Planning for the Future

West Des Moines Community School District

Enrollment Analysis

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

RSP Planning Team:

Robert Schwarz, CEO

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

Ginna Wallace, Planner

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

RSP Recent Projects:

Des Moines Independent School District
- Enrollment Analysis, 2025/26

Norwalk Community School District
- Enrollment Analysis, 2025/26

Waukee Community School District
- Enrollment Analysis, 2025/26

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Partnership with RSP

Previous Studies

- Enrollment Analyses: **2013/14, 2015/16, 2016/17, 2018/19, and 2025/26**
- More than a decade of enrollment, demographic, and facility planning support

What Has Changed Since 2013/14?

- Enrollment: **8,900 → 8,500 students**
- Housing: **29,755 → 30,440 units**
- Population: **65,305 → 65,919 residents**

Benefits of Partnership:

- Data-Driven Decision-Making
  - Use of validated enrollment, housing, and demographic data to inform strategic and operational decisions.
- Optimized Learning Environments
  - Alignment of facility use and program placement to ensure students learn in appropriately sized, well-utilized spaces.
- Right-Sizing Facility Utilization
  - Proactive adjustments to building use to reflect evolving student enrollment trends and reduce inefficiencies.
- Practical, Actionable Planning Support
  - Guidance on real-world planning decisions, including capacity management, capital planning, and long-term growth or stabilization strategies

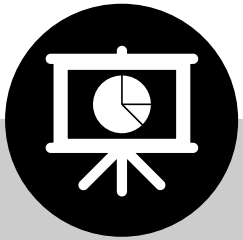
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Product Expectations



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** – like life in general, some assumptions happen that may lead to greater enrollment, while others may lead to a smaller enrollment.
- Student data does not include home school, virtual, or 18-21 special education population. **Enrollment data was provided by the school district by individual student IDs. Data ideally best represents student headcount in the fall.**
- **Projections are provided as the future fall enrollment depending on student data provided – mid-year fluctuations are likely to occur. Preschool is not included in projections.**

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Discussion Points

Part 1:
Enrollment & Demographics

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

Part 2:
Development & Growth Trends

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

Part 3:
Projections

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

Part 4:
Next Steps

- Facility Challenges and Solutions
- Next Steps and Key Considerations

Appendix

- Additional Student Analysis Maps
- Definitions

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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Executive Summary

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



District-wide enrollment forecasted to decrease by 473 students over five years:

Elementary: Enrollment decreases year to year

- 2030/31 Forecast: 3,936 students, -302 students (-7.1%)

Junior High: Enrollment stabilizes after a modest decline

- 2030/31 Forecast: 1,258 students, -69 students (-5.2%)

High School: Gradually decreases year to year

- 2030/31 Forecast: 2,746 students, -102 students (-3.6%)



Key Findings

- Smaller Kindergarten classes continue to limit future enrollment growth.
- Housing development remains active, with 2,000+ potential future housing units identified.
- Student yield rates remain stable, but many established neighborhoods continue to experience household turnover and aging-in-place.
- Open Enrollment continues to play an increasingly important role in maintaining district enrollment.



Key Variables to Monitor

- Live births and Kindergarten enrollment
- Kindergarten-to-12th grade cohort imbalance
- Residential development activity and timing
- Student yield rates and neighborhood turnover
- Open Enrollment and student migration trends

Updated 10/20/2026

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Past Enrollment and Demographics

Things to Consider

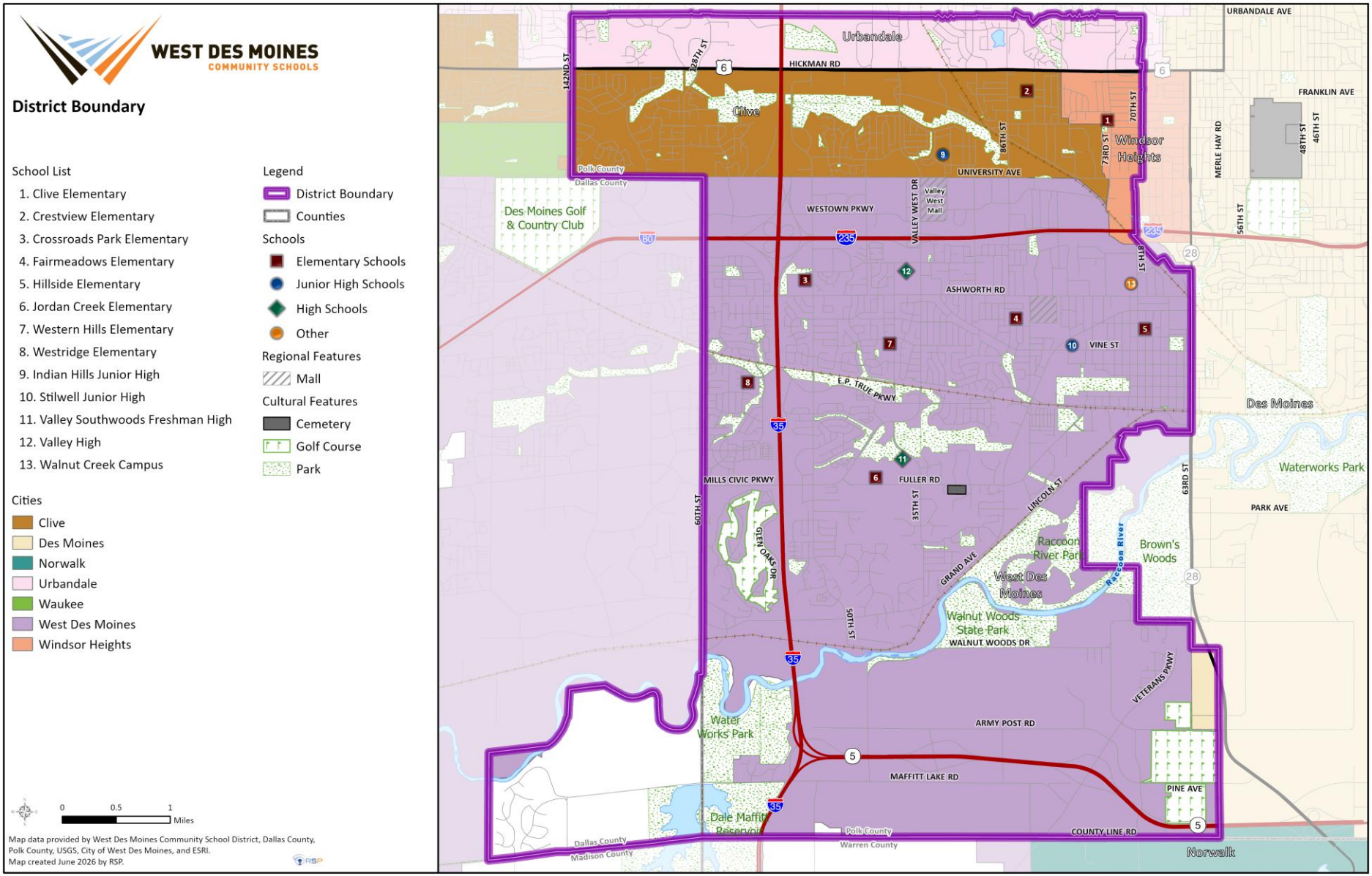
Student Analysis Maps & Data

Sophisticated Forecast Model

Demographics

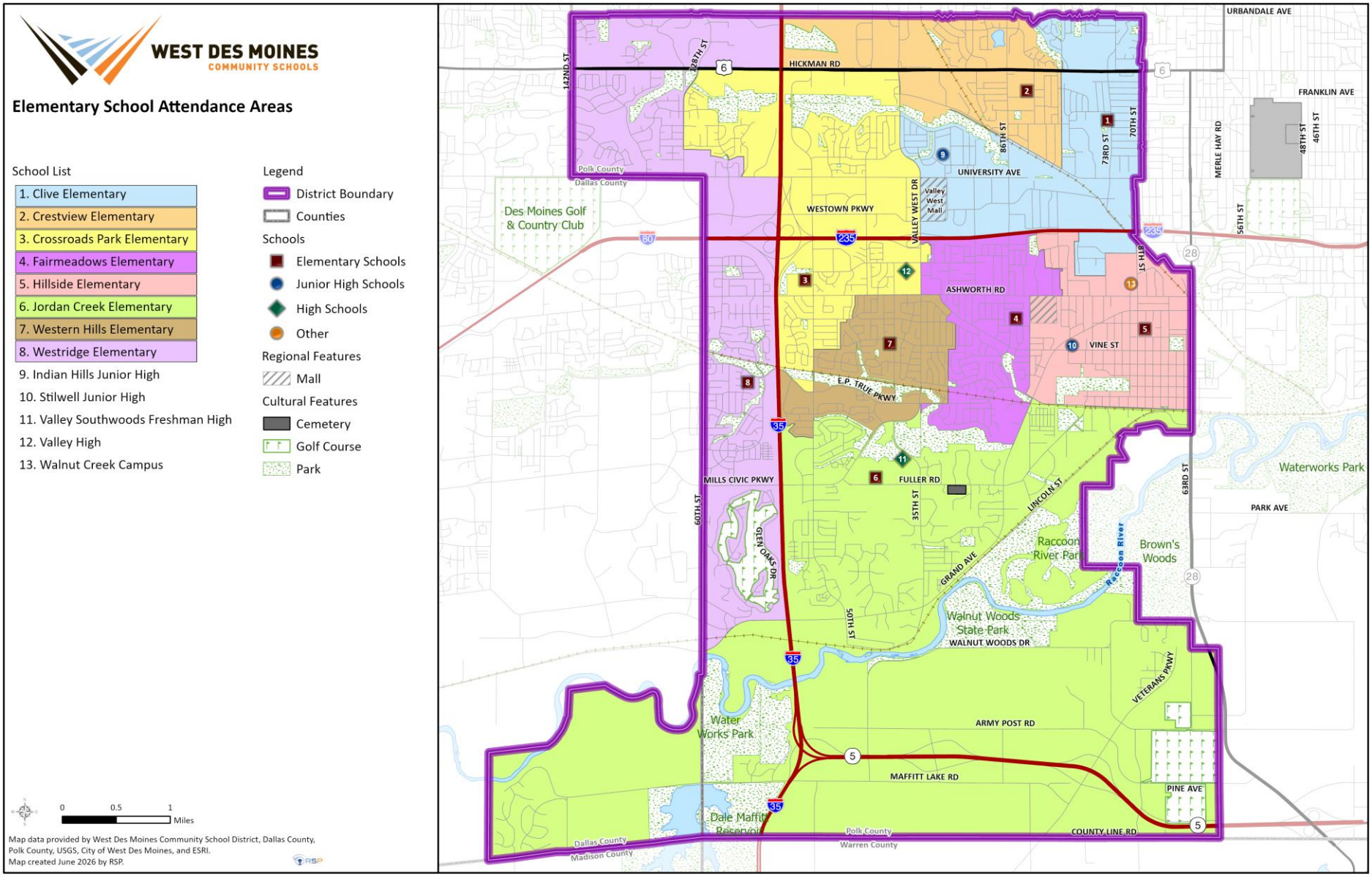
Past Enrollment & Change

District Boundary and City Limits Map



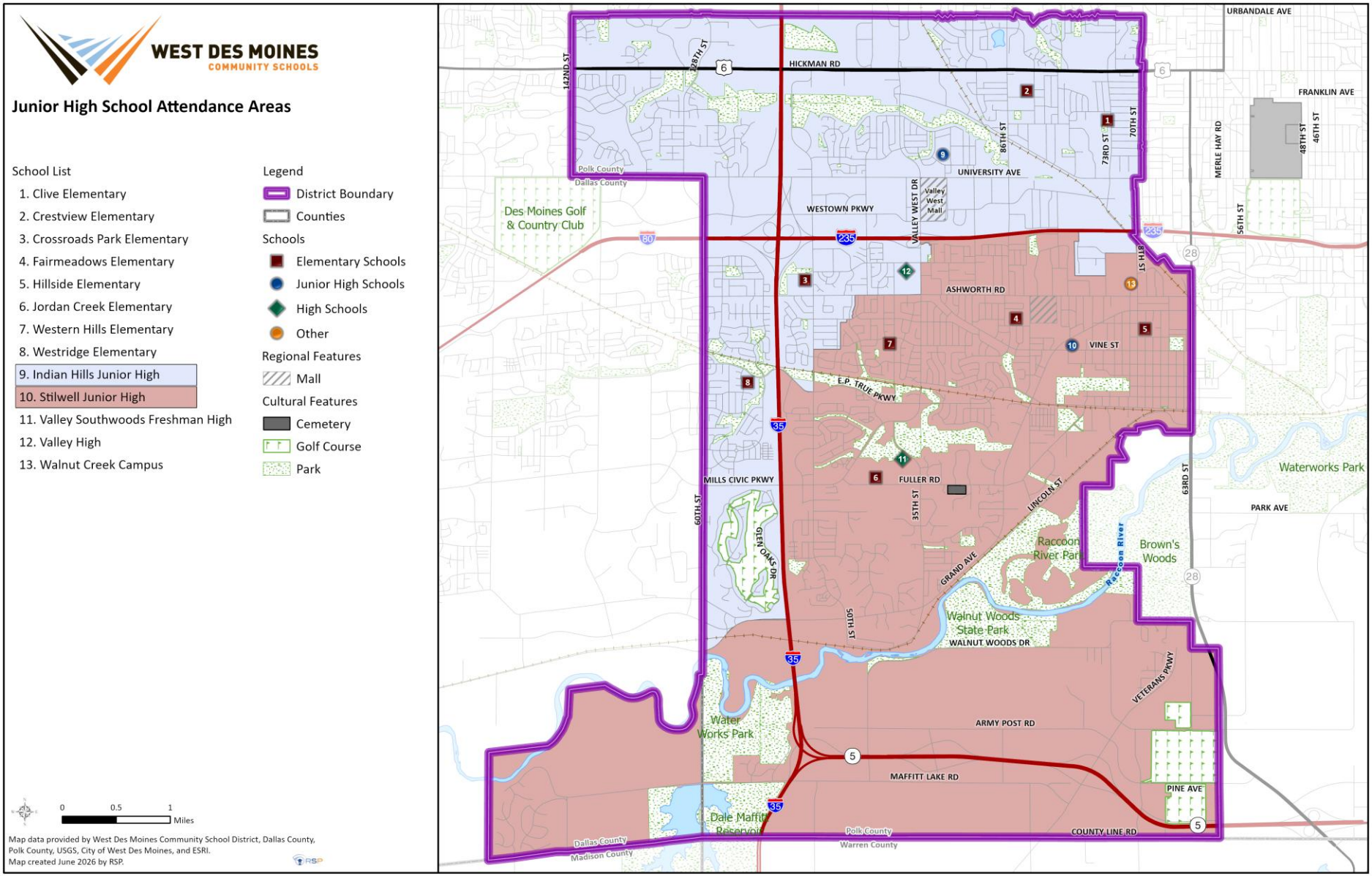
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Elementary Boundary Map



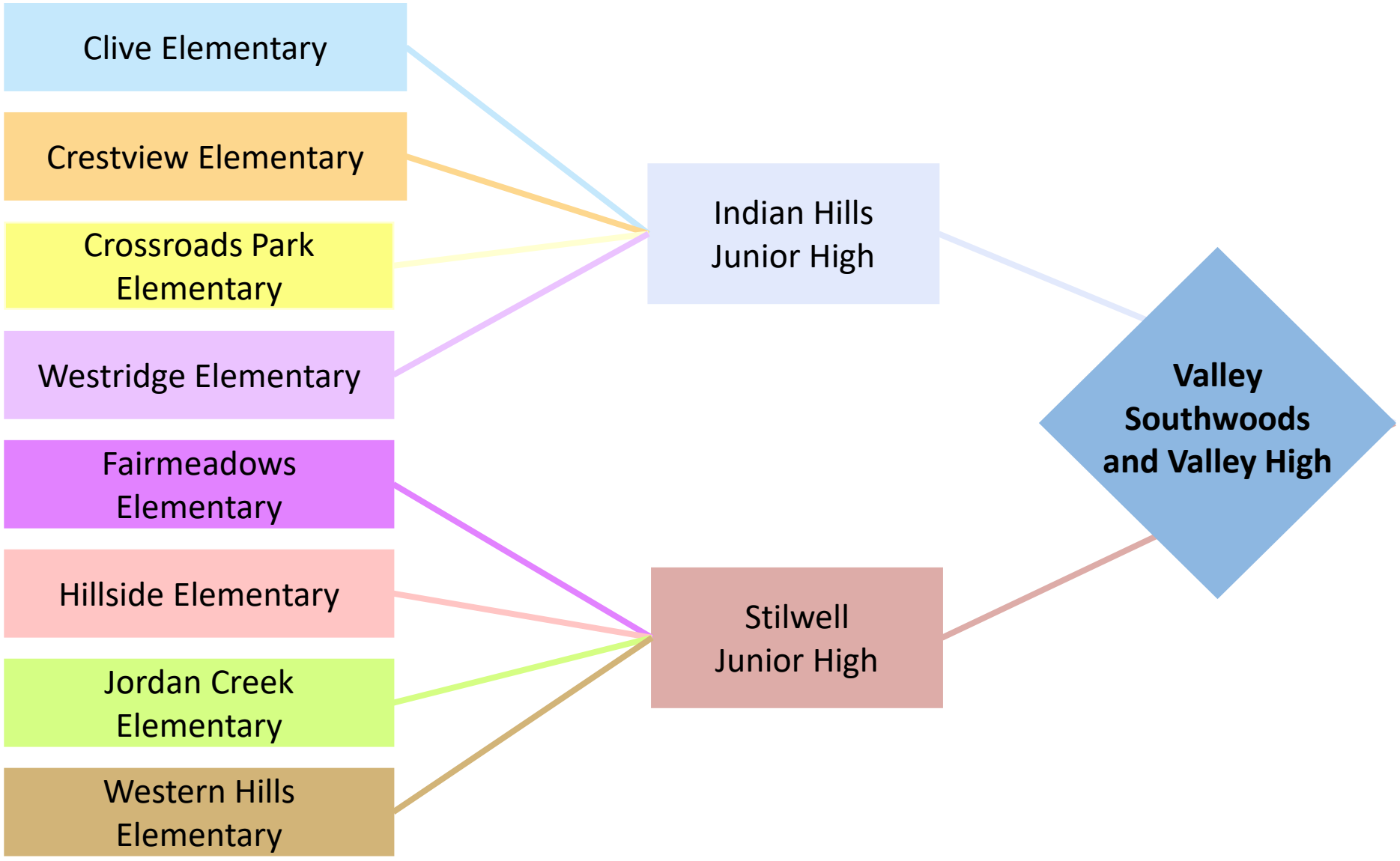
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Middle School Boundary Map



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School Feeder Diagram



Source: West Des Moines CSD and RSP

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RSP Planning Areas

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

Map Details (Over **280 Planning Areas** were analyzed):

- **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 at a smaller geographic level.



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Sophisticated Forecast Model

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

Let:

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

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

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

Let:

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

The SFM is…

- a social science… not an exact science; it identifies behavior trends to determine the likelihood that these trends will continue
- 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 include (but not limited to)…

- 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 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

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Understanding the Model

RSP recommends to continually monitor the following indicators:

Enrollment may decrease more than forecasted if…	Enrollment may increase more than forecasted if…
⊖ Decreasing share of live births	⊕ Increasing share of live births
⊖ Current housing stock does not re-green (continues to age)	⊕ Current housing stock re-greens (turns over)
⊖ Housing development experiences minimal potential growth	⊕ Housing development 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 community and/or surrounding communities	⊕ Demographic shifts in community and/or surrounding communities
⊖ Incoming Kindergarten class smaller than outgoing senior class	⊕ Incoming Kindergarten class larger than outgoing senior class

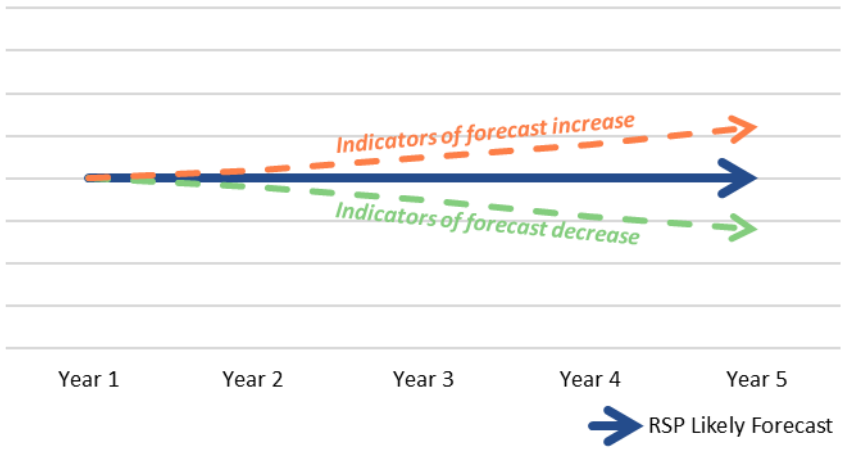
See graphic below to illustrate how the different variables may impact forecasted enrollment outlook:

Main Takeaway:

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

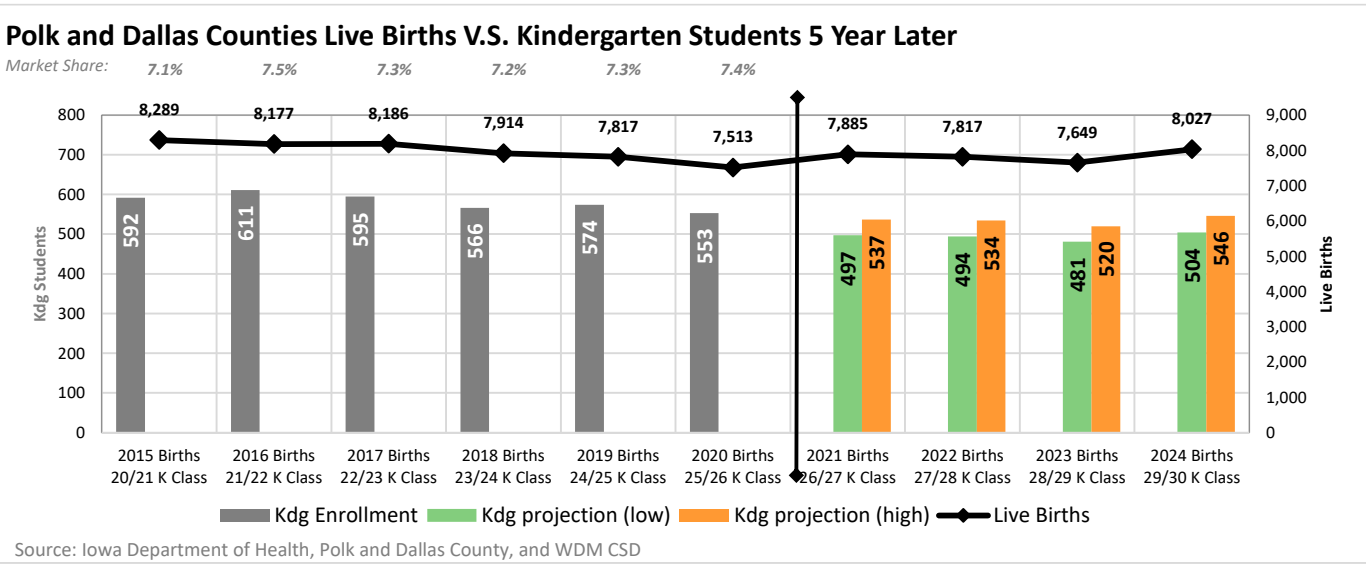
The goal of this study is to help the board, administration, and public understand how to make the best decision for the students at the classroom level.

Example of Forecast Evolution

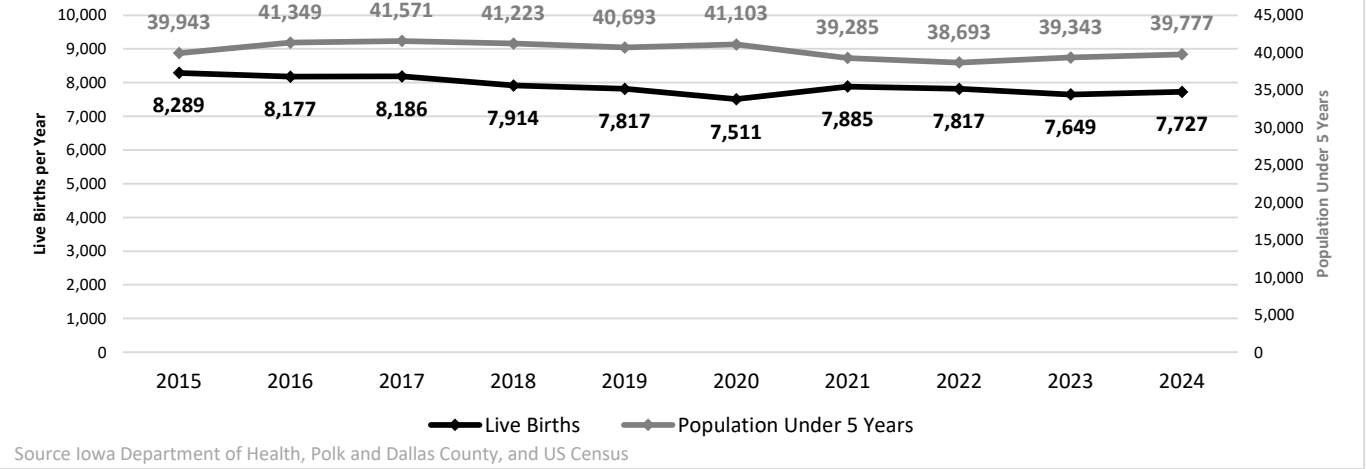


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Polk County Birth Rate Visuals



Source: Iowa Department of Health, Polk and Dallas County, and WDM CSD



Source Iowa Department of Health, Polk and Dallas County, and US Census

Observations:

- Regional live births have **declined overall**, before a modest rebound in 2024.
- The population under age 5 has decreased to ~39,000 indicating a **smaller pool of future students.**
- Kindergarten enrollment has declined from more than 600 students to **553 students (2025/26),** reflecting the impact of smaller birth cohorts.
- The district's share of county births has remained relatively stable, suggesting enrollment changes are primarily tied to **regional demographic trends**.
- Based on current birth trends, future Kindergarten classes are projected to **remain in the 481–546 student range.**
- **Kindergarten** outcomes are dependent on the district's ability **to maintain or increase its share of local births**.

Main Takeaway: Declining birth rates are creating a more challenging environment. While the district has maintained a stable share of county births, future Kindergarten enrollment will depend on sustaining market share and attracting new student-generating households.

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Past Enrollment by Grade

Data Disclaimer: Student data does not include home school students, but does include Walnut Creek Campus.

Updated 10/20/2026

Enrollment By Grade

10-Year Focus

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
2016/17	468	594	653	661	643	675	662	670	636	717	739	716	724	672	9,230			8,762		
2017/18	464	622	589	649	665	646	677	673	685	653	734	771	698	698	9,224	-6	-0.1%	8,760	-2	0.0%
2018/19	441	688	632	586	653	678	646	686	660	688	683	760	760	662	9,223	-1	0.0%	8,782	22	0.3%
2019/20	452	632	709	639	596	672	695	665	701	694	748	683	761	704	9,351	128	1.4%	8,899	117	1.3%
2020/21	452	617	626	681	639	607	669	712	663	733	703	758	680	708	9,248	-103	-1.1%	8,796	-103	-1.2%
2021/22	439	652	616	620	677	650	602	693	729	664	775	726	770	672	9,285	37	0.4%	8,846	50	0.6%
2022/23	421	627	661	599	621	668	637	628	666	714	702	819	751	714	9,228	-57	-0.6%	8,807	-39	-0.4%
2023/24	432	590	632	662	589	627	669	652	636	661	747	748	795	730	9,170	-58	-0.6%	8,738	-69	-0.8%
2024/25	381	594	615	632	671	606	617	680	649	657	699	789	748	772	9,110	-60	-0.7%	8,729	-9	-0.1%
2025/26	384	550	585	601	623	654	614	611	673	654	662	711	758	717	8,797	-313	-3.4%	8,413	-316	-3.6%

Source: Iowa Department of Education and West Des Moines Community School District (2016/17 to 2025/26)

Observations:

- **K-12 enrollment is 8,413 students in 2025/26**, a decrease of **316 students (-3.6%)** from last year.
- **In the past ten years, enrollment peaked in 2019/20 with 8,899 students (K-12)** and has gradually declined over the past seven years.
- **Secondary enrollment remains stronger than elementary enrollment.** The largest class is **11th grade (758 students)**, while **Kindergarten is the smallest grade (550 students)**.
- **Incoming Kindergarten classes are consistently smaller than graduating senior classes**, **contributing to the district's gradual enrollment decline.**
- **PK enrollment has declined from 452 students in 2020/21 to 384 students in 2025/26**, reflecting softer early childhood enrollment.

School Year	Grade														PK-12	K-12
	PK	K	1st	2nd	3rd	4th	5th	6th	7th	8th	9th	10	11th	12th		
2026/27	428	538	559	604	605	626	647	608	606	680	667	708	702	761	**8,739**	**8,311**

Source: West Des Moines Community School District 2026/27

Report was validated with 2026/27 Preliminary Data. Enrollment for 2026/27 saw the following:

- ❑ A decrease in Kindergarten enrollment
- ❑ PK-12 Loss: 58 students
- ❑ K-12 Loss: 102 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.*

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
2016/17	2017/18	-4	28	-5	-4	4	3	2	11	15	17	17	32	-18	-26	-6	-0.1%	-2	0.0%
2017/18	2018/19	-23	66	10	-3	4	13	0	9	-13	3	30	26	-11	-36	-1	0.0%	22	0.2%
2018/19	2019/20	11	-56	21	7	10	19	17	19	15	34	60	0	1	-56	128	1.4%	117	1.3%
2019/20	2020/21	0	-15	-6	-28	0	11	-3	17	-2	32	9	10	-3	-53	-103	-1.1%	-103	-1.1%
2020/21	2021/22	-13	35	-1	-6	-4	11	-5	24	17	1	42	23	12	-8	37	0.4%	50	0.5%
2021/22	2022/23	-18	-25	9	-17	1	-9	-13	26	-27	-15	38	44	25	-56	-57	-0.6%	-39	-0.4%
2022/23	2023/24	11	-37	5	1	-10	6	1	15	8	-5	33	46	-24	-21	-58	-0.6%	-69	-0.7%
2023/24	2024/25	-51	4	25	0	9	17	-10	11	-3	21	38	42	0	-23	-60	-0.7%	-9	-0.1%
2024/25	2025/26	3	-44	-9	-14	-9	-17	8	-6	-7	5	5	12	-31	-31	-313	-3.4%	-316	-3.5%
3-Year Average		-12.3	-25.7	7.0	-4.3	-3.3	2.0	-0.3	6.7	-0.7	7.0	25.3	33.3	-18.3	-25.0	-143.7	-1.6%	-131.3	-1.4%
3-Year Weighted Average		-13.7	-26.8	4.7	-6.8	-3.2	-1.8	0.8	3.2	-3.2	8.7	20.7	27.7	-19.5	-26.7	-186.2	-2.0%	-172.5	-1.9%

Source: Iowa Department of Education and West Des Moines Community School District (2016/17 to 2025/26)

Observations:

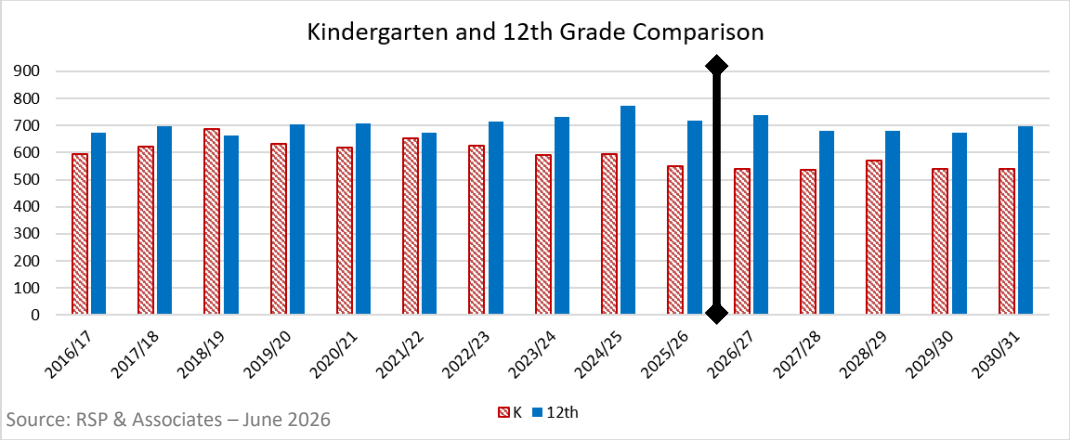
- **Student cohorts generally grow through the secondary grades**
- The **largest average cohort gain occurs from 9th and 10th grade (+33 students),** reflecting continued student retention and in-migration.
- The **largest average cohort decline occurs from 11th to 12th grade (-25 students),** which is typical as students graduate early, transfer, or pursue alternative pathways.
- **The overall decline is driven primarily by smaller incoming elementary cohorts rather than losses across all grade levels.**

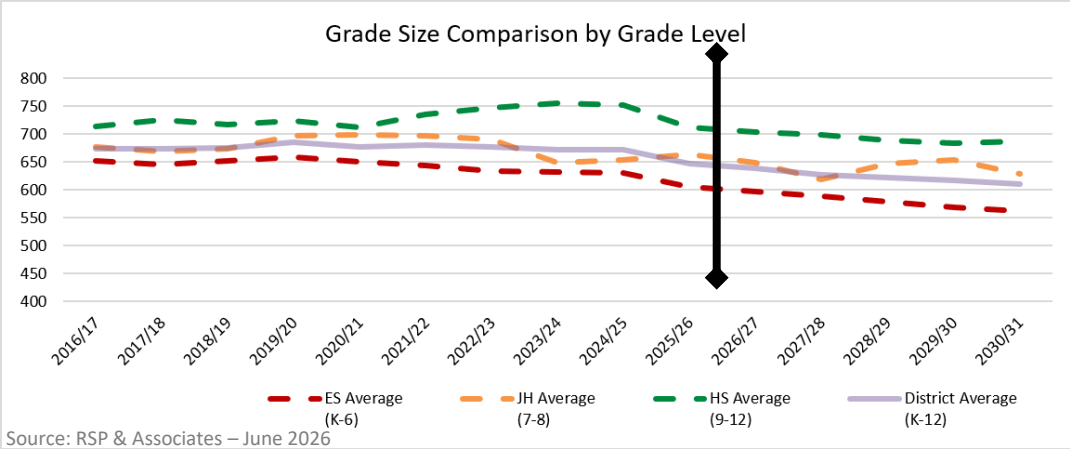
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Class Size Comparisons

Updated 10/20/2026





K and 12th Grade Comparisons:

- **Kindergarten enrollment has declined over time while 12th-grade enrollment has generally increased**, creating a widening gap between incoming and graduating classes.
- **The district is projected to continue graduating more students than it enrolls in Kindergarten**, contributing to ongoing enrollment decline.
- **This structural imbalance reflects long-term demographic trends rather than short-term enrollment fluctuations.**
- **Kindergarten projections were validated with the 2026/27 student data**

Average Class Sizes

- **High school grades remain the district's largest cohorts** and are projected to continue exceeding elementary grade sizes.
- **Elementary average grade sizes are projected to remain below 600 students**, limiting natural enrollment growth without increased student capture or in-migration.
- **Forecasts incorporate both demographic trends and anticipated residential development**, providing a comprehensive outlook for future enrollment.

Main Takeaway: The district's long-term enrollment challenge is driven by a **structural imbalance**: incoming Kindergarten classes are consistently smaller than graduating senior classes. While new housing and student mobility may moderate this trend, current projections indicate gradual enrollment decline will continue.

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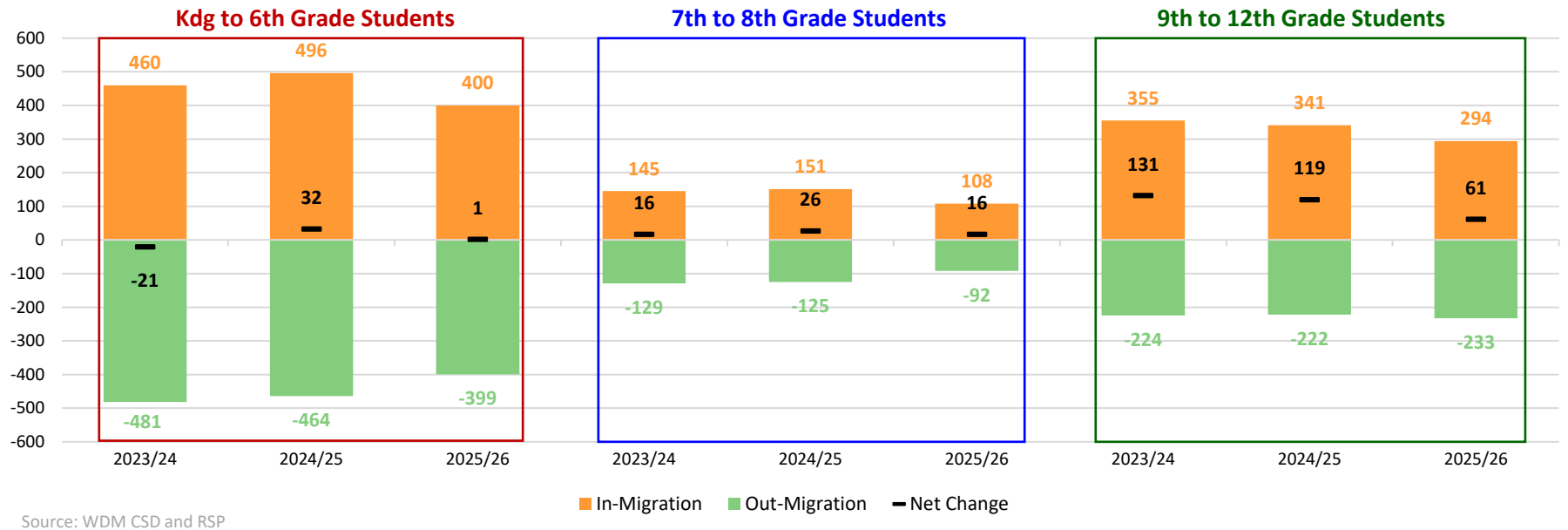
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Student Migration Trend

Out-Migration: Shows number of students in grade K to 11th that were attending the District in the previous year, but are not attending the District in the current year.

In-Migration: Shows number of students in grade 1st to 12th that are attending the District in the current year, but were not attending the District in the previous year.

Student In vs. Out Migration



Source: WDM CSD and RSP

Observations

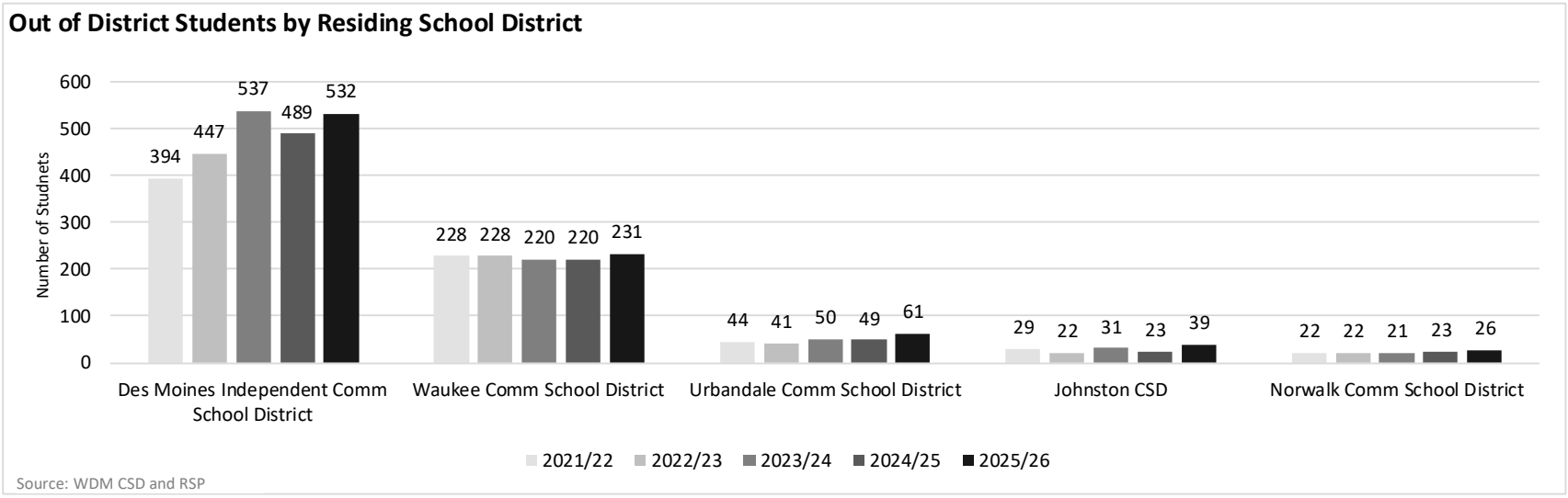
- Across all three years, the district consistently gains more students than it loses, resulting in an annual net gain of students
  - 2023/24: +960 students in, -834 students out → **+126 student net gain**
  - 2024/25: +988 students in, -811 students out → **+177 student net gain**
  - 2025/26: +802 students in, -724 students out → **+78 student net gain**
- **Migration gains have moderated recently**, with net gains declining from +177 to +78 students as both in-migration and out-migration activity decreased.
  - Elementary grades experience the highest student mobility, accounting for the largest student migration
  - High school grades generate the strongest net migration gains over the past three years.

Main Takeaway: Student migration continues to provide a positive enrollment benefit, helping offset demographic challenges. While net gains have slowed recently, the district continues to attract more students than it loses across all grade spans.

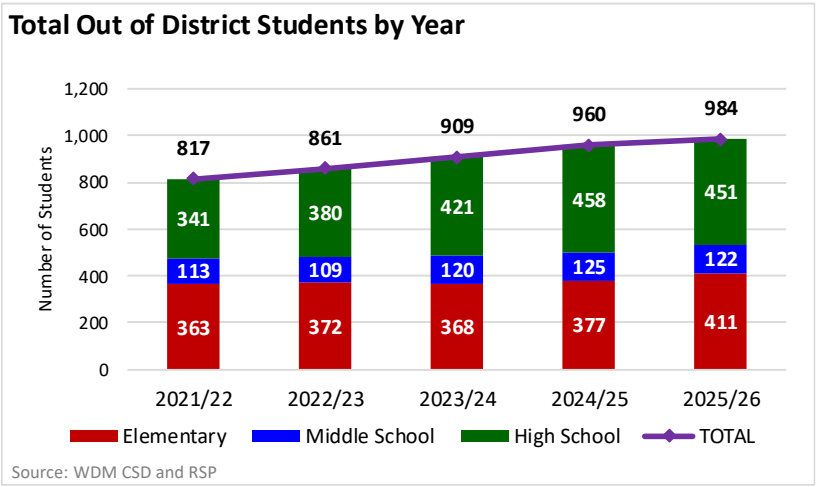
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Out-of-District Student Analysis

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



Note: Analysis includes the number of students RSP has geocoded residing out of the district boundary. Some out of district students may be **staff children, McKinney-Vento, other state programs, etc.**



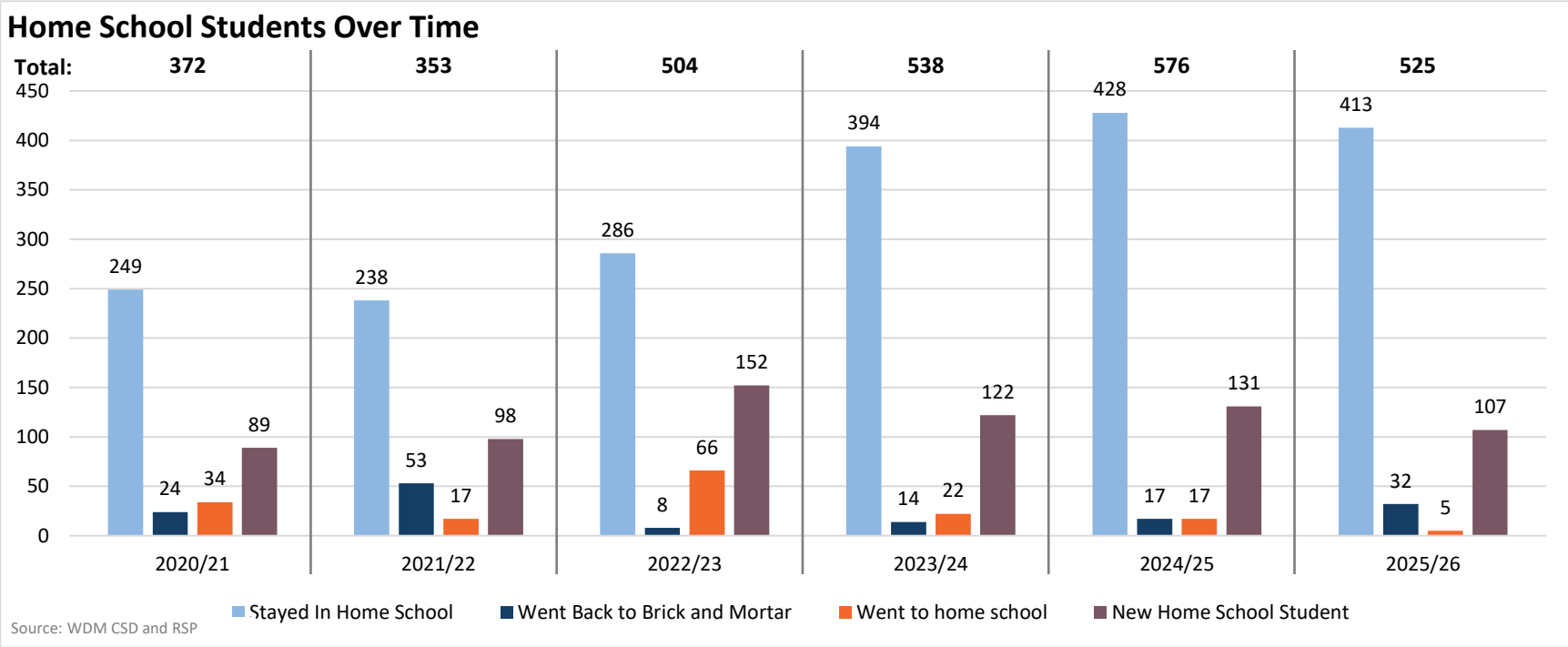
Observations

- Out-of-district (open enrollment) enrollment has increased by 20% over the past five years, growing from 817 students in 2021/22 to 984 students in 2025/26.
- Nearly 1 in 9 students (11%) enrolled in the district reside outside district boundaries, making this an important contributor to overall enrollment.
- Des Moines Independent CSD remains the largest source of out-of-district students, contributing 532 students in 2025/26
- High school grades account for the largest share of out-of-district students, with more than 450 students annually in recent years.

Main Takeaway: Out-of-district students have become an increasingly important component of district enrollment, helping support overall student counts and program stability. Maintaining the district's attractiveness to families both inside and outside district boundaries will remain an important factor in future enrollment trends.

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Home School Analysis

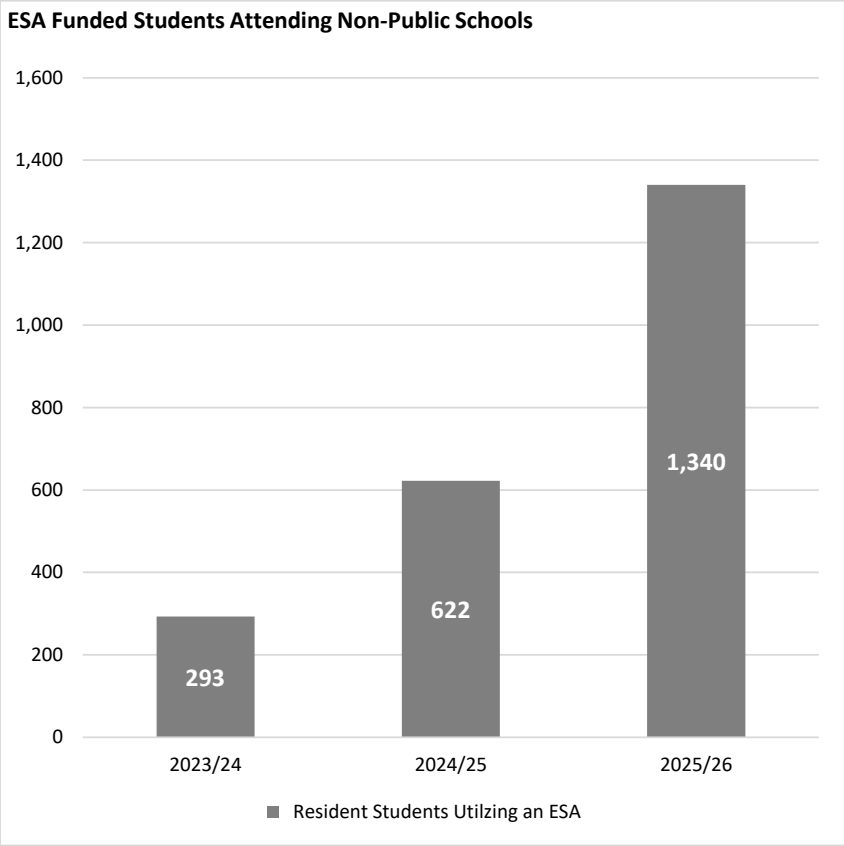


Observations:

- Home school participation has increased since 2020/21, rising from 372 students **to 525 students in 2025/26**, though growth has leveled off in recent years.
  - Most home school students remain in home schooling from year to year, with relatively few students returning to traditional district enrollment annually.
- Student movement between home school and brick-and-mortar settings is limited, typically ranging between 5 and 32 students per year.
  - In 2025/26, 32 students transitioned from home school back to brick-and-mortar
- More than 500 students are identified as home school students in district records, representing a **meaningful population that is not included in traditional enrollment counts**

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Education Savings Account (ESA) Analysis



Source: Iowa Department of Education, West Des Moines CSD, and RSP

Main Takeaway: Students utilizing ESAs within the district boundary increased by 115% 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:

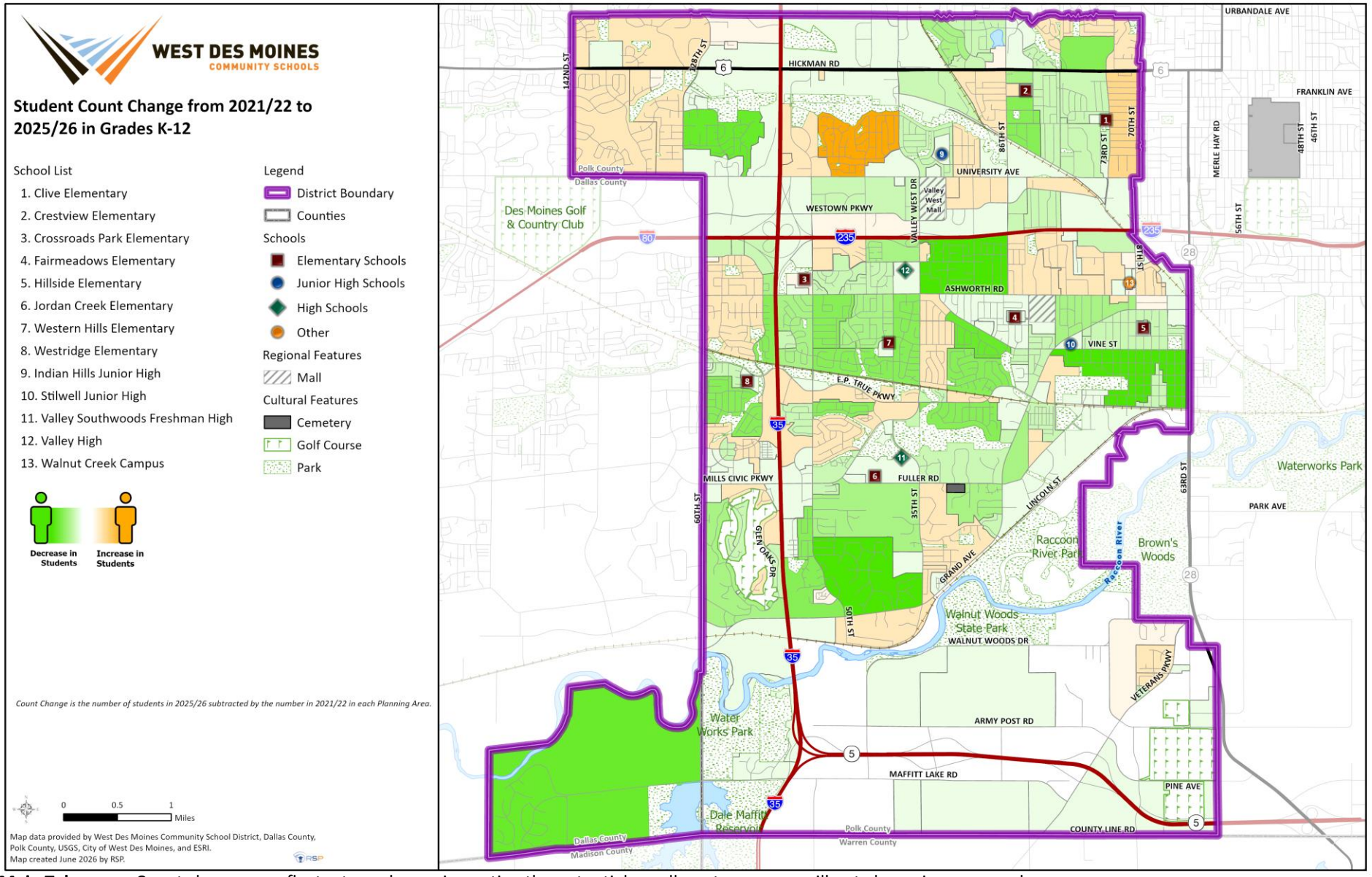
- ❑ Was signed into law on January 24, 2023
- ❑ Program makes state funding available to Iowa students by establishing funding for education savings accounts (ESAs) ($7,826)
  - ✓ For eligible families, ESAs can cover tuition, fees, and other education expenses at accredited nonpublic schools in Iowa
- ❑ 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 293 students residing in the District that utilized ESAs to attend nonpublic schools
- In 2024/25, there were 622 students residing in the District that utilized ESAs to attend nonpublic schools
- In 2025/26, there were 1,340 students residing in the District that utilized ESAs to attend nonpublic schools

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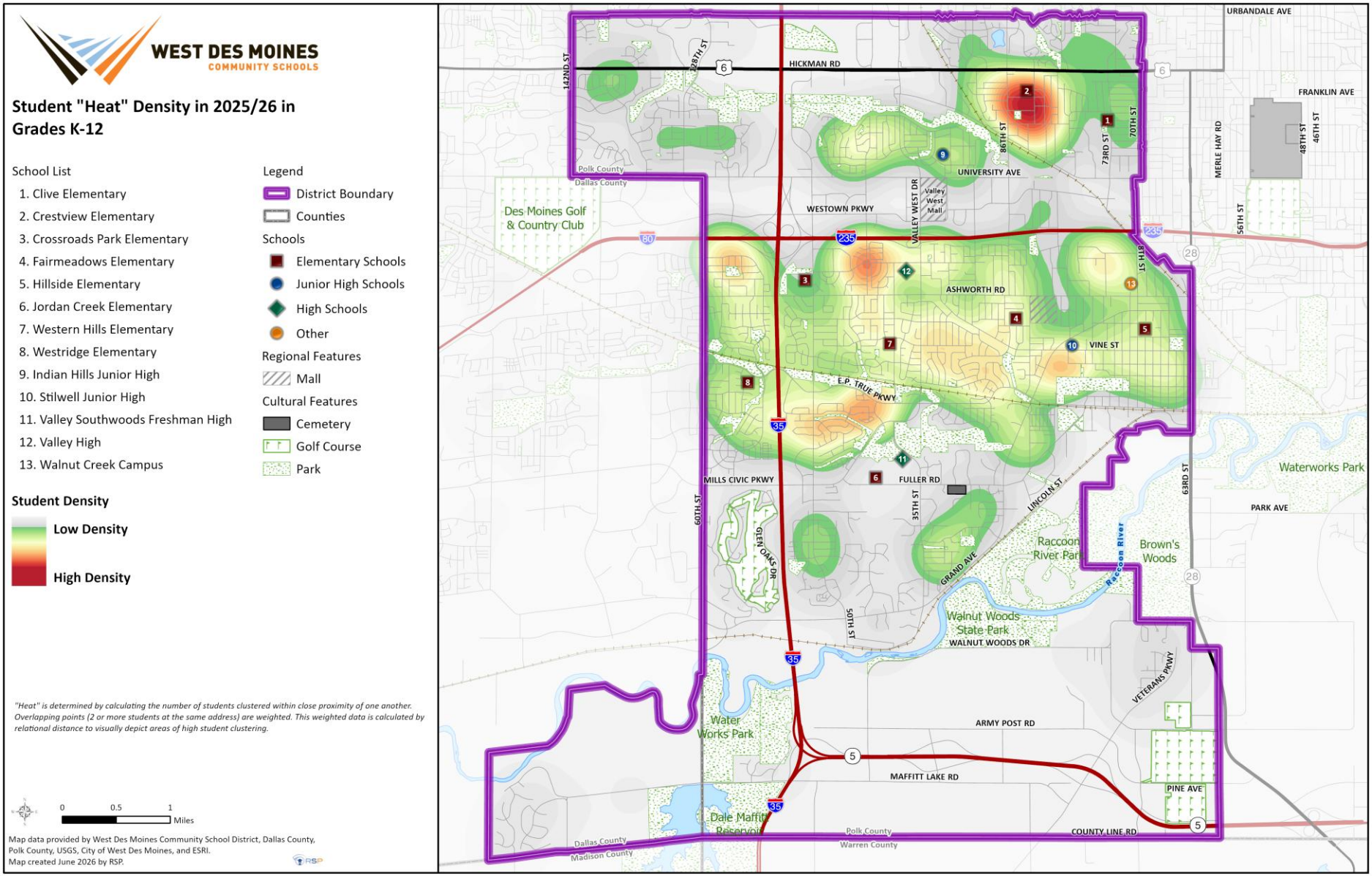
K-12 Student Count Change Map



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

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K-12 Student Heat Density Map



Main Takeaway: Student heat density is greatest in the northeast south of Crestview Elementary School.

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Part 1: Observations and Conclusions

Updated 10/20/2026

Limitations to Student Growth

- ↓ Live births in Polk and Dallas counties have been **decreasing**, constraining long-term enrollment growth.
- ↓ District enrollment **decreased by 316 students** from last year, continuing the recent trend of smaller classes.
- ↓ Kindergarten enrollment is **smaller than at any point in the past ten years**, limiting cohort momentum as this group progresses through the system.
- ↓ Kindergarten enrollment for 2026/27 was reviewed and **continues the trend of a smaller incoming cohort.**
- ↓ **Graduating senior classes remain larger than incoming kindergarten classes**, creating a replacement gap that places downward pressure on total enrollment.
- ↓ An **"aging-in-place" dynamic** is occurring across several established neighborhoods, reducing the natural turnover to student-generating households and limiting enrollment change.

Indicators of Student Growth

- ↑ Most grade-level cohorts **increase in size** as students progress through the system, indicating continued in-migration and retention beyond kindergarten.
- ↑ The district continues to **attract more students through in-migration** than it loses to out-migration overall.
- ↑ Out-of-district students are a main variable in enrollment stability **with over 10% of students residing out of the district boundary**

Conclusion of Section:

- RSP & Associates actively monitors nearly 280 planning areas to track demographic, housing, and enrollment trends affecting the district.
- The highest concentrations of students are currently located in the northeast near Crestview Elementary.
- Out-of-district and open enrollment trends should continue to be closely monitored, as policy adjustments or shifts in participation could meaningfully impact the district's enrollment outlook.

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Development and Growth Trends

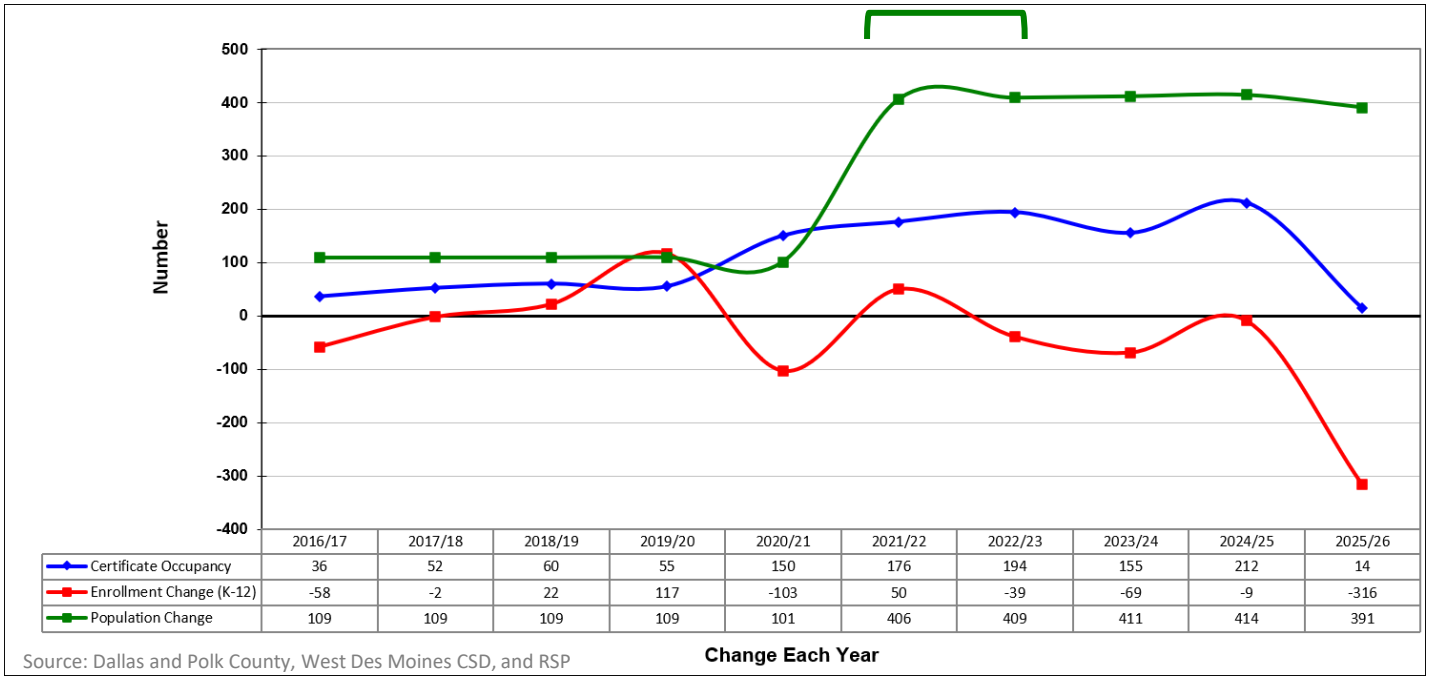
Population, Development, & Enrollment

Student Yield Rate

Housing Market Maps & Data

Potential Growth Analysis

Population, Development, & Enrollment



	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26
Certificate Occupancy	36	52	60	55	150	176	194	155	212	14
Enrollment Change (K-12)	-58	-2	22	117	-103	50	-39	-69	-9	-316
Population Change	109	109	109	109	101	406	409	411	414	391

Source: Dallas and Polk County, West Des Moines CSD, and RSP

* Population growth shows estimate growth for the whole decade; new decennial census data often affects year-to year change.

Observations:

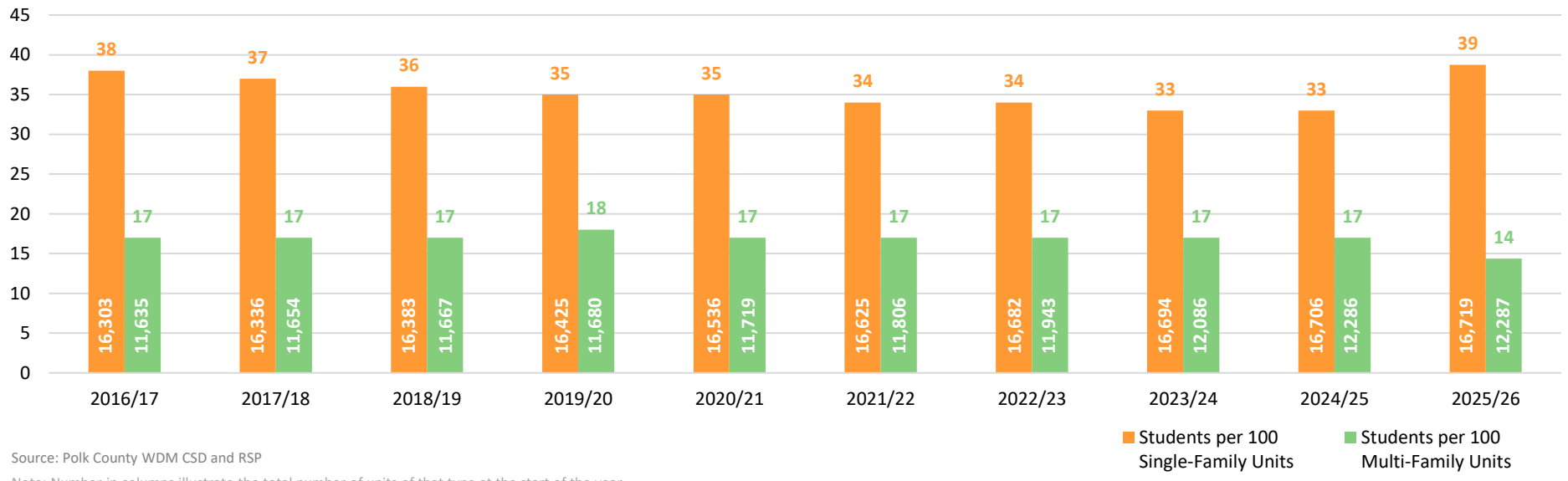
- **BLUE LINE: Residential development accelerated from 2020/21 through 2024/25**, averaging approximately **175 certificates of occupancy per year** before slowing in the current year (2025/26 data may still be incomplete).
- **GREEN LINE: The 2020 Census resulted in a significant increase in reported population**, with annual estimates showing the district population remaining relatively stable around **400 additional residents** compared with the prior decade.
- **RED LINE: Despite continued housing and population growth, K–12 enrollment has generally declined**, demonstrating that enrollment is influenced by household demographics, student yield rates, and migration—not housing growth alone.
  - **Population and residential growth provide important context, but they are not direct predictors of school enrollment.**

Main Takeaway: Housing and population growth do not automatically generate student growth. Accurate enrollment forecasting requires understanding who is moving into new housing, neighborhood turnover, and the number of school-aged children those households generate.

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K-12 Yield Rate Comparison Over Time

Yield Rate Comparison Graph



Source: Polk County WDM CSD and RSP

Note: Number in columns illustrate the total number of units of that type at the start of the year

Observations

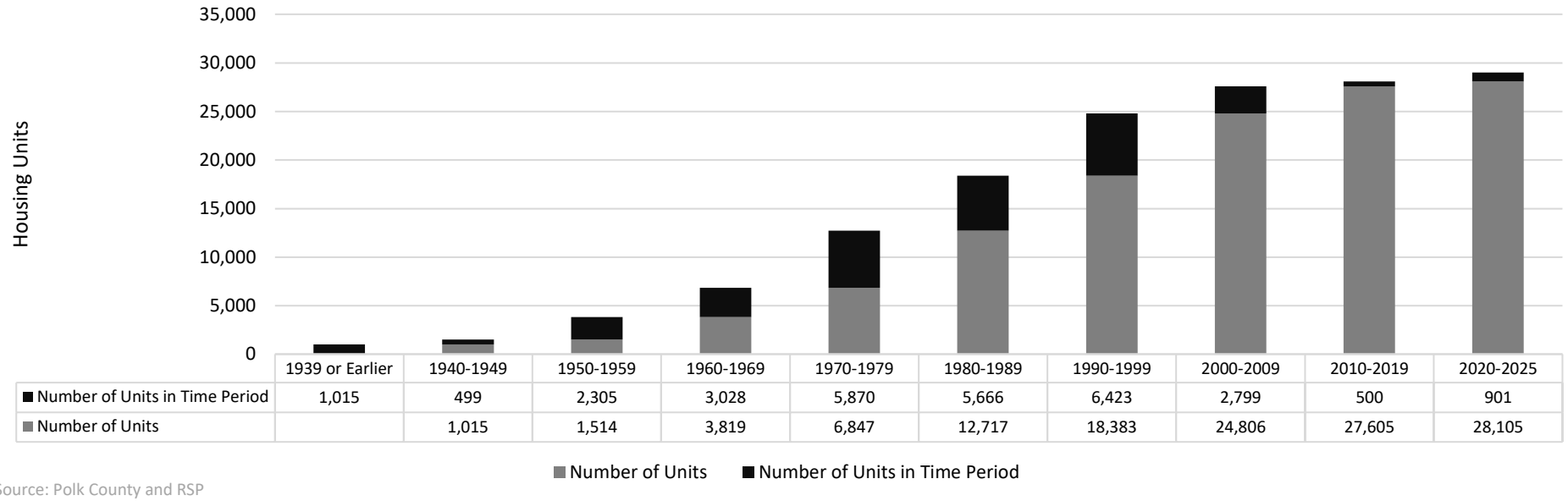
- Single-family homes consistently generate more students than multi-family housing, averaging 35 students per 100 units compared to 16 students per 100 units.
  - Single-family yield rates have remained stable despite growth in the SF housing market **(+416 units built in time period)**
  - Multi-family yield rates have remained relatively stable despite growth in the MF housing market **(+652 units built in time period)**
- The district's housing inventory has continued to grow, reaching approximately 16,700 single-family units and 12,300 multi-family units in 2025/26.
- Yield rates can fluctuate as new housing is added, particularly when newly constructed developments are occupied by households without school-aged children.

Main Takeaway: Housing type matters. Single-family development generates more than twice as many students per unit as multi-family housing, making the mix and location of future housing an important factor in long-term enrollment growth.

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2025/26 Residential Inventory

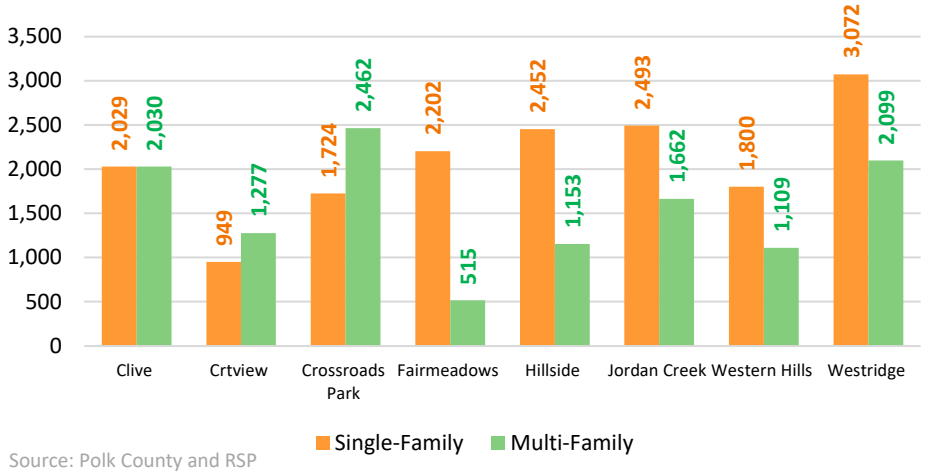
New vs. Existing Units by Decade Built



	1939 or Earlier	1940-1949	1950-1959	1960-1969	1970-1979	1980-1989	1990-1999	2000-2009	2010-2019	2020-2025
Number of Units in Time Period	1,015	499	2,305	3,028	5,870	5,666	6,423	2,799	500	901
Number of Units		1,015	1,514	3,819	6,847	12,717	18,383	24,806	27,605	28,105

Source: Polk County and RSP

Total Housing Units by Type and Elementary Boundary



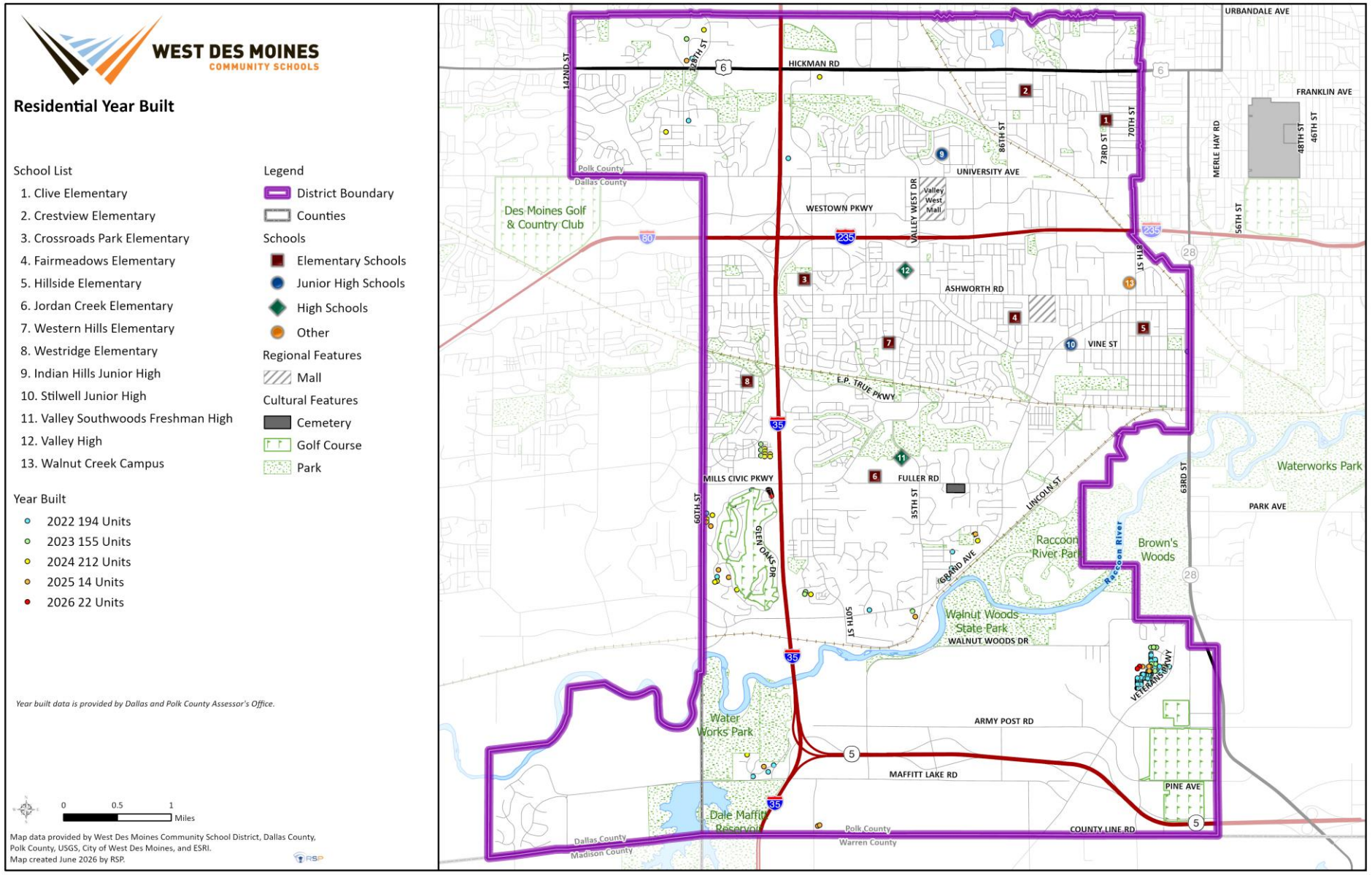
Source: Polk County and RSP

Observations:

- Residential growth has continued, but at a slower pace, with approximately 900 housing units added since 2020.
  - The largest construction decade occurred in the 1990s (6,423 units added).
- Recent development activity has been modest compared to prior decades, indicating slower housing-driven enrollment growth.
- Housing distribution varies significantly by boundary, creating different enrollment-generation patterns across the district.
- Westridge ES has the largest concentration **of single-family housing (3,072 units),** while Crossroads Park ES has the largest concentration of **multi-family housing (2,462 units).**

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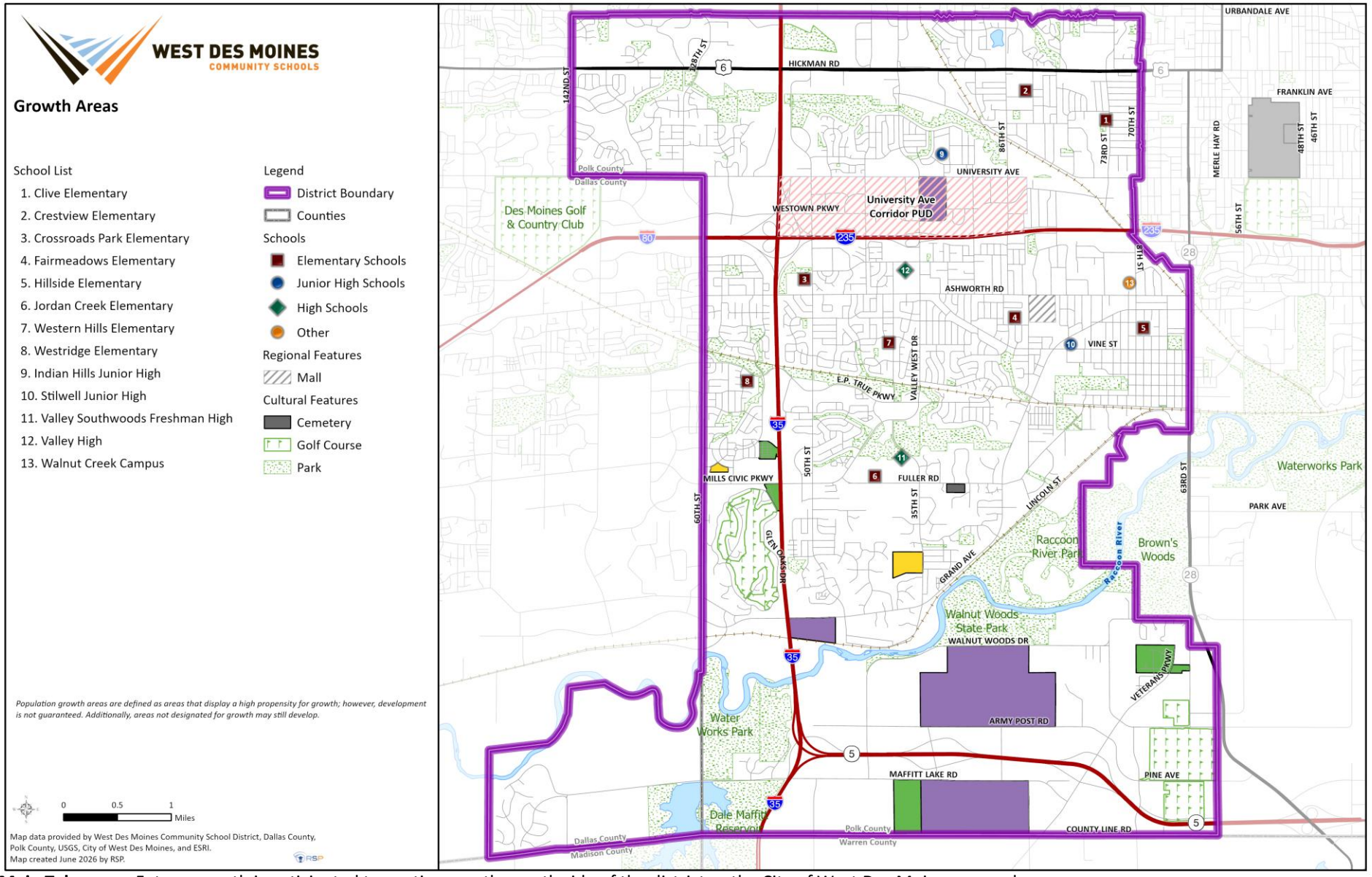
Recent Year Built Map



Main Takeaway: Development has been the most active in the southeast, although the total units built has decreased the past two years.

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Growth Area Map



Main Takeaway: Future growth is anticipated to continue on the south side of the district as the City of West Des Moines expands.

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Development Table

RSP Plan Area Name: Identified Growth Areas	Current Development Type	Timing of Growth	Existing Units	Potential Units	Elementary Boundary
The Flats at West Glen	Multi-Family	Current	19	286	Westridge Elementary
Browns Woods Hollow and Browns Woods Estates	Single-Family	Current	82	46	Jordan Creek Elementary
Ridgeview at Moffett Lake	Single-Family	Current	1	132	Jordan Creek Elementary
Savannah Development	Single-Family	Current	0	23	Jordan Creek Elementary
Glen Oaks Townhomes	Townhome	Current	20	25	Westridge Elementary
Market Street and Stagecoach Dr. Apartments	Multi-Family	5 Year	0	160	Westridge Elementary
East of Quail Park	Single-Family	5 Year	3	86	Jordan Creek Elementary
Valley West Mall Redevelopment	Mixed-Use	10 Year	0	200	Clive Elementary
Maffitt Lake Rd & Orilla Rd	Rural	10 Year	6	500	Jordan Creek Elementary
Vikart Industries	Rural	10 Year	5	500	Jordan Creek Elementary
Grand Ave & Hwy 35	Single-Family	10 Year	0	133	Jordan Creek Elementary
Current Growth Area Potential:			122	512	
5-Year Growth Area Potential:			3	246	
10-Year Growth Area Potential:			11	1,333	
Total Growth Area Potential:			**136**	**2,091**	

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

Source: City of West Des Moines, Polk County, and RSP

Growth areas are created from existing land use, future land use, capital improvement plan, zoning, and city staff input

- **Green:** Areas of current/active development activity
- **Yellow:** Areas that could develop within a 5-year range
- **Purple:** Areas that could develop within a 10-year range

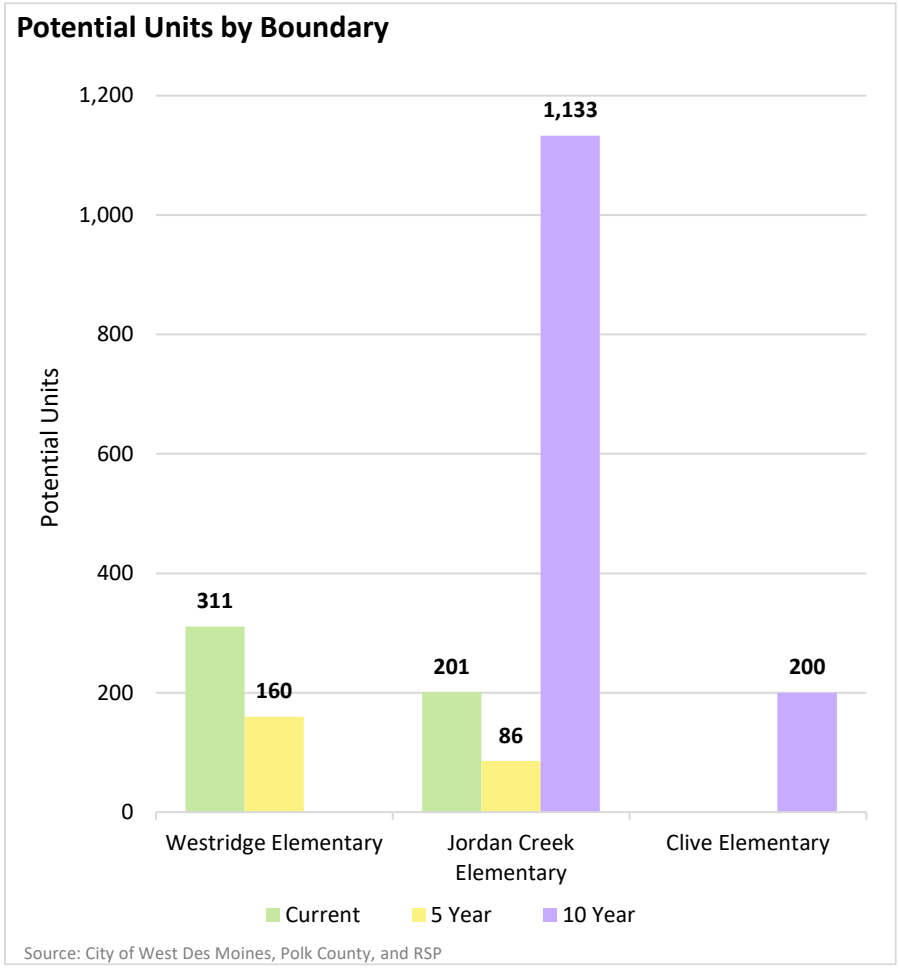
Observations:

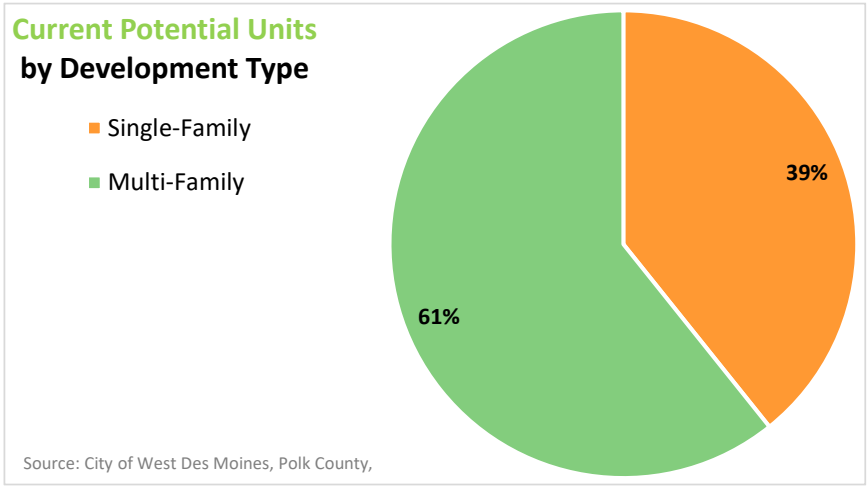
- More than 2,000 potential housing units have been identified, providing a substantial long-term opportunity for future residential growth.
  - Most development potential is long-term, with approximately 1,333 units (64%) identified in the 10-year planning horizon, compared to 512 current units and 246 units in the 5-year horizon.
- Jordan Creek boundary contains the largest share of future growth potential, including several large-scale long-term development areas.
- Current development activity is concentrated in a handful of projects, led by The Flats at West Glen, Ridgeview at Moffett Lake, and Browns Woods Estates.
  - Development timing remains uncertain, as many projects depend on market demand, infrastructure improvements, land availability, and developer investment decisions.

Main Takeaway: Near-term enrollment impacts are likely to be modest, while larger enrollment gains will depend on the pace and location of future build-out.

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Potential Unit Analysis





Observations:

- **Potential residential growth is concentrated**, particularly in the **Jordan Creek** and **Westridge boundaries**, which account for the majority of identified future housing units.
- **Most identified growth is long-term rather than immediate**, indicating that development timing will be a key factor in future enrollment impacts.
- **Multi-family housing represents 61% of potential units**, while **39% are single-family**, highlighting the importance of monitoring development mix and student yield rates.

Main Takeaway: Future residential growth opportunities are substantial but highly concentrated geographically. While the district has a strong long-term development pipeline, **enrollment impacts will depend on the timing, location, and housing types that ultimately build out.**

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Regional Project Spotlight

Economic & Employment Growth

- **Microsoft Data Center Expansion** continues to position West Des Moines as a major Midwest technology hub (Outside of WDM CSD district boundary).
- Continued corporate growth, including **West Bank headquarters**, healthcare, finance, and technology employers, supports high-income household growth and workforce attraction.
- **Des Moines University** serves as a major healthcare and education anchor, supporting long-term employment growth.

Infrastructure & Development

- **The Conduit Project** continues opening new development areas through strategic roadway, utility, and sewer investments.
- Major transportation projects including **Grand Avenue, Ashworth Road, Veterans Parkway, and the Southwest Loop** improve connectivity and support future residential and commercial growth.

Redevelopment & Livability

- **Valley West Mall / University Avenue Corridor Redevelopment** could transform a major commercial corridor into a mixed-use district with new residential, office, and retail uses.
- **Valley Junction revitalization** continues to attract new businesses, housing investment, and tourism activity.

Population Outlook

- West Des Moines continues to be one of Iowa's fastest-growing large communities, surpassing **73,000 residents**.
- Future growth is expected through:
  - Redevelopment and infill projects
  - Mixed-use residential development
  - Continued employment expansion
  - Infrastructure-supported growth corridors



UNIVERSITY AVENUE CORRIDOR PUD BOUNDARY

Sources:
https://www.wdm.iowa.gov/government/engineering-services/construction-updates/
https://www.businessrecord.com/west-des-moines-approves-agreement-with-microsoft-for-6th-data-center/
https://www.prnewswire.com/news-releases/greater-des-moines-partnership-builds-on-2025-momentum-unveils-2026-strategic-priorities-302672825.html

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Part 2: Observations and Conclusions

Limitations to Student Growth

- ↓ Housing and population growth do **NOT** directly translate into **student enrollment growth**.
- ↓ Single-family housing generally generates more students per unit than multi-family housing, making housing mix an important planning consideration.
- ↓ Recent residential growth has been **concentrated in multi-family development**, which typically produces **lower student yields** than single-family neighborhoods.
- ↓ Ongoing monitoring of development activity, housing type, and student yield rates is essential for **accurate long-term** enrollment forecasting.

Indicators of Student Growth

- ↑ District **population has continued to grow**, adding approximately 400 residents annually in recent years.
- ↑ More than **2,000 potential residential units** have been identified for future development over the next decade.
- ↑ Residential construction has remained active, averaging **roughly 150 new housing units** annually.
- ↑ Student yield rates have remained **relatively stable**, providing a reliable foundation for projecting future enrollment.

Conclusion of Section:

- Future enrollment growth will depend more on the type, location, and pace of residential development than on housing growth alone.
- Student yield rates provide the critical link between new housing and future enrollment, allowing development activity to be translated into projected students.
- Economic conditions, infrastructure investments, and the timing of development will continue to influence when and where enrollment growth occurs.
- Regularly updating development, demographic, and student-generation data will improve forecast accuracy and support proactive facility planning.

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Student Projections

Past, Current, & Future Enrollment

Building Projections

Grade Level Projections

Past, Current, & Future Enrollment

Updated 10/20/2026

Market Forecast



Source: RSP & Associates – June 2026

Observations (K-12 Projections):

- **K-12 enrollment projected to decrease the next five years:** 8,413 → 7,940 students (-473; **-5.6%**) by 2030/31
- **Elementary (K-6)** Gradual decline as smaller grades move in: 4,238 → **3,936 students** (-302; **-7.1%**) by 2030/31
- **Junior High (7-8)** Gradual declines over five years: 1,327 → **1,258 students** (-69; **-5.2%**) by 2030/31
- **High School (9-12)** Gradual declines over five years: 2,848 → **2,746 students** (-102; **-3.6%**) by 2030/31

Overall Trend: The forecast does not indicate rapid enrollment loss, but rather a slow, sustained decline across all grade spans aligning with the smaller Kindergarten classes moving into the system.

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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.*

Part 3: Observations and Conclusions

Updated 10/20/2026

Elementary Schools (K-6):

Enrollment is expected to decrease over the next five years, ending at 3,936 students in 2030/31 (302 fewer students, -7.1%)

High: 2026/27 with 4,183 students

Low: 2030/31 with 3,936 students

Reflects the **natural progression of smaller student cohorts** through the elementary grades.

Junior High (7-8):

Enrollment is projected to decrease at the greatest rate, ending at 1,258 students in 2030/31 (69 fewer students, -5.2%)

High: 2028/29 with 1,308 students

Low: 2027/28 with 1,238 students

Cohort movement creates a **temporary enrollment wave** before returning to typical levels.

High School (9-12):

Enrollment is projected to continue decreasing, ending at 2,746 students in 2030/31 (102 fewer students, -3.6%)

High: 2026/27 with 2,813 students

Low: 2029/30 with 2,732 students

Larger graduating classes are gradually replaced by slightly smaller incoming cohorts, producing **minimal overall change**.

Conclusion of Section:

- Enrollment changes reflect cohort progression ("waves"), not major demographic shifts.
- Each grade span experiences a different timing of its enrollment peak and low as student cohorts advance through the district.
- Overall district enrollment continues at a gradual loss trajectory similar to the past two years.
- Annual forecast updates will continue to incorporate:
  - Live births
  - Housing development
  - Open enrollment and student choice trends
  - Student migration
  - Residential turnover
  - Student yield trends

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Next Steps

Moving Forward

Next Steps

Key Considerations

What You Should Now Know:

Updated 10/20/2026



What is happening with Live Births?

- ❑ **Births have been decreasing creating a smaller demographic market**
- ❑ **Increasing to 8%+ market share is needed to support stable Kindergarten enrollment**



What is happening with Residential Building Activity?

- ❑ There has been modest residential development of about 150 units built a year
- ❑ Over **2,000 potential housing units** have been identified in future development areas



What are our Current Enrollment Trends?

- ❑ District has been **decreasing** as larger grades exit and are not filled by incoming Kdg classes
- ❑ Differing student trends throughout the district results in a utilization imbalance of school capacities



What is our Future Enrollment Outlook?

- ❑ Enrollment is projected to **decrease at a stable 1-2% annual rate over the next five years**
- ❑ Total district enrollment is forecasted to **decline** to **7,940 students by 2030/31**

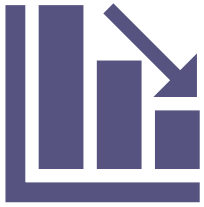


What Key Challenges should we focus on?

- ❑ Elementary enrollment balance may vary depending on where new housing develops
- ❑ Potential for a declining enrollment creates resource challenges
- ❑ Align facility planning, staffing, and program resources to support student outcomes

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Next Steps



Annually Review and Update Projected Enrollment Outlook

- ❑ Enrollment is projected to continue the trend line of gradual decline over the next five years.
- ❑ Annual forecasts should continue to incorporate: *live birth trends, housing developments, student migration, residential turnover, etc.*
- ❑ Regular updates improve planning as demographic conditions evolve.

ACTION: Update the enrollment forecast annually using the latest demographic and development data.



Align School Enrollment to Facility Capacity

- ❑ School utilization varies across the district.
- ❑ Functional capacity—not just building size—should guide future planning.
- ❑ Understanding instructional capacity supports equitable learning environments and efficient facility use.

ACTION: Complete a districtwide Functional Capacity & Building Utilization Study.



Communicate Results with Community

- ❑ Enrollment trends should inform long-range facility and program planning.
- ❑ Transparent communication builds understanding and trust before future decisions.
- ❑ Clearly explain how demographic trends influence enrollment and facility planning.

ACTION: Develop a proactive community engagement and communication plan that shares enrollment trends, planning assumptions, and future opportunities.

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Appendix

Items in Appendix:

- Community Demographics
- Student Retention Analysis
- Census Population Market Share Analysis
- Birth Rate Data Table
- Intra-District Student Transfer Table
- 1-Year Migration by Building
- 10-Year Migration
- Student Yield Rate by Building and Grade Level
- Grade Level Count Change Maps
- Grade Level Heat Density Maps
- Student Density Maps
- Student Yield Rate Map
- Average Age of Inventory Map
- Median Home Value Map
- Growth Area Detailed Maps (Labeled)
- By Building Projection Tables
- Process Documentation

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-6, 7-8, 9-12).
- Enrollment forecasts do not include students in home school or preschool programs.
- Out-of-District (open enrollment) student trends are assumed to follow District policy and follow similar trends as the last few years. If this trend changes in the future, enrollment projections may not be accurate.
- Projection accuracy is limited by the number of years of student data which matches the State enrollment.
- Housing market conditions—including slowing construction, supply-chain challenges, cost increases, and policy changes—could affect future residential development.
- Kindergarten projection was verified using then preliminary 2026/27 enrollment.

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Projections by Elementary Building

Updated 10/20/2026

Market Forecast

West Des Moines Community School District Projections By School (Based on Student Reside)

School	Capacity Operational	Enrollment Type (Past)	Past School Enrollment 2022/23	2023/24	2024/25	2025/26	Projections Based on Residence (1-5 years) 2026/27	2027/28	2028/29	2029/30	2030/31	Capacity % 2030/31
Clive Elementary		Reside/Attend	416	423	439	415						
K-6	564	Reside	449	462	497	474	456	455	439	443	422	74.8%
		Attend	496	483	502	466	443	450	435	435	420	74.5%
Crestview Elementary		Reside/Attend	476	470	477	406						
K-6	564	Reside	527	506	511	437	409	397	370	346	326	57.8%
		Attend	512	496	511	458	431	417	383	362	337	59.8%
Crossroads Park Elementary		Reside/Attend	467	491	479	469						
K-6	564	Reside	546	550	551	554	563	563	555	552	547	97.0%
		Attend	521	539	530	520	525	526	521	524	516	91.5%
Fairmeadows Elementary		Reside/Attend	476	451	433	426						
K-6	564	Reside	524	493	464	454	461	450	440	440	427	75.7%
		Attend	538	514	514	508	522	502	499	492	475	84.2%
Hillside Elementary		Reside/Attend	490	504	469	492						
K-6	564	Reside	571	593	573	583	578	570	579	571	570	101.1%
		Attend	529	546	518	532	523	518	524	518	523	92.7%
Jordan Creek Elementary		Reside/Attend	531	528	529	466						
K-6	664	Reside	580	590	597	531	538	530	532	532	554	83.4%
		Attend	597	591	601	521	532	523	529	523	545	82.1%
Western Hills Elementary		Reside/Attend	474	467	459	456						
K-6	564	Reside	566	548	556	535	505	481	463	431	420	74.5%
		Attend	548	542	541	538	505	479	456	430	419	74.3%
Westridge Elementary		Reside/Attend	637	643	622	628						
K-6	752	Reside	678	679	666	670	673	672	670	667	670	89.1%
		Attend	700	710	698	695	702	703	701	698	701	93.2%
Indian Hills Junior High		Reside/Attend	649	624	633	630						
7-8	700	Reside	682	649	658	658	641	591	632	662	640	91.4%
		Attend	696	653	661	665	638	598	636	665	649	92.7%
Stilwell Junior High		Reside/Attend	651	619	620	634						
7-8	700	Reside	698	648	648	669	657	647	662	646	618	88.3%
		Attend	684	644	645	662	660	640	658	643	609	87.0%
Valley Southwoods Freshman High School		Reside/Attend	687	744	678	657						
9	700	Reside	699	744	694	662	680	698	634	663	695	99.3%
		Attend	687	744	678	657	675	691	627	656	688	98.3%
Valley High School		Reside/Attend	2,152	2,111	2,178	2,060						
10-12	2,000	Reside	2,261	2,229	2,274	2,163	2,113	2,077	2,104	2,049	2,034	101.7%
		Attend	2,152	2,111	2,178	2,060	2,010	1,971	1,998	1,943	1,928	96.4%
Walnut Creek Campus		Reside/Attend	26	47	40	23						
9-12	160	Reside	26	47	40	23	20	16	16	20	17	10.6%
		Attend	147	165	152	131	128	129	129	133	130	81.3%
ELEMENTARY SCHOOL TOTAL		Reside/Attend	3,967	3,977	3,907	3,758						
K-6	4,800	Reside	4,441	4,421	4,415	4,238	4,183	4,118	4,048	3,982	3,936	82.0%
		Attend	4,441	4,421	4,415	4,238	4,183	4,118	4,048	3,982	3,936	82.0%
JUNIOR HIGH SCHOOL TOTAL		Reside/Attend	1,300	1,243	1,253	1,264						
7-8	1,400	Reside	1,380	1,297	1,306	1,327	1,298	1,238	1,294	1,308	1,258	89.9%
		Attend	1,380	1,297	1,306	1,327	1,298	1,238	1,294	1,308	1,258	89.9%
HIGH SCHOOL TOTAL		Reside/Attend	2,865	2,902	2,896	2,740						
9-12	2,860	Reside	2,986	3,020	3,008	2,848	2,813	2,791	2,754	2,732	2,746	96.0%
		Attend	2,986	3,020	3,008	2,848	2,813	2,791	2,754	2,732	2,746	96.0%
DISTRICT TOTALS		Reside/Attend	8,132	8,122	8,056	7,762						
K-12	9,060	Reside	8,807	8,738	8,729	8,413	8,294	8,147	8,096	8,022	7,940	87.6%
		Attend	8,807	8,738	8,729	8,413	8,294	8,147	8,096	8,022	7,940	87.6%

Source: RSP & Associates, LLC - June 2026

How to Read Table:

- **Green Font = Reside:** Number of students past and projected to live in the school boundary
  - Includes out of district students by which school they attend
- **Blue Font = Attend:** Number of students past and projected that physically attend that school building
  - Accounts for program location and student intra-district transfers
- **Orange Shading:** Over 100% of Capacity Operational
  - Potential challenge of over-utilization
- **Green Shading:** Under 70% of Capacity Operational
  - Potential challenge of under-utilization

DISCLAIMER: Preschool enrollment is not included in these projections.
The grade levels displayed for each school reflect the projected grades served at that building during the forecast period.

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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.*

Projections by Grade

Updated 10/20/2026

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
2016/17	594	653	661	643	675	662	670	636	717	739	716	724	672	8,762		
2017/18	622	589	649	665	646	677	673	685	653	734	771	698	698	8,760	-2	0.0%
2018/19	688	632	586	653	678	646	686	660	688	683	760	760	662	8,782	22	0.3%
2019/20	632	709	639	596	672	695	665	701	694	748	683	761	704	8,899	117	1.3%
2020/21	617	626	681	639	607	669	712	663	733	703	758	680	708	8,796	-103	-1.2%
2021/22	652	616	620	677	650	602	693	729	664	775	726	770	672	8,846	50	0.6%
2022/23	627	661	599	621	668	637	628	666	714	702	819	751	714	8,807	-39	-0.4%
2023/24	590	632	662	589	627	669	652	636	661	747	748	795	730	8,738	-69	-0.8%
2024/25	594	615	632	671	606	617	680	649	657	699	789	748	772	8,729	-9	-0.1%
2025/26	550	585	601	623	654	614	611	673	654	662	711	758	717	8,413	-316	-3.6%
2026/27	538	561	580	600	628	655	621	614	684	684	696	695	738	8,294	-119	-1.4%
2027/28	535	549	558	579	605	630	662	623	615	700	719	691	681	8,147	-147	-1.8%
2028/29	569	547	551	556	584	605	636	665	629	637	739	698	680	8,096	-51	-0.6%
2029/30	538	583	545	551	565	589	611	640	668	664	671	723	674	8,022	-74	-0.9%
2030/31	539	552	580	546	557	567	595	614	644	699	701	649	697	7,940	-82	-1.0%

Source: Iowa Department of Education and West Des Moines Community School District (2016/17 to 2025/26)

Observations:

- **Most of the decline occurs during the first two forecast years**
  - 2026/27: **-119 students (-1.4%)**
  - 2027/28: **-147 students (-1.8%)**
- **Kindergarten enrollment is projected to remain variable and lower than 2024/25 totals**
  - Ranges from **535 to 569 students** with most years projected at around 540 students.
- **Larger cohorts continue to move through the secondary grades**
  - High school classes remain among the district's largest throughout the forecast.
  - The timing of these cohorts creates a natural enrollment "wave" by grade level.

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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.*

Demographic Summary



Population

Percent Change of Annual Rate

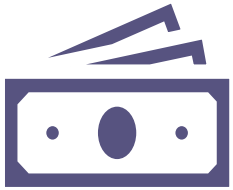
2000 to 2010: 0.61%
2010 to 2020: 0.17%
2020 to 2026: 0.52%
2026 to 2031: 0.45%



Housing

Percent Change of Annual Rate of Housing Inventory

2000 to 2010: 0.98%
2010 to 2020: 0.25%
2020 to 2026: 0.71%
2026 to 2031: 0.65%



Income

Median Household Income Forecasted Percent Change

2026: $90,384
2031: $104,289
2026 to 2031: 1.9%



Workforce

Key Variables

2.3% unemployment
4,515 Businesses
50,041 Employees

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

Observations:

- Population growth has slowed over the past two decades, though forecasts indicate a modest acceleration through 2031.
- Housing growth is expected to outpace population growth, with annual housing inventory increases projected to rise from 0.25% (2010–2020) to approximately 0.65% (2026–2031).
- Household incomes remain strong and are projected to increase, with median household income rising from approximately $90,000 in 2026 to over $104,000 by 2031.

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Demographic Comparative Analysis

General Demographics	West Des Moines Community School District	Urbandale Community School District	Waukee Community School District	Clive City, IA	West Des Moines City, IA	Windsor Heights City, IA	Polk County, IA	Iowa
2025 Unemployment Rate	2.3%	2.1%	2.6%	2.0%	2.3%	1.9%	3.1%	3.0%
2025 Average Household Size	2.28	2.47	2.61	2.68	2.26	2.35	2.42	2.39
2025 Median Age	39.40	40.90	35.00	39.60	36.80	40.80	36.90	39.30
2025 Total Population	65,919	21,958	83,112	20,421	74,200	5,311	517,641	3,256,733
2025 Median Household Income	$90,384.00	$99,573.00	$111,244.00	$131,987.00	$87,999.00	$89,302.00	$82,027.00	$75,042.00
2025 Total Housing Units	30,440	9,218	35,156	7,989	35,499	2,354	224,627	1,458,705
2025 Owner Occupied Housing Units	18,130	6,766	21,077	5,632	18,993	1,684	138,004	930,799
2025 Renter Occupied Housing Units	10,590	2,110	10,634	1,980	13,663	575	71,960	390,847
Vacancy Rate	5.7%	3.7%	9.8%	4.7%	8.0%	4.0%	6.5%	9.4%
Race/Ethnicity	**West Des Moines Community School District**	**Urbandale Community School District**	**Waukee Community School District**	**Clive City, IA**	**West Des Moines City, IA**	**Windsor Heights City, IA**	**Polk County, IA**	**Iowa**
White	74.1%	78.1%	79.2%	75.8%	74.3%	75.4%	71.7%	81.1%
Black	6.3%	5.4%	4.5%	4.6%	6.1%	5.1%	7.7%	4.4%
American Indian/Alaskan	0.1%	0.2%	0.2%	0.1%	0.1%	0.1%	0.2%	0.3%
Asian	5.9%	6.2%	6.8%	7.3%	7.2%	5.6%	5.1%	2.4%
Pacific Islander	0.1%	0.0%	0.1%	0.1%	0.1%	0.1%	0.1%	0.3%
Other Race	0.4%	0.3%	0.3%	0.4%	0.4%	0.3%	0.3%	0.3%
Two or More Races	4.3%	3.6%	3.8%	3.8%	4.3%	5.8%	4.3%	3.6%
Hispanic	8.8%	6.3%	5.1%	8.0%	7.4%	7.6%	10.6%	7.6%

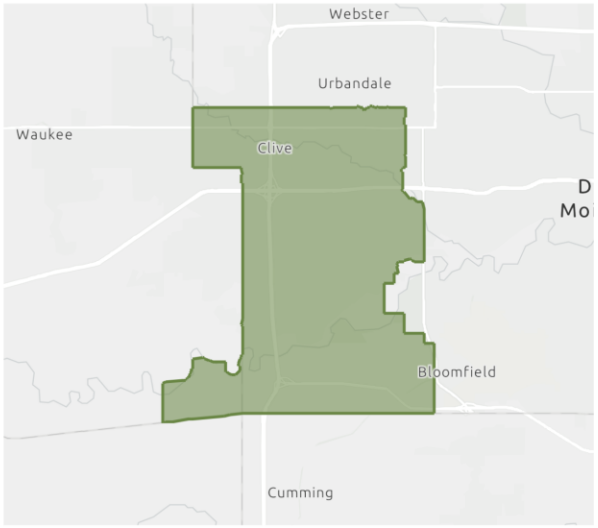
Source: U.S. Census, ESRI BAO

Observations:

- West Des Moines Community School District has the fourth lowest vacancy rate (5.7%) when compared to all neighboring geographies
- The Average Household Size is the second lowest in West Des Moines Community School District when compared to all neighboring geographies
- The Median Age is the third lowest in West Des Moines Community School District when compared to all neighboring geographies

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Census Demographic Overview



POPULATION TRENDS AND KEY INDICATORS

West Des Moines Community School District
Geography: Unified School District

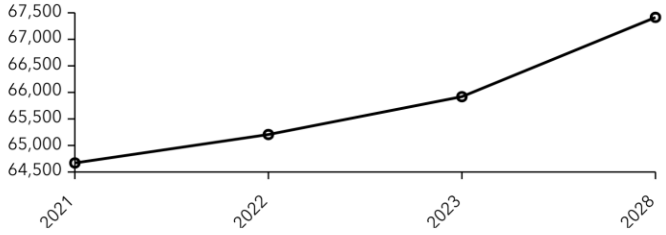
65,919	28,720	2.28	39.4	$90,384	$336,977	125	90	50
Population	Households	Avg Size Household	Median Age	Median Household Income	Median Home Value	Wealth Index	Housing Affordability	Diversity Index

MORTGAGE INDICATORS

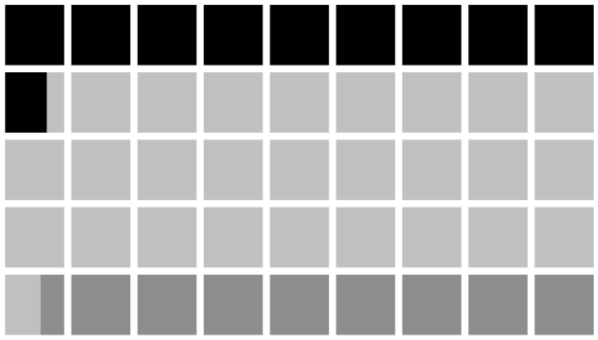
$14,974
Avg Spent on Mortgage & Basics

23.3%
Percent of Income for Mortgage

Historical Trends: Population



POPULATION BY AGE



Under 18 (21.6%) Ages 18 to 64 (59.8%)
Aged 65+ (18.7%)

POPULATION BY GENERATION

4.5%
Greatest Gen: Born 1945/Earlier

19.2%
Baby Boomer: Born 1946 to 1964

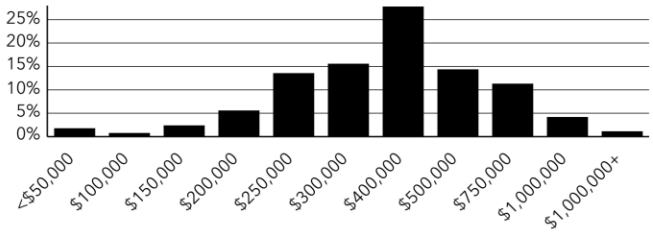
18.6%
Generation X: Born 1965 to 1980

25.2%
Millennial: Born 1981 to 1998

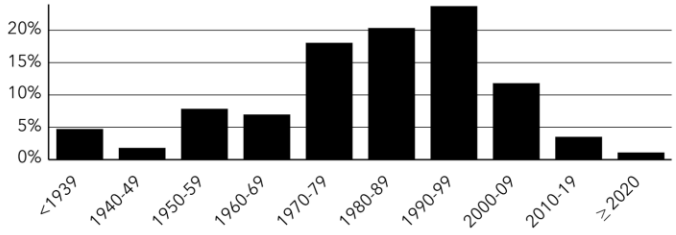
21.9%
Generation Z: Born 1999 to 2016

10.7%
Alpha: Born 2017 to Present

Home Value



Housing: Year Built



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

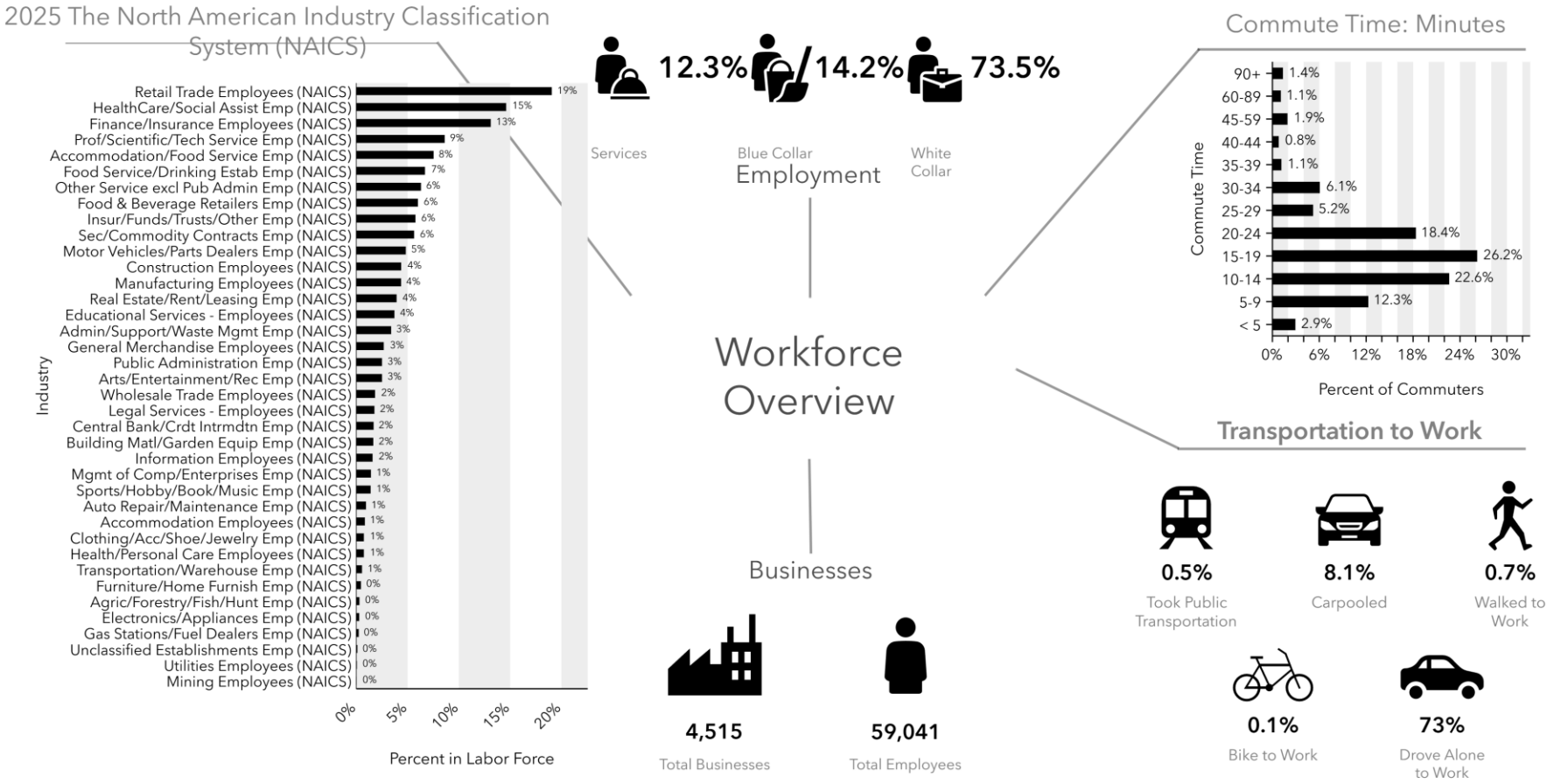
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Census Employment Outlook

Economic Development Profile

West Des Moines Community School District

Geography: Unified School District



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

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Source: US Census BAO and ESRI

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

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Student Retention Analysis

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

2015/16 Retention Snapshot (Visual 1)

- Table represents the 2015/16 student data and illustrates the student change by year for the students who were attending in 2015/16
- From 2015/16 to 2025/26 the district has retained 67% of students (K-12)
- The 2015/16 Kdg class has decreased by 2,683 students from 2015/16 to 2025/26 (-33%)
- Currently there are 735 10th grade students meaning 425 (58%) of those students were new to the district after 2015/16

Average Retention (Visual 2)

- Table represents the average student retention starting in 2015/16 (10 years of data) (tracked by **Student IDs**)
- On average, WDM CSD retains 89% of their student body year to year
  - Retention is lowest from 11th to 12th grade but highest from 7th to 8th grade

Annual Retention (Visual 3)

- Year to year retention has been increasing since a low in 2021/22
- From 2024/25 to 2025/26, the district retained 90.2% of students

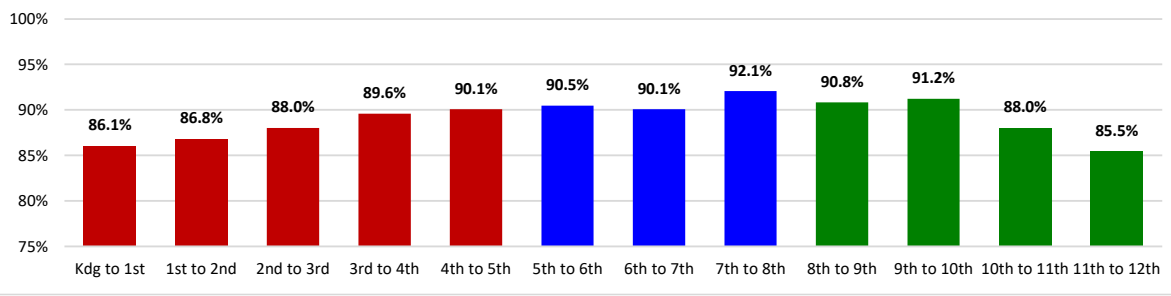
Visual 1: 2015/16 Student Data Retention Analysis

Grade Starting	Grade Ending	2015/16 2016/17	2016/17 2017/18	2017/18 2018/19	2018/19 2019/20	2019/20 2020/21	2020/21 2021/22	2021/22 2022/23	2022/23 2023/24	2023/24 2024/25	2024/25 2025/26	Grade Change	Starting Enrollment	Percent Change
Kdg	10th	-88	-48	-47	-38	-24	-29	-27	-13	-18	-5	-337	647	-52.1%
1st	11th	-73	-50	-31	-35	-29	-29	-23	-21	-14	-16	-321	649	-49.5%
2nd	12th	-76	-49	-36	-44	-41	-22	-20	-13	-22	-12	-335	657	-51.0%
3rd	12th	-50	-42	-35	-39	-17	-33	-24	-10	-28		-278	652	-42.6%
4th	12th	-47	-33	-38	-30	-33	-24	-24	-13			-242	648	-37.3%
5th	12th	-57	-31	-21	-37	-18	-26	-30				-220	661	-33.3%
6th	12th	-54	-33	-36	-37	-26	-23					-209	645	-32.4%
7th	12th	-37	-45	-20	-45	-20						-167	711	-23.5%
8th	12th	-50	-39	-46	-49							-184	723	-25.4%
9th	12th	-58	-44	-45								-147	695	-21.2%
10th	12th	-88	-47									-135	762	-17.7%
11th	12th	-108										-108	717	-15.1%
All Grade Change		-786	-461	-355	-354	-208	-186	-148	-70	-82	-33	-2,683	8,167	-32.9%
K-11 % Change		-9.6%	-5.6%	-4.3%	-4.3%	-2.5%	-2.3%	-1.8%	-0.9%	-1.0%	-0.4%	-32.9%		
K-11 Enrollment		8,167	8,167	8,167	8,167	8,167	8,167	8,167	8,167	8,167	8,167			

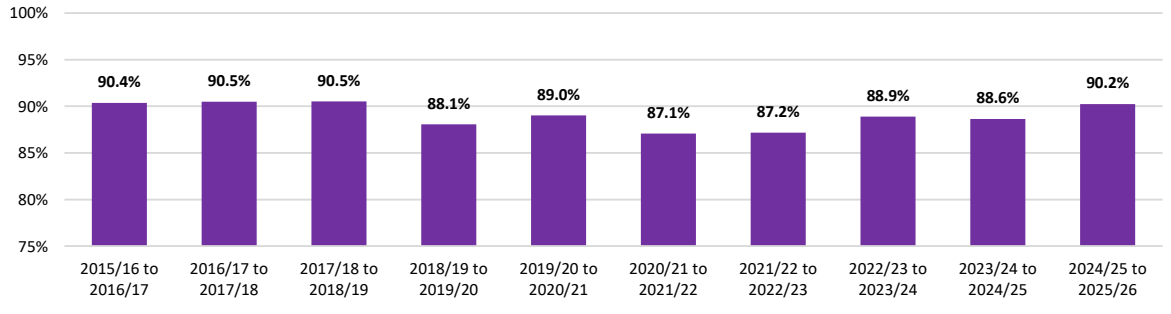
From	To
Kdg	1st
1st	2nd
2nd	3rd
3rd	4th
4th	5th
5th	6th
6th	7th
7th	8th
8th	9th
9th	10th
10th	11th
11th	12th

Source: WDM CSD Student Data and RSP

Visual 2: Average Cohort Retention by Grade Cohort



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

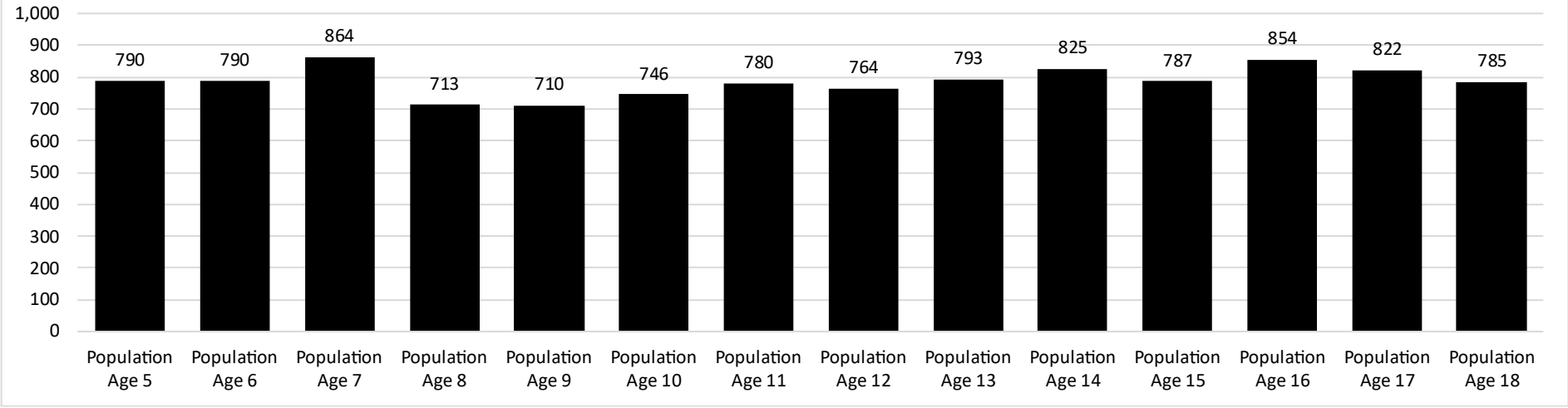


Source: West Des Moines CSD and RSP

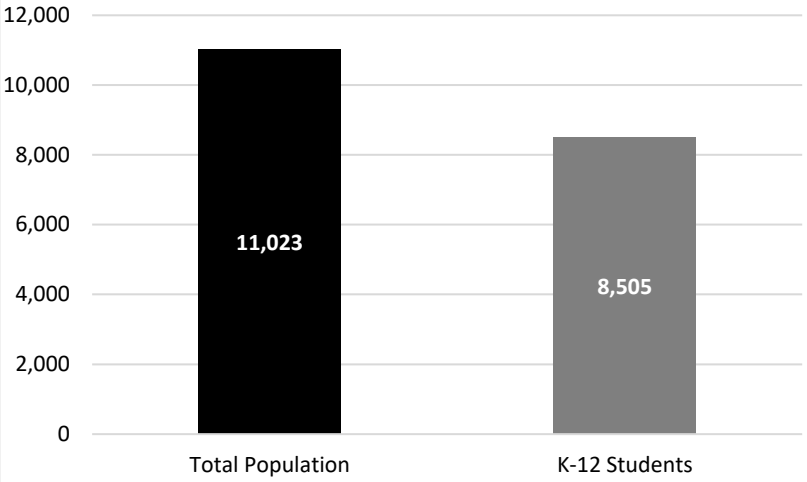
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2025 Student Age Population (Ages 5 to 18)

Potential Student Age Population (2025 Estimates):



Age 5-18 Population vs. K-12 Enrollment



Source: US Census BAO and ESRI 2025 July Estimates, and WDM CSD

Observations:

- The census estimates 11,023 people age 5 to 18 reside in the school district boundary in 2025
- 2025/26 K-12 enrollment is 8,505 students – approximately 77% 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 West Des Moines CSD
- Continued use of age-based population vs. enrollment comparisons will be helpful in projecting future yield rates and determining when/where shifts may occur.

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

Birth Rate Information

Dallas County Live Births and WDM CSD Kindergarten 5-Years Later

Calendar Year	# Live Births	Birth Change	% Birth Change	School Year	# Kdg	%Kdg of Live Births
2009	1,014			2014/15	3	0.3%
2010	1,029	15	1.5%	2015/16	6	0.6%
2011	1,065	36	3.5%	2016/17	3	0.3%
2012	1,165	100	9.4%	2017/18	4	0.3%
2013	1,233	68	5.8%	2018/19	4	0.3%
2014	1,222	-11	-0.9%	2019/20	4	0.3%
2015	1,267	45	3.7%	2020/21	2	0.2%
2016	1,267	0	0.0%	2021/22	4	0.3%
2017	1,261	-6	-0.5%	2022/23	2	0.2%
2018	1,273	12	1.0%	2023/24	2	0.2%
2019	1,272	-1	-0.1%	2024/25	4	0.3%
2020	1,237	-35	-2.8%	2025/26	1	0.1%
2021	1,413	176	14.2%	2026/27	1	4
2022	1,380	-33	-2.3%	2027/28	1	4
2023	1,382	2	0.1%	2028/29	1	4
2024	1,460	78	5.6%	2029/30	1	5
3-Year Average	1,407.3	16				
3-Year Weighted Average	1,420.7	34.2				

MARKET SHARE

Low Range
High Range

Source: Iowa Department of Health, Dallas County, and WDMPS
Table includes kindergarten students residing in Dallas County

Polk County Live Births and WDM CSD Kindergarten 5-Years Later

Calendar Year	# Live Births	Birth Change	% Birth Change	School Year	# Kdg	%Kdg of Live Births
2009	6,689			2014/15	641	9.6%
2010	6,521	-168	-2.5%	2015/16	609	9.3%
2011	6,498	-23	-0.4%	2016/17	565	8.7%
2012	6,729	231	3.6%	2017/18	590	8.8%
2013	6,767	38	0.6%	2018/19	648	9.6%
2014	6,946	179	2.6%	2019/20	556	8.0%
2015	7,022	76	1.1%	2020/21	551	7.8%
2016	6,910	-112	-1.6%	2021/22	569	8.2%
2017	6,925	15	0.2%	2022/23	547	7.9%
2018	6,641	-284	-4.1%	2023/24	509	7.7%
2019	6,545	-96	-1.4%	2024/25	513	7.8%
2020	6,276	-269	-4.1%	2025/26	486	7.7%
2021	6,472	196	3.1%	2026/27	496	533
2022	6,437	-35	-0.5%	2027/28	493	530
2023	6,267	-170	-2.6%	2028/29	480	516
2024	6,567	300	4.8%	2029/30	503	541
3-Year Average	6,423.7	32				
3-Year Weighted Average	6,445.3	87.5				

MARKET SHARE

Low Range
High Range

Source: Iowa Department of Health, Polk County, and WDMP CSD
Table includes kindergarten students residing in Polk County

Observations

- Polk County remains the district's primary Kindergarten market, contributing approximately 8–10% of county births, while Dallas County contributes less than 1%.
- Polk County births have generally declined over the past decade, falling from over 7,000 annual births to the mid-6,000 range, though 2024 showed a modest rebound.
- Dallas County births have remained relatively stable and recently increased, reaching 1,460 births in 2024, the highest level in the dataset.
- The district's Polk County birth capture rate has gradually declined, from approximately 9.6% in 2018/19 to 7.7–7.8% in recent years, contributing to smaller Kindergarten classes.
- Future Kindergarten projections assume the district maintains or modestly improves its share of local births, resulting in projected Kindergarten classes ranging from approximately 493–541 students.

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Elementary Intra-District Transfers

Updated 08/13/2026

K-6th Grade Transfers	Attend									
Reside	Clive	Crestview	Crossroads Park	Fairmeadows	Hillside	Jordan Creek	Western Hills	Westridge	Out Total	Total Movement
Clive		16	11	13	10	4	7		61	-11
Crestview	14		6	5	1		2	3	31	21
Crossroads Park	2	10		11	9	14	25	13	84	-34
Fairmeadows	2	4	4		6	4	6	2	28	56
Hillside	16	13	7	27		9	14	5	91	-49
Jordan Creek	9	2	1	19	7		15	11	64	-8
Western Hills	3	2	11	6	6	17		34	79	1
Westridge	4	5	10	3	3	8	11		44	24
In Total	50	52	50	84	42	56	80	68	482	

Source: WDM CSD and RSP

PK Grade Transfers	Attend										
Reside	Preschool Partners	Clive	Crestview	Crossroads Park	Fairmeadows	Hillside	Jordan Creek	Western Hills	Westridge	Out Total	Total Movement
Preschool Partners		5	1	6	10	7	18	8	8	63	-63
Clive			2	1		2		1	1	7	7
Crestview		6		6		2				14	-11
Crossroads Park											33
Fairmeadows				1		1				2	12
Hillside							1			1	15
Jordan Creek		1		6	3	2		2		14	5
Western Hills		1		7		2			2	12	-1
Westridge		1		6	1					8	3
In Total		14	3	33	14	16	19	11	11	121	

Source: WDM 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: Clive ES has 61 students attending a different elementary school and 50 students from another elementary school choosing to attend Clive. This results in 11 less students attending Clive ES than what reside in that attendance area.

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

- **Elementary (K-6) Transfers:** 482 total intra-district transfers this year
  - Fairmeadows ES had the most transferring in (+84) and the greatest net gain of transfer students (+56)
  - Hillside ES had the most students transferring out (-91) and the greatest net loss of transfer students (-49)

- **Preschool (PK) Transfers:** 121 total intra-district transfers this year
  - Crossroads Park had the greatest PK transfer with 33 students transferring in

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Secondary Intra-District Transfers

7th to 8th Grade Transfers	Attend			Total Movement
Reside	Indian Hills Junior High	Stilwell Junior High	Out Total	
Indian Hills Junior High		30	30	5
Stilwell Junior High	35		35	-5
In Total	35	30	65	

Source: WDM 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: Indian Hills JH has 30 students attending a different junior high school and 35 students from another school choosing to attend Indian Hills JH. This results in 5 more students attending Indian Hills JH than what reside in that attendance area.

9th to 12th Grade Transfers	Attend				Total Movement
Reside	Valley Southwoods	Valley High School	Walnut Creek	Out Total	
Valley Southwoods			5	5	-5
Valley High School			103	103	-103
Walnut Creek Campus				0	108
In Total	0	0	108	108	

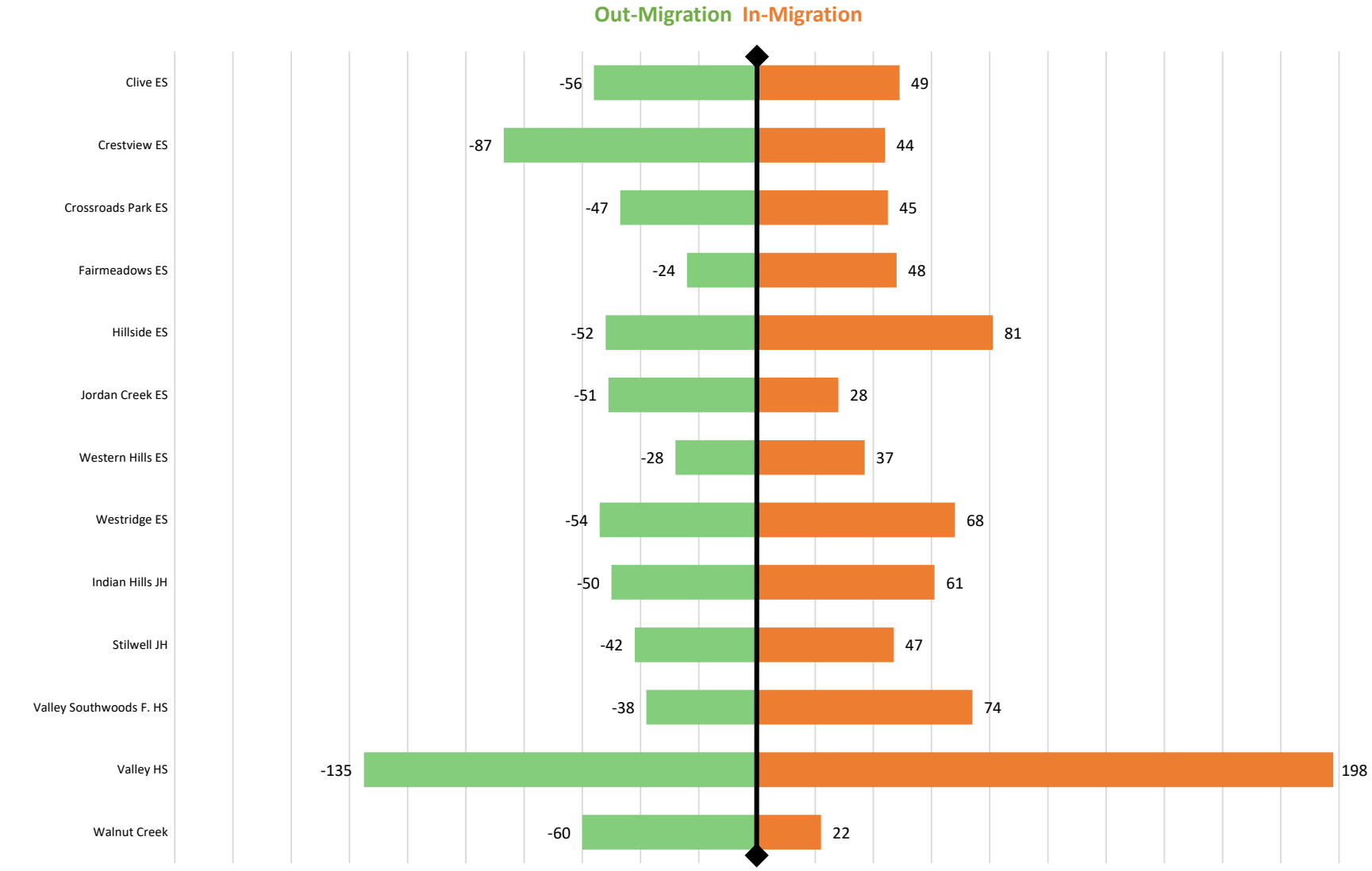
Source: WDM CSD and RSP

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

- Junior High: 65 total intra-district transfers this year
  - Indian Hills JH experienced the net gain of 5 students while Stilwell JH experienced the net loss of 5 student this year
- High School:
  - **108 high school students attended Walnut Creek Campus which technically pull out the high school reside projection**

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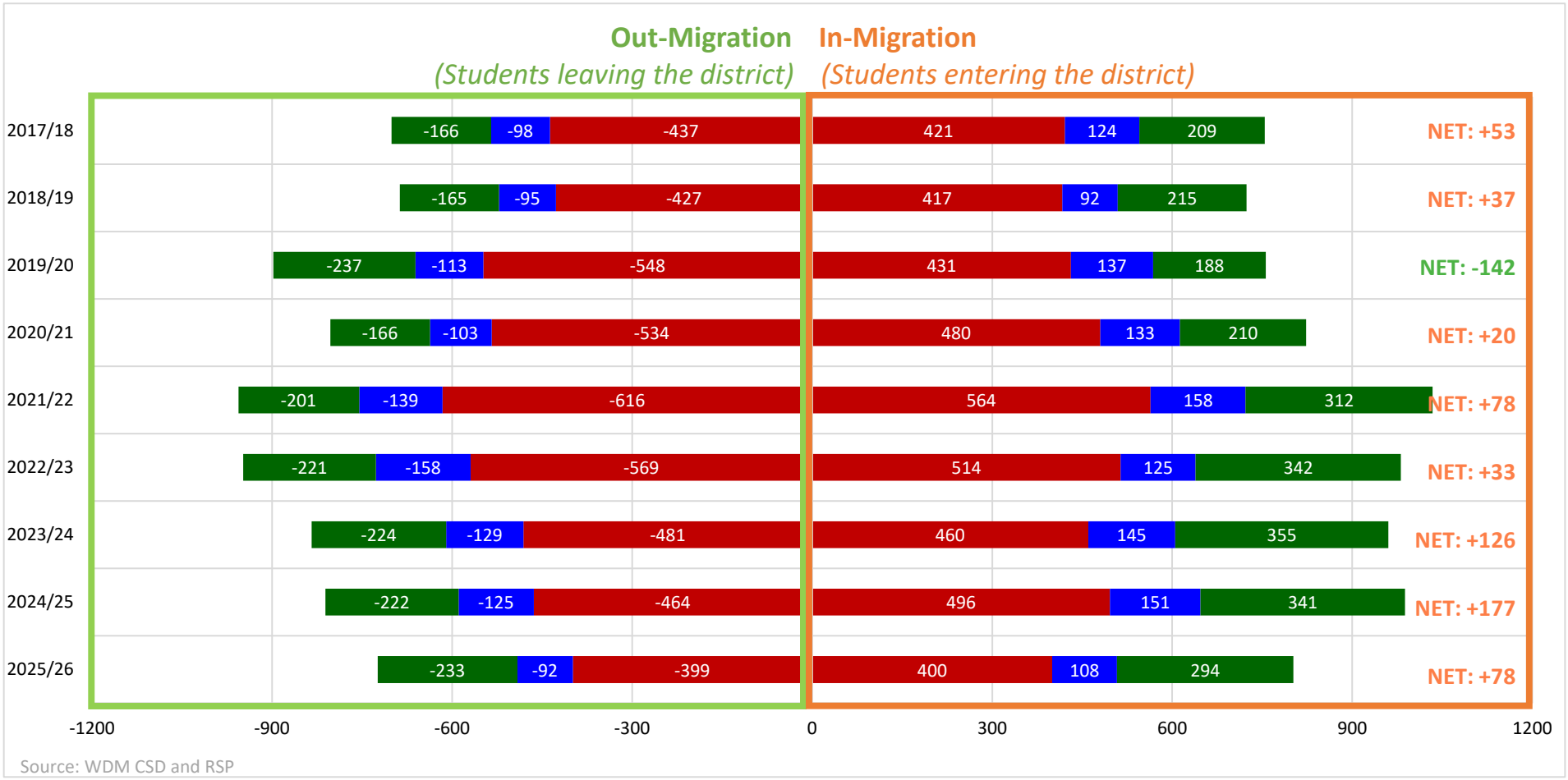
1-Year Student Migration by Buildings



Source: WDM CSD and RSP

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10-Year Student Migration Trend



Source: WDM CSD and RSP

Elementary
Junior High
High School

Main Takeaway: The district has generally maintained a positive net gain of transfer students for the past ten years. Last year, reflecting the highest net growth from migration patterns. In and Out migration decreased this year.

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Student Yield Rate: Single-Family

Students per 100 Single-Family Units	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	10 Year Average
Clive Elementary	13	13	13	12	12	12	13	14	14	13.3	12.9
Crestview Elementary	19	21	21	23	22	23	20	18	17	18.13	20.2
Crossroads Park Elementary	19	19	20	19	20	19	19	18	18	21.17	19.2
Fairmeadows Elementary	21	22	22	21	20	20	19	17	17	20.61	20.0
Hillside Elementary	17	17	15	15	15	15	15	15	15	16.65	15.6
Jordan Creek Elementary	22	21	20	17	17	17	17	18	16	24.22	18.9
Western Hills Elementary	24	24	22	21	21	21	20	21	20	23.7	21.8
Westridge Elementary	15	15	15	15	15	15	15	15	15	20	15.5
District (K-6):	**18.0**	**19.0**	**18.0**	**17.0**	**17.0**	**17.0**	**17.0**	**17.0**	**16.0**	**19.7**	**17.6**
Indian Hills Junior High	5	5	5	5	5	5	5	5	5	5.83	5.1
Stilwell Junior High	6	6	7	7	6	6	5	5	6	6.43	6.0
District (7-8):	**6.0**	**6.0**	**6.0**	**6.0**	**6.0**	**5.0**	**5.0**	**5.0**	**5.0**	**6.2**	**5.6**
District (9-12):	**13.0**	**13.0**	**12.0**	**12.0**	**12.0**	**12.0**	**12.0**	**11.0**	**11.0**	**12.9**	**12.1**

Source: West Des Moines CSD, Polk County, and RSP

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

Table Legend

+3 greater from District Average

-3 fewer from District Average

Observations:

- Table shows the number of students per 100 single-family (SF) units by year, grade level, and school boundary
- District sees on average:
  - 17.6 elementary students per 100 single-family households
  - 5.6 junior high students per 100 single-family households
  - 12.1 high school students per 100 single-family households
- Jordan Creek and Western Hills elementary boundaries have the greatest average single-family yield rates
- Clive elementary boundary has the smallest average single-family yield rate
- Adding new housing inventory can impact the yield rate – **There were 416 single-family homes built from 2016 to 2025**

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Student Yield Rate: Multi-Family

Students per 100 Multi-Family Units	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	10 Year Average
Clive Elementary	6	6	7	7	6	5	5	6	6	5.65	6.0
Crestview Elementary	22	20	19	20	19	18	19	21	16	16.26	19.0
Crossroads Park Elementary	8	9	8	9	9	7	7	7	8	7.61	8.0
Fairmeadows Elementary	12	13	12	10	10	10	9	9	9	10.22	10.4
Hillside Elementary	14	14	14	15	13	13	13	13	15	11.3	13.5
Jordan Creek Elementary	8	9	8	9	7	6	7	6	6	7.13	7.3
Western Hills Elementary	13	14	13	12	11	12	12	13	13	9.52	12.3
Westridge Elementary	7	8	8	7	7	7	7	7	7	6.7	7.2
District (K-6):	**10.0**	**10.0**	**10.0**	**10.0**	**9.0**	**9.0**	**9.0**	**9.0**	**9.0**	**8.5**	**9.4**
Indian Hills Junior High	2	2	2	3	3	3	2	2	2	1.83	2.3
Stilwell Junior High	3	3	3	3	3	3	3	3	3	2.3	2.9
District (7-8):	**2.0**	**3.0**	**3.0**	**3.0**	**3.0**	**3.0**	**3.0**	**2.0**	**2.0**	**2.0**	**2.6**
District (9-12):	**4.0**	**4.0**	**5.0**	**5.0**	**5.0**	**5.0**	**5.0**	**6.0**	**5.0**	**3.8**	**4.8**

Source: West Des Moines CSD, Polk County, and RSP

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

Table Legend

+3 greater from District Average

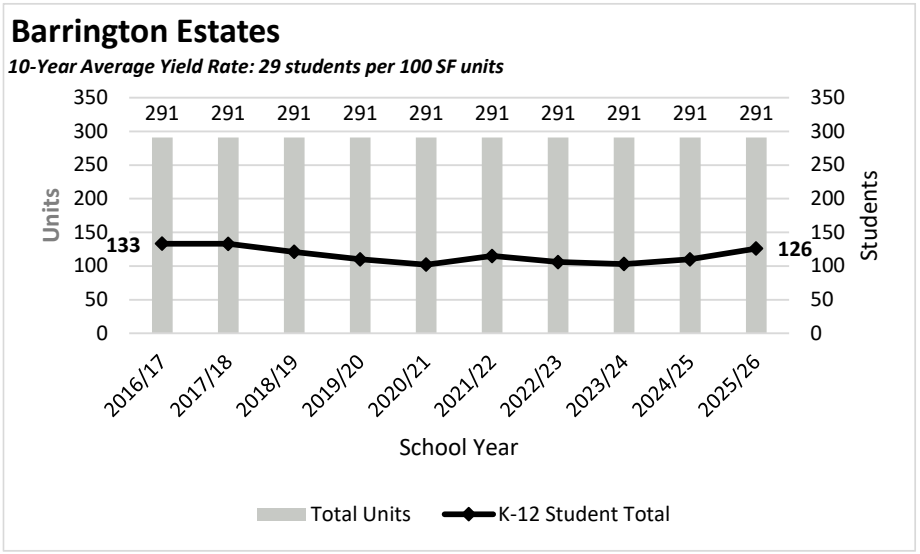
-3 fewer from District Average

Observations:

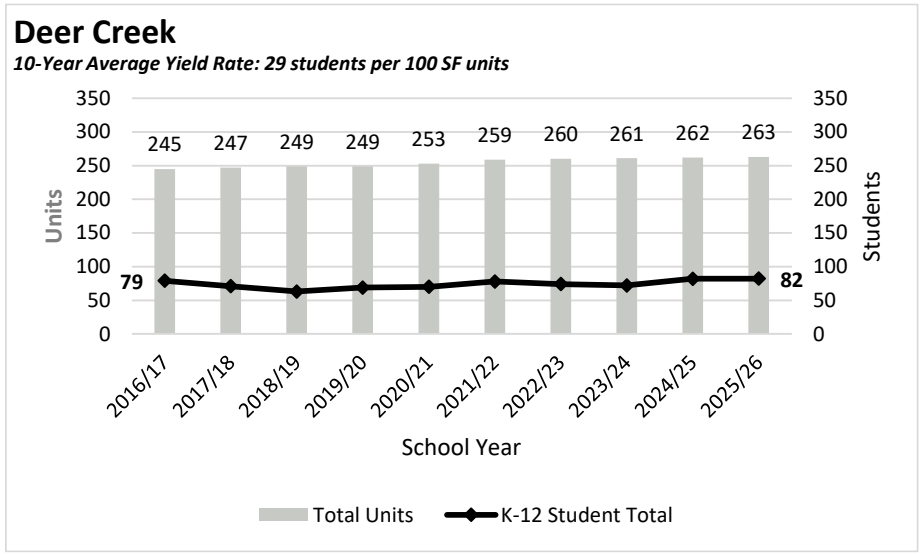
- Table shows the number of students per 100 multi-family (MF) units by year, grade level, and school boundary
- District sees on average:
  - 9.4 elementary students per 100 multi-family households
  - 2.6 junior high students per 100 multi-family households
  - 4.8 high school students per 100 multi-family households
- Crestview elementary boundary has the greatest average multi-family yield rate
- Clive elementary boundary has the smallest average multi-family yield rate
- Adding new housing inventory can impact the yield rate – **There were 653 multi-family homes built from 2016 to 2025**

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Single-Family Subdivision Yield Rate Analysis



Source: Polk County, West Des Moines CSD, and RSP



Source: Polk County, West Des Moines CSD, and RSP

Example of an older neighborhood and the student yield rate over time.

Barrington Estates (Mature Neighborhood)

- Built out since the early 1990s, with **291 single-family units** and little recent housing growth.
- Student generation declined from **133 students in 2016/17** to a low of **102 students in 2020/21**, before rebounding to **126 students in 2025/26**.
- Yield rates ranged from **35 to 46 students per 100 units**, reflecting changing household composition over time.
- Recent increases suggest the neighborhood is experiencing **housing turnover and re-entry of school-aged families**.

Example of a newer neighborhood that has been slowly building out and the student yield rate over time.

Deer Creek (Growing Neighborhood)

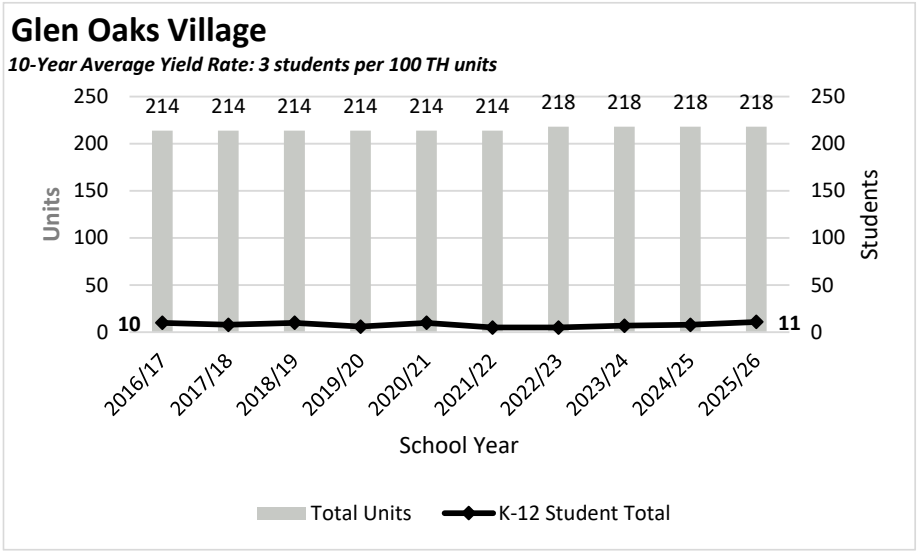
- Continued residential growth increased housing inventory from **245 to 263 units** over the past decade.
- Student population increased from a low of **63 students in 2018/19** to **82 students in 2025/26**.
- Yield rates ranged from **25 to 31 students per 100 units** and have generally trended upward.
- Growth reflects the combined impact of **new housing construction and neighborhood maturation**.

Main Takeaway: Student yield rates are dynamic. Both established and developing neighborhoods can experience enrollment growth, demonstrating that housing turnover and changing household demographics are important drivers of student generation over time.

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Disclaimer: Subdivisions were selected as representative examples to illustrate the range of housing inventory conditions and associated student yield variability across the district.

Townhome Subdivision Yield Rate Analysis

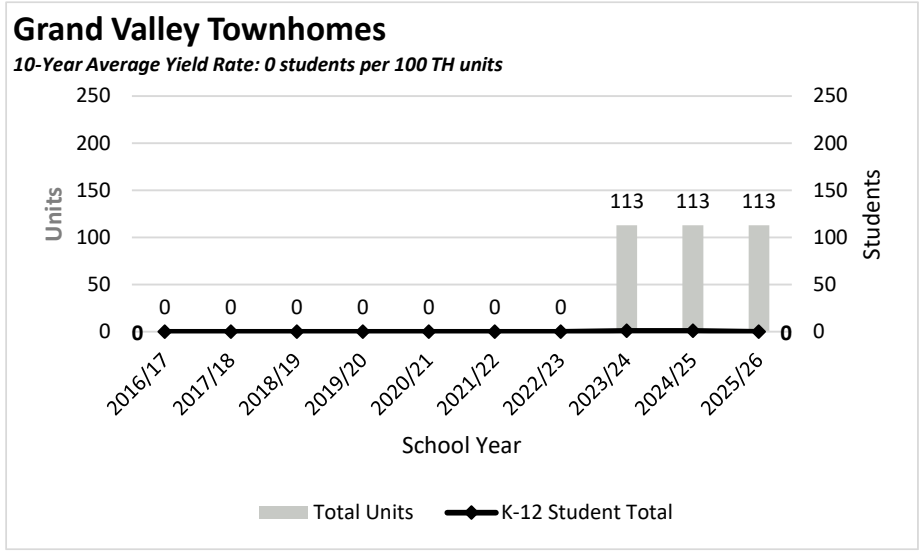


Source: Polk County, West Des Moines CSD, and RSP

Example of an older neighborhood and the student yield rate over time.

Glen Oaks (Mature Neighborhood)

- Built out since 2004 with approximately 214 townhome units and little change in inventory over the past decade.
- Student generation has remained consistently low, ranging from 5–11 students.
- Yield rates have ranged from 2 to 5 students per 100 units, significantly lower than typical single-family neighborhoods.
- Small fluctuations reflect normal household turnover rather than changes in development activity.



Source: Polk County, West Des Moines CSD, and RSP

Example of a newer neighborhood that was recently completed.

Grand Valley Townhomes (Growing Neighborhood)

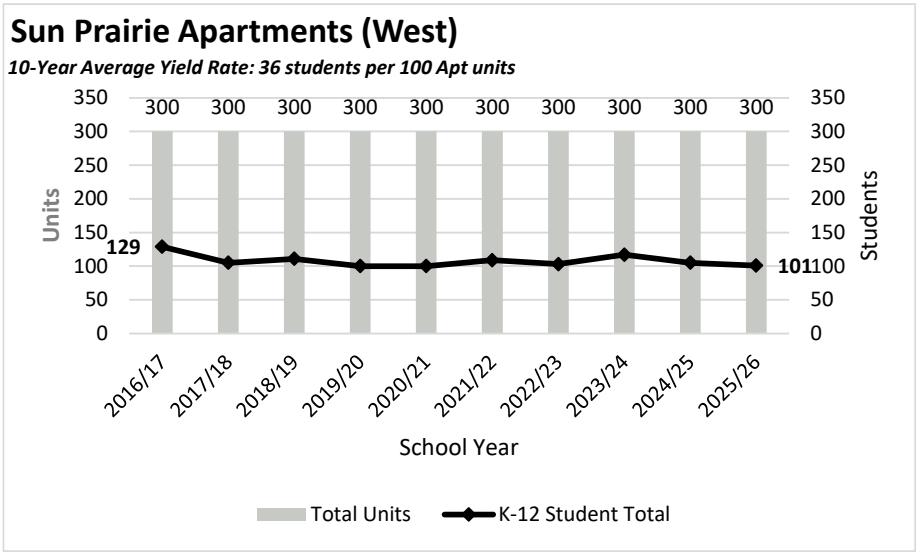
- Completed in 2023 with approximately 113 townhome units.
- Student generation has remained negligible, with 0–1 K-12 students residing in the development.
- Current yield rate is effectively 0 students per 100 units.
- Early occupancy patterns suggest the development is attracting households without school-aged children.

Main Takeaway: Townhome developments generate substantially fewer students than single-family neighborhoods. Future enrollment growth is influenced not only by the amount of housing built, **but by the type of housing being developed.**

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Disclaimer: Subdivisions were selected as representative examples to illustrate the range of housing inventory conditions and associated student yield variability across the district.

Apartment Subdivision Yield Rate Analysis

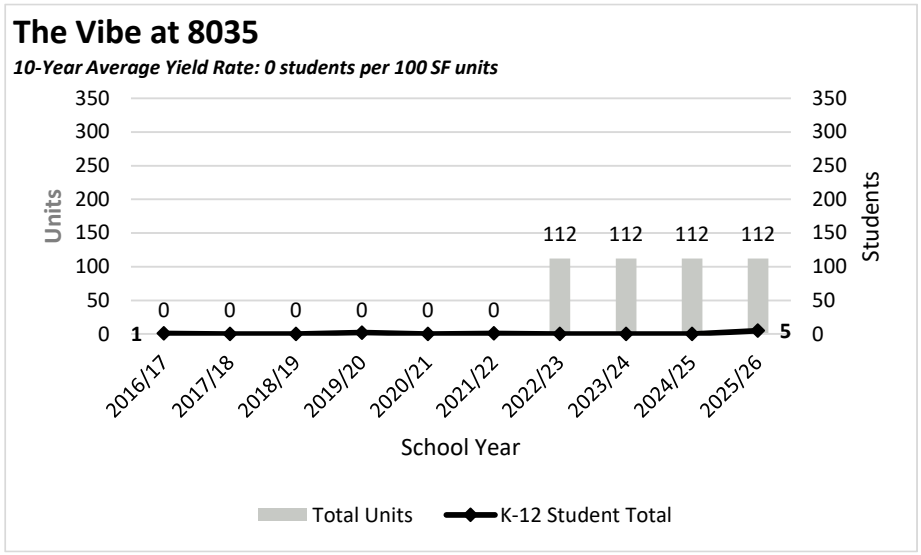


Source: Polk County, West Des Moines CSD, and RSP

Example of an older neighborhood and the student yield rate over time.

Sun Prairie Apartments (Mature Neighborhood)

- Built out since 2005 with approximately 300 apartment units and a stable housing inventory.
- Student population declined from 129 students in 2016/17 to 101 students in 2025/26.
- Yield rates decreased from ~43 to 34 students per 100 units, reflecting changing household composition over time.
- Despite the decline, the development continues to generate a meaningful number of students compared to many newer apartment projects.



Source: Polk County, West Des Moines CSD, and RSP

Example of a newer neighborhood that has been slowly building out and the student yield rate over time.

The Vibe at 8035 (Growing Neighborhood)

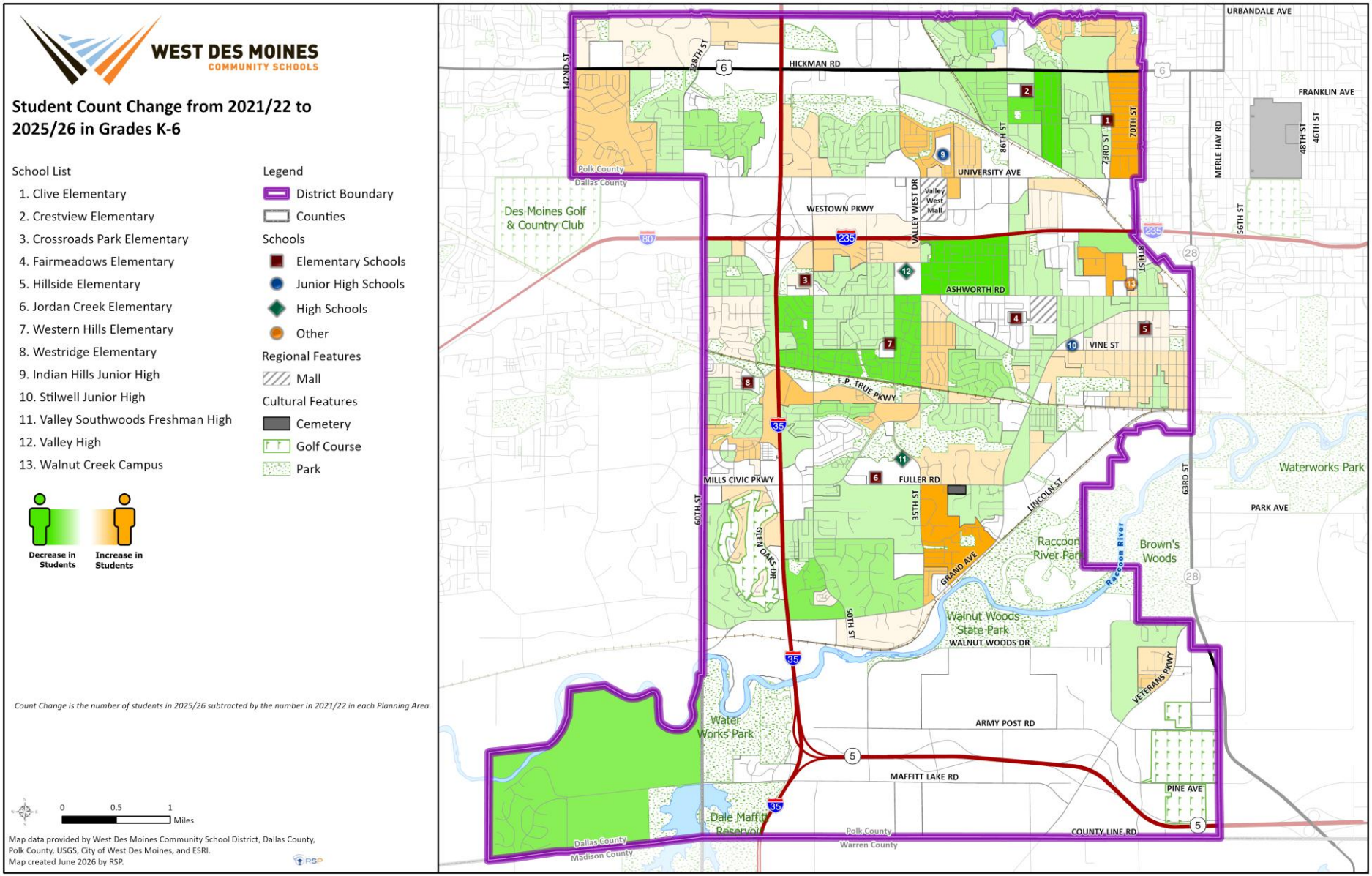
- Opened in 2022 with approximately 112 apartment units.
- Student population has remained very low, increasing from 0 to 5 students over the first several years of occupancy.
- Yield rates range from 0 to 4 students per 100 units, significantly below older apartment developments.
- Early occupancy patterns suggest the development is attracting primarily households without school-aged children.

Main Takeaway: Apartment developments can vary widely in student generation depending on location, unit mix, and target market. While some established apartment communities remain meaningful student generators, many newer apartments contribute relatively few students.

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Disclaimer: Subdivisions were selected as representative examples to illustrate the range of housing inventory conditions and associated student yield variability across the district.

Elementary Student Count Change Map



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Junior High Student Count Change Map

WEST DES MOINES COMMUNITY SCHOOLS

Student Count Change from 2021/22 to 2025/26 in Grades 7-8

School List

1. Clive Elementary
2. Crestview Elementary
3. Crossroads Park Elementary
4. Fairmeadows Elementary
5. Hillside Elementary
6. Jordan Creek Elementary
7. Western Hills Elementary
8. Westridge Elementary
9. Indian Hills Junior High
10. Stilwell Junior High
11. Valley Southwoods Freshman High
12. Valley High
13. Walnut Creek Campus

Legend

- District Boundary
- Counties

Schools

- Elementary Schools
- Junior High Schools
- High Schools
- Other

Regional Features

- Mall

Cultural Features

- Cemetery
- Golf Course
- Park

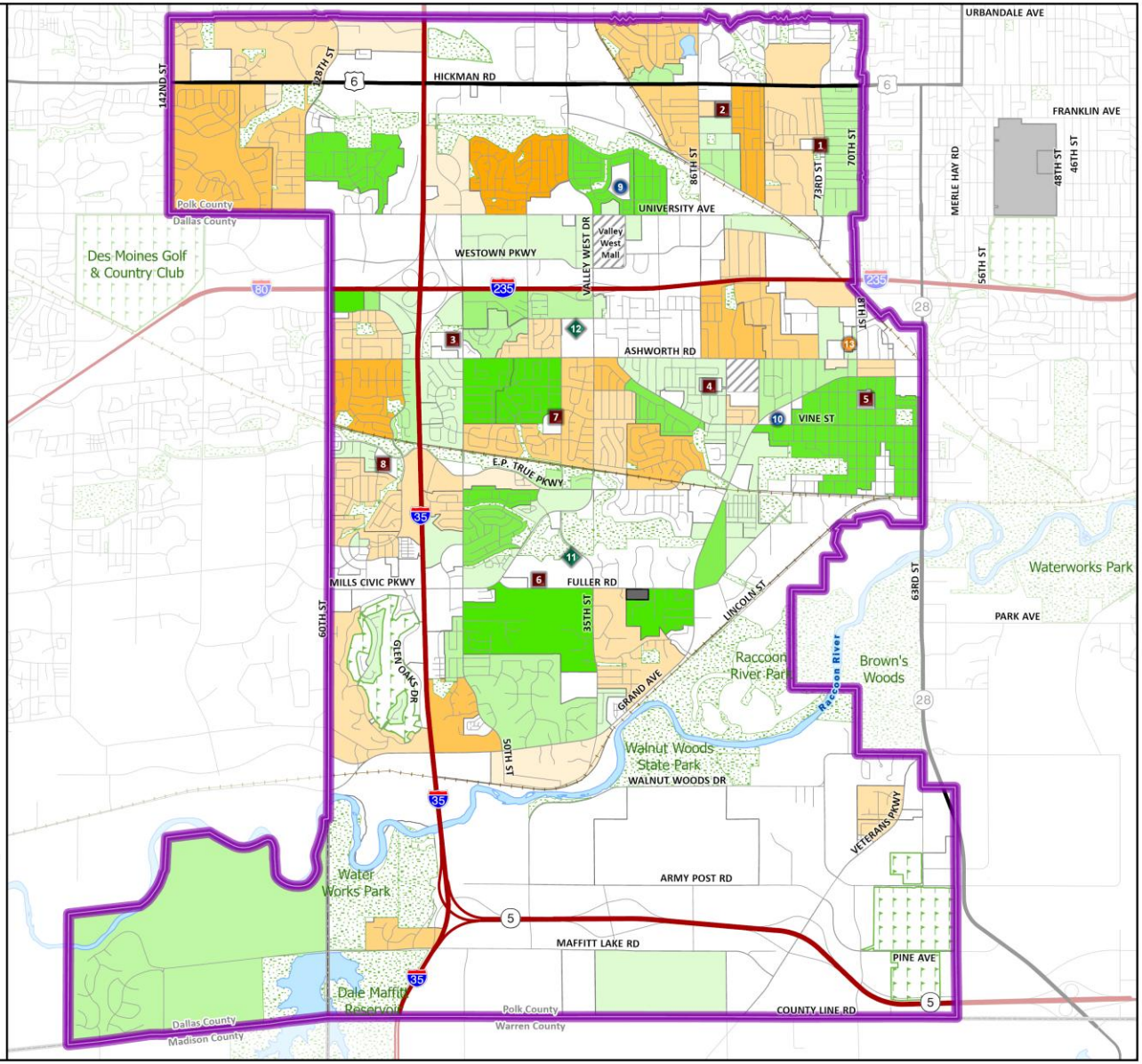
Decrease in Students

Increase in Students

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

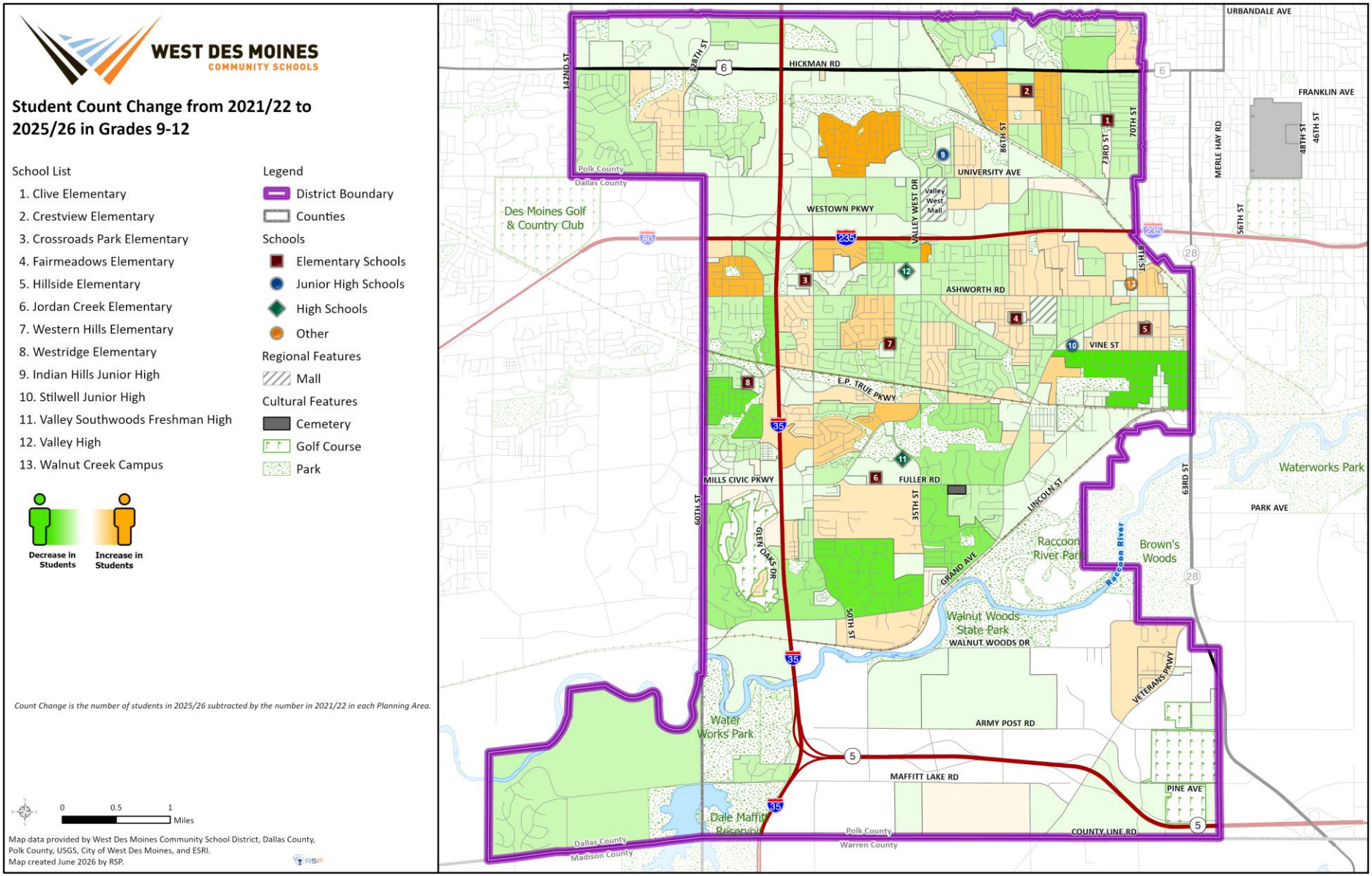
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Map data provided by West Des Moines Community School District, Dallas County, Polk County, USGS, City of West Des Moines, and ESRI.
Map created June 2026 by RSP.



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High School Student Count Change Map



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Elementary Student Density Heat Map

WEST DES MOINES COMMUNITY SCHOOLS

Student "Heat" Density in 2025/26 in Grades K-6

School List

1. Clive Elementary
2. Crestview Elementary
3. Crossroads Park Elementary
4. Fairmeadows Elementary
5. Hillside Elementary
6. Jordan Creek Elementary
7. Western Hills Elementary
8. Westridge Elementary
9. Indian Hills Junior High
10. Stilwell Junior High
11. Valley Southwoods Freshman High
12. Valley High
13. Walnut Creek Campus

Legend

- District Boundary
- Counties

Schools

- Elementary Schools
- Junior High Schools
- High Schools
- Other

Regional Features

- Mall

Cultural Features

- Cemetery
- Golf Course
- Park

Student Density

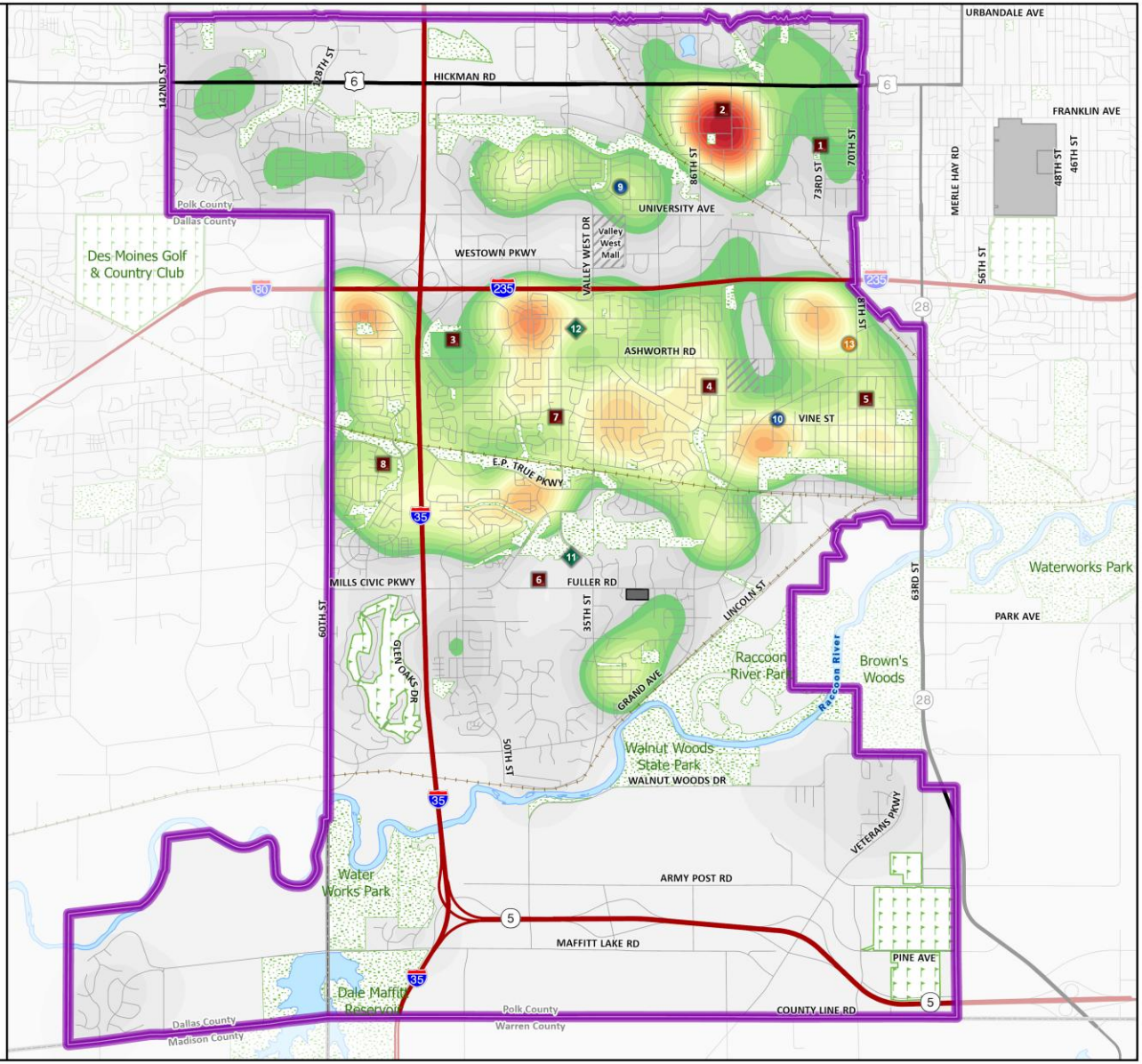
Low Density

High Density

"Heat" is determined by calculating the number of students clustered within close proximity of one another. Overlapping points (2 or more students at the same address) are weighted. This weighted data is calculated by relational distance to visually depict areas of high student clustering.

0 0.5 1 Miles

Map data provided by West Des Moines Community School District, Dallas County, Polk County, USGS, City of West Des Moines, and ESRI.
Map created June 2026 by RSP.



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Junior High Student Density Heat Map

WEST DES MOINES COMMUNITY SCHOOLS

Student "Heat" Density in 2025/26 in Grades 7-8

School List

1. Clive Elementary
2. Crestview Elementary
3. Crossroads Park Elementary
4. Fairmeadows Elementary
5. Hillside Elementary
6. Jordan Creek Elementary
7. Western Hills Elementary
8. Westridge Elementary
9. Indian Hills Junior High
10. Stilwell Junior High
11. Valley Southwoods Freshman High
12. Valley High
13. Walnut Creek Campus

Legend

- District Boundary
- Counties

Schools

- Elementary Schools
- Junior High Schools
- High Schools
- Other

Regional Features

- Mall

Cultural Features

- Cemetery
- Golf Course
- Park

Student Density

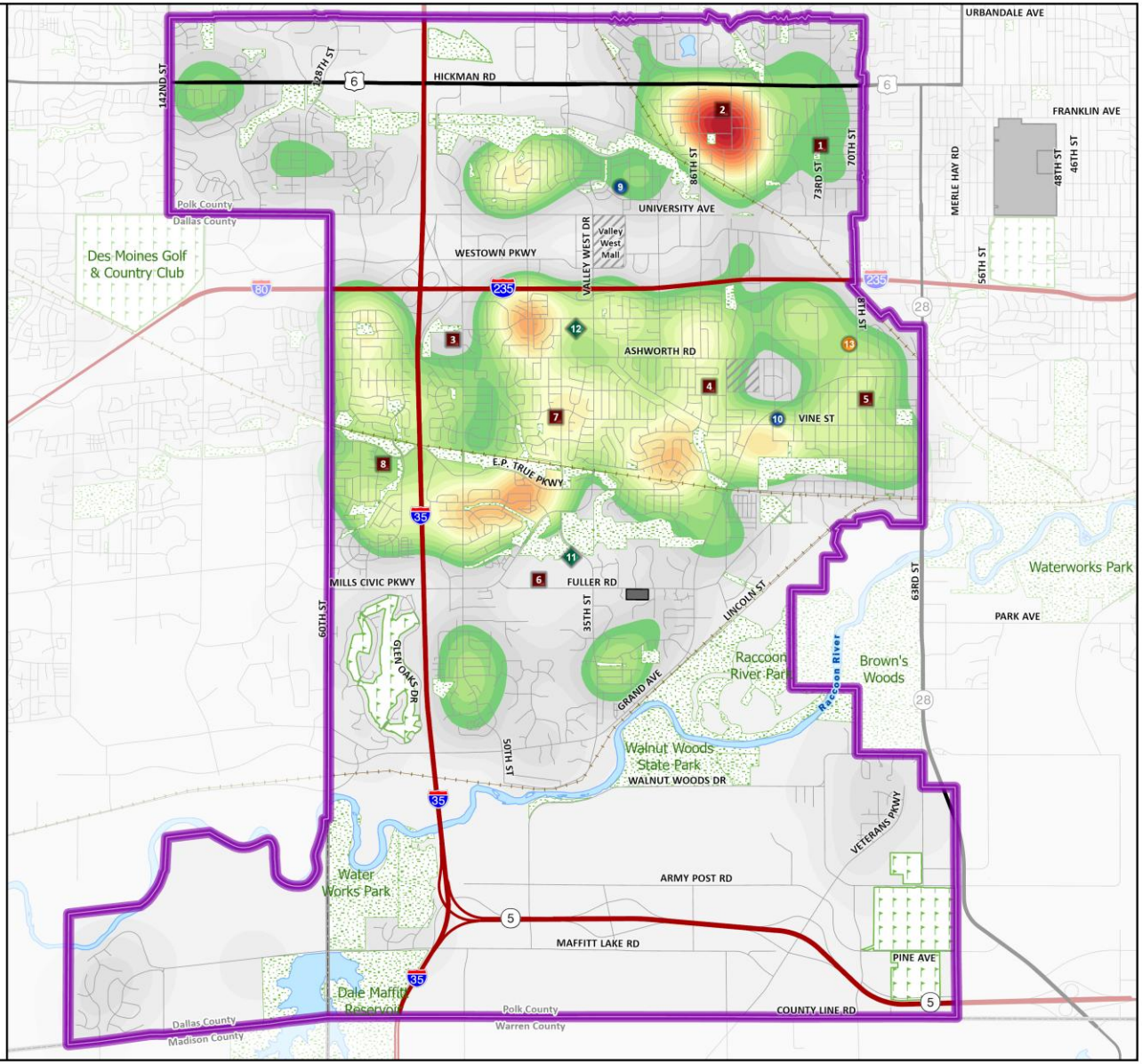
Low Density

High Density

"Heat" is determined by calculating the number of students clustered within close proximity of one another. Overlapping points (2 or more students at the same address) are weighted. This weighted data is calculated by relational distance to visually depict areas of high student clustering.

0 0.5 1 Miles

Map data provided by West Des Moines Community School District, Dallas County, Polk County, USGS, City of West Des Moines, and ESRI.
Map created June 2026 by RSP.



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High School Student Density Heat Map

WEST DES MOINES COMMUNITY SCHOOLS

Student "Heat" Density in 2025/26 in Grades 9-12

School List

1. Clive Elementary
2. Crestview Elementary
3. Crossroads Park Elementary
4. Fairmeadows Elementary
5. Hillside Elementary
6. Jordan Creek Elementary
7. Western Hills Elementary
8. Westridge Elementary
9. Indian Hills Junior High
10. Stilwell Junior High
11. Valley Southwoods Freshman High
12. Valley High
13. Walnut Creek Campus

Legend

- District Boundary
- Counties

Schools

- Elementary Schools
- Junior High Schools
- High Schools
- Other

Regional Features

- Mall

Cultural Features

- Cemetery
- Golf Course
- Park

Student Density

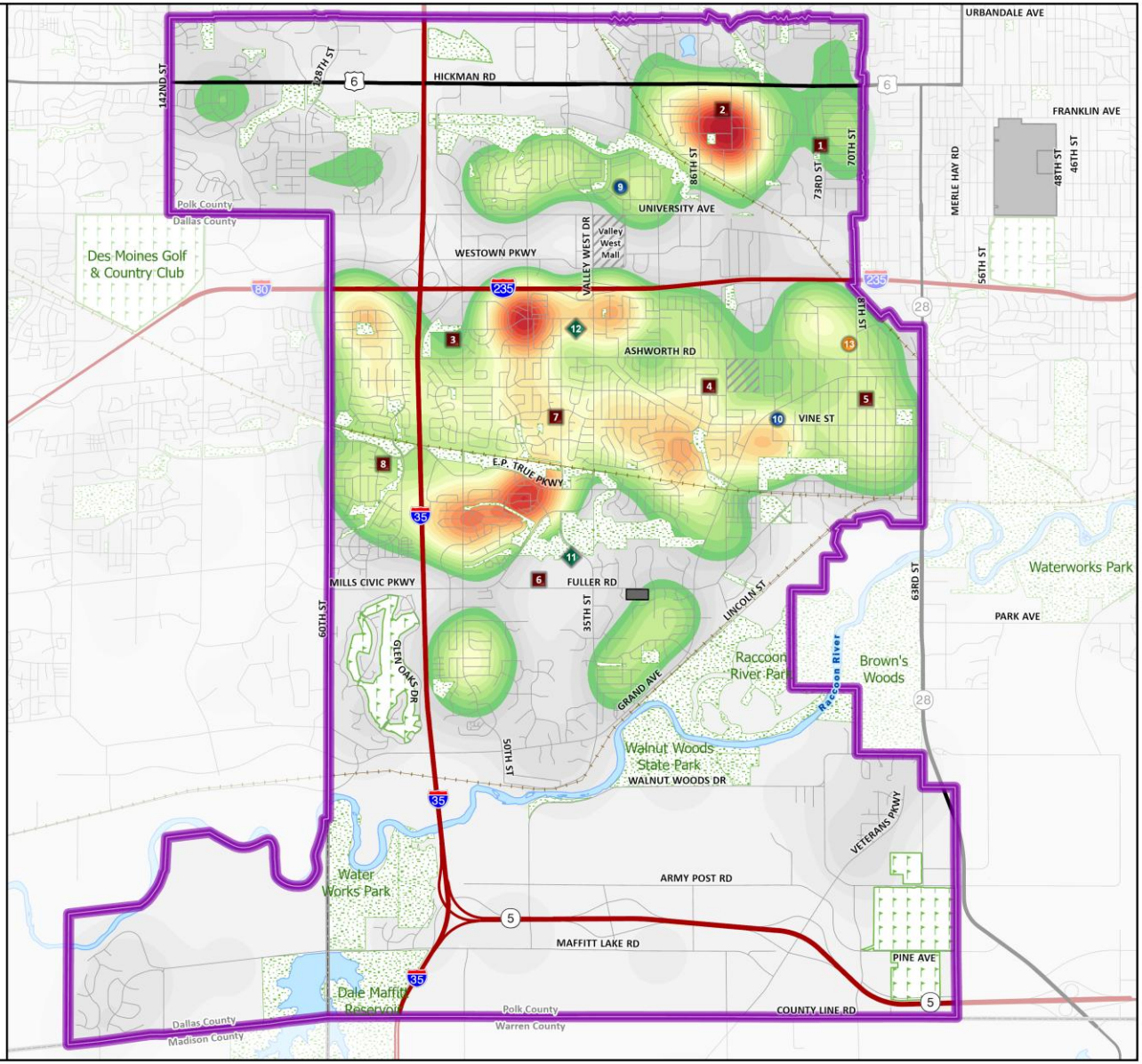
Low Density

High Density

"Heat" is determined by calculating the number of students clustered within close proximity of one another. Overlapping points (2 or more students at the same address) are weighted. This weighted data is calculated by relational distance to visually depict areas of high student clustering.

0 0.5 1 Miles

Map data provided by West Des Moines Community School District, Dallas County, Polk County, USGS, City of West Des Moines, and ESRI.
Map created June 2026 by RSP.



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Student Density Change Map

WEST DES MOINES COMMUNITY SCHOOLS

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

School List

1. Clive Elementary
2. Crestview Elementary
3. Crossroads Park Elementary
4. Fairmeadows Elementary
5. Hillside Elementary
6. Jordan Creek Elementary
7. Western Hills Elementary
8. Westridge Elementary
9. Indian Hills Junior High
10. Stilwell Junior High
11. Valley Southwoods Freshman High
12. Valley High
13. Walnut Creek Campus

Legend

- District Boundary
- Counties

Schools

- Elementary Schools
- Junior High Schools
- High Schools
- Other

Regional Features

- Mall

Cultural Features

- Cemetery
- Golf Course
- Park

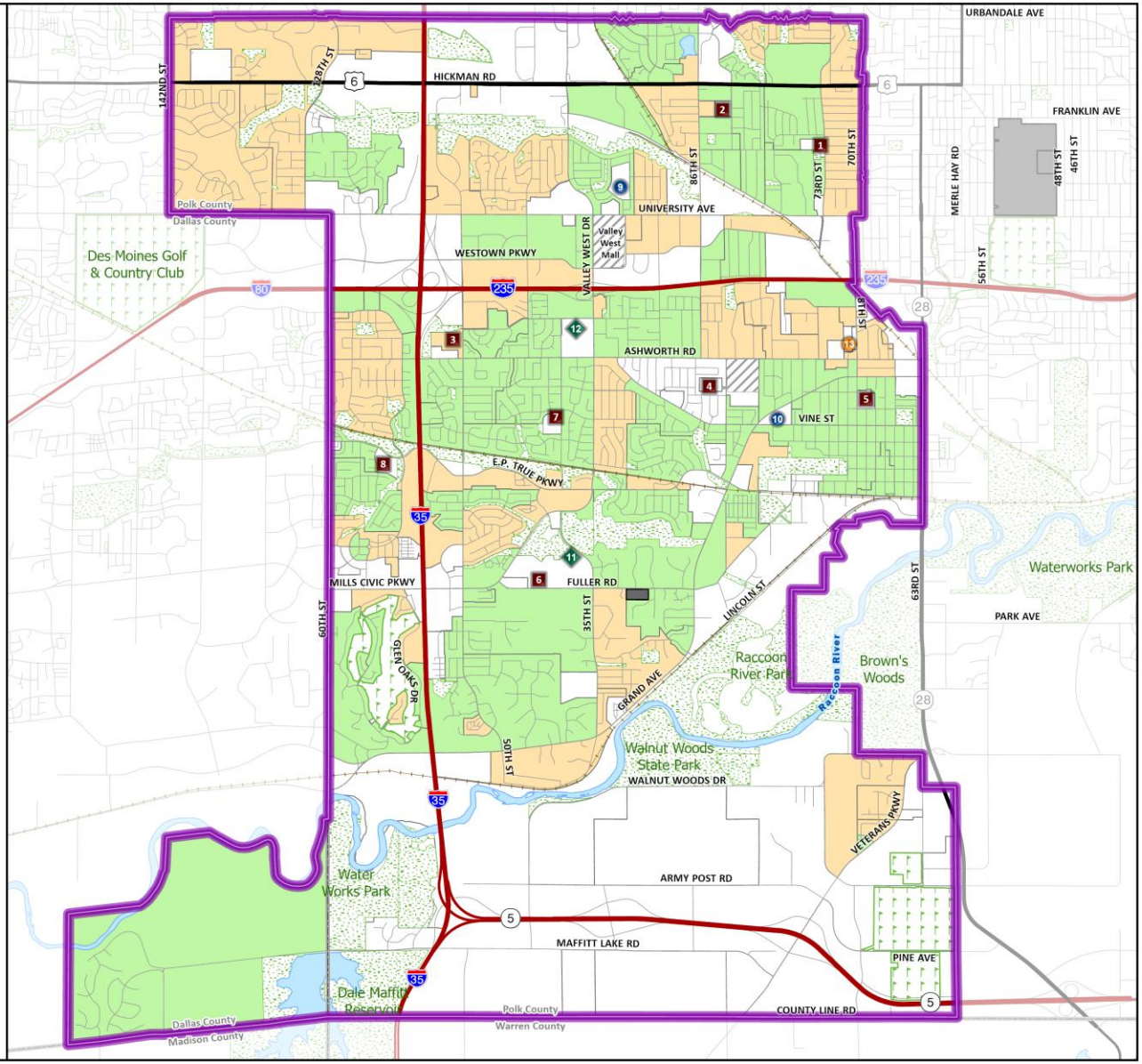
Decrease in Students

Increase in Students

Density Change is the number of students within each Planning Area in 2025/26 subtracted by the number in 2021/22 represented per square mile.

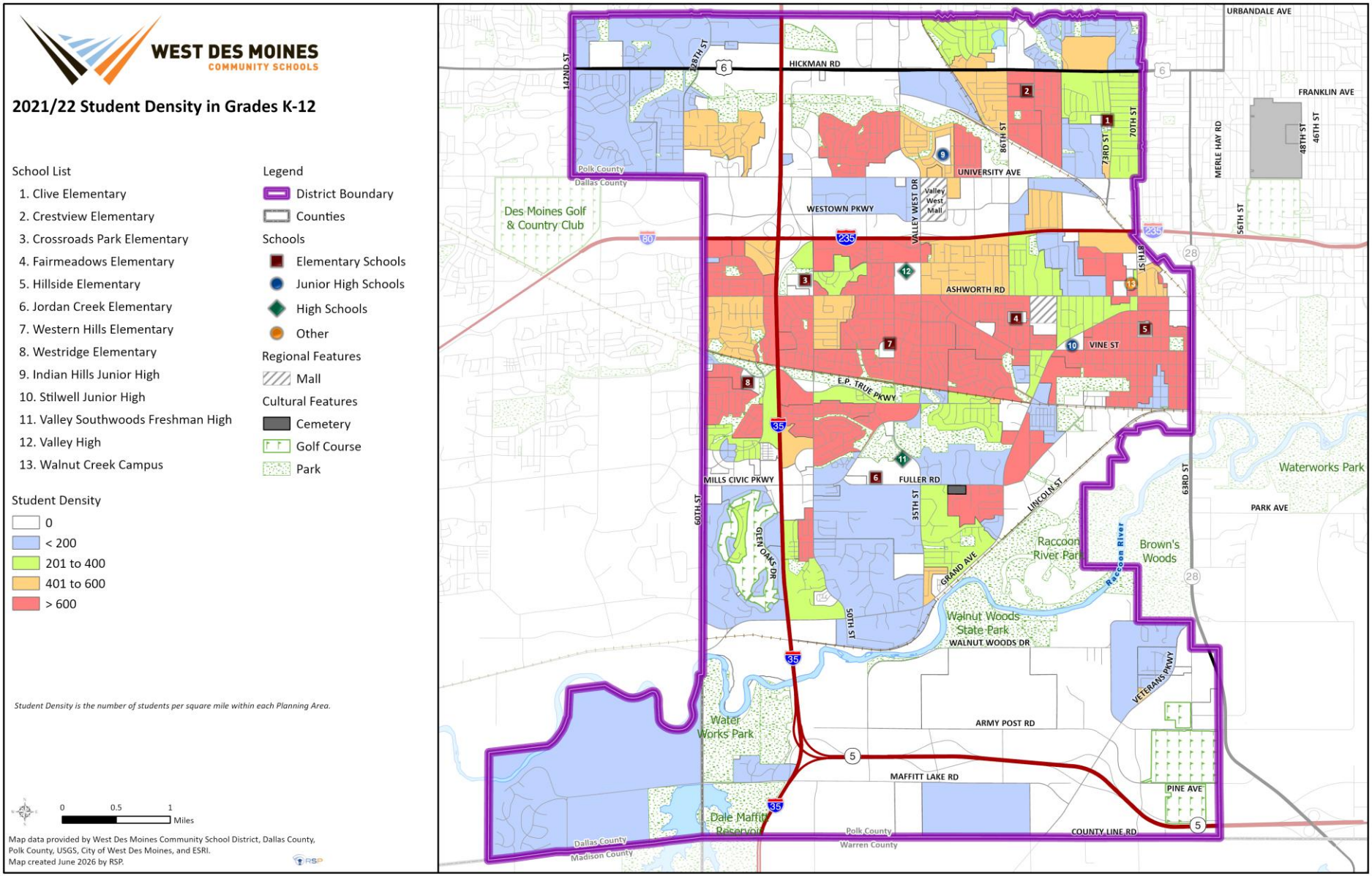
0 0.5 1 Miles

Map data provided by West Des Moines Community School District, Dallas County, Polk County, USGS, City of West Des Moines, and ESRI.
Map created June 2026 by RSP.



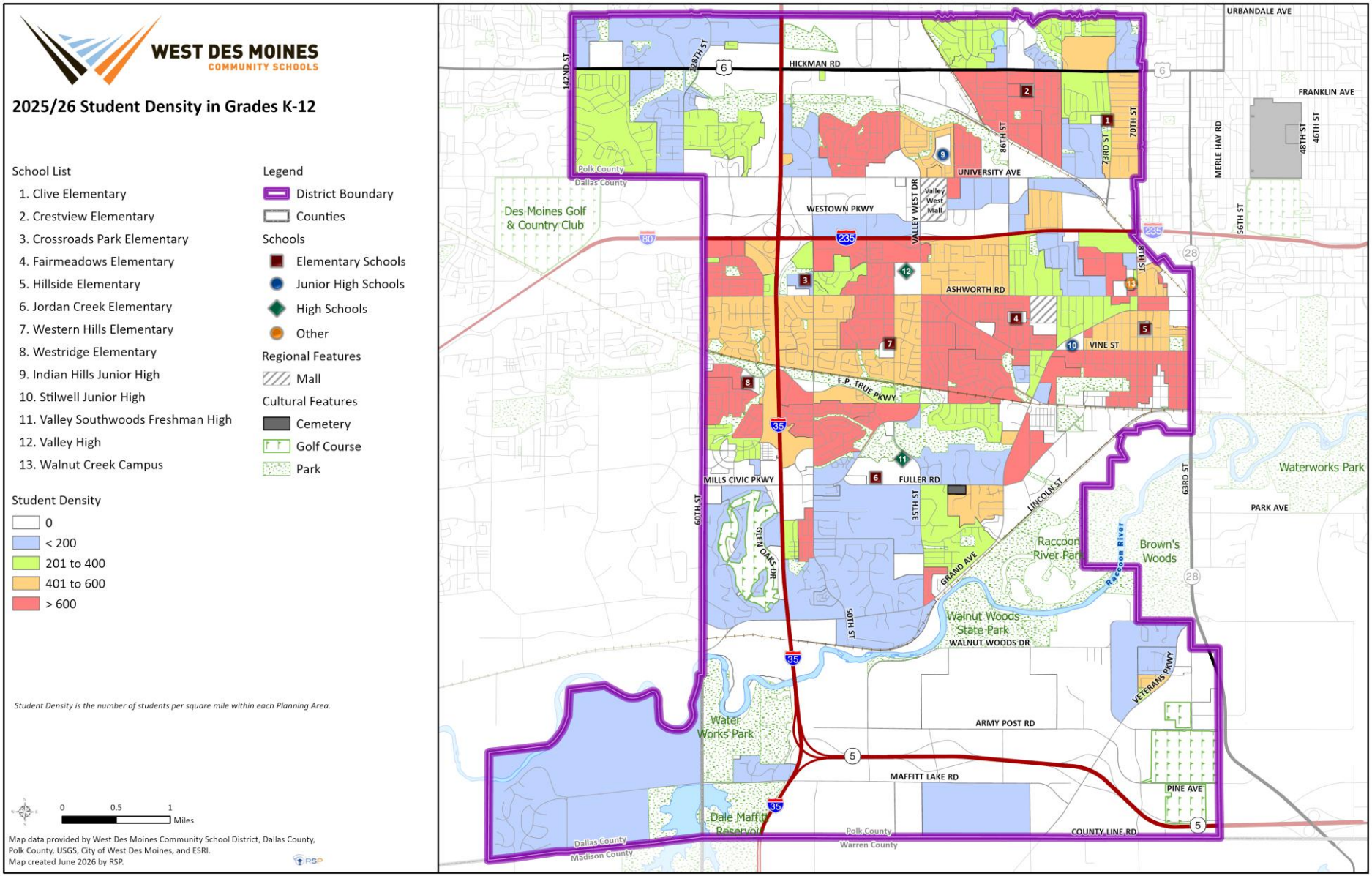
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2021/22 Student Density Map



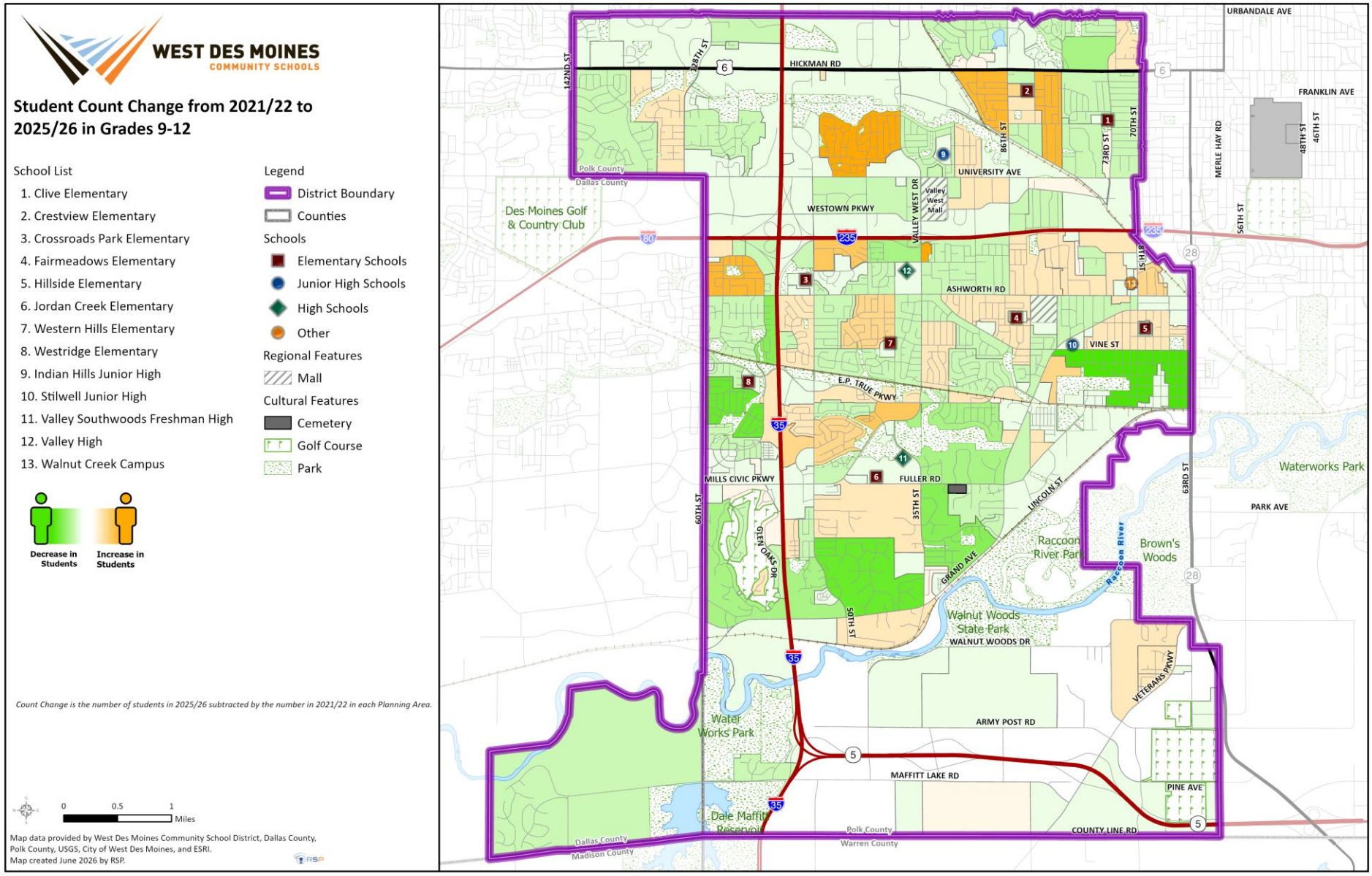
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2025/26 Student Density Map



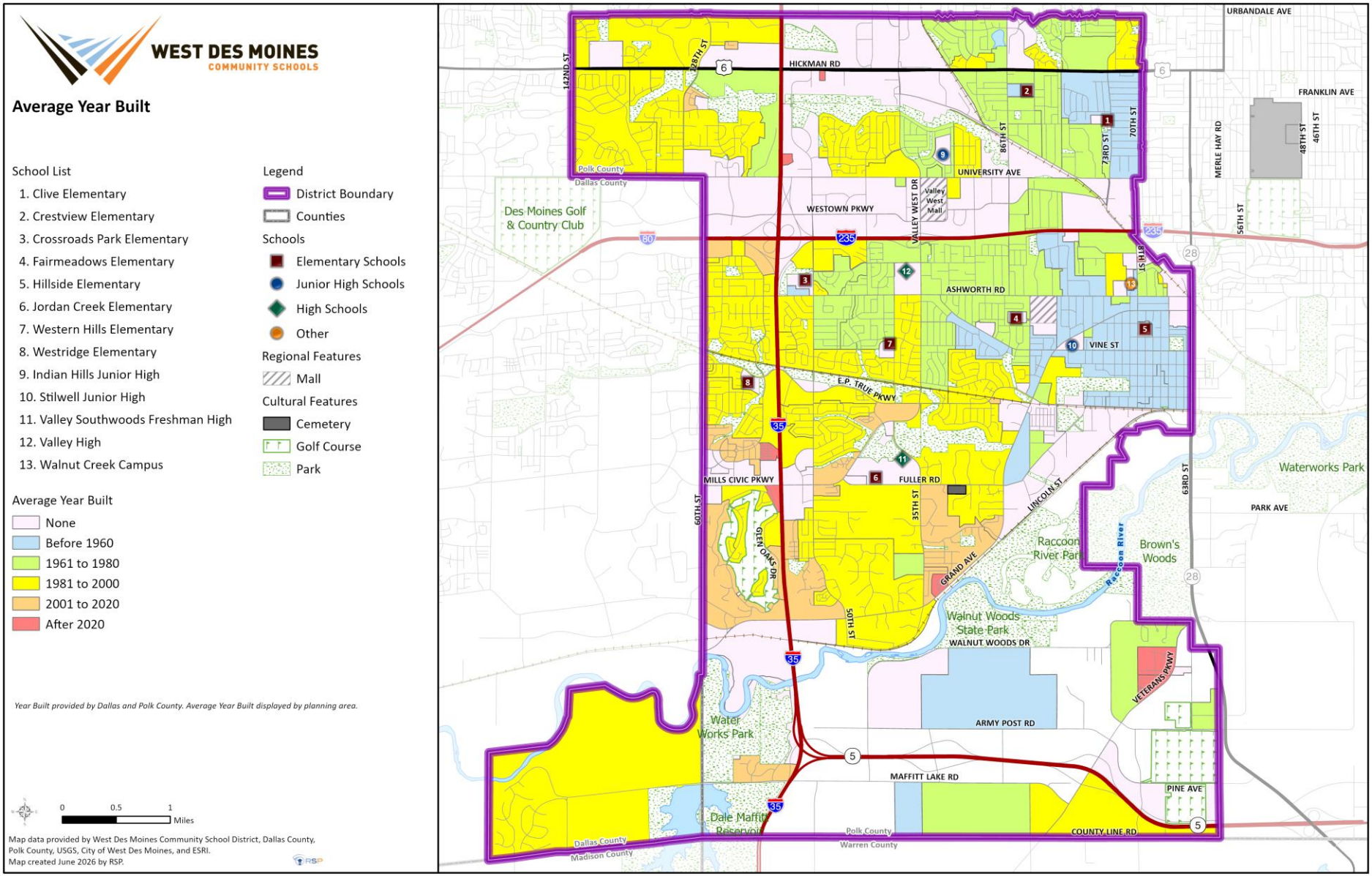
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5-Year Average Kindergarten Count Map



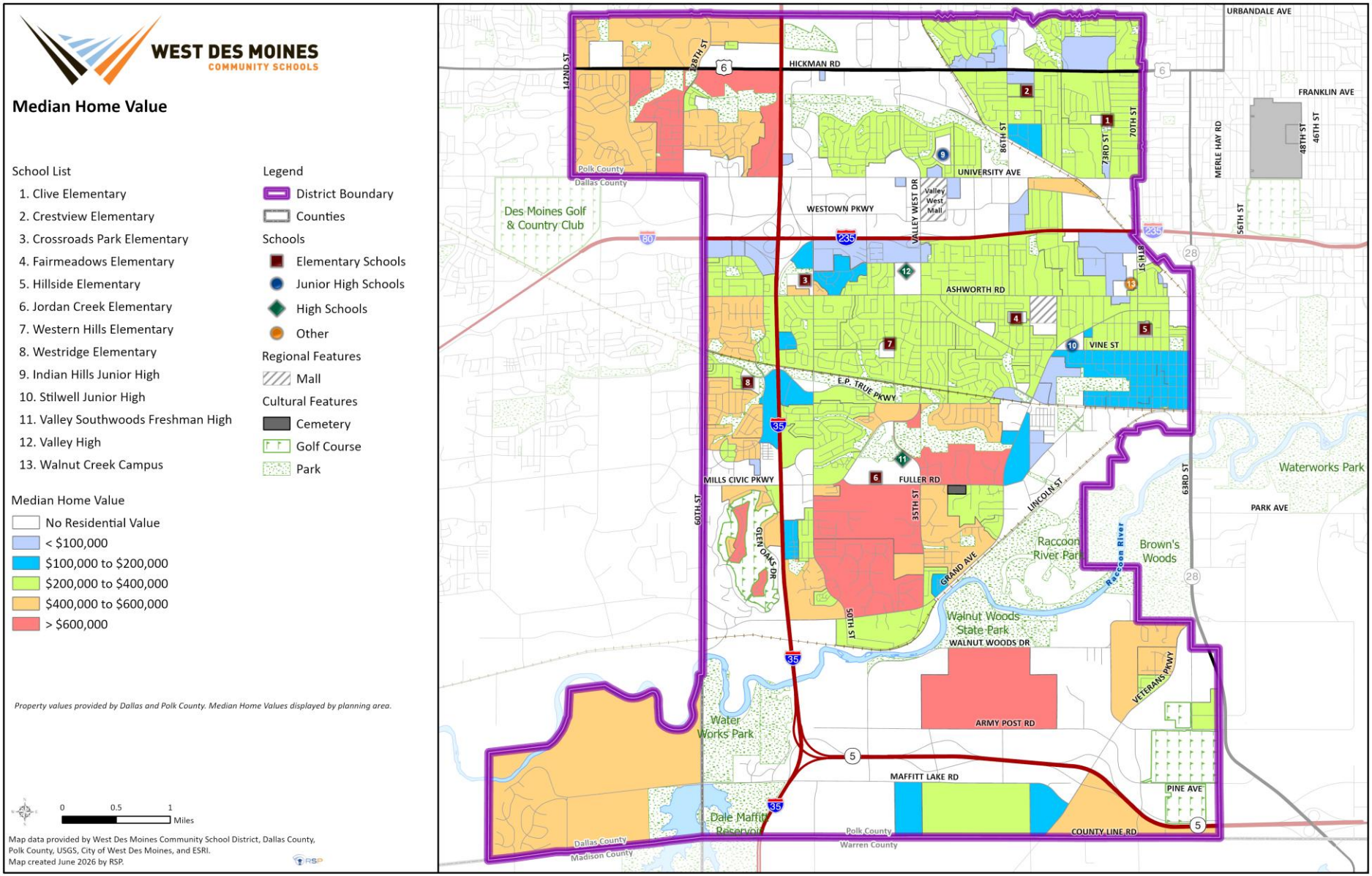
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Average Year Built Map



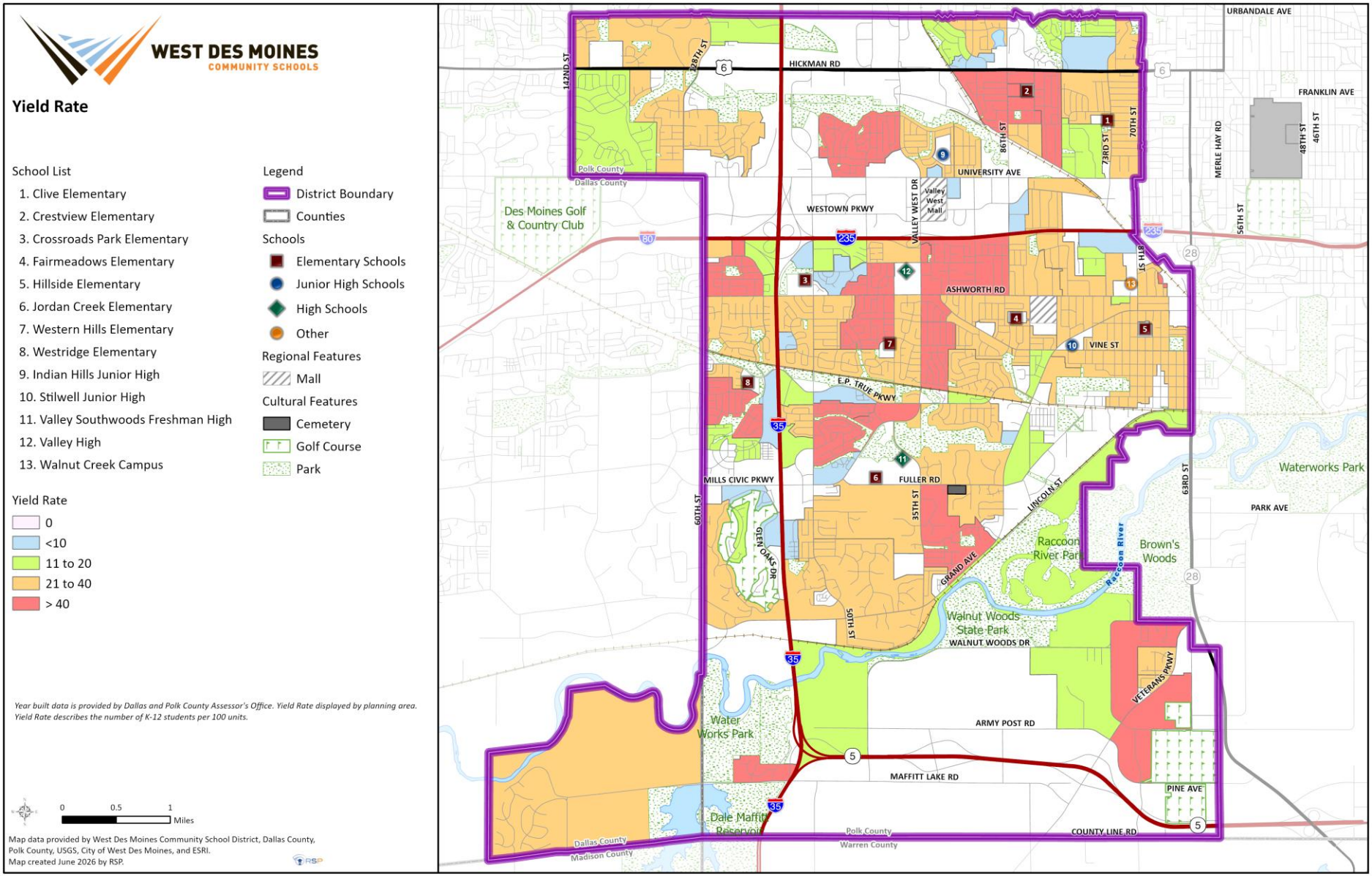
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Median Home Value Map



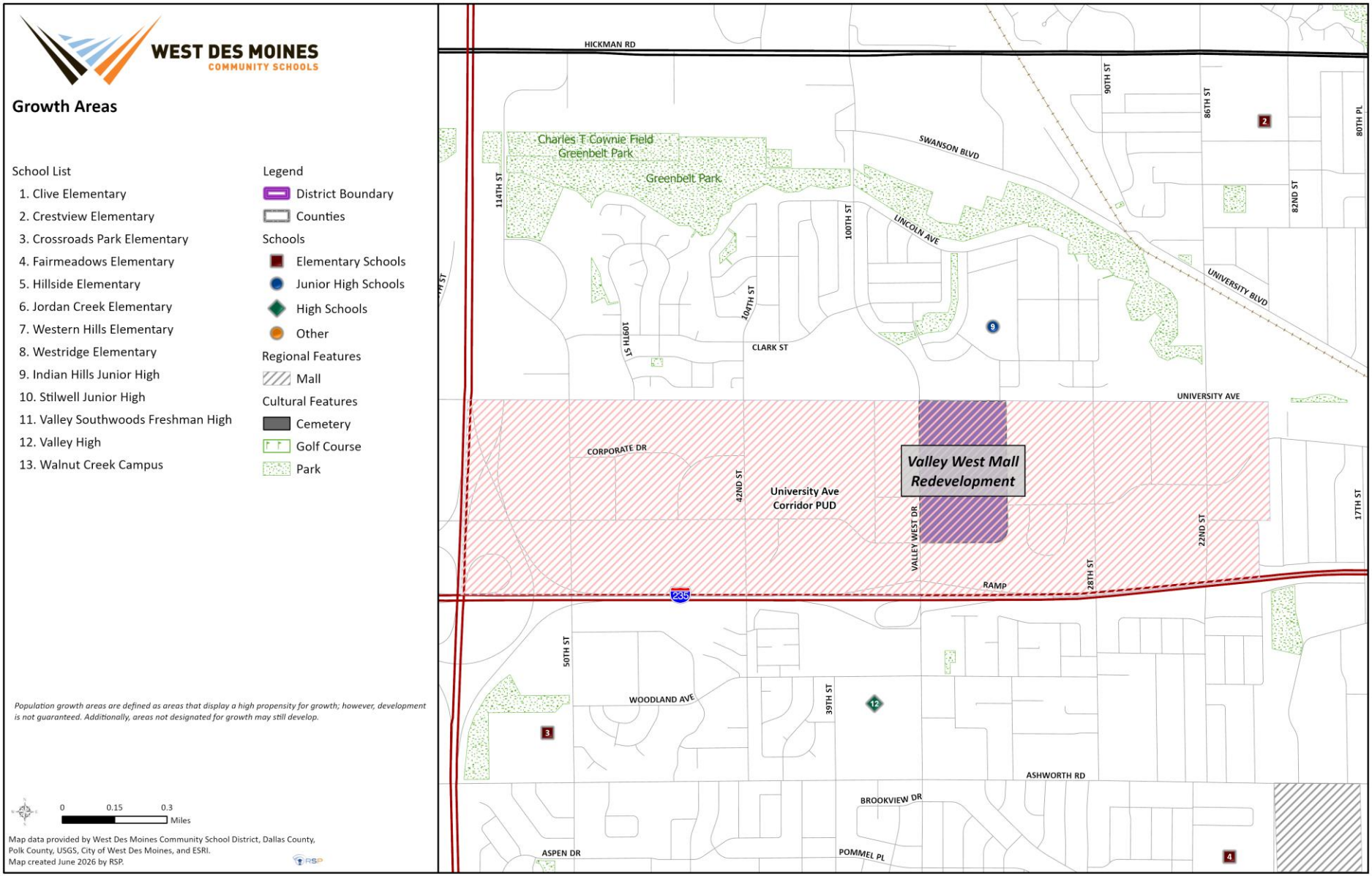
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Student Yield Rate Analysis Map



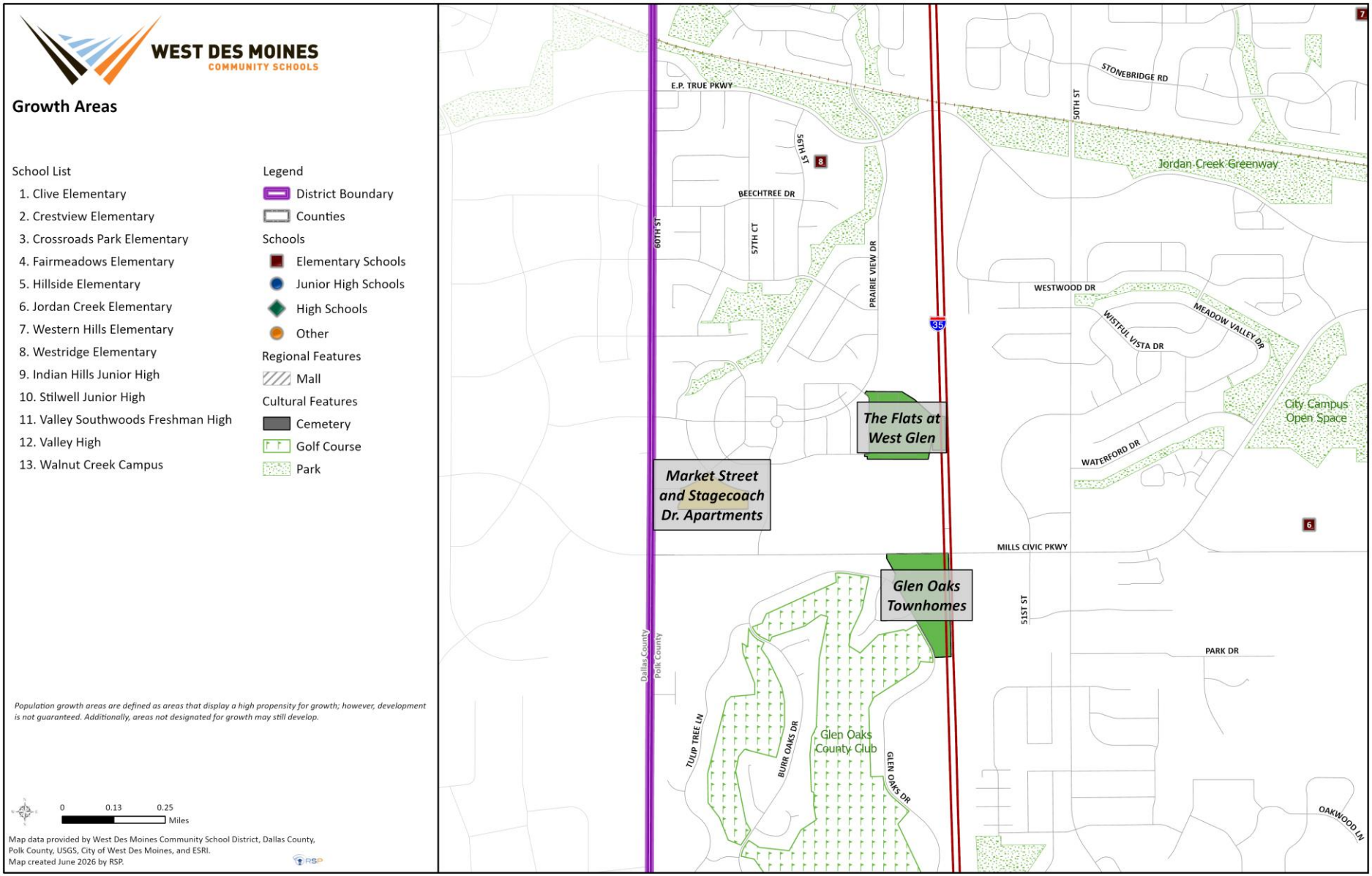
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North Growth Area Map (Detailed)



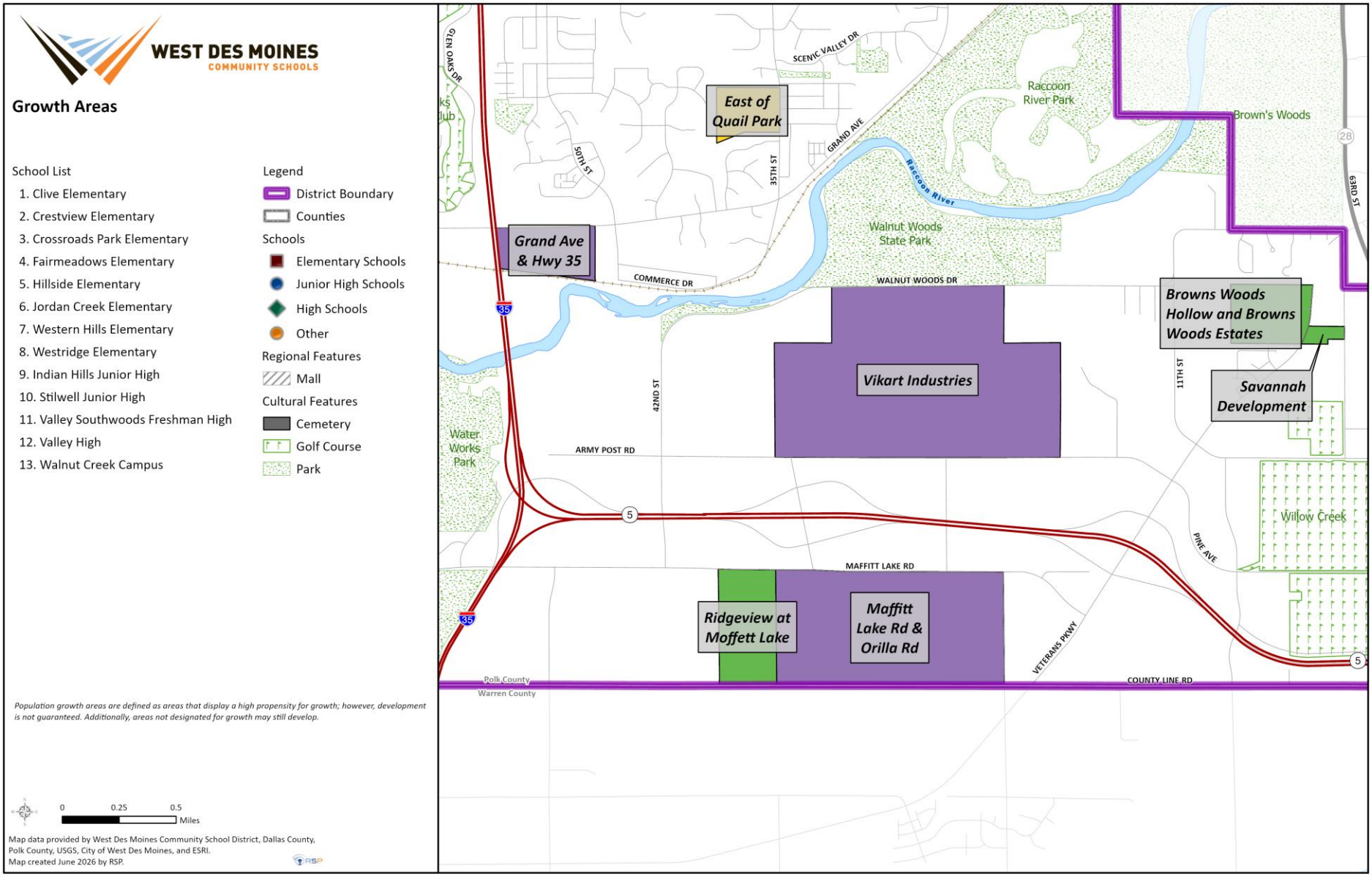
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Central Growth Area Map (Detailed)



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South Growth Area Map (Detailed)



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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 (McKiney-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 (McKiney-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 (McKiney-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?

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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.

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Key Definitions

- Cohort: a group of individuals having a statistical factor (such as grade level) in common in a demographic study
- In-Migration: shows number of students in grade 1st to 12th that are attending the district in the current year, but were not attending the district in the previous year
- Home Value Bar Chart: Percent of total homes by range of home value
- Housing Affordability Index: Measures affordability using an index to quantify the ability of a typical household to purchase an existing home in an area.
- Household Income Bar Chart: Percent of households by range of household income
- Median Home Value: equal to the middle point of all reported home values from the assessor's office in the district
- Median Year Built: equal to the middle point of all reported years when each dwelling unit was built based on information from the local assessor's office
- Mixed-use development (MU): development that blends two or more residential, commercial, cultural, institutional, and/or industrial uses
- Mobile Home Park: movable dwelling, 8 feet or more wide and 40 feet or more long, designed to be towed on its own chassis, with transportation gear integral to the unit when it leaves the factory, and without need of a permanent foundation.
- Mortgage as % Salary: Number of households by what percent salary goes to mortgage experiences
- Multi-family (MF): a classification of housing where multiple separate housing units for residential inhabitants are contained within one building or several buildings within one complex
- Single-family (SF): a house that is may be fully detached or semi-detached occupied by one household or family
- Town Homes (TH): Side by side housing units that do not meet the definition of single-family houses
- Out-Migration: shows number of students in grade Kindergarten to 11th that are attending the district in the previous year, but were not attending the district in the current year
- Percent of Income for Mortgage**:** Provides a monthly budget perspective to examine the relationship between household income and mortgage payments (based on a median-valued home).
- Vacant Land: means any undeveloped land/ erf within a proclaimed township or a land development area and will continue to be rated as vacant until such time as a certificate of occupancy
- Year Property Built Bar Chart: Percent of households by decade home was built
- Yield Rate: ratio of students that attend each school to the number of housing units in that school's attendance area

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Project Documentation

Data Acquisition:

- School District Student Data
  - Date received: April 30, 2026
  - Date verified: May 28, 2026
- City Planning Meeting(s)
  - City of West Des Moines: June 2, 2026
  - Email Communication with City of Urbandale and Clive
- County Data
  - Open data vis Polk and Dallas counties

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