rates are dynamic. They may change annually based on demographic shifts, housing turnover, or development type, impacting potential future enrollment production.
- Understanding yield rates helps prioritize planning for school capacity, attendance boundaries, and resource allocation, especially in areas of new residential growth.



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Student Yield Rate: Single-Family

Students per 100 Single-Family Units	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	10 Year Average
Aurora Elementary	43	43	44	41	40	37	34	32	28	27	36.9
Brooks Harbor Elementary	21	23	26	28	29	31	34	31	32	32	28.7
Deer Creek Elementary	28	26	31	34	36	38	35	32	33	29	32.2
Eastwood Elementary	22	22	20	19	18	17	16	13	11	12	17
Freedom Elementary	35	40	41	44	39	45	44	43	40	37	40.8
Harwood Elementary	17	16	16	14	13	13	13	11	10	9	13.2
Horace Elementary	25	25	23	23	22	20	24	27	28	26	24.3
Independence Elementary	28	29	32	36	35	35	34	32	33	34	32.8
L E Berger Elementary	18	16	16	18	18	18	19	18	19	19	17.9
Legacy Elementary	28	30	28	32	28	32	30	29	26	26	28.9
Meadowlark Elementary	35	34	34	37	34	34	33	30	30	27	32.8
Osgood Elementary	37	36	35	37	32	33	33	32	30	27	33.2
South Elementary	19	18	18	17	16	17	16	14	14	13	16.2
Westside Elementary	23	23	23	21	20	20	19	18	18	18	20.3
Willow Park Elementary	22	21	18	19	19	21	18	18	17	16	18.9
District (K-5):	26.0	26.0	26.0	27.0	25.0	26.0	26.0	25.0	24.0	23.0	**25.4**
Cheney Middle School	10	11	11	10	10	9	9	9	9	9	9.7
Heritage Middle School	15	16	15	16	15	14	14	14	14	13	14.6
Liberty Middle School	12	13	13	13	14	15	16	16	16	17	14.5
District (6-8):	12.0	12.0	12.0	12.0	12.0	12.0	12.0	12.0	13.0	13.0	**12.2**
Horace High School	15	16	16	16	17	16	17	17	16	16	16.2
Sheyenne High School	11	12	13	14	15	16	17	19	19	20	15.6
West Fargo High School	14	13	13	13	13	13	13	13	12	12	12.9
District (9-12):	13.0	13.0	14.0	14.0	15.0	15.0	15.0	16.0	15.0	15.0	**14.5**

Table Legend

+3 greater from District Average

-3 fewer from District Average

Source: Cass County, 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, grade level, and boundary
- District sees on average:
  - 25.4 elementary students per 100 single-family households
  - 12.2 middle school students per 100 single-family households
  - 14.5 high school students per 100 single-family households
- Adding new housing inventory can impact the yield rate – **There were 3,700 single-family homes built from 2016 to 2025**

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Student Yield Rate: Multi-Family

Students per 100 Multi-Family Units	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	10 Year Average
Aurora Elementary	15	15	13	15	13	17	15	14	14	14	14.5
Brooks Harbor Elementary	8	10	12	12	11	13	15	15	16	15	12.7
Deer Creek Elementary	18	20	23	24	25	29	33	33	31	33	26.9
Eastwood Elementary	10	11	10	10	10	10	11	11	11	11	10.5
Freedom Elementary	8	10	11	12	13	12	13	14	12	12	11.7
Harwood Elementary	0	10	7	3	0	3	7	7	3	0	4
Horace Elementary	26	21	23	19	21	22	22	15	18	17	20.4
Independence Elementary	5	6	5	6	6	5	6	7	8	8	6.2
L E Berger Elementary	13	12	12	13	11	12	12	11	11	11	11.8
Legacy Elementary	0	0	0	0	0	0	6	5	5	16	3.2
Meadowlark Elementary	10	7	9	11	13	12	12	13	12	11	11
Osgood Elementary	14	15	15	15	15	16	17	16	17	15	15.5
South Elementary	16	14	15	13	12	10	11	12	11	12	12.6
Westside Elementary	11	12	12	12	11	11	11	11	12	11	11.4
Willow Park Elementary	10	10	10	12	12	11	11	11	11	11	10.9
District (K-5):	11.0	11.0	11.0	12.0	11.0	11.0	12.0	12.0	12.0	12.0	**11.5**
Cheney Middle School	5	5	5	5	5	5	5	4	4	5	4.8
Heritage Middle School	6	6	6	6	7	8	7	6	7	8	6.7
Liberty Middle School	3	3	4	4	4	4	4	5	5	5	4.1
District (6-8):	4.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	**4.9**
Horace High School	7	6	6	7	7	7	7	7	7	8	6.9
Sheyenne High School	4	4	4	4	4	5	5	5	6	6	4.7
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	6.0	6.0	6.0	6.0	**5.4**

Table Legend

+3 greater from District Average

-3 fewer from District Average

Source: Cass County, 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.

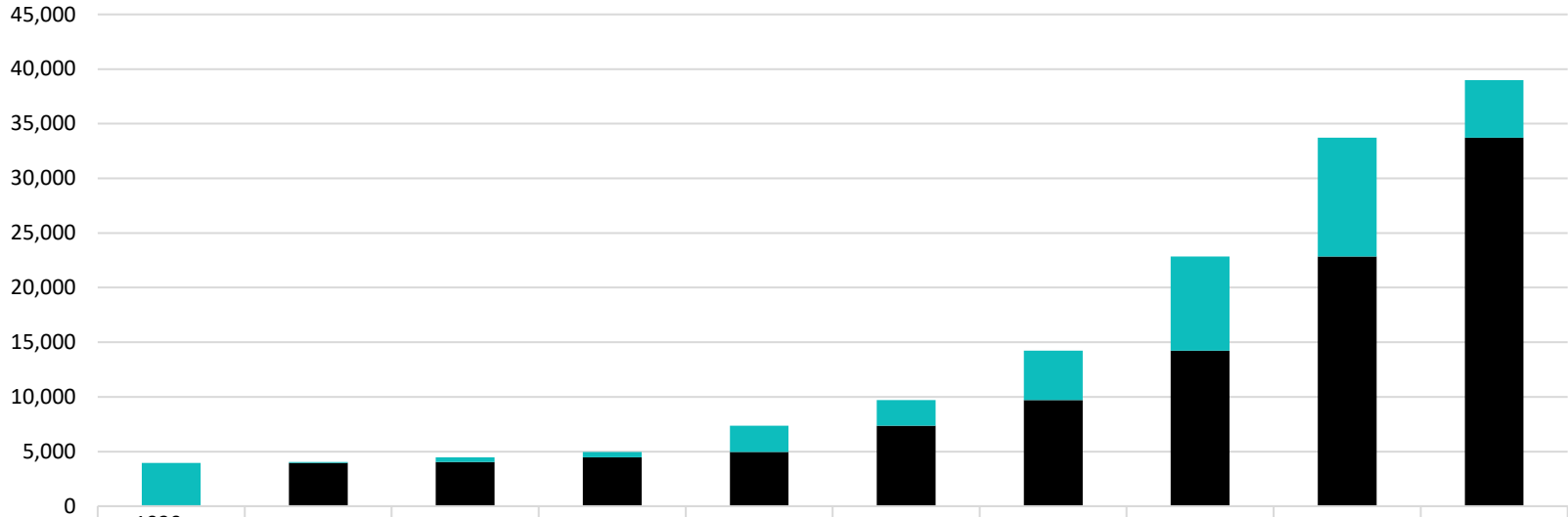
Observations:

- Table shows the number of students per 100 multi-family (MF) units by year, grade level, and boundary
- District sees on average:
  - 11.5 elementary students per 100 multi-family households
  - 4.9 middle school students per 100 multi-family households
  - 5.4 high school students per 100 multi-family households
- Adding new housing inventory can impact the yield rate – **There were 4,062 multi-family homes built from 2016 to 2025**

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Development Activity Over Time

New V.S. Existing Units by Decade Built



	1939 or Earlier	1940-1949	1950-1959	1960-1969	1970-1979	1980-1989	1990-1999	2000-2009	2010-2019	2020-2025
Number of Units in Time Period	3,947	106	433	482	2,384	2,361	4,519	8,626	10,855	5,285
Number of Units		3,947	4,053	4,486	4,968	7,352	9,713	14,232	22,858	33,713

Source: Cass County and ESRI

Observations:

- Table has been created to illustrate the number of units by year built
  - The average year for all units built was 2003 while the median year built was 2007
- The decade with the most units built was 2010 to 1029
- Five years into the current decade, the District has added over 5,000 units to residential inventory almost surpassing the total unit production in the previous decade
  - Development activity maintaining the current pace is crucial for enrollment growth to occur

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Growth Areas – Central Detailed

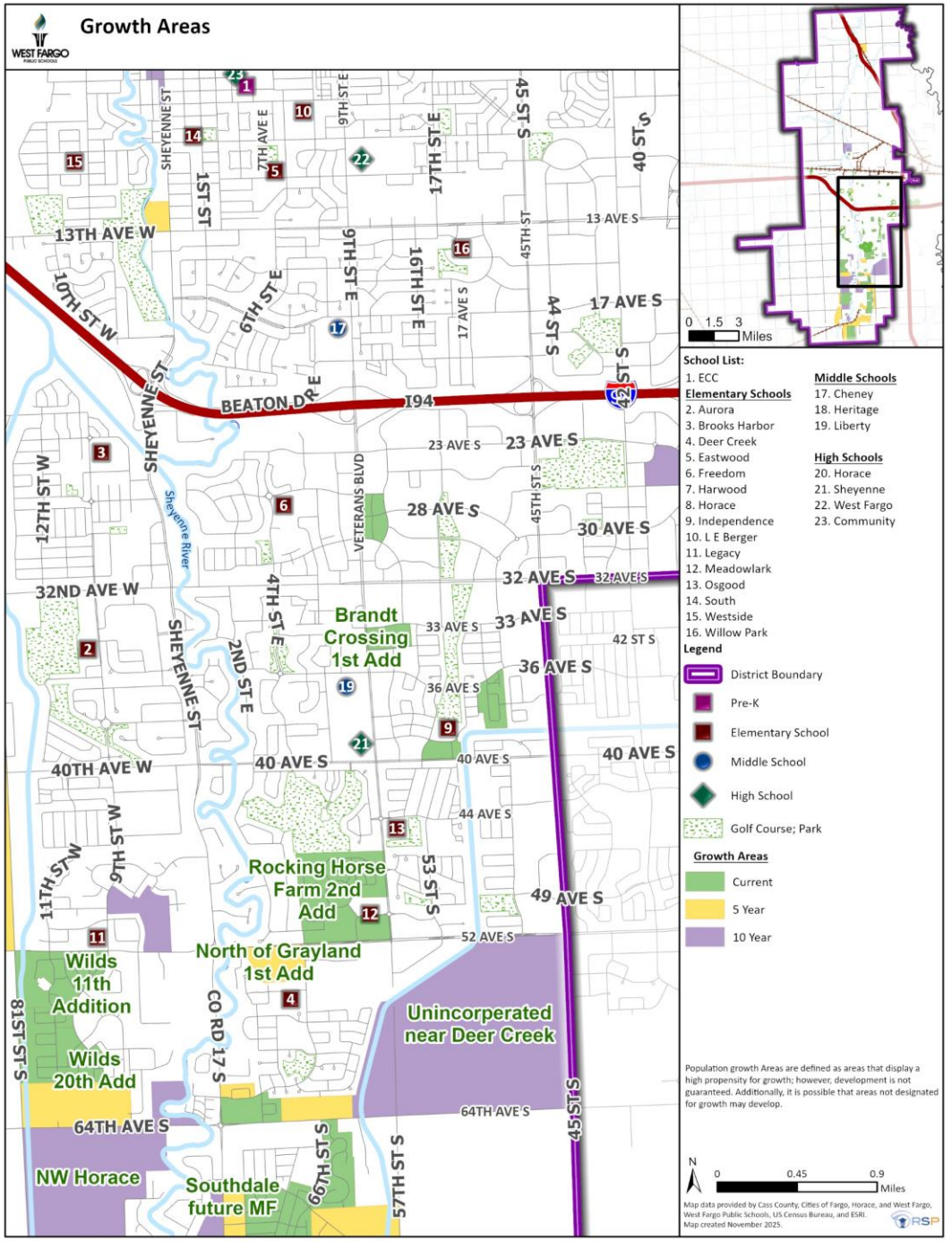
Purpose: Highlights the **anticipated areas of residential growth** within the district.

Map Details:

- **Green:** Areas of active development
- **Yellow:** Areas likely to develop within ~5 years
- **Purple:** Areas that ***may*** develop within ~10 years

Key Insights and Considerations:

- The **timing and type of development** are primarily influenced by **market demand**, **developer interest**, and **property owner willingness to build**.
  - Some identified growth areas may require **infrastructure investments** before proceeding.
- The **pace of growth is fluid.** Growth areas are derived from **existing and future land use plans**, **capital improvement plans**, **zoning**, and **input from city staff**.
  - Growth projections should be seen as **planning indicators**, not fixed forecasts.
- The **"Timing of Growth Areas"** represents **general estimates** (some current projects may continue for 5+ years, while areas shown as 5-10 year potentials could develop faster or slower than anticipated.



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Growth Areas – North Detailed

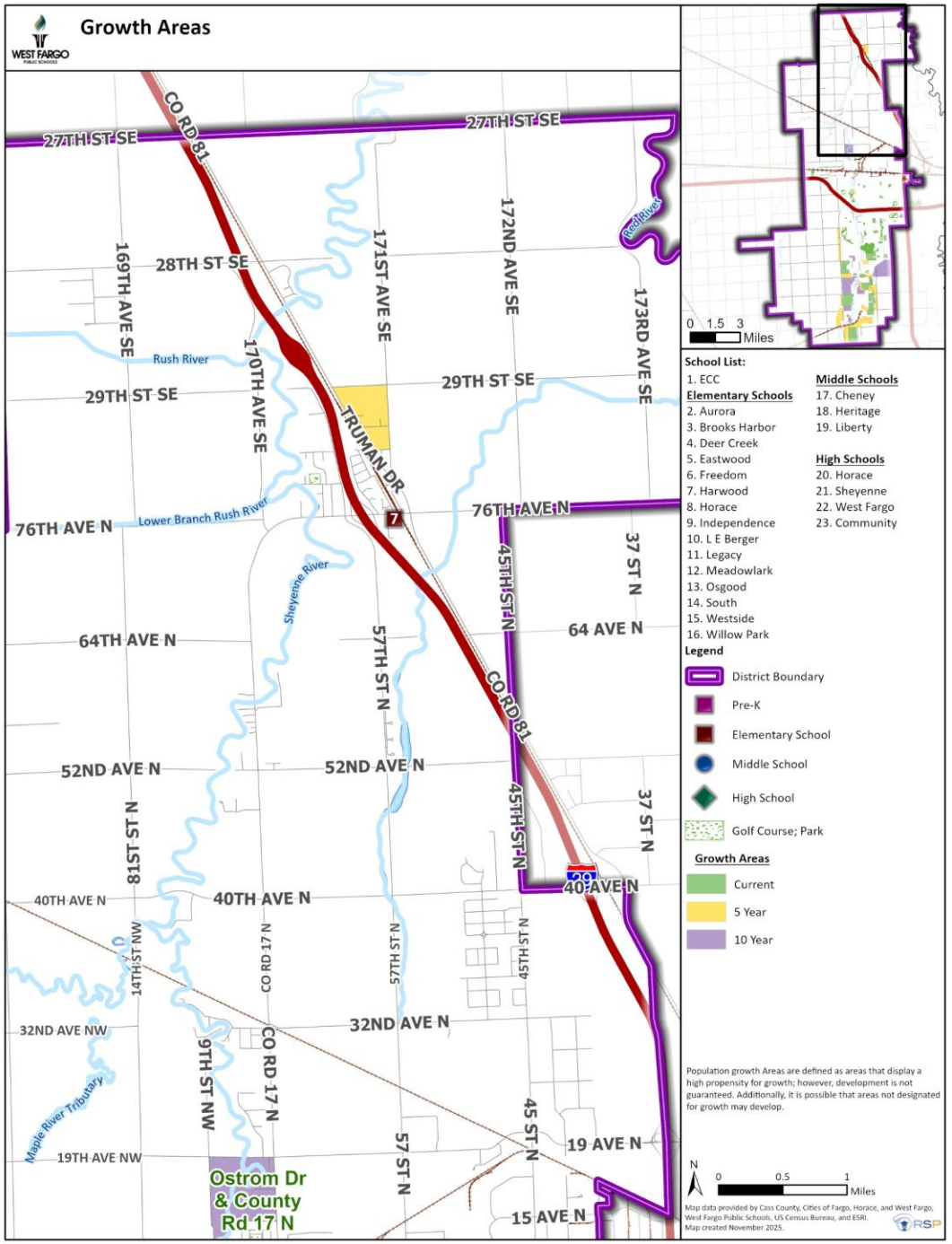
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- The **"Timing of Growth Areas"** represents **general estimates** (some current projects may continue for 5+ years, while areas shown as 5-10 year potentials could develop faster or slower than anticipated.



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Growth Areas – South Detailed

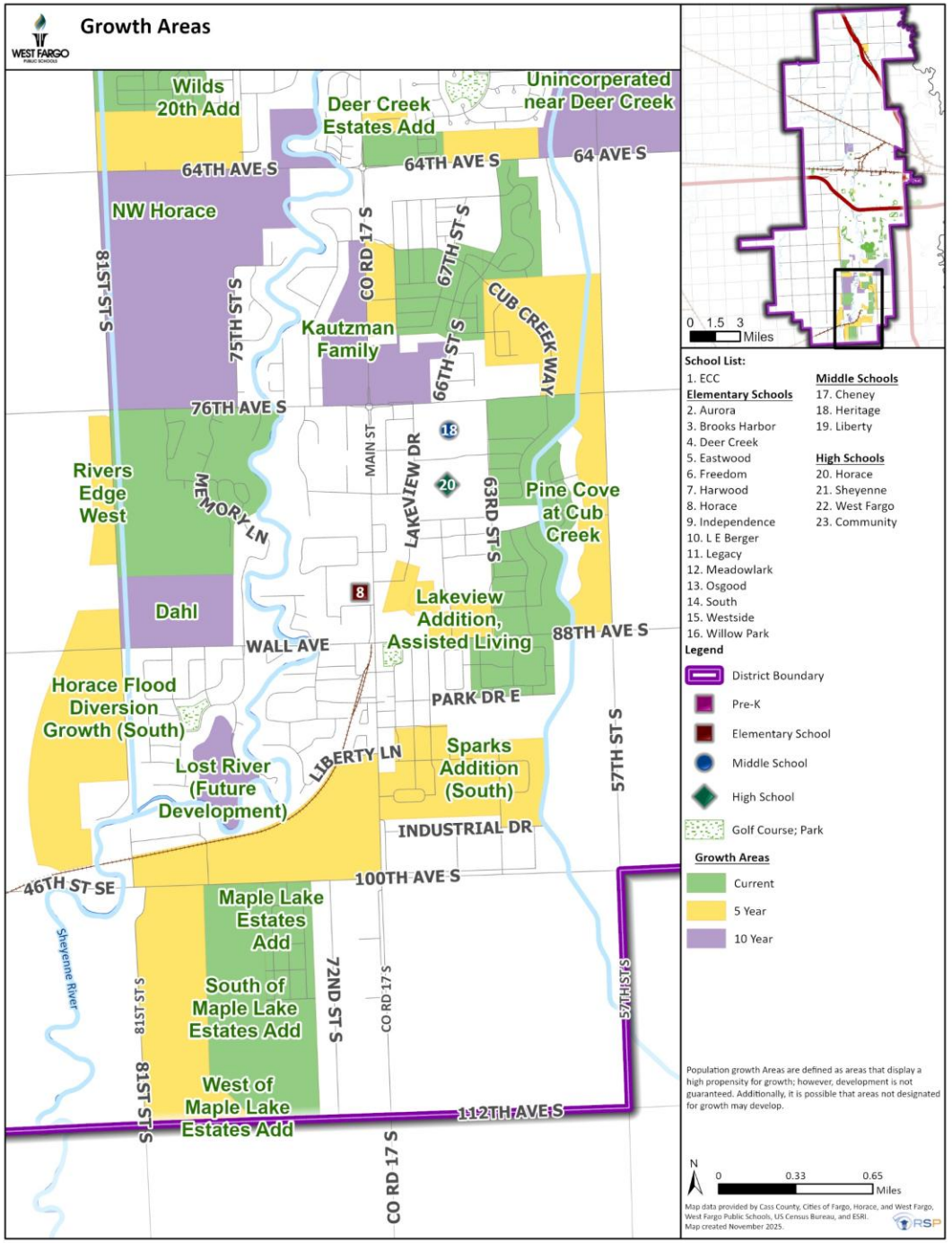
Purpose: Highlights the **anticipated areas of residential growth** within the district.

Map Details:

- **Green:** Areas of active development
- **Yellow:** Areas likely to develop within ~5 years
- **Purple:** Areas that ***may*** develop within ~10 years

Key Insights and Considerations:

- The **timing and type of development** are primarily influenced by **market demand**, **developer interest**, and **property owner willingness to build**.
  - Some identified growth areas may require **infrastructure investments** before proceeding.
- The **pace of growth is fluid.** Growth areas are derived from **existing and future land use plans**, **capital improvement plans**, **zoning**, and **input from city staff**.
  - Growth projections should be seen as **planning indicators**, not fixed forecasts.
- The **"Timing of Growth Areas"** represents **general estimates** (some current projects may continue for 5+ years, while areas shown as 5-10 year potentials could develop faster or slower than anticipated.



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2026/27 Attend Enrollment By Grade

ATTEND **YEAR 1**

2026/27 School Year

School	Capacity	Grade													Totals		
	Operational	PK	Kind	1st	2nd	3rd	4th	5th	6th	7th	8th	9th	10th	11th	12th	PK	K-12	PK-12
Early Childhood Center	240	184														184	0	184
Aurora Elementary	506		86	71	64	61	68	63								0	413	413
Brooks Harbor Elementary	575		96	89	100	93	81	90								0	549	549
Deer Creek Elementary	506		82	87	78	70	86	82								0	485	485
Eastwood Elementary	460		77	76	60	69	60	53								0	395	395
Freedom Elementary	552		69	66	43	67	71	82								0	398	398
Harwood Elementary	184		19	18	18	15	17	15								0	102	102
Horace Elementary	552		75	67	90	80	78	79								0	469	469
Independence Elementary	529		88	91	90	100	89	106								0	564	564
L E Berger Elementary	460		65	75	47	62	63	68								0	380	380
Legacy Elementary	506		62	70	68	98	80	87								0	465	465
Meadowlark Elementary	460		55	42	61	45	71	75								0	349	349
Osgood Elementary	552		84	68	75	64	94	96								0	481	481
South Elementary	414		59	50	69	69	62	68								0	377	377
Westside Elementary	483		64	64	65	73	77	65								0	408	408
Willow Park Elementary	552		90	73	76	82	76	67								0	464	464
Cheney Middle School	1,080								342	349	342					0	1,033	1,033
Heritage Middle School	1,100								290	286	291					0	867	867
Liberty Middle School	1,080								419	424	390					0	1,233	1,233
Horace High School	1,325											275	268	236	209	0	988	988
Sheyenne High School	1,325											372	343	374	376	0	1,465	1,465
West Fargo High School	1,395											363	335	329	351	0	1,378	1,378
Community High School	168											0	0	11	35	0	46	46
DISTRICT TOTALS	**15,004**	**184**	**1,071**	**1,007**	**1,004**	**1,048**	**1,073**	**1,096**	**1,051**	**1,059**	**1,023**	**1,010**	**946**	**950**	**971**	**184**	**13,309**	**13,493**

Source: RSP & Associates, LLC - November 2025

Over 100% Operational Capacity

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2026/27 Reside Enrollment By Grade

RESIDE **YEAR 1**

2026/27 School Year

School	Capacity	Grade														Totals		
	Operational	PK	Kind	1st	2nd	3rd	4th	5th	6th	7th	8th	9th	10th	11th	12th	PK	K-12	PK-12
Early Childhood Center	240	0														0	0	0
Aurora Elementary	506	15	86	71	70	75	84	78								15	464	479
Brooks Harbor Elementary	575	17	94	87	99	95	82	91								17	548	565
Deer Creek Elementary	506	15	81	86	70	69	85	79								15	470	485
Eastwood Elementary	460	14	76	75	59	66	54	50								14	380	394
Freedom Elementary	552	9	67	64	44	68	75	81								9	399	408
Harwood Elementary	184	0	19	18	13	11	17	15								0	93	93
Horace Elementary	552	9	77	69	92	78	80	73								9	469	478
Independence Elementary	529	15	93	96	93	106	95	112								15	595	610
L E Berger Elementary	460	15	66	76	47	66	64	65								15	384	399
Legacy Elementary	506	9	64	72	69	87	64	77								9	433	442
Meadowlark Elementary	460	6	54	41	61	43	66	73								6	338	344
Osgood Elementary	552	18	86	70	80	66	95	103								18	500	518
South Elementary	414	12	55	46	65	66	61	63								12	356	368
Westside Elementary	483	12	66	66	67	70	74	64								12	407	419
Willow Park Elementary	552	18	87	70	75	82	77	72								18	463	481
Cheney Middle School	1,080								338	345	339					0	1,022	1,022
Heritage Middle School	1,100								296	292	295					0	883	883
Liberty Middle School	1,080								417	422	389					0	1,228	1,228
Horace High School	1,325											285	278	253	239	0	1,055	1,055
Sheyenne High School	1,325											368	339	370	353	0	1,430	1,430
West Fargo High School	1,395											357	329	316	344	0	1,346	1,346
Community High School	168											0	0	11	35	0	46	46
DISTRICT TOTALS	**15,004**	**184**	**1,071**	**1,007**	**1,004**	**1,048**	**1,073**	**1,096**	**1,051**	**1,059**	**1,023**	**1,010**	**946**	**950**	**971**	**184**	**13,309**	**13,493**

Source: RSP & Associates, LLC - November 2025

Over 100% Operational Capacity

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2027/28 Reside Enrollment By Grade

RESIDE **YEAR 2**

2027/28 School Year

School	Capacity	Grade														Totals		
	Operational	PK	Kind	1st	2nd	3rd	4th	5th	6th	7th	8th	9th	10th	11th	12th	PK	K-12	PK-12
Early Childhood Center	240	0														0	0	0
Aurora Elementary	506	15	85	82	64	69	68	81								15	449	464
Brooks Harbor Elementary	575	15	90	91	87	96	96	81								15	541	556
Deer Creek Elementary	506	12	83	83	82	69	69	81								12	467	479
Eastwood Elementary	460	14	67	74	70	60	60	54								14	385	399
Freedom Elementary	552	9	76	67	64	42	68	75								9	392	401
Harwood Elementary	184	2	18	18	18	13	11	17								2	95	97
Horace Elementary	552	10	80	79	71	96	81	80								10	487	497
Independence Elementary	529	17	87	95	97	93	108	97								17	577	594
L E Berger Elementary	460	17	64	66	76	48	64	62								17	380	397
Legacy Elementary	506	10	69	70	75	76	91	69								10	450	460
Meadowlark Elementary	460	7	50	55	41	60	43	67								7	316	323
Osgood Elementary	552	18	79	84	66	79	64	97								18	469	487
South Elementary	414	12	56	56	48	66	65	62								12	353	365
Westside Elementary	483	13	71	69	66	69	71	75								13	421	434
Willow Park Elementary	552	14	83	82	68	76	81	74								14	464	478
Cheney Middle School	1,080								327	346	342					0	1,015	1,015
Heritage Middle School	1,100								309	296	299					0	904	904
Liberty Middle School	1,080								468	418	429					0	1,315	1,315
Horace High School	1,325											298	283	268	255	0	1,104	1,104
Sheyenne High School	1,325											395	375	329	378	0	1,477	1,477
West Fargo High School	1,395											348	367	324	319	0	1,358	1,358
Community High School	168											0	2	12	30	0	44	44
DISTRICT TOTALS	**15,004**	**185**	**1,058**	**1,071**	**993**	**1,012**	**1,040**	**1,072**	**1,104**	**1,060**	**1,070**	**1,041**	**1,027**	**933**	**982**	**185**	**13,463**	**13,648**

Source: RSP & Associates, LLC - November 2025

Over 100% Operational Capacity

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2028/29 Reside Enrollment By Grade

RESIDE **YEAR 3**

2028/29 School Year

School	Capacity	Grade														Totals		
	Operational	PK	Kind	1st	2nd	3rd	4th	5th	6th	7th	8th	9th	10th	11th	12th	PK	K-12	PK-12
Early Childhood Center	240	0														0	0	0
Aurora Elementary	506	14	77	81	75	62	64	66								14	425	439
Brooks Harbor Elementary	575	16	89	87	91	85	96	95								16	543	559
Deer Creek Elementary	506	15	81	85	78	81	70	67								15	462	477
Eastwood Elementary	460	14	71	65	69	71	54	59								14	389	403
Freedom Elementary	552	13	68	76	68	62	43	65								13	382	395
Harwood Elementary	184	1	18	17	18	18	13	11								1	95	96
Horace Elementary	552	11	84	82	80	74	99	81								11	500	511
Independence Elementary	529	18	91	90	97	98	96	111								18	583	601
L E Berger Elementary	460	15	56	64	67	78	47	63								15	375	390
Legacy Elementary	506	12	75	76	74	82	79	95								12	481	493
Meadowlark Elementary	460	6	56	51	55	40	61	43								6	306	312
Osgood Elementary	552	17	79	77	80	64	78	65								17	443	460
South Elementary	414	11	54	57	59	49	67	66								11	352	363
Westside Elementary	483	12	58	73	68	69	70	72								12	410	422
Willow Park Elementary	552	17	84	78	78	69	76	78								17	463	480
Cheney Middle School	1,080								342	333	344					0	1,019	1,019
Heritage Middle School	1,100								310	310	304					0	924	924
Liberty Middle School	1,080								426	472	426					0	1,324	1,324
Horace High School	1,325											305	298	273	271	0	1,147	1,147
Sheyenne High School	1,325											438	404	366	337	0	1,545	1,545
West Fargo High School	1,395											354	360	358	329	0	1,401	1,401
Community High School	168											0	2	11	33	0	46	46
DISTRICT TOTALS	**15,004**	**192**	**1,041**	**1,059**	**1,057**	**1,002**	**1,013**	**1,037**	**1,078**	**1,115**	**1,074**	**1,097**	**1,064**	**1,008**	**970**	**192**	**13,615**	**13,807**

Source: RSP & Associates, LLC - November 2025

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2029/30 Reside Enrollment By Grade

RESIDE **YEAR 4**

2029/30 School Year

School	Capacity	Grade														Totals		
	Operational	PK	Kind	1st	2nd	3rd	4th	5th	6th	7th	8th	9th	10th	11th	12th	PK	K-12	PK-12
Early Childhood Center	240	0														0	0	0
Aurora Elementary	506	15	79	74	74	73	56	63								15	419	434
Brooks Harbor Elementary	575	17	88	86	87	89	85	95								17	530	547
Deer Creek Elementary	506	18	84	84	81	79	82	68								18	478	496
Eastwood Elementary	460	16	68	69	60	70	65	54								16	386	402
Freedom Elementary	552	12	71	68	75	66	62	43								12	385	397
Harwood Elementary	184	2	20	17	17	18	18	13								2	103	105
Horace Elementary	552	15	85	86	84	84	77	99								15	515	530
Independence Elementary	529	21	85	94	92	99	101	98								21	569	590
L E Berger Elementary	460	14	65	56	65	69	76	46								14	377	391
Legacy Elementary	506	12	70	80	79	80	85	83								12	477	489
Meadowlark Elementary	460	8	50	57	51	55	40	62								8	315	323
Osgood Elementary	552	17	78	78	74	78	63	79								17	450	467
South Elementary	414	12	54	56	60	60	49	68								12	347	359
Westside Elementary	483	14	59	60	73	71	70	70								14	403	417
Willow Park Elementary	552	17	79	78	75	80	69	73								17	454	471
Cheney Middle School	1,080								348	346	330					0	1,024	1,024
Heritage Middle School	1,100								313	309	320					0	942	942
Liberty Middle School	1,080								388	431	480					0	1,299	1,299
Horace High School	1,325											310	305	289	276	0	1,180	1,180
Sheyenne High School	1,325											434	448	396	376	0	1,654	1,654
West Fargo High School	1,395											355	366	352	362	0	1,435	1,435
Community High School	168											0	2	10	32	0	44	44
DISTRICT TOTALS	**15,004**	**210**	**1,035**	**1,043**	**1,047**	**1,071**	**998**	**1,014**	**1,049**	**1,086**	**1,130**	**1,099**	**1,121**	**1,047**	**1,046**	**210**	**13,786**	**13,996**

Source: RSP & Associates, LLC - November 2025

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2030/31 Reside Enrollment By Grade

RESIDE **YEAR 5**

2030/31 School Year

School	Capacity	Grade														Totals		
	Operational	PK	Kind	1st	2nd	3rd	4th	5th	6th	7th	8th	9th	10th	11th	12th	PK	K-12	PK-12
Early Childhood Center	240	0														0	0	0
Aurora Elementary	506	17	74	76	67	72	67	54								17	410	427
Brooks Harbor Elementary	575	16	81	85	86	85	89	83								16	509	525
Deer Creek Elementary	506	22	81	87	81	83	81	81								22	494	516
Eastwood Elementary	460	17	66	66	64	61	64	64								17	385	402
Freedom Elementary	552	10	64	70	67	72	65	61								10	399	409
Harwood Elementary	184	6	19	20	17	18	19	19								6	112	118
Horace Elementary	552	21	91	88	90	89	89	79								21	526	547
Independence Elementary	529	17	82	87	96	94	102	104								17	565	582
L E Berger Elementary	460	15	55	65	57	66	67	75								15	385	400
Legacy Elementary	506	13	77	74	82	84	82	87								13	486	499
Meadowlark Elementary	460	8	49	51	57	50	55	41								8	303	311
Osgood Elementary	552	18	74	77	74	72	77	64								18	438	456
South Elementary	414	14	52	56	58	62	61	50								14	339	353
Westside Elementary	483	15	62	61	60	76	73	71								15	403	418
Willow Park Elementary	552	16	77	74	74	76	80	67								16	448	464
Cheney Middle School	1,080								322	355	345					0	1,022	1,022
Heritage Middle School	1,100								315	316	317					0	948	948
Liberty Middle School	1,080								384	388	438					0	1,210	1,210
Horace High School	1,325											328	312	301	293	0	1,234	1,234
Sheyenne High School	1,325											487	444	436	406	0	1,773	1,773
West Fargo High School	1,395											340	370	357	357	0	1,424	1,424
Community High School	168											0	2	11	35	0	48	48
DISTRICT TOTALS	**15,004**	**225**	**1,004**	**1,037**	**1,030**	**1,060**	**1,071**	**1,000**	**1,021**	**1,059**	**1,100**	**1,155**	**1,128**	**1,105**	**1,091**	**225**	**13,861**	**14,086**

Source: RSP & Associates, LLC - November 2025

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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

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Project Documentation

- School District Data Acquisition
  - Date received: 10/01/25
  - Date verified: 10/02/25
  - Data contact: Amy Selberg
- County Data Acquisition
  - Open-Source
- City Planning Meeting(s)
  - City of Horace: Nov. 13, 2025
  - City of West Fargo: Oct. 27, 2025
  - City of Fargo: Oct. 7, 2025
  - Tour: Completed by Rob

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