



Planning for the Future

Linn-Mar Community School District
Enrollment Analysis by RSP & Associates

May 2026



RSP & Associates

RSP Quick Facts:

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

RSP Clients:

RSP was founded 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)
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RSP Recent Projects:

Cedar Rapids Community School District

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

Clear Creek Amana Community School District

- Enrollment Analysis, 2025/26

Waterloo Community School District

- Enrollment Analysis, 2024/25



Thank you to Linn-Mar Community School District, City of Cedar Rapids, City of Marion, Linn County, USGS, ESRI, and U.S. Census for assisting with this analysis.

Partnership with RSP

Overview of Work:

- **6 years of enrollment analysis partnership**, including
 - 2012/13, 2016/17, 2017/18, 2019/20, and 2025/26
- **2020/21 grade reconfiguration**:
 - Transition from **K–5, 6–8, 9–12**
 - To **K–4, 5–6, 7–8, 9–12** with the opening of the intermediate schools

Change Over Time:

- ↑ Enrollment increased from 7,100 students (2012/13) to 7,797 students (2021/22) (PK-12 peak) **(+9.8%)**
- ↑ Community population grew from 35,919 (2010) to 43,949 (2025) **(+22%)**
- ↑ Housing units expanded from 14,653 (2010) to 18,820 (2025) **(+28%)**

Benefits of the Partnership

- **Data-Driven Decision Making**
 - Leverages validated enrollment, housing, and demographic data
 - Supports both **strategic and operational decisions**
- **Optimized Learning Environments**
 - Aligns facility use and program placement; promotes **appropriately sized, well-utilized schools**
- **Right-Sizing Facility Utilization**
 - Enables proactive adjustments to building use
 - Reduces inefficiencies as enrollment patterns evolve
- **Practical, Actionable Planning Support**
 - Informs **capacity management, capital planning, and long-term strategy**
 - Supports planning for both **growth and stabilization scenarios**



Product Expectations



Timeline

The project timeline ensures student data aligns as closely as possible with official county data, enabling parcel-level enrollment forecasting.



Findings

The findings were not focused on supporting or contradicting any past internal or outsourced studies. This analysis is grounded in extensive 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 whether the district should 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 an exact science**; assumptions may lead to higher or lower enrollment outcomes, while others may lead to a smaller enrollment.
- Student data does not include Preschool, virtual, or 18-21 special education population.
- **Enrollment best aligns with the district's Official Count Day data** and is ideally provided by Student-ID (not grade count).

*** DATA DISCLAIMER:** Accurate Student-ID level data was not available for the following years: **2020/21, 2021/22, and 2022/23.**

To address this gap, RSP utilized **official state-reported enrollment totals by grade level** to supplement an incomplete dataset. As a result, **historical spatial analysis for these years is limited.**

Discussion Points

1

Enrollment & Demographics

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

2

Population & Development

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

3

Enrollment Projections

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

4

Next Steps

Challenges & Solutions
Next Steps & Key Considerations

5

Appendix

Additional Student Analysis Maps
Definitions

Executive Summary

Total district enrollment is projected to gradually decline over the next five years, accompanied by a redistribution of students across grade levels.

↑ **Elementary: Projected increase to 2,611 students by 2030/31**

↓ **Intermediate: Projected to decrease to 978 students by 2030/31**

↓ **Middle School: Projected to decrease to 1,063 students by 2030/31**

↑ **High School: Projected to increase to 2,350 students by 2030/31**

Declining enrollment will result in fewer students served districtwide, requiring intentional alignment of facilities and resources.

- **Elementary:** 3,950 total capacity, 66% utilization in 2030/31
- **Intermediate:** 1,600 total capacity, 61% utilization in 2030/31
- **Middle School:** 1,900 total capacity, 56% utilization in 2030/31
- **Linn-Mar High School:** 2,400 total capacity, 98% utilization in 2030/31
 - ✓ High School enrollment will continue to increase in the near term, creating short-term capacity pressure
 - ✓ This pressure is expected to **moderate over time** as smaller cohorts move upward

The district's enrollment trajectory reflects a **balance between growth factors and limiting conditions**:

Growth Factors

- ↑ Over **8,000 potential housing units** were identified for development (10-year outlook)
- ↑ In 2025, **154 single-family and 260 multi-family units were built**
- ↑ **Total population continues to increase** (all ages)

Limiting Factors

- ↓ **Declining live birth trends**, resulting in smaller PK and Kindergarten cohorts
- ↓ **Inconsistent grade progression patterns**, limiting internal growth momentum
- ↓ **Student choice dynamics** (open enrollment, alternative options) impacting retention



= Signature Slides



= Variables of Growth



= Variables of Decrease

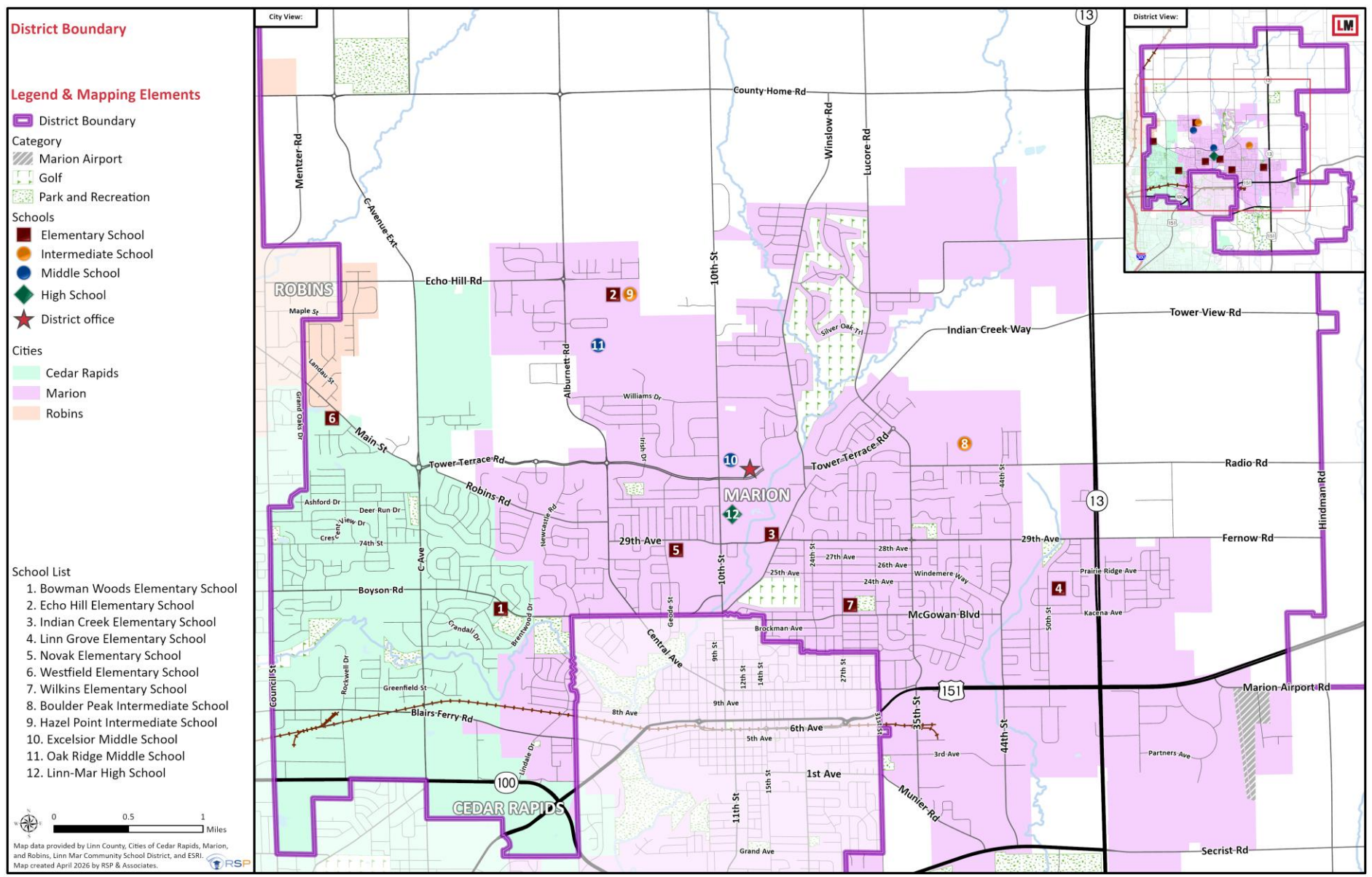


= Click to access more information in Appendix

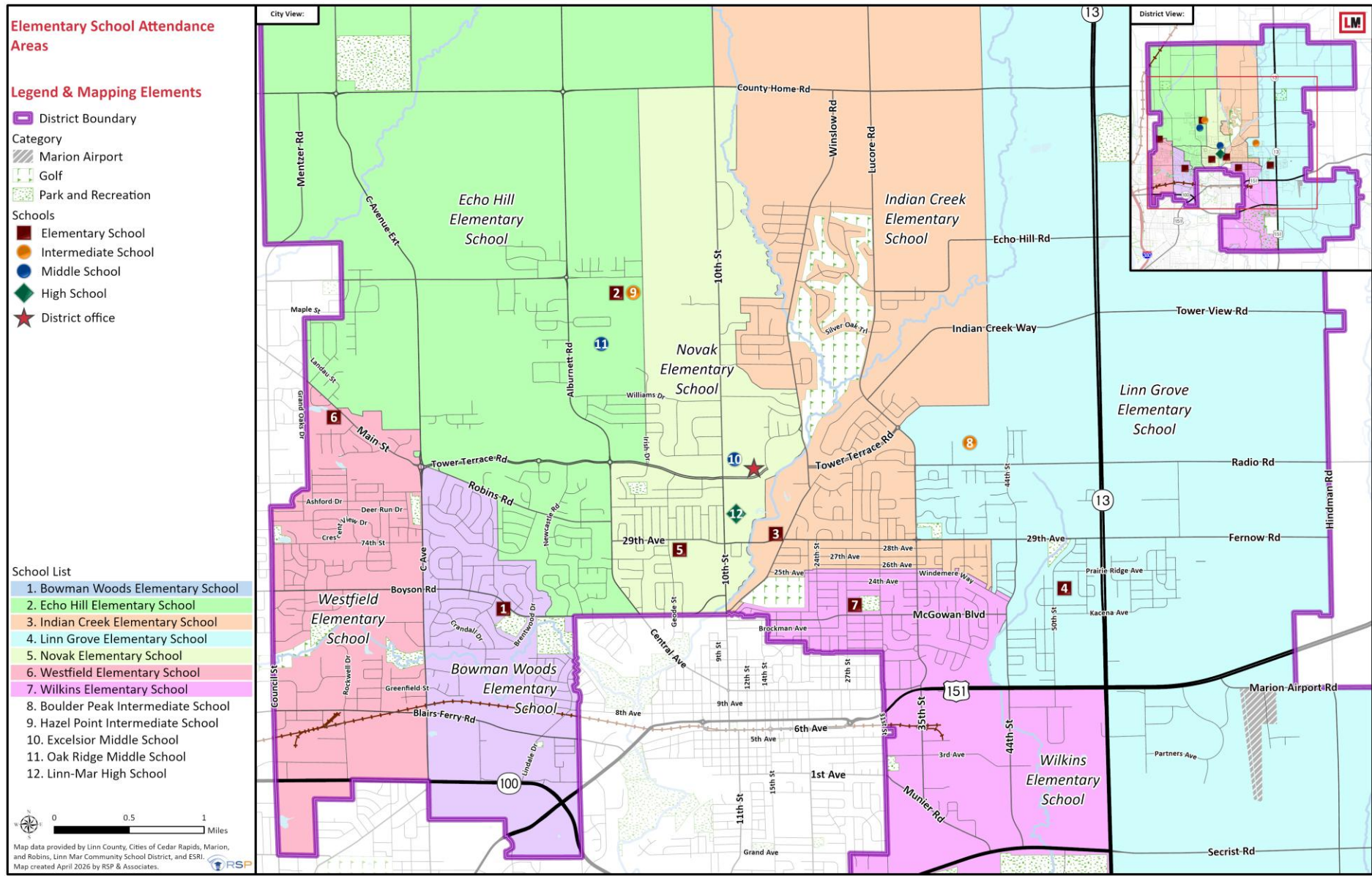
Part 1

Past Enrollment and Demographics

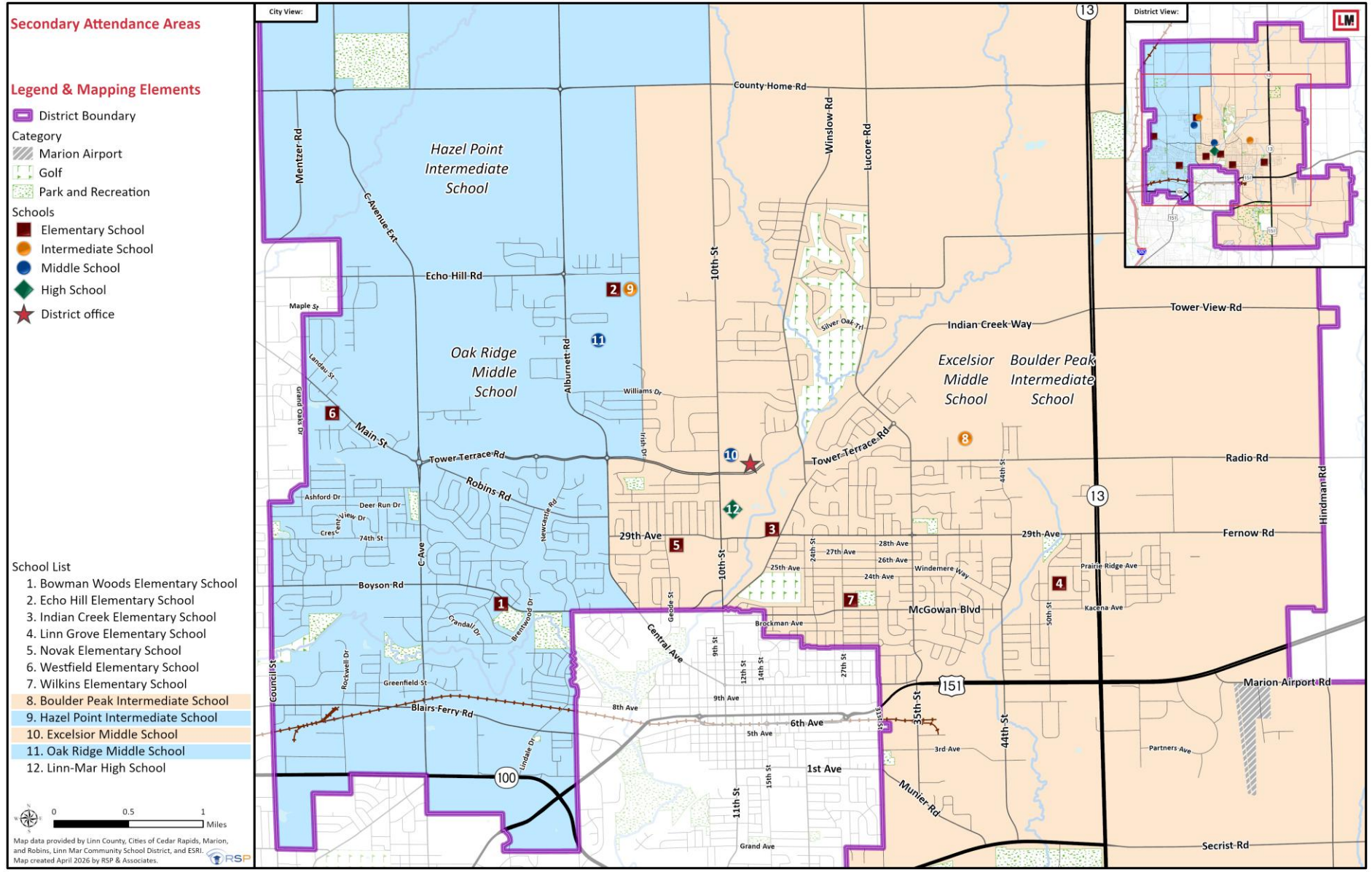
District Boundary and City Limits Map



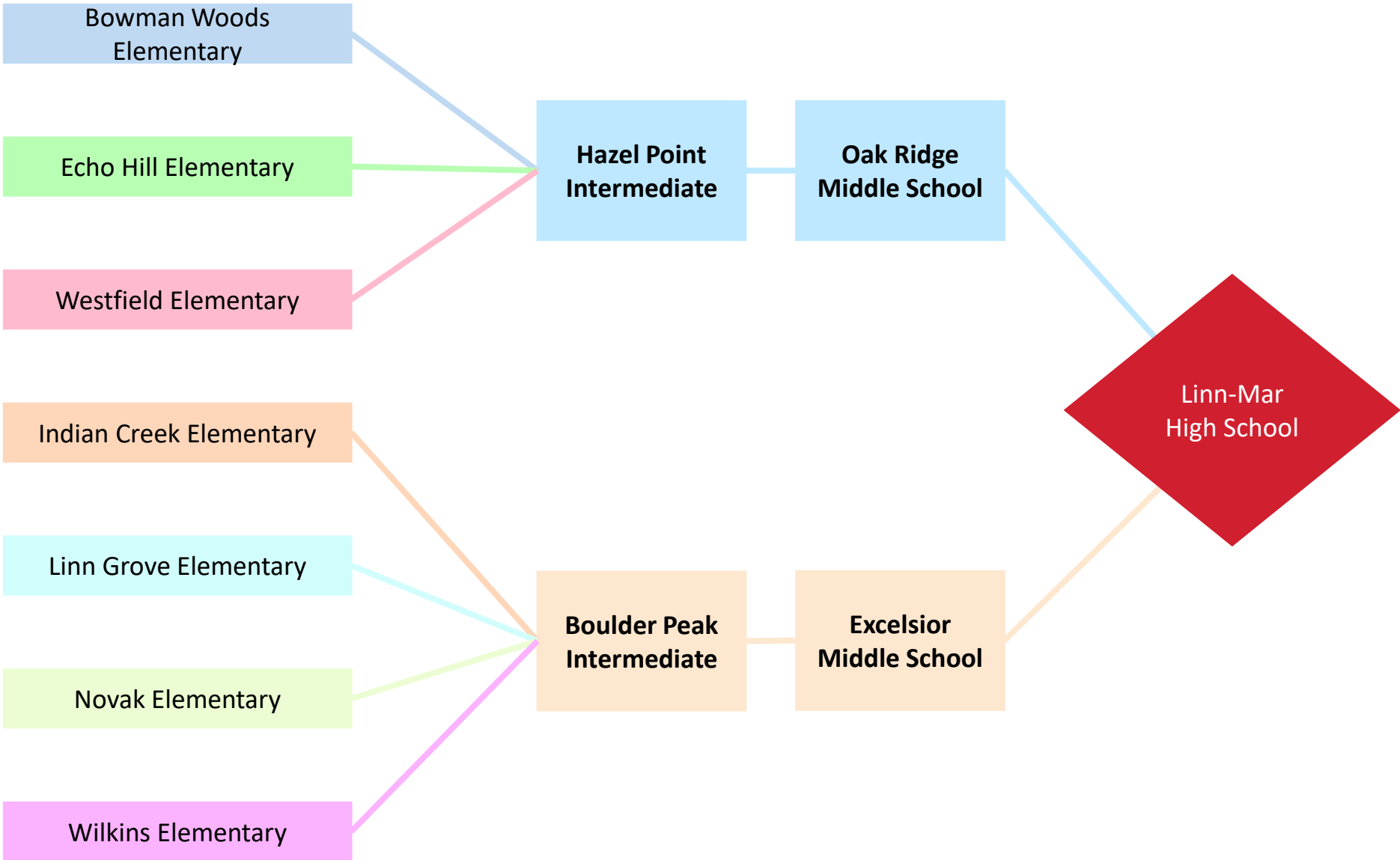
Elementary Boundary Map



Secondary Boundary Map



School Feeder Diagram



Source: Linn Mar CSD and RSP

RSP Planning Areas

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

Map Details (Over **250 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

The SFM is...

- a social science... not an exact science; it identifies behavior trends to determine the likelihood that those trends will repeat
- valuable in how our team creates and analyzes the geography at a planning area level for any commonality which will 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 such as single-family, multi-family, townhome, mobile home, etc. (county assessor data)
- year units were built
- estimated female population and 0-4 population (census data)
- existing land use and future land use (county and city data)
- capital improvement plan (county and city data)
- future development (county and city data)
- in/out-migration of students (district data)

This model is **central to RSP's work**.

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

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



Indicator of Student Growth



Indicator of Student Loss

Understanding the Model

RSP recommends continually monitoring 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 experiences 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 the community and/or surrounding communities	⊕ Demographic shifts in the community and/or surrounding communities
⊖ Incoming Kindergarten class smaller than outgoing senior class	⊕ Incoming Kindergarten class larger than outgoing senior class

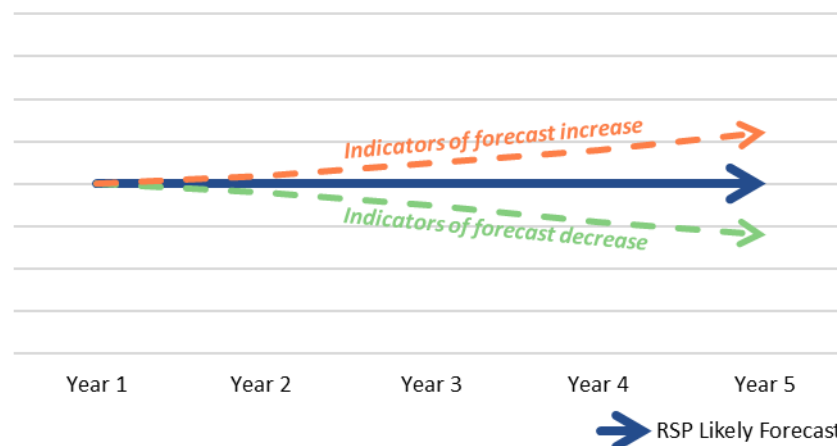
See graphic below to illustrate how the different variables may impact forecasted enrollment outlook:

Main Takeaway:

- These factors are not all positive or negative. Each has a different impact on future outlooks.
- State education policy changes 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.

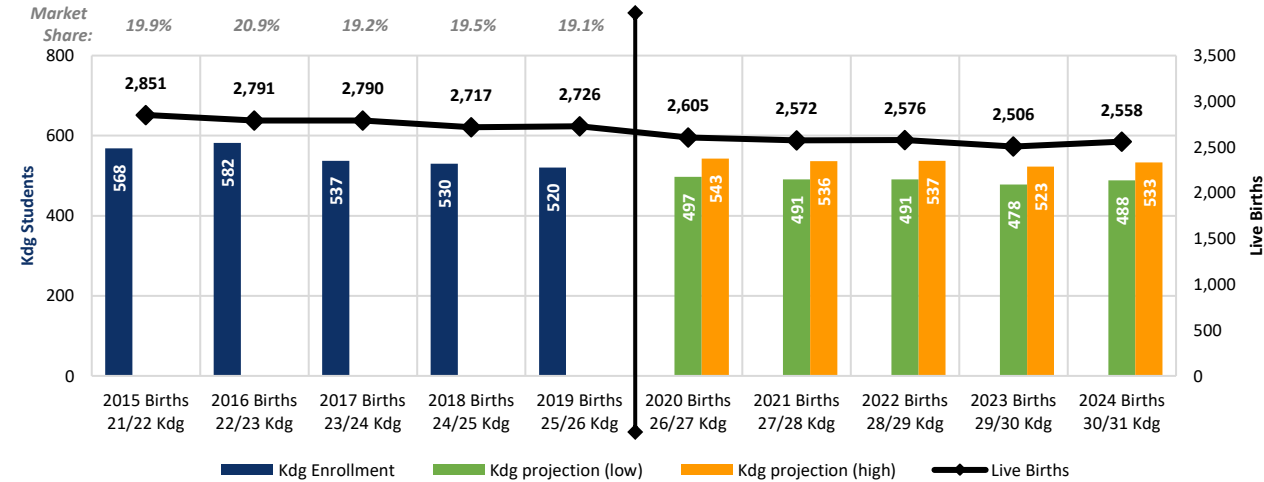
Example of Forecast Evolution



Linn County Birth Rate Visuals

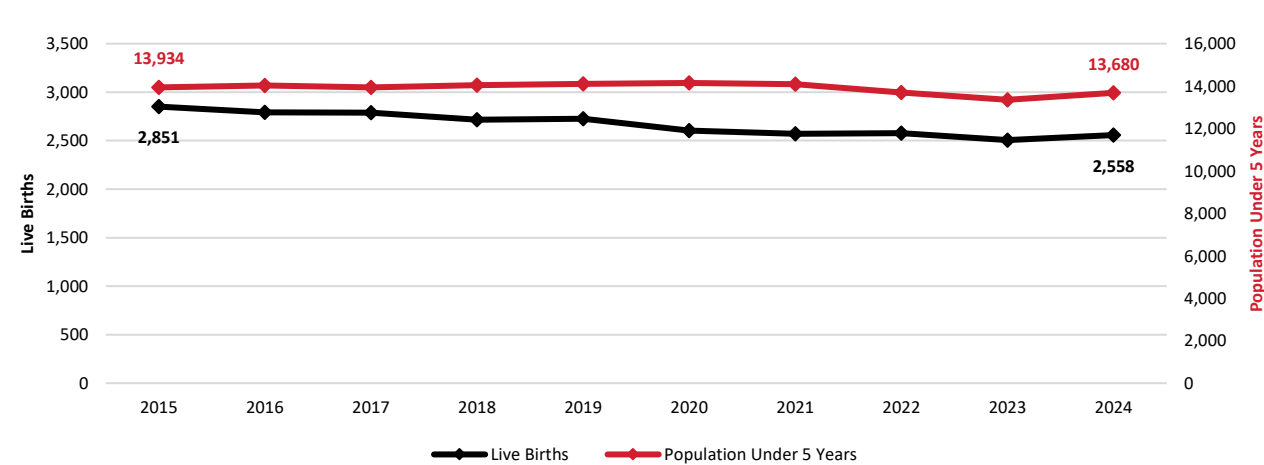


Live Births vs. Kindergarten Students 5 Year Later



Source: Iowa Department of Public Health (IDPH) – Linn County and Linn Mar CSD
Note: Kdg totals include JK (Junior Kindergarten).

Live Births and Population Under 5 Years of Age



Source: Iowa Department of Public Health (IDPH) – Linn County and US Census Bureau

Observations:

- Linn County births have **steadily declined** over the past decade, reducing the future Kindergarten pipeline
- Recent and projected births remain **below ~2,600 annually**, indicating continued pressure on incoming class sizes
- District captures a relatively small share of area births (~19–20%), limiting its **ability to offset declining birth trends**
- Kindergarten enrollment has followed the birth trend, with **smaller cohorts projected over the next five years**
- **Population under age 5 has also declined**, reinforcing the expectation of smaller future classes
 - 10% decline in births
 - 2% decline in population under age 5
- Future enrollment will be **increasingly influenced by market share rather than birth volume alone**

Main Takeaway: With fewer births and a smaller share of local students, future Kindergarten enrollment will depend more on the district’s ability to attract and retain students.



Past Enrollment by Grade



Enrollment By Grade

School Year	Grade														PK-12			K-12		
	PK	K	1st	2nd	3rd	4th	5th	6th	7th	8th	9th	10th	11th	12th	Total	Change	% Change	Total	Change	% Change
2012/13	285	611	523	535	534	571	522	510	571	493	497	525	447	476	7,100			6,815		
2013/14	200	448	557	557	526	547	563	536	507	565	499	487	502	472	6,966	-134	-1.9%	6,766	-49	-0.7%
2014/15	168	575	529	572	575	540	556	586	549	504	563	503	489	527	7,236	270	3.9%	7,068	302	4.5%
2015/16	180	555	578	535	583	581	553	568	582	551	515	554	500	479	7,314	78	1.1%	7,134	66	0.9%
2016/17	190	569	551	594	565	591	583	569	563	594	562	508	554	475	7,468	154	2.1%	7,278	144	2.0%
2017/18	182	613	536	575	607	583	592	578	571	567	590	546	519	568	7,627	159	2.1%	7,445	167	2.3%
2018/19	210	700	556	543	591	593	573	593	584	590	553	572	511	480	7,649	22	0.3%	7,439	-6	-0.1%
2019/20	203	591	646	552	562	596	603	584	610	584	617	565	567	498	7,778	129	1.7%	7,575	136	1.8%
2020/21	293	599	525	642	556	560	585	592	576	601	579	555	532	567	7,762	-16	-0.2%	7,469	-106	-1.4%
2021/22	283	568	584	540	633	562	580	592	587	585	605	570	558	550	7,797	35	0.5%	7,514	45	0.6%
2022/23	288	582	520	558	544	653	559	567	568	575	596	573	544	563	7,690	-107	-1.4%	7,402	-112	-1.5%
2023/24	281	537	545	523	560	541	647	564	570	578	554	575	554	548	7,577	-113	-1.5%	7,296	-106	-1.4%
2024/25	274	530	499	556	505	559	541	639	563	571	580	557	560	542	7,476	-101	-1.3%	7,202	-94	-1.3%
2025/26	272	520	473	502	549	518	568	543	652	565	584	579	540	549	7,414	-62	-0.8%	7,142	-60	-0.8%

Source: Iowa Department of Education and Linn-Mar Community School District (2012/13 to 2025/26)

Note: Kdg totals include JK (Junior Kindergarten).

*** DATA DISCLAIMER:** Accurate Student-ID level data was not available for the following years: **2020/21, 2021/22, and 2022/23**. To address this gap, RSP utilized **official state-reported enrollment totals by grade level** to supplement an incomplete dataset. As a result, **historical spatial analysis for these years is limited**.

Observations:

- **Enrollment has decreased for the past four years**
 - Peak enrollment occurred in **2021/22 with 7,797 students**
 - Current enrollment is **7,414 students this year**, representing a loss of 383 students (-5%) from 2021/22
- **PK and Kindergarten cohorts have steadily decreased**, limiting overall growth
- **Graduating classes are larger than incoming Kindergarten classes**, resulting in:
 - Ongoing **net enrollment loss**
 - Continued pressure on future enrollment totals
- **Cohort sizes vary significantly by grade**, constraining district-wide growth
 - **Largest class (2025/26): 7th Grade – 652 students**
 - **Smallest class (2025/26): 1st Grade – 473 students**

Grade Progression Change



Enrollment Grade Change

School Year		Grade Progression Change														PK-12		K-12	
From	To	PK→PK	K→K	K→1	1→2	2→3	3→4	4→5	5→6	6→7	7→8	8→9	9→10	10→11	11→12	Change	% Change	Change	% Change
2012/13	2013/14	-85	-163	-54	34	-9	13	-8	14	-3	-6	6	-10	-23	25	-134	-1.9%	-49	-0.7%
2013/14	2014/15	-32	127	81	15	18	14	9	23	13	-3	-2	4	2	25	270	3.9%	302	4.3%
2014/15	2015/16	12	-20	3	6	11	6	13	12	-4	2	11	-9	-3	-10	78	1.1%	66	0.9%
2015/16	2016/17	10	14	-4	16	30	8	2	16	-5	12	11	-7	0	-25	154	2.1%	144	2.0%
2016/17	2017/18	-8	44	-33	24	13	18	1	-5	2	4	-4	-16	11	14	159	2.1%	167	2.2%
2017/18	2018/19	28	87	-57	7	16	-14	-10	1	6	19	-14	-18	-35	-39	22	0.3%	-6	-0.1%
2018/19	2019/20	-7	-109	-54	-4	19	5	10	11	17	0	27	12	-5	-13	129	1.7%	136	1.8%
2019/20	2020/21	90	8	-66	-4	4	-2	-11	-11	-8	-9	-5	-62	-33	0	-16	-0.2%	-106	-1.4%
2020/21	2021/22	-10	-31	-15	15	-9	6	20	7	-5	9	4	-9	3	18	35	0.5%	45	0.6%
2021/22	2022/23	5	14	-48	-26	4	20	-3	-13	-24	-12	11	-32	-26	5	-107	-1.4%	-112	-1.4%
2022/23	2023/24	-7	-45	-37	3	2	-3	-6	5	3	10	-21	-21	-19	4	-113	-1.5%	-106	-1.4%
2023/24	2024/25	-7	-7	-38	11	-18	-1	0	-8	-1	1	2	3	-15	-12	-101	-1.3%	-94	-1.2%
2024/25	2025/26	-2	-10	-57	3	-7	13	9	2	13	2	13	-1	-17	-11	-62	-0.8%	-60	-0.8%
3-Year Average		-5.3	-20.7	-44.0	5.7	-7.7	3.0	1.0	-0.3	5.0	4.3	-2.0	-6.3	-17.0	-6.3	-92.0	-1.2%	-86.7	-1.1%
3-Year Weighted Average		-4.5	-14.8	-47.3	5.7	-9.2	5.7	3.5	-0.8	6.7	3.0	3.7	-3.0	-16.7	-8.8	-83.5	-1.1%	-79.0	-1.0%

Source: Iowa Department of Education and Linn-Mar Community School District (2012/13 to 2025/26)

Note: Kdg totals include JK (Junior Kindergarten).

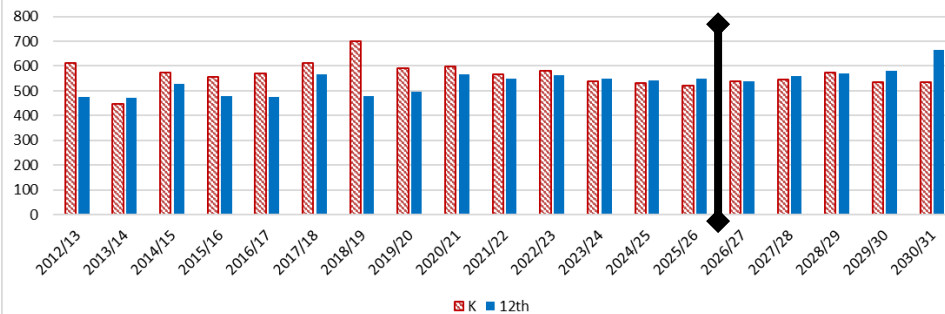
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Observations:

- Overall enrollment change: **-1.2% (-62 students)** from the previous year
 - 7 of 12 grade transitions show negative 3-year averages**, indicating weaker cohort progression across the system and a reduced ability to offset the imbalance between smaller early grades and larger graduating classes
- Strongest cohort growth (3-year average): **1st → 2nd grade with +5.7 students**
- Greatest cohort decline (3-year average): **Kindergarten → 1st grade with -44 students**
 - Likely influenced by **Junior Kindergarten**, with some students **remaining an additional year before advancing**
- Instructional modality and student residency patterns should be monitored:
 - Some students not attending district schools may still **reside within district boundaries**
 - Future return rates could impact enrollment trends

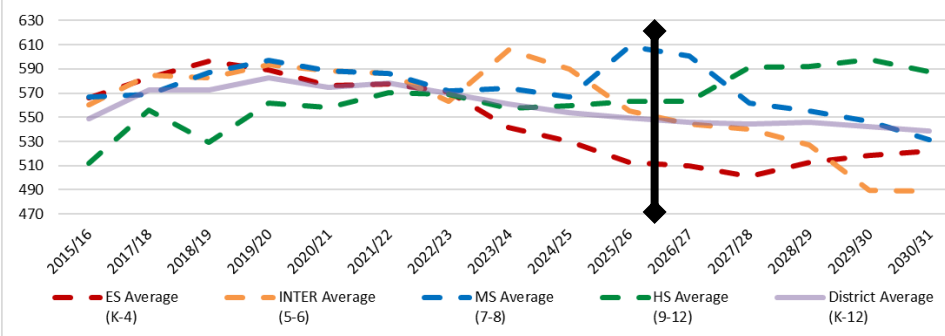
Class Size Comparisons

Kindergarten and 12th Grade Comparison



Source: RSP & Associates – May 2026

Grade Size Comparison by Grade Level



Source: RSP & Associates – May 2026

K and 12th Grade Comparisons

- During peak growth years, **Kindergarten (Kdg) cohorts consistently exceeded graduating 12th grade classes**, supporting strong natural enrollment growth across the system
- **This relationship has reversed over time:**
 - **12th grade cohorts are now increasing**, while
 - **Kindergarten cohorts have stabilized or declined**, creating a **structural enrollment imbalance**
- Kdg projections now **incorporate in-migration from housing development and turnover**, not just live births—providing a more **comprehensive view of future enrollment potential**
- **Looking ahead five years:**
 - Kdg is projected to be **between 500-600 students**, with **modest growth tied to development activity**
 - 12th grade is projected to **increase into the 600+ range**, further **extending the systemwide imbalance**

Average Class Size Trends

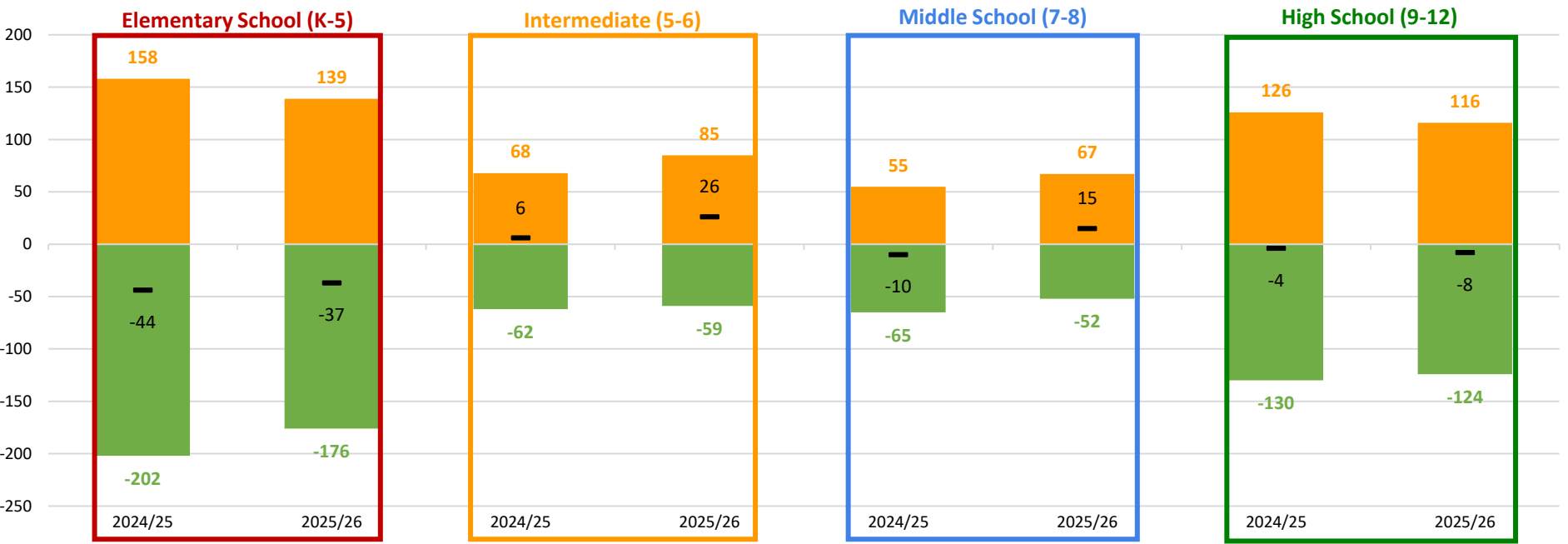
- Class size patterns reflect a **“wave” effect**, as larger and smaller cohorts move through the system over time
- Declines in elementary enrollment create delayed impacts, progressing through:
 - **Intermediate → Middle School → High School**
- Current enrollment highs in middle school will continue advancing into high school, driving near-term growth at upper grade levels
- **By 2030/31, high school is projected to have the largest class sizes**, as larger cohorts fully progress through the system

Main Takeaway: The district is experiencing a **growing imbalance between larger graduating classes and smaller incoming Kindergarten cohorts**, limiting natural enrollment growth and increasing reliance on **housing development, student capture rates, and demographic trends** to stabilize future enrollment.



3-Year Student Migration Trend

Student In vs. Out Migration



Source: Linn-Mar CSD and RSP

In-Migration (orange bar): 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.
Out-Migration (green bar): 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.

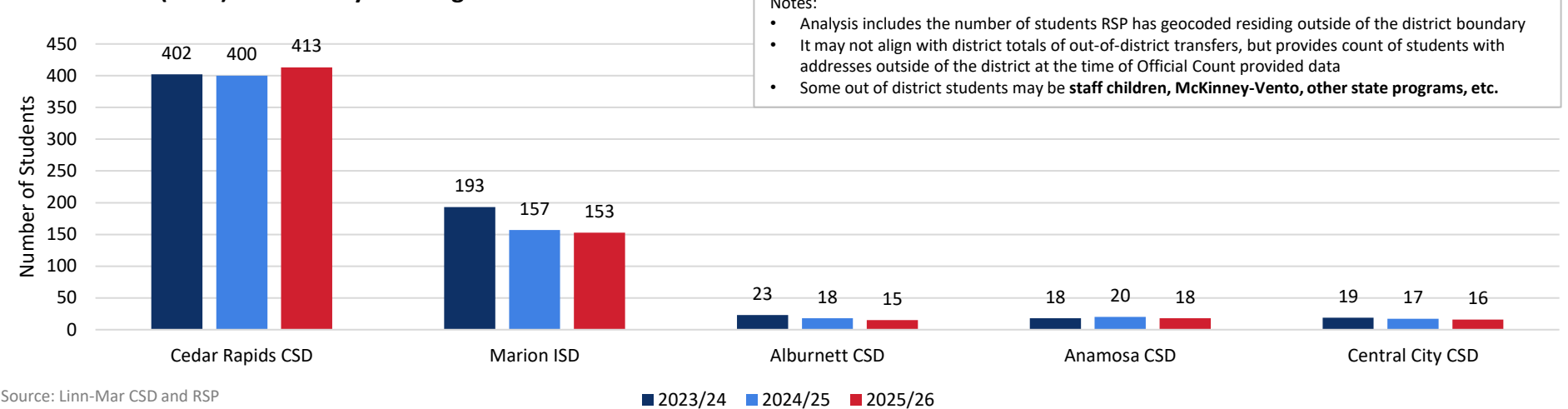
Observations

- 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 is ultimately reflected in the enrollment forecast.
 - Kdg students are not included in the **In-Migration** as it is not compulsory (Not Required); Most Kdg students were not receiving district services the prior year (exception is JK, PK, TK, DK)
 - 12th grade students are not included in the **Out-Migration** as they likely naturally left the district through graduation
- The District has seen a net loss of students from migration for the past two years
 - 2024/25: +407 students in, -459 students out → **Net Loss of 52 students**
 - 2025/26: +407 students in, -411 students out → **Net Loss of 4 students**
 - **Variables at play:** Home values, program offerings, interest rates, available and type of inventory, etc.

Out-of-District Student Analysis

* Includes Open Enrolled In students and other students residing out of the district boundary

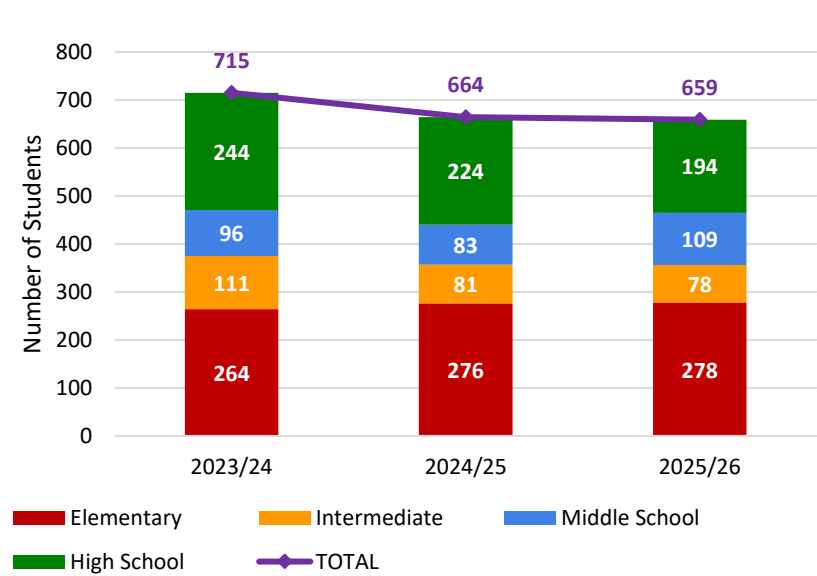
Out-of-District (OOD) Students by Residing School District



Notes:

- Analysis includes the number of students RSP has geocoded residing outside 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.**

Total Out-of-District Students by Year



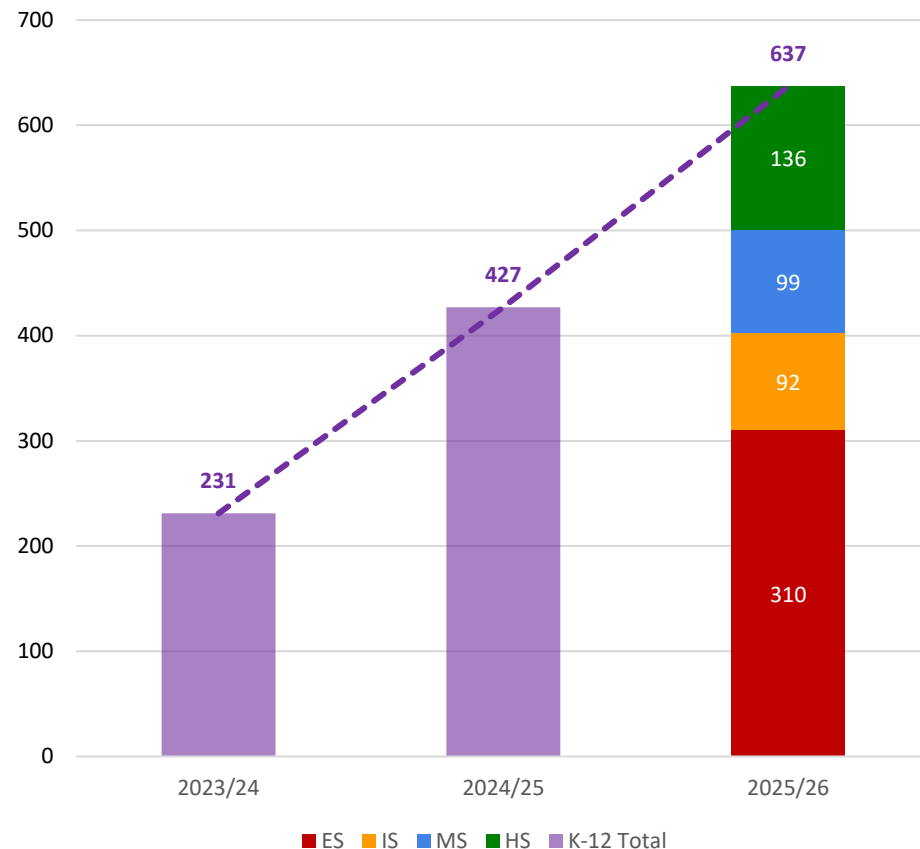
Observations

- Out-of-district students make up a meaningful share (~9-10%) of total enrollment (K-12)
- Total out-of-district enrollment has declined slightly
 - High school accounts for the largest portion of the recent decline, while elementary remains relatively stable
- The majority of out-of-district students reside in Cedar Rapids CSD, representing the largest source by a wide margin
- Out-of-district enrollment trends are influenced by program offerings, capacity, and open enrollment dynamics across districts

Main Takeaway: Out-of-district enrollment remains a significant contributor to total enrollment; even modest changes in this group can meaningfully impact overall district enrollment trends.

Education Savings Account (ESA) Analysis

ESA Student Data



Source: Iowa Department of Education, Linn-Mar CSD, and RSP

Main Takeaway: Students utilizing ESAs within the district boundary increased by 49% 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.

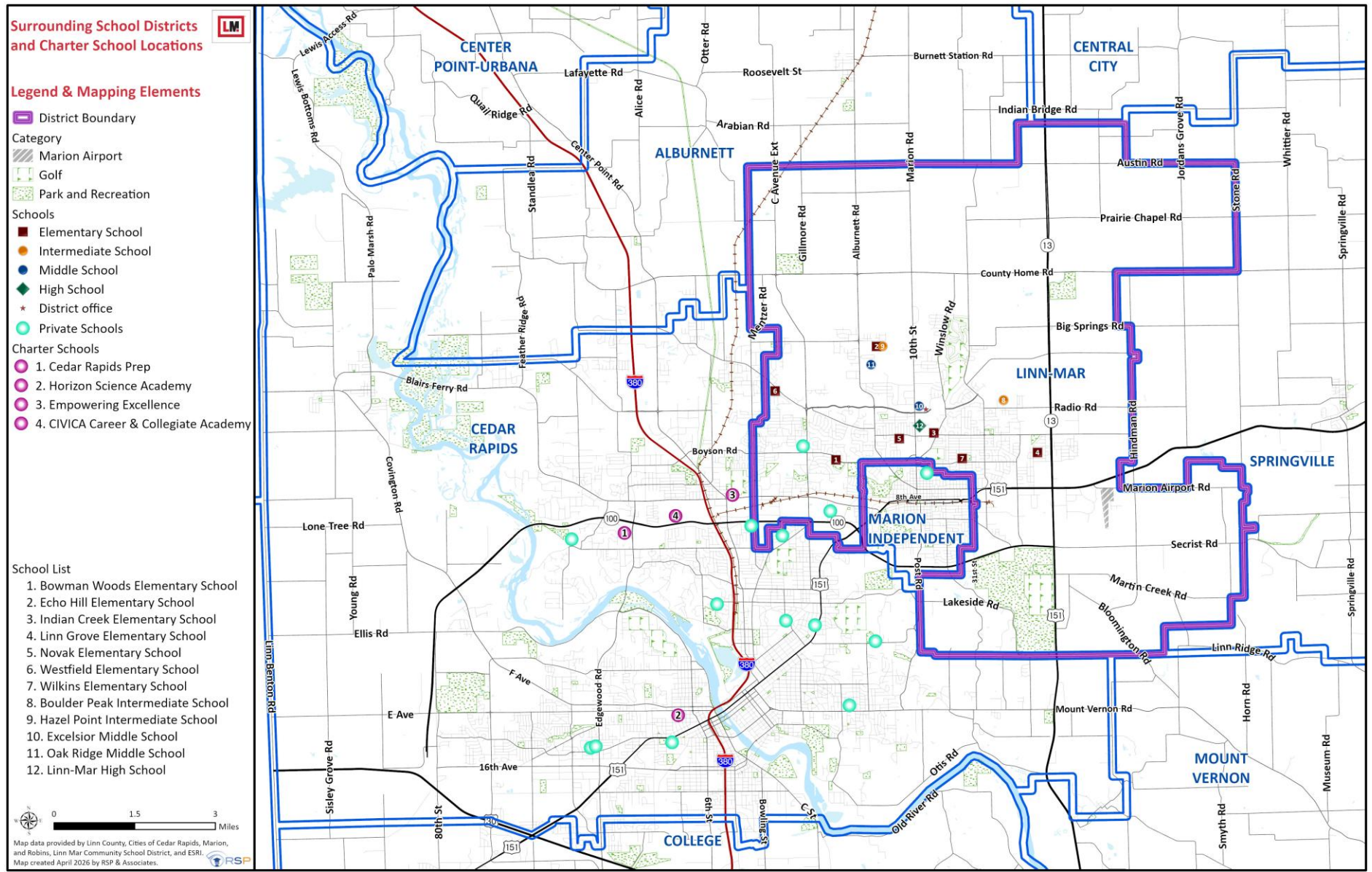
Understanding the State Policy:

- ❑ 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

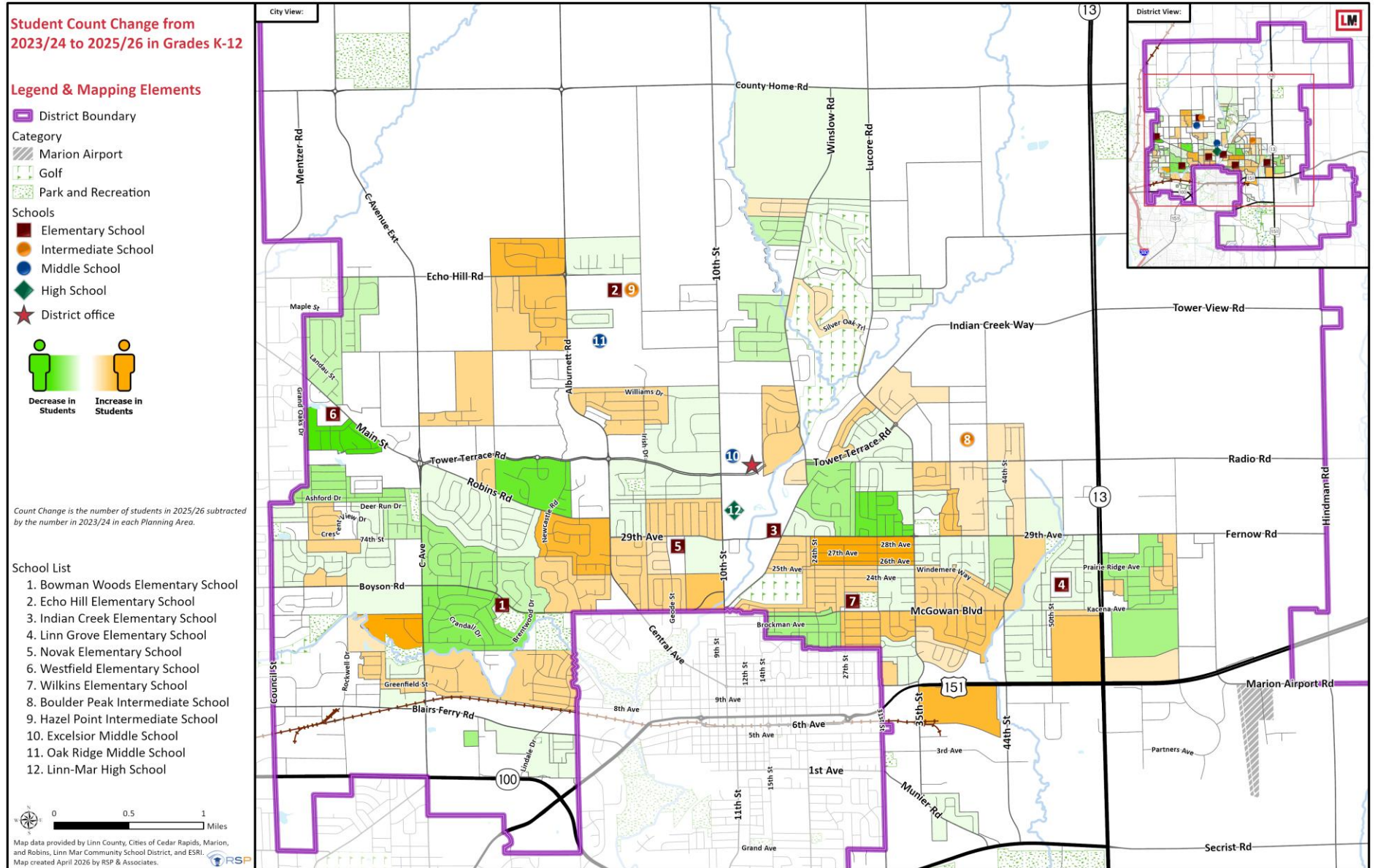
Observations:

- In 2023/24, there were 231 students residing in the District that utilized ESAs to attend non-public schools
- In 2024/25, there were 427 students residing in the District that utilized ESAs to attend non-public schools
- In 2025/26, there were 637 students residing in the District that utilized ESAs to attend non-public schools

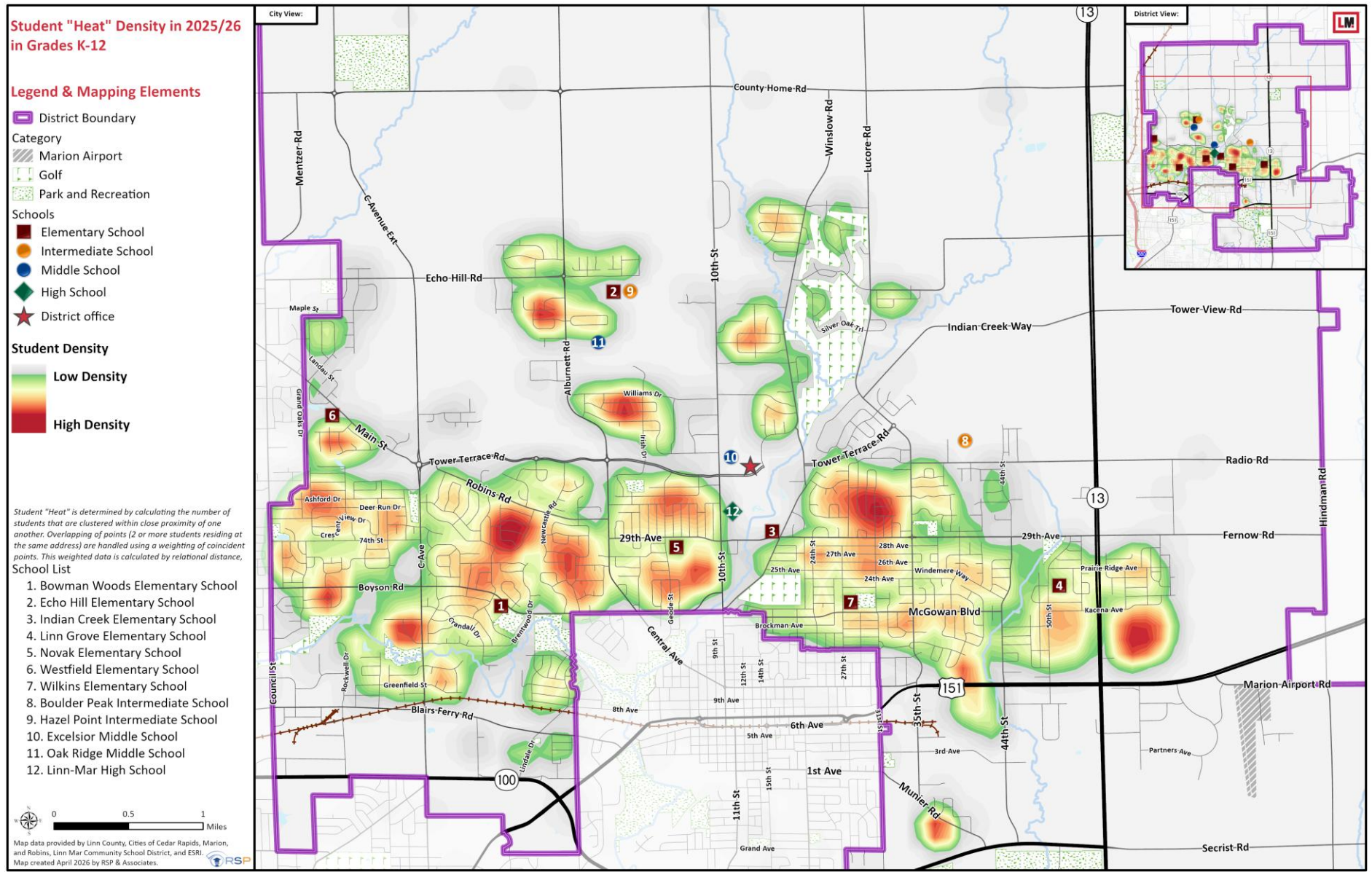
School Choice Perspective Map



K-12 Student Count Change Map



K-12 Student Heat Density Map



Main Takeaway: Student heat density is greatest north of Bowman Woods Elementary and in the southeast in Squaw Creek mobile home village

Main Takeaway Observations:

- ↓ **Enrollment has declined steadily over the past four years**, signaling a broader **constraint on student growth**
 - The district declined by **62 students year-over-year**, with current enrollment at **7,414 students**
- ↓ **Most grade levels are decreasing as cohorts move through the system**, reflecting **weakening cohort progression**
 - This is most pronounced in **early grades**, limiting the district's ability to **retain students and stabilize long-term enrollment**
- ↓ **A structural imbalance persists between graduating and incoming classes**
 - **Senior classes remain larger than Kindergarten cohorts**, resulting in **net enrollment loss year over year**
- ↓ **Declining live birth trends are constraining future growth potential**
 - Over the past decade, births have declined **~10%**, with a **2% decrease in the under-age-5 population**
 - Future enrollment will depend more heavily on **migration and housing trends** to offset this decline
- ↓ **Ongoing net out-migration is further limiting recovery**
 - Increased access to **alternative educational options** is impacting the district's **share of the school-age population**

Conclusion of Section:

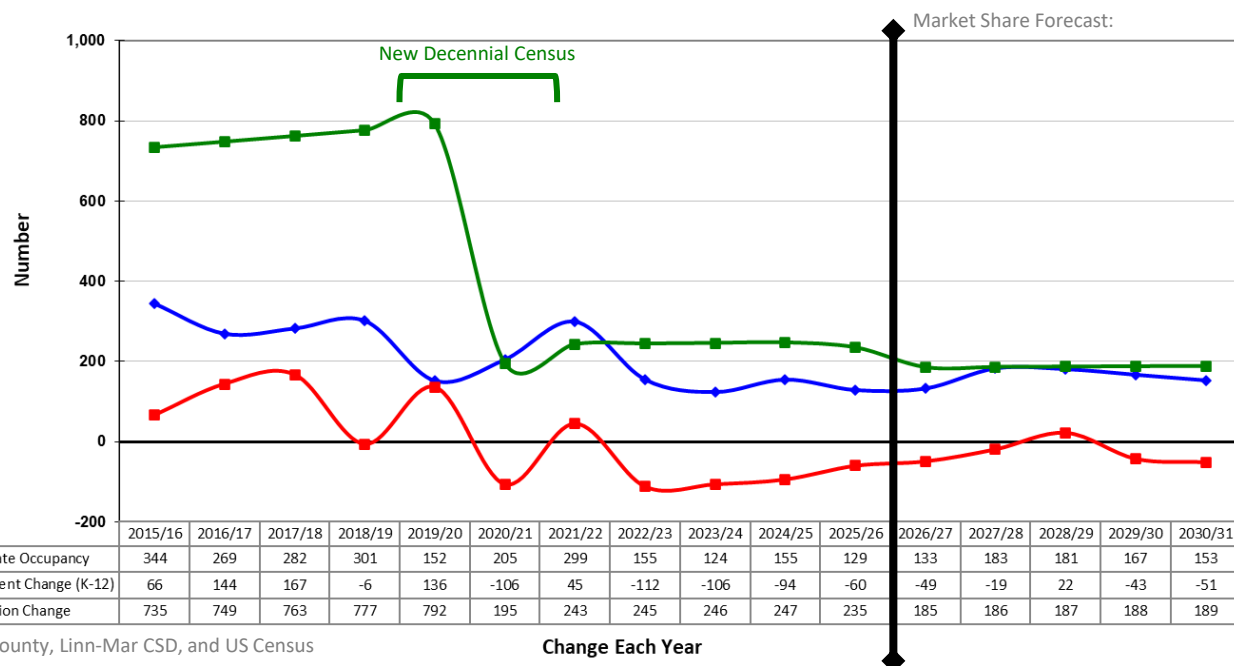
- Enrollment trends reflect **long-term demographic shifts and cohort dynamics**, rather than short-term operational factors
Student density remains strongest in areas with **more attainable housing and family-oriented amenities**.
- **Open Enrollment (out-of-district) trends should be closely monitored**. Even modest changes in **policy, programming, or neighboring district capacity** can significantly impact enrollment trajectories
- **Education Savings Accounts (ESA) represent an emerging variable**. With full implementation now reached, impacts may **stabilize**, but ongoing monitoring is critical as participation patterns evolve.
- **RSP will continue to monitor 250+ planning areas**, integrating **demographic, housing, development, and enrollment data** →
This supports **adaptive forecasting and informed long-range planning**.

Part 2

Housing and Growth Outlook



Population, Development, & Enrollment



Main Takeaway: While **population and housing trends remain positive**, enrollment is influenced by additional factors—such as **student yield rates, migration patterns, and timing of development**—resulting in a **delayed and more moderate enrollment response**.

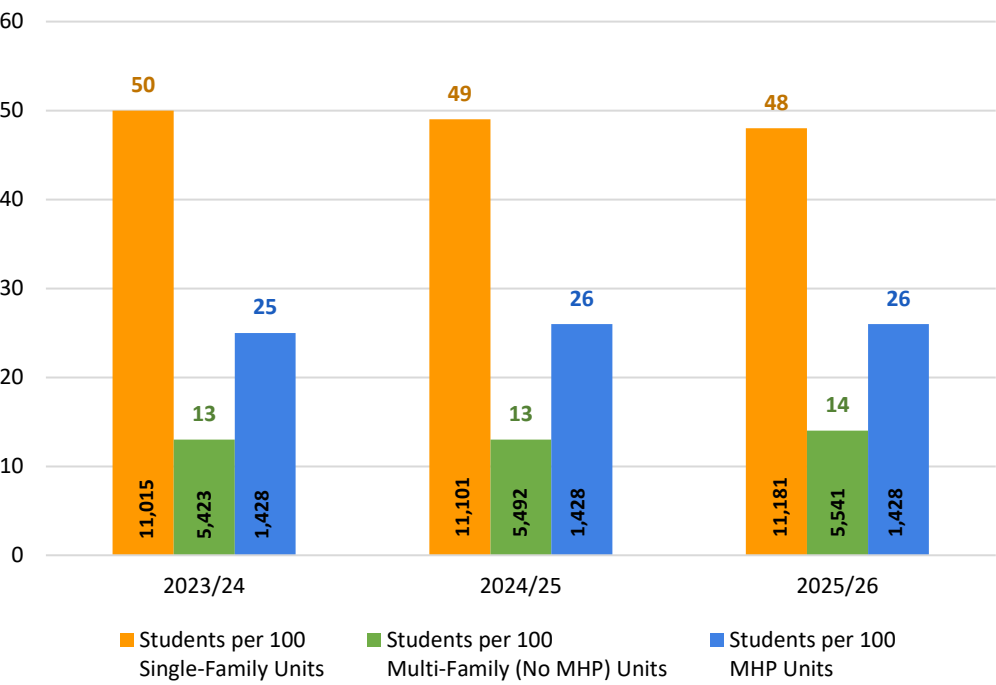
Observations:

- **Building Activity (Blue Line):** Residential construction has **stabilized at approximately 120–150 units per year**
 - Ongoing and planned developments are expected to **sustain this level of housing growth**
 - *Note:* Building data is based on **certificates of occupancy**, which may lag due to reporting timelines
- **Population Growth (Green Line):** Census data indicates **steady population growth of ~240 residents per year** over the past decade
 - Growth trends reflect **long-term patterns**, though year-to-year fluctuations may occur due to census methodology
 - Future projections suggest **moderation**, with growth closer to **~180 residents per year**
- **Enrollment Trends (Red Line):** Student enrollment has **generally declined year over year**, despite increases in population and housing
 - This indicates a **weaker correlation between community growth and student generation**
- Projections suggest:
 - A **temporary uptick around 2028/29**, likely tied to housing delivery
 - However, **overall enrollment is expected to remain flat to slightly declining**



K-12 Yield Rate Comparison

Yield Rate Comparison Graph



Source: Linn County and RSP
Note: Number in columns illustrate the total number of units of that type at the start of the year

Observations

- Single-Family (SF):** District sees on average 49 K-12 students per 100 single-family households (11,181 total SF units)
 - Echo Hill Elementary has the highest SF yield rate; 3-year average of 68 students per 100 SF units
 - There have been 166 new SF units built in this time period that could influence the student yield rate
- Multi-Family (MF):** District sees on average 13 K-12 students per 100 multi-family households (5,541 total MF units)
 - Wilkins Elementary has the highest MF yield rate; 3-year average of 22 students per 100 MF units
 - There have been 118 new MF units built in this time period that could influence the student yield rate
- Mobile Home (MHP):** District sees on average 26 K-12 students per 100 mobile home park households (1,428 total MHP units)
 - Linn Grove Elementary has the highest MHP yield rate; 3-year average of 34 students per 100 MHP units

Students per 100 Single-Family Units	2023/24	2024/25	2025/26	3 Year Average	Units Build in Time Period	Total Units (2025)
Bowman Woods Elementary School	45	45	43	44.3	0	1,730
Echo Hill Elementary School	68	69	67	68.0	71	1,747
Indian Creek Elementary School	53	50	50	51.0	51	2,006
Linn Grove Elementary School	39	36	35	36.7	29	1,196
Novak Elementary School	45	45	44	44.7	7	1,475
Westfield Elementary School	62	59	56	59.0	6	1,285
Wilkins Elementary School	36	36	37	36.3	2	1,742
District (K-12):	50.0	49.0	48.0	49	166	11,181

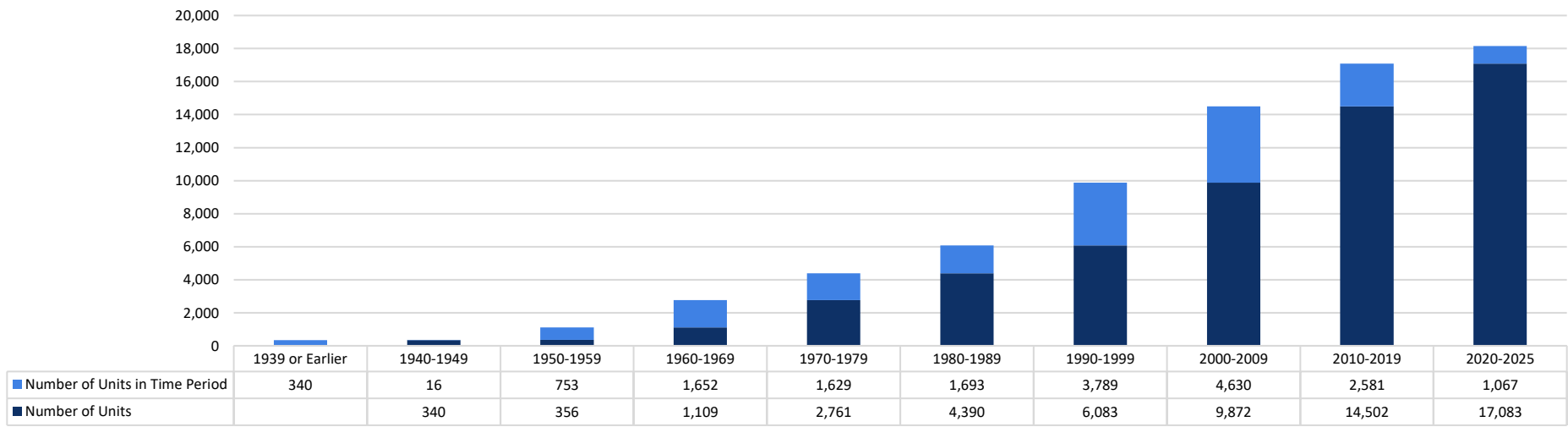
Students per 100 Multi-Family (No MHP) Units	2023/24	2024/25	2025/26	10 Year Average	Units Build in Time Period	Total Units (2025)
Bowman Woods Elementary School	11	8	6	8.3	0	319
Echo Hill Elementary School	17	13	11	13.7	0	47
Indian Creek Elementary School	6	6	6	6.0	10	765
Linn Grove Elementary School	12	12	14	12.7	108	1,399
Novak Elementary School	13	13	15	13.7	0	726
Westfield Elementary School	14	16	16	15.3	0	1,710
Wilkins Elementary School	23	21	23	22.3	0	575
District (K-12):	13.0	13.0	14.0	13.3	118	5,541

Students per 100 MHP Units	2023/24	2024/25	2025/26	10 Year Average	Units Build in Time Period	Total Units (2025)
Bowman Woods Elementary School	15	16	14	15.0	0	146
Echo Hill Elementary School	0	0	0	0.0	0	0
Indian Creek Elementary School	0	0	0	0.0	0	0
Linn Grove Elementary School	34	35	33	34.0	0	819
Novak Elementary School	0	0	0	0.0	0	0
Westfield Elementary School	0	0	0	0.0	0	0
Wilkins Elementary School	13	13	16	14.0	0	463
District (K-12):	25.0	26.0	26.0	25.7	0	1,428

Source: Linn County, and RSP
Single-Family: Houses that may be fully detached or semi-detached and occupied by one household or family.
Multi-Family: Units include apartment, duplex, mixed-use, townhome, etc. units. Mobile Homes not included.
Mobile Home: Includes only mobile home park units

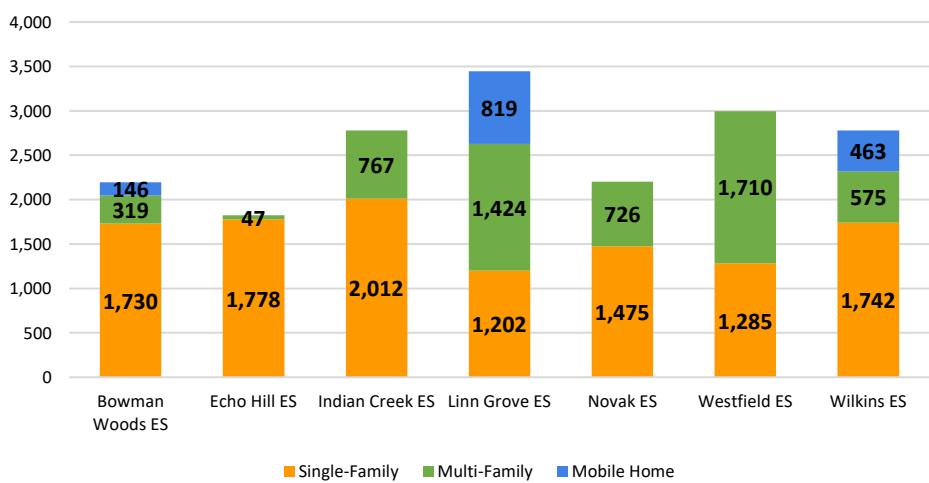
2025 Residential Inventory

Visual #1: New vs. Existing Units by Decade Built



Source: Linn County and RSP

Visual #2: Total Units by Type in each Elementary Boundary



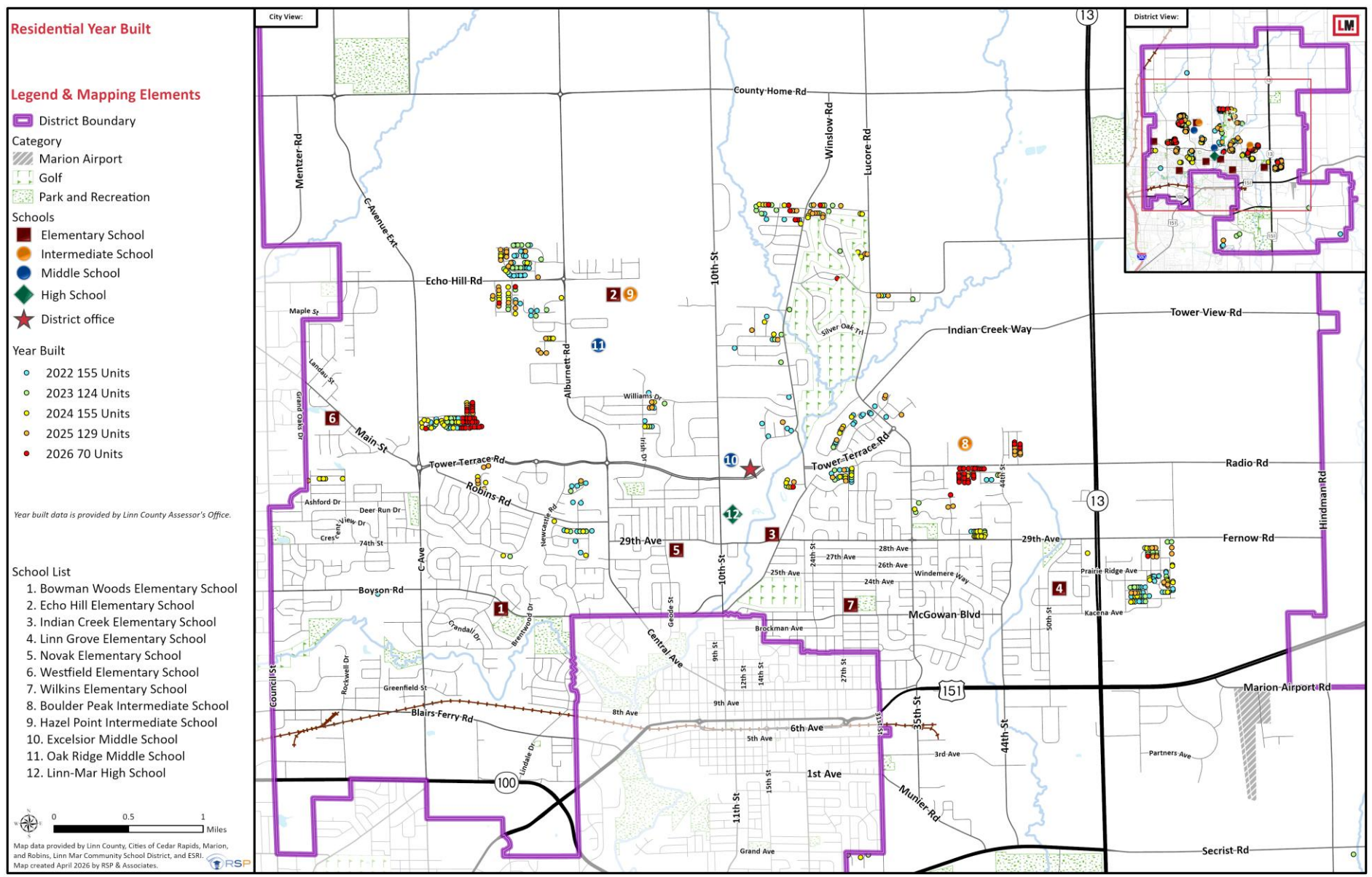
Source: Linn County and RSP

Observations

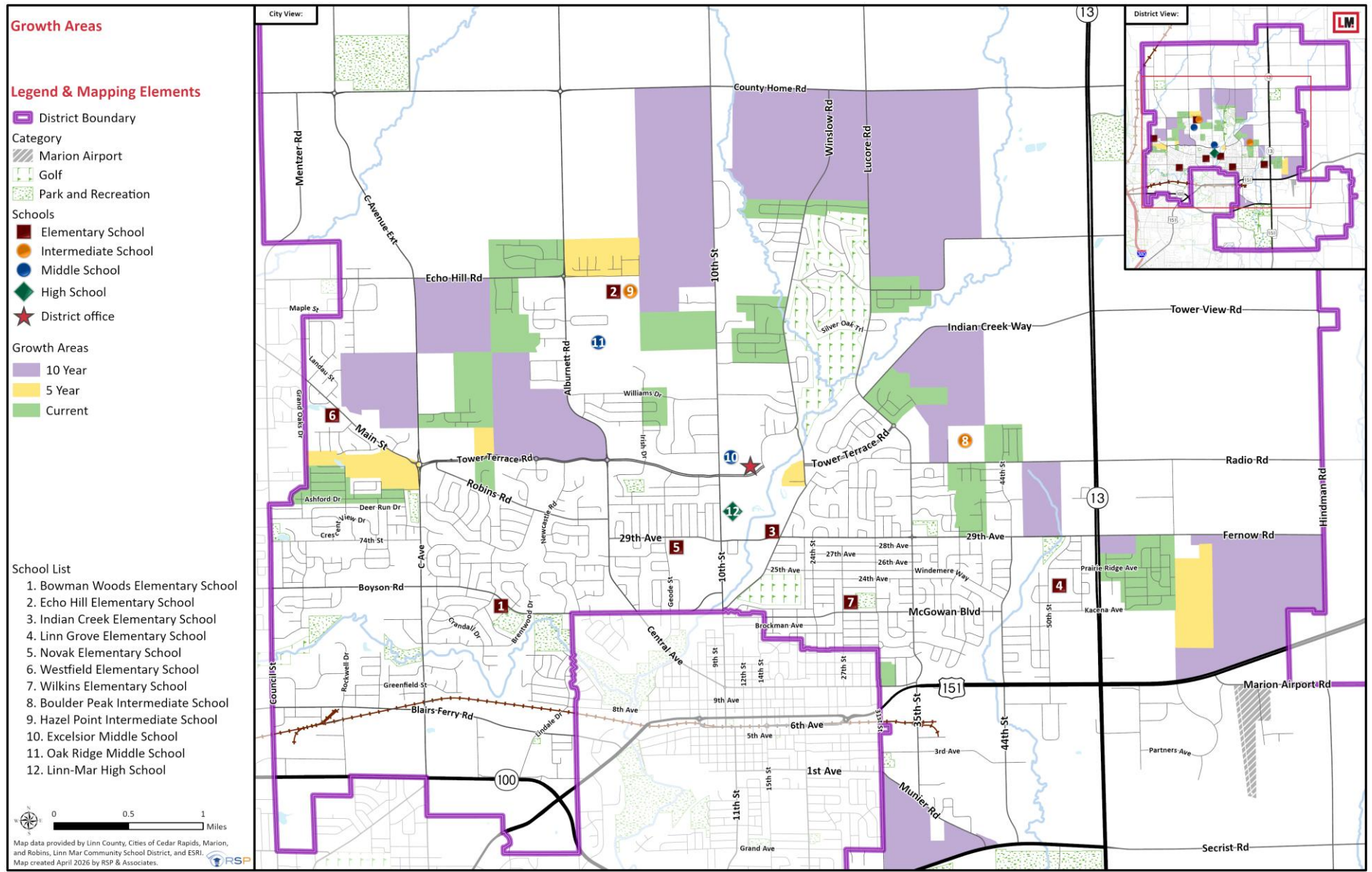
- Residential growth has been concentrated in recent decades, with the largest expansion occurring from 2000–2009
 - **New construction remains active but has slowed**, with just over 1,000 units added so far in the 2020s—below the pace of the prior two decades
- Development patterns vary by school boundary:
 - Indian Creek has the most single-family units
 - Westfield has the most multi-family units
 - Linn Grove has the most mobile home units

Main Takeaway: The district has experienced strong historical housing growth and continues to add units, **but at a slower pace**—future enrollment growth will depend on **where and how new housing develops across elementary boundaries.**

Recent Year Built Map



Growth Area Map



Development Table

RSP Plan Area Name: Identified Growth Areas	Current Development Type	Timing of Growth	Existing Units	Potential Units	Elementary Boundary
Green Park Apartments	Multi-Family	Current	3	78	Wilkins ES
Echo Ridge Estates	Single-Family	Current	128	49	Echo Hill ES
Jacobs Landing 1st	Single-Family	Current	12	7	Echo Hill ES
Prairie Landing Addition	Single-Family	Current	67	283	Echo Hill ES
Silver Rock Estates	Single-Family	Current	22	82	Echo Hill ES
Champions Estates	Single-Family	Current	70	57	Indian Creek ES
Glen Rock Farms 7th Addition	Single-Family	Current	48	25	Indian Creek ES
Hunters Field 1st	Single-Family	Current	144	10	Indian Creek ES
Hunters Ridge North 1st Addition	Single-Family	Current	42	14	Indian Creek ES
The Ridge at Indian Creek	Single-Family	Current	30	96	Indian Creek ES
Prairie Ridge Estates 1st	Single-Family	Current	243	28	Linn Grove ES
Sycamore Heights	Single-Family	Current	16	163	Linn Grove ES
Country Club Estates 13th & 14th Additions	Single-Family	Current	45	23	Novak ES
Summerfield	Single-Family	Current	214	27	Westfield ES
Rookwood Estates and Rookwood Commons	Townhome	Current	130	96	Linn Grove ES
The Commons at English Glen	Townhome	Current	60	110	Linn Grove ES
The Preserve at Lowe Farm	Townhome	Current	2	109	Novak ES
P.O.S. #1774	Agriculture	5 Year	0	60	Westfield ES
Osage Estates	Mixed-Use	5 Year	8	23	Indian Creek ES
Rookwood Estates East	Rural	5 Year	0	230	Linn Grove ES
Echo Hill Estates	Single-Family	5 Year	92	101	Echo Hill ES
Jacobs Landing 2nd	Single-Family	5 Year	0	42	Echo Hill ES
North of Chriswell 1st and North Colonial Park	Agriculture	10 Year	0	95	Echo Hill ES
North of Highview 1st and Mulberry Ridge 3rd	Agriculture	10 Year	0	80	Echo Hill ES
West of Country Club Estates (Single Family)	Agriculture	10 Year	0	158	Echo Hill ES
East of P.O.S. #1532 (Indian Creek)	Agriculture	10 Year	0	94	Indian Creek ES
East of P.O.S. #1532 (Linn Grove)	Agriculture	10 Year	0	94	Linn Grove ES
South of Sycamore Heights	Agriculture	10 Year	0	94	Linn Grove ES
P.O.S. #430	Agriculture	10 Year	0	363	Wilkins ES
Future MF North	Multi-Family	10 Year	1	16	Linn Grove ES
Future MF South	Multi-Family	10 Year	0	32	Linn Grove ES
East of Prairie Landing Addition	Rural	10 Year	3	250	Echo Hill ES
South of Stonehedge 1st and Stonehedge 2nd	Rural	10 Year	1	49	Echo Hill ES
Artesian Rd & Lucore Rd	Rural	10 Year	3	192	Indian Creek ES
Country Home Rd & Winslow Rd	Rural	10 Year	6	700	Indian Creek ES
Lucore Rd & County Home Rd	Rural	10 Year	3	650	Indian Creek ES
North of Champions Estates	Rural	10 Year	1	1,139	Indian Creek ES
North of The Ridge at Indian Creek	Rural	10 Year	5	300	Indian Creek ES
East of Briargate Condos	Rural	10 Year	2	95	Linn Grove ES
P.O.S. #942	Rural	10 Year	6	800	Linn Grove ES
Prairie Landing Future	Single-Family	10 Year	2	375	Echo Hill ES
P.O.S. #1437	Single-Family	10 Year	0	48	Linn Grove ES
P.O.S. #1532	Single-Family	10 Year	0	83	Linn Grove ES
Lowe's 2nd Addition Condo	Townhome	10 Year	8	700	Novak ES
Current Growth Area Potential:			1,276	1,257	
5-Year Growth Area Potential:			100	456	
10-Year Growth Area Potential:			41	6,407	
Total Growth Area Potential:			1,417	8,120	

Source: Cities of Marion and Cedar Rapids, Linn County, and RSP

Observations:

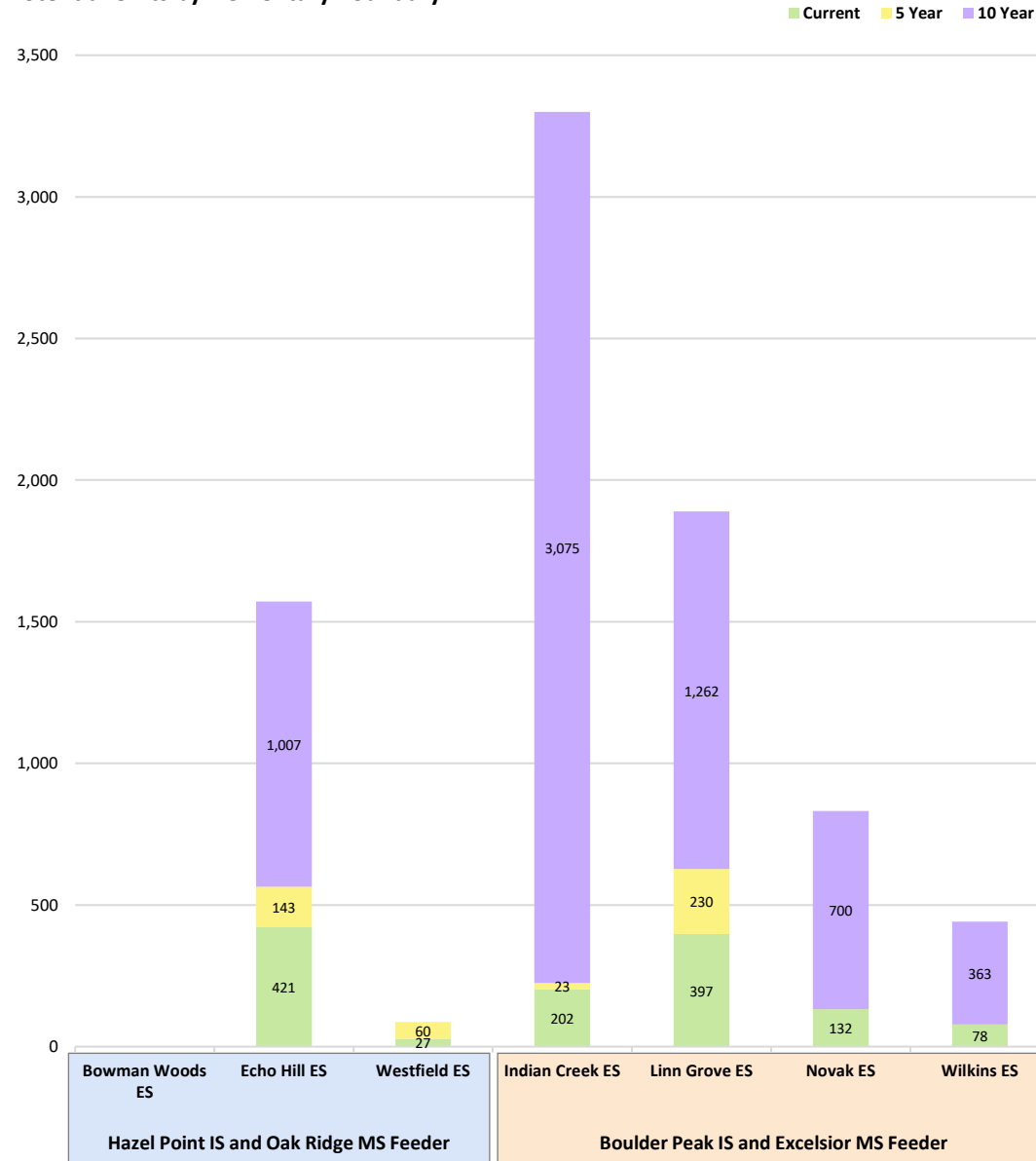
- Over **8,000 potential housing units** have been identified, representing significant **long-term growth opportunity**
- **Most development is long-term** (10+ years), accounting for **~80% of total potential units**
- Near-term growth is limited, with only **~15% of units currently active** and **~6% expected within five years**
- Current development is primarily **single-family housing**, reinforcing its importance to future student generation
- Growth is concentrated in select elementary boundaries, which may create **localized enrollment pressures**
- Development timing is **uncertain and market-driven**, dependent on demand, landowners, and infrastructure availability
- Many long-term areas will **require infrastructure and planning investments** before development can occur

Main Takeaway: The district is experiencing **steady current development activity**, and with a strong pipeline of **long-term housing potential**, there is a **solid foundation** to support future enrollment growth over time.

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 the table.

Potential Unit Analysis

Potential Units by Elementary Boundary



Observations:

- Growth is **heavily concentrated** in a few attendance areas, which may create future enrollment imbalances
- **Echo Hill and Linn Grove elementary boundaries** have the most active near-term development, leading current growth in the district
- Indian Creek and Linn Grove show the largest long-term growth potential, driving future enrollment on the east side of the district
 - **Hazel Point IS / Oak Ridge MS Feeder:** 1,568 potential units, **20% of total units in the queue**
 - **Boulder Peak IS / Excelsior MS Feeder:** 6,462 potential units, **80% of total units in the queue**
- Bowman Woods and Westfield have minimal development activity, limiting future enrollment growth in those boundaries
- Overall, the majority of growth is long-term rather than immediate, reinforcing the importance of planning for phased development

Main Takeaway: Strong growth is concentrated in key areas with significant long-term potential, creating opportunities for future enrollment gains but also the need to plan for geographic imbalance across the district.

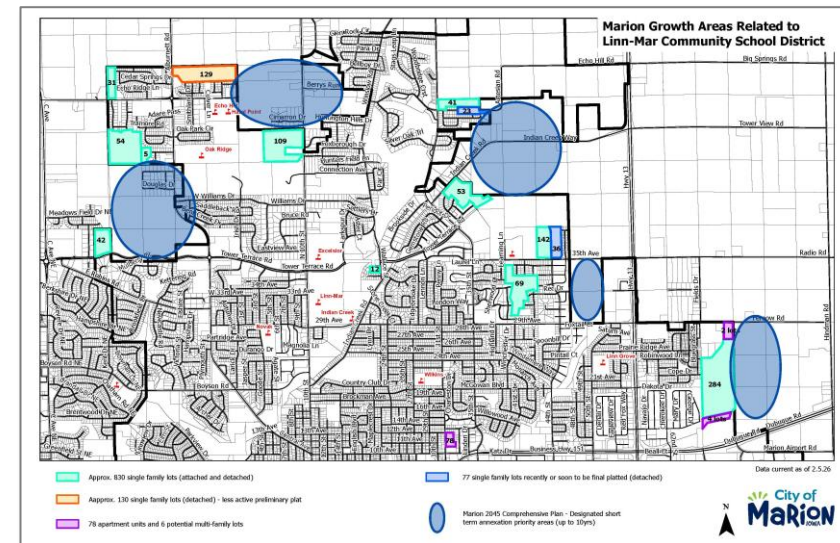
Regional Project Spotlight

City of Cedar Rapids:

- QTS and Google data centers at Big Cedar represent the region's largest recent economic investments, strengthening the long-term job base
- Flood control investments reduce risk and support continued neighborhood stability and reinvestment
- Paving for Progress (~\$26M annually) sustains infrastructure quality and enhances residential livability

City of Marion:

- Tower Terrace Road is the primary long-term growth corridor, serving an area projected to add 40,000 residents by 2040
 - Expands access to the north-metro where Linn-Mar is most exposed to future development
- Continued housing and redevelopment activity supports incremental residential growth
- CeMar Trail extension enhances connectivity and livability between Marion and Cedar Rapids



Main Takeaway: Linn-Mar's growth is supported by regional job investment and corridor-based residential expansion, supporting steady and predictable enrollment trends towards the northeast.

Main Takeaway Observations:

- ↑ **Population within the district continues to grow**, supporting long-term enrollment potential
 - Growth is averaging **~200 residents per year**
 - However, **historical correlation between population growth and student enrollment has been limited**, indicating other factors are influencing student generation
- ↓ **Student yield rates have declined slightly over the past decade**, constraining enrollment growth
 - Yield varies significantly by **housing type, location, and neighborhood**, making development patterns critical to monitor
- ↑ **Residential development remains a primary driver of future growth**
 - Approximately **199 units have been built in 2025/26 to date**
 - Key infrastructure investments (road, water, sewer) will be essential to **unlock future development over the next 5–10 years**
- ↑ **Near-term development outlook is stable**; Over **1,200 housing units are currently in the pipeline**
 - Building activity is expected to **remain consistent at 120–150 units annually** over the next five years
- ↑ **Overall community fundamentals remain strong** → **Steady population, housing, and income growth**, combined with a strong workforce, provide a **stable foundation for enrollment**, even as growth moderates

Conclusion of Section:

- **Lower student yield from new housing is reducing enrollment impact**, requiring a more **conservative approach to forecasting and planning**:
 - Local economic conditions will play a key role in shaping how development progresses
 - Rising construction costs (up significantly since 2020) and increasing home values may **slow subdivision timelines and delay student generation**
- **Infrastructure availability remains a key constraint**. The **location, timing, and pace of development** will depend heavily on sewer, road, and utility capacity
- **External economic and national factors introduce uncertainty**
 - Interest rates, policy changes, and broader economic shifts may **impact development pace and enrollment outcomes**
 - Supply chain challenges and natural disasters are also influencing **construction timelines and costs**

Part 3



Enrollment Projections

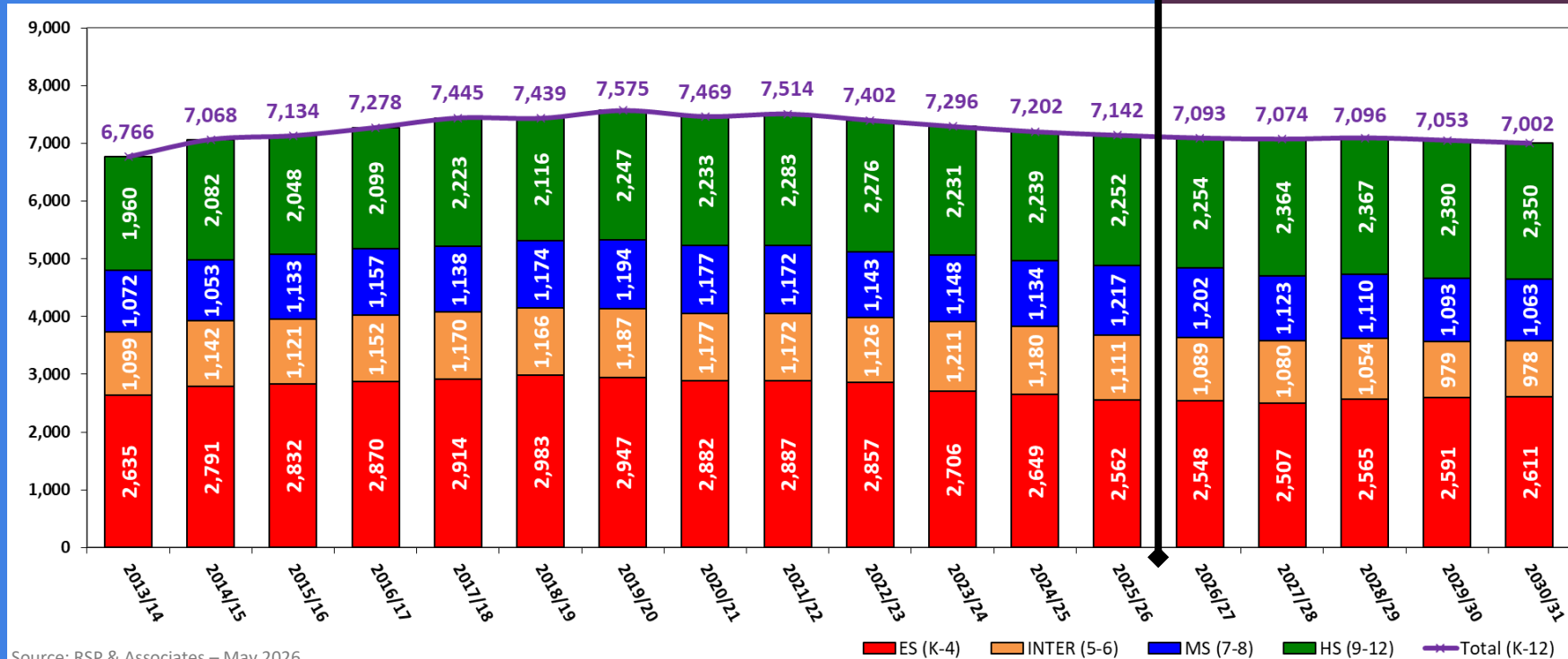
Past, Current, & Future Enrollment



Market Forecast

Past Enrollment

Projected Enrollment



Source: RSP & Associates – May 2026

Note: Kdg totals include JK (Junior Kindergarten).

*** DATA DISCLAIMER:** Accurate Student-ID level data was not available for the following years: 2020/21, 2021/22, and 2022/23. To address this gap, RSP utilized **official state-reported enrollment totals by grade level** to supplement an incomplete dataset. As a result, **historical spatial analysis for these years is limited.**

Observations:

- Enrollment is forecasted to generally decrease over the next five years:
 - Elementary** enrollment is forecasted to increase to a total 2,611 students by 2030/31 (+49 students, +1.9%)
 - Intermediate** enrollment is forecasted to decrease to a total 978 students by 2030/31 (-133 students, -12.0%)
 - Middle School** enrollment is forecasted to decrease to a total 1,063 students by 2030/31 (-154 students, -12.7%)
 - High School** enrollment is forecasted to increase to total a 2,350 students by 2030/31 (+98 students, +4.4%)
- Total enrollment continues a gradual decline.** The district will experience **internal redistribution of students by grade level**, reinforcing the need to **plan for changing capacity demands rather than systemwide growth alone.**



Main Takeaway Observations:

Enrollment growth is not uniform across the system—it is being shaped by **cohort size differences rather than new student generation alone**. Near-term increases at the high school level will coincide with declines in intermediate and middle grades, creating **shifting capacity needs across buildings**.

- ↑ **Elementary** is projected to **increase slightly to ~2,611 students** by 2030/31
 - Growth is modest (+49 students, +1.9%), indicating **stabilization rather than expansion in early grades**
- ↓ **Intermediate** is projected to **decline to ~978 students** by 2030/31
 - A decrease of **-133 students (-12.0%)**, driven by **smaller cohorts currently in elementary grades moving upward**
- ↓ **Middle School** is also projected to **decline to ~1,063 students** by 2030/31
 - A reduction of **-154 students (-12.7%)**, continuing the **impact of smaller cohort progression through the system**
- ↑ **High School** is projected to **increase to ~2,350 students** by 2030/31
 - Growth of **+98 students (+4.4%)**, driven by **larger existing cohorts advancing into upper grades**

Conclusion of Section:

- Ongoing monitoring is critical; Key variables include **live births, housing development, yield rates, and policy changes**.
- External factors (economic conditions, natural events, construction costs) may impact development timelines and enrollment outcomes. **Forecasts reflect current best-known conditions**.
 - Economic uncertainty (interest rates, housing affordability, supply chain) may shift projections
 - Lower birth trends may limit future Kindergarten growth
 - Policy changes at the state or national level could influence enrollment patterns
- **Use projections to guide proactive planning**
 - Align staffing, programming, and facility use with shifting enrollment patterns
 - Monitor how quickly areas transition between “emerging” and “maturing” development phases
 - Housing type, affordability, and location will shape where

Part 4



Next Steps

What You Should Now Know:



What is happening with Live Births? ↓

- ❑ County birth trends have declined, limiting the near-term outlook for PK and Kindergarten enrollment
- ❑ As a result, district market share becomes increasingly important—reaching 21%+ is a key threshold to stabilize and support Kindergarten enrollment



What is happening with Residential Building Activity? ↑

- ❑ Residential development remains steady, with 100+ new homes built annually
- ❑ More than 8,000 potential housing units have been identified in future development areas
- ❑ The timing and pace of these developments will directly influence enrollment growth



What are our Current Enrollment Trends? ↓

- ❑ Enrollment has declined as larger graduating classes are not fully replaced by smaller incoming cohorts
- ❑ However, several factors are helping stabilize the system: **1) Cohort progression and increase in early grades, 2) increase in student yield rates and subdivision turnover, and 3) positive net migration trends**



What is our Future Enrollment Outlook? ↓

- ❑ Enrollment is projected to gradually decline, with losses concentrated in intermediate and middle schools
- ❑ Total district enrollment is forecasted to reach **~7,002 students by 2030/31**
- ❑ Future stability and growth will depend heavily on housing development and the district's ability to capture incoming students



What Key Challenges should we focus on?

- ❑ All buildings remain under capacity in the near term, but utilization will vary across grade levels
- ❑ Under-utilization is expected to increase in intermediate and middle school buildings
- ❑ High School utilization will become the most constrained, reaching approximately 98% capacity

Conclusion and Next Steps

Target utilization of 70–95% of functional capacity remains the standard for efficient operations.

STEP 1: Annual Review & Enrollment Outlook

- Enrollment is projected to gradually decline over the next five years, reinforcing the need for ongoing annual review and adjustment of projections
- The district is expected to see a net decline of approximately 140 students (~2%), making continuous monitoring essential to align resources with student needs

Action: Conduct a formal review of the enrollment outlook beginning with the 2026/27 school year

STEP 2: Opportunity to Optimize Facility Utilization

- **Underutilization (below 70%) is projected in several buildings, including:**
 - **Elementary:** Bowman Woods, Indian Creek, Linn Grove, Novak, Westfield, Wilkins
 - **Intermediate:** Boulder Peak, Hazel Point
 - **Middle School:** Excelsior, Oak Ridge
- **High School capacity will become more constrained, approaching ~98% utilization**
 - This may require **short-term planning strategies to manage peak enrollment levels**

However, **this high school pressure is expected to be temporary**, as **smaller cohorts currently in intermediate and middle school move upward**, helping to rebalance enrollment over time

- **A comprehensive Functional Capacity analysis is recommended** to better align building use with program needs and improve long-term planning decisions

Action: Integrate enrollment projections and utilization analysis into school and staffing planning processes

Conclusion of Section:

- ✓ Enrollment is forecasted to continue decreasing over the next five years resulting in **less students being served in the district.**
- ✓ Facility and financial considerations will increasingly shape district decisions, including **school size and configuration and number and type of facilities needed across the district.**
- ✓ Balancing enrollment and efficiently utilizing facility space ensures the **adequate and appropriate space** is allocated for **programming needs for all students** (Core, Elective, SPED, ELL, Support Services, Staff/Office, etc.)

Appendix



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

Other Items

- Enrollment Grade Configuration in Student Forecast Model (K-4, 5-6, 7-8, 9-12)
 - Enrollment forecast does not include students in Preschool (PK)
- Out of District (Open Enrollment) student trends are assumed to follow District policy and follow similar trends as the last few years
- **Projection accuracy is limited by the number of years of student data which matches the State enrollment.**
 - Accurate Student-ID level data was not available for the following years: **2020/21, 2021/22, and 2022/23**. To address this gap, RSP utilized **official state-reported enrollment totals by grade level** to supplement an incomplete dataset. As a result, **historical spatial analysis for these years is limited.**
- 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

School Utilization Legend

Under 70% Operational Capacity

Over 100% Operational Capacity

Linn-Mar Community School District Projections By School (Based on Student Reside)

Market Forecast	School	Capacity Operational	Enrollment Type (Past)	Past School Enrollment				Projections Based on Residence (1-5 years)					Projected Change	Capacity % 2030/31
				2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31		
	Bowman Woods Elementary School PK-4	550	Reside/Attend	0	302	276	288							
			Reside	0	367	365	344	340	322	307	310	309	-10.2%	56.2%
			Attend	383	379	359	354	340	331	314	316	317	-10.5%	57.6%
	Echo Hill Elementary School PK-4	600	Reside/Attend	0	382	393	383							
			Reside	0	473	495	466	477	464	478	469	487	4.5%	81.2%
			Attend	493	466	487	477	477	474	486	474	496	4.0%	82.7%
	Indian Creek Elementary School PK-4	500	Reside/Attend	0	304	258	279							
			Reside	0	385	340	364	348	346	353	365	362	-0.5%	72.4%
			Attend	411	376	354	345	348	331	340	358	351	1.7%	70.2%
	Linn Grove Elementary School PK-4	600	Reside/Attend	0	265	252	249							
			Reside	0	363	346	325	321	327	332	352	356	9.5%	59.3%
			Attend	357	348	334	320	321	318	321	344	346	8.1%	57.7%
	Novak Elementary School PK-4	600	Reside/Attend	0	252	228	254							
			Reside	0	328	305	304	312	318	332	350	343	12.8%	57.2%
			Attend	371	367	350	343	312	359	376	390	385	12.2%	64.2%
	Westfield Elementary School PK-4	600	Reside/Attend	0	374	364	343							
			Reside	0	448	452	409	413	394	405	407	408	-0.2%	68.0%
			Attend	506	456	449	407	413	392	400	404	404	-0.7%	67.3%
	Wilkins Elementary School PK-4	500	Reside/Attend	0	239	239	252							
			Reside	0	329	327	335	337	336	358	338	346	3.3%	69.2%
			Attend	336	301	297	301	337	302	328	305	312	3.7%	62.4%
	Boulder Peak Intermediate School 5-6	800	Reside/Attend	0	608	566	547							
			Reside	0	660	642	598	591	569	538	516	542	-9.4%	67.8%
			Attend	586	650	614	584	591	550	521	495	524	-10.3%	65.5%
	Hazel Point Intermediate School 5-6	800	Reside/Attend	0	506	488	475							
			Reside	0	548	536	512	498	511	516	463	436	-14.8%	54.5%
			Attend	540	558	564	526	498	530	533	484	454	-13.7%	56.8%
	Excelsior Middle School 7-8	1,100	Reside/Attend	0	571	534	602							
			Reside	0	643	603	650	655	600	601	573	541	-16.8%	49.2%
			Attend	617	606	595	645	655	595	595	569	533	-17.4%	48.5%
	Oak Ridge Middle School 7-8	800	Reside/Attend	0	466	466	521							
			Reside	0	501	527	564	547	523	509	520	522	-7.4%	65.3%
			Attend	526	538	535	569	547	528	515	524	530	-6.9%	66.3%
	Linn Mar High School 9-12	2,400	Reside/Attend	0	2,228	2,230	2,243							
			Reside	0	2,228	2,230	2,243	2,254	2,364	2,367	2,390	2,350	4.8%	97.9%
			Attend	2,271	2,228	2,230	2,243	2,254	2,364	2,367	2,390	2,350	4.8%	97.9%

Source: RSP & Associates – May 2026

Projections by Grade

Market Enrollment	Enrollment By Grade																
	School Year	Grade													K-12		
		K	1st	2nd	3rd	4th	5th	6th	7th	8th	9th	10th	11th	12th	Total	Change	% Change
	2012/13	611	523	535	534	571	522	510	571	493	497	525	447	476	6,815		
	2013/14	448	557	557	526	547	563	536	507	565	499	487	502	472	6,766	-49	-0.7%
	2014/15	575	529	572	575	540	556	586	549	504	563	503	489	527	7,068	302	4.5%
	2015/16	555	578	535	583	581	553	568	582	551	515	554	500	479	7,134	66	0.9%
	2016/17	569	551	594	565	591	583	569	563	594	562	508	554	475	7,278	144	2.0%
	2017/18	613	536	575	607	583	592	578	571	567	590	546	519	568	7,445	167	2.3%
	2018/19	700	556	543	591	593	573	593	584	590	553	572	511	480	7,439	-6	-0.1%
	2019/20	591	646	552	562	596	603	584	610	584	617	565	567	498	7,575	136	1.8%
	2020/21	599	525	642	556	560	585	592	576	601	579	555	532	567	7,469	-106	-1.4%
	2021/22	568	584	540	633	562	580	592	587	585	605	570	558	550	7,514	45	0.6%
	2022/23	582	520	558	544	653	559	567	568	575	596	573	544	563	7,402	-112	-1.5%
	2023/24	537	545	523	560	541	647	564	570	578	554	575	554	548	7,296	-106	-1.4%
	2024/25	530	499	556	505	559	541	639	563	571	580	557	560	542	7,202	-94	-1.3%
	2025/26	520	473	502	549	518	568	543	652	565	584	579	540	549	7,142	-60	-0.8%
	2026/27	538	483	480	494	553	520	569	547	655	570	582	564	538	7,093	-49	-0.7%
	2027/28	545	498	490	478	496	554	526	574	549	655	574	574	561	7,074	-19	-0.3%
	2028/29	574	510	510	489	482	492	562	530	580	552	661	583	571	7,096	22	0.3%
	2029/30	534	537	521	509	490	480	499	566	527	586	558	667	579	7,053	-43	-0.6%
2030/31	535	499	546	518	513	489	489	501	562	533	591	562	664	7,002	-51	-0.7%	

Source: Iowa Department of Education and Linn-Mar Community School District (2012/13 to 2025/26)

Observations:

- Enrollment is projected to remain relatively stable, with annual changes of less than 1% over the next five years
 - This reflects a **steady but constrained system**, where large gains or losses are unlikely without changes in external factors
- By 2030/31, most grade levels are expected to fall below ~550 students, indicating a **more compressed grade structure overall**
 - **Smallest projected cohorts at 5th and 6th grade (~489 students)** and **largest projected cohort at 12th grade (~664 students)**
- Kindergarten is a critical driver of forecast accuracy and future stability; Projections assume Kdg increases into the 530–570 student range
 - This growth is closely tied to **housing development, turnover, and the district’s ability to capture incoming families**

State Data Audit

- 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.

Linn-Mar Community School District

Certified Enrollment 2023	2023/24		
Description	Student Data	State Audit	Difference
Row 1. Resident Students In-District	6,601	6,677.90	76.90
Row 2. Open Enrollment Out	0	875.50	875.50
Row 3. Tuition Out	0	12.00	12.00
Row 4. Nonpublic Shared Time	0	0.00	0.00
Row 5. Public HS CPI	0	1.20	1.20
Row 7. Certified Enrollment	6,601	7,566.60	965.60
Row 8. Open Enrollment In	695	614.40	-80.60
Row 9. Tuition In	0	9.00	9.00
Row 10. Statewide Voluntary Preschool	141	121.50	-19.00
Row 11. Total Served Enrollment	7,296	7,302.50	6.50
Row 13. LEP Weighting	0	36.14	36.14
Row 14. Resident Students Utilization an ESA	0	231.00	231.00
Certified Enrollment 2024	2024/25		
Description	Student Data	State Audit	Difference
Row 1. Resident Students In-District	6,557	6,596.80	39.80
Row 2. Open Enrollment Out	0	888.70	888.70
Row 3. Tuition Out	0	7.00	7.00
Row 4. Nonpublic Shared Time	0	0.00	0.00
Row 5. Public HS CPI	0	1.20	1.20
Row 7. Certified Enrollment	6,557	7,493.70	936.70
Row 8. Open Enrollment In	645	599.50	-45.50
Row 9. Tuition In	0	8.00	8.00
Row 10. Statewide Voluntary Preschool	137	117.00	-20.00
Row 11. Total Served Enrollment	7,202	7,205.50	3.50
Row 13. LEP Weighting	0	36.19	36.19
Row 14. Resident Students Utilization an ESA	0	427.00	427.00
Certified Enrollment 2025	2025/26		
Description	Student Data	State Audit	Difference
Row 1. Resident Students In-District	6,507	6,532.00	25.00
Row 2. Open Enrollment Out	0	907.50	907.50
Row 3. Tuition Out	0	6.00	6.00
Row 4. Nonpublic Shared Time	0	0.00	0.00
Row 5. Public HS CPI	0	3.20	3.20
Row 7. Certified Enrollment	6,507	7,448.70	941.70
Row 8. Open Enrollment In	635	591.00	-44.00
Row 9. Tuition In	0	10.00	10.00
Row 10. Statewide Voluntary Preschool	136	121.50	-14.50
Row 11. Total Served Enrollment	7,142	7,136.20	-5.80
Row 13. LEP Weighting	0	35.52	35.52
Row 14. Resident Students Utilization an ESA	0	637.00	637.00

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



Total Population
Annual Rate Percent Change

2000 to 2010: 3.42%
2010 to 2020: 1.75%
2020 to 2026: 0.47%
2026 to 2031: 0.42%



Housing Inventory
Annual Rate Percent Change

2000 to 2010: 4.13%
2010 to 2020: 1.98%
2020 to 2026: 0.91%
2026 to 2031: 0.59%



Median Household Income
Annual Rate Percent Change

2026: \$94,042
2031: \$105,335
2026 to 2031: 2.27%



Workforce Variables

2.4% as of July 2025
1,325 Businesses
24,060 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 is growing but at a slower rate, indicating continued but moderating demand
- Housing inventory is increasing, though growth is also slowing compared to prior decades
- Income levels are rising steadily, supporting overall economic stability in the community
- Unemployment remains low (~2.4%), reflecting a strong and stable local workforce

Demographic Comparative Analysis

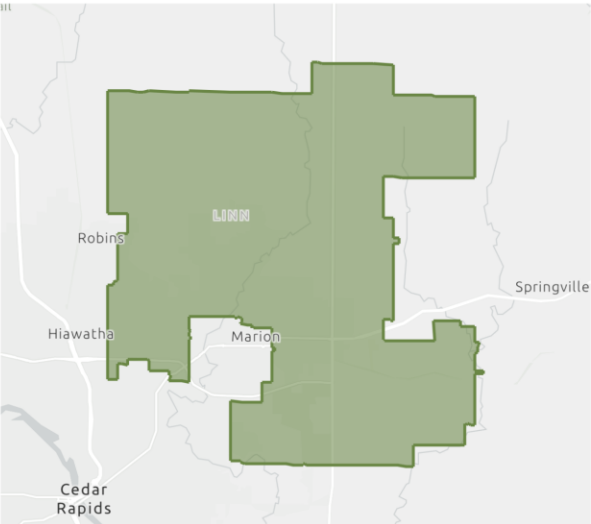
General Demographics	Linn-Mar Community School District	Cedar Rapids Community School District	Marion Independent School District	Cedar Rapids City, IA	Linn County, IA	Marion City, IA	Iowa
2025 Unemployment Rate	2.4%	2.5%	3.1%	2.5%	2.5%	2.7%	3.0%
2025 Average Household Size	2.47	2.27	2.23	2.27	2.34	2.41	2.39
2025 Median Age	39.30	39.00	40.30	37.70	39.00	40.00	39.30
2025 Total Population	43,949	126,611	13,178	139,216	233,158	42,232	3,256,733
2025 Median Household Income	\$94,042.00	\$67,911.00	\$68,496.00	\$67,744.00	\$75,677.00	\$85,549.00	\$75,042.00
2025 Total Housing Units	18,820	58,620	6,214	64,276	104,350	18,502	1,458,705
2025 Owner Occupied Housing Units	13,492	37,183	3,827	39,256	69,185	13,158	930,799
2025 Renter Occupied Housing Units	4,188	17,135	2,033	20,310	27,954	4,206	390,847
Vacancy Rate	6.1%	7.3%	5.7%	7.3%	6.9%	6.2%	9.4%
Race/Ethnicity	Linn-Mar Community School District	Cedar Rapids Community School District	Marion Independent School District	Cedar Rapids City, IA	Linn County, IA	Marion City, IA	Iowa
White	83.0%	76.3%	85.9%	74.8%	80.2%	86.2%	81.1%
Black	3.7%	10.6%	4.3%	11.2%	7.7%	3.3%	4.4%
American Indian/Alaskan	0.1%	0.2%	0.1%	0.2%	0.2%	0.1%	0.3%
Asian	5.0%	1.9%	1.1%	2.6%	2.3%	2.2%	2.4%
Pacific Islander	0.1%	0.4%	0.0%	0.5%	0.3%	0.0%	0.3%
Other Race	0.3%	0.3%	0.2%	0.3%	0.3%	0.2%	0.3%
Two or More Races	4.2%	5.3%	5.2%	5.3%	4.7%	4.4%	3.6%
Hispanic	3.6%	5.0%	3.1%	5.1%	4.3%	3.5%	7.6%

Source: U.S. Census, ESRI BAO

Observations:

- Linn-Mar has the **highest median household income** (\$94K) among comparison districts, indicating strong local economic capacity
- Unemployment is low (2.4%) and competitive regionally, **supporting workforce stability and housing demand**
- Household size (2.47) is slightly above nearby districts, suggesting a **relatively strong family presence**
- Housing inventory is significantly smaller than Cedar Rapids CSD, meaning **future growth is more dependent on new development rather than existing scale**

Census Demographic Overview



POPULATION TRENDS AND KEY INDICATORS

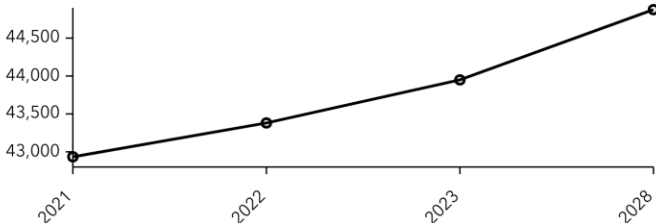
Linn-Mar Community School District
Geography: Unified School District

43,949	17,680	2.47	39.3	\$94,042	\$283,603	103	113	34
Population	Households	Avg Size Household	Median Age	Median Household Income	Median Home Value	Wealth Index	Housing Affordability	Diversity Index

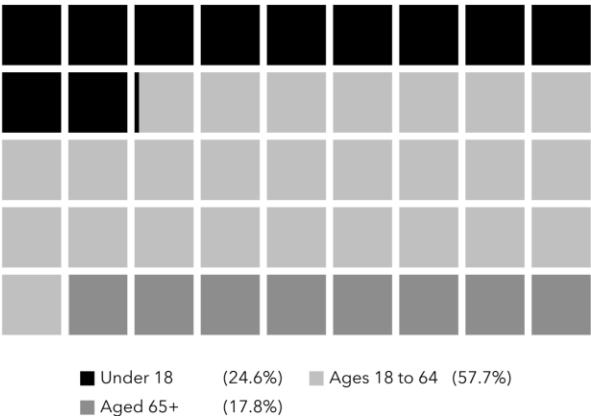
MORTGAGE INDICATORS



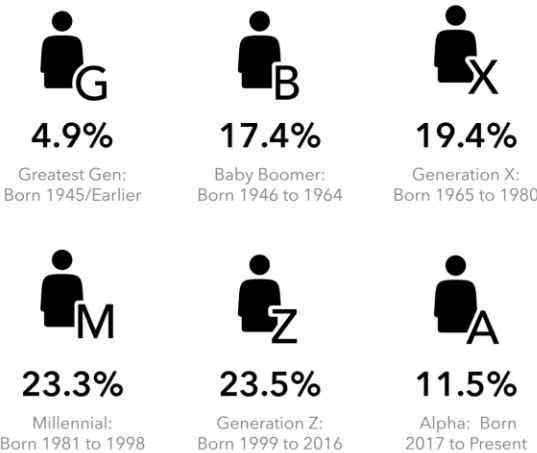
Historical Trends: Population



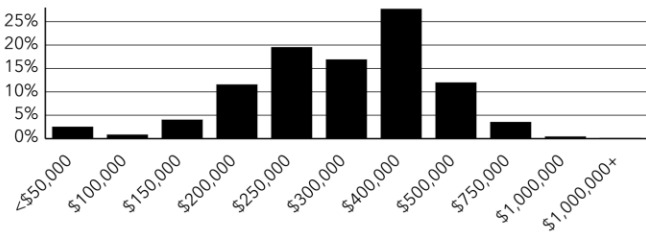
POPULATION BY AGE



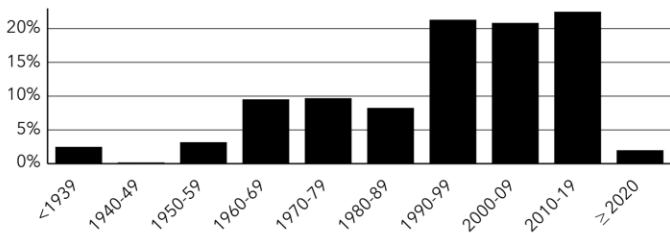
POPULATION BY GENERATION



Home Value



Housing: Year Built



Source: This infographic contains data provided by Esri (2025, 2030), Esri-U.S. BLS (2025), ACS (2019-2023).
© 2026 Esri

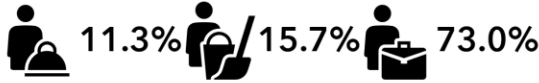
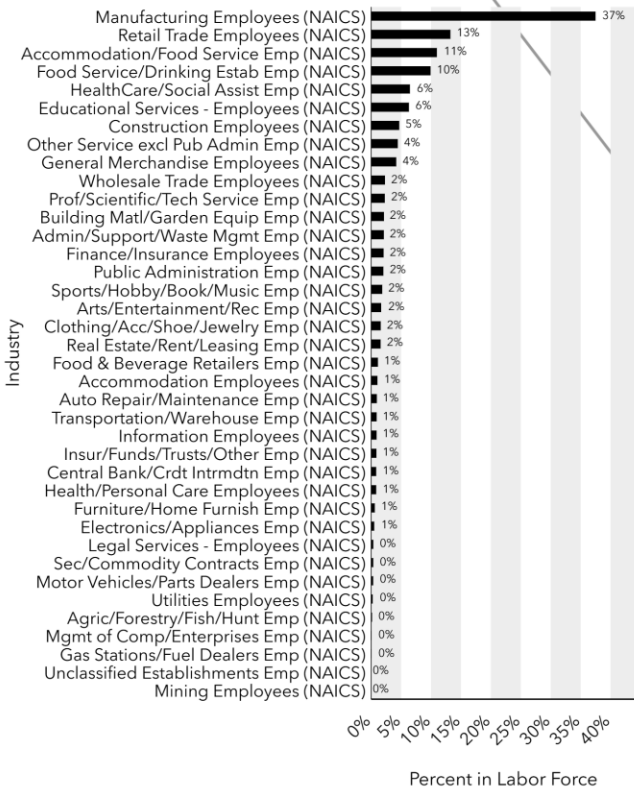
Source: US Census BAO and ESRI
Note: Demographic information includes all persons residing in the school district boundary (not just student data)

Census Employment Outlook

Economic Development Profile

Linn-Mar Community School District
Geography: Unified School District

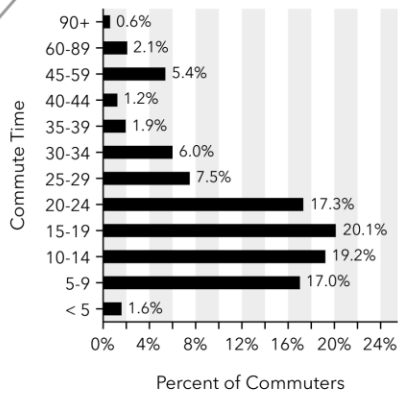
2025 The North American Industry Classification
System (NAICS)



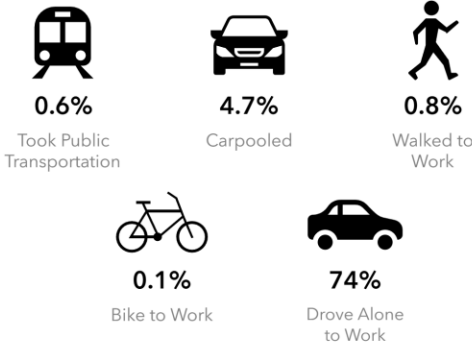
Workforce Overview



Commute Time: Minutes



Transportation to Work



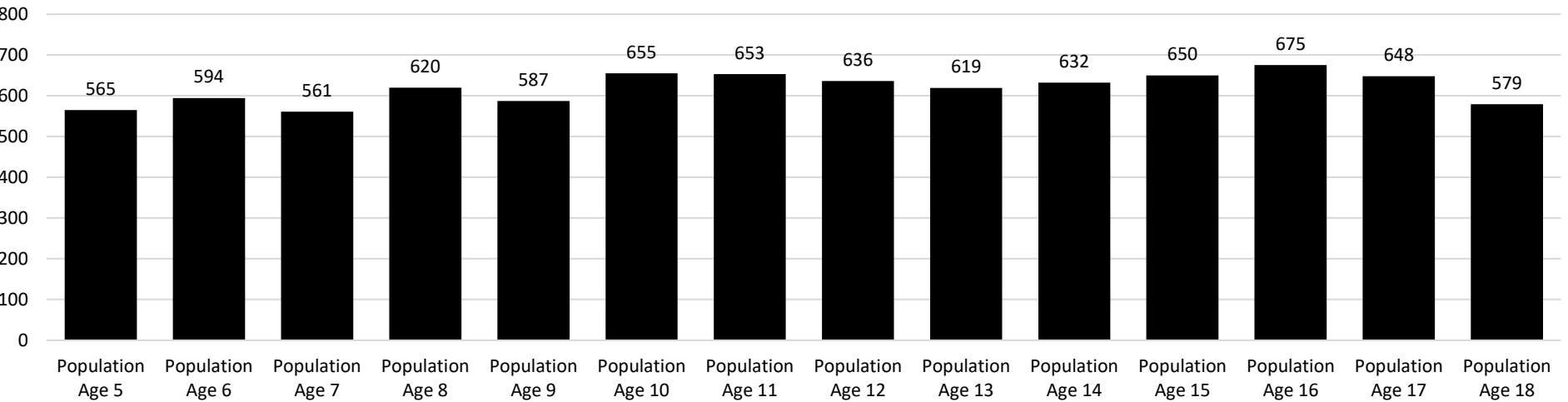
Source: US Census BAO and ESRI
Note: Demographic information includes all persons residing in the school district boundary (not just student data)

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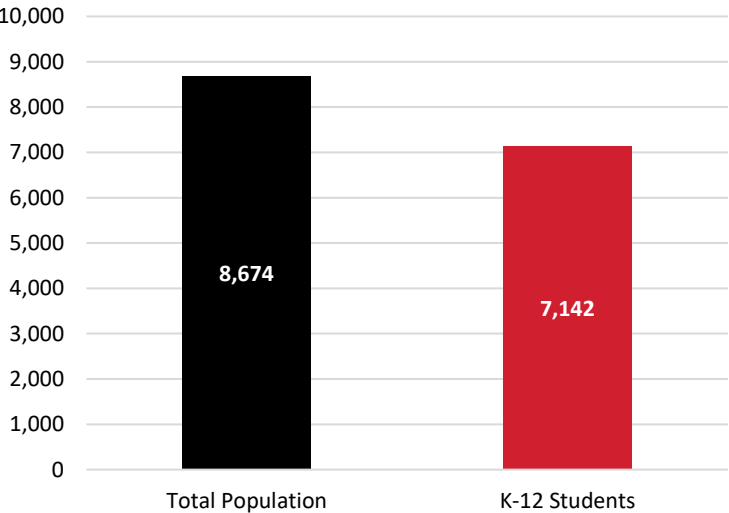
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2025 Student Age Population (Ages 5 to 18)

Potential Student Age Population (2025 Estimates):



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



Source: US Census BAO and ESRI, 2025 July Estimates, and Linn-Mar 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 8,674 people age 5 to 18 reside in the school district boundary in 2025
- 2025/26 K-12 enrollment is 7,142 students – approximately 82% of the census estimated population
- There is likely an adjustment between persons living in the district that attend other school options (private/parochial), and the number of Out of District students that enroll into Linn-Mar CSD (over 600 OOD students)
- 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 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

Linn County Live Births and Linn Mar CSD Kdg 5 Years Later

Calendar Year	# Live Births	Birth Change	% Birth Change	School Year	# Kdg	%Kdg of Live Births
2009	2,899			2015/16	555	19.1%
2010	2,761	-138	-4.8%	2016/17	569	20.6%
2011	2,732	-29	-1.1%	2017/18	613	22.4%
2012	2,722	-10	-0.4%	2018/19	700	25.7%
2013	2,705	-17	-0.6%	2019/20	591	21.8%
2014	2,804	99	3.7%	2020/21	599	21.4%
2015	2,851	47	1.7%	2021/22	568	19.9%
2016	2,791	-60	-2.1%	2022/23	582	20.9%
2017	2,790	-1	0.0%	2023/24	537	19.2%
2018	2,717	-73	-2.6%	2024/25	530	19.5%
2019	2,726	9	0.3%	2025/26	520	19.1%
2020	2,605	-121	-4.4%	2026/27	497	543
2021	2,572	-33	-1.3%	2027/28	491	536
2022	2,576	4	0.2%	2028/29	491	537
2023	2,506	-70	-2.7%	2029/30	478	523
2024	2,558	52	2.1%	2030/31	488	533
3-Year Average	2,546.7	-5				
3-Year Weighted Average	2,543.7	3.3				

Source: Linn County and Linn Mar CSD



Observations:

- County live births show a gradual long-term decline, with an **overall ~10% decrease** since 2015 despite some year-to-year variability
- Recent trend is relatively stable, with a 3-year average decline of ~5 births per year, indicating **slowing but continued downward pressure**
- Linn-Mar captures **~19–21% of county births**, a relatively consistent market share over time
- Kindergarten enrollment has declined from its peak (2018/19: ~700 students) to **~520 students today, reflecting both lower birth counts and enrollment capture**
- Future kindergarten cohorts are projected between **~480–540 students, indicating smaller and more stable class sizes compared to prior peaks**
- Projected variability is driven more by **market share than births alone**, as small shifts in capture rate can meaningfully impact enrollment

Main Takeaway: While birth rates are gradually declining, relative stability in recent years provides a steady baseline—future kindergarten enrollment will depend heavily on **maintaining or improving Linn-Mar’s share of county births** rather than demographic growth alone.

Intra-District Transfers

ES Transfers	Attend								Total Movement
Reside	Bowman Woods ES	Echo Hill ES	Indian Creek ES	Linn Grove ES	Novak ES	Westfield ES	Wilkins ES	Out Total	
Bowman Woods ES		23	4	15	10	8	10	70	25
Echo Hill ES	17		11	13	19	17	10	87	34
Indian Creek ES	15	23		23	14	12	23	110	-44
Linn Grove ES	12	12	12		19	9	17	81	13
Novak ES	10	20	11	10		7	9	67	22
Westfield ES	26	27	10	13	15		8	99	-35
Wilkins ES	15	16	18	20	12	11		92	-15
In Total	95	121	66	94	89	64	77	606	

Source: Linn Mar CSD and RSP

IS Transfers	Attend			Total Movement
Reside	Boulder Peak IS	Hazel Point IS	Out Total	
Boulder Peak IS		51	51	-14
Hazel Point IS	37		37	14
In Total	37	51	88	

Source: Linn Mar CSD and RSP

MS Transfers	Attend			Total Movement
Reside	Excelsior MS	Oak Ridge MS	Out Total	
Excelsior MS		48	48	-5
Oak Ridge MS	43		43	5
In Total	43	48	91	

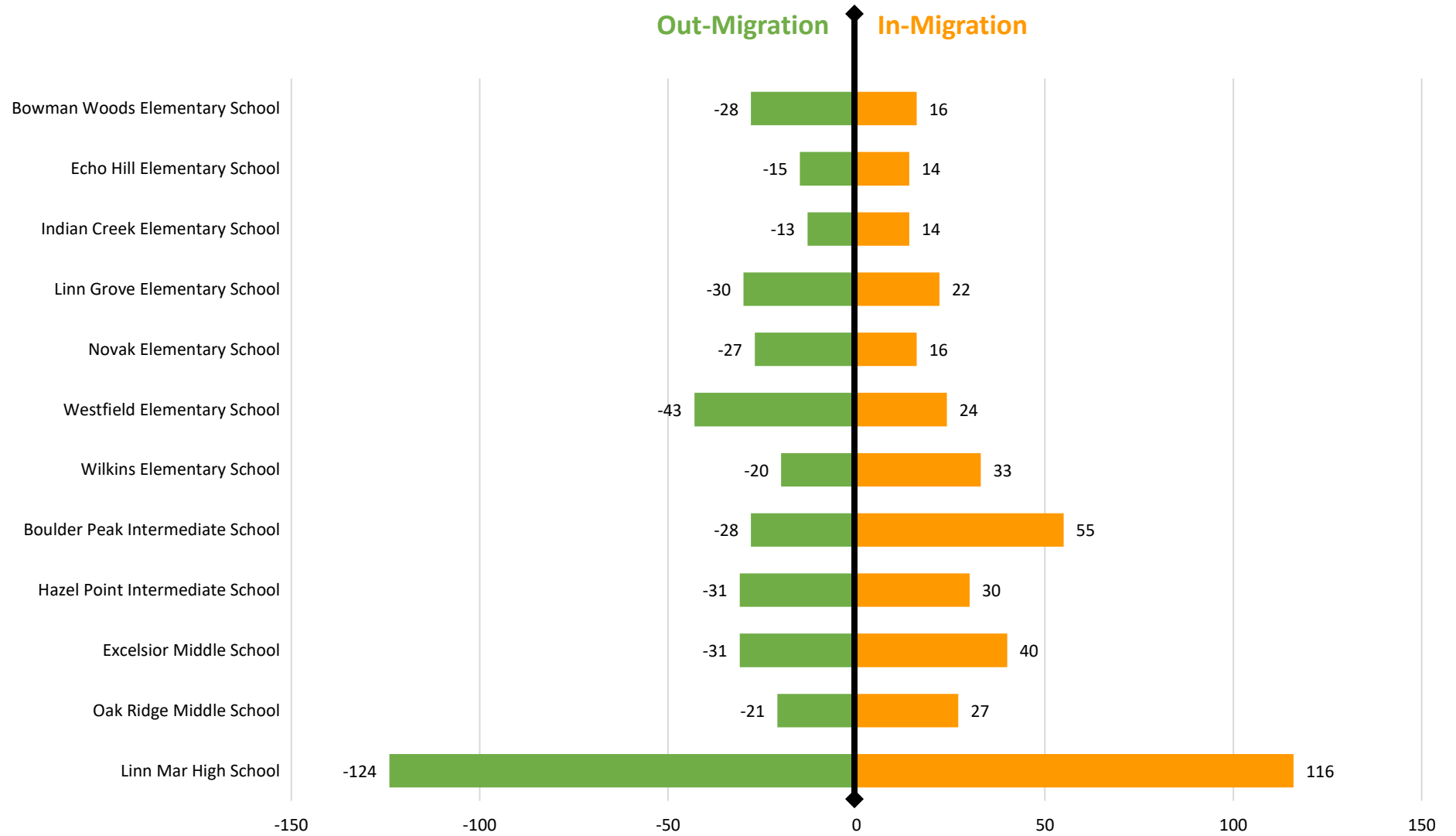
Source: Linn Mar CSD and RSP

NOTE: The schools in the left column are associated with the current attendance area. Reading to the right indicates a school choice change from where they are assigned based on the Reside attendance area. For example: Bowman Woods ES has 70 students attending a different elementary school and 95 students from another elementary school choosing to attend Bowman Woods. This results in 25 more students attending Bowman Woods ES than what reside in that attendance area.

Observations:

- Illustrates school choice that could be impacted by location of educational programming (**ELL and SPED Programming**); reviewed on an annual basis and approved based on capacity availability
- **Elementary Transfers:** 606 total elementary students transferred between boundaries this year
 - Echo Hill ES had the most students transferring in **(+121)** and the greatest net gain of transfer students **(+34)**
 - Indian Creek ES had the most transferring out **(-110)** and the greatest net loss of transfer students **(-44)**
- **Intermediate and Middle School Transfers:** 88 intermediate and 91 middle school students transferred between boundaries this year
 - Hazel Point IS and Oak Ridge MS received the net gain of transfer students (+14 intermediate, +5 middle school)

1-Year Student Migration by Buildings



Source: Linn-Mar CSD and RSP

Student Yield Rate by Grade Level

Students per 100 Single-Family Units	2023/24	2024/25	2025/26	10 Year Average
Bowman Woods Elementary School	17	18	17	17.3
Echo Hill Elementary School	26	27	24	25.7
Indian Creek Elementary School	18	15	16	16.3
Linn Grove Elementary School	13	12	11	12.0
Novak Elementary School	17	15	15	15.7
Westfield Elementary School	23	21	18	20.7
Wilkins Elementary School	12	13	13	12.7
District (K-4):	18.0	17.0	17.0	17.3
Boulder Peak Intermediate School	7	8	7	7.3
Hazel Point Intermediate School	10	9	9	9.3
District (5-6):	8.0	8.0	8.0	8.0
Excelsior Middle School	8	7	7	7.3
Oak Ridge Middle School	9	9	10	9.3
District (7-8):	8.0	8.0	8.0	8.0
District (9-12):	15.0	15.0	15.0	15.0

Source: Linn 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.

Students per 100 Multi-Family (No MHP) Units	2023/24	2024/25	2025/26	10 Year Average
Bowman Woods Elementary School	4	3	3	3.3
Echo Hill Elementary School	4	4	0	2.7
Indian Creek Elementary School	1	1	1	1.0
Linn Grove Elementary School	5	5	4	4.7
Novak Elementary School	6	7	7	6.7
Westfield Elementary School	7	7	7	7.0
Wilkins Elementary School	9	6	7	7.3
District (K-4):	6.0	5.0	5.0	5.3
Boulder Peak Intermediate School	2	2	2	2.0
Hazel Point Intermediate School	2	3	2	2.3
District (5-6):	2.0	2.0	2.0	2.0
Excelsior Middle School	2	2	2	2.0
Oak Ridge Middle School	2	2	2	2.0
District (7-8):	2.0	2.0	2.0	2.0
District (9-12):	4.0	4.0	4.0	4.0

Source: Linn County, and RSP
Note: Includes number of students per 100 multi-family units. Multi-family units include apartment, duplex, mixed-use, townhome, etc. units. Mobile Homes not included.

Students per 100 MHP Units	2023/24	2024/25	2025/26	10 Year Average
Bowman Woods Elementary School	6	4	6	5.3
Echo Hill Elementary School	0	0	0	0.0
Indian Creek Elementary School	0	0	0	0.0
Linn Grove Elementary School	15	15	13	14.3
Novak Elementary School	0	0	0	0.0
Westfield Elementary School	0	0	0	0.0
Wilkins Elementary School	5	5	8	6.0
District (K-4):	11.0	11.0	11.0	11.0
Boulder Peak Intermediate School	5	4	5	4.7
Hazel Point Intermediate School	2	3	0	1.7
District (5-6):	4.0	4.0	4.0	4.0
Excelsior Middle School	4	3	4	3.7
Oak Ridge Middle School	5	5	3	4.3
District (7-8):	4.0	4.0	4.0	4.0
District (9-12):	6.0	7.0	7.0	6.7

Source: Linn County, and RSP
Note: Includes number of students per 100 mobile home park units.

Table Legend

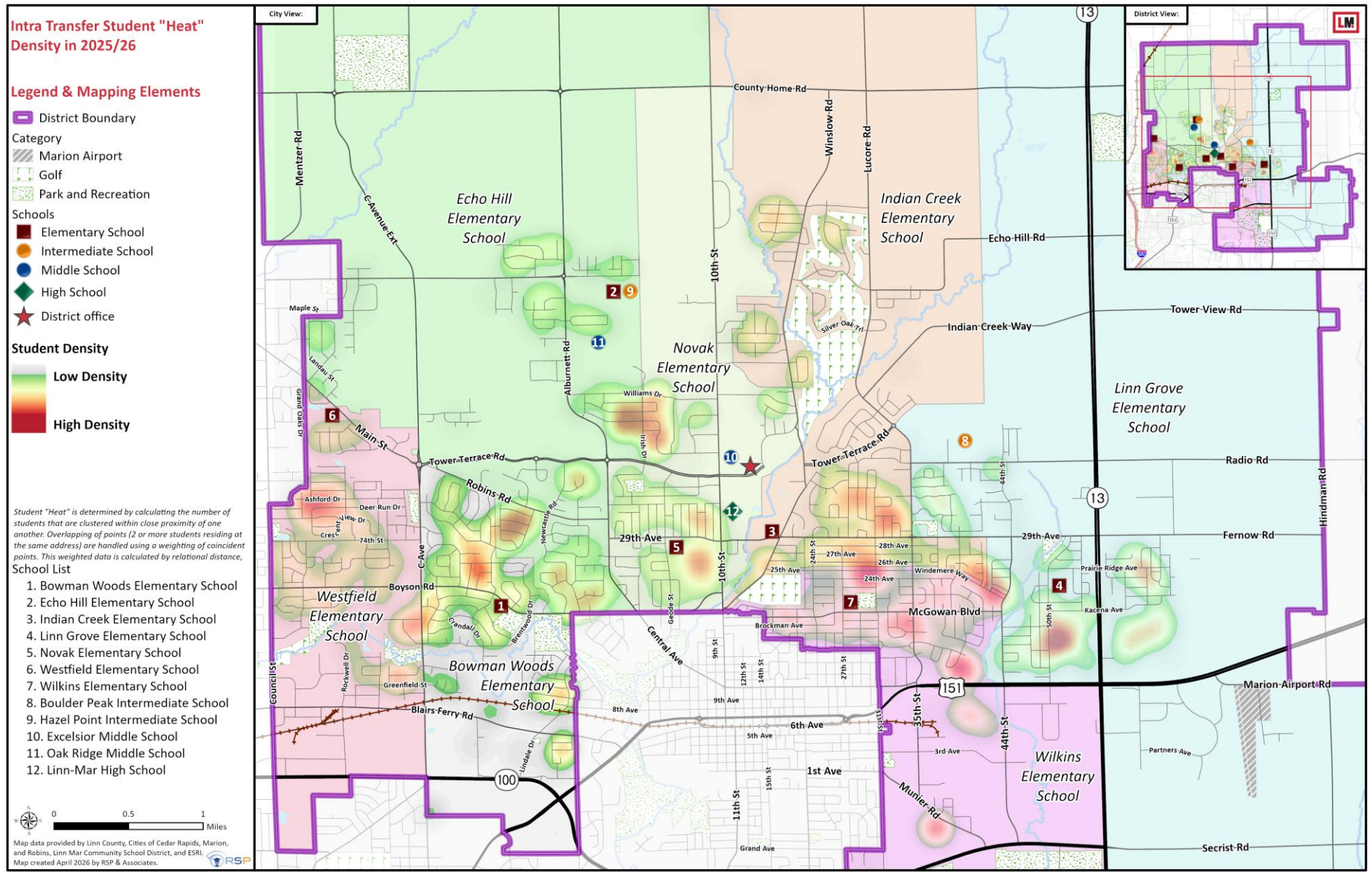
+3 greater from District Average

-3 fewer from District Average

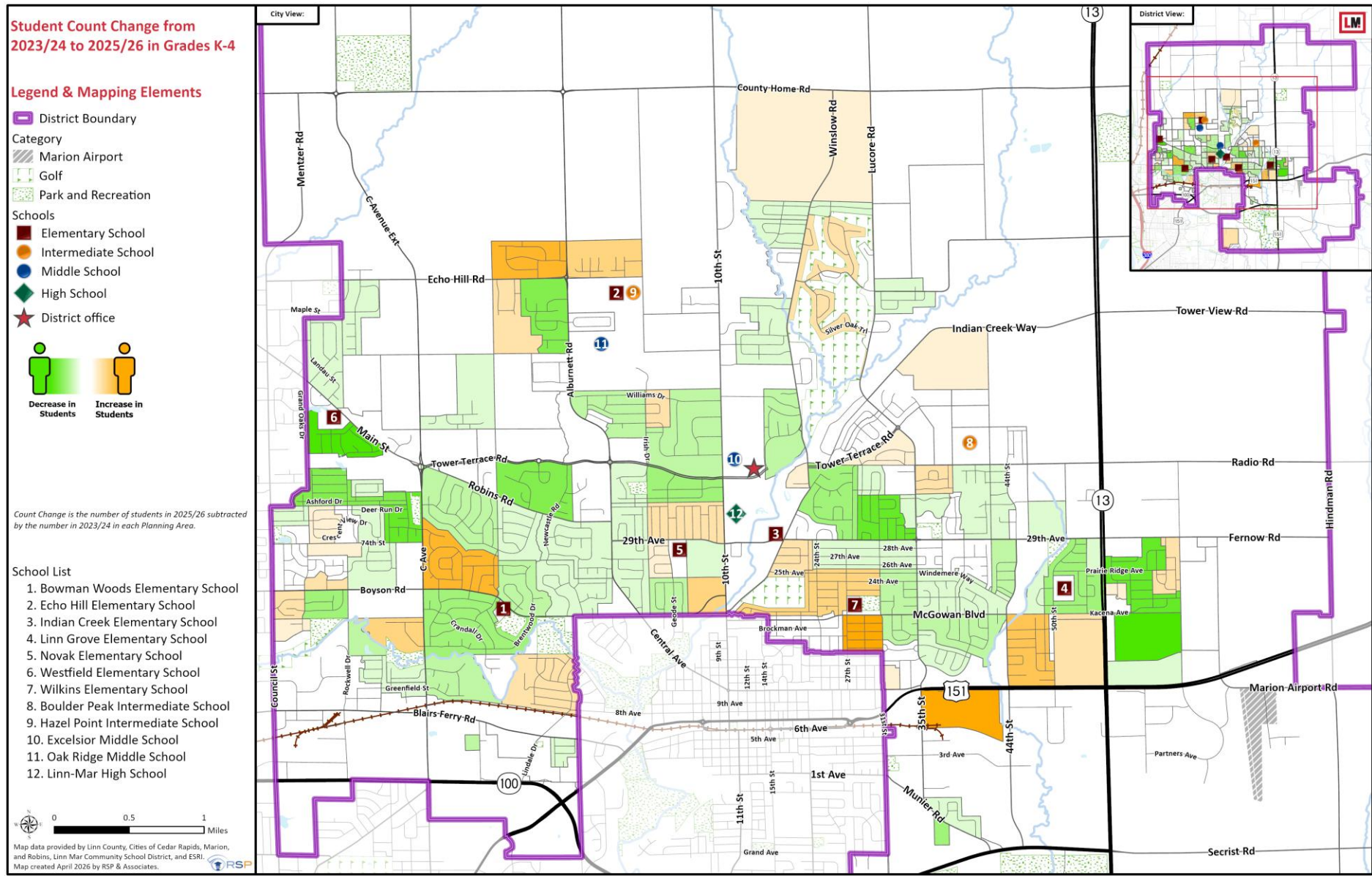
Observations:

- Tables shows the number of students per 100 units by type, boundary, and grade level
- District sees on average:
 - 17.3 elementary, 8.0 intermediate, 8.0 middle school, and 15.0 high school **students per 100 single-family households**
 - 5.3 elementary, 2.0 intermediate, 2.0 middle school, and 4.0 high school **students per 100 multi-family households**
 - 11.0 elementary, 4.0 intermediate, 4.0 middle school, and 6.7 high school **students per 100 mobile home households**
- Adding new housing inventory can impact the yield rate. From 2023 to 2025 there were:
 - **166 single-family units built**
 - **118 multi-family units built**
 - **0 mobile home units built**

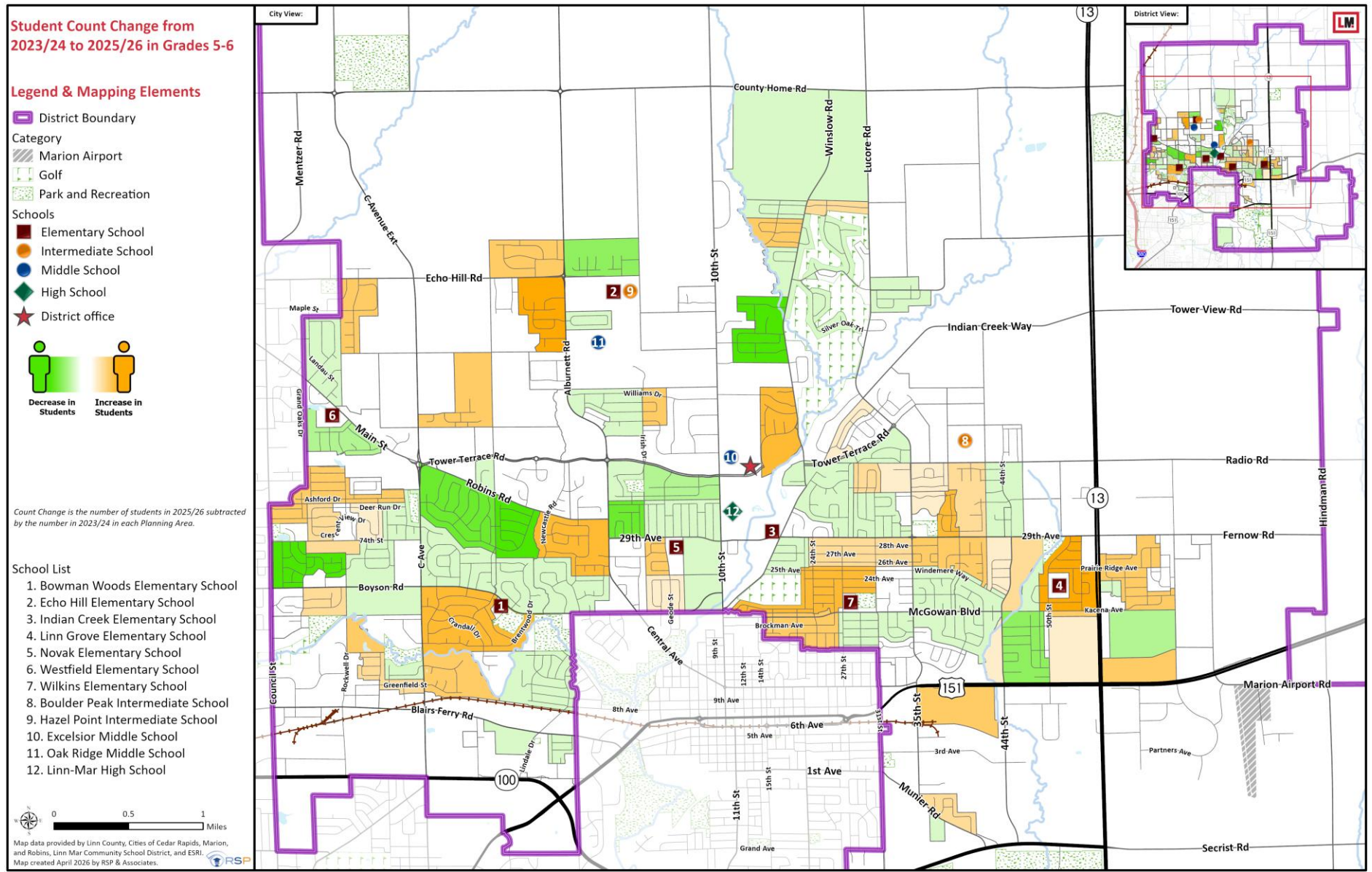
Intra-District Transfer Heat Map



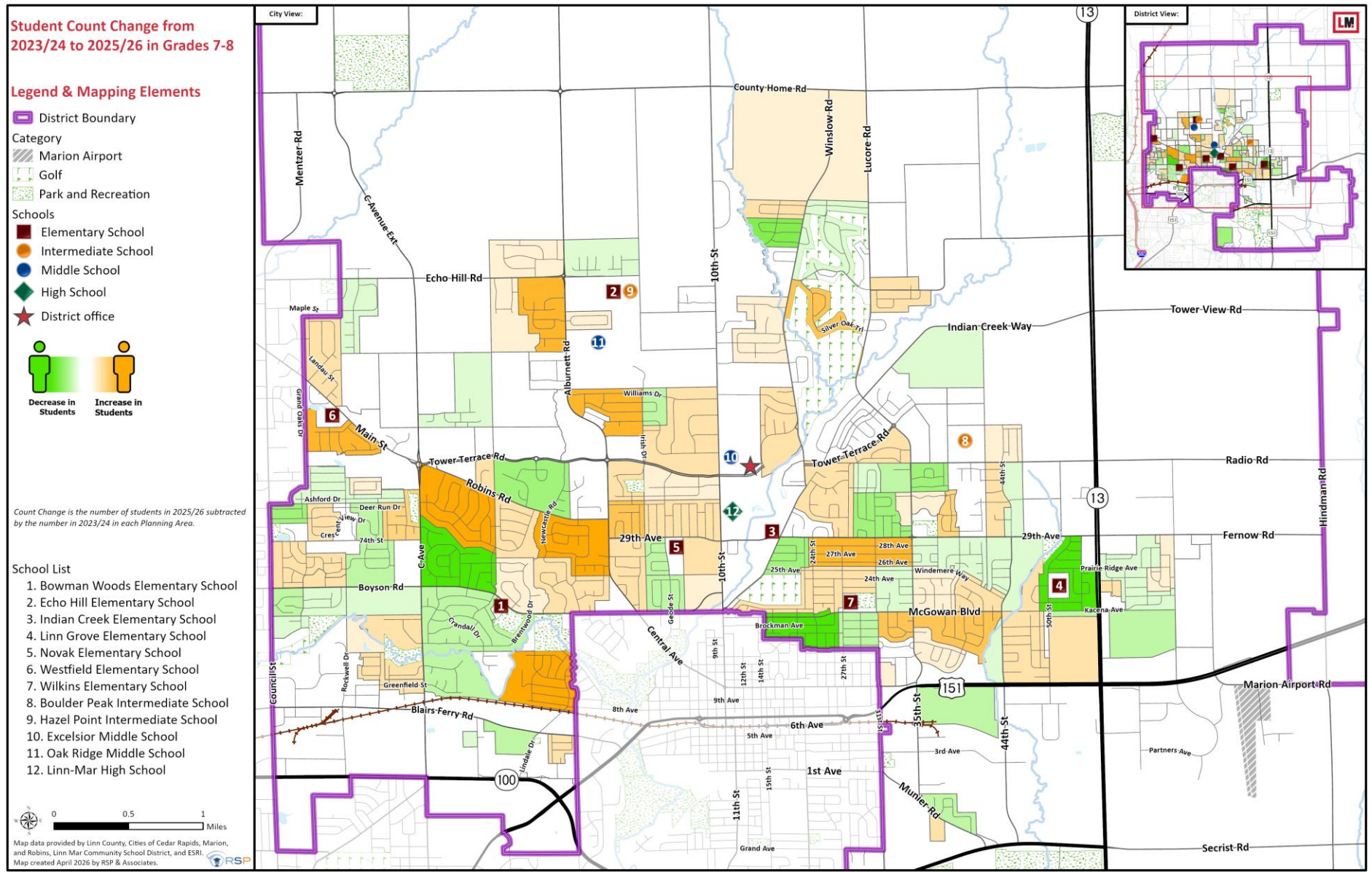
Elementary Student Count Change Map



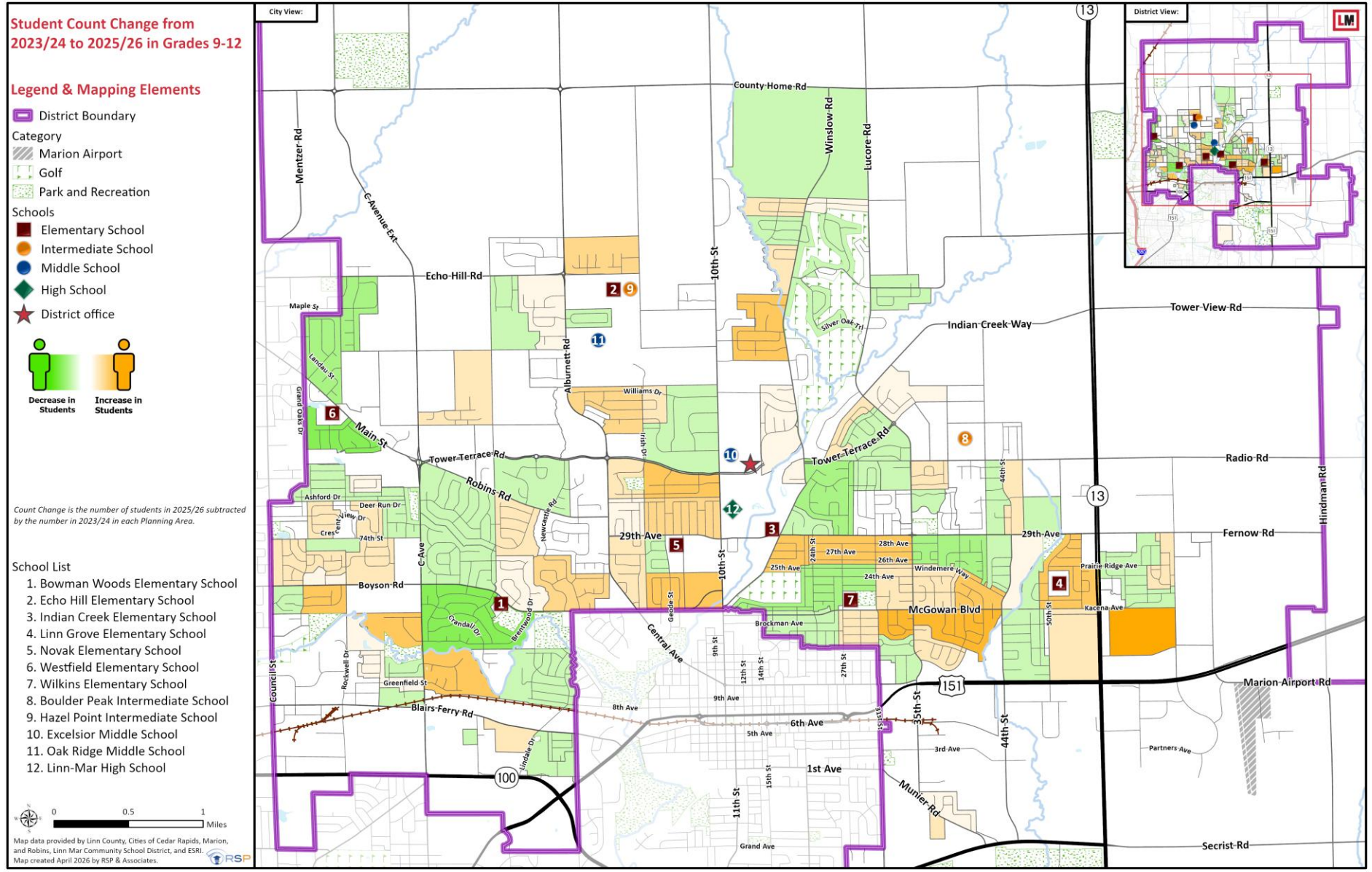
Intermediate Student Count Change Map



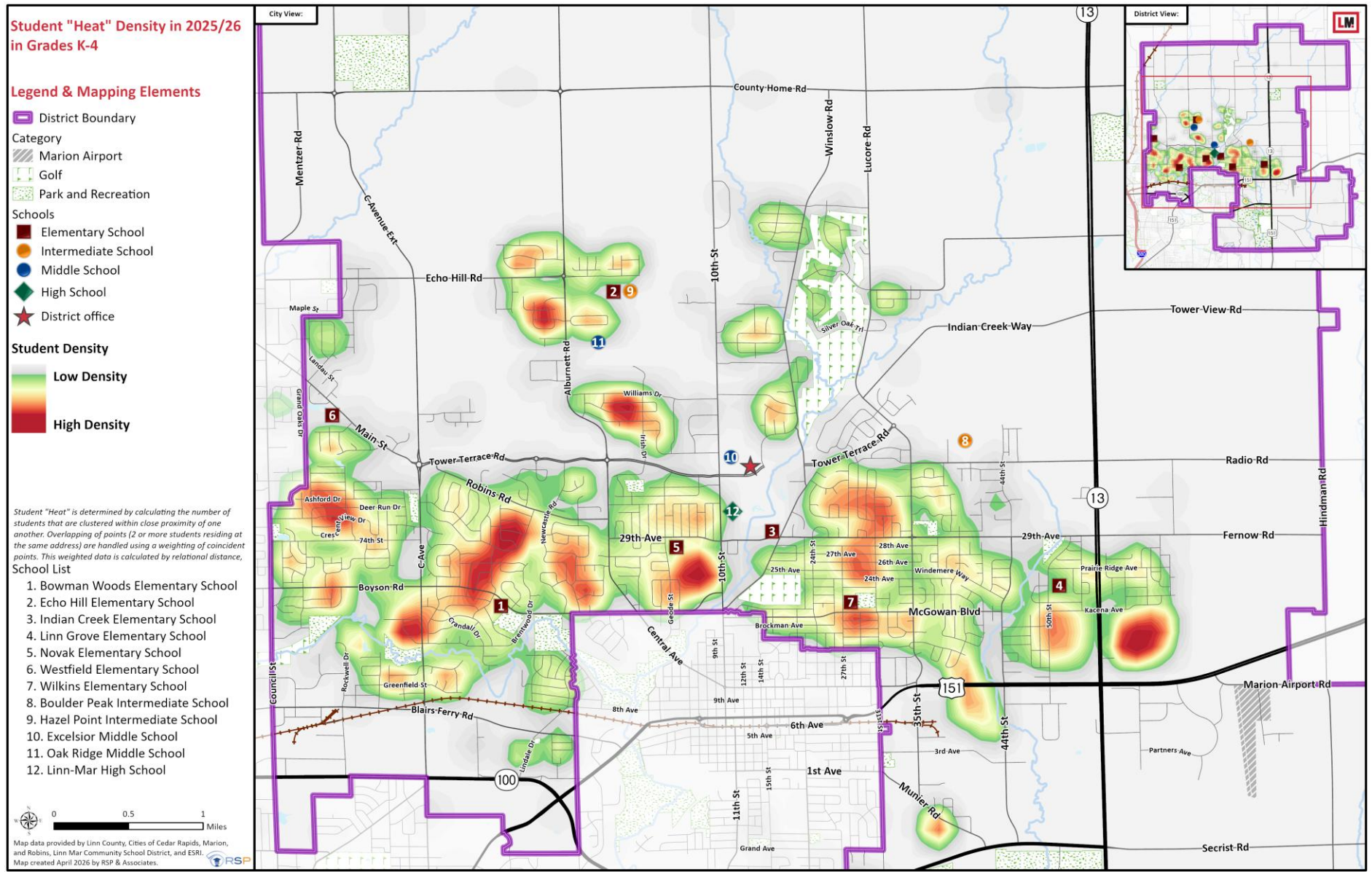
Middle School Student Count Change Map



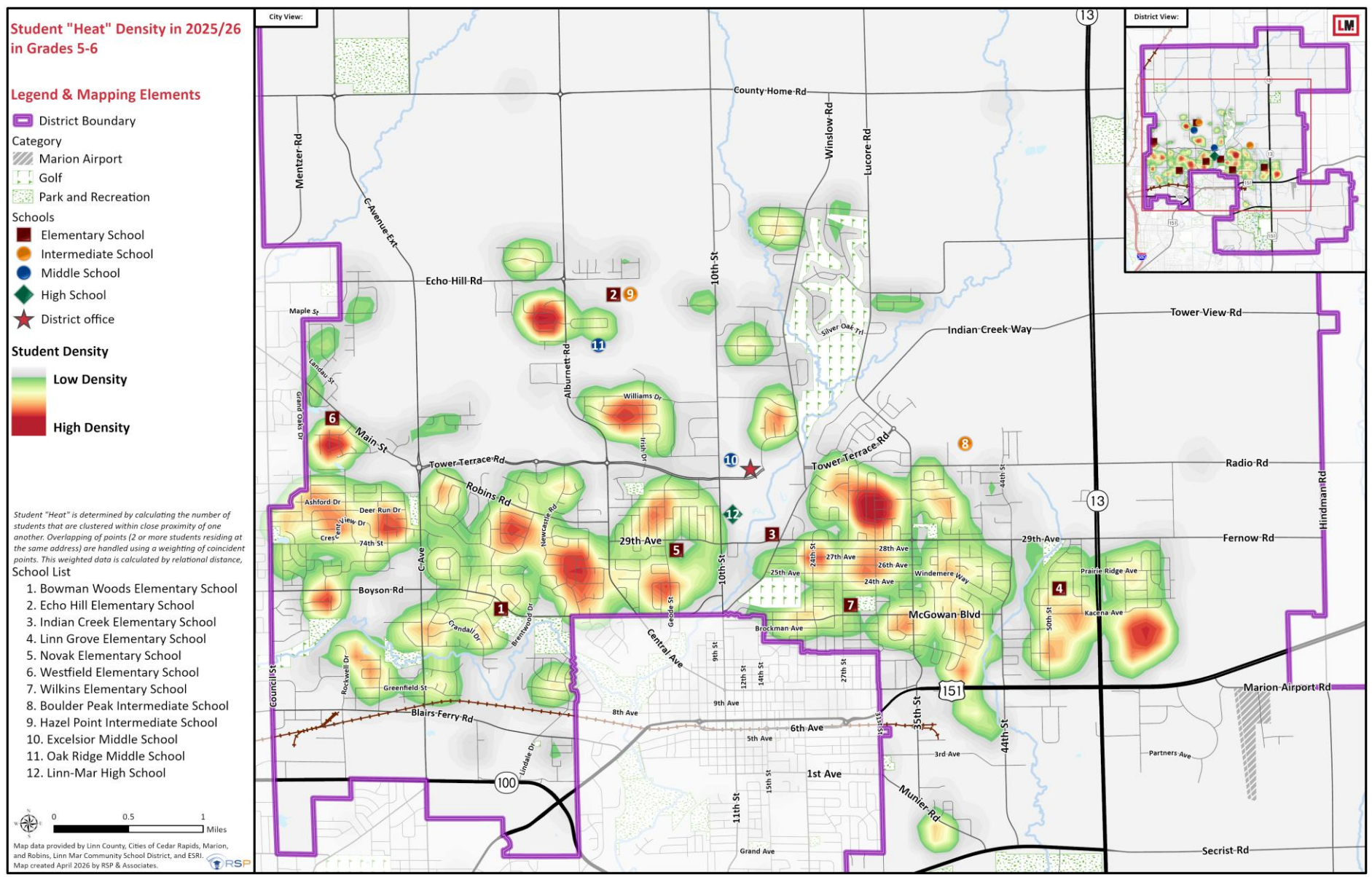
High School Student Count Change Map



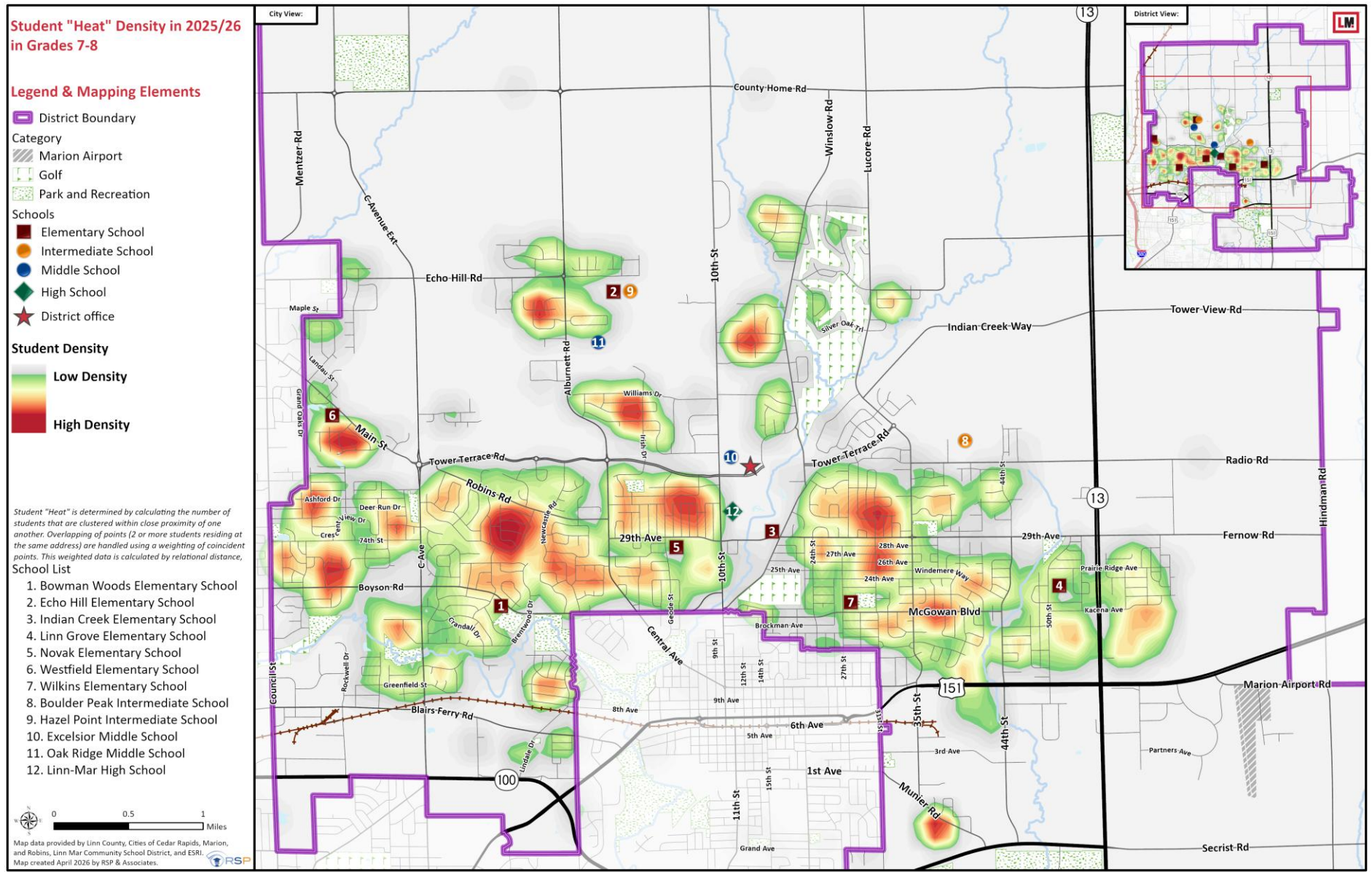
Elementary Student Density Heat Map



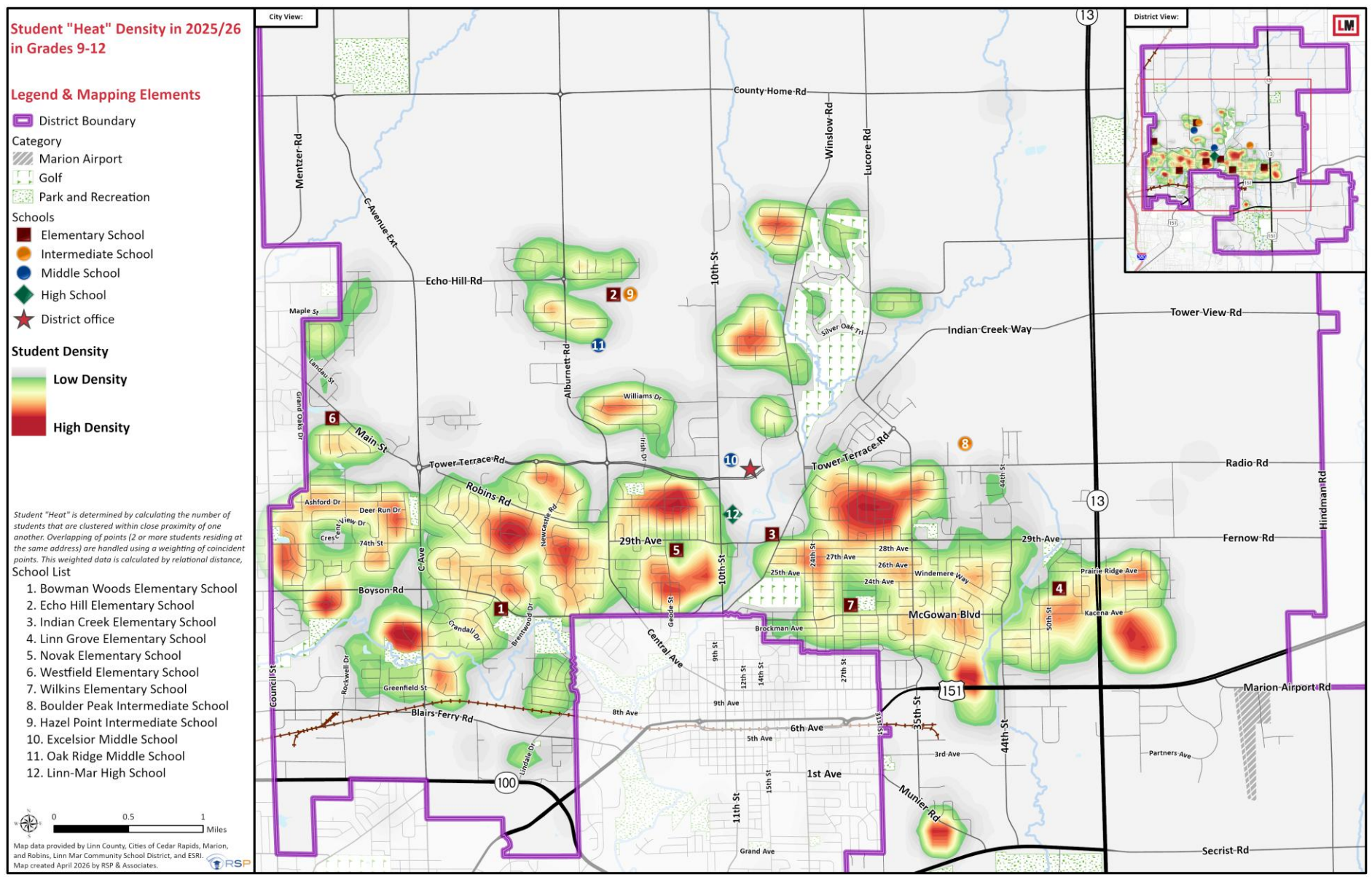
Intermediate Student Density Heat Map



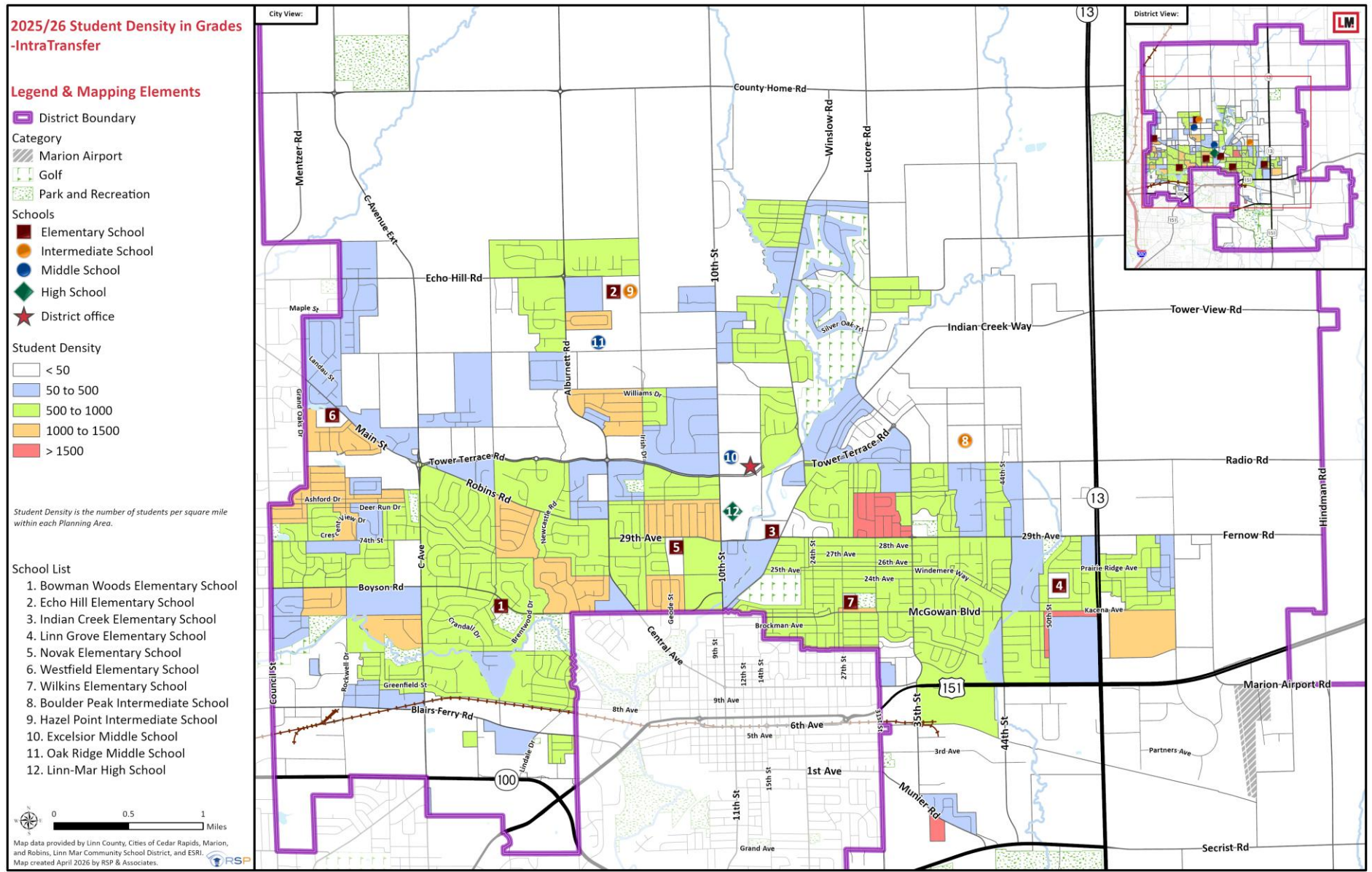
Middle School Student Density Heat Map



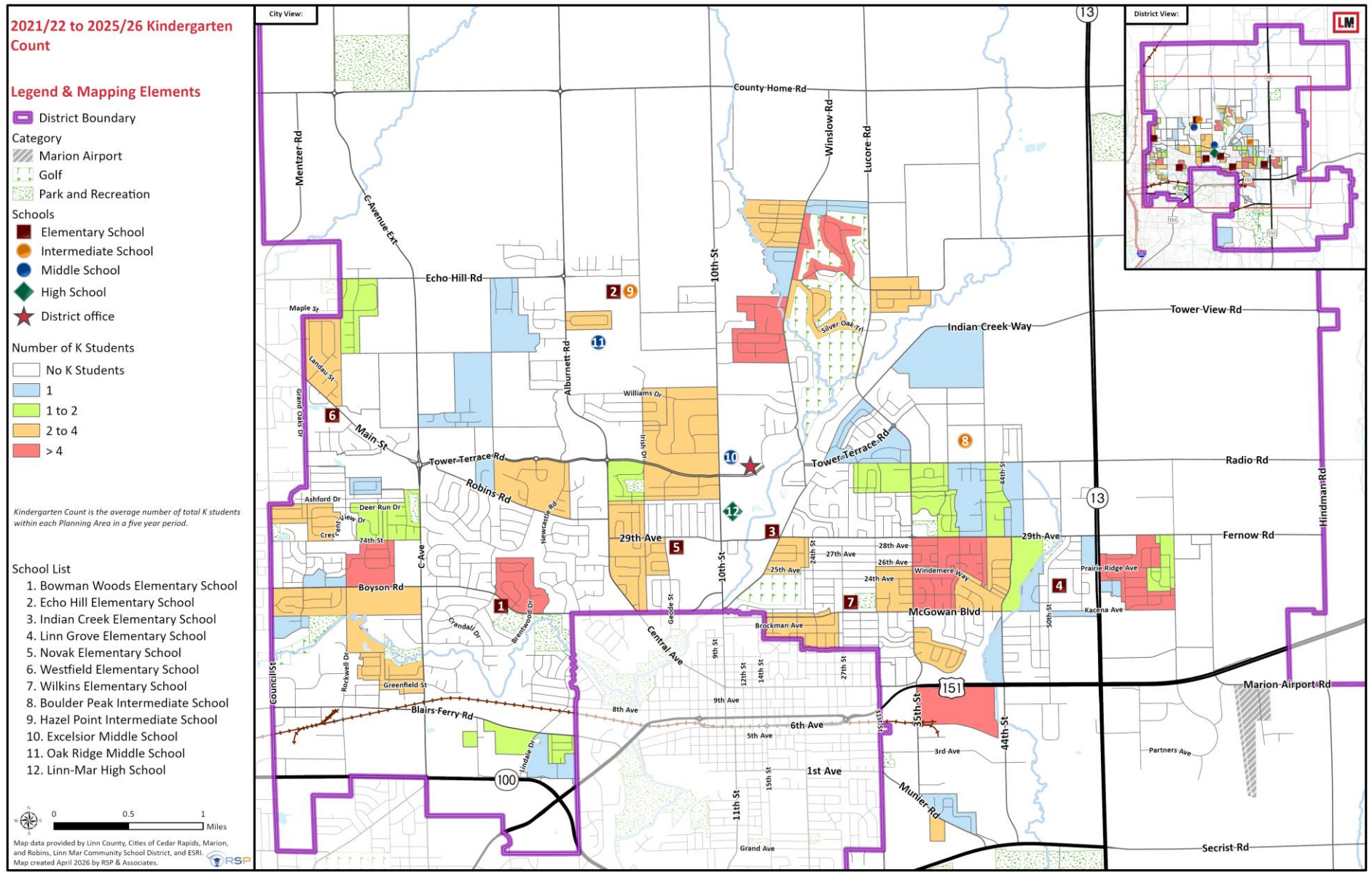
High School Student Density Heat Map



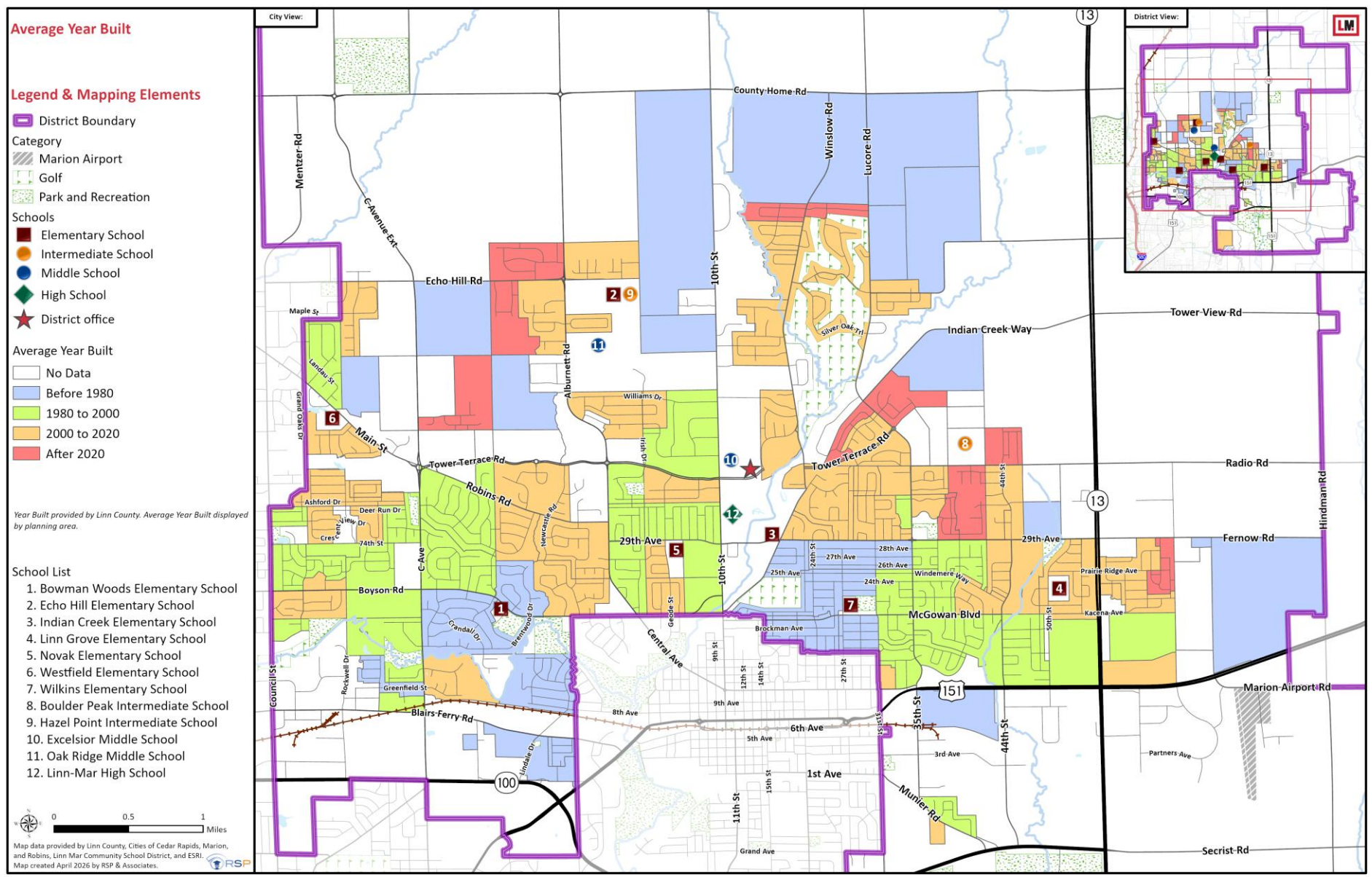
2025/26 Student Density Map



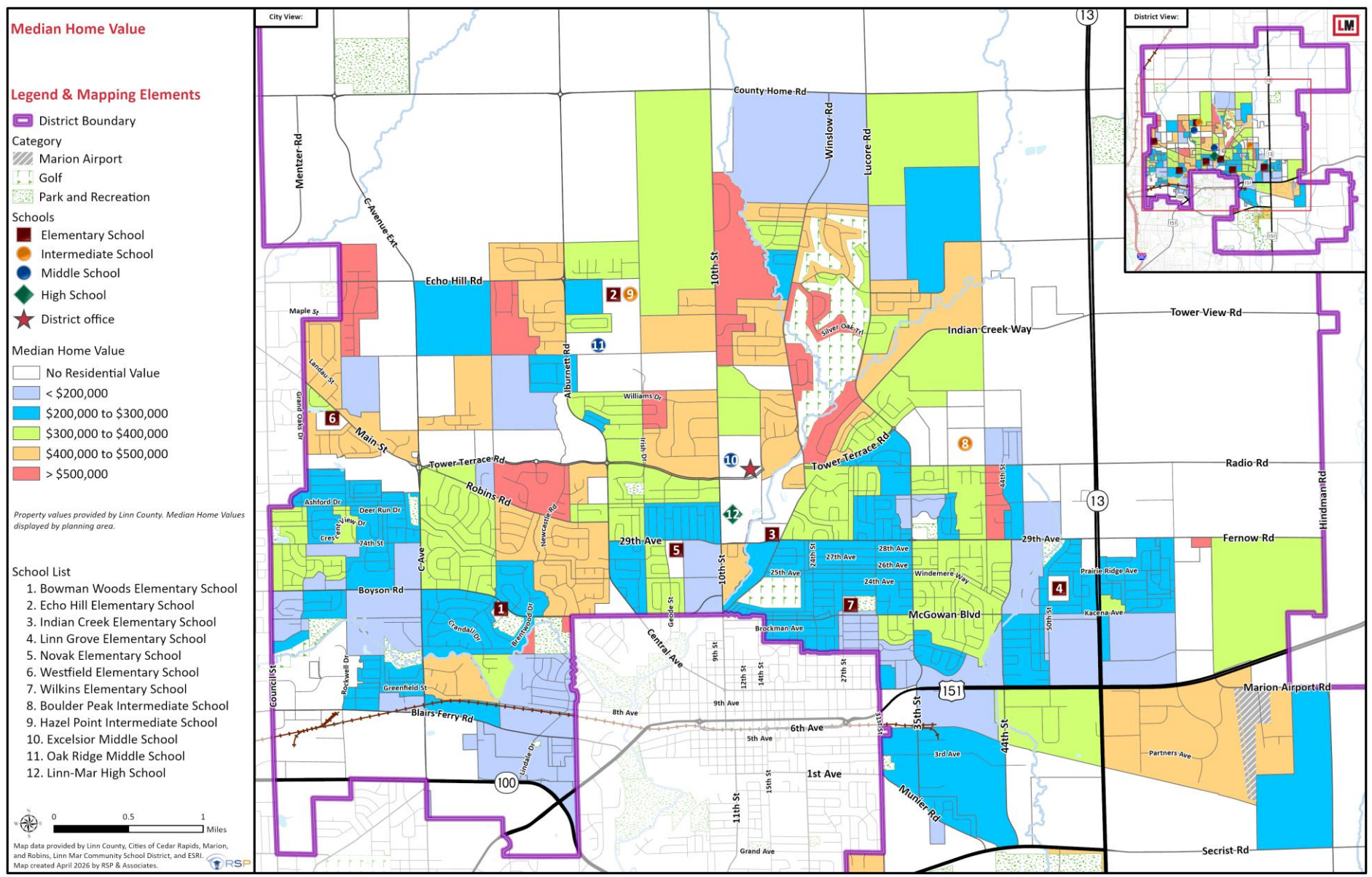
5-Year Average Kindergarten Count Map



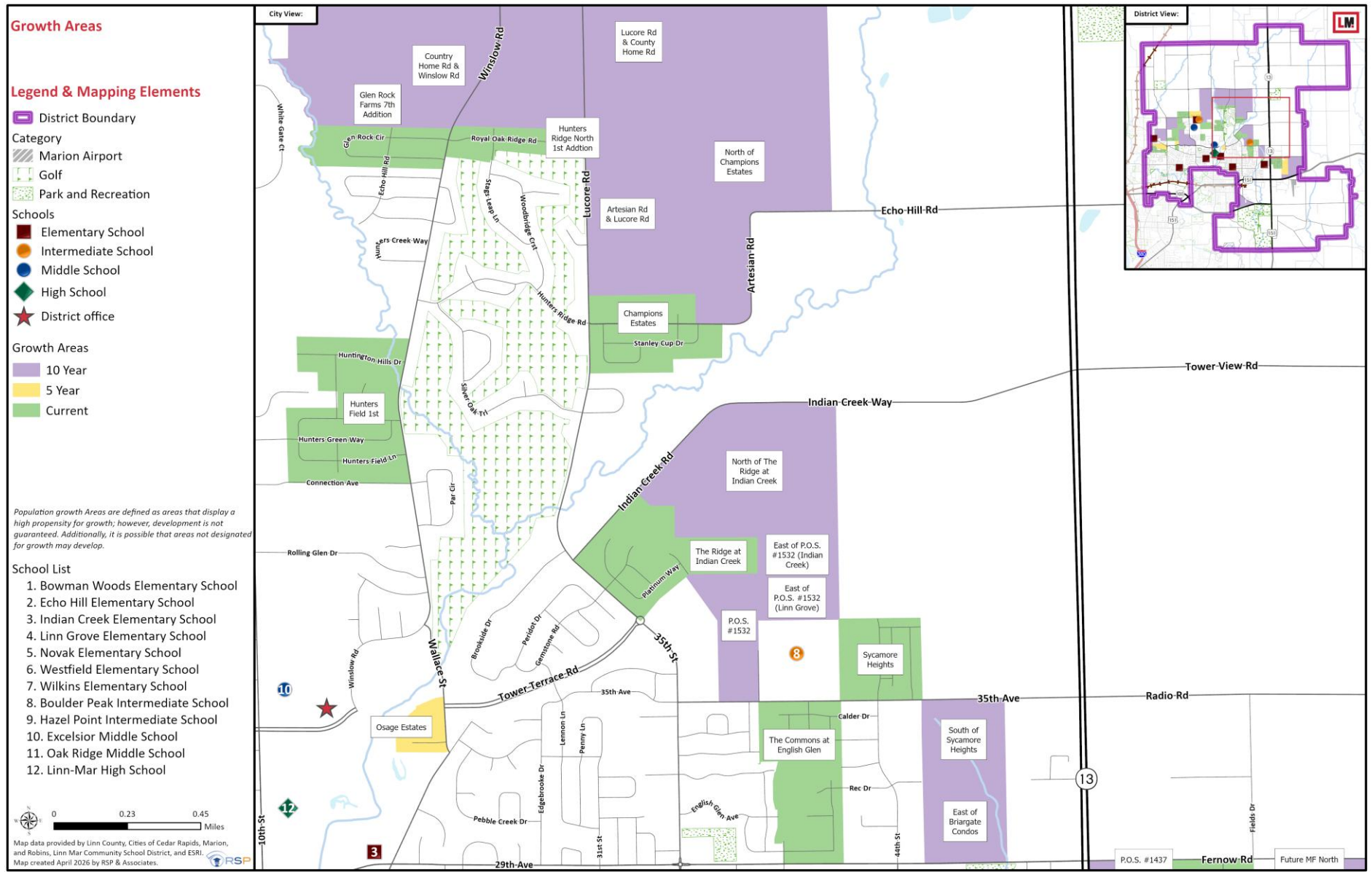
Average Year Built Map



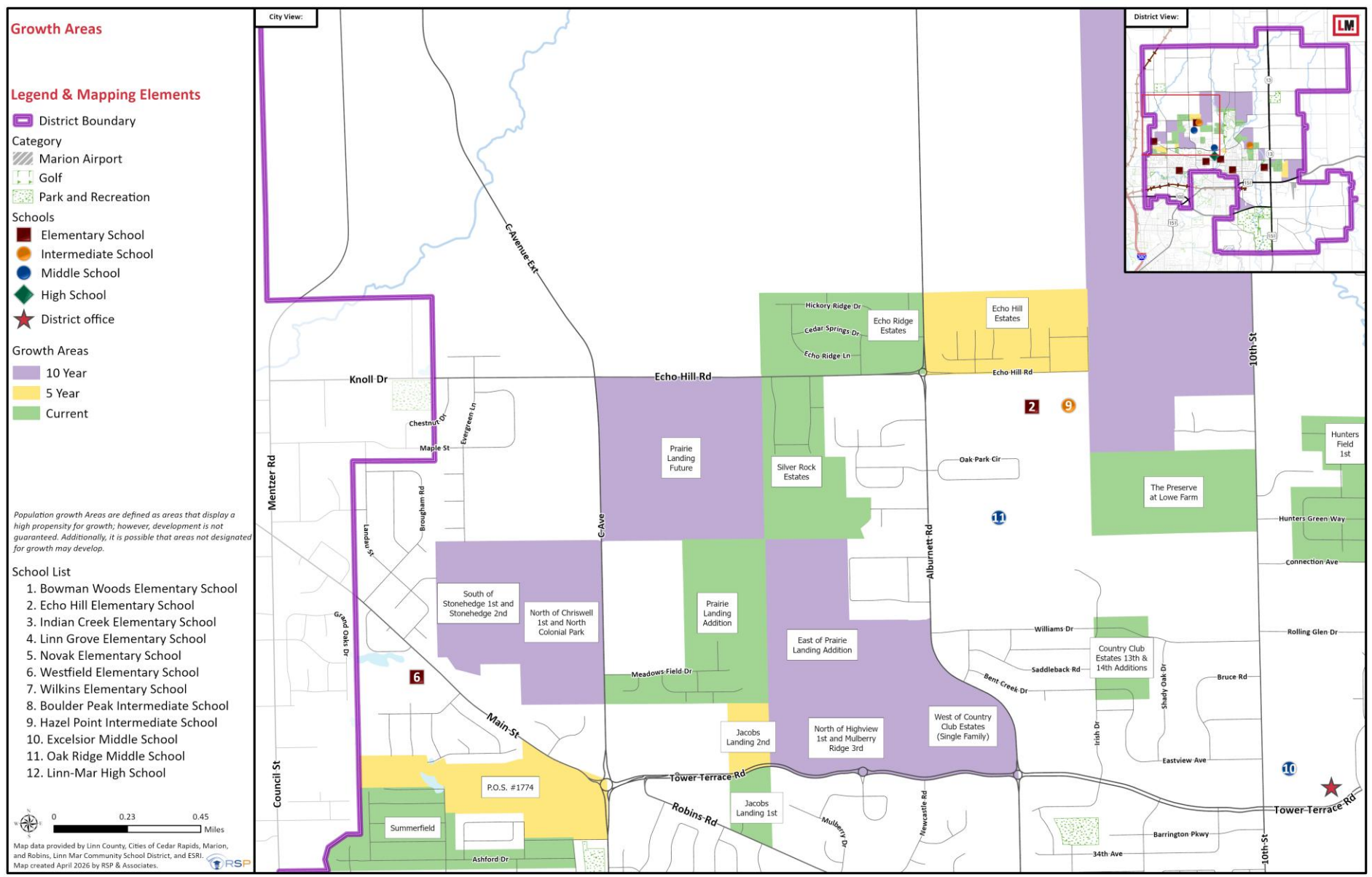
Median Home Value Map



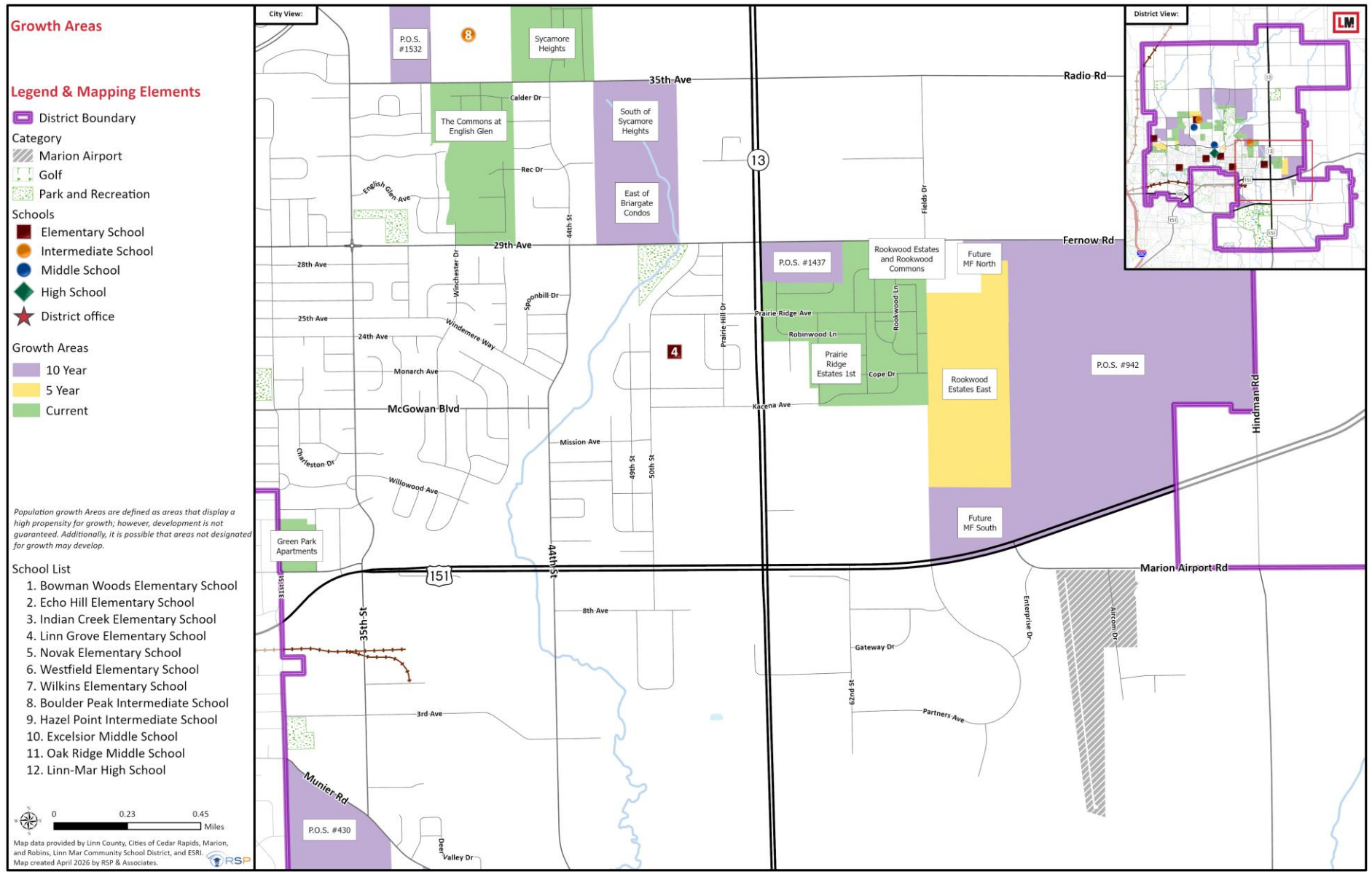
Northeast Growth Area Map (Detailed)



Northwest Growth Area Map (Detailed)



South Growth Area Map (Detailed)



Understanding Projections By Building

	STEP 1: RESIDE	STEP 2: RESIDE / ATTEND	STEP 3: ATTEND
DEFINITION	Students who live in the boundary Students who live within the district and school attendance boundaries.	Students who live in the boundary and attend their assigned school Students who both live in the boundary and attend the school they are assigned to (Subset of Reside)	Students who physically attend the school. All students attending the building, regardless of where they live.
WHAT IS INCLUDED:	- Students served by the district who live in the boundary - Out-of-district students assigned to the boundary school (McKinney-Vento, Staff, Open Enroll, Other) - Students assigned to a school based on their geocoded home address	- Students served by the district - Out-of-district students assigned to the boundary school (McKinney-Vento, Staff, Open Enroll, Other) - Students who attend the school where they live	- Students who live in the boundary and attend - Out-of-district students assigned to the boundary school (McKinney-Vento, Staff, Open Enroll, Other) - Intra-district transfers (students attend a school other than what is assigned from boundaries)
WHAT IS NOT INCLUDED:	- Students not served by the district (parochial, private, home school) - Intra-district transfers	- Students not served by the district (parochial, private, home school) - Intra-district transfers	Students not served by the district (parochial, private, home school)

IMPORTANT: Students who attend private schools, a different school district for school choice program, home school, etc. are **NOT** included in any RSP forecast.

Simple Way to Think About It:

- ☐ **Reside:** Who lives in this boundary?
- ☐ **Reside / Attend:** Who lives here and attends their assigned school?
- ☐ **Attend:** Who actually attends this building?

Understanding Projection Accuracy

- Enrollment forecasting requires **informed assumptions** about variables that **naturally fluctuate over time**. These include, but are not limited to:
 - The pace of housing construction
 - Student yield from new housing
 - Residential turnover patterns
 - Demographic changes
 - Birth trends and Kindergarten enrollment
 - State policy and student choice patterns
- While these factors are carefully analyzed using best planning practices, some elements—such as housing timing or migration patterns—are influenced by **broader economic and policy conditions outside of district control**.
- Variance analysis shows that early-grade enrollment, particularly Kindergarten and elementary transitions, tends to introduce **the most sensitivity in projections**, as these grades are most directly influenced by birth rates, housing activity, and family mobility.
- Middle and high school projections **generally demonstrate greater stability** because they are based on established student cohorts already enrolled in the district.
- **Consistent, accurate student data** remains critical to maintaining strong projection accuracy. Reliable enrollment records and updated development information strengthen forecast performance.
 - Without dependable enrollment records and consistent reporting practices, evaluating projection accuracy becomes unreliable and impractical, **as the comparison between forecast and actual data would not be valid**.

Main Takeaway: Enrollment projections have demonstrated strong and consistent accuracy over time, especially in near-term forecasts. Variability is most influenced by early-grade enrollment patterns. Understanding these dynamics helps contextualize small year-to-year differences in forecast outcomes.

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
 - Data first received: December 18, 2025
 - Data cleaned and re-sent: April 9, 2026
 - Data verified: April 13, 2026
- City Planning Meeting(s)
 - City of Cedar Rapids: Email correspondence, January 2026
 - City of Marion: Virtual meeting, February 5, 2026
- County Data
 - Open data source via Linn County