Planning for the Future

Clear Creek Amana
Community School District

Enrollment Analysis

January 2023

Updated: 01/25/23

Expectations

Thank you to Clear Creek Amana Community Schools, Johnson and Iowa Counties, Cities of Amana, Coralville, North Liberty, and Tiffin, and the Census Bureau/Esri for making this happen!

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

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

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

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

Facts:

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

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

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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, AICP, CEFP
Military, County, City, and School District Planner
University of Kansas – Master of Urban Planning (MUP)
American Institute of Certified Planners (AICP)
Certified Educational Facility Planner (CEFP)

Ginna Wallace, Planner
University of Kansas – Master of Urban Planning (MUP)

RSP Recent Projects:

Cedar Rapids, IA
- Enrollment Analysis, 2022/23
- Facility Master Plan, 2017/18

College Community, IA
- Enrollment Analysis, 2022/23

Newton, IA
- Enrollment Analysis, 2022/23

Our Partners:

esri Partner Network Silver

Poll Everywhere

GEOMARVEL

MetroQuest

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Discussion Points

Helpful Hints to Read the Report:

Slides that have the flagged star symbol are SIGNATURE SLIDES

PLUS: indicator of student growth

MINUS: indicator of student loss

Click the APPENDIX symbol on a page to reference additional analysis

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- Challenges & Solutions
- Next Steps & Key Considerations

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- Intra-transfer Tables
- Student Density Maps

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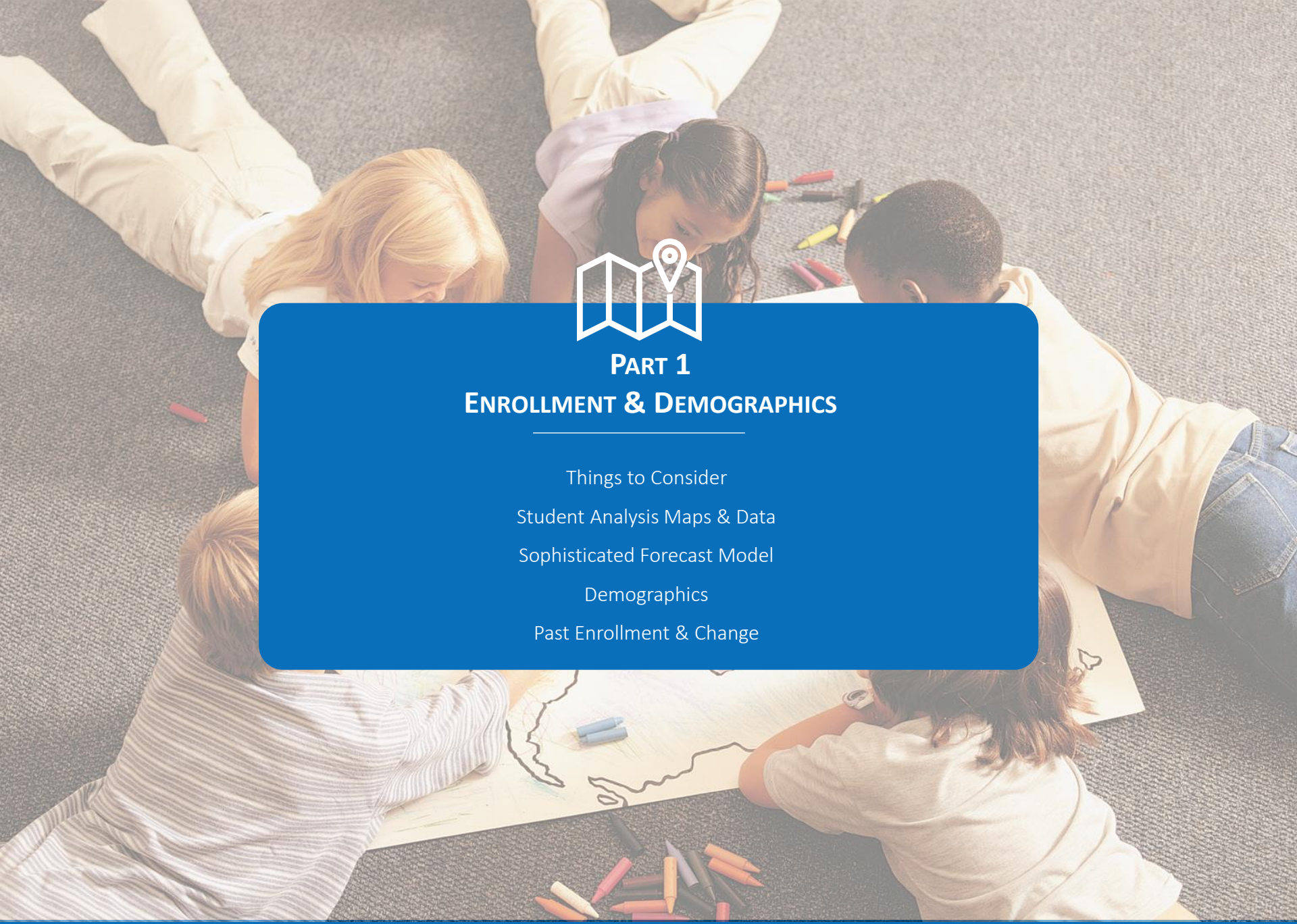

PART 1
ENROLLMENT & DEMOGRAPHICS

Things to Consider

Student Analysis Maps & Data

Sophisticated Forecast Model

Demographics

Past Enrollment & Change

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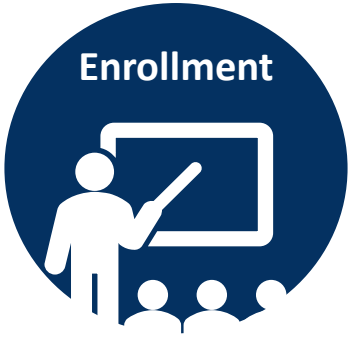
100,000 Foot Perspective

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



District wide enrollment forecasted to increase by about 1,000 students in the first 5-years and then an additional 500 students in the second 5-years

- **2032/33: Elementary forecasted to be 2,184 students**
- **2032/33: Middle School forecasted to be 1,055 students**
- **2032/22: High School forecasted to be 1,302 students**

Capacity challenges between 2024/25 to 2027/28 can be excepted at:

- Clear Creek Elementary (starting in 2027/28)
- North Bend Elementary (starting in 2025/26)
- Tiffin Elementary (starting in 2024/25)
- Oak Hill (starting in 2027/28
- CCA Middle School (Starting in 2027/28)

The elementary and middle school total enrollment will face capacity challenges starting in 2027/28

Development activity is a main driver to forecasted student growth:

- 148 single-family and 70 multi-family units were built in 2022
- Over 6,800 total potential units could be added to the district in the next ten years
- Most growth areas are located in cities of Coralville and North Liberty

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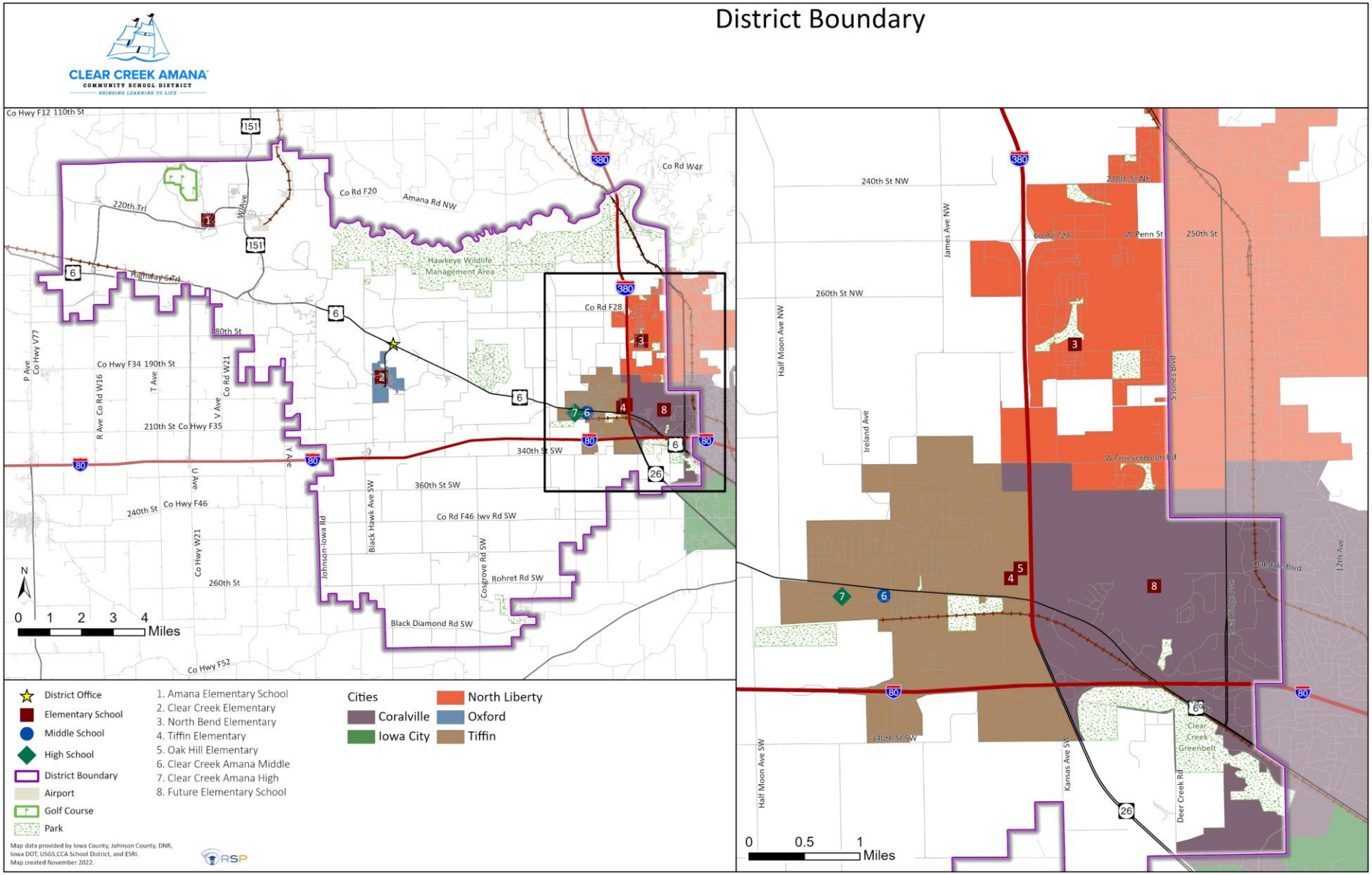
District Boundary



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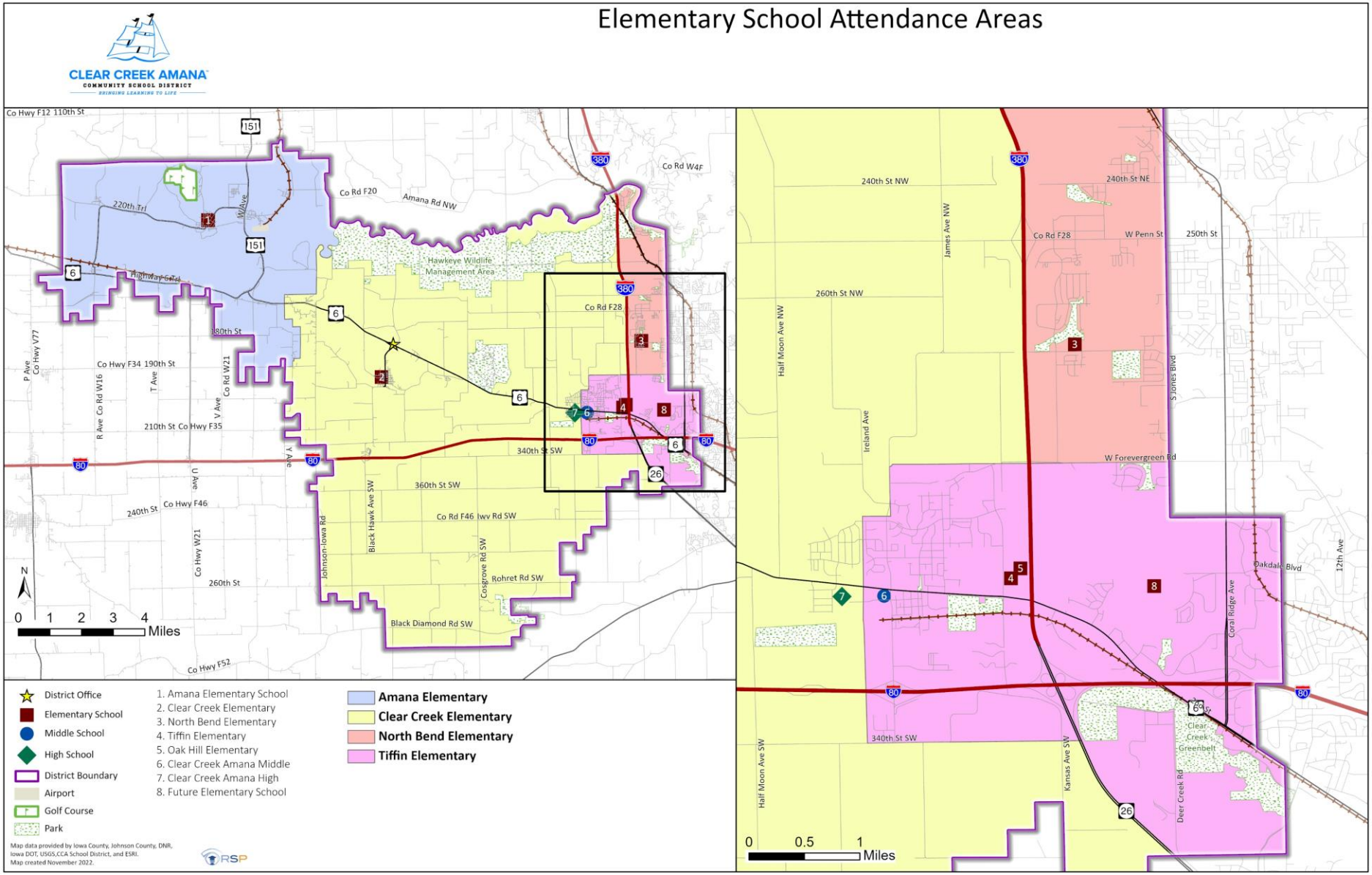
Elementary School Boundary



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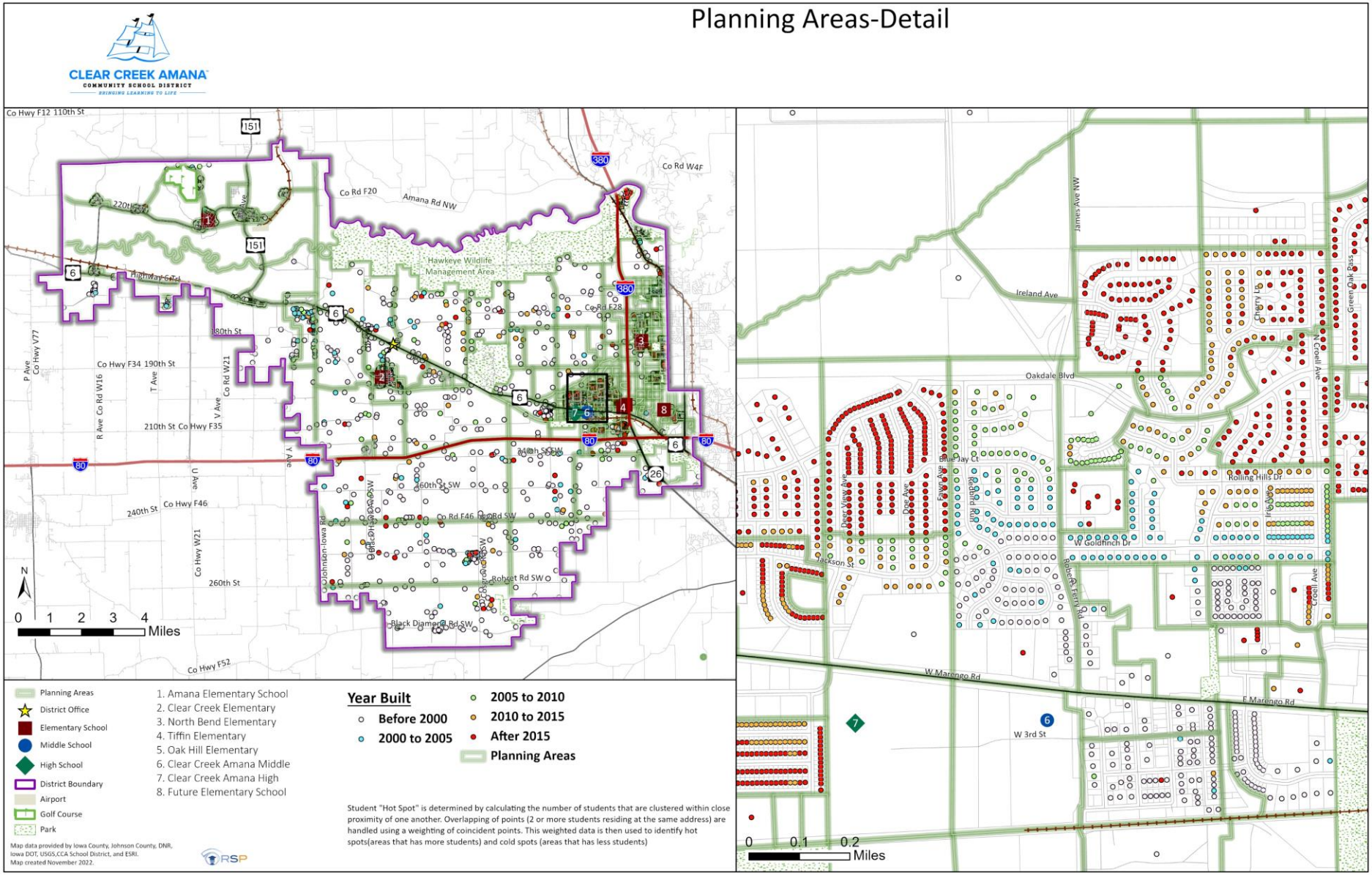
Planning Areas



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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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Birth Rate Information

Johnson County, Iowa Live Births and CCA Kindergarten 5-Years Later

Calendar Year	# Live Births	Birth Change	% Birth Change	School Year	# Kdg	%Kdg of Live Births
2005	1,457			2010/11	128	8.8%
2006	1,615	158	10.8%	2011/12	128	7.9%
2007	1,650	35	2.2%	2012/13	149	9.0%
2008	1,719	69	4.2%	2013/14	159	9.2%
2009	1,711	-8	-0.5%	2014/15	131	7.7%
2010	1,792	81	4.7%	2015/16	154	8.6%
2011	1,733	-59	-3.3%	2016/17	170	9.8%
2012	1,830	97	5.6%	2017/18	196	10.7%
2013	1,767	-63	-3.4%	2018/19	208	11.8%
2014	1,824	57	3.2%	2019/20	205	11.2%
2015	1,808	-16	-0.9%	2020/21	231	12.8%
2016	1,856	48	2.7%	2021/22	213	11.5%
2017	1,723	-133	-7.2%	2022/23	221	12.8%
2018	1,734	11	0.6%	2023/24	133	222
2019	1,739	5	0.3%	2024/25	133	223
2020	1,621	-118	-6.8%	2025/26	124	208
2021	1,652	31	1.9%	2026/27	126	212
3-Year Average	1,670.7	-27.33				
3-Year Weighted Average	1,656.2	-23.00				

Source: Iowa Department of Public Health (IDPH) and CCA Community School District

Live Birth Observations

- Tracks the number of Johnson County live births and the corresponding number of kindergarten students five years later
- The number of live births have been decreasing from peak in 2014
- 3-year average of 27 less live births per year
- The district enrolls around 10-13% of Johnson County live births per year
- The kindergarten classes moving forward are forecasted to be between:
  - 124 students on the low end
  - 223 students on the high end

Main Takeaway: Despite live births in the county decreasing, kindergarten class has increased or remained stable shown by the county percentage increasing over time. This trend must continue in order for kindergarten classes to continue to grow.

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Past Enrollment by Grade

Enrollment By Grade															PreK-12 Enrollment	
Year	PreK	K	1st	2nd	3rd	4th	5th	6th	7th	8th	9th	10th	11th	12th	Total	Percent
2000/01	6	94	95	107	88	120	92	114	100	72	85	82	87	79	1,221	
2001/02	8	99	92	99	109	85	114	94	112	98	81	93	80	85	1,249	2.3%
2002/03	7	109	93	93	103	110	96	125	96	115	97	87	89	70	1,290	3.3%
2003/04	8	91	108	89	102	101	112	91	127	96	122	103	85	85	1,320	2.3%
2004/05	9	97	87	112	99	102	104	114	96	126	97	137	98	83	1,361	3.1%
2005/06	6	98	94	91	114	108	99	109	124	95	130	105	127	93	1,393	2.4%
2006/07	6	101	99	86	99	117	107	104	111	132	100	124	107	126	1,419	1.9%
2007/08	10	99	99	102	91	100	122	105	105	108	160	112	126	99	1,438	1.3%
2008/09	9	133	103	108	104	102	108	130	105	107	112	159	106	124	1,510	5.0%
2009/10	12	146	142	108	117	108	104	102	134	104	127	115	148	105	1,572	4.1%
2010/11	65	150	154	142	115	134	113	114	116	143	120	122	114	153	1,755	11.6%
2011/12	51	166	150	157	142	118	132	110	127	122	151	114	121	118	1,779	1.4%
2012/13	66	180	169	158	158	152	122	137	118	137	139	147	122	137	1,942	9.2%
2013/14	83	189	179	172	158	157	156	129	139	115	151	138	145	130	2,041	5.1%
2014/15	82	155	187	185	166	165	157	166	133	140	130	159	141	156	2,122	4.0%
2015/16	122	172	150	186	181	177	162	160	173	141	156	130	161	155	2,226	4.9%
2016/17	121	193	192	162	196	187	178	165	169	178	147	159	124	182	2,353	5.7%
2017/18	129	222	208	200	178	193	190	175	163	161	199	136	151	149	2,454	4.3%
2018/19	126	241	229	214	205	180	200	195	190	166	169	194	128	151	2,588	5.5%
2019/20	154	231	235	238	212	207	180	200	192	185	165	169	189	138	2,695	4.1%
2020/21	119	259	244	236	242	216	211	187	197	190	192	168	166	185	2,812	4.3%
2021/22	142	250	275	238	248	243	223	214	198	204	199	190	161	175	2,960	5.3%
2022/23	135	257	247	285	246	248	252	232	220	203	200	191	185	161	3,062	3.4%

Source: Iowa Department of Education (2000/01 to 2011/12) Clear Creek Amana Community Schools (2012/13 to 2022/23) (No Sprouts, CPI, or HSAP)

Observations:

- Largest K-12 class in 2022/23 – 2nd grade with 285 students
- Smallest K-12 class in 2022/23 – 12th grade with 161 students
- Graduating senior class is smaller than the incoming Kindergarten class which will increase total enrollment
- Largest historical increase was from 2009/10 to 2010/11 with increase of 11.6%
- Largest total enrollment since 2000/01 is this year – first year the district enrollment is above 3,000 students
- 2022/23 has the largest grades since 2000/01 in: 2nd, 4th, 5th, 6th, 7th, 9th, and 11th grades

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Cohort Student Change

Change By Grade from the Previous Year

From	To	PreK K	K 1st	1st 2nd	2nd 3rd	3rd 4th	4th 5th	5th 6th	6th 7th	7th 8th	8th 9th	9th 10th	10th 11th	11th 12th	PreK-12 Enrollment Change	 Percent
2000/01	2001/02	93	-2	4	2	-3	-6	2	-2	-2	9	8	-2	-2	35	2.9%
2001/02	2002/03	101	-6	1	4	1	11	11	2	3	-1	6	-4	-10	50	4.0%
2002/03	2003/04	84	-1	-4	9	-2	2	-5	2	0	7	6	-2	-4	13	1.0%
2003/04	2004/05	89	-4	4	10	0	3	2	5	-1	1	15	-5	-2	48	3.6%
2004/05	2005/06	89	-3	4	2	9	-3	5	10	-1	4	8	-10	-5	30	2.2%
2005/06	2006/07	95	1	-8	8	3	-1	5	2	8	5	-6	2	-1	29	2.1%
2006/07	2007/08	93	-2	3	5	1	5	-2	1	-3	28	12	2	-8	21	1.5%
2007/08	2008/09	123	4	9	2	11	8	8	0	2	4	-1	-6	-2	105	7.3%
2008/09	2009/10	137	9	5	9	4	2	-6	4	-1	20	3	-11	-1	78	5.2%
2009/10	2010/11	138	8	0	7	17	5	10	14	9	16	-5	-1	5	240	15.3%
2010/11	2011/12	101	0	3	0	3	-2	-3	13	6	8	-6	-1	4	26	1.5%
2011/12	2012/13	129	3	8	1	10	4	5	8	10	17	-4	8	16	192	10.8%
2012/13	2013/14	123	-1	3	0	-1	4	7	2	-3	14	-1	-2	8	125	6.4%
2013/14	2014/15	72	-2	6	-6	7	0	10	4	1	15	8	3	11	46	2.3%
2014/15	2015/16	90	-5	-1	-4	11	-3	3	7	8	16	0	2	14	161	7.6%
2015/16	2016/17	71	20	12	10	6	1	3	9	5	6	3	-6	21	147	6.6%
2016/17	2017/18	101	15	8	16	-3	3	-3	-2	-8	21	-11	-8	25	138	5.9%
2017/18	2018/19	112	7	6	5	2	7	5	15	3	8	-5	-8	0	150	6.1%
2018/19	2019/20	105	-6	9	-2	2	0	0	-3	-5	-1	0	-5	10	125	4.8%
2019/20	2020/21	105	13	1	4	4	4	7	-3	-2	7	3	-3	-4	110	4.1%
2020/21	2021/22	131	16	-6	12	1	7	3	11	7	9	-2	-7	9	162	5.8%
2021/22	2022/23	115	-3	10	8	0	9	9	6	5	-4	-8	-5	0	102	3.4%
3-Yr Avg		117.0	8.7	1.7	8.0	1.7	6.7	6.3	4.7	3.3	4.0	-2.3	-5.0	1.7	124.7	4.4%
3-Yr Wavg		118.7	6.0	3.2	8.7	1.0	7.5	6.7	6.2	4.5	2.2	-4.2	-5.3	2.3	123.3	4.3%

Source: Iowa Department of Education (2000/01 to 2011/12) Clear Creek Amana Community Schools (2012/13 to 2022/23) (No Sprouts, CPI, or HSAP)

Observations:

- Largest 3-year average K-12 class cohort increase – K to 1st **(+9 students)**
- Largest 3-year average K-12 class cohort decrease – 10th to 11th **(-5 students)**
- Overall percent change from previous year of 3.4% - increase of 102 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

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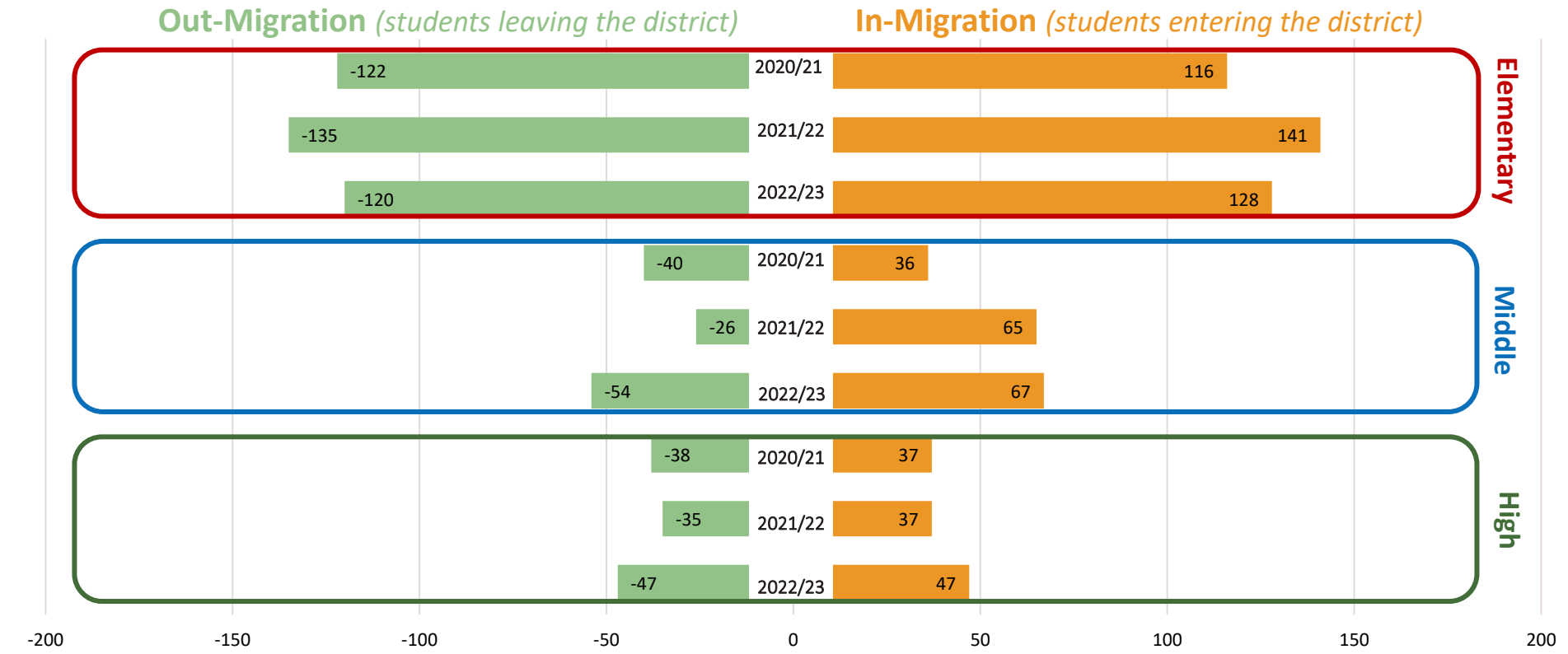
3-Year Student Migration Trend



Source: CCA School District and RSP

Definition

Out-Migration: Shows number of students in grade K to 11th that were attending the District in 2021/22, but are not attending the District in 2022/23.

In-Migration: Shows number of students in grade 1st to 12th that are attending the District in 2022/23, but were not attending the District in 2021/22.

Observations

- 2020/21 lost 200 students and gained 189 students; **NET: -11**
- 2021/22 lost 196 students and gained 243 students; **NET: +47**
- 2022/23 lost 221 students and gained 242 students; **NET: +21**

Main Takeaway:

The district had a negative net gain of transfer students in 2020/21. The past two years, the district has had net positive migration of students.

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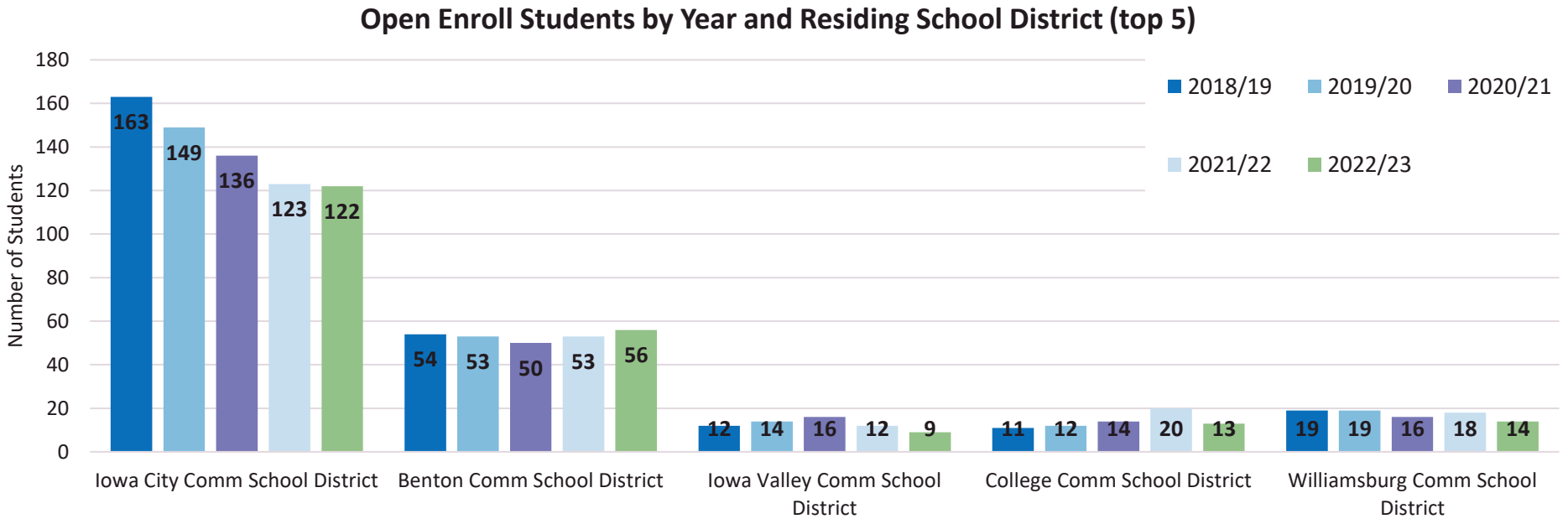
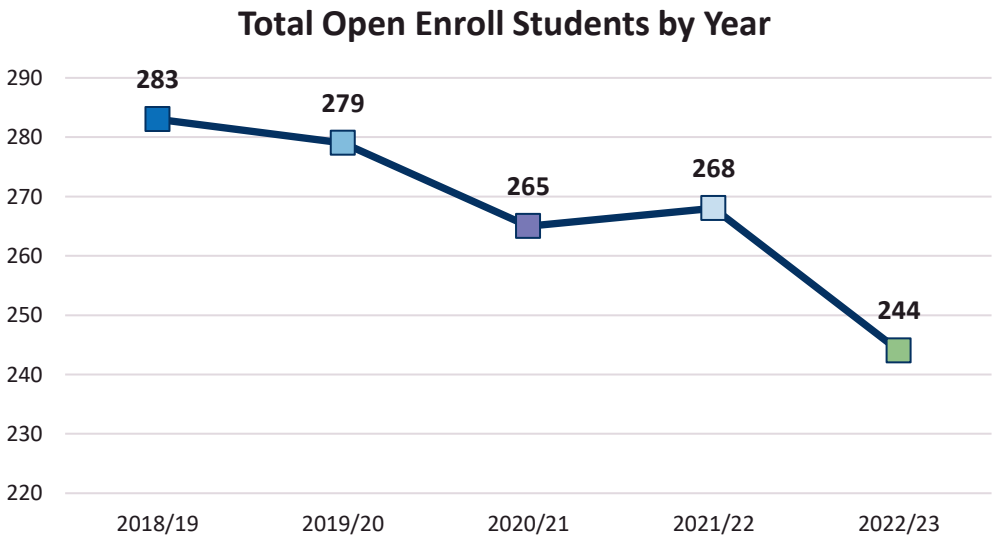
Open Enroll Student Analysis





Observations

- Open Enroll students in the district mostly reside in Iowa City Community School District
- The total number of open enroll students has been decreasing from its peak in 2018/19
- There are 244 students this year that open enrolled into the district

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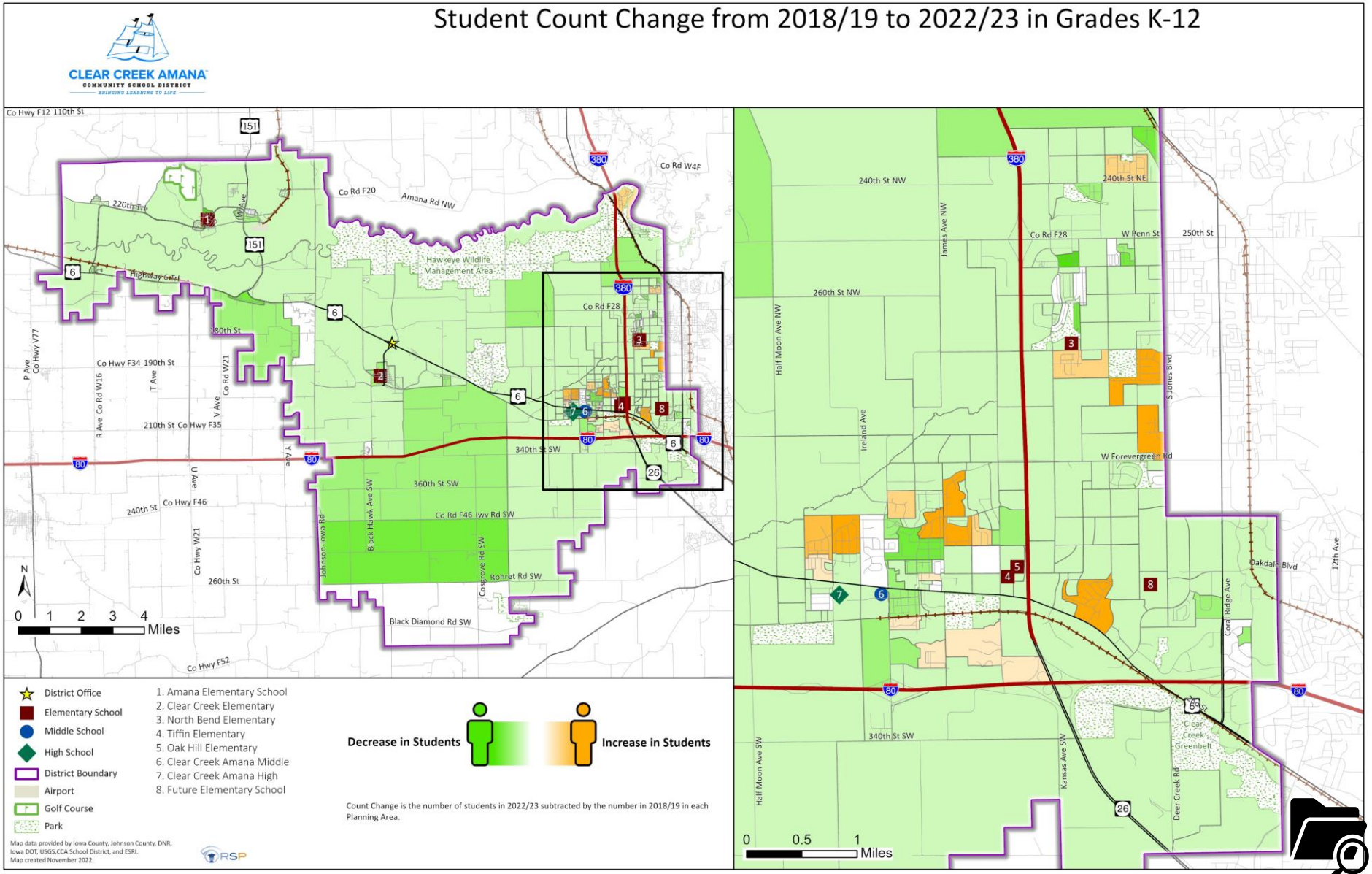
Student Count Change Map



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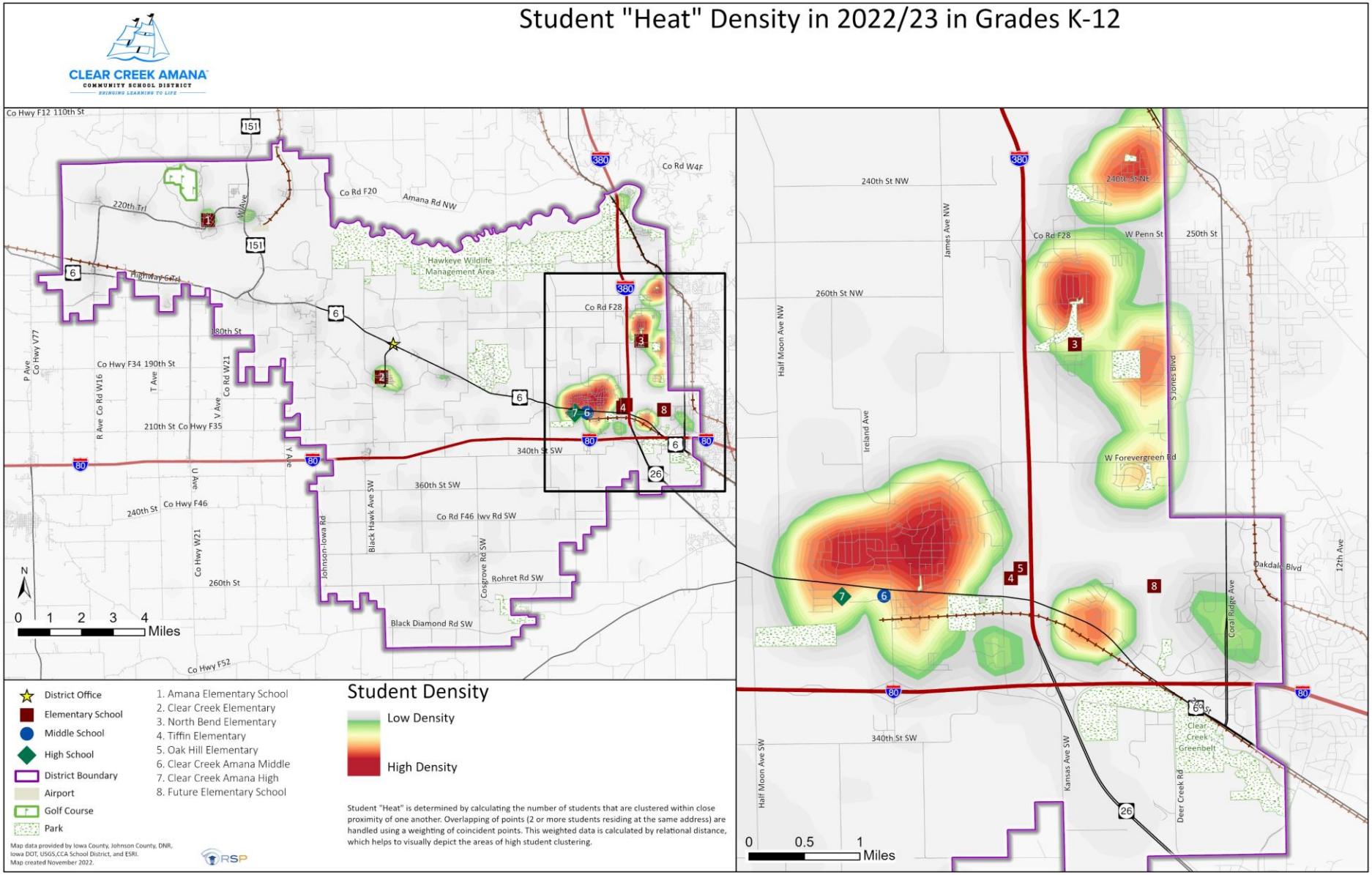
Heat Map



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Enrollment Observation and Conclusion

RSP & Associates monitors almost 300 planning areas for demographic, development, and enrollment data sets

+ Live births in Johnson have been decreasing the past five years
  - The percentage of live births has increased the past five years, despite less live births

+ District enrollment increased by 102 students from last year
  - Most grade levels increase as they work their way through the system
  - Elementary grades are largest in history replacing smaller secondary grades

+ Graduating senior classes are smaller than incoming kindergarten classes

+ District historically has had a positive migration trend for the past two years

+ Greatest student density is north of the middle and high school sites

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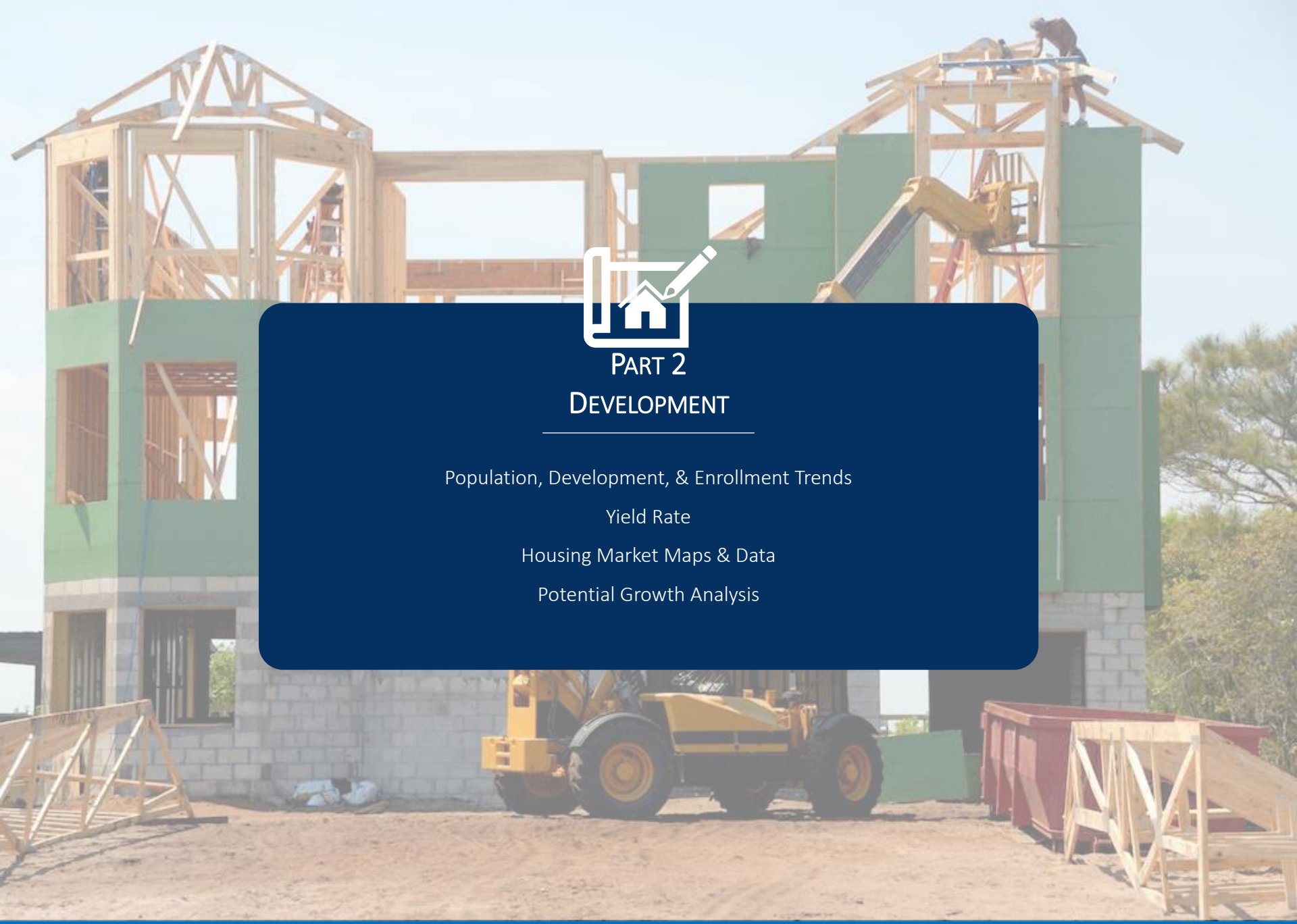

PART 2
DEVELOPMENT

Population, Development, & Enrollment Trends

Yield Rate

Housing Market Maps & Data

Potential Growth Analysis

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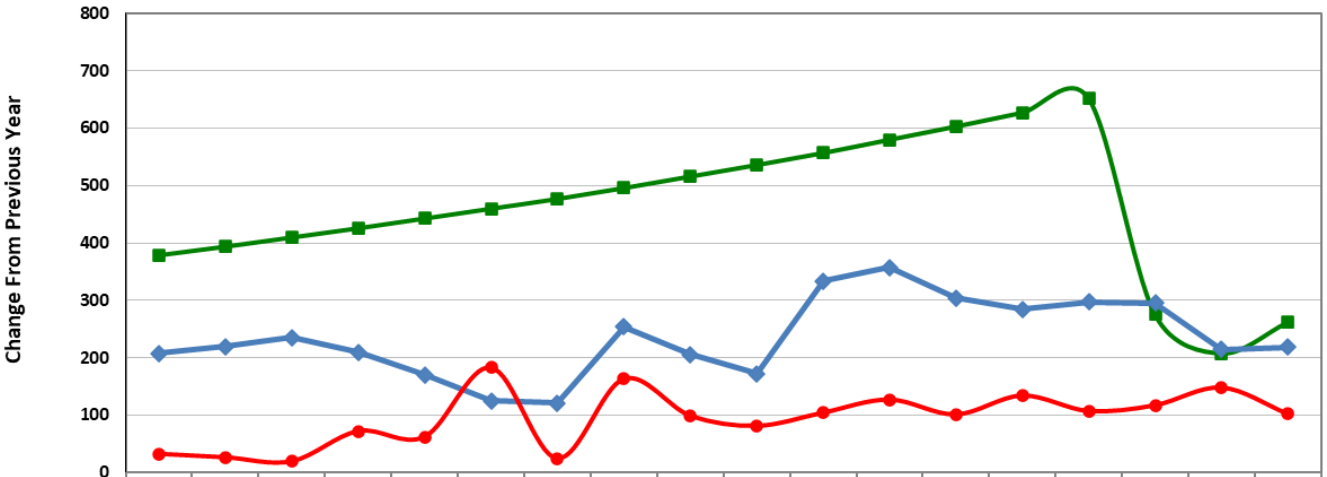
Population, Development, & Enrollment

Benchmark data to determine if there is a correlation between:

- Population change
- Building activity
- School enrollment



	2004 to 2005	2005 to 2006	2006 to 2007	2007 to 2008	2008 to 2009	2009 to 2010	2010 to 2011	2011 to 2012	2012 to 2013	2013 to 2014	2014 to 2015	2015 to 2016	2016 to 2017	2017 to 2018	2018 to 2019	2019 to 2020	2020 to 2021	2021 to 2022
Population Change	379	394	410	426	443	460	477	496	516	536	557	580	603	627	652	276	208	262
Certificate Occupancy	208	219	235	209	170	125	121	254	206	172	334	357	304	284	297	295	214	218
Enrollment Change	32	26	19	72	62	183	24	163	99	81	104	127	101	134	107	117	148	102

Source: Census Estimates, Cities of Amana, Coralville, North Liberty, and Tiffin, CCA Schools Enrollment and RSP SFM & Demographic Models

Graphic Explanation

- **BLUE LINE:** Building activity has averaged about 200+ units a year
- **GREEN LINE:** Census data indicates an increasing population
  - Population shows the estimate growth of the whole decade
  - New decennial census often affect year-to-year change
- **RED LINE:** Student enrollment has been increasing year to year

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Student Yield Rate: Single-Family

Students per 100 Single-Family Units	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	Avg
Amana Elementary	37	37	37	40	36	36	34	31	30	31	31	30	31	31	**33.71**
Clear Creek Elementary	49	47	46	45	45	45	42	43	40	39	39	42	42	42	**43.29**
North Bend Elementary	36	41	40	50	55	59	66	64	65	65	65	63	61	64	**56.71**
Tiffin Elementary	50	50	47	54	60	57	60	70	70	70	65	58	62	58	**59.36**
District (PK-12):	**43**	**43**	**42**	**46**	**47**	**48**	**49**	**50**	**49**	**49**	**49**	**48**	**49**	**49**	**47.21**

Source: CCA School District, Iowa and Johnson Counties, and RSP

Single-Family Yield Rate Observations

- Table shows the number of students per 100 single-family (SF) units by year and elementary boundary
- District sees on average 47 PK-12 students per 100 single-family households
- North Bend has the largest 2022 SF yield rate with 64 students per 100 single-family households
- Amana has the smallest 2022 SF Yield rate with 31 students per 100 single-family households
- Adding new housing inventory can increase the yield rate
- **There were 1,355 single-family homes built in the last decade**

Table Legend

Greater than 3 from District Average

Less than 3 from District Average

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Student Yield Rate: Single-Family

Students per 100 Multi-Family Units	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	Avg
Amana Elementary	28	23	23	21	30	30	23	26	27	23	23	21	20	20	**24.14**
Clear Creek Elementary	50	48	48	52	48	43	36	31	30	35	35	37	38	40	**40.79**
North Bend Elementary	10	15	14	16	16	18	21	22	24	25	28	26	26	27	**20.57**
Tiffin Elementary	18	20	19	24	24	25	22	22	22	23	21	23	23	24	**22.14**
District (PK-12):	**21**	**23**	**22**	**25**	**24**	**24**	**24**	**24**	**24**	**26**	**26**	**27**	**27**	**28**	**24.64**

Source: CCA School District, Iowa and Johnson Counties, and RSP

Multi-Family Yield Rate Observations

- Table shows the number of students per 100 multi-family (MF) units by year and by elementary boundary
- District sees on average 25 PK-12 students per 100 multi-family households
- Clear Creek has the largest 2022 MF yield rate with 40 students per 100 multi-family households
- Amana has the smallest 2022 MF yield rate with 20 students per 100 multi-family households
- Adding new housing inventory can increase the yield rate
- **There was 1,580 multi-family homes built in the last decade**

Table Legend

Greater than 3 from District Average

Less than 3 from District Average

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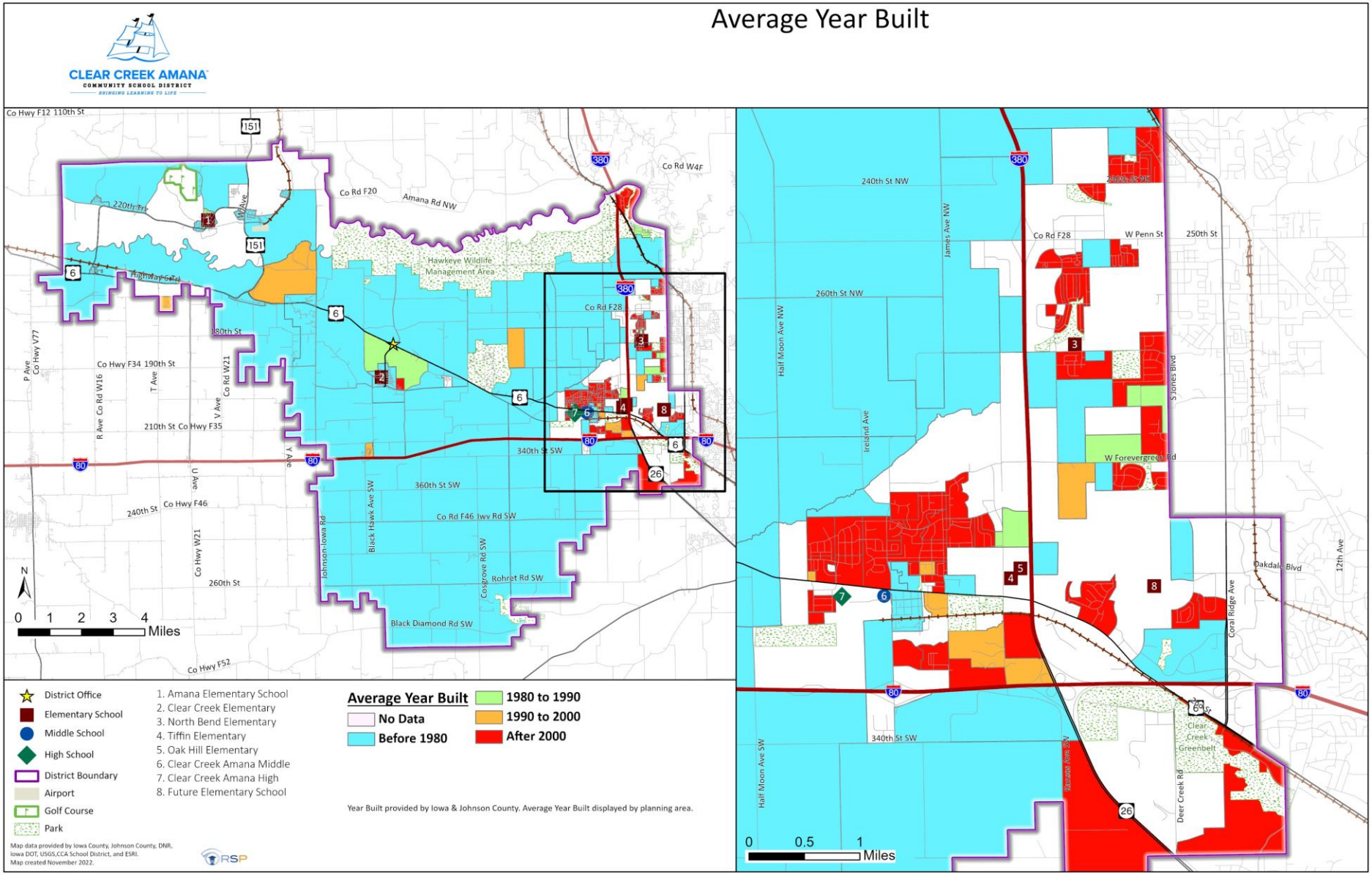
Average Year Built Map



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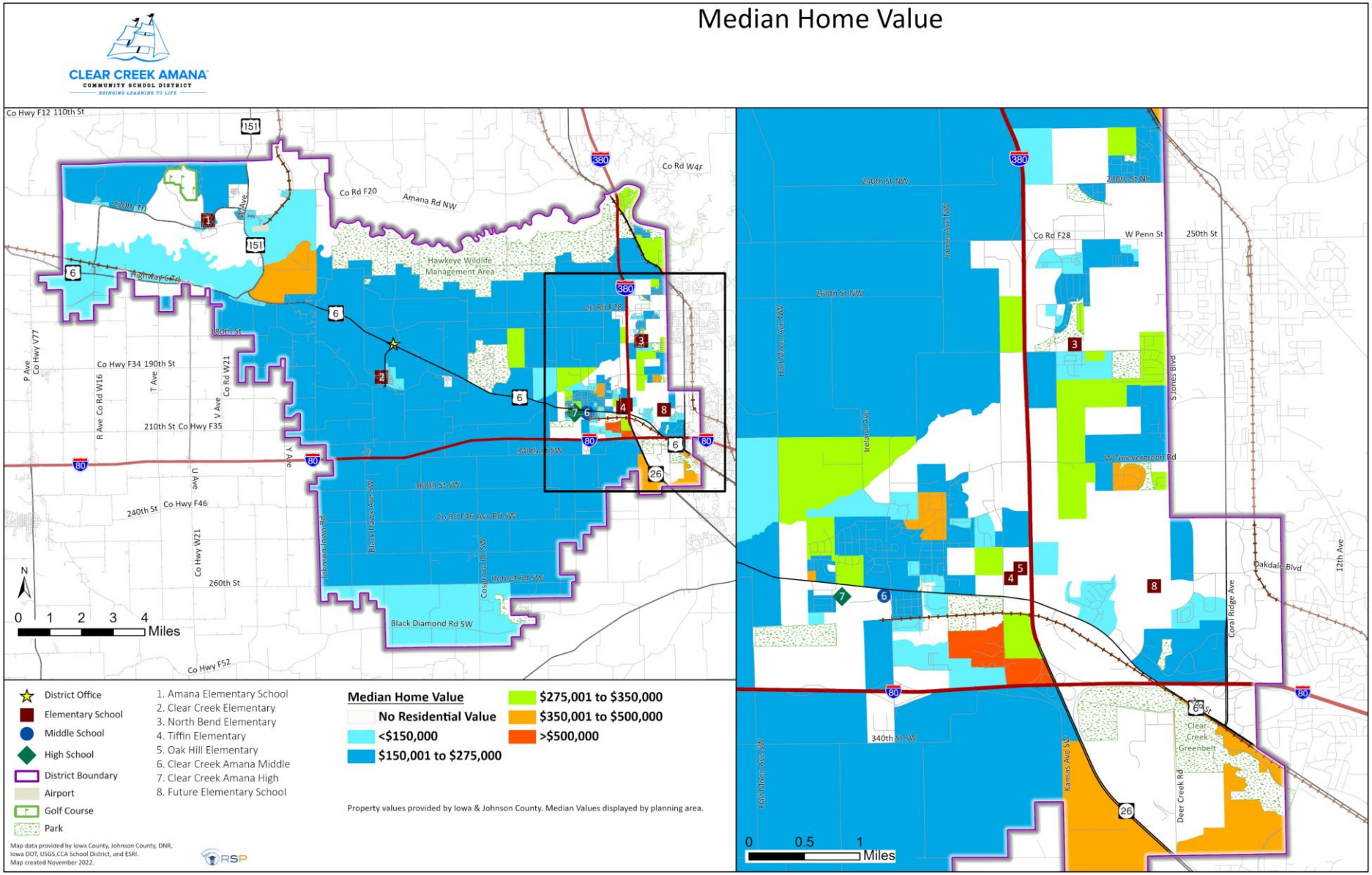
Median Home Value Map



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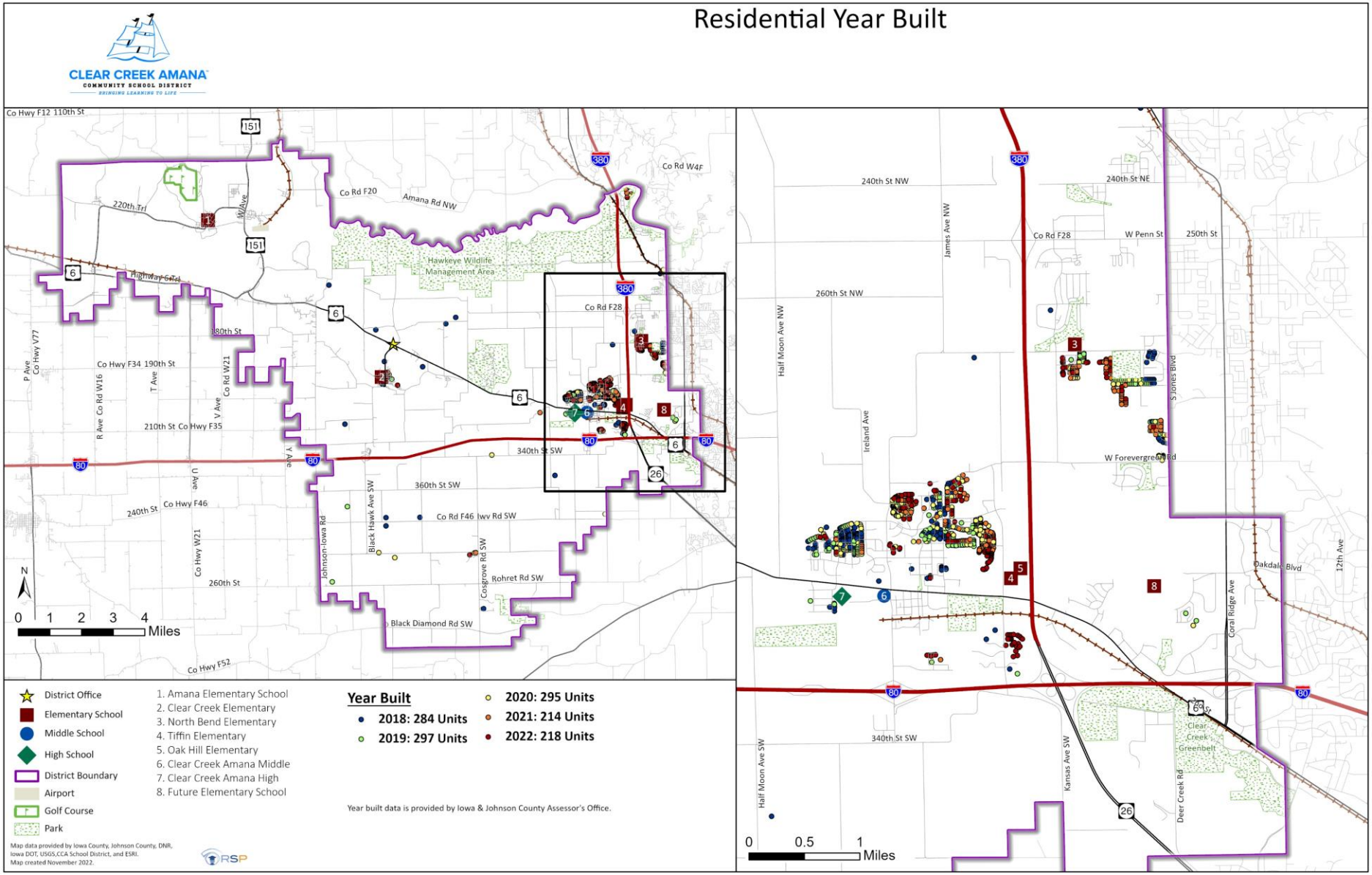
Recent Year Built Map



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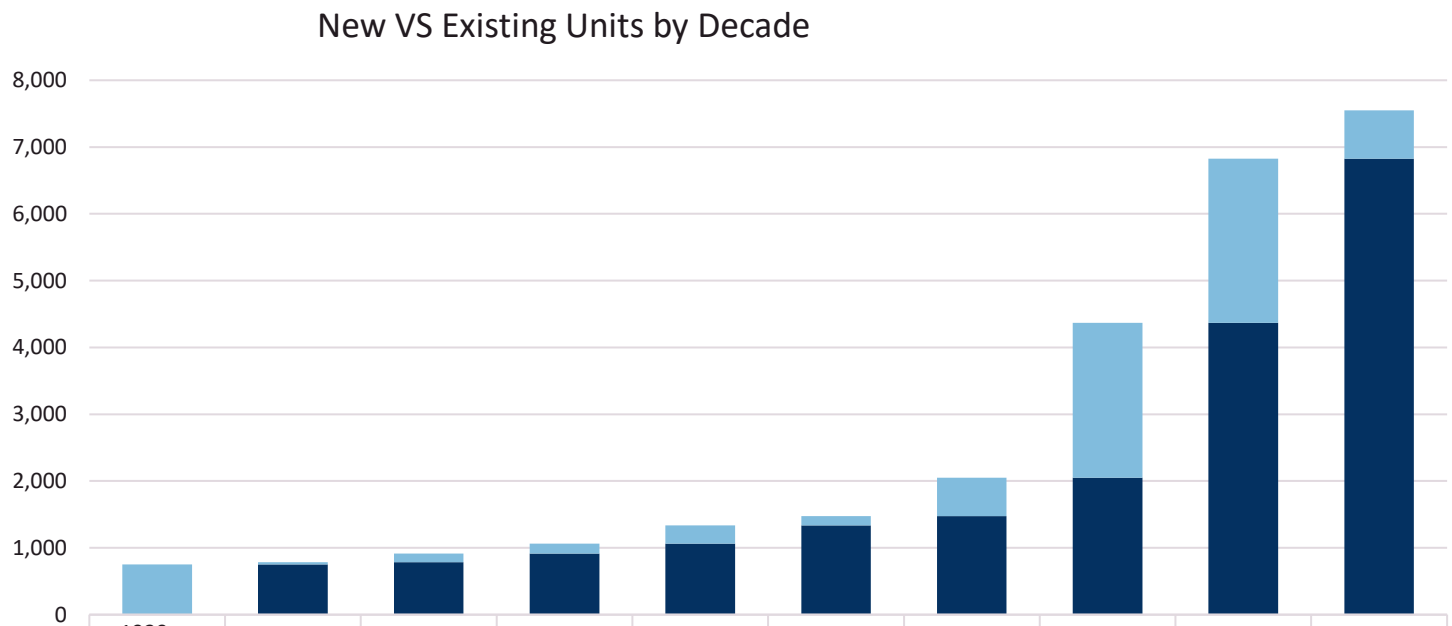
Development Activity Over Time

Observations:

- Table has been created to illustrate the number of units by year built in each decade
- The average number of units built per year from 2010 to 2019 (245 per year) is higher than from 2000 to 2009 (232) per year)
- The decade with the most units built was 2010 to 2019
- The average year for all units built was 1986



	1939 or Earlier	1940-1949	1950-1959	1960-1969	1970-1979	1980-1989	1990-1999	2000-2009	2010-2019	2020-2022
Number of New Units in Time Period	750	35	127	150	273	140	575	2320	2454	727
Number of Existing Units		750	785	912	1,062	1,335	1,475	2,050	4,370	6,824

Source: Johnson and Iowa County, RSP, ESRI

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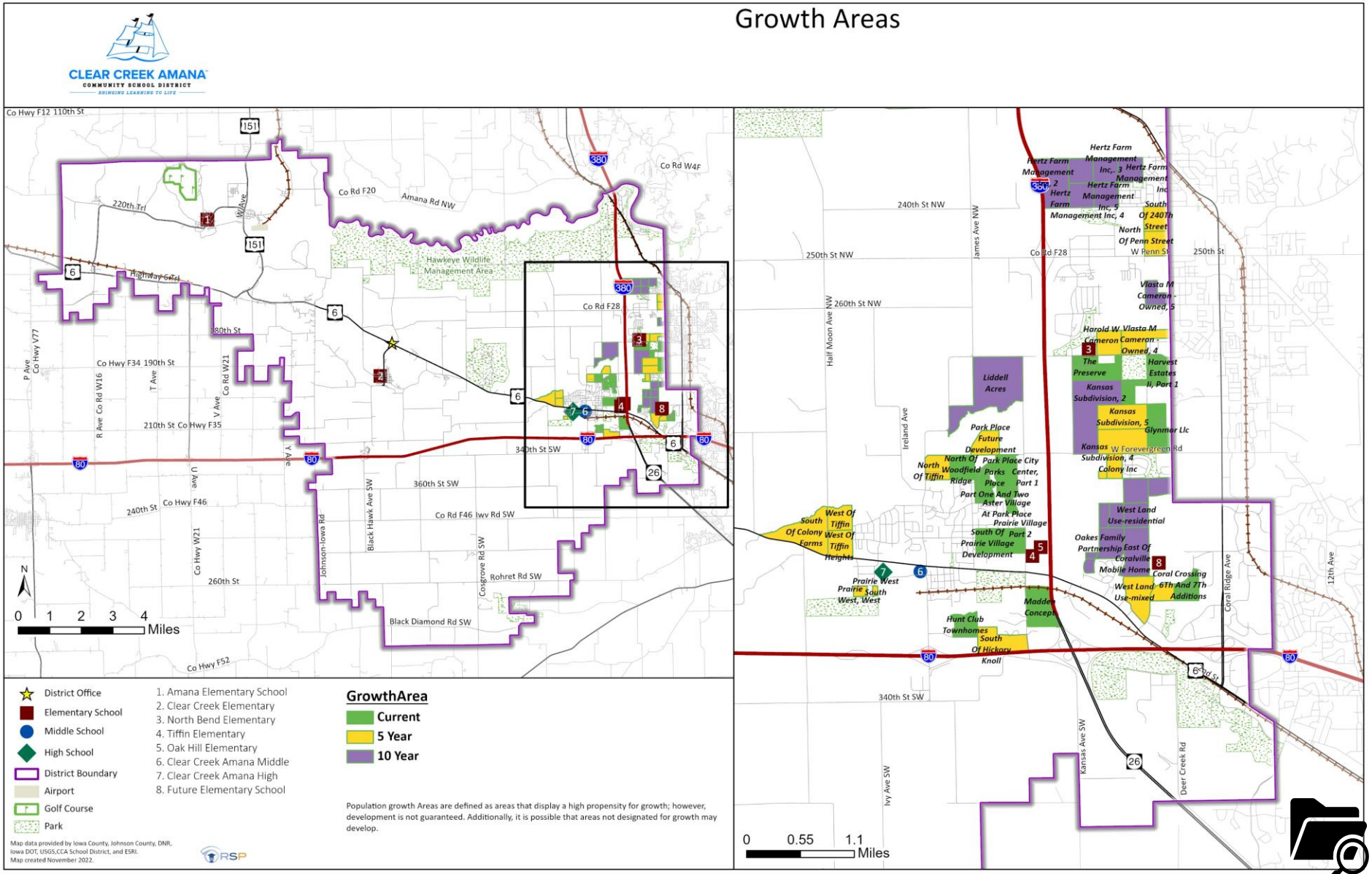
Growth Area Map



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Development Table

RSP Planning Area Name	Housing Type	Timing of Growth	Exisitng Units	Potential Units	Acres
Prairie Village Part 2	AG	Current	38	52	40.49
North of Woodfield Ridge	AG	Current	3	77	40.28
Aster Village At Park Place	MF	Current	72	142	8.52
Harvest Estates II, Part 1	MU	Current	193	18	75.95
Park Place City Center, Part 1	MU	Current	0	1500	43.47
Parks Place part one and two	SF	Current	50	60	44.06
South of Prairie Village development	SF	Current	0	286	40.76
Madden Concept	SF	Current	24	60	77.3
The Preserve	SF	Current	123	122	40.89
GLYNMOR LLC	SF	Current	75	85	65.11
Coral Crossing 6th and 7th Additions	TH	Current	221	175	36.39
Hunt Club Townhomes	TH	Current	93	100	21.11

RSP Planning Area Name	Housing Type	Timing of Growth	Exisitng Units	Potential Units	Acres
Harold W Cameron	AG	5 Year	0	80	40.02
Colony Inc	AG	5 Year	1	50	25.5
South of Colony Farms	AG	5 Year	2	75	100.4
West of Tiffin Heights	AG	5 Year	0	100	44.02
KANSAS SUBDIVISION, 5	AG	5 Year	0	275	121.7
North of Penn Street	AG	5 Year	0	150	40.81
South of 240th Street	AG	5 Year	0	150	40.6
Vlasta M Cameron - Owned, 4	AG	5 Year	0	110	54.83
North of Tiffin	AG	5 Year	0	100	40.44
Park Place Future Development	AG	5 Year	0	80	40.09
West of Tiffin	AG	5 Year	0	80	38.78
West Land Use-Residential	MF	5 Year	0	27	18.76
West Land Use-Residential	MF	5 Year	0	230	24.58
Prairie West, West	MF	5 Year	24	72	9.479
West Land Use-Mixed	MU	5 Year	0	360	65.27
KANSAS SUBDIVISION, 4	Rural	5 Year	11	200	127.2
South of HICKORY KNOLL	SF	5 Year	2	140	68.92
Prairie West south	TH	5 Year	0	12	3.191

RSP Planning Area Name	Housing Type	Timing of Growth	Exisitng Units	Potential Units	Acres
KANSAS SUBDIVISION, 2	AG	10 Year	2	175	81.6
LIDDELL ACRES	AG	10 Year	3	350	193.5
HERTZ FARM MANAGEMENT INC	AG	10 Year	0	80	40.84
HERTZ FARM MANAGEMENT INC	AG	10 Year	1	80	40.53
HERTZ FARM MANAGEMENT INC, 2	AG	10 Year	1	80	51.16
HERTZ FARM MANAGEMENT INC,. 3	AG	10 Year	0	80	40.57
HERTZ FARM MANAGEMENT INC, 4	AG	10 Year	0	80	40.49
HERTZ FARM MANAGEMENT INC, 5	AG	10 Year	0	80	40.53
Vlasta M Cameron - Owned, 5	AG	10 Year	0	80	30.31
Colony Inc	MF	10 Year	0	150	33.69
West Land Use-Residential	MF	10 Year	0	145	12.21
West Land Use-Mixed	MU	10 Year	0	59	11.36
East Of Coralville Mobile Home	SF	10 Year	0	65	70.58
Oakes Family Partnership	SF	10 Year	0	120	51.57
West Land Use-Residential	SF	10 Year	0	59	40.5
West Land Use-Residential	SF	10 Year	0	50	47.19
West Land Use-Residential	SF	10 Year	0	65	40.4
West Land Use-Residential	SF	10 Year	0	40	28.27

Source: Cities of Coralville, North Liberty, Oxford and Tiffin, Iowa and Johnson Counties and RSP

Total Outlook	Existing Units	Potential Units
Current	892	2,677
5 Year	40	2,291
10 Year	7	1,838
Total	**939**	**6,806**

Main Takeaway: Over 6,800 total potential units in the district identified for the next 10 years

- 5-year and 10-year units awaiting future infrastructure projects and sewer connectivity

Notes

- The market demand and property owners desire to build guides the timing and type of development
- Some growth areas may require infrastructure improvements
- There is no guarantee any of these growth areas will develop or that other areas not shown as a growth area will develop

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Development Observation and Conclusion

- Over 6,800 units identified for potential development within the next 10+ years
- Building activity has increased the past couple of years
  - Many opportunities of residential growth in the district
  - Monitor local factors that may affect development timing and economic outlook to gauge how the new decade of residential growth will play out
- Single-family residential has the highest propensity to have school aged students, yield rates of this development type are higher than that of multi-family
  - Single-family units are being developed at a higher rate than multi-family – 2022 saw 148 single-family units built and 70 multi-family units built
  - Tracking the types of development is important to understand the yield rate of students for every part of the community – there are varying yield rates with all developments
- Growth areas are mostly located on the west side City of Coralville and in North Liberty
- Residential development will continue if the housing product is affordable and have active residential projects – infrastructure connectivity also plays a role in the desirability and timing of residential development
- As of February 2022, construction costs have increased over 100% from August 2020 and supply chain challenges impact the potential of new development and where new developments will occur in the district

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PART 3
PROJECTIONS

Past, Current, & Future Enrollment

Building Projections

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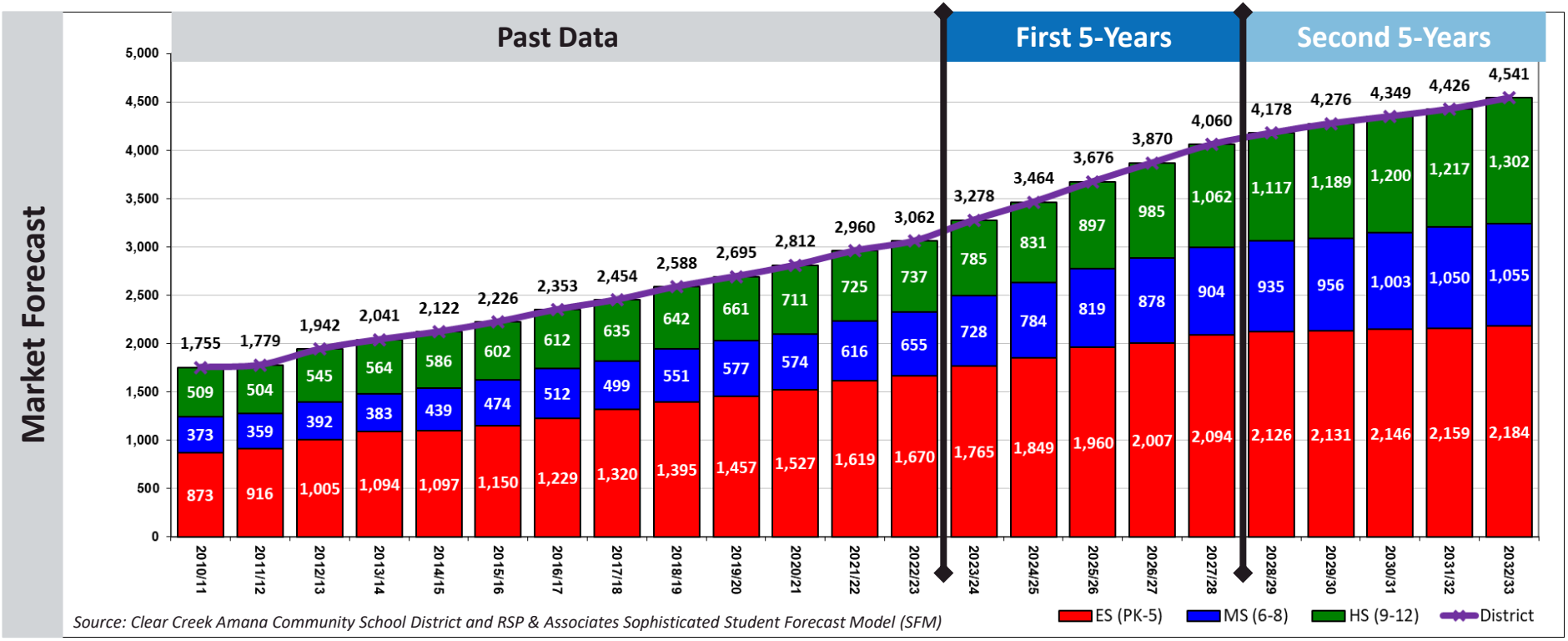
Past, Current, & Future Enrollment



Source: Clear Creek Amana Community School District and RSP & Associates Sophisticated Student Forecast Model (SFM)

10 Year Forecast broken into two 5-Year Increments:	
First 5-Year (2023/24 to 2027/28)	**Second 5-Year (2028/29 to 2032/33)**
District forecasted to increase to 4,060 total students (+998 students)	**District forecasted to increase to 4,982 total students** (+481 students)
Elementary: 2,094 students; Increase of 424 students	**Elementary: 2,184 students;** Increase an additional 90 students
Middle School: 904 students; Increase of 249 students	**Middle School: 1,055 students;** Increase of an additional 151 students
High School: 1,062 students; Increase of 325 students	**High School: 1,302 students;** Increase of an additional 240 students

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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)*

Projection Notes & Clarifications

Updated 01/25/23

- **Past Enrollment is shown three different ways:**
  1. Reside (Based on where a student Resides in relation to the attendance area – includes Open Enrollment)
  2. Attend (Based on what school the student is attending includes Open Enrollment)
  3. Reside/Attend (Subset of Reside to know how many of the Reside attend the school based on the attendance area they are assigned to)
- **Projections are shown one way:**
  1. Reside (Based on where a student Resides in relation to the attendance area: Includes Open Enrollment)
- **Capacity**
  - Provided by district administration from Shive Hattery Architect analysis
  - Early childhood being relocated to other buildings will allow those spaces to be utilized for other programming need
  - Should be annually examined to ensure appropriate education space is available
- **Other Items**
  - Enrollment Grade Configuration in Student Forecast Model (PK-5, 6-8, 9-12)
  - Open enrollment trends are assumed to follow district policy and will continue like those trends during the projection time frame
  - A new elementary is scheduled to open in 2024/25
  - All 5th grade are at Oak Hill Elementary beginning in the 2023/24 school year
  - Early childhood will be relocated to other buildings the district has purchased for that programming
  - Students meeting the following categories are not part of the analysis:
    - No Sprouts Early Childhood
    - Home School Dual Enrolled (CPI)
    - Home School Assistance Program (HSAP)

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Projections by Building

Updated 01/25/23

Building Enrollment: (Grade Configuration of PreK-5, 6-8, 9-12) (ENROLLMENT FORECAST)

Market Forecast

School	Capacity		Student	Past School Enrollment			Future Enrollment By Student Residence				
	Instruction	Structural	Location	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28
Amana Elementary			Reside/Attend	132	154	146					
	340	425	Reside	135	160	152	139	141	138	144	140
Grades PreK-5			Attend	140	159	155	142	144	141	147	143
Clear Creek Elementary			Reside/Attend	346	343	353					
	425	500	Reside	357	368	376	340	345	353	356	371
Grades PreK-5			Attend	368	352	366	330	335	343	346	361
North Bend Elementary			Reside/Attend	380	376	389					
	425	525	Reside	387	380	397	418	413	445	465	475
Grades PreK-3			Attend	386	383	397	418	413	445	465	475
Tiffin Elementary			Reside/Attend	340	379	388					
	450	550	Reside	356	387	395	438	478	530	553	565
Grades PreK-3			Attend	347	398	401	444	484	536	559	571
Oak Hill			Reside/Attend	284	322	347					
	450	550	Reside	292	324	350	431	472	493	490	543
Grades 4-5 (Opened 19/20)			Attend	286	327	351	432	473	494	491	544
CCA Middle School											
	900	1,000	Reside	574	616	655	728	784	819	878	904
Grades 6-8			Attend	574	616	655	728	784	819	878	904
CCA High School											
Addition 2022/23	1,200	1,200	Reside	711	725	737	785	831	897	985	1,062
Grades 9-12			Attend	711	725	737	785	831	897	985	1,062
ELEMENTARY TOTAL				1,198	1,574	1,623					
	2,090	2,550	Reside	1,527	1,619	1,670	1,766	1,849	1,959	2,008	2,094
Grades PreK-5			Attend	1,527	1,619	1,670	1,766	1,849	1,959	2,008	2,094
MIDDLE TOTAL											
	900	1,000	Reside	574	616	655	728	784	819	878	904
Grades 6-8			Attend	574	616	655	728	784	819	878	904
HIGH TOTAL											
	1,200	1,200	Reside	711	725	737	785	831	897	985	1,062
Grades 9-12			Attend	711	725	737	785	831	897	985	1,062
DISTRICT PreK -12 TOTALS											
	4,190	4,750	Reside	2,812	2,960	3,062	3,279	3,464	3,675	3,871	4,060
Grades PreK-12			Attend	2,812	2,960	3,062	3,279	3,464	3,675	3,871	4,060

Source: RSP & Associates, LLC - December 2022

CAPACITY LEGEND

Exceed Instruction Capacity

Exceed Instruction & Structural Capacity

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By Grade Projections

Updated 01/25/23

RESIDE

2023/24 School Year

Market Forecast

School	Capacity		Grade													
	Instruction	Structural	PreK	Kind	1st	2nd	3rd	4th	5th	6th	7th	8th	9th	10th	11th	12th	Total
Amana Elementary	340	425	21	26	28	23	23	18									139
Clear Creek Elementary	425	500	29	68	58	65	62	58									340
North Bend Elementary	425	525	50	96	85	83	104										418
Tiffin Elementary	450	550	45	105	97	86	105										438
Oak Hill	450	550						175	256								431
CCA Middle School	900	1,000								258	244	226					728
CCA High School	1,200	1,200											212	196	186	191	785
ELEMENTARY TOTAL	2,090	2,550	145	295	268	257	294	251	256								1,766
MIDDLE TOTAL	900	1,000								258	244	226					728
HIGH TOTAL	1,200	1,200											212	196	186	191	785
DISTRICT TOTALS	4,190	4,750	145	295	268	257	294	251	256	258	244	226	212	196	186	191	3,279

Source: RSP & Associates, LLC 2022/23 CCA Projection Model

Projection Observations:

- Enrollment Change – Overall enrollment forecasted to be about 4,100 students by 2027/28 and over 4,500 by 2032/33
- All of 5th grade are at Oak Hill beginning in 23/24 school year
- Projections outlook has changed from last year where elementary enrollment is not anticipated to increase for some of the following reasons:
  - Demographic impact of millennials (Waiting longer to have children and having fewer children)
  - Pandemic impacts on school choice
  - Building trends anticipated to impact housing opportunities

For Next Year (2023/24)

- District increases by about 215 students
- Elementary increases by about 95 students
- Middle School increases by about 75 students
- High School increases by about 50 students
- Classes over 275 students forecasted in kindergarten and 3rd grade

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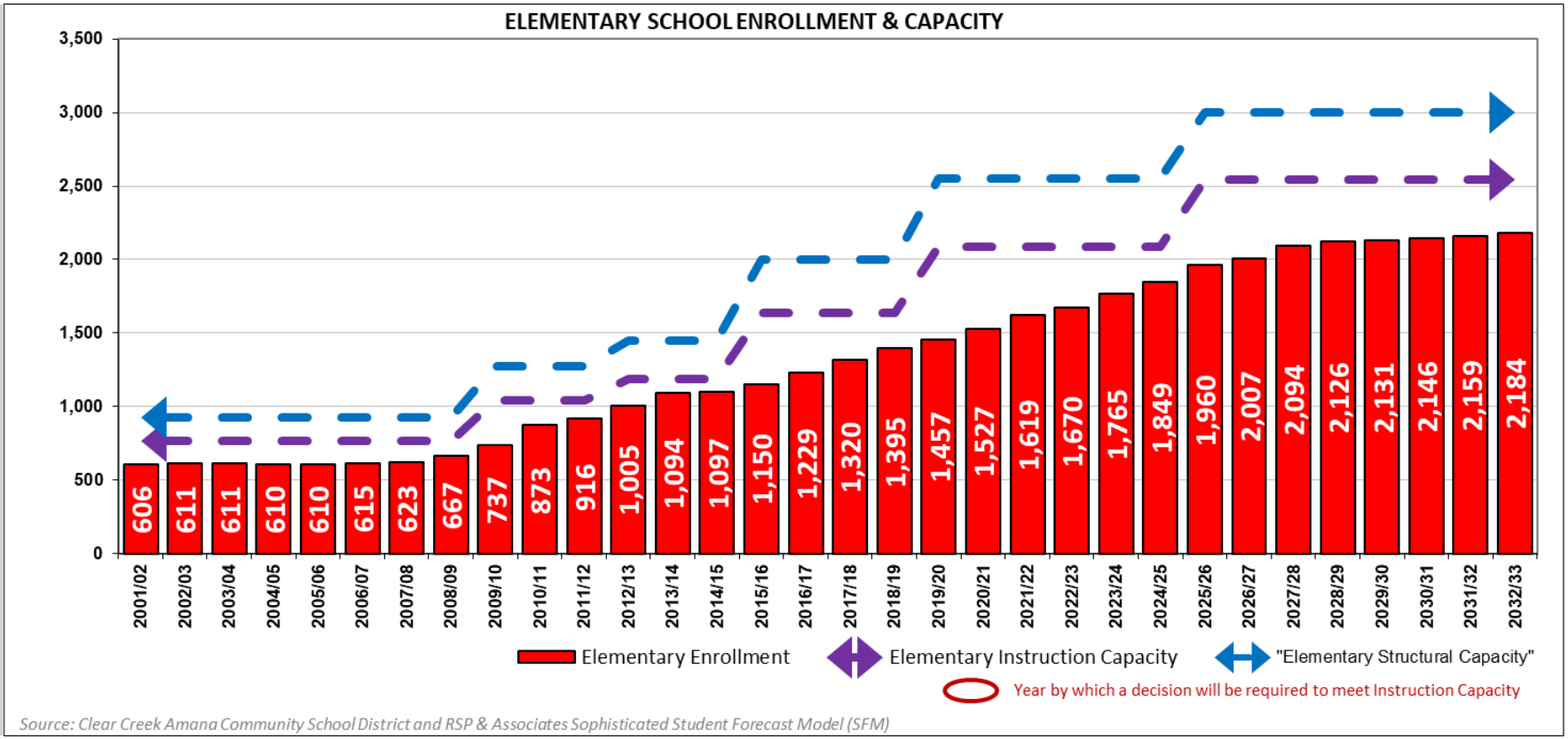
Elementary and Capacity

Market Forecast



Source: Clear Creek Amana Community School District and RSP & Associates Sophisticated Student Forecast Model (SFM)

Comments:

- This graphic helps to ensure the enrollment and capacity conversation addresses all current and future programming needs
- The district-wide Instruction Capacity for Elementary Schools is reduced with opening of the next elementary in 2025/26
- The district-wide Structural Capacity for Elementary Schools will not be exceeded in next decade – **Need More Land Options**
- There will be capacity challenges at individual schools and the educational programming changes may impact how space can be best educationally utilized for students – ideal plan to open another elementary facility by 2024/25 or 2025/26

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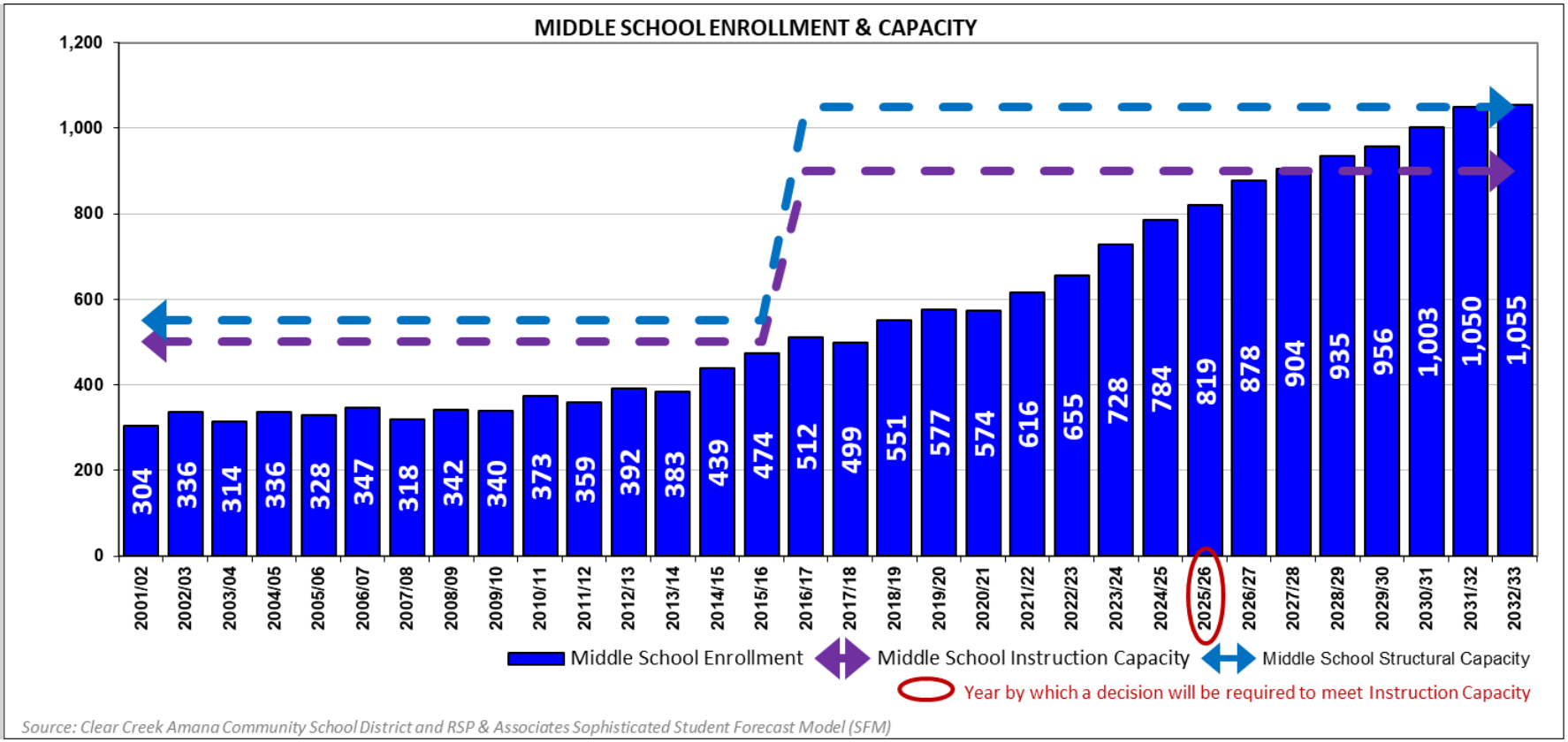
Middle School and Capacity

Market Forecast



Source: Clear Creek Amana Community School District and RSP & Associates Sophisticated Student Forecast Model (SFM)

Comments:

- This graphic helps to ensure the enrollment and capacity conversation addresses all current and future programming needs
- The district-wide Instruction Capacity for Middle Schools will have challenges by 2027/28 with a decision needed by 2025/26
- The district-wide Structural Capacity for Middle Schools will not be exceeded in next decade – **300 student addition #1 choice**
- Plans for how to address the need for middle school capacity should address site acquisition, additions, and/or grade configuration by 2025/26 – or addition for 1,200 MS student capacity – district owned site is available for future secondary

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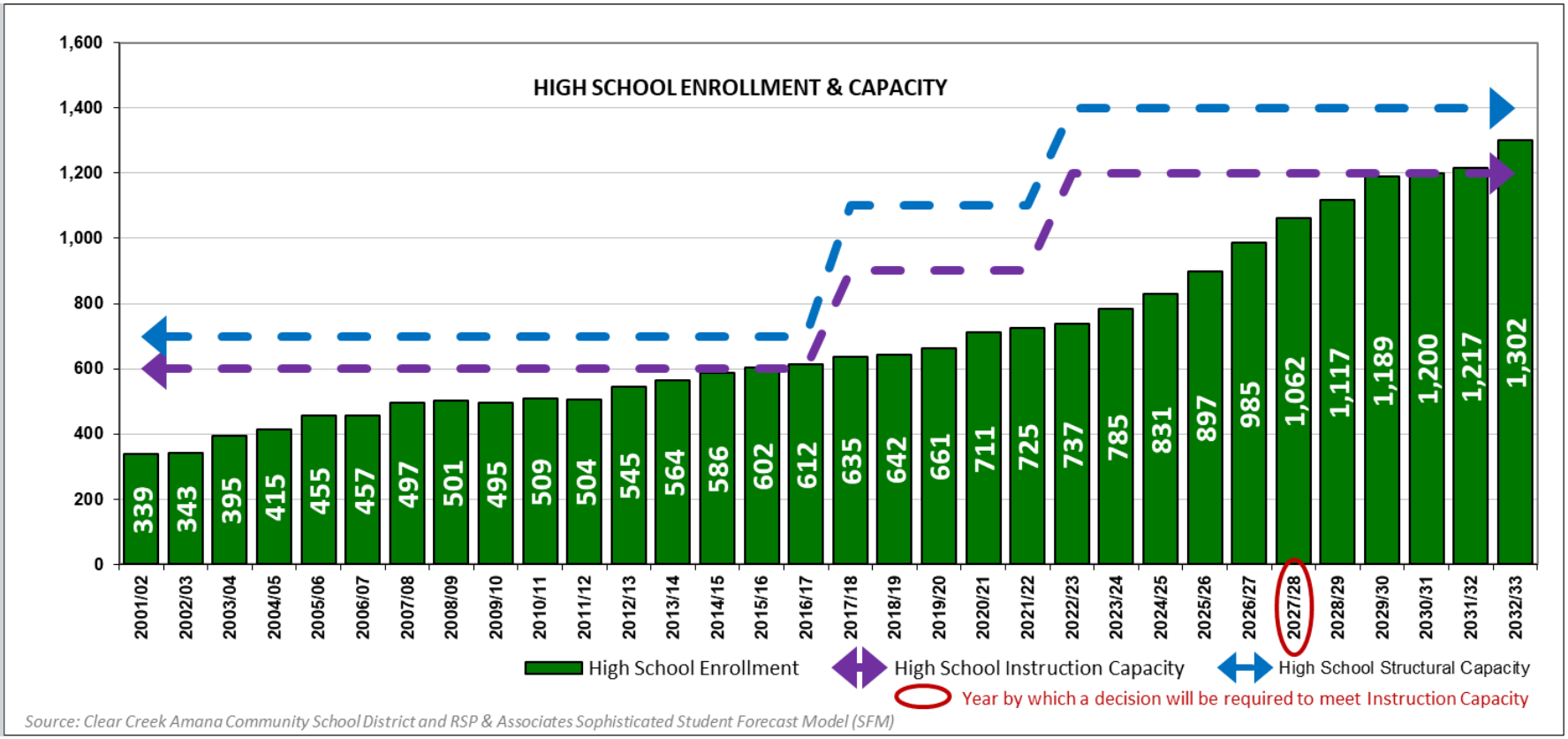
High School and Capacity

Market Forecast



Source: Clear Creek Amana Community School District and RSP & Associates Sophisticated Student Forecast Model (SFM)

Comments:

- This graphic helps to ensure the enrollment and capacity conversation addresses all current and future programming needs
- The district-wide Instruction Capacity for High Schools will have challenges by 2030/31 with a decision needed by 2027/28
- The district-wide Structural Capacity for High Schools will **NOT** be exceeded in next decade - **300 student addition #1 choice**
- Plans for how to address the need for high school capacity should address site acquisition, additions, and/or grade configuration by 2027/28 or possibly another addition to increase HS student capacity to 1,600

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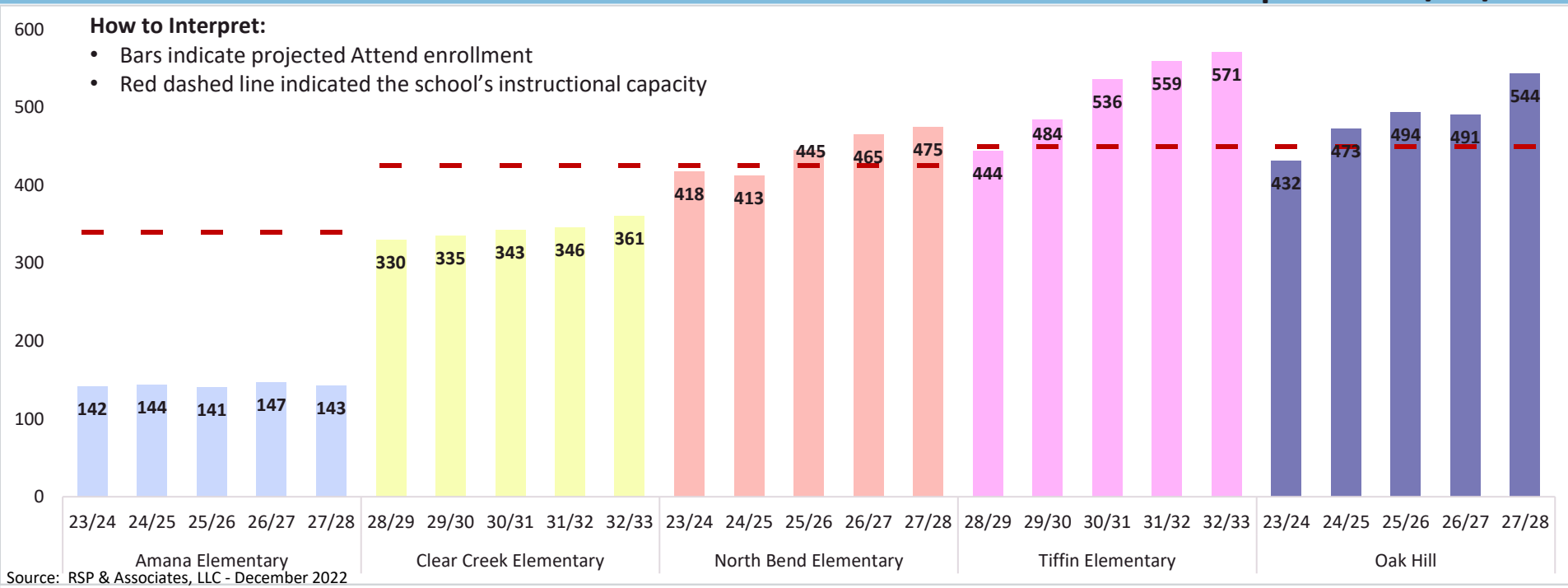
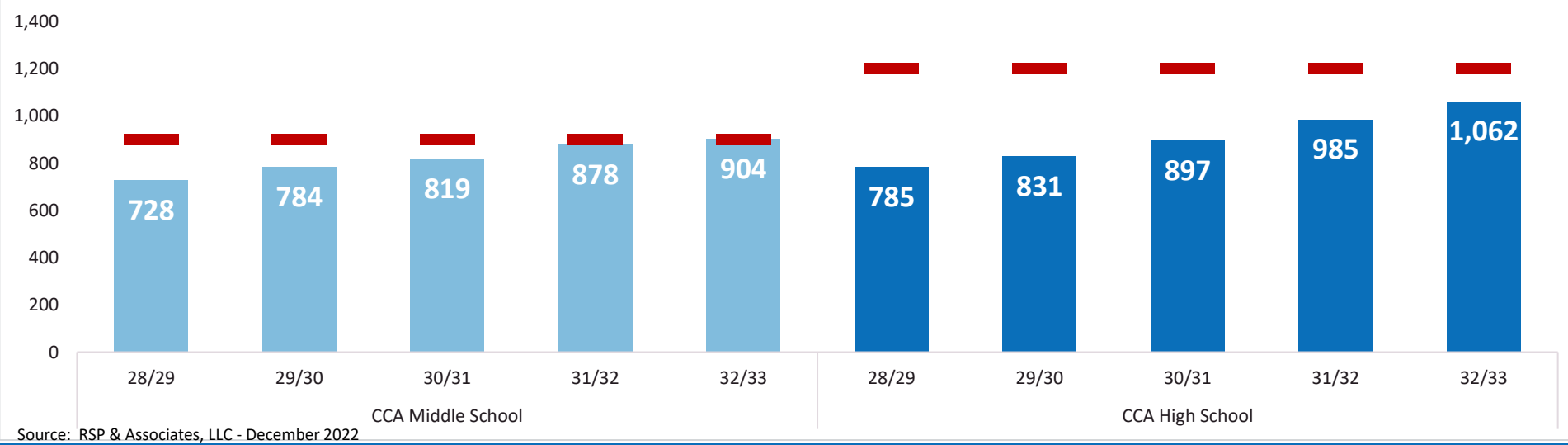
Projections by Building

Updated 01/25/23



Source: RSP & Associates, LLC - December 2022



Source: RSP & Associates, LLC - December 2022

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Projection Observations and Conclusion

Projection Overview

- District to increase by 1,000 students by 2027/28 and an additional 500 students by 2032/33
- Elementary enrollment to increase to 2,100 students by 2027/28 and stabilize around 2,200 students by 2032/33
- Middle school enrollment to increase to 900 students by 2027/28 and continue increasing to 1,050 students by 2032/33
- High school enrollment to increase to 1,000 students 2027/28 and continue increase to 1,300 students by 2032/33

District Challenges

- With the current inventory, buildings forecasted to exceed capacity in the next five years include Clear Creek Elementary, North Bend Elementary, Tiffin Elementary, Oak Hill, and CCA Middle School
- Elementary challenges will be solved by opening a new school in 2025/26
- Middle School solution will need to be identified within the next five years

Driving Themes of Enrollment

1. 2022/23 Student population
   Indicators:
   - *Largest classes in history*
   - *Larger kindergarten classes than senior classes*

2. Development Activity
   Indicators:
   - *Increasing yield rates*
   - *2020 to 2022 building trends*
   - *Potential new developments*

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Part 4
Next Steps

Moving Forward

Next Steps & Key Considerations

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Conclusion & Key Considerations

The following items will assist the district advance its educational goals:

- Annually review enrollment projections, demographics, and development trends
- District administration and the Board of Education further study the enrollment, demographic, and development information presented
- 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 likely location and number of students
- Annually monitor the impact of future educational programming that will be integrated into each facility to ensure equitable and appropriate space is utilized in the building which will experience enrollment change
- RSP Enrollment forecasting is based on the best-known information at the time

Key Considerations:

1. Number of live births in Johnson County (Less than previous years)… *see page 11*
2. Size of outgoing senior class (larger) compared to the incoming Kindergarten and PK classes (smaller)… *see page 12*
3. Migration trends (In-Migration tends to be more than Out-Migration)… *see page 14*
4. Development trends and timing of identified projects (350-unit production potential next ten years)… *see pages 28*
5. Determine the criteria to address capacity issues and timing for future school construction, remodeling, and/or new attendance areas:

   ❑ **Elementary capacity decision recommended for 2023/24 with solution opened by 2024/25**
   New Elementary on the east side to open at this point and relieve elementary capacity challenges

   ❑ **Middle school capacity decision recommended 2025/26 with solution opening by 2027/28**
   District has the option for an addition to increase the MS capacity to 1,200 students

   ❑ **High school capacity decision recommended by 2027/28 with solution opening by 2029/30**
   District has the option for an addition to increase the HS capacity to 1,200 students

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.

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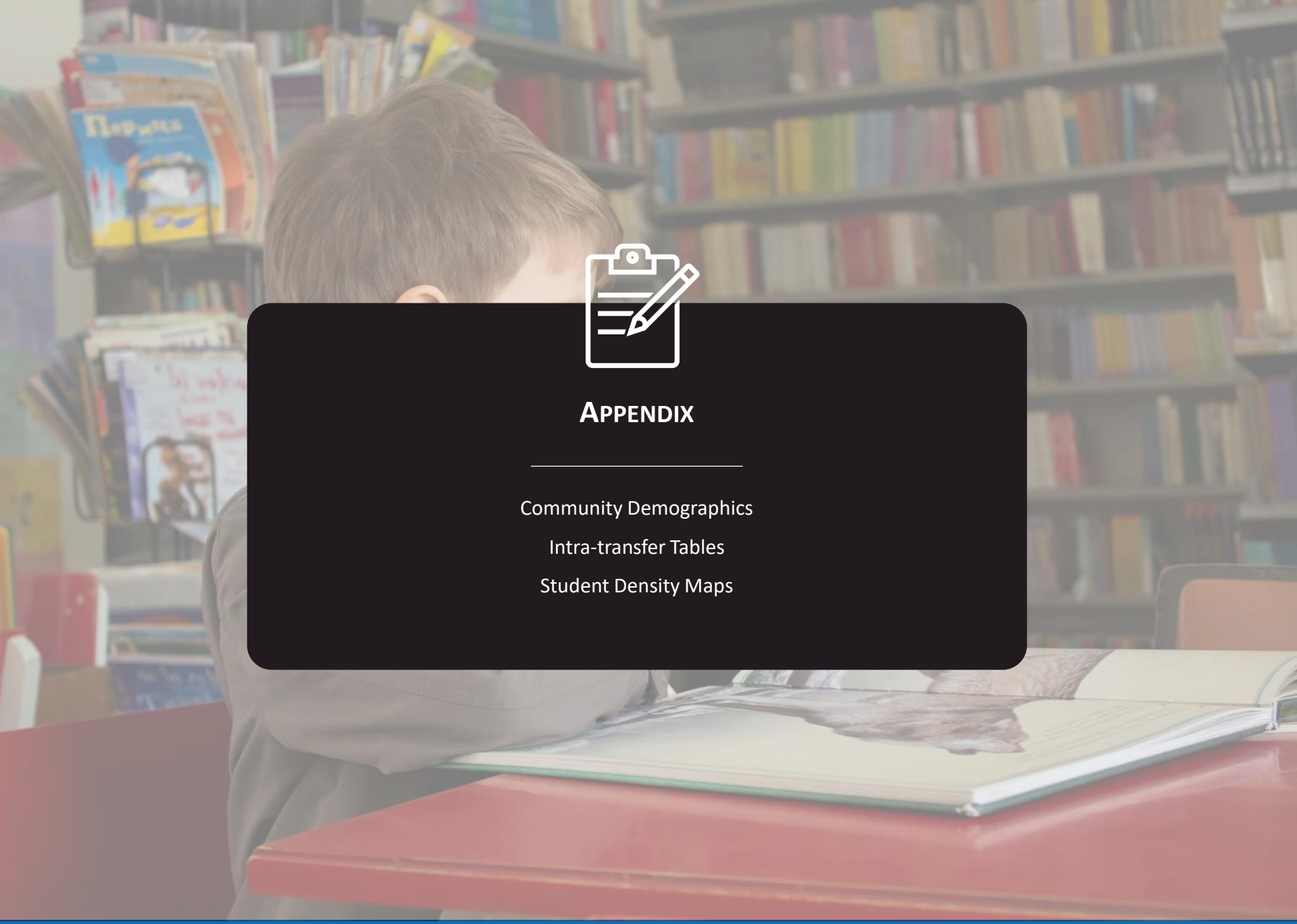

Appendix

Community Demographics

Intra-transfer Tables

Student Density Maps

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Demographic Summary

Population

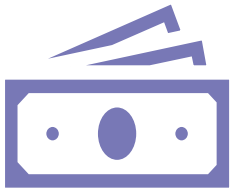
Percent Change of Annual Rate

2000 to 2010: 4.41%
2010 to 2020: 3.98%
2020 to 2022: 1.35%
2022 to 2027: 0.67%

Housing

Percent Change of Annual Rate of Housing Inventory

2000 to 2010: 4.96%
2010 to 2020: 3.94%
2020 to 2022: 1.11%
2022 to 2027: 0.73%



Income

Percent Change of Income per Capita

2022: $41,178
2027: $48,491
2022 to 2027: 3.32%

Workforce

Unemployment Rate

1.6% as of July 2022

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Demographics

	CCA Community School District	College Community School District	Iowa City Community School District	Johnson County	Iowa County	State of Iowa
Unemployment Rate	1.6%	3.0%	2.8%	2.6%	1.2%	2.7%
Average Household Size	2.44	2.51	2.28	2.34	2.39	2.40
Median Age	34.7	34.3	29.8	31.5	43.9	39.5
Total Population	17,771	29,435	123,986	157,215	16,654	3,213,744
Median Household Income	$82,210	$74,016	$65,608	$72,074	$65,446	$64,852
Total Housing Units	7,726	12,220	54,824	68,393	7,383	1,433,703
Owner Occupied Housing	4,895	8,831	27,282	36,865	5,478	929,685
Renter Occupied Housing	1,946	2,668	23,480	26,303	1,342	369,973
Vacancy Rate	11.5%	5.9%	7.4%	7.6%	7.6%	9.3%

	CCA Community School District	College Community School District	Iowa City Community School District	Johnson County	Iowa County	State of Iowa
White	82.5%	83.1%	71.0%	74.5%	92.0%	82.3%
Black	5.1%	7.2%	9.9%	8.5%	0.7%	4.1%
American Indian/Alaskan	0.2%	0.2%	0.1%	0.1%	0.2%	0.3%
Asian	2.4%	1.5%	6.7%	5.6%	0.5%	2.4%
Pacific Islander	0.1%	0.3%	0.0%	0.0%	0.0%	0.2%
Other Race	0.2%	0.3%	0.4%	0.4%	0.4%	0.3%
Two or More Races	4.1%	3.8%	4.4%	4.2%	3.2%	3.6%
Hispanic	5.4%	3.6%	7.5%	6.7%	3.0%	6.9%

Source: U.S. Census, ESRI BAO

Notes:

- Demographic attribute information for CCA Community School District is similar to the College Community School District
- Median Household Income is highest in the CCA Community School District when compared to the other geographies
- The Unemployment Rate is lower than the State of Iowa (estimates from July 2021 from the US Census)
- The Vacancy Rate in CCA Community School District is higher when compared to the other geographies

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Employment Information

Employment	CCA Community School District	College Community School District	Iowa City Community School District	Johnson County	Iowa County	State of Iowa
2021 Agriculture/Mining (SIC01-14) Employees	0.9%	0.8%	0.5%	0.8%	1.0%	1.4%
2021 Construction (SIC15-17) Employees	3.7%	10.1%	1.8%	2.3%	3.0%	4.0%
2021 Manufacturing (SIC20-39) Employees	30.4%	15.2%	1.9%	2.9%	44.1%	10.7%
2021 Transportation (SIC40-47) Employees	3.3%	7.9%	1.1%	1.4%	1.6%	3.2%
2021 Communication (SIC48) Employees	0.1%	0.3%	0.4%	0.3%	0.1%	0.8%
2021 Utility (SIC49) Employees	0.2%	0.5%	0.1%	0.2%	0.4%	0.6%
2021 Wholesale Trade (SIC50-51) Employees	3.8%	8.1%	1.8%	2.2%	2.9%	5.2%
2021 Home Improvement (SIC52) Employees	2.1%	0.8%	0.6%	0.8%	0.5%	1.5%
2021 General Merchandise (SIC53) Employees	5.4%	0.2%	0.8%	1.4%	0.3%	1.8%
2021 Food Stores (SIC54) Employees	2.3%	1.3%	2.1%	2.2%	2.7%	3.5%
2021 Auto Dealer/Gas Station (SIC55) Employees	1.1%	1.0%	2.1%	2.0%	0.9%	2.2%
2021 Apparel/Accessory (SIC56) Employees	0.8%	0.1%	0.5%	0.5%	0.5%	0.4%
2021 Furniture/Home Furnishings (SIC57) Employees	1.1%	0.2%	0.6%	0.7%	1.4%	0.7%
2021 Eating & Drinking (SIC58) Employees	7.4%	2.7%	6.5%	6.8%	4.9%	6.0%
2021 Miscellaneous Retail (SIC59) Employees	5.8%	1.4%	3.7%	3.9%	6.2%	2.6%
2021 Banks (SIC60-61) Employees	1.4%	0.3%	1.1%	1.2%	0.8%	1.8%
2021 Securities Broker (SIC62) Employees	0.2%	0.6%	0.3%	0.3%	0.1%	1.4%
2021 Insurance (SIC63-64) Employees	0.2%	0.2%	0.3%	0.3%	0.5%	2.4%
2021 Real Estate/Holding (SIC65-67) Employees	1.2%	0.8%	1.5%	1.5%	0.5%	2.6%
2021 Hotel/Lodging (SIC70) Employees	1.2%	1.7%	1.1%	1.1%	0.8%	1.1%
2021 Auto Services (SIC75) Employees	0.5%	3.4%	0.4%	0.5%	0.8%	1.1%
2021 Movie/Amusement (SIC78-79) Employees	1.5%	0.7%	2.7%	2.6%	1.4%	2.6%
2021 Health Services (SIC80) Employees	9.3%	0.8%	29.1%	26.8%	7.1%	12.3%
2021 Legal Services (SIC81) Employees	0.2%	0.1%	0.5%	0.5%	0.4%	0.7%
2021 Education/Library (SIC82) Employees	3.2%	16.6%	15.8%	14.7%	7.3%	8.3%
2021 Other Service (SIC72-89SEL) Employees	10.7%	12.4%	17.1%	17.0%	6.6%	14.6%
2021 Government (SIC91-97) Employees	1.6%	11.7%	5.3%	5.0%	3.3%	5.8%
2021 Unclassified Establishments (SIC99) Employees	0.2%	0.1%	0.2%	0.2%	0.2%	0.4%

Source; U.S. Census and Esri BAO

Notes:

- Highest percentage of employess are in Manufacturing (30.4%) (Reduction of 0.8% from previous year)
- When compared to all neighboring geographies, CCA Community School District has a greater percentage of employees working in Eating & Drinking and lower percentage of employees working in Education/Library
- When compared to all neighboring geographies, CCA Community School District has a lower percentage of employees working in Insurance (0.17%), Education/Library (3.18%), and Government (1.61%)

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Iowa County Birth Rate Information

Iowa County, Iowa Live Births and CCA Kindergarten 5-Years Later

Calendar Year	# Live Births	Birth Change	% Birth Change	School Year	# Kdg	%Kdg of Live Births
2005	200			2010/11	27	13.5%
2006	206	6	3.0%	2011/12	27	13.1%
2007	169	-37	-18.0%	2012/13	29	17.2%
2008	203	34	20.1%	2013/14	28	13.8%
2009	204	1	0.5%	2014/15	19	9.3%
2010	184	-20	-9.8%	2015/16	18	9.8%
2011	178	-6	-3.3%	2016/17	22	12.4%
2012	197	19	10.7%	2017/18	23	11.7%
2013	188	-9	-4.6%	2018/19	31	16.5%
2014	195	7	3.7%	2019/20	24	12.3%
2015	189	-6	-3.1%	2020/21	28	14.8%
2016	177	-12	-6.3%	2021/22	28	15.8%
2017	178	1	0.6%	2022/23	32	18.0%
2018	177	-1	-0.6%	2023/24	16	32
2019	161	-16	-9.0%	2024/25	15	29
2020	161	0	0.0%	2025/26	15	29
2021	178	17	10.6%	2026/27	17	32
3-Year Average	166.7	0.33				
3-Year Weighted Average	169.5	5.83				

Source: Iowa Department of Public Health (IDPH) and CCA Community School District

Live Birth Observations

- Tracks the number of Iowa County live births and the corresponding number of kindergarten students five years later
- The number of live births have been stable to slightly decreasing.
- Live births per year have not been above 180 in the last six years
- 3-year average of .3 more live births per year
- The district enrolls around 10-20% of Iowa County live births per year (around 30 students)
- The kindergarten classes moving forward are forecasted to be between:
  - 15 students on the low end
  - 30 students on the high end

Main Takeaway: If live births continue to not be above 180 per year, it is likely the kindergarten class may decrease in upcoming years.

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Intra-District Transfer Table

	Attend					
Reside	Amana Elementary	Clear Creek Elementary	North Bend Elementary	Tiffin Elementary	Oak Hill Elementary	Attend Total
Amana Elementary	0	4	0	2	0	6
Clear Creek Elementary	9	0	4	6	4	23
North Bend Elementary	0	5	0	5	163	173
Tiffin Elementary	0	4	4	0	171	179
Oak Hill Elementary	0	0	0	0	0	0
Grand Total	**9**	**13**	**8**	**13**	**338**	**381**

Source: RSP and CCA School District

Observations:

- Illustrates school choice that could be impacted by location of educational programming
- Reviewed on an annual basis and approved based on capacity availability
- Oak Hill Elementary ES had the most transferring in (+338)
- Oak Hill pulls from Tiffin and North Bend to serve 4th to 5th grade
- Tiffin ES had the most transferring out (-179)

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: Amana Elementary has 6 students attending a different elementary school and 9 students from another elementary school choosing to attend Amana Elementary. This results in a 3 more students attending Amana than what reside in that attendance area.

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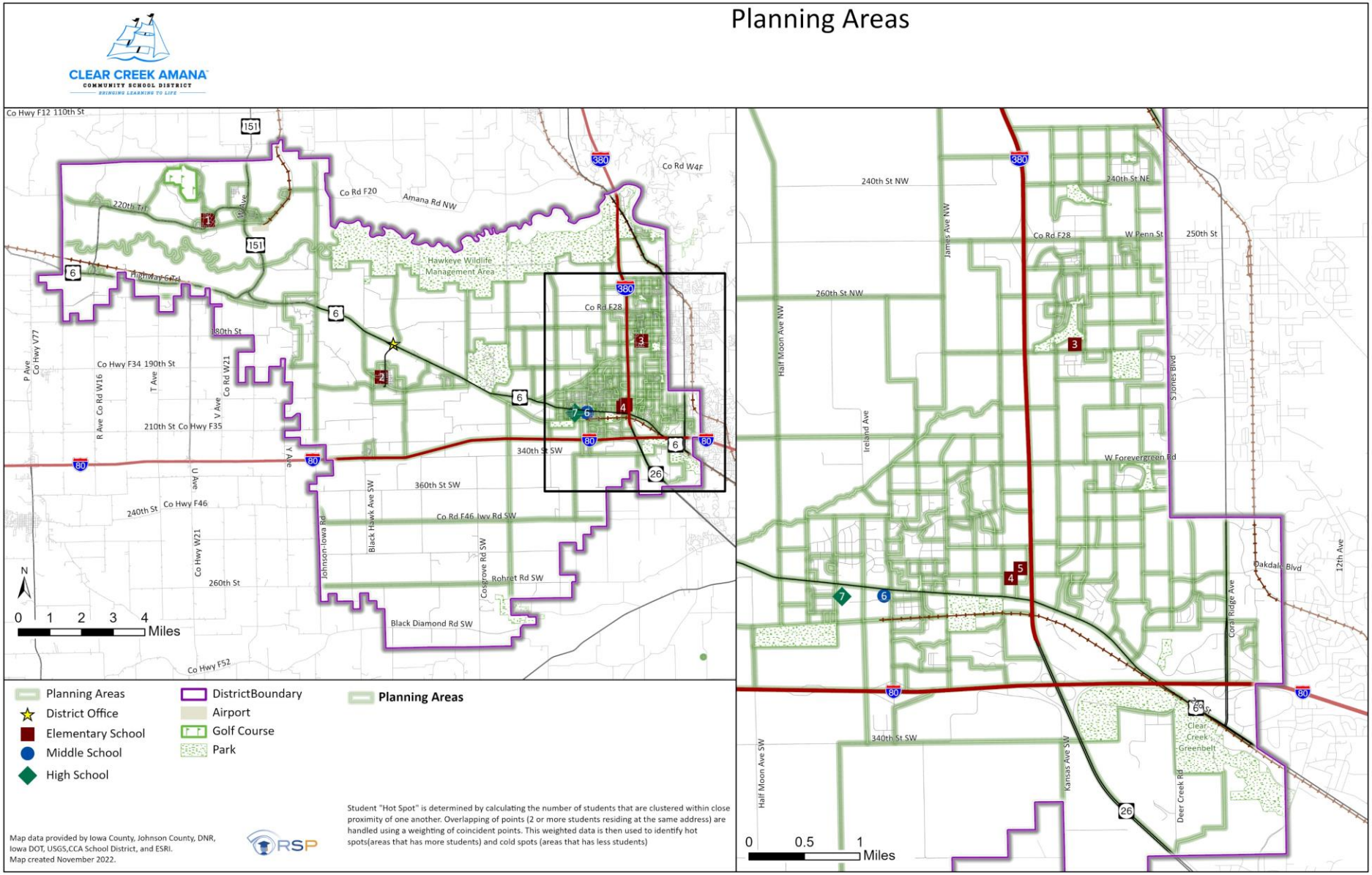
Planning Areas – Full Map



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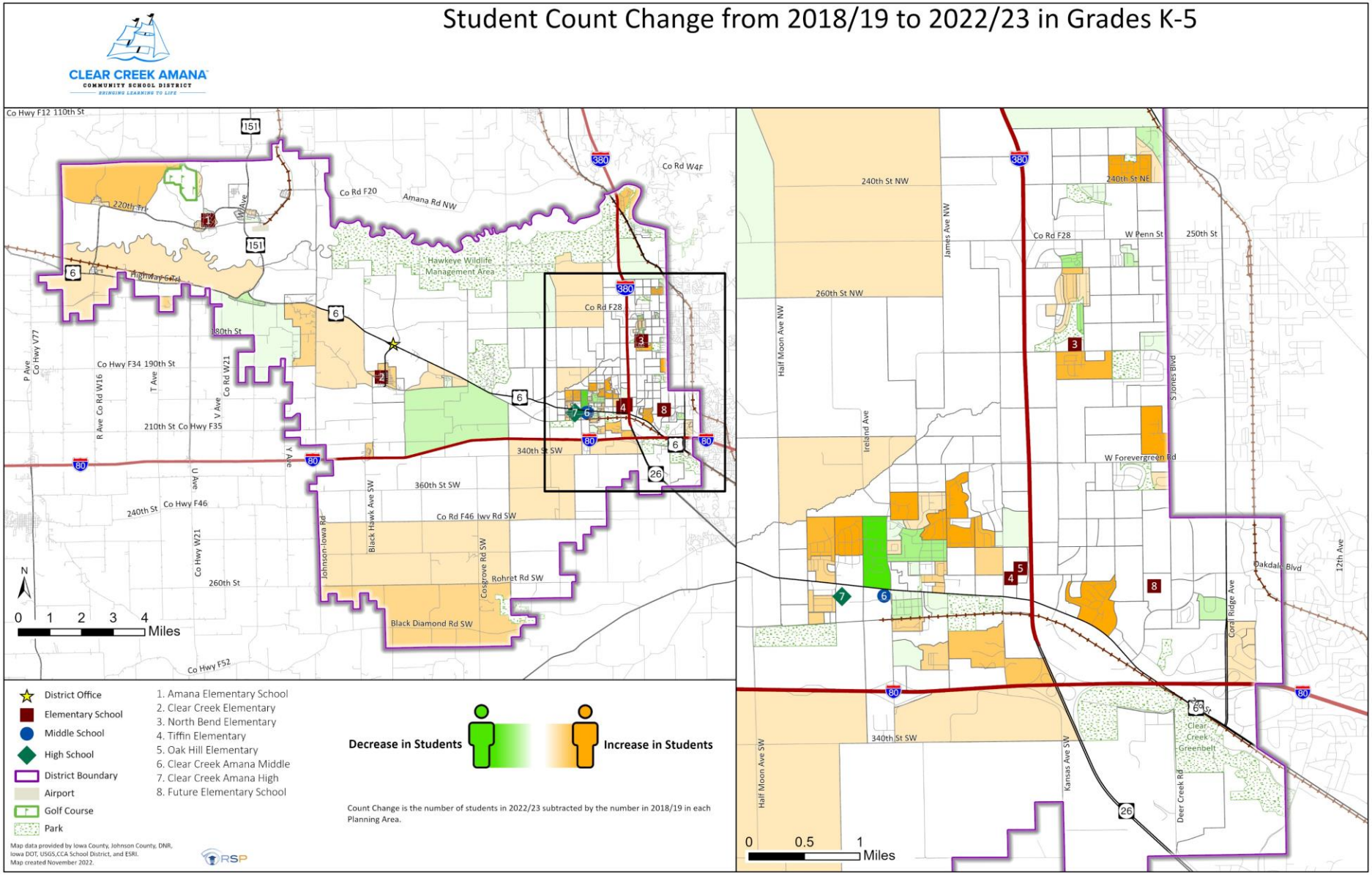
Elementary Student Count Change Map



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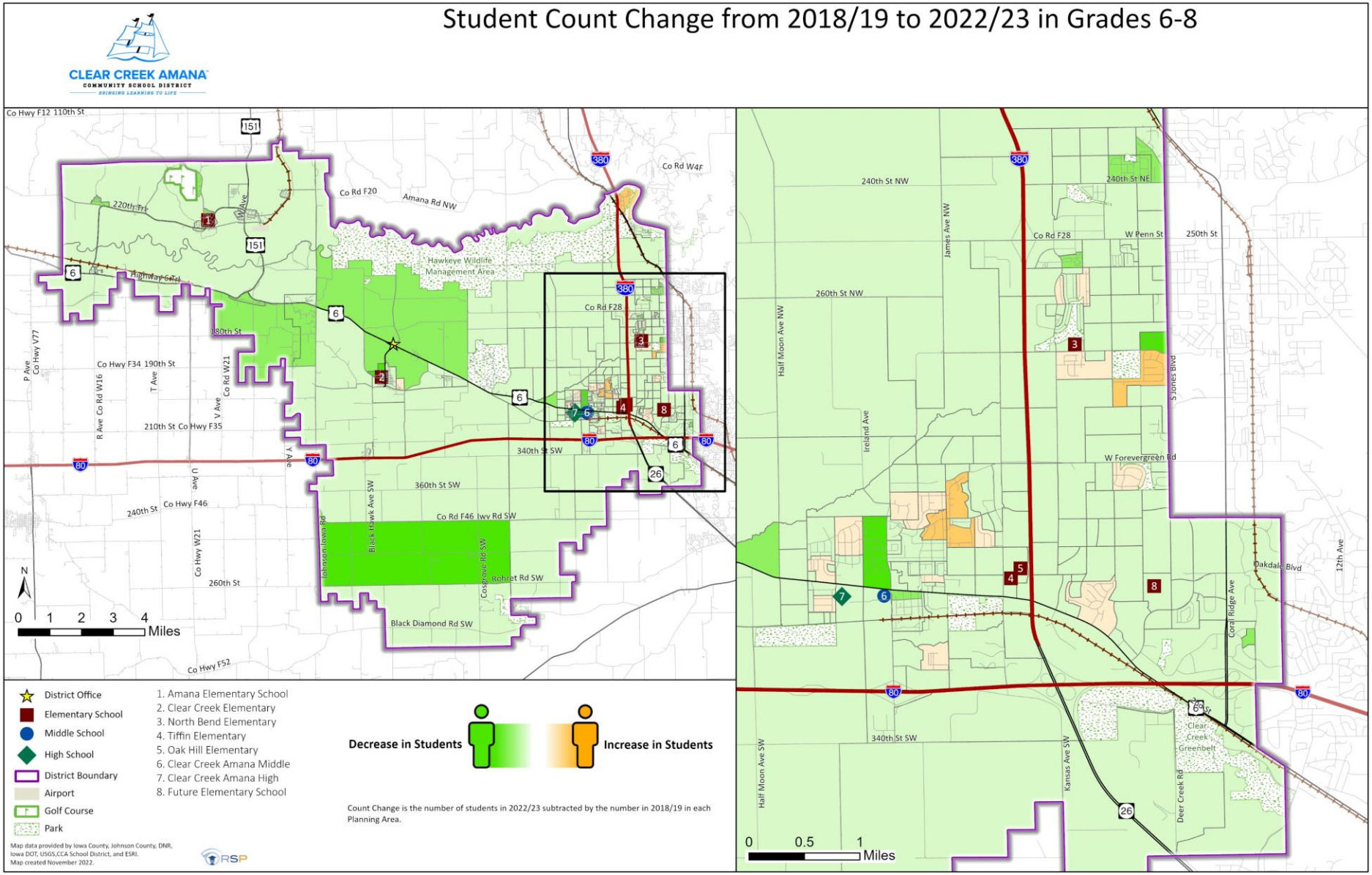
Middle School Student Count Change Map



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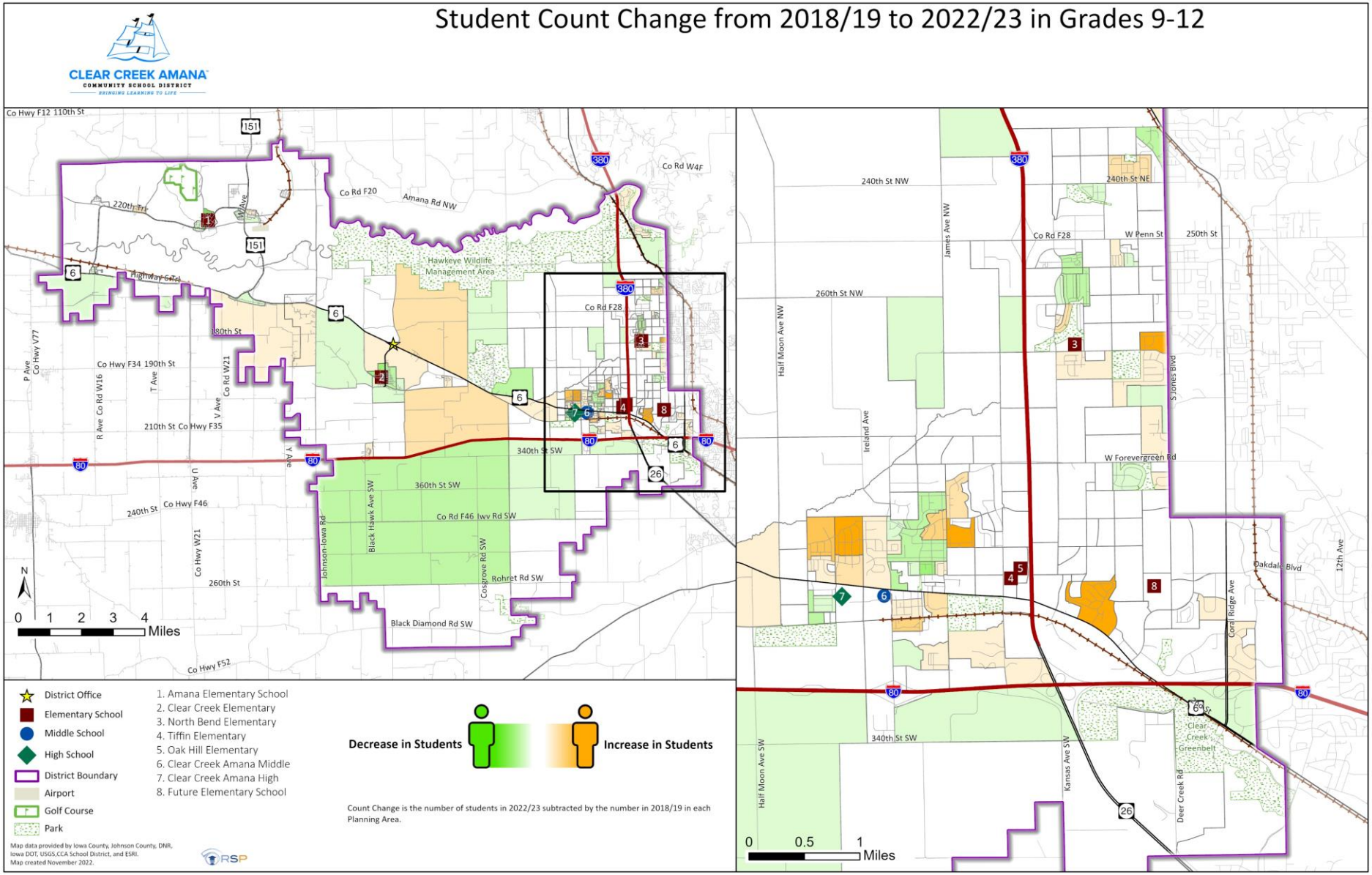
High School Count Change Map by Grade



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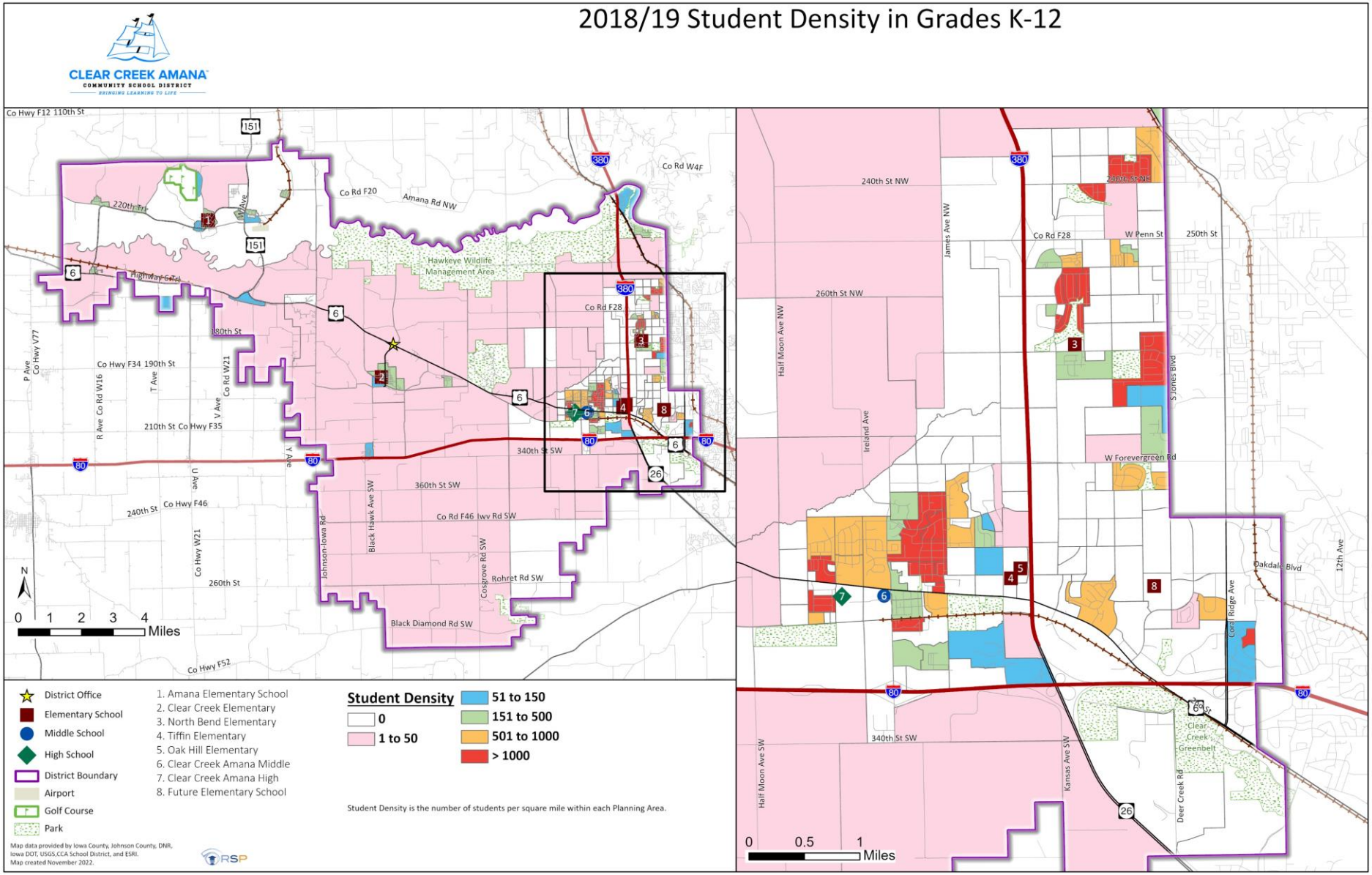
2018/19 Student Density Map



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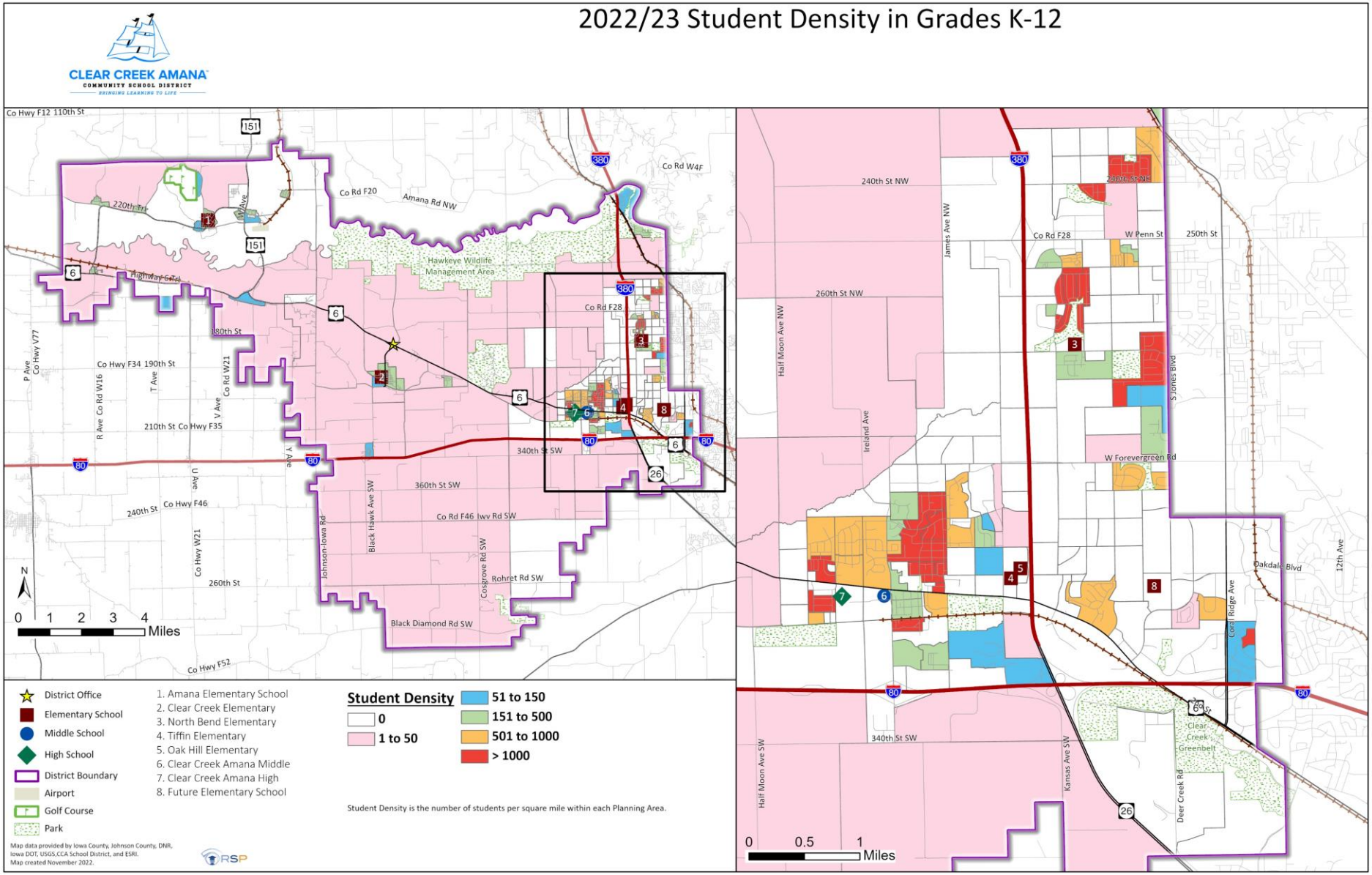
2022/23 Student Density Map



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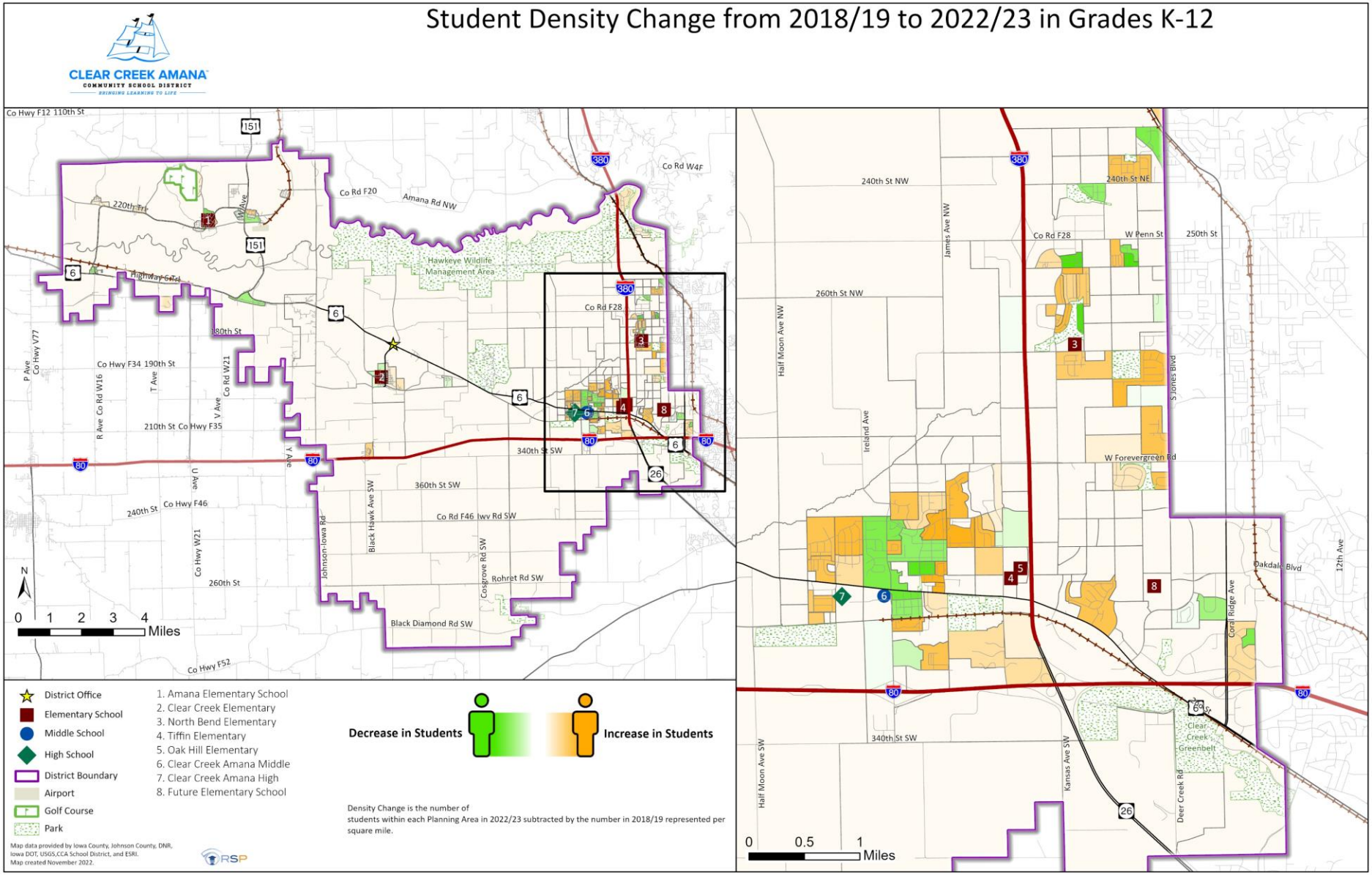
2018/19 to 2022/23 Student Density Change



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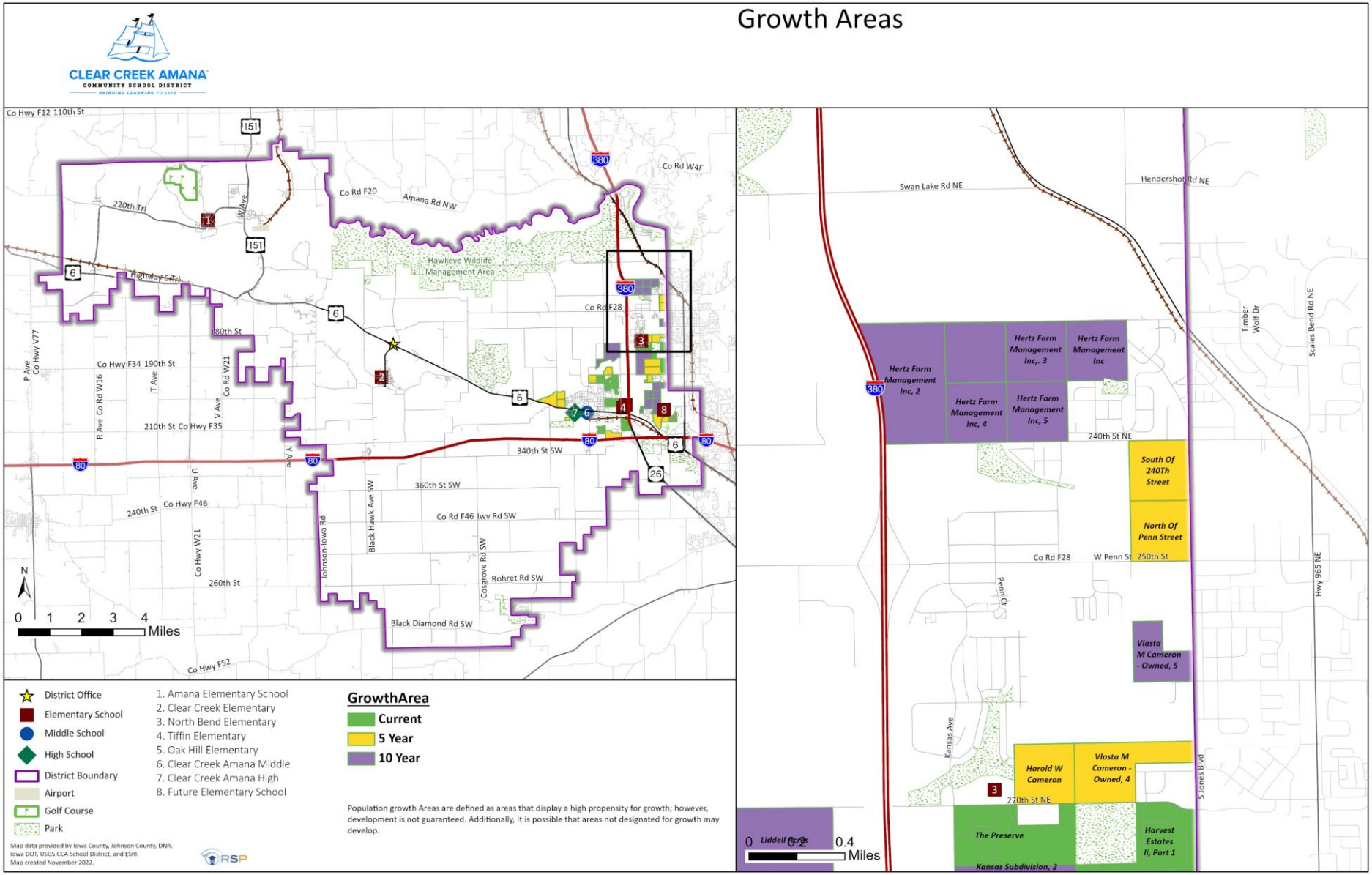
Northern Growth Areas Map



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Projections by Building

Original

Building Enrollment: (Grade Configuration of PreK-5, 6-8, 9-12) (ENROLLMENT FORECAST)

Market Forecast

School	Capacity		Student	Past School Enrollment			Future Enrollment By Student Residence				
	Instruction	Structural	Location	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28
Amana Elementary			Reside/Attend	132	154	146					
	340	425	Reside	135	160	152	166	159	161	166	168
Grades PreK-5			Attend	140	159	155	169	162	164	169	171
Clear Creek Elementary			Reside/Attend	346	343	353					
	425	500	Reside	357	368	376	403	403	416	422	431
Grades PreK-5			Attend	368	352	366	393	393	406	412	421
North Bend Elementary			Reside/Attend	380	376	389					
	425	525	Reside	387	380	397	418	413	445	465	475
Grades PreK-3			Attend	386	383	397	418	413	445	465	475
Tiffin Elementary			Reside/Attend	340	379	388					
	450	550	Reside	356	387	395	438	478	530	553	565
Grades PreK-3			Attend	347	398	401	444	484	536	559	571
Oak Hill			Reside/Attend	284	322	347					
	450	550	Reside	292	324	350	340	396	408	401	455
Grades 4-5 (Opened 19/20)			Attend	286	327	351	341	397	409	402	456
CCA Middle School											
	900	1,000	Reside	574	616	655	728	784	819	878	904
Grades 6-8			Attend	574	616	655	728	784	819	878	904
CCA High School											
Addition 2022/23	1,200	1,200	Reside	711	725	737	785	831	897	985	1,062
Grades 9-12			Attend	711	725	737	785	831	897	985	1,062
ELEMENTARY TOTAL				1,198	1,574	1,623					
	2,090	2,550	Reside	1,527	1,619	1,670	1,765	1,849	1,960	2,007	2,094
Grades PreK-5			Attend	1,527	1,619	1,670	1,765	1,849	1,960	2,007	2,094
MIDDLE TOTAL											
	900	1,000	Reside	574	616	655	728	784	819	878	904
Grades 6-8			Attend	574	616	655	728	784	819	878	904
HIGH TOTAL											
	1,200	1,200	Reside	711	725	737	785	831	897	985	1,062
Grades 9-12			Attend	711	725	737	785	831	897	985	1,062
DISTRICT PreK -12 TOTALS											
	4,190	4,750	Reside	2,812	2,960	3,062	3,278	3,464	3,676	3,870	4,060
Grades PreK-12			Attend	2,812	2,960	3,062	3,278	3,464	3,676	3,870	4,060

Source: RSP & Associates, LLC - December 2022

CAPACITY LEGEND

Exceed Instruction Capacity

Exceed Instruction & Structural Capacity

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By Grade Projections

Original

RESIDE

2023/24 School Year

Market Forecast

School	Capacity		Grade													
	Instruction	Structural	PreK	Kind	1st	2nd	3rd	4th	5th	6th	7th	8th	9th	10th	11th	12th	Total
Amana Elementary	340	425	21	26	28	23	23	18	27								166
Clear Creek Elementary	425	500	29	68	58	65	62	58	63								403
North Bend Elementary	425	525	50	96	85	83	104										418
Tiffin Elementary	450	550	45	105	97	86	105										438
Oak Hill	450	550						175	165								340
CCA Middle School	900	1,000								258	244	226					728
CCA High School	1,200	1,200											212	196	186	191	785
ELEMENTARY TOTAL	2,090	2,550	145	295	268	257	294	251	255								1,765
MIDDLE TOTAL	900	1,000								258	244	226					728
HIGH TOTAL	1,200	1,200											212	196	186	191	785
DISTRICT TOTALS	4,190	4,750	145	295	268	257	294	251	255	258	244	226	212	196	186	191	3,278

Source: RSP & Associates, LLC 2022/23 CCA Projection Model

Projection Observations:

- Enrollment Change – Overall enrollment forecasted to be about 4,100 students by 2027/28 and over 4,500 by 2032/33
- Projections outlook has changed from last year where elementary enrollment is not anticipated to increase for some of the following reasons:
  - Demographic impact of millennials (Waiting longer to have children and having fewer children
  - Pandemic impacts on school choice
  - Building trends anticipated to impact housing opportunities

For Next Year (2023/24)

- District increases by about 215 students
- Elementary increases by about 95 students
- Middle School increases by about 75 students
- High School increases by about 50 students
- Classes over 275 students forecasted in kindergarten and 3rd grade

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Definitions

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

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