



Planning for the Future

North Polk Community School District

2025/26 Enrollment Analysis

January 2026

(Updated 2/10/26)

RSP & Associates

RSP Quick Facts:

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

RSP Clients:

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

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

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

RSP Planning Team:

Robert Schwarz, CEO

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

Ankeny Community School District

- Enrollment Analysis, 2025/26

Johnston Community School District

- Enrollment Analysis, 2025/26
- Boundary Analysis, 2025/26

Southeast Polk Community School District

- Site Analysis, 2025/26



Partnership with RSP

Benefits of Partnership

Data-Driven Decision
Making

Optimized Learning
Environments

Right-Sizing Facility
Utilization

Practical, Actionable
Planning Support

Overview of Partnership:

- Enrollment Analysis:
 - **2014/15, 2018/19, 2021/22, 2023/24, and 2025/26**
Representing around 5 years of partnership supporting data-informed planning

RSP has been alongside for the following:

- District enrollment increased from approximately **1,400 students to almost 2,400 students**, representing **71% growth**.
- Total population expanded from **~6,000 residents to more than 10,000 residents**, significantly increasing demand for educational services.
- Total housing units increased from **2,774 units in 2015 to 4,400 units in 2025**, representing a **59% growth**.
- District grew from **4 to 5 facilities** – RSP data assisted and supported the opening of **Big Creek Elementary School**.

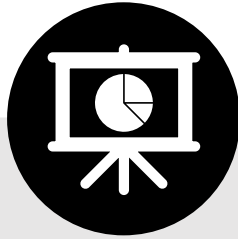


Product Expectations



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 include 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.

Discussion Points

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Enrollment & Demographics

Executive Summary

Sophisticated
Forecast Model

Past Enrollment &
Change

Student Analysis
Maps & Data

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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 &
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Next Steps & Key
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Additional Student
Analysis Maps

Definitions

Executive Summary

Capacity Update 02/10/26



Total enrollment forecasted to increase by 338 students over the next 5 years:

- ❑ Elementary forecasted to increase by **151 students, totaling 1,347 students**
- ❑ Middle School forecasted to increase by **44 students, totaling 577 students**
- ❑ High school forecasted to increase by **143 students, totaling 805 students**



Consider utilization and efficiency of facility capacity with projection growth:

- ❑ **Total ES** students to surpass 75% total capacity by 2029/30

Central ES is forecasted to near operational capacity starting in 2027/28; a boundary shift could provide short-term relief.

- ❑ **Total MS** students to surpass 90% total capacity by 2029/30
- ❑ **Total HS** students to surpass 80% total capacity by 2030/31



Key variables of enrollment analysis include:

- ❑ Continued **growth of residential neighborhoods**
- ❑ Greater **population and attraction** into region
- ❑ First time Kdg (includes TK) is greater than **200 students**
- ❑ In-migration of students increasing supporting greater **secondary growth**
- ❑ Increase of out-of-district students supporting status as **"Destination District"**

Part 1



Past Enrollment and Demographics

District Boundary and City Limits Map



District Boundary

Legend & Mapping Elements

District Boundary

Parks; Golf Course

Schools

Elementary School

Middle School

High School

City

Alleman

Ankeny

Elkhart

Johnston

Polk City

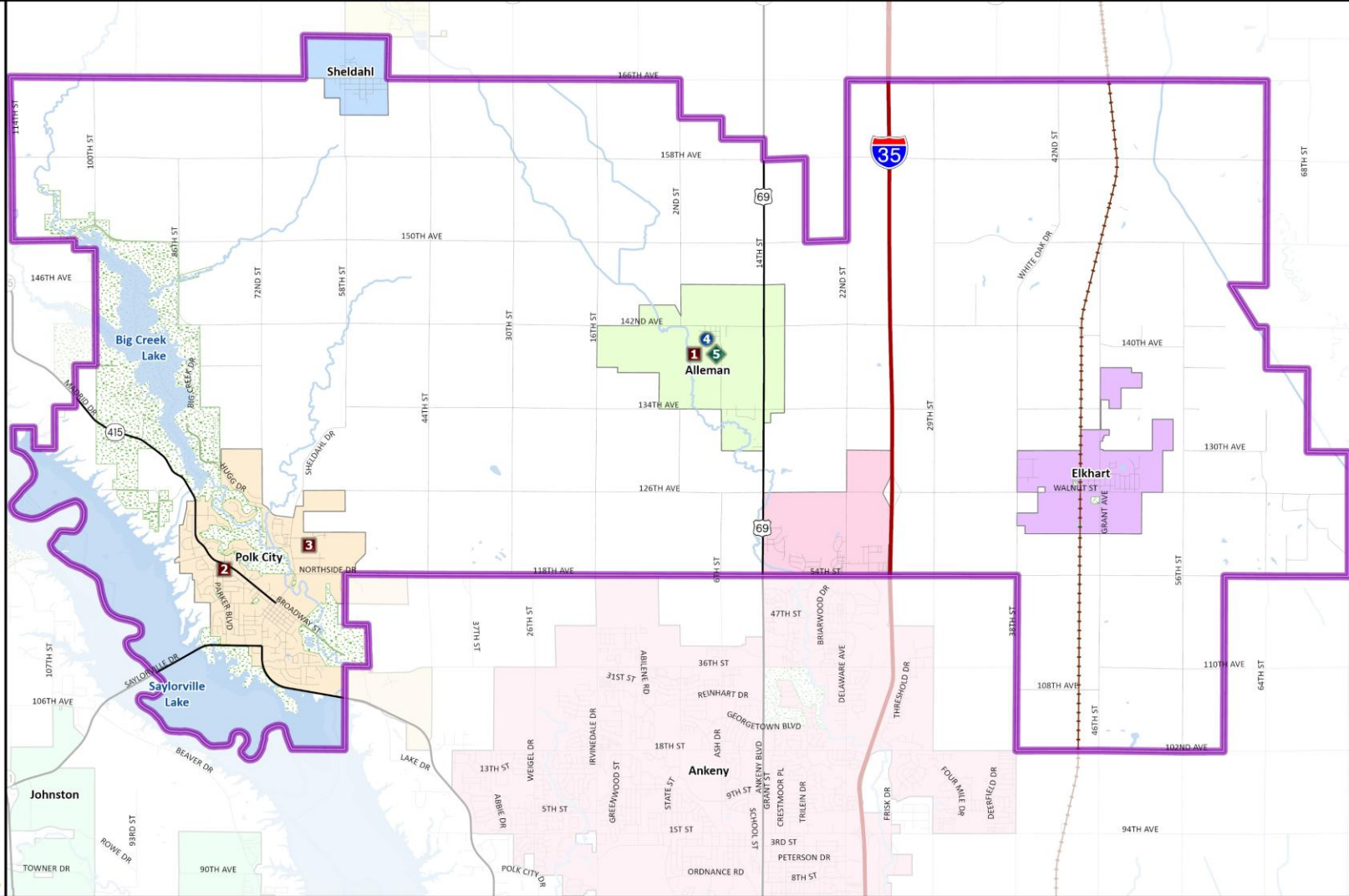
Sheldahl

Slater

List of Schools

1. Central Elementary
2. West Elementary
3. Big Creek Elementary
4. Middle School
5. North Polk High School

0 0.5 1 Miles
Map data provided by Polk County, Cities of Polk City, Ankeny, Alleman, and Elkhart, and North Polk CSD, US Census Bureau, and ESRI.
Map created January 2026 by RSP & Associates.



Elementary Boundary Map



Elementary School Attendance Areas

Legend & Mapping Elements

District Boundary

Parks; Golf Course

Schools

Elementary School

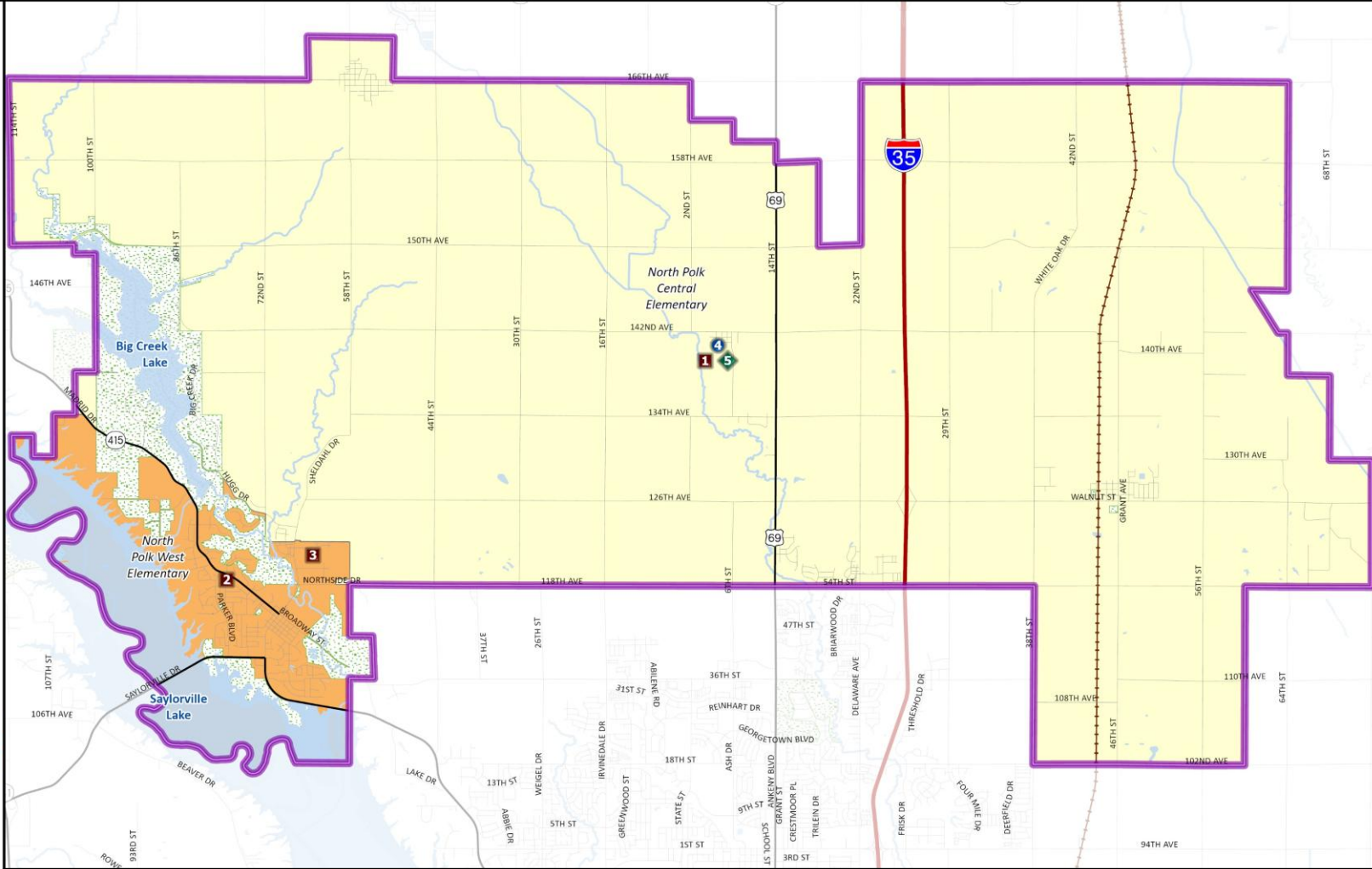
Middle School

High School

List of Schools

1. Central Elementary
2. West Elementary
3. Big Creek Elementary
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5. North Polk High School

0 0.5 1 Miles
Map data provided by Polk County, Cities of Polk City, Ankeny, Allamont, and Elkhart, and North Polk CSD, US Census Bureau, and ESRI.
Map created January 2025 by RSP & Associates.



Main Takeaway: West and Big Creek Elementary are paired schools. West ES serves PK-2nd grade and Big Creek ES serves grades 3-5th grade.

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.

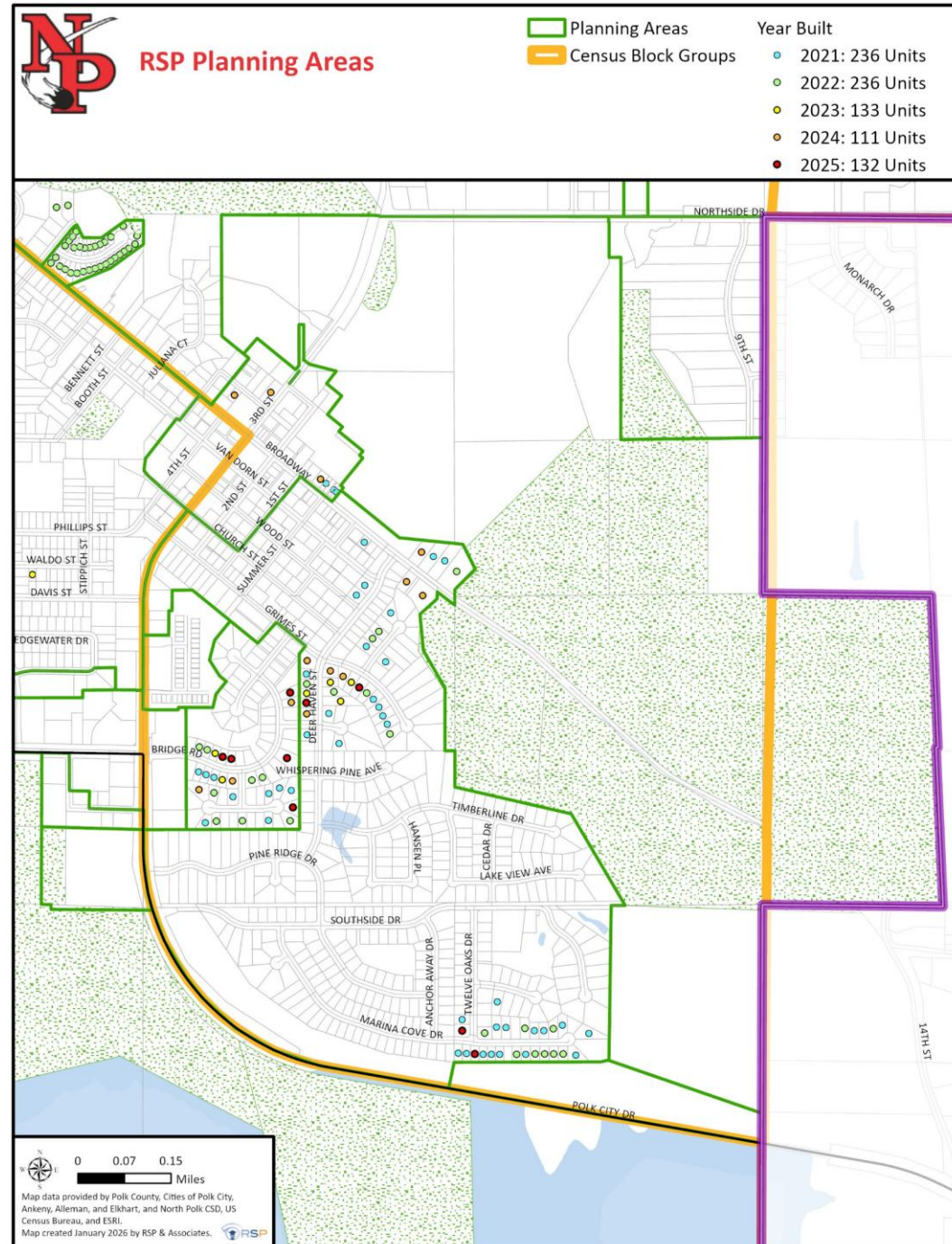
Map Details (75 Planning Areas were analyzed):

- **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.



Sophisticated Forecast Model

Built-Out

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

Let:

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

Developing

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

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

Let:

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

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

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

The SFM is...

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

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

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

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



Indicator of Student Growth



Indicator of Student Loss

Understanding the Model

RSP Recommended to continually monitor the following indicators:

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

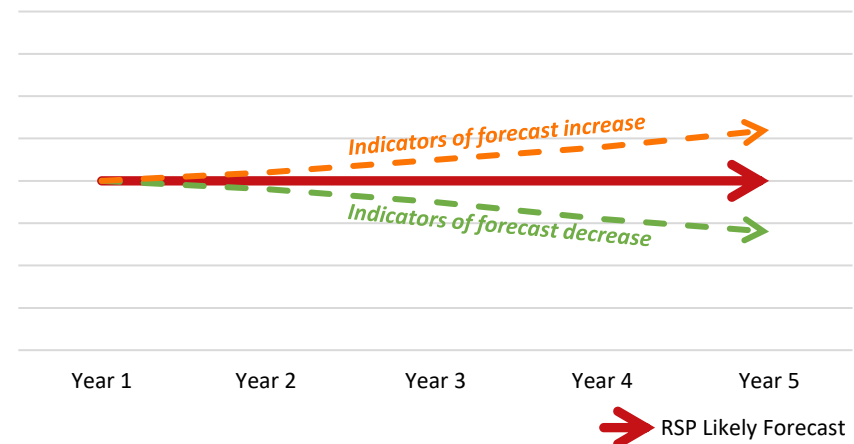
See graphic below to illustrate how the different variables may impact forecasted enrollment outlook:

Main Takeaway:

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

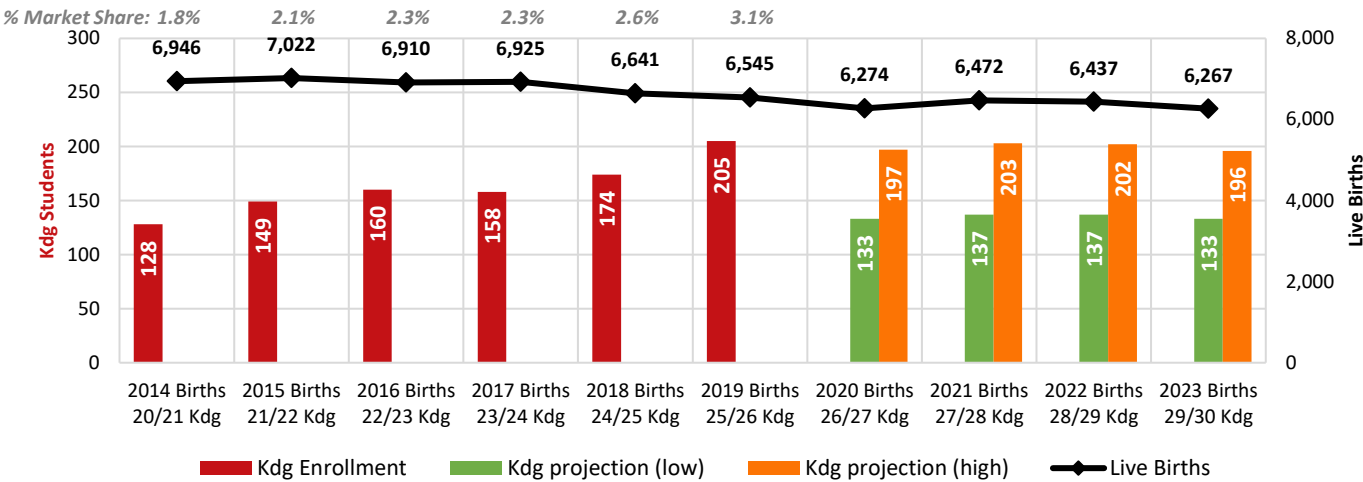
The goal of this study is to help the board, administration, and public understand how to make the best decision for the students at the classroom level.

Example of Forecast Evolution



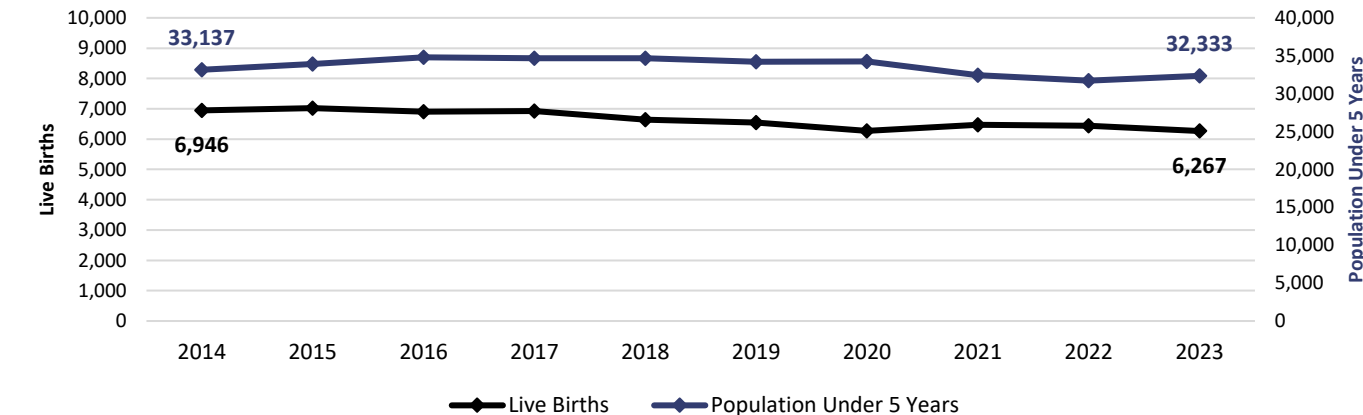
Birth Rate Visuals

Live Births V.S. Kindergarten (Kdg + TK) Students 5 Year Later



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

Live Births and Population Under 5 Years of Age



Source: Iowa Department of Public Health (Polk County), US Census, and North Polk Community School District

Observations:

- Live births in Polk County have trended downward over the past decade.
- There have been less than 6,500 live births in the region for the past four years.
- Kdg and TK class size increased this year enrolling a **3.1% market share** of county live births from 2019.
 - *Maintaining and/or increasing the percent market share is the best way to offset this limitation*
- With less births per year, the population under age 5 has decreased to less than 33,000 people, further reducing the pool of potential future students.
- Based on these variables, increasing Kdg will be a challenge and is dependent on enrolling at least 3% of live births.

Main Takeaway: Declining birth rates and a shrinking population under age five in Polk County limit the potential for significant growth in Kindergarten enrollment. While Kdg/TK class sizes have increased due to growth in the market share, future increases will depend on the district's ability to capture a larger share of area births and in-migration rather than on demographic growth alone.

Past Enrollment by Grade

Enrollment By Grade

Year	PK	K + TK	1st	2nd	3rd	4th	5th	6th	7th	8th	9th	10th	11th	12th	PK-12			K-12		
															Total	Change	% Change	Total	Change	% Change
2004/05	0	65	88	67	82	82	76	75	89	55	81	72	74	70	976			976		
2005/06	0	85	70	83	82	91	86	80	79	90	56	83	74	70	1,029	53	5.4%	1,029	53	5.4%
2006/07	0	107	100	77	90	89	98	93	82	87	96	59	85	68	1,131	102	9.9%	1,131	102	9.9%
2007/08	0	82	101	95	80	87	85	102	95	84	86	98	60	82	1,137	6	0.5%	1,137	6	0.5%
2008/09	0	117	85	99	98	85	90	87	104	95	85	88	103	59	1,195	58	5.1%	1,195	58	5.1%
2009/10	0	100	120	88	101	96	84	92	88	107	93	89	89	106	1,253	58	4.9%	1,253	58	4.9%
2010/11	68	127	90	118	82	100	93	88	93	87	101	95	90	84	1,316	63	5.0%	1,248	-5	-0.4%
2011/12	95	112	109	98	118	87	103	100	90	92	85	99	94	90	1,372	56	4.3%	1,277	29	2.3%
2012/13	112	132	120	117	106	125	93	112	100	92	97	91	103	93	1,493	121	8.8%	1,381	104	8.1%
2013/14	103	141	126	121	117	99	124	91	116	105	91	87	83	101	1,505	12	0.8%	1,402	21	1.5%
2014/15	94	131	131	132	121	122	99	128	98	121	106	98	89	88	1,558	53	3.5%	1,464	62	4.4%
2015/16	111	104	120	132	142	122	126	105	130	99	122	107	95	89	1,604	46	3.0%	1,493	29	2.0%
2016/17	109	123	108	125	136	145	127	129	110	133	103	121	105	95	1,669	65	4.1%	1,560	67	4.5%
2017/18	116	131	132	118	133	140	154	136	135	114	139	104	121	111	1,784	115	6.9%	1,668	108	6.9%
2018/19	120	120	142	138	124	138	144	153	141	135	116	133	108	117	1,829	45	2.5%	1,709	41	2.5%
2019/20	108	149	120	143	140	135	139	140	154	143	141	128	135	108	1,883	54	3.0%	1,775	66	3.9%
2020/21	90	133	161	123	153	148	141	144	145	160	147	142	127	142	1,956	73	3.9%	1,866	91	5.1%
2021/22	113	154	149	173	135	164	148	144	147	149	167	154	150	140	2,087	131	6.7%	1,974	108	5.8%
2022/23	109	162	164	159	183	147	175	162	141	152	161	173	161	152	2,201	114	5.5%	2,092	118	6.0%
2023/24	105	164	166	170	168	184	149	178	171	144	156	161	169	161	2,246	45	2.0%	2,141	49	2.3%
2024/25	95	174	166	172	178	174	187	155	181	175	158	163	161	183	2,322	76	3.4%	2,227	86	4.0%
2025/26	121	205	150	179	180	181	180	192	160	181	174	159	162	167	2,391	69	3.0%	2,270	43	1.9%

Source: Iowa Department of Education and North Polk Community School District(2003/04 to 2025/26)

Note: Kindergarten enrollment includes Transitional Kindergarten (TK)

Observations:

- Total enrollment has grown substantially over the past two decades, increasing from 976 students in 2004/05 to **2,391 students in 2025/26**, representing a 145% increase.
 - Enrollment increased by 69 students from last year, driven primarily by a strong incoming Kdg cohort exceeding 200 students (first time a class is above this measure)
 - **As larger cohorts advance through the system**, continued growth pressure is likely to shift upward into upper elementary and middle school grades over the next several years.
- The graduating senior class is smaller than the incoming Kindergarten class which tends to **increase total enrollment**
 - Largest K-12 class in 2025/26: **Kindergarten (includes TK) with 205 students**
 - Smallest K-12 class in 2025/26: **1st grade with 150 students (cohort decreased from last year)**

Grade Progression Change

Enrollment Grade Change		Focus of Table:																	
		PK	K + TK	K → 1	1 → 2	2 → 3	3 → 4	4 → 5	5 → 6	6 → 7	7 → 8	8 → 9	9 → 10	10 → 11	11 → 12	PK-12		K-12	
2005/06	2006/07	0	22	15	7	7	7	7	7	2	8	6	3	2	-6	102	9.9%	102	9.9%
2006/07	2007/08	0	-25	-6	-5	3	-3	-4	4	2	2	-1	2	1	-3	6	0.5%	6	0.5%
2007/08	2008/09	0	35	3	-2	3	5	3	2	2	0	1	2	5	-1	58	5.1%	58	5.1%
2008/09	2009/10	0	-17	3	3	2	-2	-1	2	1	3	-2	4	1	3	58	4.9%	58	4.9%
2009/10	2010/11	68	27	-10	-2	-6	-1	-3	4	1	-1	-6	2	1	-5	63	5.0%	-5	-0.4%
2010/11	2011/12	27	-15	-18	8	0	5	3	7	2	-1	-2	-2	-1	0	56	4.3%	29	2.2%
2011/12	2012/13	17	20	8	8	8	7	6	9	0	2	5	6	4	-1	121	8.8%	104	7.6%
2012/13	2013/14	-9	9	-6	1	0	-7	-1	-2	4	5	-1	-10	-8	-2	12	0.8%	21	1.4%
2013/14	2014/15	-9	-10	-10	6	0	5	0	4	7	5	1	7	2	5	53	3.5%	62	4.1%
2014/15	2015/16	17	-27	-11	1	10	1	4	6	2	1	1	1	-3	0	46	3.0%	29	1.9%
2015/16	2016/17	-2	19	4	5	4	3	5	3	5	3	4	-1	-2	0	65	4.1%	67	4.2%
2016/17	2017/18	7	8	9	10	8	4	9	9	6	4	6	1	0	6	115	6.9%	108	6.5%
2017/18	2018/19	4	-11	11	6	6	5	4	-1	5	0	2	-6	4	-4	45	2.5%	41	2.3%
2018/19	2019/20	-12	29	0	1	2	11	1	-4	1	2	6	12	2	0	54	3.0%	66	3.6%
2019/20	2020/21	-18	-16	12	3	10	8	6	5	5	6	4	1	-1	7	73	3.9%	91	4.8%
2020/21	2021/22	23	21	16	12	12	11	0	3	3	4	7	7	8	13	131	6.7%	108	5.5%
2021/22	2022/23	-4	8	10	10	10	12	11	14	-3	5	12	6	7	2	114	5.5%	118	5.7%
2022/23	2023/24	-4	2	4	6	9	1	2	3	9	3	4	0	-4	0	45	2.0%	49	2.2%
2023/24	2024/25	-10	10	2	6	8	6	3	6	3	4	14	7	0	14	76	3.4%	86	3.8%
2024/25	2025/26	26	31	-24	13	8	3	6	5	5	0	-1	1	-1	6	69	3.0%	43	1.9%
3-Year Average		4.0	14.3	-6.0	8.3	8.3	3.3	3.7	4.7	5.7	2.3	5.7	2.7	-1.7	6.7	63.3	2.8%	59.3	2.6%
3-Year Weighted Average		9.0	19.2	-10.7	9.5	8.2	3.7	4.3	5.0	5.0	1.8	4.8	2.8	-1.2	7.7	67.3	3.0%	58.3	2.6%

Source: Iowa Department of Education and North Polk Community School District(2003/04 to 2025/26)

Disclaimer: Transitional Kindergarten(TK) affects year-to-year cohort movement from kindergarten to first grade, as TK students remain in kindergarten programming for an additional year. As a result, this cohort is more fluid than others and is analyzed separately within the enrollment forecast model.

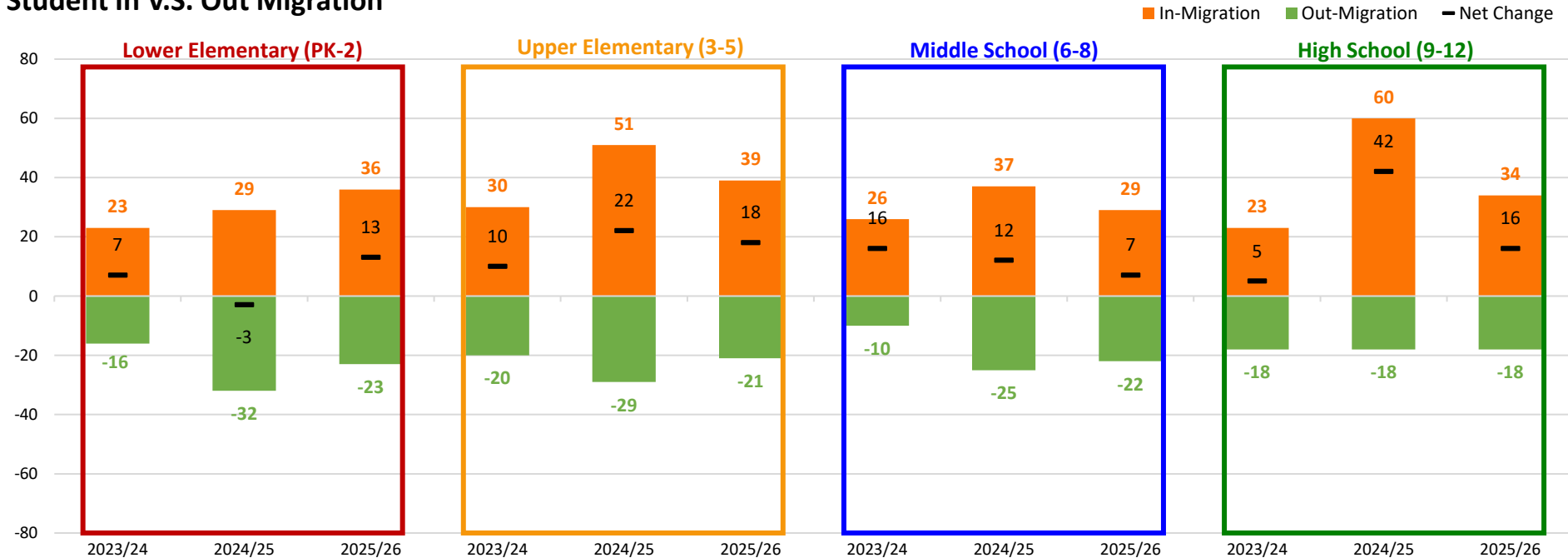
Observations:

- Cohort sizes generally **increase as students progress** through the elementary grades, reflecting a combination of in-migration, strong retention, and enrollment stabilization in the early years.
- The most consistent cohort growth occurs between early elementary grades, indicating that enrollment gains are strongest after **initial Kindergarten/Transitional Kindergarten entry**:
 - Largest 3-year average K-12 class cohort increase: **1st → 2nd grade and 2nd → 3rd grade with +8.3 students**
 - Largest 3-year average K-12 class cohort decrease: **Kdg → 1st grade with -6.0 students**
- Overall percent change from the previous year of **3.0% (increase of 69 students, PK-12)**
 - Instructional Modality will have to be monitored to determine if the students who are not attending the district still reside in the district and if or how many return to receive services in the future years

3-Year Student Migration Trend

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.

Student In V.S. Out Migration



Source: North Polk CSD and RSP

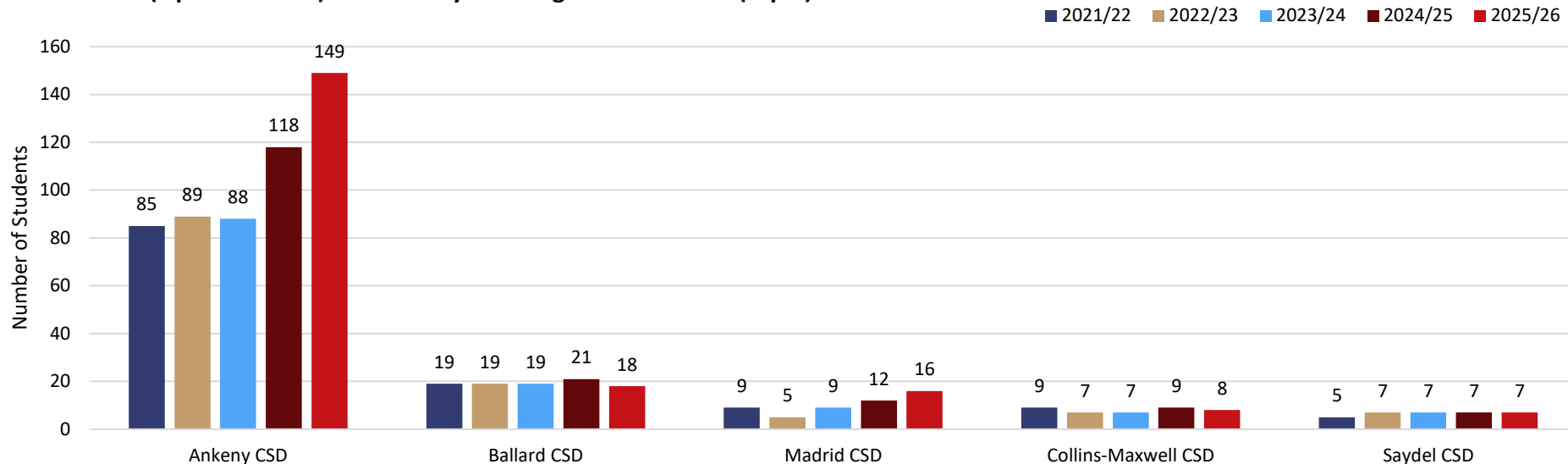
Observations

- This analysis reflects a year-to-year perspective of student change from official count data. There will likely be student changes that happen during the school year that are ultimately reflected in the enrollment forecast.
 - Kdg students are not included in the **In-Migration** as it is compulsory (Not Required); Most Kdg students were not receiving services the prior year. 12th grade students are not included in the **Out-Migration** as they likely naturally left the district through graduation
 - **Variables at play:** Home values, program offerings, interest rates, available and type of inventory, etc.
- Across all three years, the district consistently **gains more students than it loses:**
 - 2023/24: +102 in-migration, -64 out-migration, **+38 NET students**
 - 2024/25: +177 in-migration, -104 out-migration, **+73 NET students**
 - 2025/26: +128 in-migration, -84 out-migration, **+54 NET students**

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. The greatest net growth of students comes from high school in-migration.

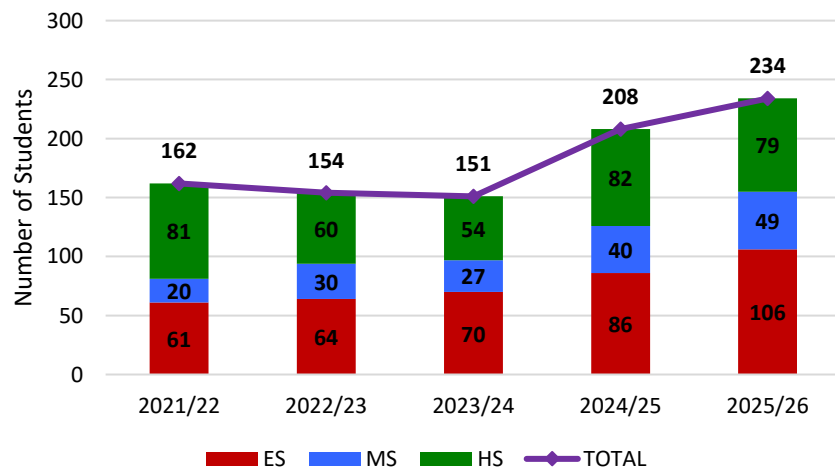
Out of District Student Analysis

Out of District (Open Enrolled) Students by Residing School District (top 5)



Source: North Polk CSD and RSP

Total Out of District Students by Year



Source: North Polk CSD and RSP

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.
- This analysis does NOT include students residing **In-District** that open enroll out of the district.

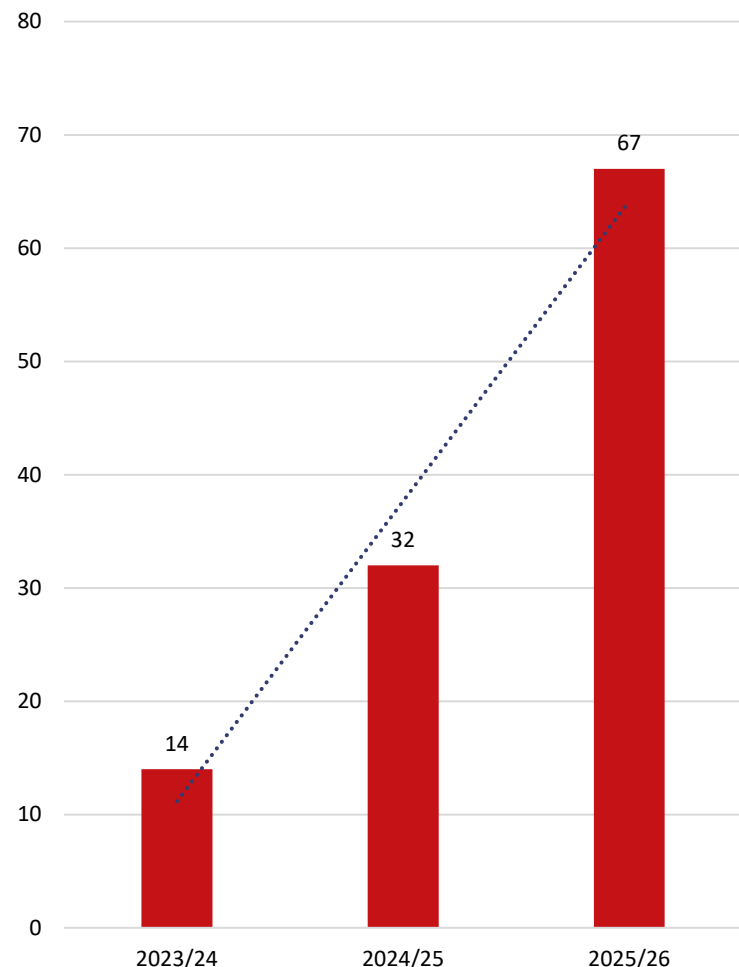
Observations

- Out of district enrollment increased slightly this year
 - This variable could be influenced by the available building capacity at each district and the programs offered (in district and surrounding)
- 234 total students reside out of the district boundary
 - Ankeny Community School District tends to contribute the largest share of out of district students (149 students this year)

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.

Education Savings Account (ESA) Analysis

Students Utilized ESAs in District (K-12)



Understanding the State Policy: Was signed into law on January 24, 2023; program is being phased in from 2023/24 to 2025/26

- ❑ Program makes state funding available to Iowa students by establishing funding for education savings accounts (ESAs) (\$7,826)
 - ✓ For eligible families, ESAs can cover tuition, fees, and other education expenses at accredited nonpublic schools in Iowa
- ❑ 2023/24 | Eligibility of students includes:
 - ✓ Iowa resident kindergarten students, regardless of income
 - ✓ Public school students who transferred to nonpublic schools
 - ✓ Students enrolled in a nonpublic school with a household income at or below 300% of the Federal Poverty Guidelines
- ❑ 2024/25 | Eligibility of students includes:
 - ✓ Students approved for ESAs in 2023/24
 - ✓ Students entering kindergarten at a nonpublic school
 - ✓ Students attending a public school in the prior year
 - ✓ Students enrolled in a nonpublic school with a household income at or below 400% of the Federal Poverty Guidelines
- ❑ 2025/26 | Eligibility of students includes: All Iowa resident K-12 students attending an Iowa accredited nonpublic school regardless of income

Observations:

- In 2023/24, there were **14 students** that utilized ESAs to attend non-public schools
- In 2024/25, there were **32 students** that utilized ESAs to attend non-public schools
- In 2025/26, there are **67 students** that utilized ESA to attend non-public schools
 - 29 ES students (49%), 20 MS students (30%) and 18 HS students (27%)

Source: Iowa Department of Education, North Polk CSD, and RSP

Main Takeaway: Students utilizing ESAs within the district boundary increased by 109% from last year. Not all students using ESAs came from the district, but they reside within the district boundary. Continual observation as to how the program impacts the market share of students once fully phased in is encouraged.

K-12 Student Count Change Map



Student Count Change from 2021/22 to 2025/26 in Grades K-12

Legend & Mapping Elements

District Boundary

Parks; Golf Course

Schools

Elementary School

Middle School

High School



Decrease in Students



Increase in Students

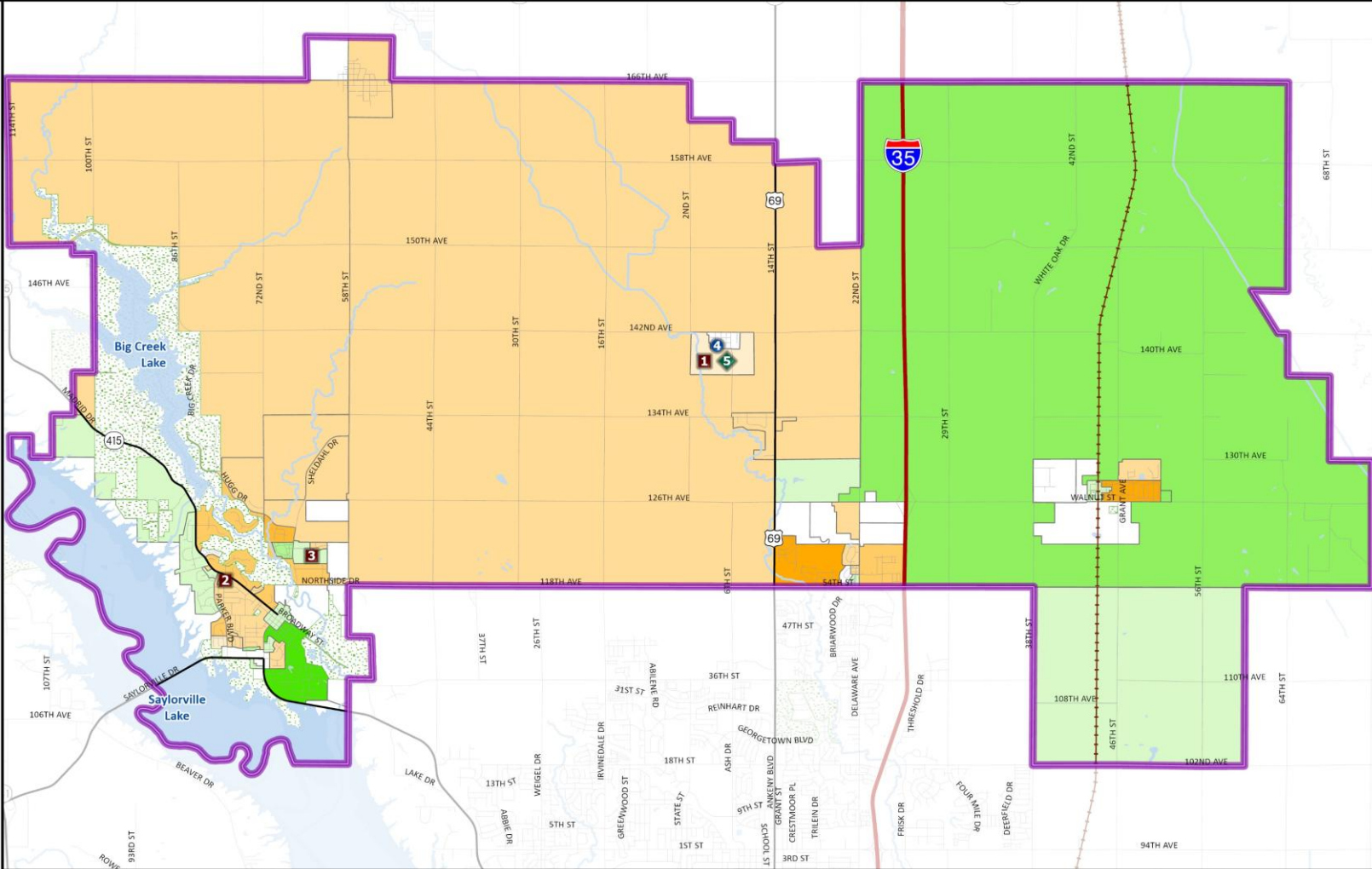
Count Change is the number of students in 2025/26 subtracted by the number in 2021/22 in each Planning Area.

List of Schools

1. Central Elementary
2. West Elementary
3. Big Creek Elementary
4. Middle School
5. North Polk High School

0 0.5 1 Miles

Map data provided by Polk County, Cities of Polk City, Ankeny, Allamakee, and Elkhart, and North Polk CSD, US Census Bureau, and ESRI.
Map created January 2025 by RSP & Associates.



Main Takeaway: Count Change may fluctuate each year impacting the potential enrollment – an area will not always increase or decrease.

K-12 Student Heat Density Map



Student "Heat" Density in 2025/26 in Grades K-12

Legend & Mapping Elements

District Boundary

Parks; Golf Course

Schools

Elementary School

Middle School

High School

Student Density

Low Density

High Density

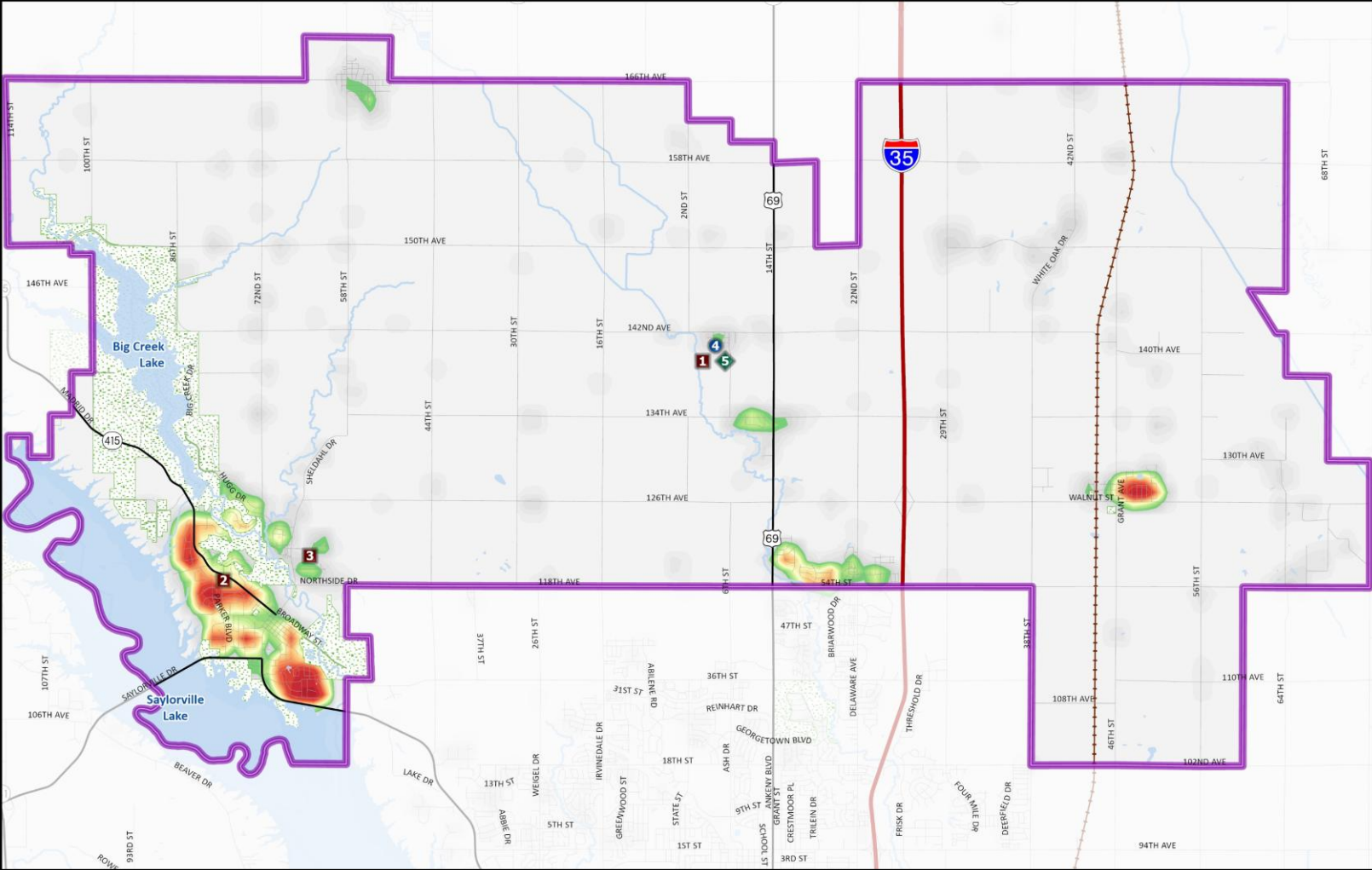
Student "Heat" is determined by calculating the number of students that are clustered within close proximity of one another. Overlapping of points (2 or more students residing at the same address) are handled using a weighting of coincident points. This weighted data is calculated by relational distance, which helps to visually depict the areas of high student clustering.

List of Schools

1. Central Elementary
2. West Elementary
3. Big Creek Elementary
4. Middle School
5. North Polk High School

0 0.5 1 Miles

Map data provided by Polk County, Cities of Polk City, Ankeny, Allamogosa, and Elkhart, and North Polk CSD, US Census Bureau, and ESRI.
Map created January 2025 by RSP & Associates.



Main Takeaway: Student heat density is greatest in cities of Polk City and Elkhart. There is low student density south of 142nd Ave.

Polk City View: K-12 Student Heat Density Map



Student "Heat" Density in 2025/26 in Grade K-12 - Polk City View

Legend & Mapping Elements

District Boundary

Parks; Golf Course

Schools

Elementary School

Middle School

High School

Student Density

Low Density

High Density

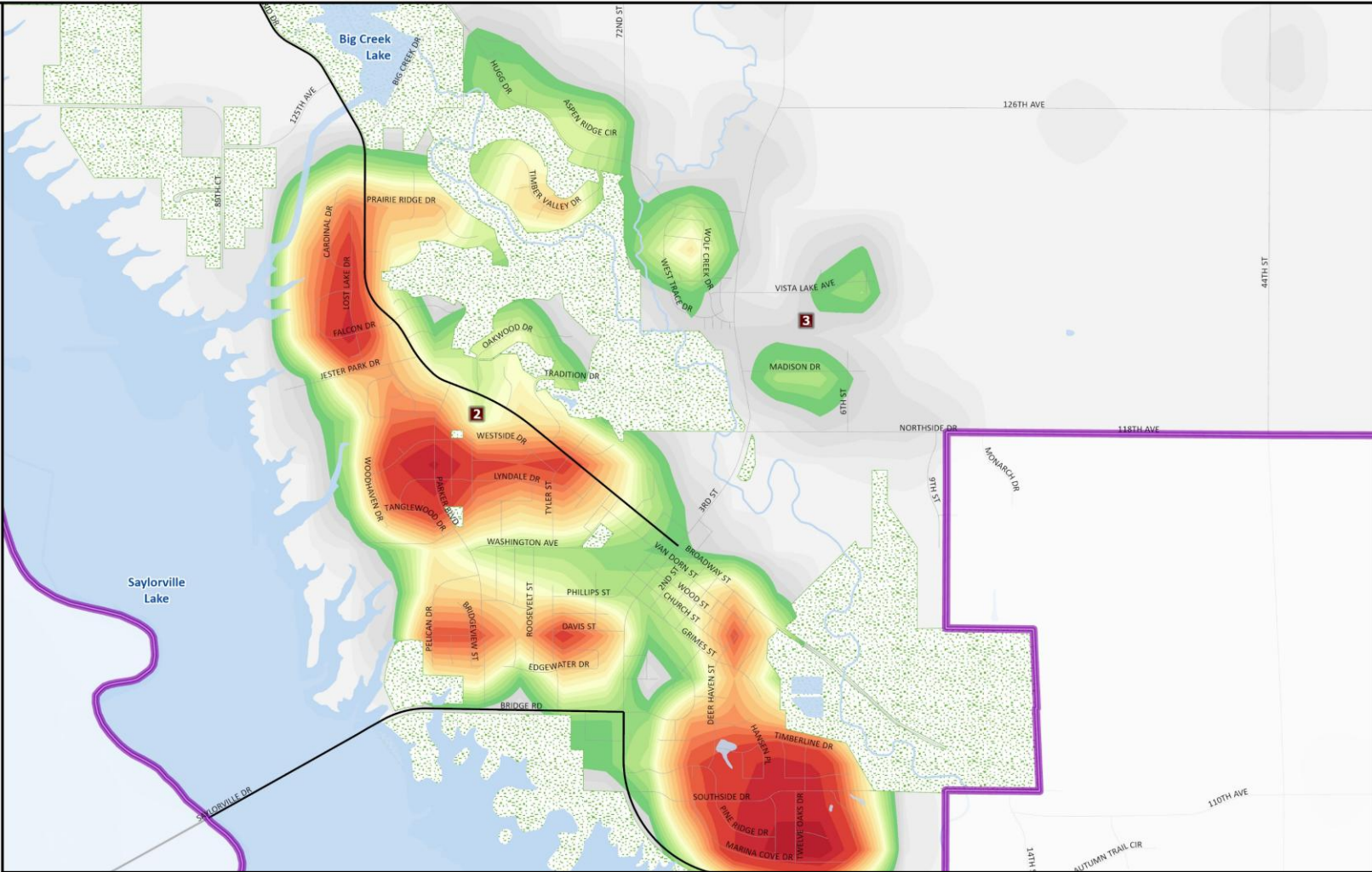
Student "Heat" is determined by calculating the number of students that are clustered within close proximity of one another. Overlapping of points (2 or more students residing at the same address) are handled using a weighting of coincident points. This weighted data is calculated by relational distance, which helps to visually depict the areas of high student clustering.

List of Schools

1. Central Elementary
2. West Elementary
3. Big Creek Elementary
4. Middle School
5. North Polk High School

0 0.13 0.25 Miles

Map data provided by Polk County, Cities of Polk City, Ankeny, Allamont, and Elkhart, and North Polk CSD, US Census Bureau, and ESRI.
Map created January 2026 by RSP & Associates.



Main Takeaway: On the west side of the district, neighborhoods surrounding Twelve Oaks Dr have the hottest student density.

Part 1 Conclusions

Main Takeaway Observations:

- Enrollment has been increasing steadily year to year – **indicator of student growth**
 - The District increased by 69 students from last year, enrolling a total of 2,391 students (PK-12)
- 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 remain smaller than incoming kindergarten classes – **indicator of student growth**
 - Enrolling larger Kdg/TK classes than the exiting senior classes contributes to positive student replacement rates
 - Continued growth pressure is likely to shift upward into upper elementary and middle school grades
- Live births in Polk County have decreased – **limitation to student growth**
 - Although the birth rate is trending down, the kindergarten market share of North Polk CSD is trending up providing an avenue to offset this limitation
 - Based on these variables, seeing a stable or increasing Kindergarten class will be dependent on enrolling at least 3% of Polk County live births.
- 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:

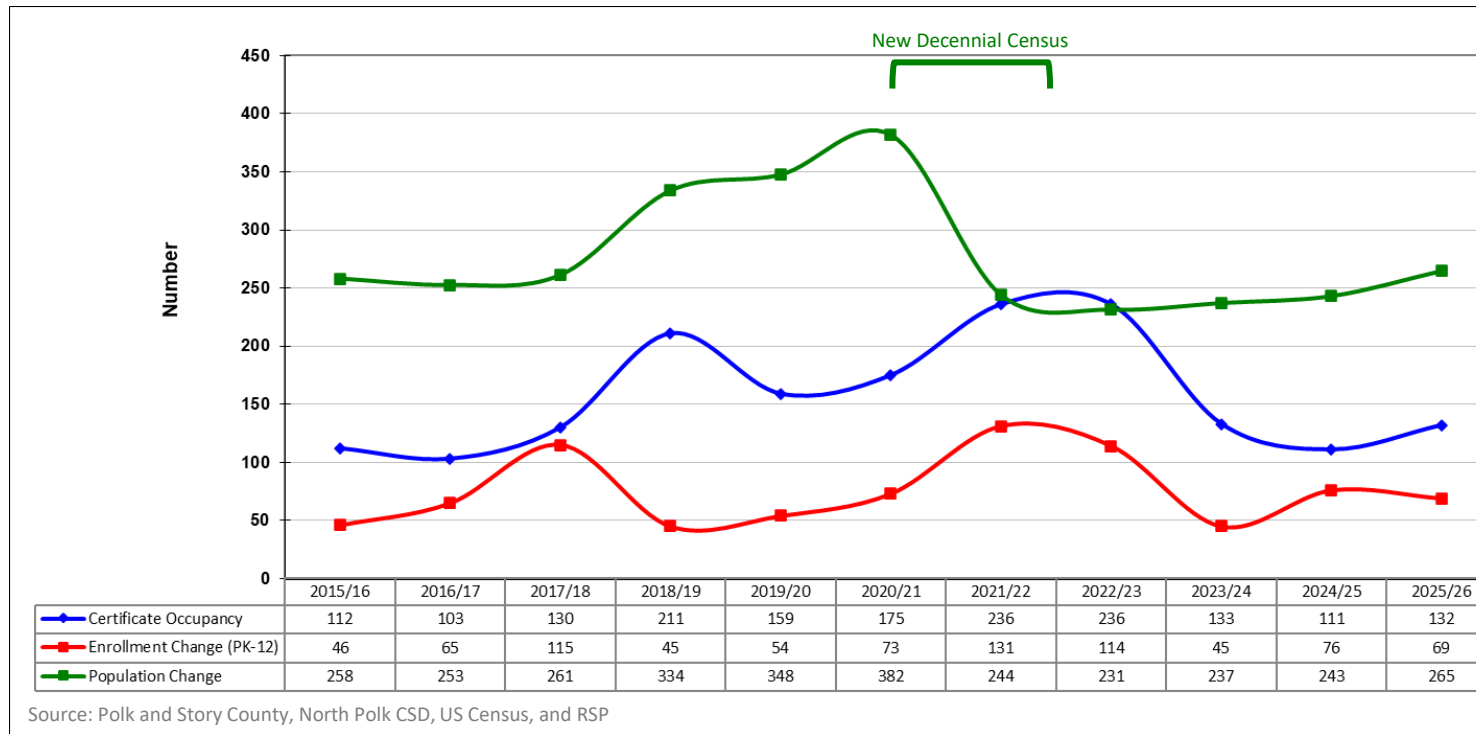
- RSP & Associates actively monitors 75 planning areas, using demographic, development, and enrollment datasets to provide ongoing insight and forecasting.
 - The highest student population density is within the City of Polk City; there is also a hot spot in the City of Elkhart.
- Open enrollment trends should be continually reviewed, as even minor policy shifts can have an impact on enrollment outlook. 234 students reside out of the district boundary this year.
- The number of students in the district utilizing ESAs has increased. As this program is now fully phase in, additional observations will continue to track this variable for student change trends.

Part 2



Development and Growth Trends

Population, Development, & Enrollment



Observations:

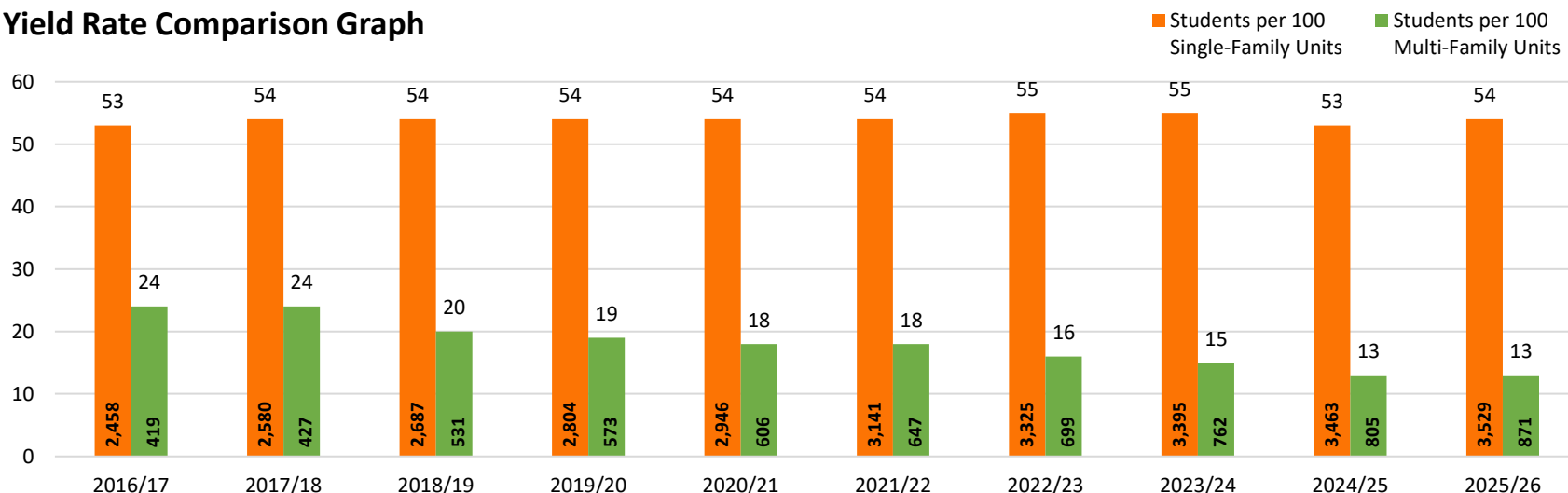
- BLUE LINE:** Residential construction has remained positive but has **moderated in recent years**, with **fewer than 200 units built annually over the past three years**, compared to higher production earlier in the period.
- GREEN LINE:** Census-based estimates indicate continued **population growth** averaging approximately **250 new residents per year**.
 - Population shows the estimated 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 growth rate has **moderated the past three years**.

Main Takeaway: This graphic illustrates the relationship between **housing development, population growth, and student enrollment**. While all three indicators remain positive, **slower residential construction in recent years corresponds with a reduced—but still positive—rate of enrollment growth**, reinforcing housing activity as a key driver of future student enrollment trends.

K-12 Yield Rate Comparison Over Time



Yield Rate Comparison Graph



Source: Polk County, North Polk CSD, 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 **54 K-12** students per 100 single-family households (3,539 total SF units)
 - The yield rate for single-family units has been stable over time; 2025/26 yielded 54 students per 100 SF units
- District sees on average **18 K-12** students per 100 multi-family households (871 total MF units)
 - The yield rate for multi-family units has been decreasing; 2025/26 yielded 13 students per 100 MF units
- Adding new housing inventory can impact the yield rates:
 - There were **1,071 single-family** homes built from 2016 to 2025
 - There were **452 multi-family homes** built from 2016 to 2025

Main Takeaway: As single-family housing has been built, the generation of students from these units has remained stable. Multi-family yield rate has been decreased. MF units yield considerably less students than single-family inventory.

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	Units Built in Time Period	Total Units (2025)
Central Elementary Boundary	41	41	39	39	38	36	39	40	38	41	39.2	599	1,682
West Elementary Boundary	62	65	65	66	67	68	68	68	67	67	66.3	472	1,847
District (K-12):	53.0	54.0	54.0	54.0	54.0	54.0	55.0	55.0	53.0	54.0	54	1,071	3,529

Source: Polk County, North Polk CSD, 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:

- Table shows the number of students per 100 single-family (SF) units by year and by elementary boundary
- District sees on average 54 students per 100 SF units
 - West Elementary Boundary has the largest 2025/26 SF yield rate with 67 students per 100 SF units
 - Central Elementary Boundary has the smallest 2025/26 SF yield rate with 41 students per 100 SF units
- Adding new housing inventory can impact the yield rate – **There were 1,071 single-family homes built from 2016 to 2025**
 - Central ES Boundary has experienced more SF development the past ten years, but West ES boundary has more total units

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	Units Built in Time Period	Total Units (2025)
Central Elementary Boundary	45	44	22	22	20	17	20	15	12	16	23.3	316	404
West Elementary Boundary	18	19	19	18	18	18	15	15	15	11	16.6	136	467
District (K-12):	24.0	24.0	20.0	19.0	18.0	18.0	16.0	15.0	13.0	13.0	18.0	452	871

Source: Polk County, North Polk CSD, and RSP

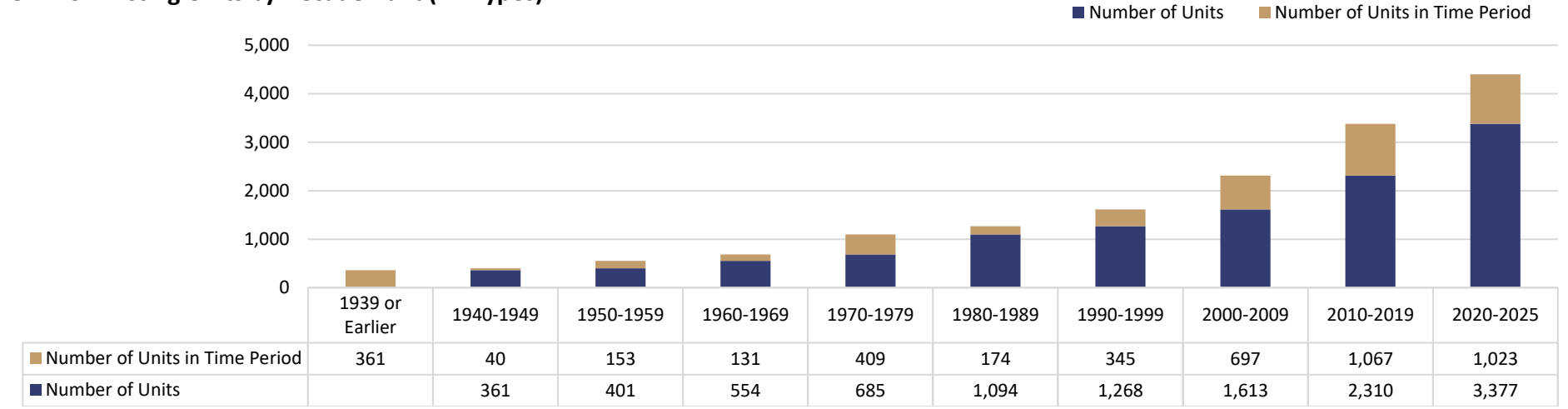
Note: Includes number of students per 100 multi-family units. Multi-family units include apartment, duplex, mixed-use, mobile home, townhome, etc. units.

Multi-Family Observations:

- Table shows the number of students per 100 multi-family (MF) units by year and by elementary boundary
- District sees on average 18 students per 100 MF units
 - Central Elementary Boundary has the largest 2025/26 MF yield rate with 16 students per 100 MF units
 - East Elementary Boundary has the smallest 2025/26 MF yield rate with 11 students per 100 MF units
- Adding new housing inventory can impact the yield rate – **There were 452 multi-family homes built from 2016 to 2025**
 - Central ES Boundary has experienced more MF development the past ten years, but West ES boundary has more total units

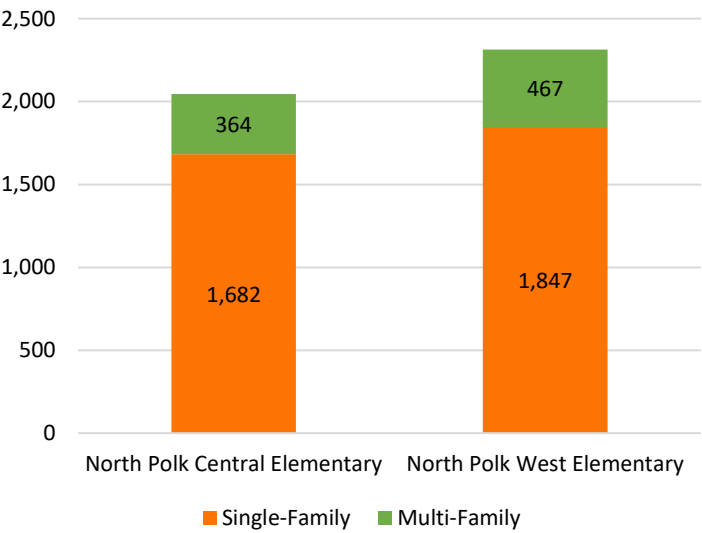
District Residential Inventory

New V.S. Existing Units by Decade Built (All Types)



Source: Polk County and RSP

Unit Type by Elementary Boundary



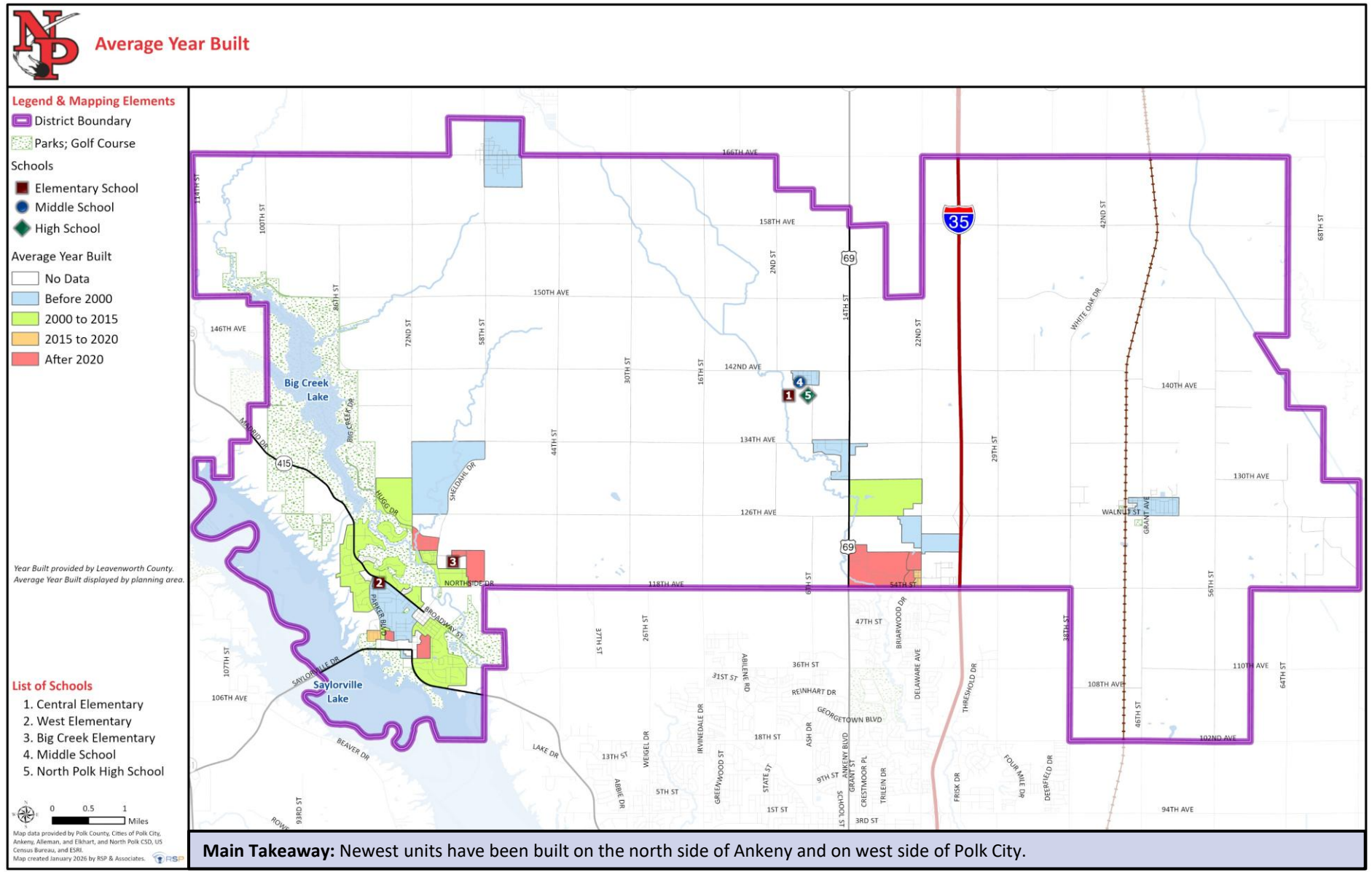
Source: Polk County and RSP

Observations

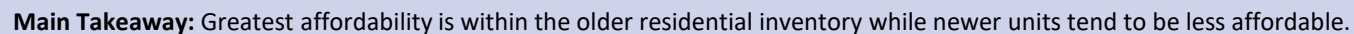
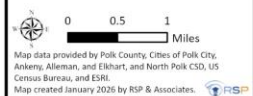
- Bar graphs illustrate the number of units built per decade and the number of current units by type that currently reside in each elementary school boundary
- The decade with the most units built was 2010 to 2019
 - Five years into the current decade, there has been 1,023 units built, almost surpassing unit production from the previous decade
 - 2020 to 2030 will likely be the most built out decade in district history
- West Elementary boundary has the most SF and MF units in their boundary
- Development activity maintaining or increasing from the current pace is crucial for enrollment growth to occur

Main Takeaway: The boundaries that have the most units do not have the greatest yield rates. Other factors like affordability, square footage, access to amenities, etc. have a greater impact on whether new units are likely student generating.

Average Year Built Map



NP Median Home Value



Legend & Mapping Elements

 Parks; Golf Course

Schools

● Middle School

High School

Year Built

Year Built

- 2021: 236 Units

- 2022: 236 Units

- 2023: 133 Units

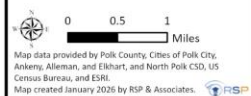
- 2024: 111 Units

- 2025: 132 Units

Year built data is provided by Leavenworth County Assessor's Office.

List of Schools

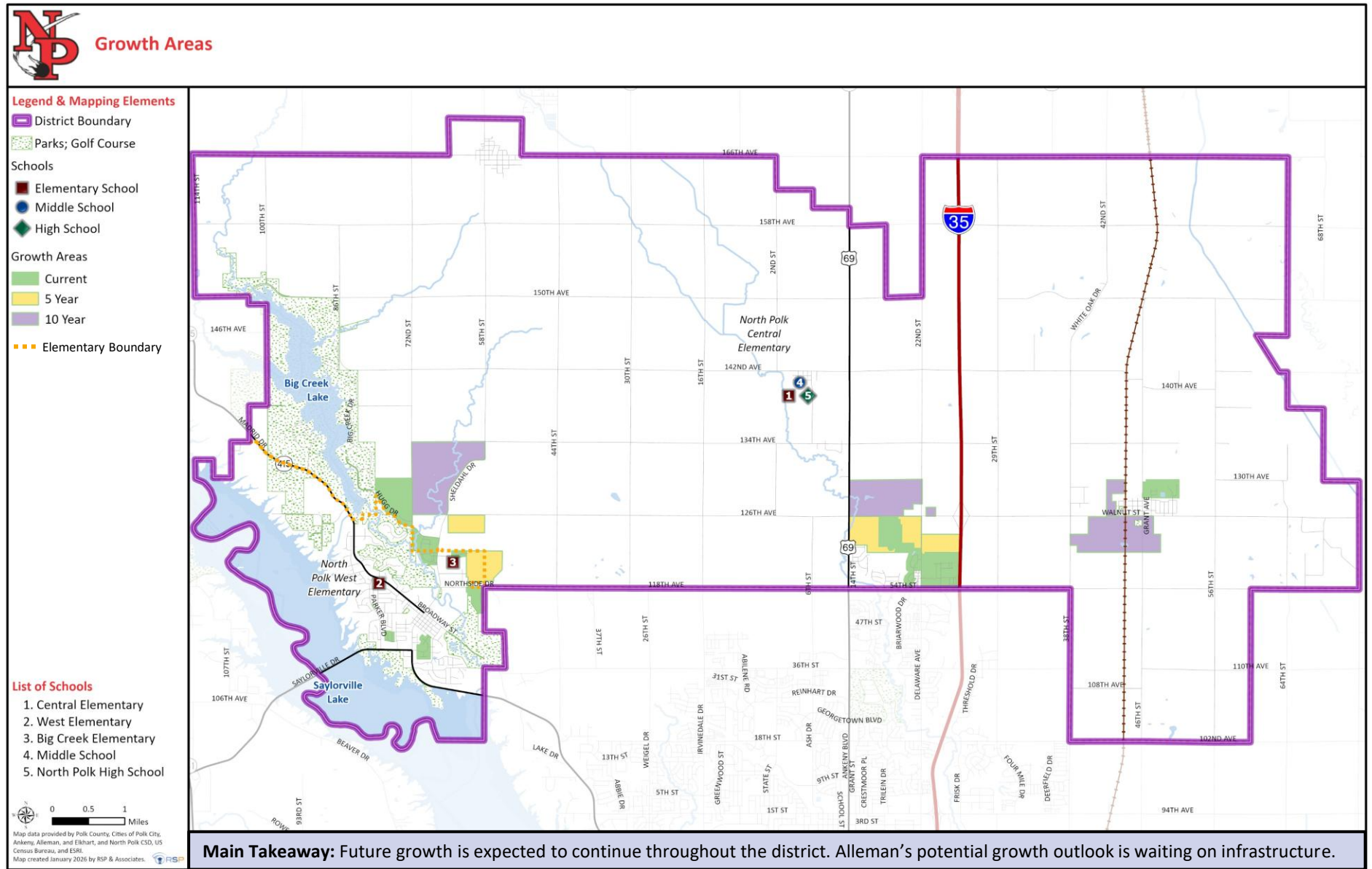
1. Central Elementary
2. West Elementary
3. Big Creek Elementary
4. Middle School
5. North Polk High School



Main Takeaway: Building activity in 2025 has surpassed unit production from last year signaling an uptick in construction activity.

Growth Area Map

Updated 01/28/2026



Development Table

Updated 01/28/2026

RSP Plan Area Name: Identified Growth Areas	Current Development Type	Timing of Growth	Existing Units	Potential Units	Elementary Boundary
Kimberley Crossing	Mixed-Use	Current	127	370	Central Elementary
King Point	Mixed-Use	Current	0	225	Central Elementary
Four Seasons Polk City	Single-Family	Current	35	183	Central Elementary
Future Kimberly Estates	Single-Family	Current	26	31	Central Elementary
Kimberly Woods	Single-Family	Current	22	58	Central Elementary
Creekview Estates	Single-Family	Current	61	30	Central Elementary
Big Creek Ridge	Single-Family	Current	0	26	West Elementary
Big Creek Commons Phase 1	Single-Family	Current	17	8	West Elementary
Crossroads at the Lakes	Single-Family	Current	36	40	West Elementary
North Gate East Duplex	Townhome	Current	45	10	Central Elementary
Lakes Wood Subdivision	Townhome	Current	29	15	West Elementary
Wolf Creek Townhomes	Townhome	Current	97	24	West Elementary
Gateway Crossings	Mixed-Use	5 Year	0	182	Central Elementary
North Ankeny 1-5 High Density MU	Mixed-Use	5 Year	8	117	Central Elementary
Medium Density SF	Single-Family	5 Year	0	292	Central Elementary
Possible Future Kimberly Crossing Phase	Single-Family	5 Year	1	100	Central Elementary
Big Creek Commons Phase 2	Single-Family	5 Year	1	199	West Elementary
Mixed use development 5-10 Years	Mixed-Use	10 Year	0	30	Central Elementary
Young Property	Single-Family	10 Year	7	430	Central Elementary
Elkhart South Possible Future Development	Single-Family	10 Year	0	703	Central Elementary
North Ankeny 10 Year	Single-Family	10 Year	4	500	Central Elementary
Possible New SF - Kimberly Owned	Single-Family	10 Year	0	126	Central Elementary
Current Growth Area Potential:			495	1,020	
5-Year Growth Area Potential:			10	890	
10-Year Growth Area Potential:			11	1,789	
Total Growth Area Potential:			516	3,699	

Source: Cities of Alleman, Ankeny, Elkhart, and Polk City, Polk County, and RSP

Disclaimer: "Timing of Growth Areas" are general estimates indicating phase of development status: some current projects may continue to develop for 5+ years and 5 to 10 Year potential projects may happen faster or slower than stated in 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
- Central Elementary has the most potential for development – over 3,300 potential units reside in Central's current boundary

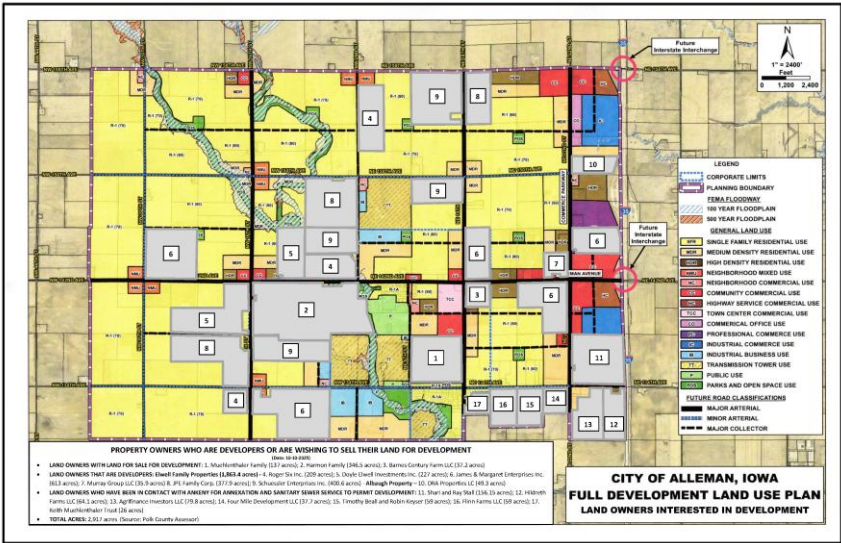
Main Takeaway: Almost 3,700 potential housing units have been identified for development over the next 10+ years. Continued growth is expected along the **north Ankeny corridor**, while proposed development in **Alleman, Elkhart, and Polk City** should be closely monitored, as improvements in **infrastructure connectivity** could serve as a catalyst for accelerated development activity in these areas.

Regional Project Spotlight (Alleman and Ankeny)

Alleman

- The city is engaged in **ongoing discussions regarding a regional or local sewer system**, a critical prerequisite for meaningful residential development.
- If sewer infrastructure is finalized, planning documents indicate **potential for 1,000+ acres of developable land**, representing a significant long-term growth opportunity.

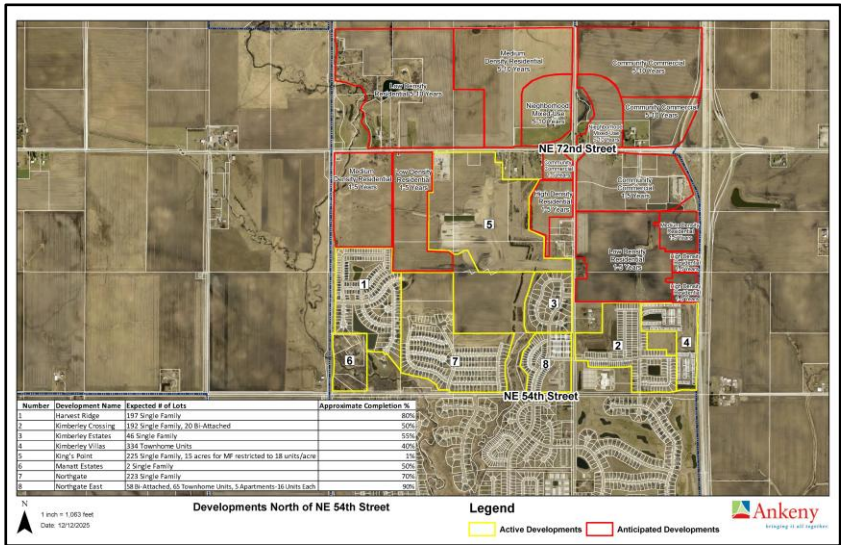
Enrollment implication: Alleman represents a **high-upside, long-range growth area**. Enrollment impacts are contingent on infrastructure timing but could be substantial if sewer service enables suburban-scale housing development.



Ankeny

- Ankeny continues to function as the **primary employment and economic engine** for north Polk County, with ongoing support for **manufacturing, industrial, and business expansion**.
- Neighborhood growth **north of 54th Street** continues to build traction creating a new **“hot spot” of student density** as more housing becomes available in the school district.

Enrollment implication: Even when growth does not occur directly within district boundaries, Ankeny’s job base acts as a **sustained external driver of in-migration**, supporting continued enrollment pressure in North Polk schools.



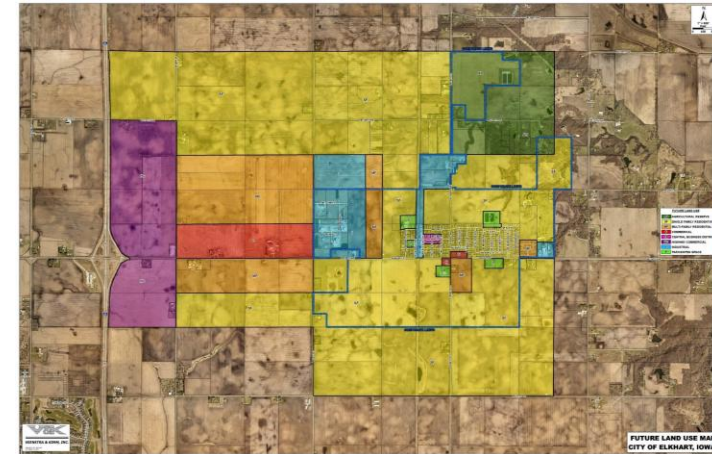
Sources:
RSP and City Planning Meetings
<https://www.communityvisioning.org/visioning-communities/>
<https://www.ankenyiowa.gov/158/Economic-Development>
<https://www.ankenyiowa.gov/DocumentCenter/View/1062/Zoning-Map-PDF?bidId=>

Regional Project Spotlight (Elkhart and Polk City)

Elkhart

- The city is **actively working with landowners west of the industrial park** to pursue **annexation of multiple parcels**, indicating preparation for future employment and supporting development.
- **Wintersteiger facility** established in Elkhart, generating **8-10 initial jobs**, with the company signaling long-term growth potential.

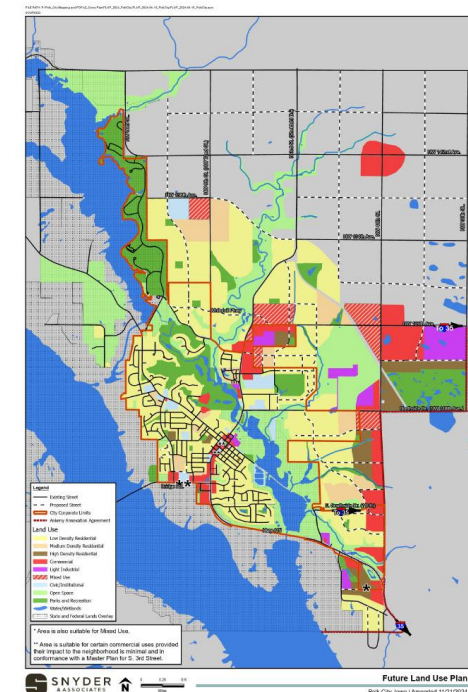
Enrollment implication: While near-term job creation is modest, annexation activity suggests **long-range residential potential** tied to industrial expansion, positioning Elkhart as a gradual growth contributor rather than a short-term enrollment spike.



Polk City

- The city is currently experiencing **multiple active residential developments**, with ongoing build-out contributing to near-term enrollment growth.
- Sewer connectivity on the north side of town is a **key infrastructure factor** that would unlock **additional development capacity** and support longer-term residential expansion.
- **Big Creek Commons** development includes a large community park and expanded trail system, enhancing walkability, livability, and family appeal.

Enrollment implication: Polk City is positioned as a **near- and mid-term enrollment driver** for North Polk CSD, with continued growth likely as current developments build out and additional capacity becomes available through infrastructure extensions.



Sources:

RSP and City Planning Meetings

<https://www.elkhartiowa.com/>

<https://www.polkcityia.gov/businesses/pages/development-projects>

<https://acrobat.adobe.com/id/urn:aaid:sc:VA6C2:b0bcc66b-b314-48ec-a528-3d22d4722144?viewer%21megaVerb=group-convert&viewer%21verb=verb-export-pdf>

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 250 residents per year, this trends supports student population growth.
- Single-Family yield rates have been stable the past ten years – **indicator of enrollment growth**
 - There has been over 1,000 single-family (SF) units added to the district the past ten years supporting a yield rate of 54 students per 100 SF units
- Multi-Family yield have been decreasing slightly 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
- Building activity is a primary driver to growth; 132 units have been built in 2025 so far – **indicator of enrollment growth**
 - Regional sewer connectivity and capacity is key to future growth in the North Ankeny / South Alleman corridor; continue to monitor this project for greater detail of timing
- Almost 3,700 potential units were identified for development the next decade – **indicator of enrollment growth**
 - Growth potential is in greater density Central Elementary boundary – enrollment will likely occur faster at this school

Conclusion of Section:

- 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 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.

Part 3



Enrollment Projections

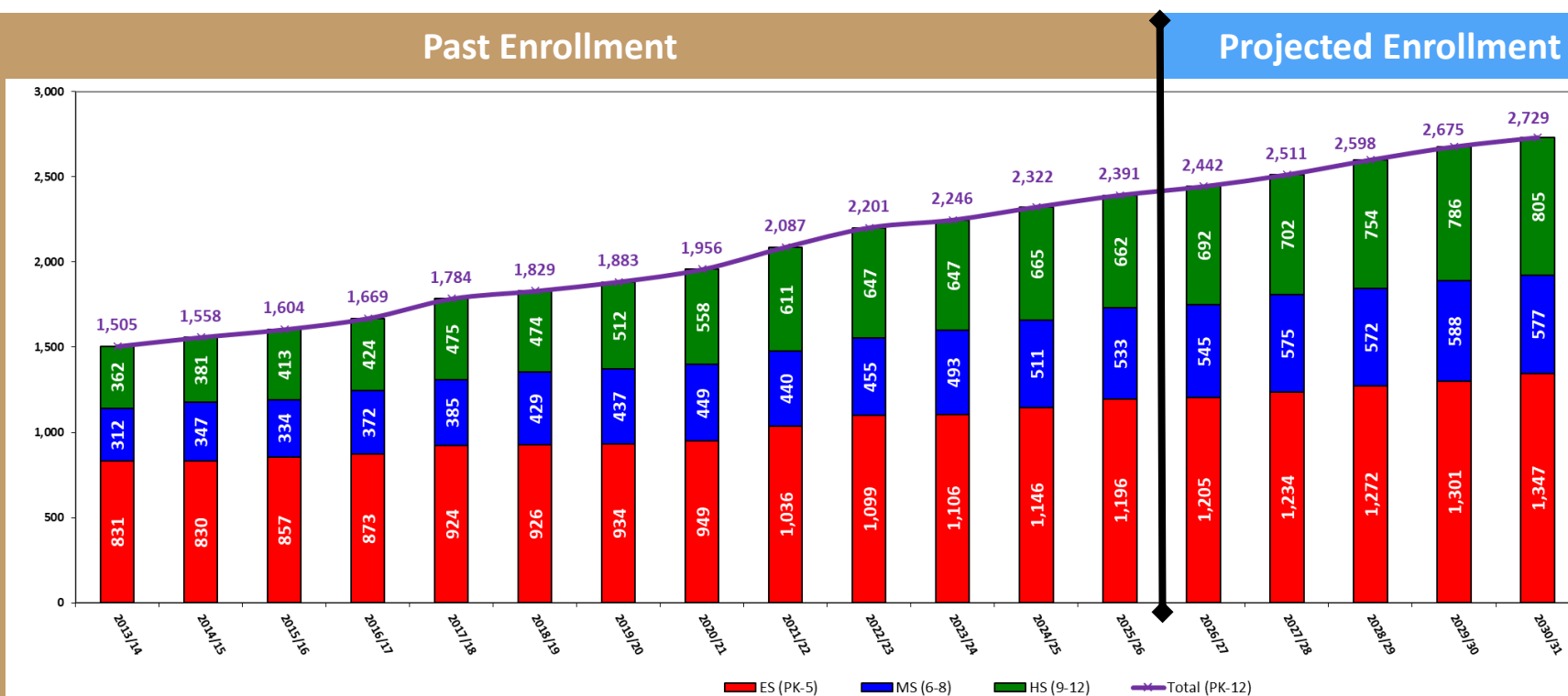
Past, Current, & Future Enrollment

Capacity Update 02/10/26

Market Forecast

Past Enrollment

Projected Enrollment



Source: RSP & Associates – January 2026

Observations: Enrollment is forecasted to continue increasing over the next five years. By 2030/31, enrollment is forecasted to:

↑ Increase by 151 elementary students, resulting in 1,347 total students (+12.6%)

↑ Increase by 44 middle school students, resulting in 577 total students (+8.3%)

↑ Increase by 143 high school students, resulting in 805 total students (+21.6%)

❑ Compared to prior enrollment studies, the projected growth trajectory is slightly lower, reflecting recent changes in underlying assumptions. This moderation in growth is largely driven by the lack of student-generating turnover in existing neighborhoods.

❑ Experiencing continued **development activity** and **stable yield rates** are key to projection accuracy throughout the next five years.

Projection Notes and Clarifications

Past Enrollment is shown three ways:

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

Projections are shown two ways:

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

Capacity

- Building capacity was provided by the District for school facilities
 - Capacity should be annually examined to ensure appropriate education space is available for students
- Capacity reflect recent building additions/grade configuration changes made in recent years
 - *HS: Career Technology Education wing with additional classrooms on 2nd level have contributed to the additional capacity*
 - *MS: Addition completed in July 2024 with 6th grade wing*
 - *BCE: Has not changed since opening.*
 - *CE: Addition was completed in July 2024 with 4th & 5th grade wing with additional related arts classrooms*
 - *WE: Number has not changed. The building has not been added to.*

Other Items

- Enrollment Grade Configuration in Student Forecast Model (PK-5, 6-8, 9-12)
 - Beautiful Beginnings PK students are included **RESIDE** total for the elementary attendance boundary in which they live in and then are assigned to Beautiful Beginnings Preschool building in their **Attend** projection.
 - West Elementary and Big Creek Elementary are paired schools; West Elementary serves PK-2nd grade and Big Creek Elementary serves 3-5th grade from the same attendance boundary.
- Projection accuracy is limited by the number of years of student data which matches the State enrollment
 - Out of District student trends are assumed to follow District policy and follow similar trends as the last few years
 - Housing challenges that may result in a slowdown in new housing starts and challenges with the economy as it adapts to a “New Normal” of supply challenges, cost increases, and other housing policy changes

Projections by Building

North Polk Community School District Projections By School (Based on Student Reside)

Market Forecast

School	Capacity	Enrollment Type (Past)	Past School Enrollment				Projections Based on Residence (1-5 years)					Projected Change
	Operational		2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	
Beautiful Beginnings Preschool PK	25	Reside/Attend Reside Attend	19 19 19	12 12 12	1 1 14	0 0 18	2 20	1 18	2 16	1 21	2 17	-5.6%
North Polk West Elementary PK-2	624	Reside/Attend Reside Attend	370 376 398	359 366 389	355 376 382	361 384 389	386 389	402 410	403 412	411 416	407 414	6.0%
North Polk Big Creek Elementary 3-5	468	Reside/Attend Reside Attend	329 347 354	318 330 337	337 344 355	322 329 349	323 347	311 324	311 324	323 336	340 355	3.3%
North Polk Central Elementary PK-5	586	Reside/Attend Reside Attend	304 357 328	349 398 368	379 425 395	425 483 440	494 449	520 482	556 520	566 528	598 561	23.8%
North Polk Middle School 6-8	650	Reside/Attend Reside Attend	455 455 455	493 493 493	511 511 511	533 533 533	545 545	575 575	572 572	588 588	577 577	8.3%
North Polk High School 9-12	1,000	Reside/Attend Reside Attend	647 647 647	647 647 647	665 665 665	662 662 662	692 692	702 702	754 754	786 786	805 805	21.6%
ELEMENTARY SCHOOL TOTAL PK to 5th	1,703	Reside/Attend Reside Attend	1,022 1,099 1,099	1,038 1,106 1,106	1,072 1,146 1,146	1,108 1,196 1,196	1,205 1,205	1,234 1,234	1,272 1,272	1,301 1,301	1,347 1,347	12.6%
MIDDLE SCHOOL TOTAL 6th to 8th	650	Reside/Attend Reside Attend	455 455 455	493 493 493	511 511 511	533 533 533	545 545	575 575	572 572	588 588	577 577	8.3%
HIGH SCHOOL TOTAL 9th to 12th	1,000	Reside/Attend Reside Attend	647 647 647	647 647 647	665 665 665	662 662 662	692 692	702 702	754 754	786 786	805 805	21.6%
DISTRICT TOTALS PK to 12th	3,353	Reside/Attend Reside Attend	2,124 2,201 2,201	2,178 2,246 2,246	2,248 2,322 2,322	2,303 2,391 2,391	2,442 2,442	2,511 2,511	2,598 2,598	2,675 2,675	2,729 2,729	14.1%

Source: RSP & Associates, LLC - January 2026

School Utilization Legend

- Under 70% Operational Capacity
- Over 100% Operational Capacity

- Source: RSP & Associates, LLC - January 2026
- 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 North Polk Community School District
- Note 7: Reside is based on the student home address
- Note 8: Attend is based on which facility the student attends
- Note 9: Res/Att (Reside/Attend) are the students who reside in the attendance area that they have chosen to attend

How To Use Table:

Examine the totals by Elementary, Middle School, and High School to determine available district-wide capacity at that level for future capacity need. Examine building by building where under 70% or over 100% to guide decision making for areas of too low or too high enrollment.

Main Takeaway: Over the next five years, enrollment is forecasted to remain under the operational capacities:

- West Elementary 2030/31 Attend Utilization: 66%
- Big Creek Elementary 2030/31 Attend Utilization: 76%
- Central Elementary 2030/31 Attend Utilization: 96%
- North Polk Middle 2030/31 Attend Utilization: 89%
- North Polk High 2030/31 Attend Utilization: 81%

By Grade Enrollment Projections

IOWA SCHOOL DISTRICT - Dept of Education

Enrollment By Grade

Year	PK	K	1st	2nd	3rd	4th	5th	6th	7th	8th	9th	10th	11th	12th	PK-12			K-12		
															Total	Change	% Change	Total	Change	% Change
2005/06	0	85	70	83	82	91	86	80	79	90	56	83	74	70	1,029	53	5.4%	1,029	53	5.4%
2006/07	0	107	100	77	90	89	98	93	82	87	96	59	85	68	1,131	102	9.9%	1,131	102	9.9%
2007/08	0	82	101	95	80	87	85	102	95	84	86	98	60	82	1,137	6	0.5%	1,137	6	0.5%
2008/09	0	117	85	99	98	85	90	87	104	95	85	88	103	59	1,195	58	5.1%	1,195	58	5.1%
2009/10	0	100	120	88	101	96	84	92	88	107	93	89	89	106	1,253	58	4.9%	1,253	58	4.9%
2010/11	68	127	90	118	82	100	93	88	93	87	101	95	90	84	1,316	63	5.0%	1,248	-5	-0.4%
2011/12	95	112	109	98	118	87	103	100	90	92	85	99	94	90	1,372	56	4.3%	1,277	29	2.3%
2012/13	112	132	120	117	106	125	93	112	100	92	97	91	103	93	1,493	121	8.8%	1,381	104	8.1%
2013/14	103	141	126	121	117	99	124	91	116	105	91	87	83	101	1,505	12	0.8%	1,402	21	1.5%
2014/15	94	131	131	132	121	122	99	128	98	121	106	98	89	88	1,558	53	3.5%	1,464	62	4.4%
2015/16	111	104	120	132	142	122	126	105	130	99	122	107	95	89	1,604	46	3.0%	1,493	29	2.0%
2016/17	109	123	108	125	136	145	127	129	110	133	103	121	105	95	1,669	65	4.1%	1,560	67	4.5%
2017/18	116	131	132	118	133	140	154	136	135	114	139	104	121	111	1,784	115	6.9%	1,668	108	6.9%
2018/19	120	120	142	138	124	138	144	153	141	135	116	133	108	117	1,829	45	2.5%	1,709	41	2.5%
2019/20	108	149	120	143	140	135	139	140	154	143	141	128	135	108	1,883	54	3.0%	1,775	66	3.9%
2020/21	90	133	161	123	153	148	141	144	145	160	147	142	127	142	1,956	73	3.9%	1,866	91	5.1%
2021/22	113	154	149	173	135	164	148	144	147	149	167	154	150	140	2,087	131	6.7%	1,974	108	5.8%
2022/23	109	162	164	159	183	147	175	162	141	152	161	173	161	152	2,201	114	5.5%	2,092	118	6.0%
2023/24	105	164	166	170	168	184	149	178	171	144	156	161	169	161	2,246	45	2.0%	2,141	49	2.3%
2024/25	95	174	166	172	178	174	187	155	181	175	158	163	161	183	2,322	76	3.4%	2,227	86	4.0%
2025/26	121	205	150	179	180	181	180	192	160	181	174	159	162	167	2,391	69	3.0%	2,270	43	1.9%
2026/27	106	190	199	157	187	184	182	184	198	163	186	179	157	170	2,442	51	2.1%	2,336	66	2.9%
2027/28	105	195	186	207	164	191	186	188	187	200	170	191	178	163	2,511	69	2.8%	2,406	70	3.0%
2028/29	108	205	189	192	215	167	196	189	192	191	203	176	189	186	2,598	87	3.5%	2,490	84	3.5%
2029/30	118	198	200	196	200	218	171	200	193	195	197	211	180	198	2,675	77	3.0%	2,557	67	2.7%
2030/31	118	195	194	208	205	204	223	175	206	196	200	201	212	192	2,729	54	2.0%	2,611	54	2.1%

Source: Iowa Department of Education and North Polk Community School District(2003/04 to 2025/26)

Observations:

- Enrollment is projected to grow steadily over the next five years, averaging approximately 2.5% to 3.5% annual growth
- Grade-level enrollment becomes more evenly distributed over time, with 8 of the 13 K-12 grades exceeding 200 students by 2030/31.
- High school grades experience the fastest rate of growth, driven by smaller graduating cohorts exiting the system, and larger elementary and middle school cohorts advancing upward.



Main Takeaway Observations:

Enrollment at each level is forecasted to continue **increasing over of the next five years:**

- **+151 Elementary Students** (+12.6%); Central Elementary forecasted to near capacity starting in 2030/31
- **+44 Middle School Students** (+8.3%); middle school forecasted over 90% building capacity starting in 2029/30
- **+143 High School Students** (+21.6%); high school forecasted over 80% building capacity starting in 2030/31

Enrollment growth can be adequately addressed within the district's existing inventory (operational capacity)

- All schools' Attending Projection remains under the operational capacity over the next five years
- Central Elementary is forecasted to be utilized at the highest rate as enrollment grows at the fastest rate surpassing 550 students in the final year of the projection

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"
 - Utilizing current student density, count change visuals and potential developments, RSP has calculated the likely subdivision lifecycle for neighborhoods and their generation of students

Part 4



Next Steps



Review and Update Enrollment Outlook:

- ☐ Enrollment is forecasted to increase by 14% over the next five years
- ☐ **2,729 total students** forecasted for 2030/31
- ☐ Existing residential turnover and Kindergarten round-up are key variables to accuracy of projection.

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



Integrate Results with Master Planning Efforts:

- ☐ Central Elementary forecasted to be nearing operational capacity starting in 2030/31.
- ☐ Middle School forecasted over 90% operational capacity in 2029/30.
- ☐ High School forecasted over 80% building capacity starting in 2030/31.

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



Key Variables to Monitor

- ☐ Sewer and infrastructure improvements in the Alleman regional area
- ☐ Polk County live births per year and market share of Kindergarten classes
- ☐ Speed of currently approved housing products and the yield rate of new units

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

Appendix



State Data Update

- This table presents the difference between the **Student Data** provided and the **State Audited** enrollment totals for the past three school years.
- The State Audited Enrollment provides a statewide reference used for state funding calculations, while the enrollment analysis is based on the District's internal student data, **using verified Student ID records**.
- As a result, RSP enrollment figures *may not align* exactly with the State Audited totals. Some reasoning include (but are not limited to):
 - Differences in data extraction and timing
 - Reporting methodology (Ex: SPED / Non-SPED)
 - Use of fractional FTE calculations
 - Student resident classifications and inter-district movement
 - Rounding and reporting conventions
- All enrollment analyses, projections, and conclusions presented by RSP are based on the **District-verified student data download**.
- This approach ensures **consistency** across analyses and allows for more **detailed, student-level geographic and cohort modeling**, even if minor variances exist when compared to the State Audited enrollment reports.

North Polk Community School District

Certified Enrollment 2023	2023/24		
Description	Student Data	State Audit	Difference
Row 1. Resident Students In-District	1,990	2,058.90	68.90
Row 2. Open Enrollment Out	0	83.00	83.00
Row 3. Tuition Out	0	1.00	1.00
Row 4. Nonpublic Shared Time	0	0.00	0.00
Row 5. Public HS CPI	0	2.60	2.60
Row 7. Certified Enrollment	1,990	2,145.50	155.50
Row 8. Open Enrollment In	151	141.10	-9.90
Row 9. Tuition In	0	1.00	1.00
Row 10. Statewide Voluntary Preschool	53	50.00	-3.00
Row 11. Total Served Enrollment	2,141	2,203.60	62.60
Row 13. LEP Weighting	0	0.42	0.42
Row 14. Resident Students Utilization an ESA	0	14.00	14.00
Certified Enrollment 2024	2024/25		
Description	Student Data	State Audit	Difference
Row 1. Resident Students In-District	1,955	2,090.30	135.30
Row 2. Open Enrollment Out	0	97.80	97.80
Row 3. Tuition Out	0	1.00	1.00
Row 4. Nonpublic Shared Time	0	0.00	0.00
Row 5. Public HS CPI	0	2.60	2.60
Row 7. Certified Enrollment	1,955	2,191.70	236.70
Row 8. Open Enrollment In	272	152.90	-119.10
Row 9. Tuition In	0	0.00	0.00
Row 10. Statewide Voluntary Preschool	48	54.50	6.50
Row 11. Total Served Enrollment	2,227	2,245.80	18.80
Row 13. LEP Weighting	0	0.84	0.84
Row 14. Resident Students Utilization an ESA	0	32.00	32.00
Certified Enrollment 2025	2025/26		
Description	Student Data	State Audit	Difference
Row 1. Resident Students In-District	2,036	2,047.00	11.00
Row 2. Open Enrollment Out	0	104.90	104.90
Row 3. Tuition Out	0	2.00	2.00
Row 4. Nonpublic Shared Time	0	0.00	0.00
Row 5. Public HS CPI	0	3.00	3.00
Row 7. Certified Enrollment	2,036	2,156.90	120.90
Row 8. Open Enrollment In	234	180.50	-53.50
Row 9. Tuition In	0	1.00	1.00
Row 10. Statewide Voluntary Preschool	61	55.00	-6.00
Row 11. Total Served Enrollment	2,270	2,231.50	-38.50
Row 13. LEP Weighting	0	0.63	0.63
Row 14. Resident Students Utilization an ESA	0	67.00	67.00

Source: Iowa Department of Education Enrollment Reporting, 2023-2025

Notes:

* Row 7. Certified Enrollment is total of Lines 1, 2, 3, 4, and 5

* Row 11 Total Served Enrollment is total of Lines 1, 4, 5, 8, and 9

Demographic Summary



Population

Percent Change of Annual Rate

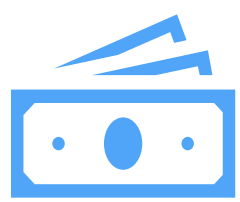
2000 to 2010: 2.85%
2010 to 2020: 3.57%
2020 to 2025: 2.57%
2025 to 2030: 1.37%



Housing

Percent Change of Annual Rate of Housing Inventory

2000 to 2010: 3.04%
2010 to 2020: 3.60%
2020 to 2025: 2.77%
2025 to 2030: 1.54%



Income

Median Household Income Forecasted Percent Change

2025: \$150,503
2030: \$162,269
2025 to 2030: 1.52%



Workforce

Key Variables

1.5% unemployment
214 Businesses
1,287 Employees

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

Observations:

- Population growth in the district remains positive, but census forecasts indicate a gradual deceleration in the growth rate over the next five years compared to the rapid expansion seen from 2010-2020.
- Housing inventory growth closely mirrors population trends: Strong acceleration from 2010-2020 and more moderate growth projected from 2025-2030, suggesting fewer new households entering the district annually.
- Median household income continues to rise, with projections exceeding \$160,000 by 2030, reinforcing the district's strong economic base and continued attractiveness to families.
- Workforce conditions are favorable, with very low unemployment (1.5%), and a stable employment base.

Demographic Comparative Analysis

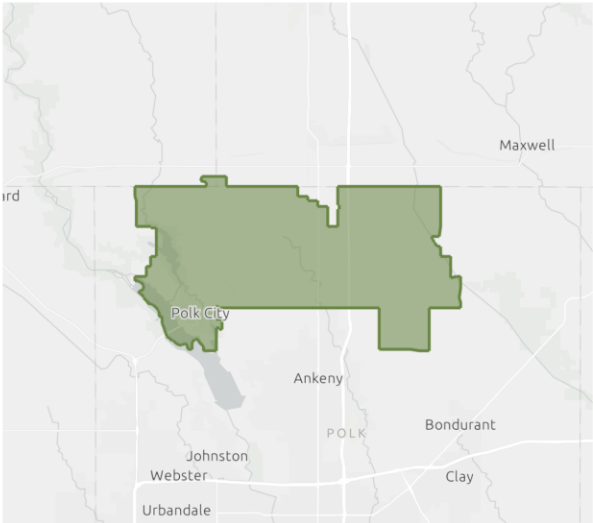
General Demographics	North Polk CSD	Ankeny CSD	Bondurant-Farrar CSD	Elkhart City, IA	Polk City City, IA	Polk County, IA	Iowa
2025 Unemployment Rate	1.5%	1.7%	1.0%	0.2%	1.9%	3.1%	3.0%
2025 Average Household Size	2.74	2.53	3.11	2.57	2.85	2.42	2.39
2025 Median Age	37.00	35.00	33.50	37.70	36.70	36.90	39.30
2025 Total Population	10,227	79,287	11,698	968	6,083	517,641	3,256,733
2025 Median Household Income	\$150,503.00	\$107,722.00	\$130,563.00	\$113,918.00	\$160,052.00	\$82,027.00	\$75,042.00
2025 Total Housing Units	3,894	33,063	3,888	402	2,234	224,627	1,458,705
2025 Owner Occupied Housing Units	3,207	22,543	3,314	335	1,799	138,004	930,799
2025 Renter Occupied Housing Units	510	8,461	453	41	315	71,960	390,847
Vacancy Rate	4.5%	6.2%	3.1%	6.5%	5.4%	6.5%	9.4%
Race/Ethnicity	North Polk CSD	Ankeny CSD	Bondurant-Farrar CSD	Elkhart City, IA	Polk City City, IA	Polk County, IA	Iowa
White	92.0%	85.6%	88.5%	89.3%	92.9%	71.7%	81.1%
Black	0.8%	2.7%	1.7%	0.4%	0.7%	7.7%	4.4%
American Indian/Alaskan	0.1%	0.2%	0.2%	0.1%	0.1%	0.2%	0.3%
Asian	0.8%	2.4%	1.7%	0.5%	0.7%	5.1%	2.4%
Pacific Islander	0.1%	0.1%	0.0%	0.0%	0.1%	0.1%	0.3%
Other Race	0.3%	0.4%	0.2%	0.9%	0.2%	0.3%	0.3%
Two or More Races	3.2%	4.0%	3.3%	3.5%	3.3%	4.3%	3.6%
Hispanic	2.7%	4.7%	4.4%	5.3%	2.0%	10.6%	7.6%

Source: U.S. Census, ESRI BAO

Notes:

- North Polk Community School District has the second lowest vacancy rate (4.5%) when compared to all neighboring geographies
- The Average Household Size is the second highest in North Polk Community School District when compared to all neighboring geographies
- The Median Age is the third highest in North Polk Community School District when compared to all neighboring geographies

Census Demographic Overview



POPULATION TRENDS AND KEY INDICATORS

North Polk Community School District

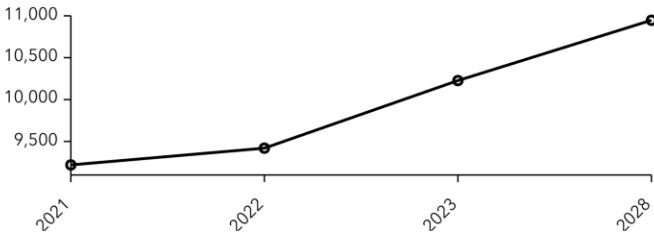
Geography: Unified School District

10,227	3,717	2.74	37.0	\$150,503	\$412,583	160	124	18
Population	Households	Avg Size Household	Median Age	Median Household Income	Median Home Value	Wealth Index	Housing Affordability	Diversity Index

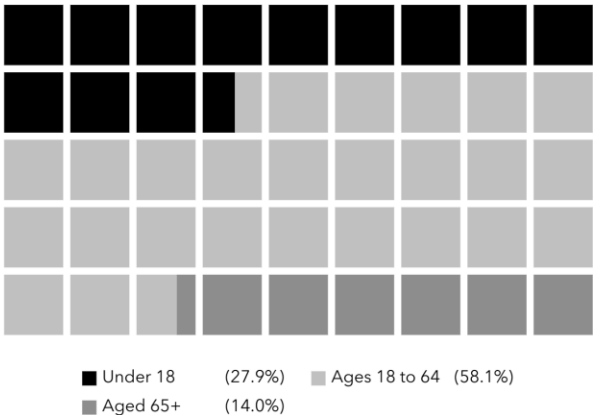
MORTGAGE INDICATORS



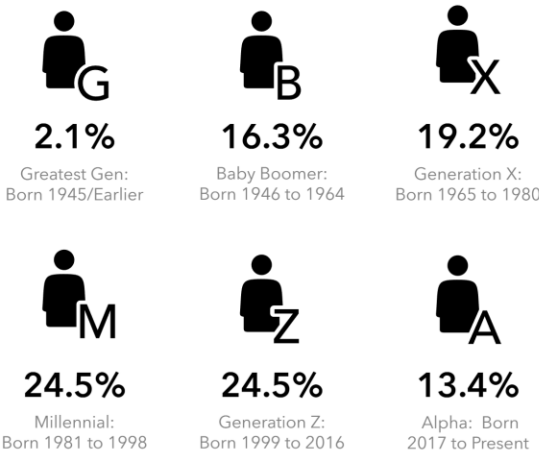
Historical Trends: Population



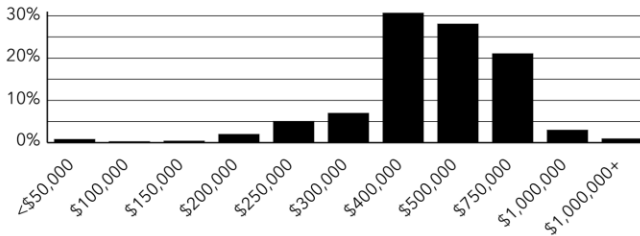
POPULATION BY AGE



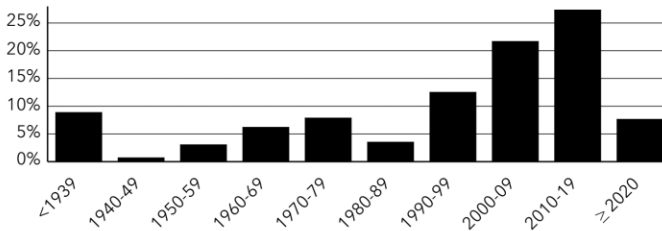
POPULATION BY GENERATION



Home Value



Housing: Year Built



Source: This infographic contains data provided by Esri (2025, 2030), Esri-U.S. BLS (2025), ACS (2019-2023). © 2025 Esri

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

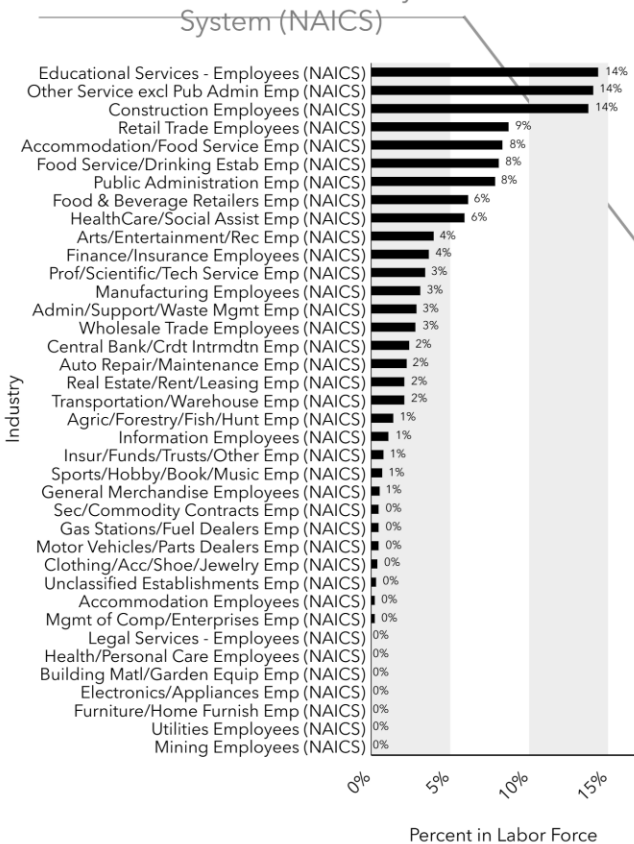
Census Employment Outlook

Economic Development Profile

North Polk Community School District

Geography: Unified School District

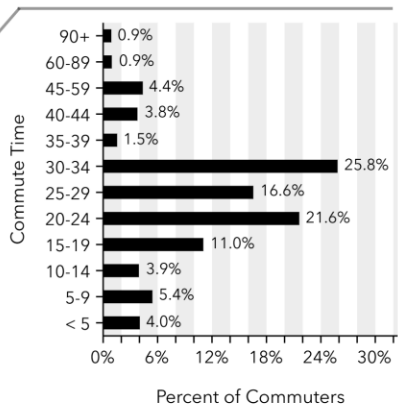
2024 The North American Industry Classification



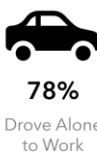
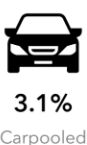
Workforce Overview



Commute Time: Minutes



Transportation to Work



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

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

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 83% of students (K-12)
- The 2015/16 Kdg class has decreased by 46 students from 2015/16 to 2025/26 (-38%)
- Currently there are 159 10th grade students meaning 84 (53%) of those students were new to the district after 2015/16

Visual 1: 2015/16 Student Data Retention Analysis

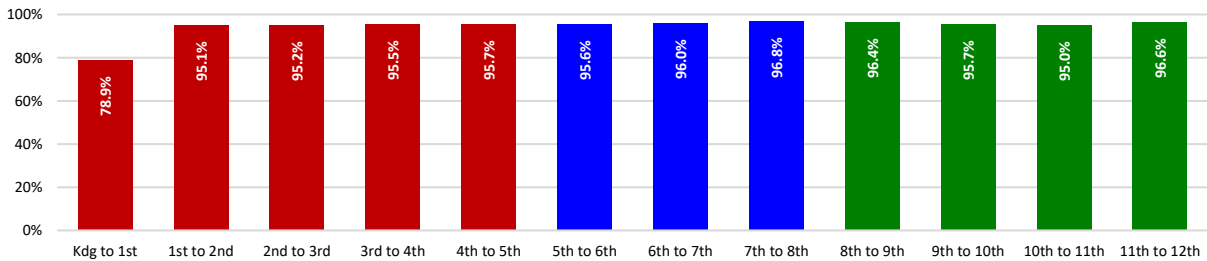
Grade		2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2024/25	Grade	Starting	Percent	From	To
Starting	Ending	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26		Change	Enrollment	Change	Kdg	1st
Kdg	10th	-23	0	-4	-5	-4	-5	-3	-1	-1	0		-46	121	-38.0%	1st	2nd
1st	11th	-5	-2	-2	-7	0	-5	-4	-1	-2	-1		-29	120	-24.2%	2nd	3rd
2nd	12th	-6	-4	-2	-4	-3	-3	0	-1	-2	0		-25	132	-18.9%	3rd	4th
3rd	12th	-6	-1	-5	-8	-3	-4	-1	-3	0			-31	142	-21.8%	4th	5th
4th	12th	-2	-4	-2	-4	-3	-3	0	0				-18	122	-14.8%	5th	6th
5th	12th	-6	-3	-5	-3	-1	-2	-1					-21	126	-16.7%	6th	7th
6th	12th	-5	0	-3	-1	-4	0						-13	105	-12.4%	7th	8th
7th	12th	-3	-1	-7	-5	-1							-17	130	-13.1%	8th	9th
8th	12th	-3	-4	-3	-3								-13	99	-13.1%	9th	10th
9th	12th	-3	-4	-7									-14	122	-11.5%	10th	11th
10th	12th	-8	-1										-9	107	-8.4%	11th	12th
11th	12th	-3											-3	95	-3.2%		
All Grade Change		-73	-24	-40	-40	-19	-22	-9	-6	-5	-1		-239	1,421	-16.8%		
K-11 % Change		-5.1%	-1.7%	-2.8%	-2.8%	-1.3%	-1.5%	-0.6%	-0.4%	-0.4%	-0.1%		-16.8%				
K-11 Enrollment		1,421	1,421	1,421	1,421	1,421	1,421	1,421	1,421	1,421	1,421						

Source: North Polk Community School District Student Data and RSP

Average Retention (Visual 2)

- Table represents the average student retention starting in 2015/16 (10 years of data) (tracked by **Student IDs**)
- On average, North Polk CSD retains 94.4% of their student body year to year
- Retention is greatest at the high school level and lowest at the elementary level

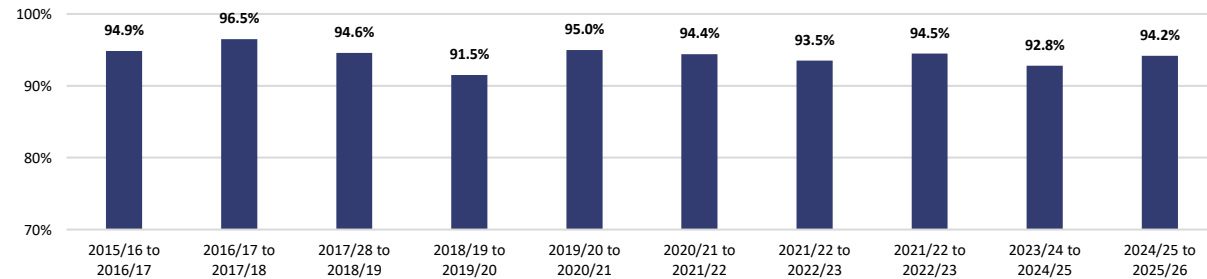
Visual 2: Average Cohort Retention by Grade Cohort



Year to Year Retention (Visual 3)

- 2016/17 to 2017/18 was the highest year for student retention with 96.5% of students retained the following year
- 2018/19 to 2019/20 was the lowest year for student retention with 91.5% of students retained the following year

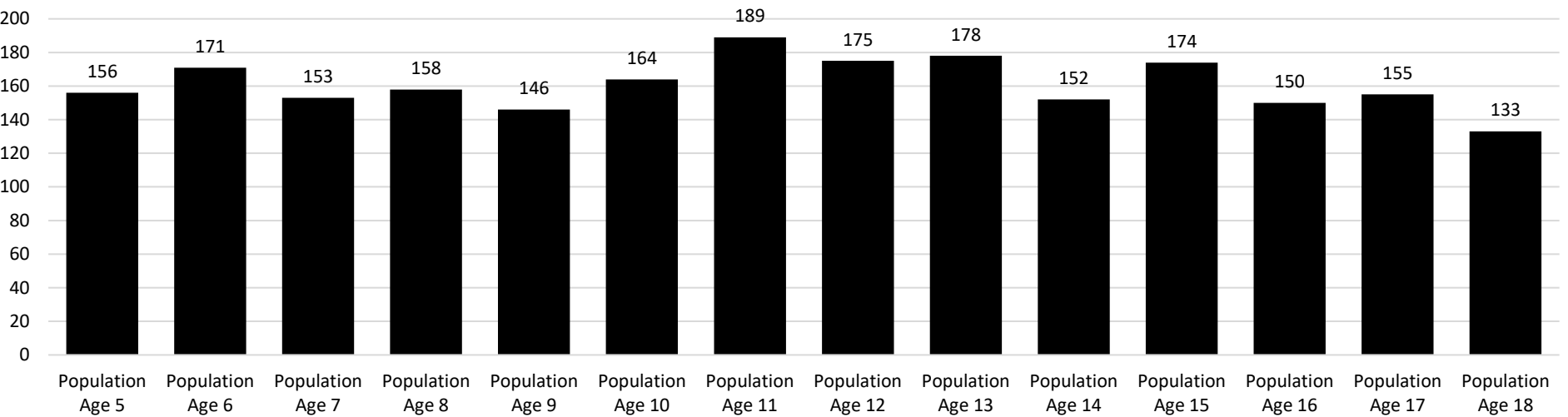
Visual 3: Retention Rate Over Time (All Grades, Year 1 to Year 2)



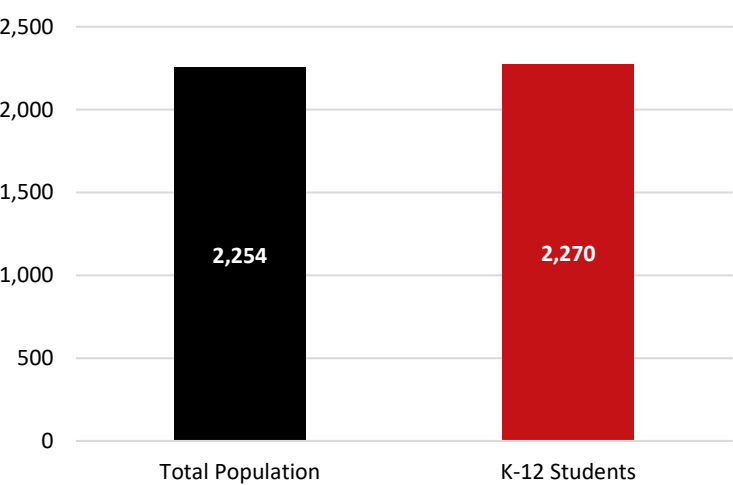
Source: North Polk CSD Student Data and RSP

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 North Polk CSD

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 2,254 people age 5 to 18 reside in the school district boundary in 2025
- 2025/26 K-12 enrollment is 2,270 students – approximately 100% 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 Open Enrolled students that enroll into North Polk CSD
- Slightly lower populations at ages 5-9 may reflect current birth rate trends, and if consistent, could shift long-term enrollment planning needs for early ES grades.
- Continued use of age-based population vs. enrollment comparisons will be helpful in projecting future yield rates and determining when/where shifts may occur.

Birth Rate Information

Polk County Live Births and North Polk Schools Kindergarteners 5 Years Later

Calendar Year	# Live Births	Birth Change	% Birth Change	School Year	# Kdg	%Kdg of Live Births
2008	6,723			2014/15	129	1.9%
2009	6,690	-33	-0.5%	2015/16	102	1.5%
2010	6,521	-169	-2.5%	2016/17	119	1.8%
2011	6,498	-23	-0.4%	2017/18	130	2.0%
2012	6,729	231	3.6%	2018/19	116	1.7%
2013	6,767	38	0.6%	2019/20	149	2.2%
2014	6,946	179	2.6%	2020/21	128	1.8%
2015	7,022	76	1.1%	2021/22	149	2.1%
2016	6,910	-112	-1.6%	2022/23	160	2.3%
2017	6,925	15	0.2%	2023/24	158	2.3%
2018	6,641	-284	-4.1%	2024/25	174	2.6%
2019	6,545	-96	-1.4%	2025/26	205	3.1%
2020	6,274	-271	-4.1%	2026/27	133	197
2021	6,472	198	3.2%	2027/28	137	203
2022	6,437	-35	-0.5%	2028/29	137	202
2023	6,267	-170	-2.6%	2029/30	133	196
3-Year Average	6,392.0	-2				
3-Year Weighted Average	6,357.8	-63.7				

Source: Polk County and North Polk Schools



Live Birth Observations

- Tracks the number of Polk 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 64 less live births per year in the county.
- The district enrollment 2-3% of Polk County births in kindergarten five years later
- Kindergarten enrollment increased this year with the highest percent market share – a good indicator of growth traction on the north side of the county
- Based on this variable and range of market share, the kindergarten classes moving forward are forecasted to be between
 - 133 to 137 students on the low end
 - 196 to 203 students on the high end
 - Market Share decline impacts the future kindergarten projected enrollment

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

Elementary Intra-District Transfers

ES Transfers	Attend				
Reside	Central Elementary (K-5)	Big Creek Elementary (3-5)	West Elementary (K-2)	Out Total	Total Movement
Central Elementary (K-5)	0	27	23	50	-36
Big Creek Elementary (3-5)	7	0	0	7	20
West Elementary (K-2)	7	0	0	7	16
In Total (K-5)	14	27	23	64	0

Source: North Polk School District and RSP

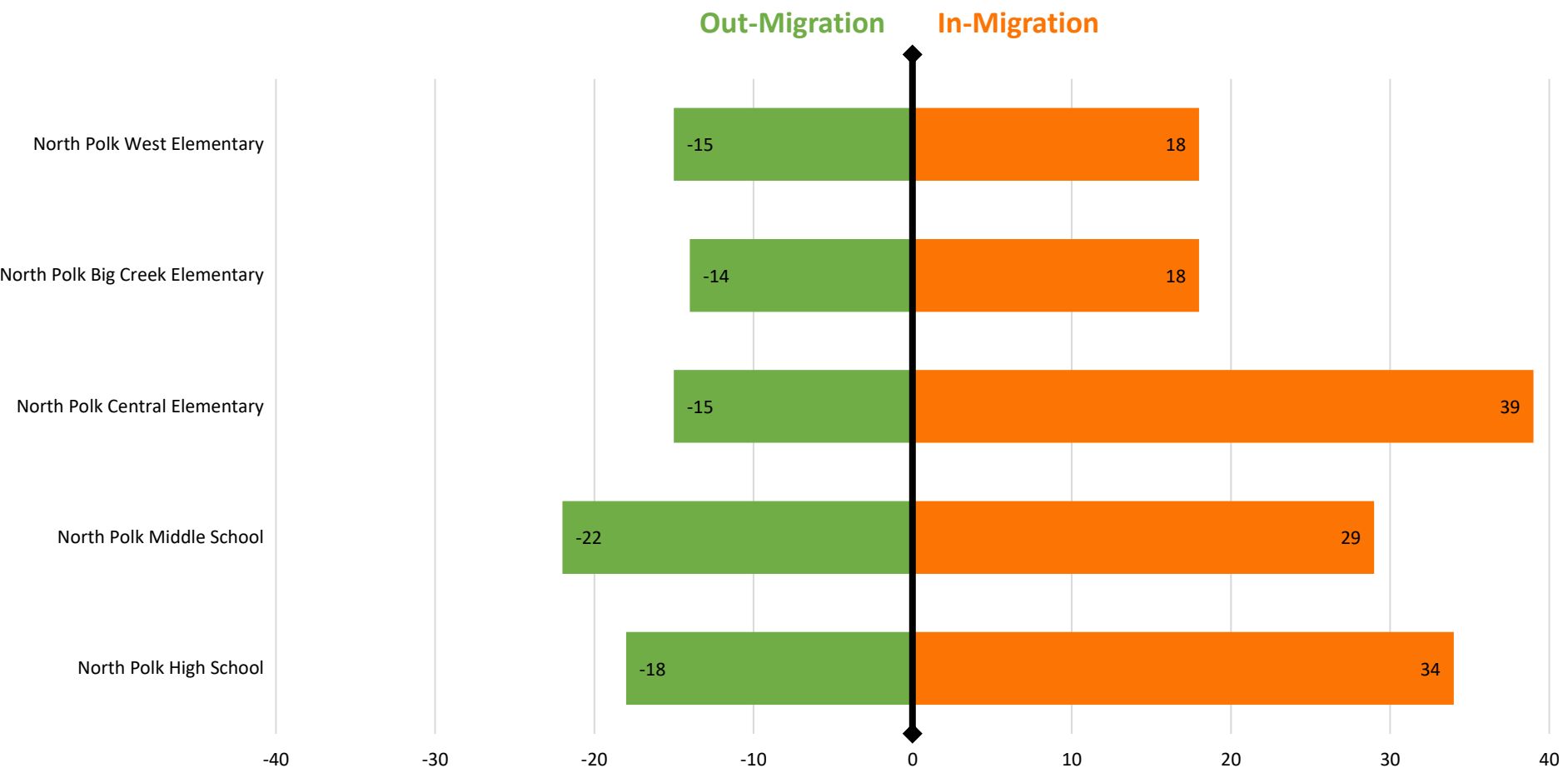
Observations:

- Illustrates school choice that could be impacted by location of educational programming; reviewed on an annual basis and approved based on capacity availability
 - Big Creek and West Elementary are paired schools; transfers are split by their individual grade configurations
 - Intra-district transfers are a starting point to factoring in Reside VS Attend enrollment projections
- Big Creek ES (grades 3-5th) had the most students transferring in (+27) and the greatest net gain of transfer students (+20)
- Central ES (grade K-5th) had the most transferring out (-50) and the greatest net loss of transfer students (-36)
- **64 total elementary students transferred between boundaries this year**

NOTE: The schools in the left column are associated with the current attendance area. Reading to the right indicates a school choice change from where they are assigned based on the Reside attendance area.

For example: Central ES has 50 students attending a different elementary school and 14 students from another elementary school choosing to attend Central ES. This results in 36 less students attending Central ES than what reside in that attendance area.

1-Year Student Migration by Buildings

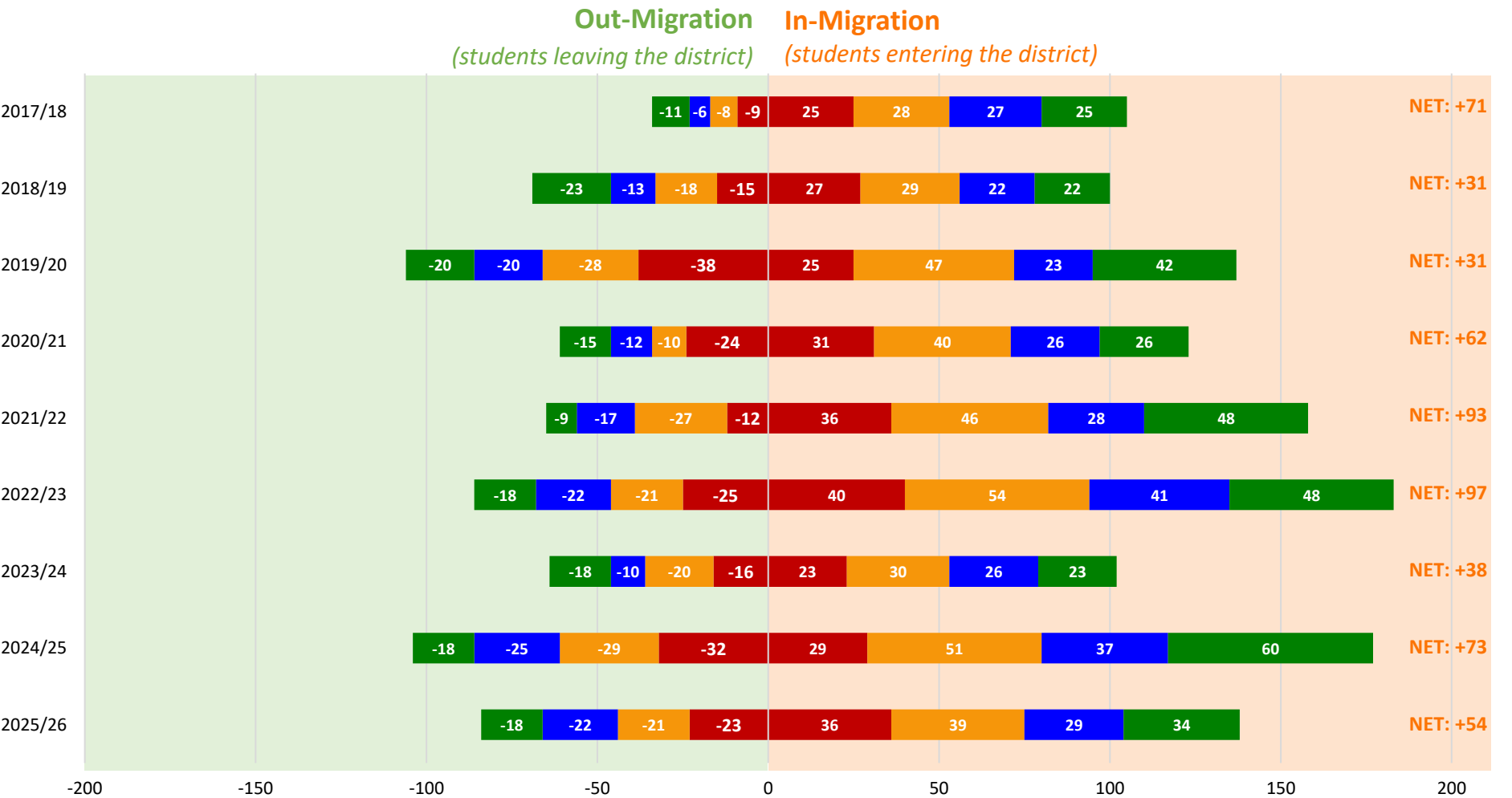


Source: North Polk CSD and RSP

Observations:

- All school experienced a net growth of students from migration patterns
- North Polk Central Elementary experienced the greatest net growth with +24 students
- New Worl West Elementary experienced the lowest net growth with +3 students

10-Year Student Migration Trend



Source: North Polk CSD and RSP

- Lower ES (K-2)
- Upper ES (3-5)
- MS (6-8)
- HS (9-12)

Main Takeaway: The district has experienced a positive growth of students from migration patterns for the past ten years. 2022/23 saw the greatest net growth with +97 total students.

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
Central Elementary	9	8	8	7	8	8	9	10	10	11	8.8
West Elementary	16	17	17	18	16	18	16	16	15	14	16.3
District (K-2):	13.0	13.0	13.0	13.0	13.0	13.0	13.0	13.0	13.0	13.0	13
Big Creek Elementary	17	17	16	16	17	17	18	17	17	16	16.8
Central Elementary	11	11	10	9	8	7	8	9	9	10	9.2
District (3-5):	14.0	15.0	13.0	13.0	13.0	13.0	14.0	13.0	13.0	13.0	13.4
North Polk Middle (6-8)	12	12	13	13	14	13	12	13	12	13	12.7
North Polk High (9-12)	14	15	14	14	15	15	16	16	15	16	15

Source: Polk 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.

Table Legend

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

Observations:

- Table shows the number of students per 100 single-family (SF) units by year and by elementary boundary
- District sees on average:
 - 13.0 Lower Elementary (K-2) students per 100 single-family households
 - 13.4 Upper Elementary (3-5) students per 100 single-family households
 - 12.7 Middle School (6-8) students per 100 single-family households
 - 15.0 High School (9-12) students per 100 single-family households
- Adding new housing inventory can impact the yield rate – **There were 1,071 single-family homes built from 2016 to 2025**

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
Central Elementary	2	3	2	2	3	2	4	4	2	5	2.9
West Elementary	5	5	4	3	4	5	3	2	2	1	3.4
District (K-2):	5.0	4.0	3.0	2.0	3.0	4.0	4.0	3.0	2.0	3.0	3.3
Big Creek Elementary	5	5	4	6	5	4	3	4	3	3	4.2
Central Elementary	15	10	3	2	2	3	5	4	3	4	5.1
District (3-5):	7.0	6.0	4.0	4.0	4.0	3.0	4.0	4.0	3.0	4.0	4.3
North Polk Middle (6-8)	6	7	6	6	4	4	3	3	4	3	4.6
North Polk High (9-12)	6	7	6	7	7	7	7	5	4	3	5.9

Source: Polk 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.

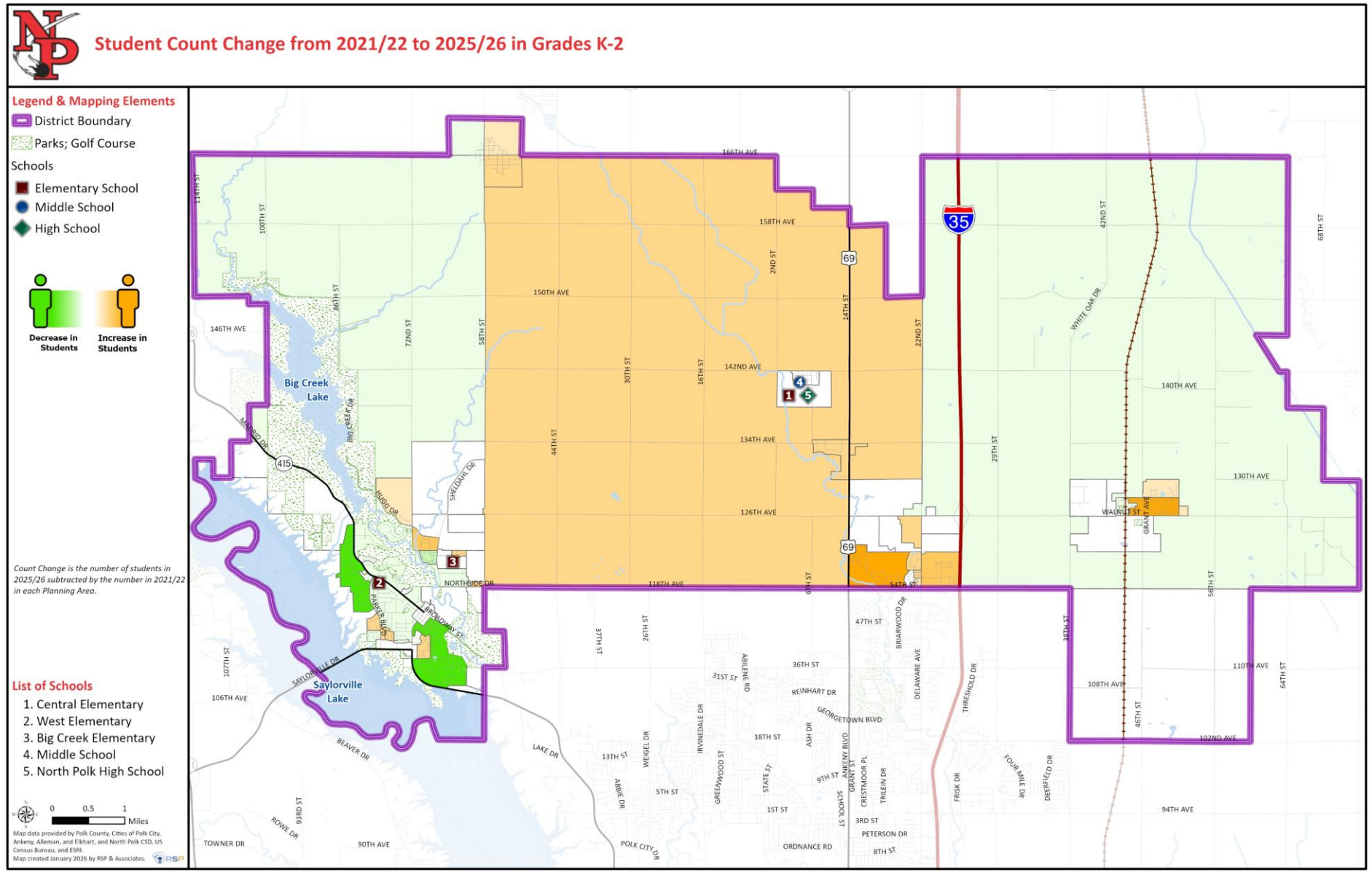
Table Legend

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

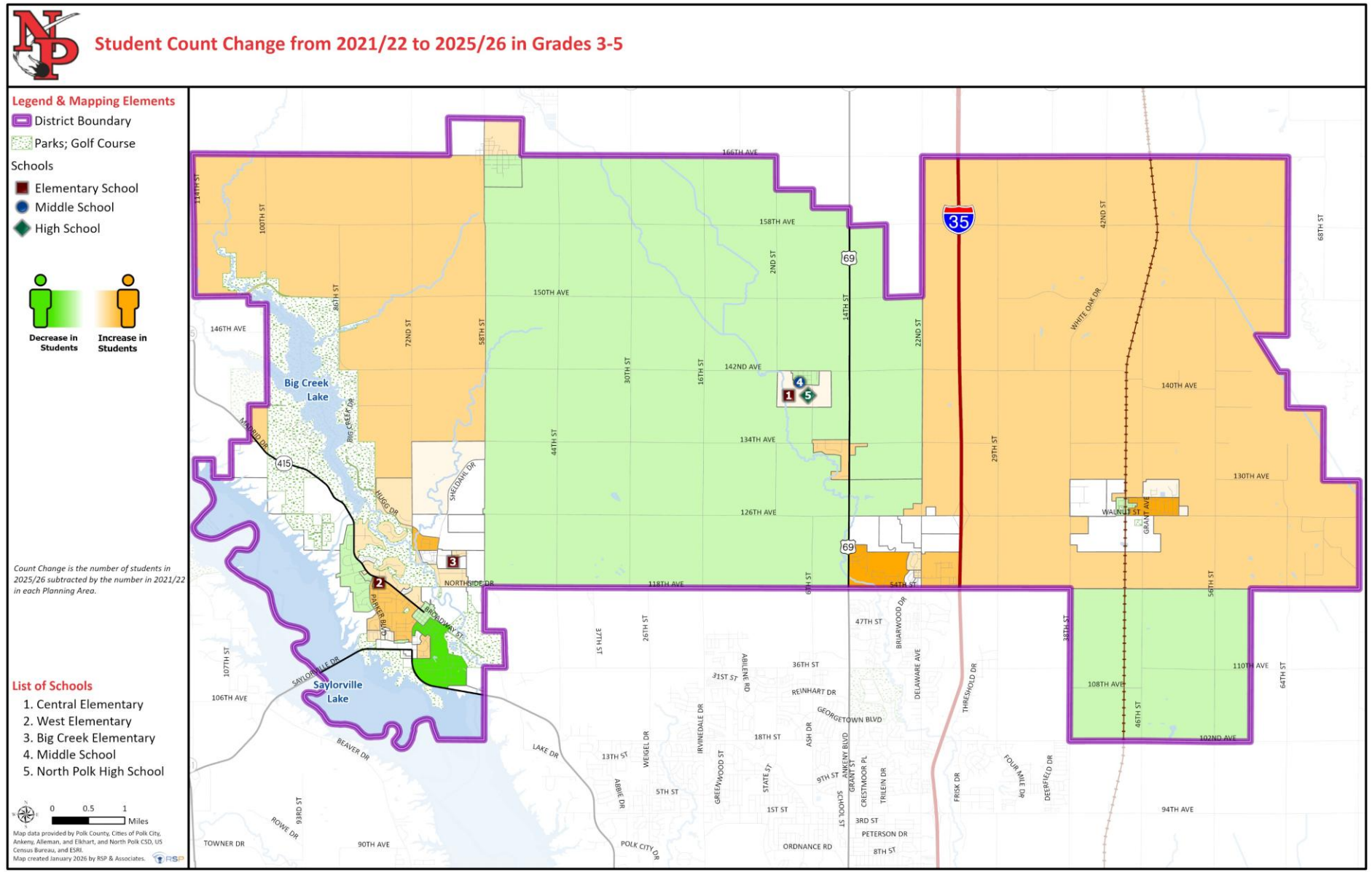
Observations:

- Table shows the number of students per 100 multi-family (MF) units by year and by elementary boundary
- District sees on average:
 - 3.3 Lower Elementary (K-2) students per 100 multi-family households
 - 4.3 Upper Elementary (3-5) students per 100 multi-family households
 - 4.6 Middle School (6-8) students per 100 multi-family households
 - 5.9 High School (9-12) students per 100 multi-family households
- Adding new housing inventory can impact the yield rate – **There were 452 multi-family homes built from 2016 to 2025**

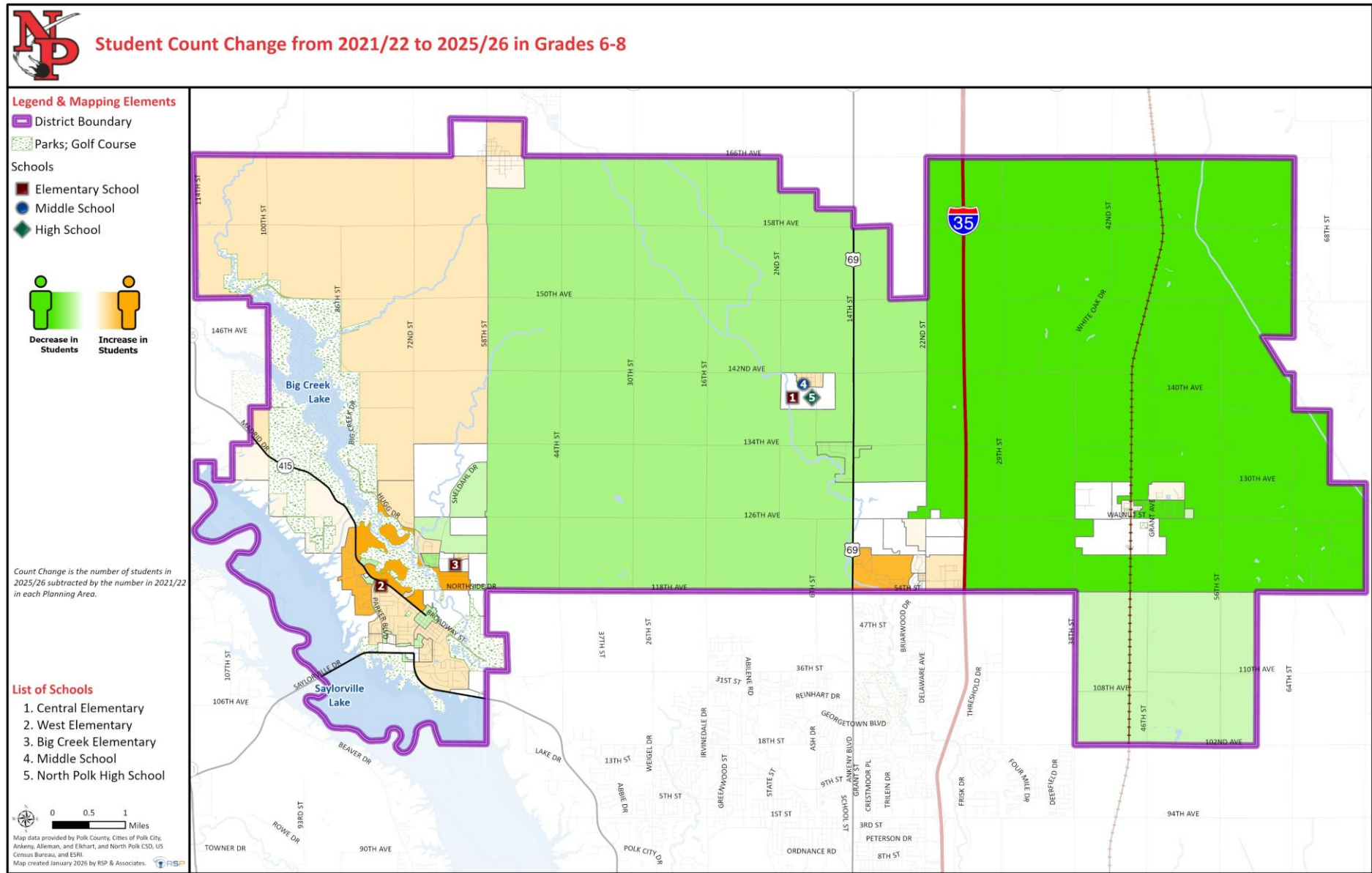
Lower Elementary (K-2) Student Count Change Map



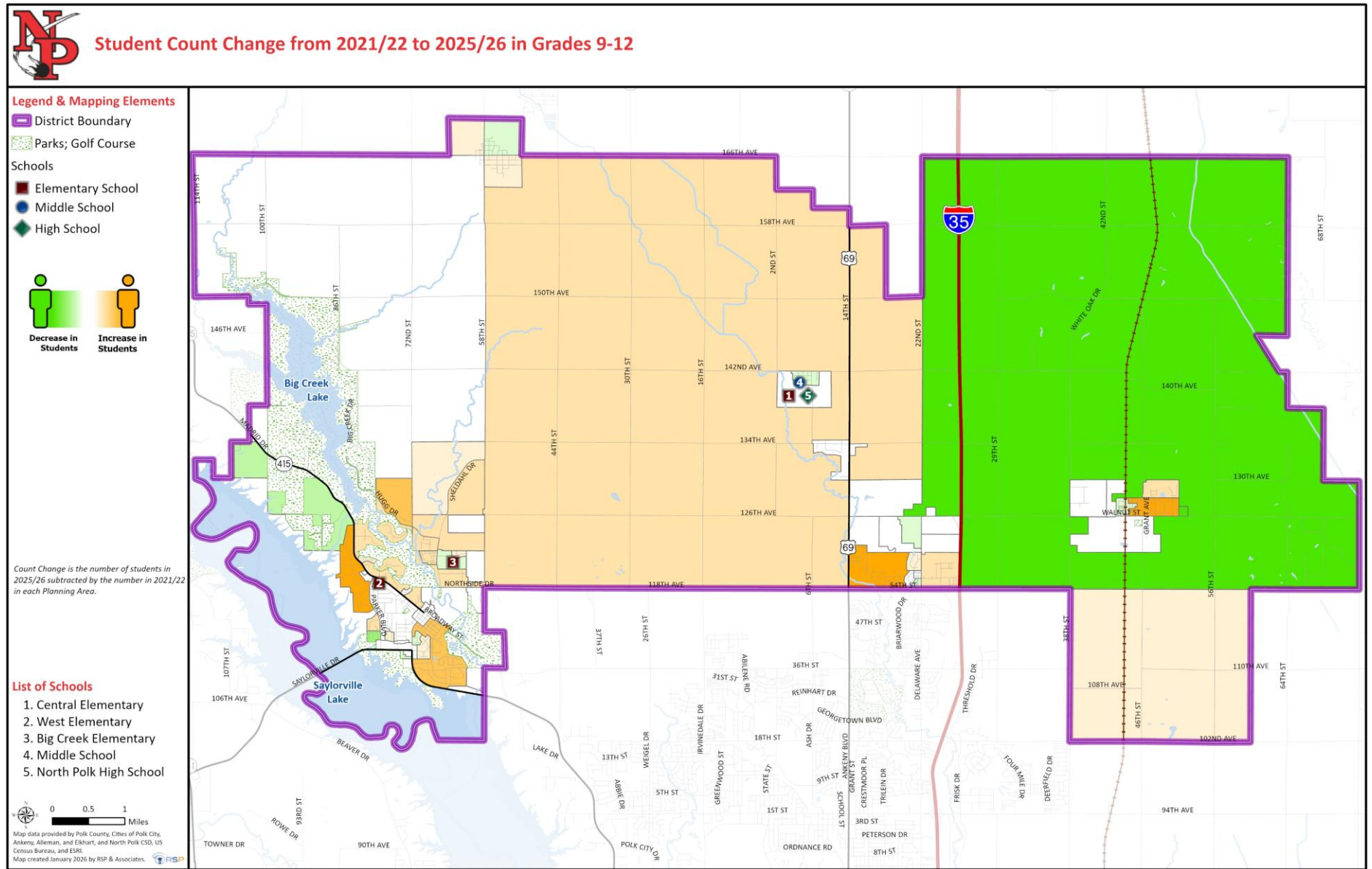
Upper Elementary (3-5) Student Count Change Map



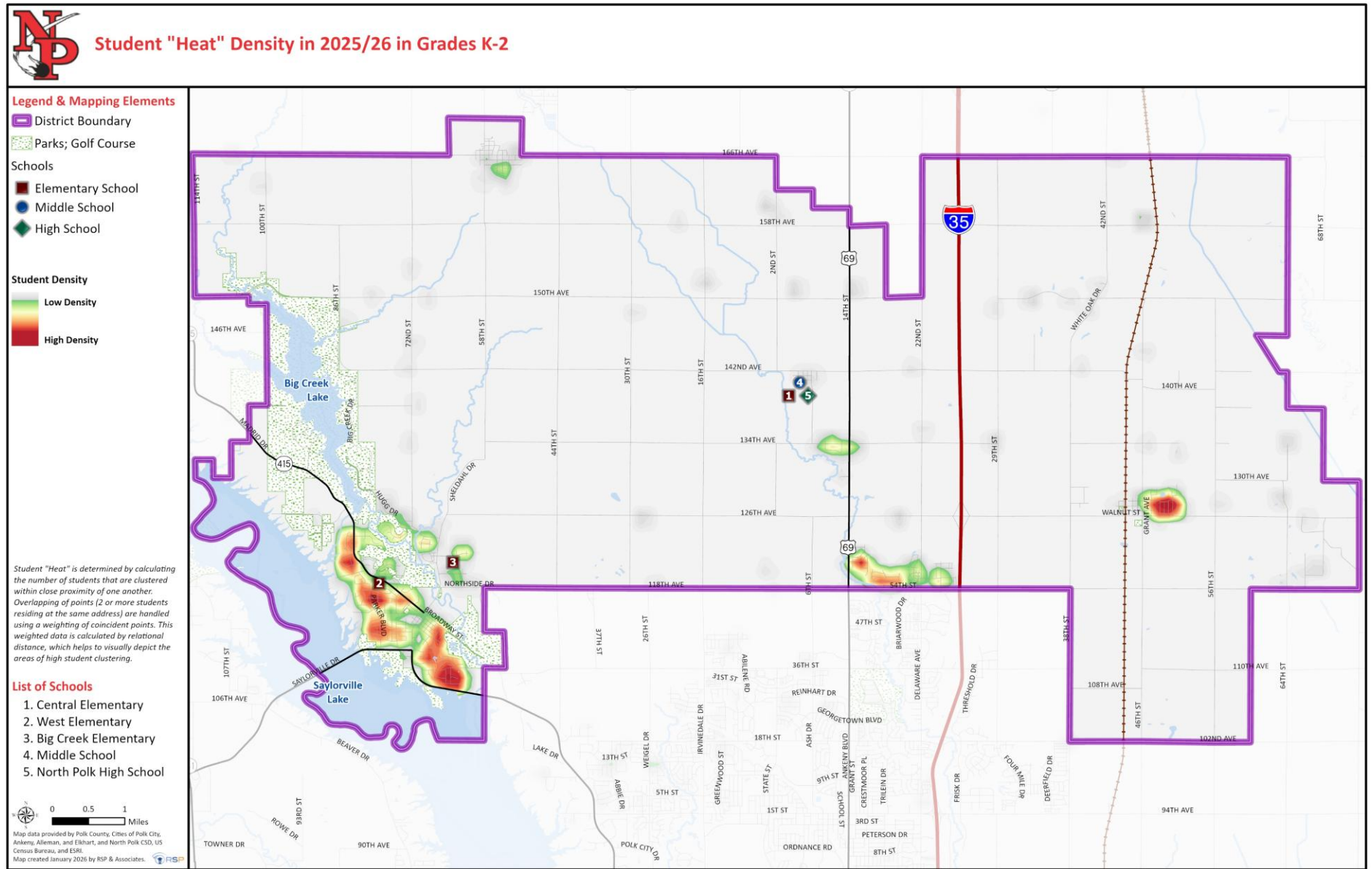
Middle School Student Count Change Map



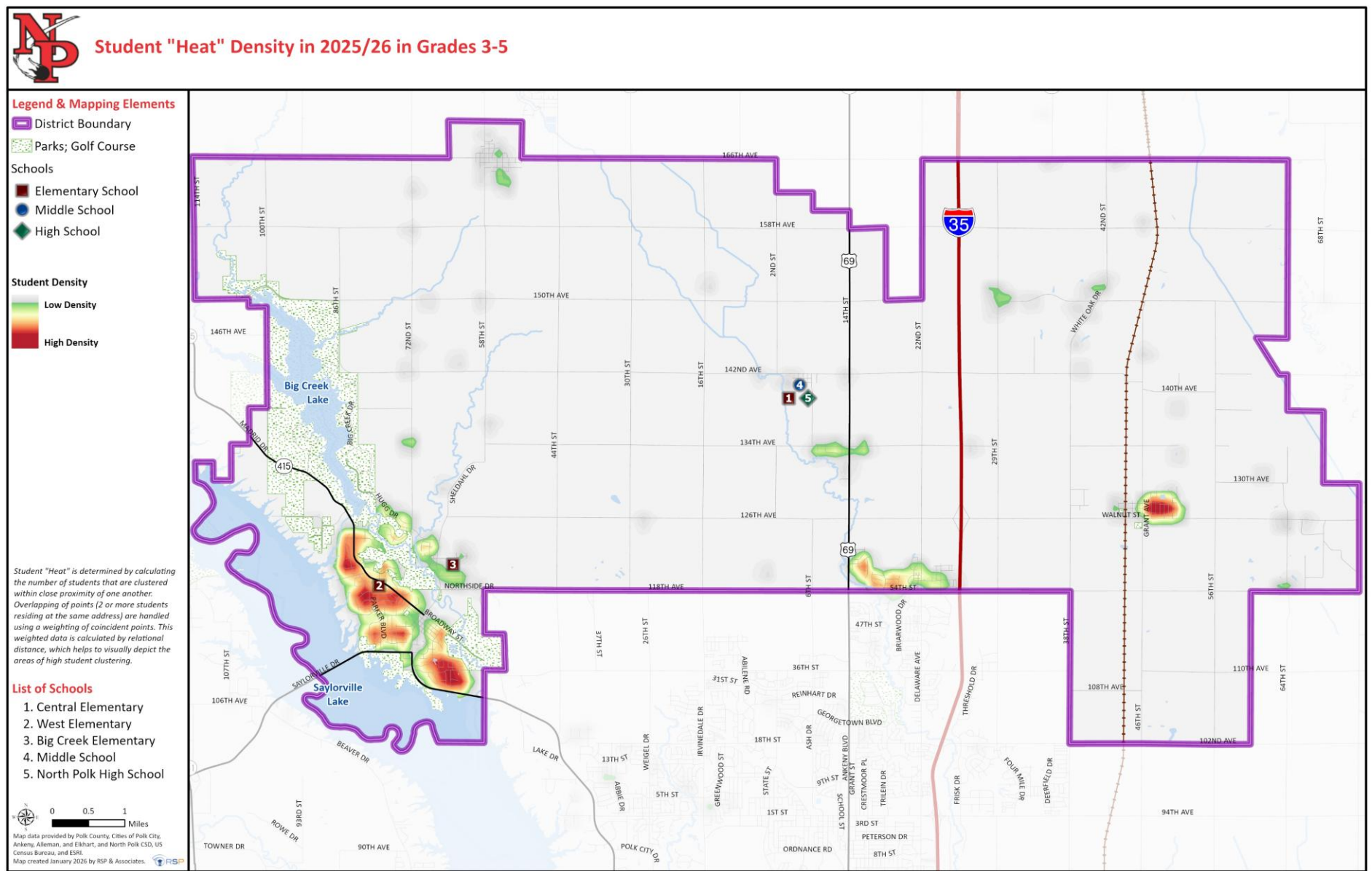
High School Student Count Change Map



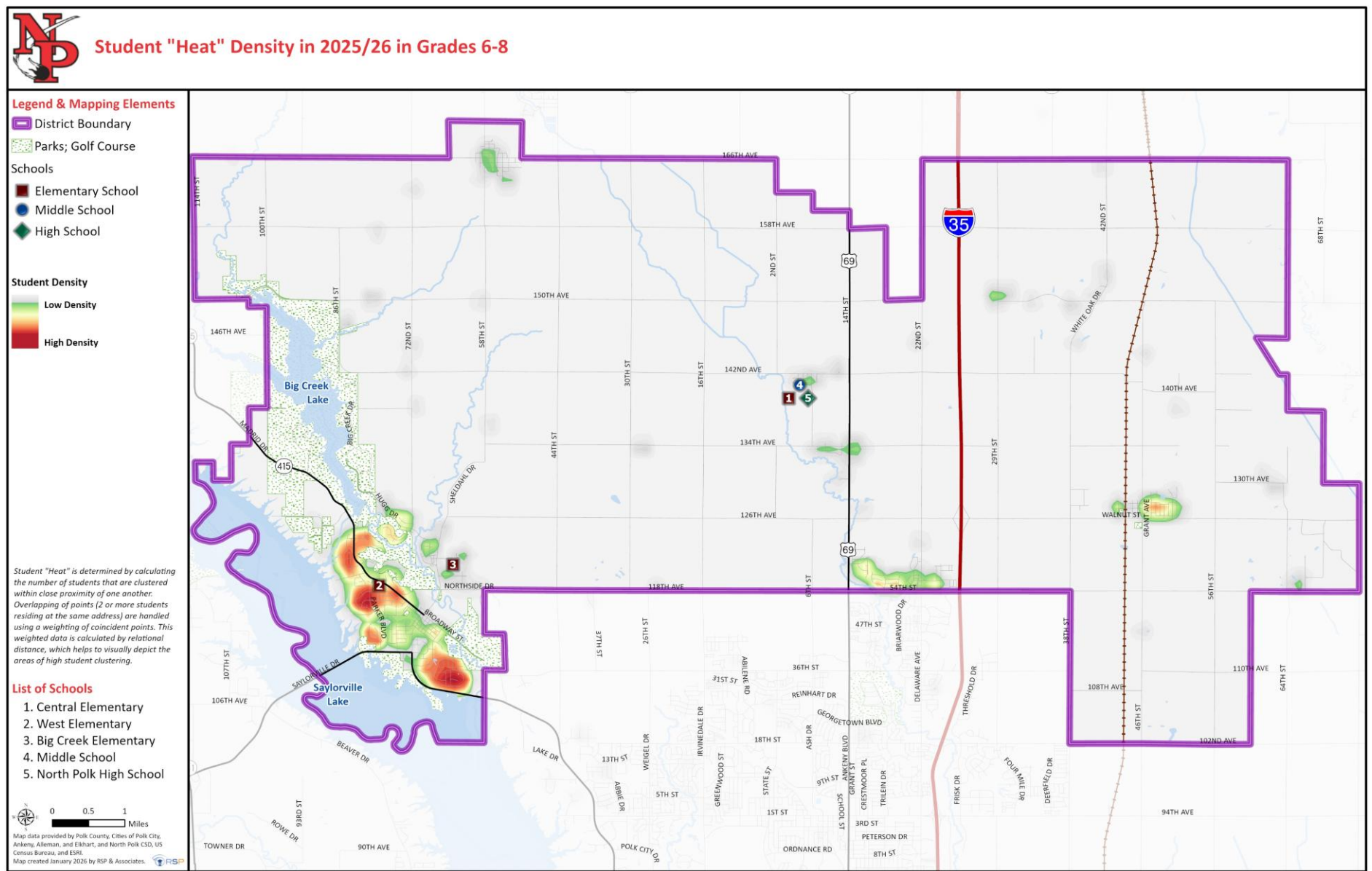
Lower Elementary (K-2) Student Density Heat Map



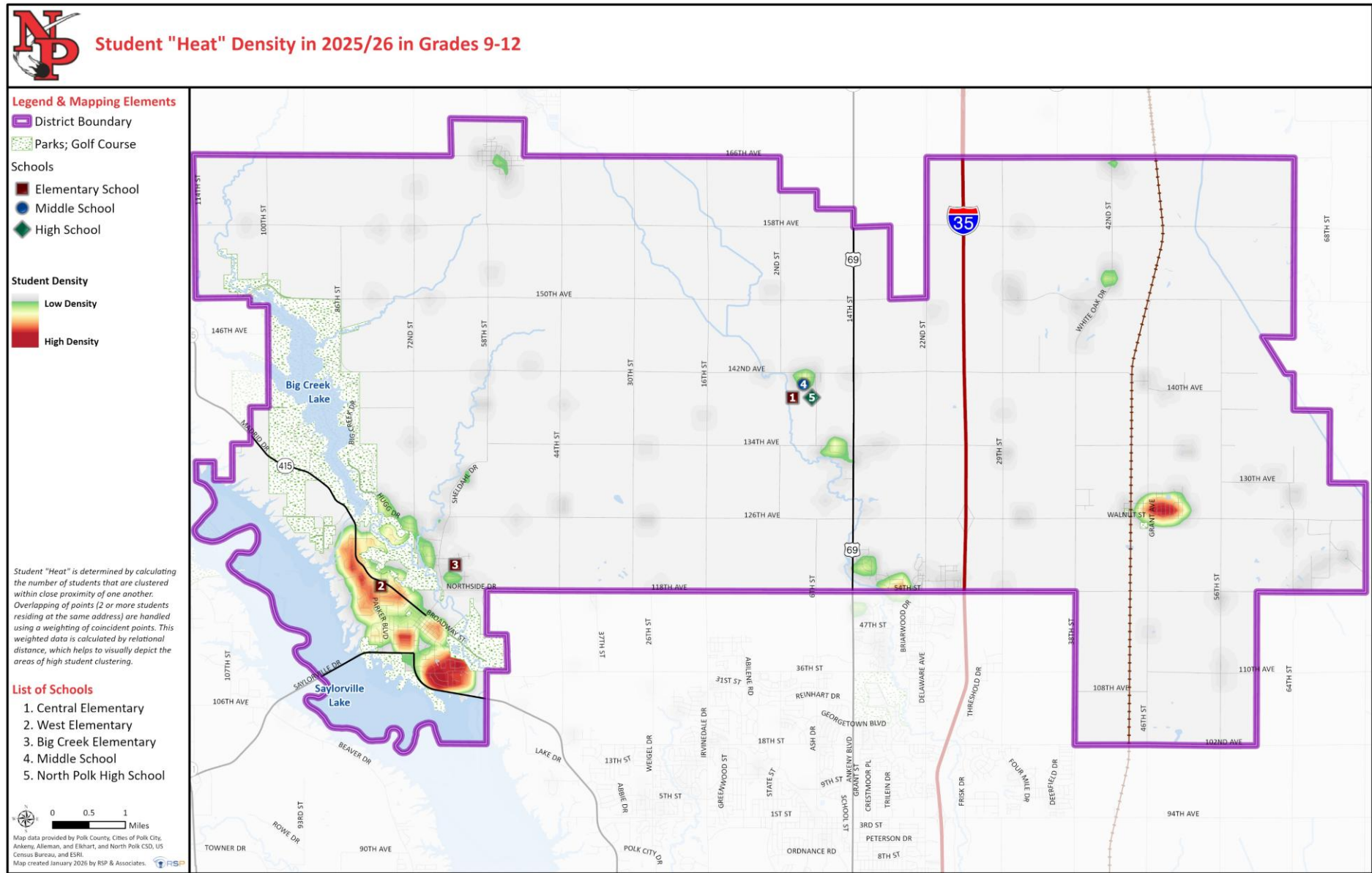
Upper Elementary (3-5) Student Density Heat Map



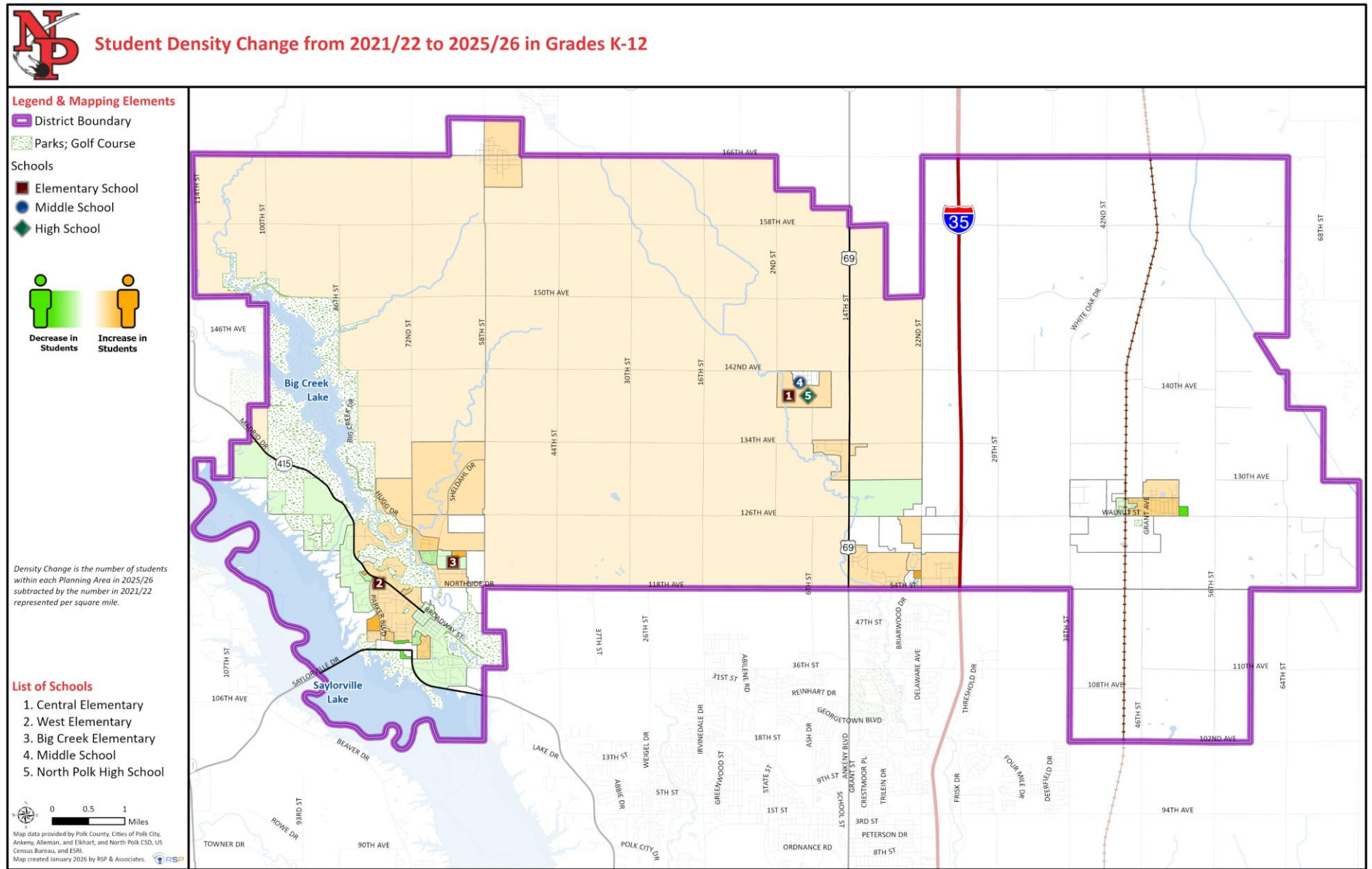
Middle School Student Density Heat Map



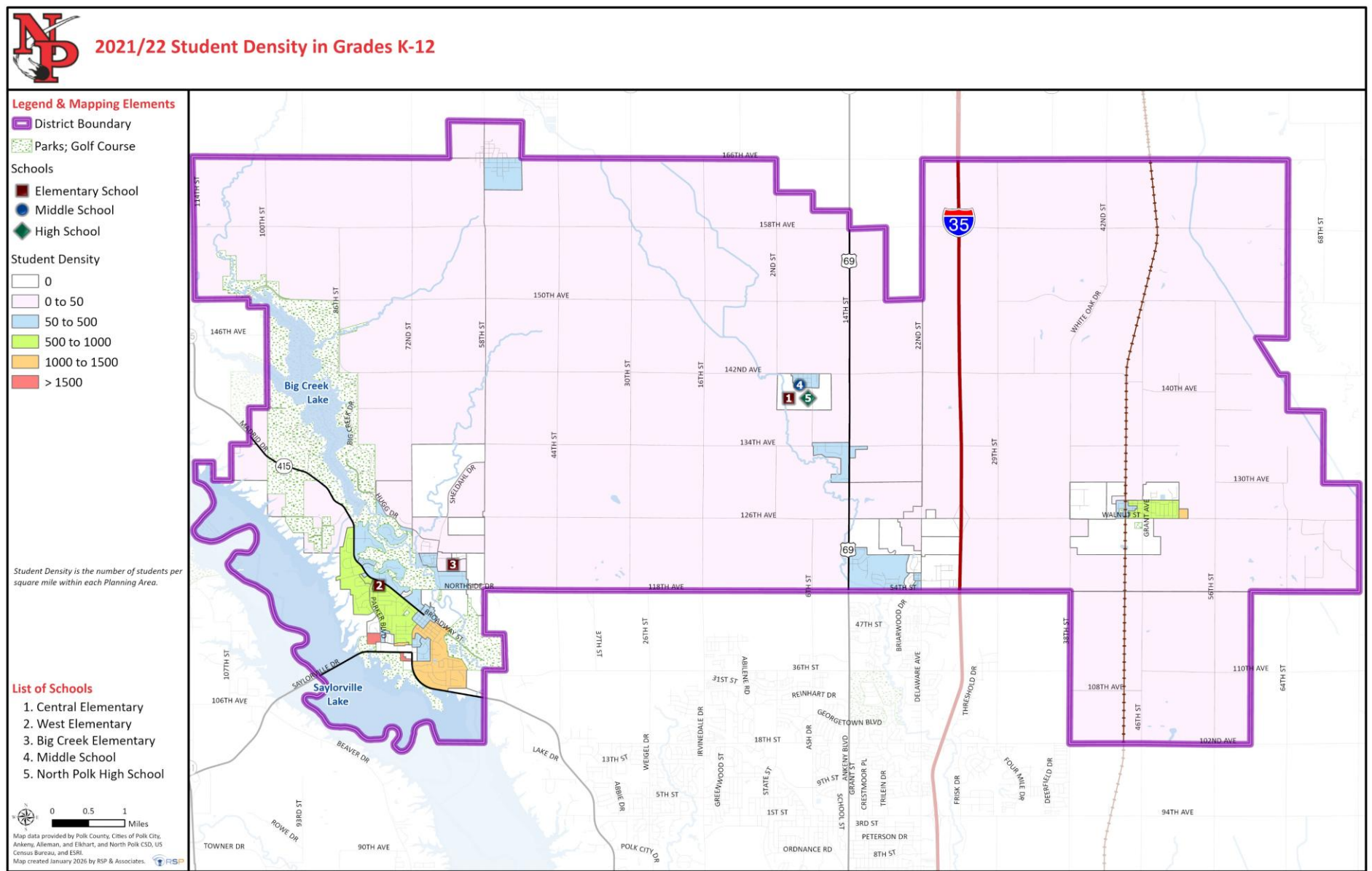
High School Student Density Heat Map



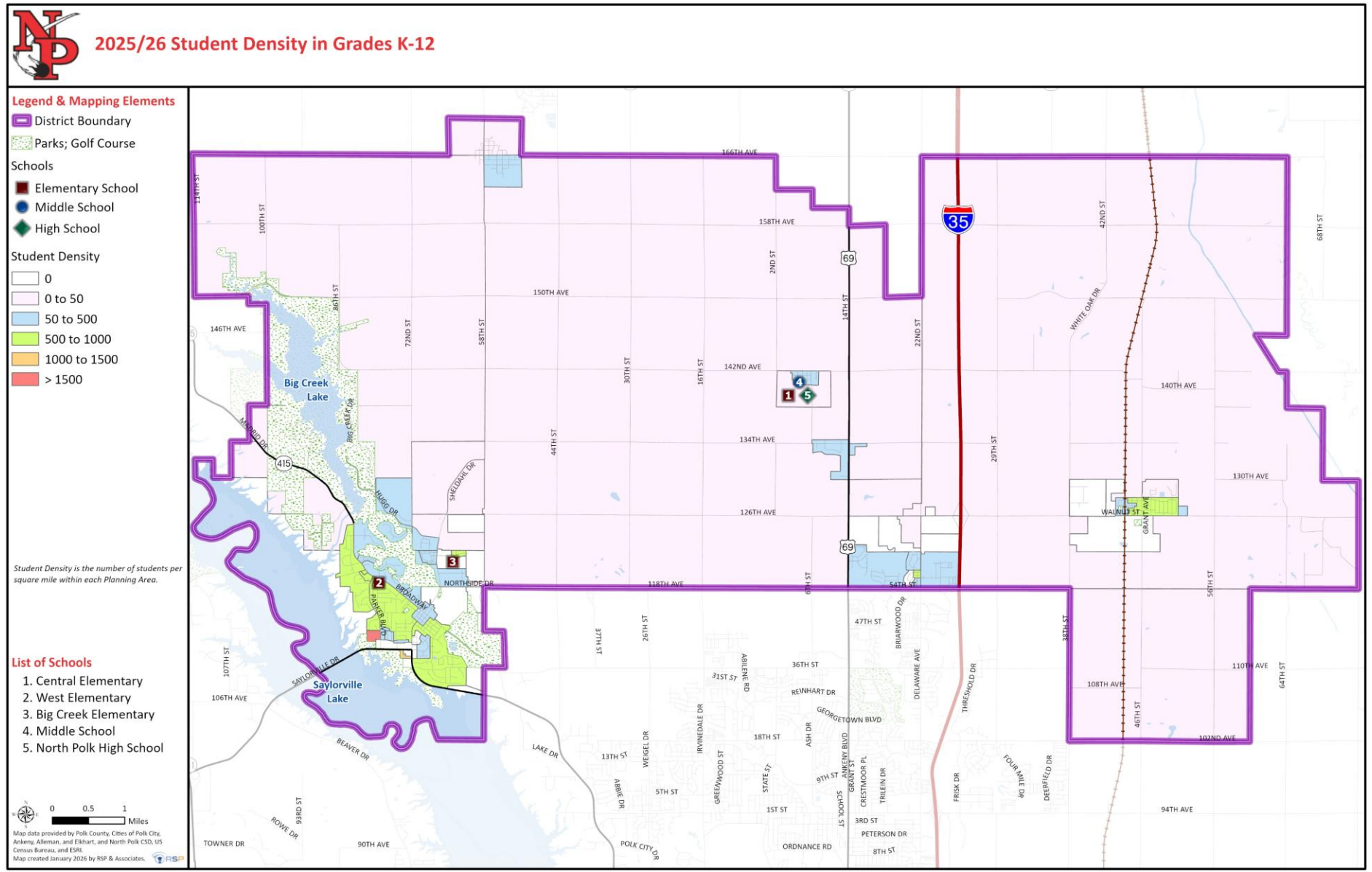
Student Density Change Map



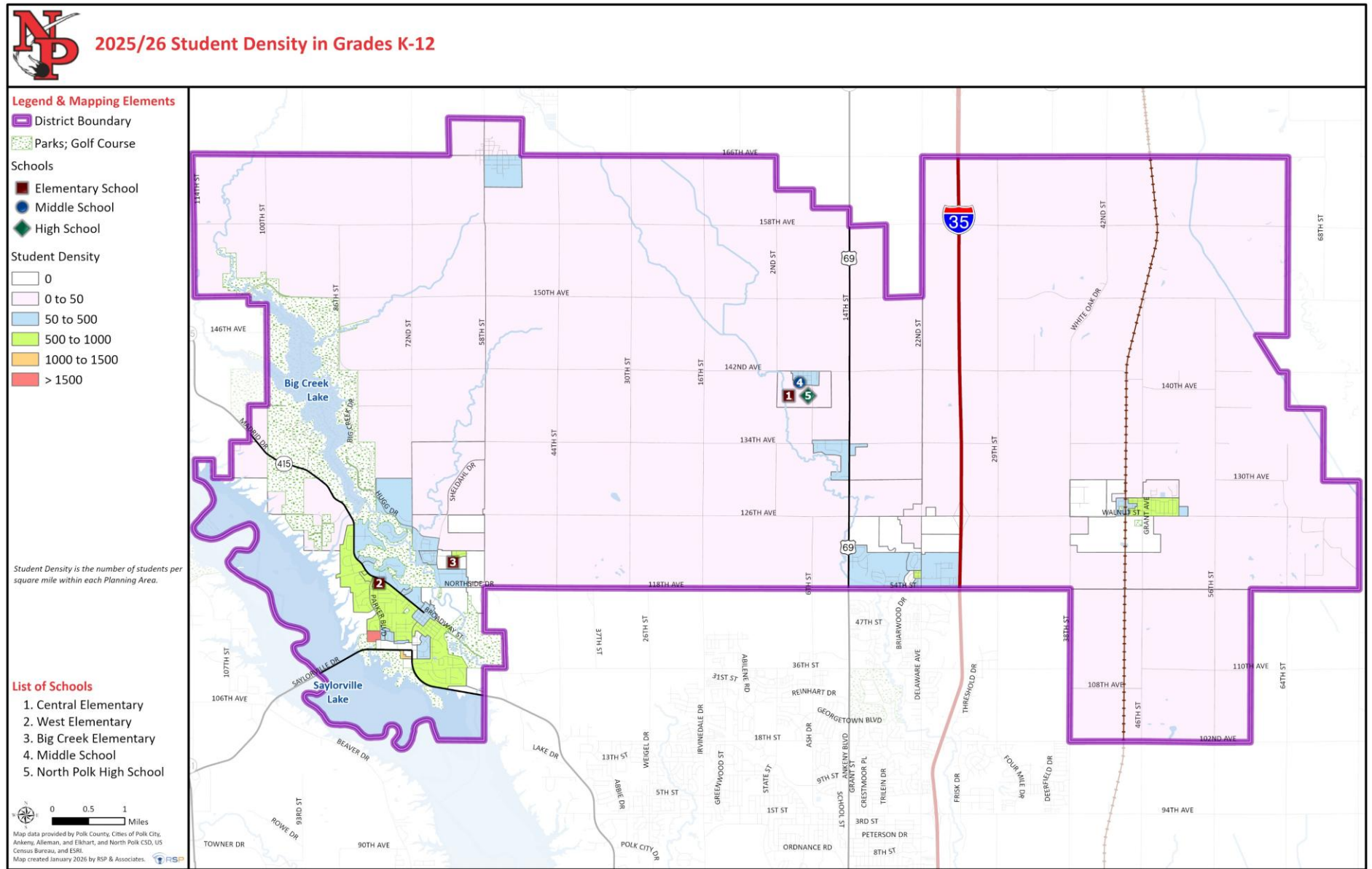
2021/22 Student Density Map



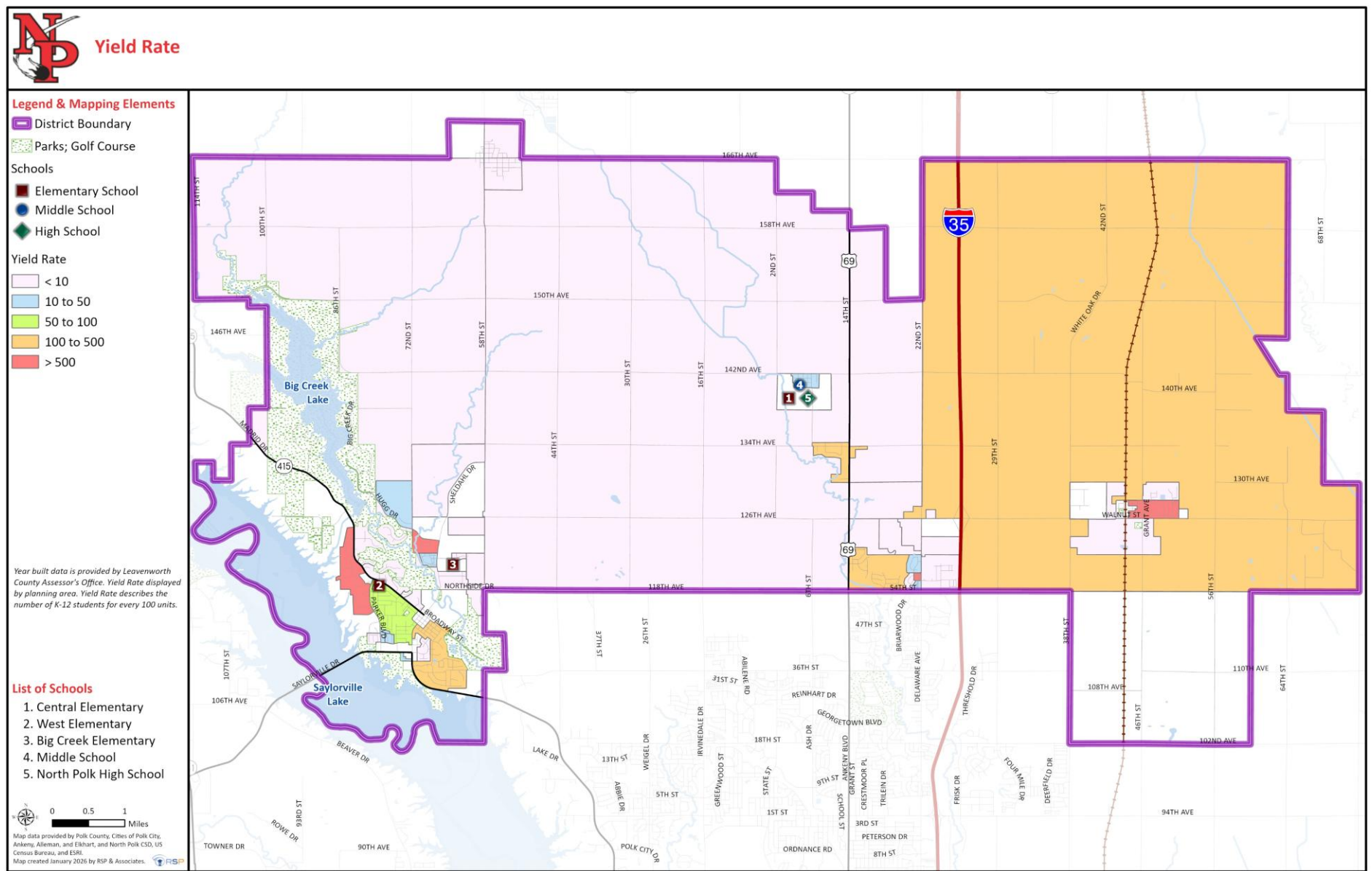
2025/26 Student Density Map



5-Year Average Kindergarten Count Map

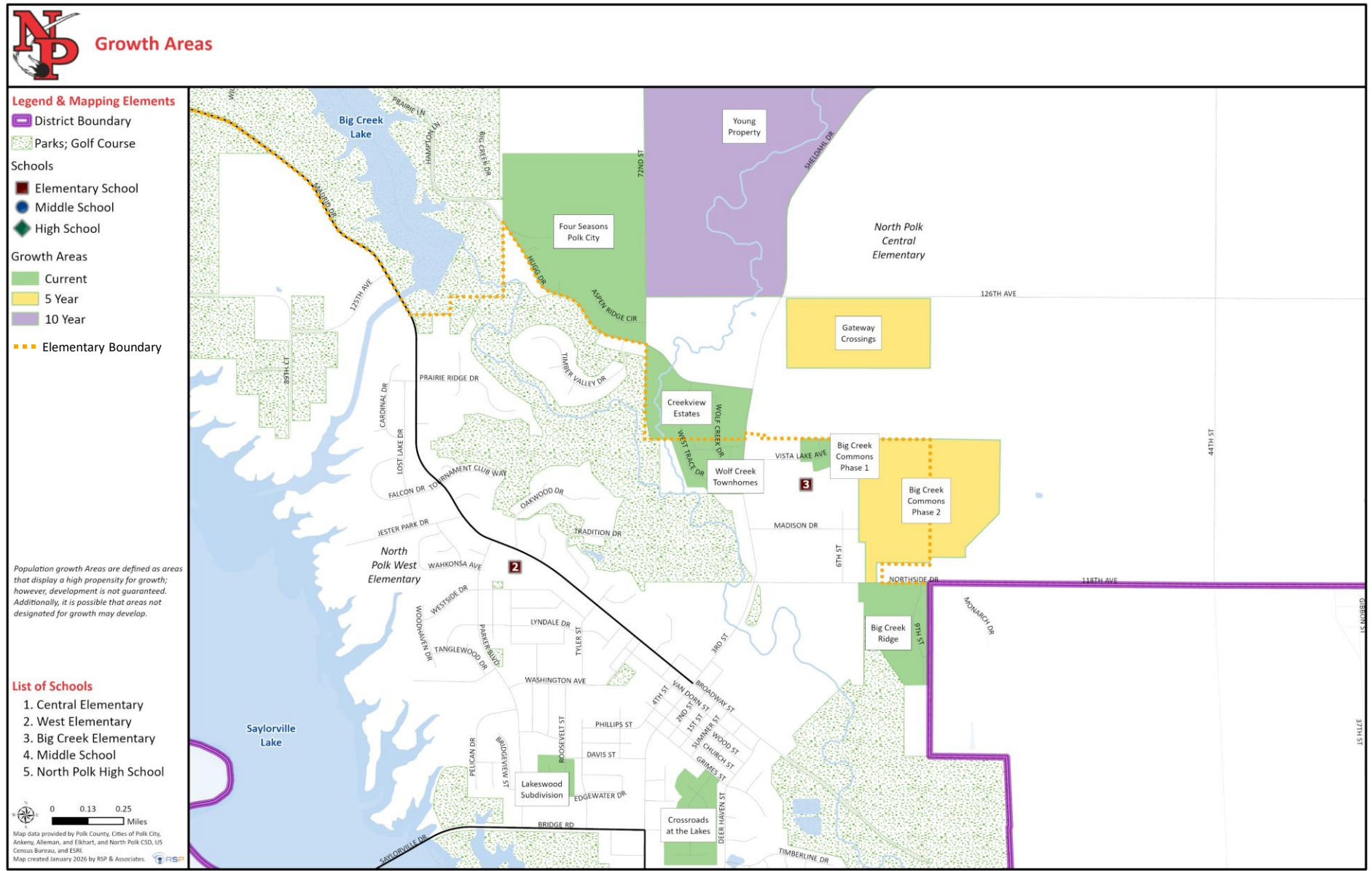


Student Yield Rate Analysis Map

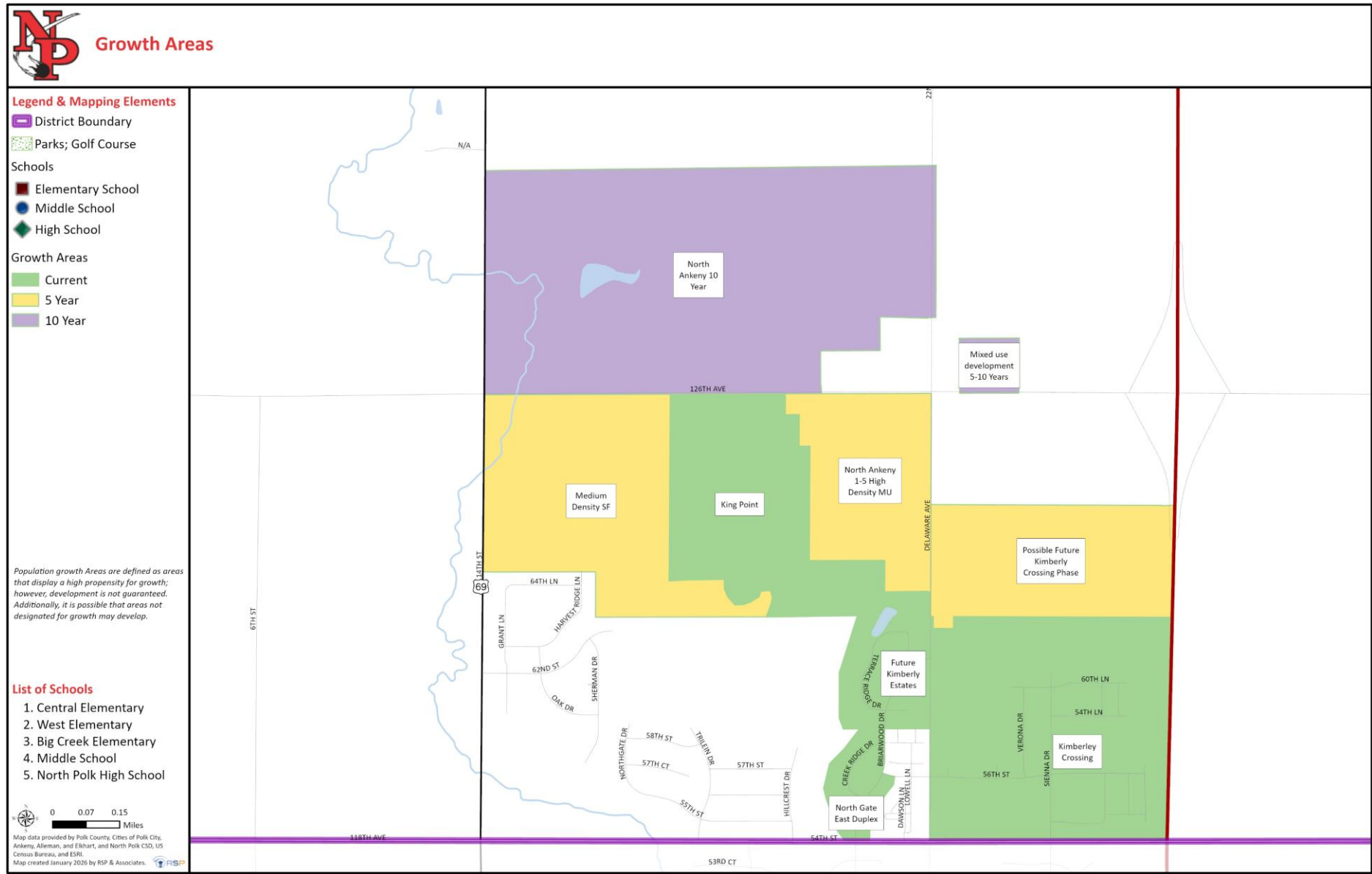


Polk City Growth Area Map (Detailed)

Updated 01/28/2026



Ankeny Growth Area Map (Detailed)



Elkhart Growth Area Map (Detailed)



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

Project Documentation

Data Acquisition:

- School District Student Data
 - Date received: November 6, 2025
 - Date verified: November 13, 2025
- City Planning Meeting(s)
 - City of Polk City: Virtual meeting December 30, 2025
 - City of Ankeny: Email correspondence December 15, 2025
 - City of Elkhart: Virtual meeting November 3, 2025
 - City of Alleman: Email correspondence and Phone Call January 7, 2026
- County Data – open data source from Polk County