IOWA CITY COMMUNITY SCHOOL DISTRICT

All In for All Kids

Planning for the Future

Iowa City Community School District

2025/26 Enrollment Analysis by RSP

October 2026

Updated 10/27/2026

RSP

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:

Clear Creek Amana Community School District
- Enrollment Analysis, 2026/27

Cedar Rapids Community School District
- Enrollment Analysis, 2025/26

Waukee Community School District
- Enrollment Analysis, 2026/27

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Expectations

Thank you to Iowa City Community School District, Johnson County, Cities of Iowa City, Coralville, and North Liberty, Census Bureau/Esri for making this happen!



Helpful Hints to Read the Report:

- Slides that have the flagged star symbol are SIGNATURE SLIDES and are the most important variables in this unique analysis
- Each variable is analyzed as an indicator of future student population. Use the PLUS (student growth) and MINUS (student loss) icons to note how each indicator contributes to the analysis:
- Click the APPENDIX symbol on a page to reference additional analysis on this topic

Timeline	Findings	Study	Change	Facts
The project timeline reflects the need to represent student data as closely as possible to the Official Count Data, with attributes that allow RSP to forecast enrollment at a parcel-level geography.	The findings were not focused on supporting or contradicting any past internal or outsourced studies. This analysis is grounded in extensive data.	This study factored in many different data sets to provide data driven analysis that is the foundation to the RSP Statistical Forecast Model (SFM).	Enrollment change in the community is influenced by, but not limited to, the birth rate, demographics, types of development and/or housing affordability.	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 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, assumptions may occur that lead to either greater or smaller enrollment outcomes.

Student data excludes virtual and 18–21 special education populations. **Enrollment is intended to align with the district's Official Count Day totals but may vary based on the student data provided by the district.**

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

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Discussion Points

Part 1:
Enrollment & Demographics

- Executive Summary
- Sophisticated Forecast Model
- Past Enrollment and Student Change
- Student Analysis Visuals

Part 2:
Development & Growth Trends

- Population and Demographics
- Student Yield Rate
- Housing Market Visuals
- Potential Growth Analysis

Part 3:
Projections

- Past, Current, and 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.



Enrollment Outlook

The district is forecasted to decrease to **14,113 students (PK-12)** by 2030/31. This reflects a loss of:

- **387 elementary students**
- **208 middle school students**
- **118 high school students**



Facility Capacity & Utilization

- Many schools are projected to operate below 70% utilization based on district-provided capacity.
- Utilization varies by school, emphasizing the importance of evaluating individual buildings rather than relying solely on districtwide averages.
- Available capacity may provide flexibility for future programming, enrollment changes, and facility planning.



Key Variables:

- Live births and the district's share of incoming Kindergarten students will influence future cohort sizes.
- New residential construction provides growth potential, but student generation varies by housing type and location.
- Established neighborhoods may experience changing student yields as household composition and occupancy change.
- Students entering, leaving, or choosing other educational options can influence enrollment independently of population growth.

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Past Enrollment and Demographics

Things to Consider

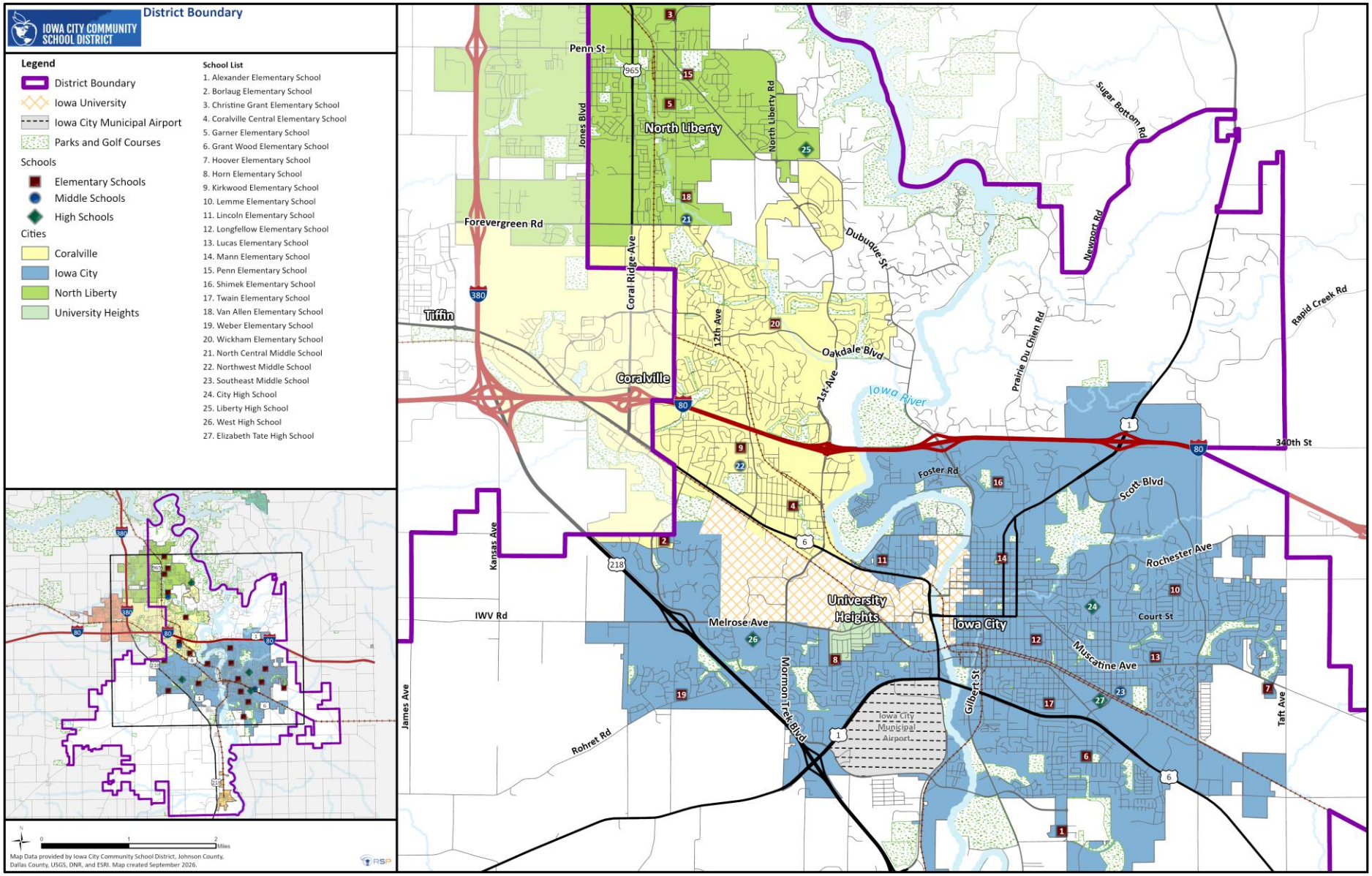
Student Analysis Maps & Data

Sophisticated Forecast Model

Demographics

Past Enrollment & Change

District Boundary and City Limits Map



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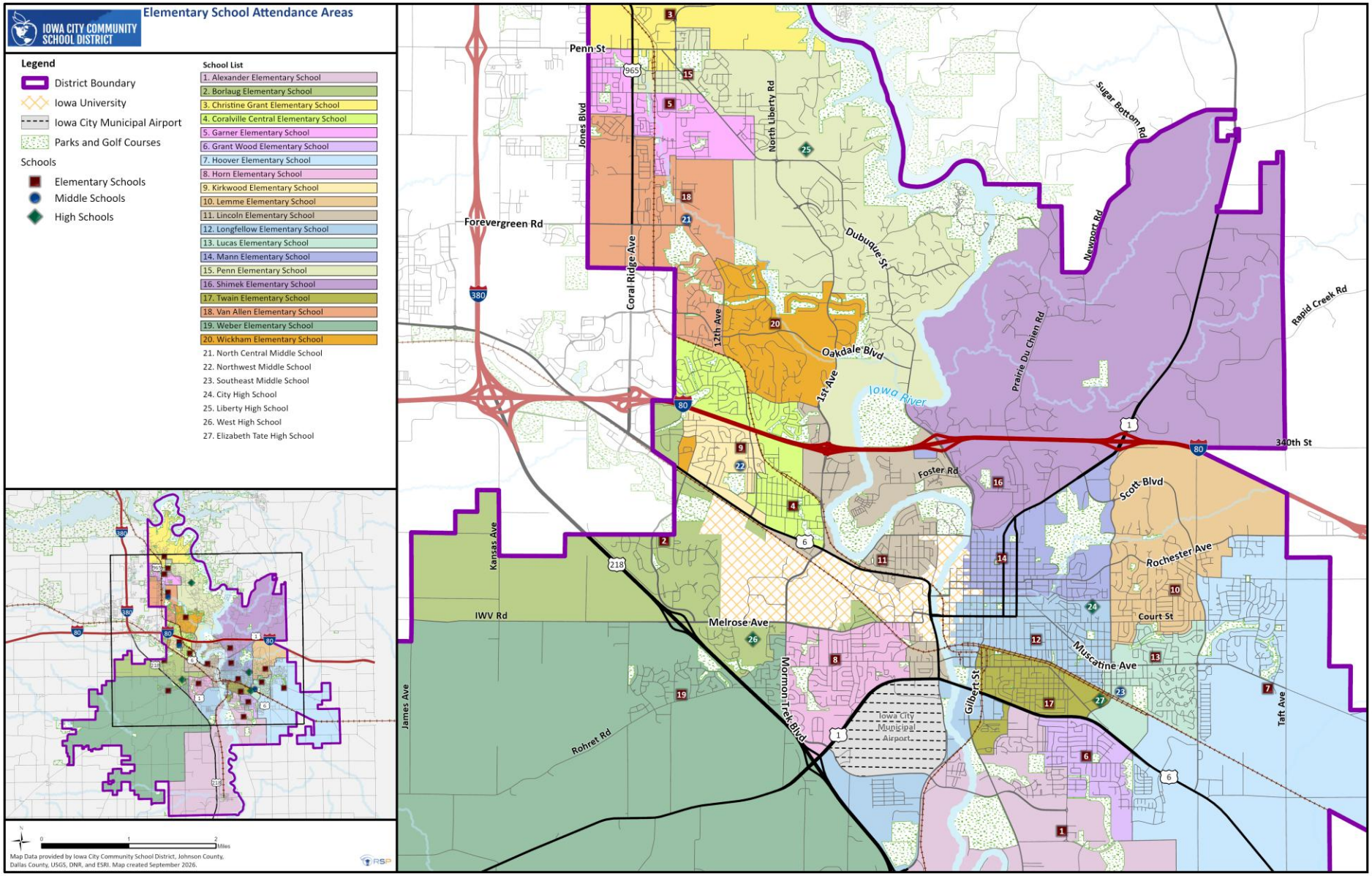
Elementary Boundary Map



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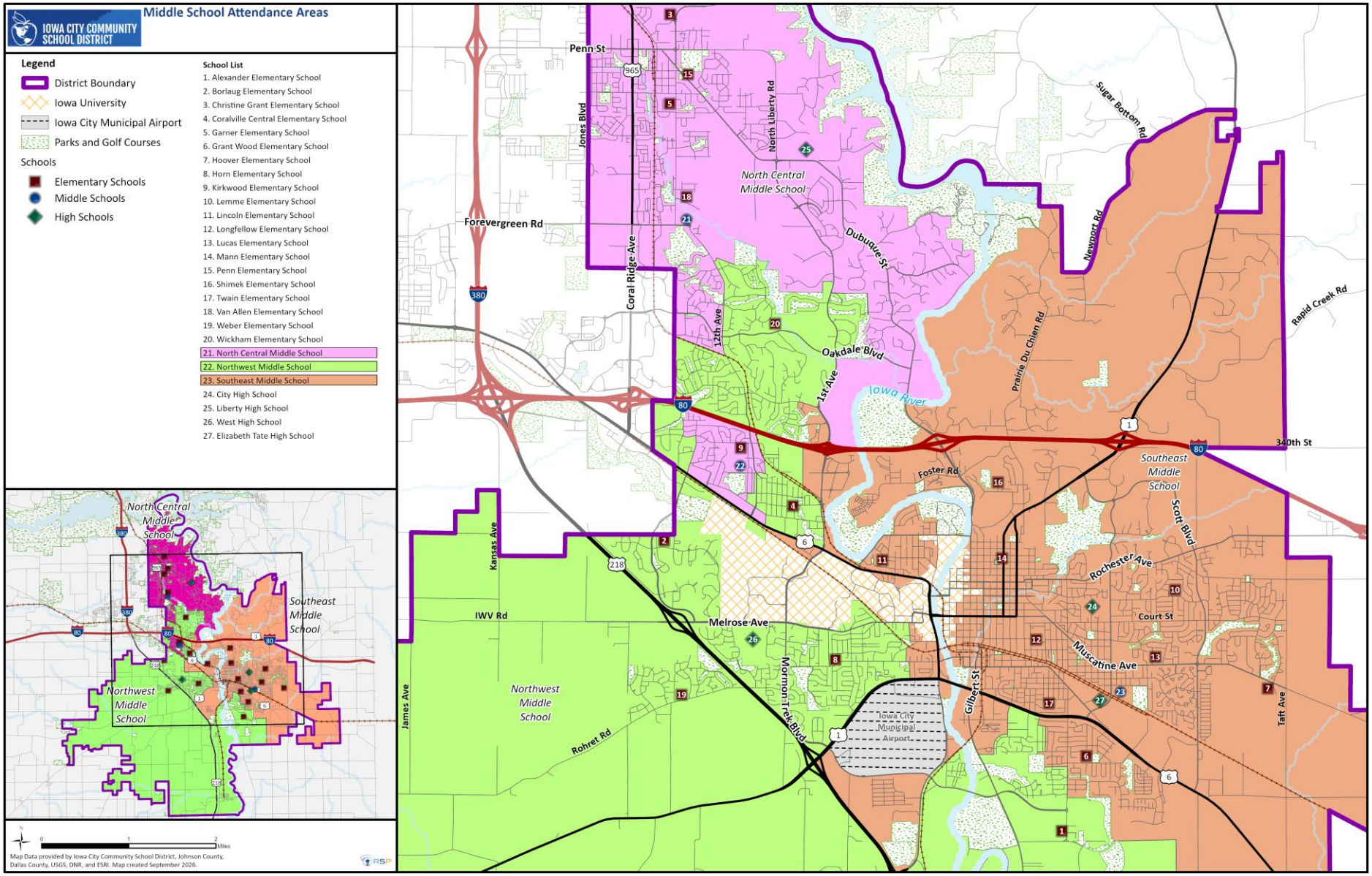
Middle School Boundary Map



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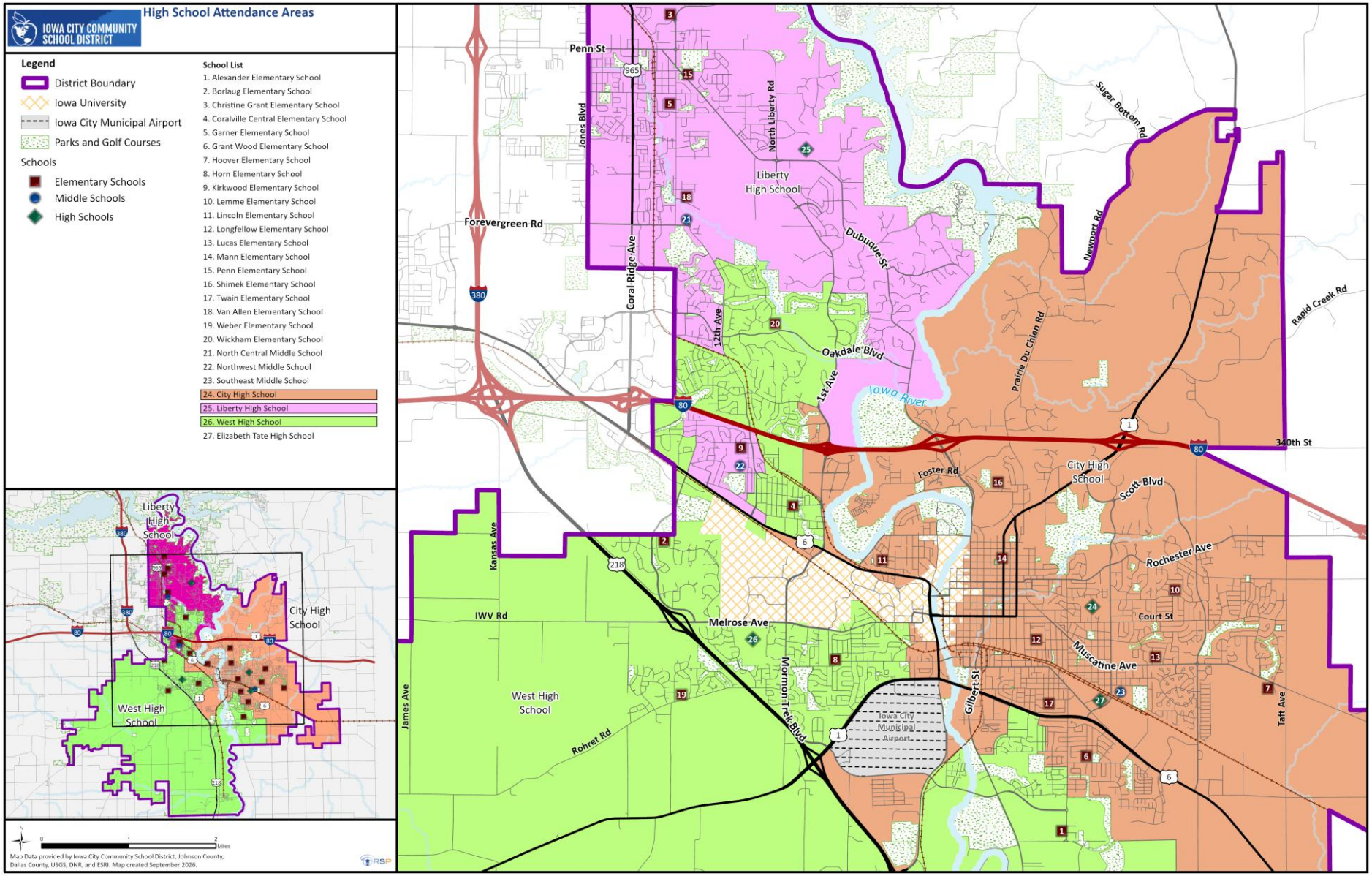
High School Boundary Map



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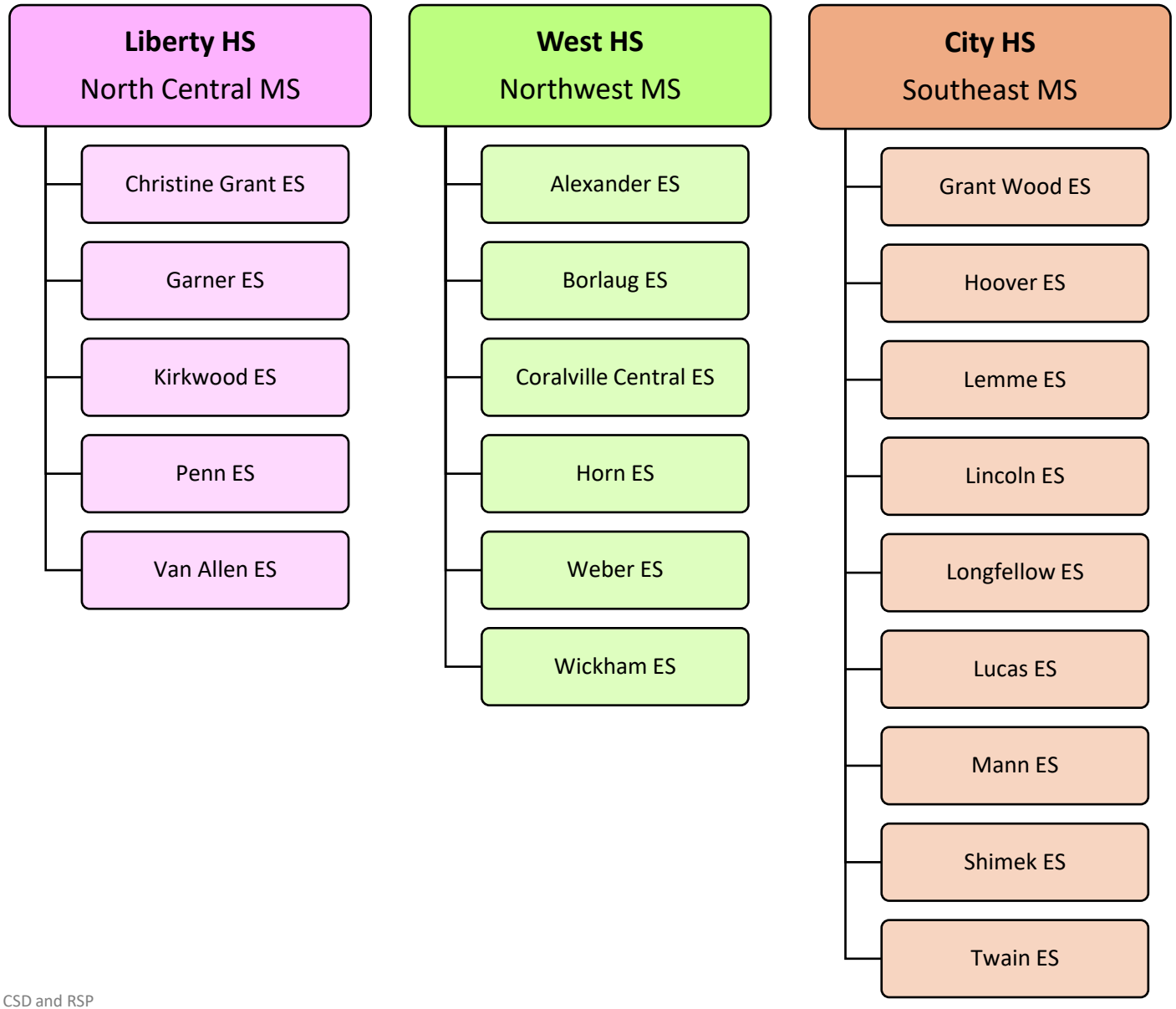
School Feeder Diagram



Source: Iowa City CSD and RSP

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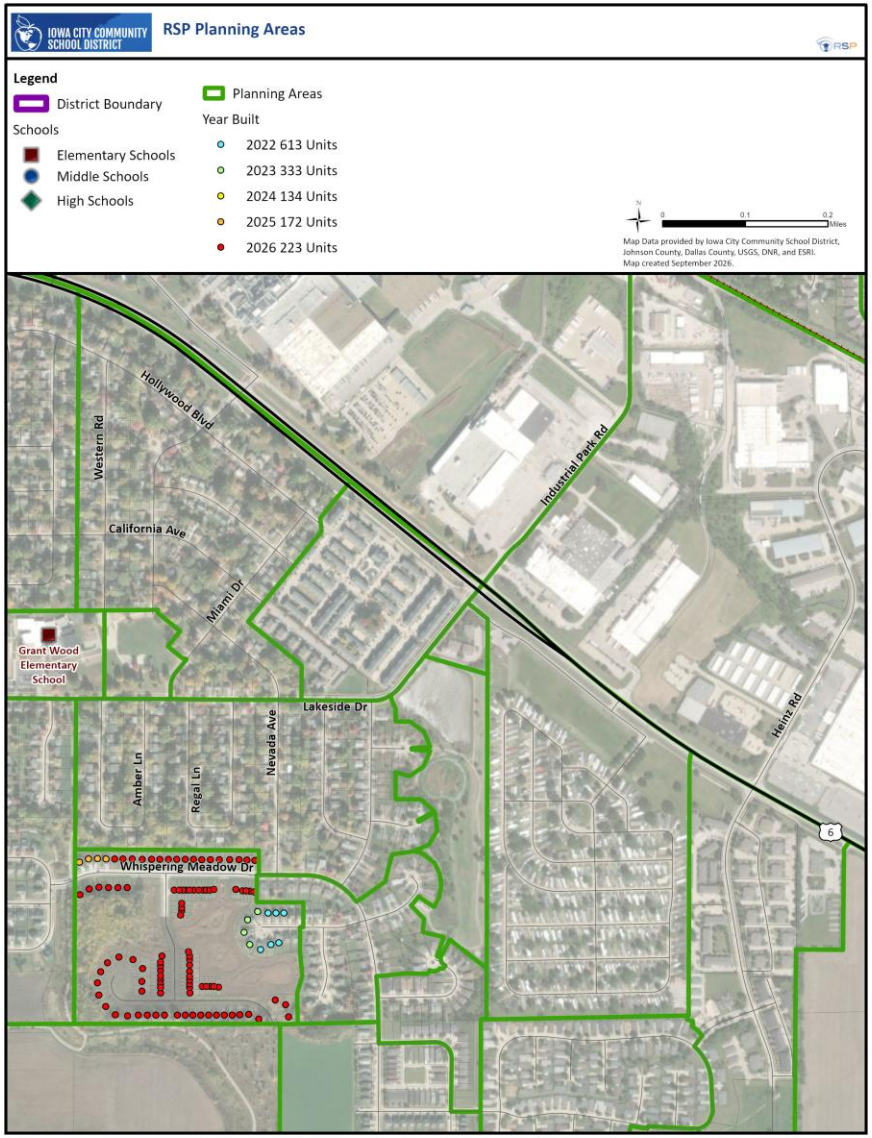
About the Model

STEP 1: Data Collection and Spatial Analysis



STEP 2: Sophisticated Forecast Model

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

Let:

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

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

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

Let:

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

Projection Methodology:

Enrollment projecting is a social science… not an exact science; it identifies behavior trends to determine the likelihood that these trends will continue.

The SFM is 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.

STEP 3: Review Key Variables

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
Housing stock does not re-green	Housing stock re-greens (turns over)
Housing development experiences minimal potential growth	Housing development experience more potential growth
Economic indicators challenge the ability for new homeowners and affordability aspects of the district	Economic indicators improve the ability for new homeowners and the affordability aspects of the district
Demographic shifts in community and/or surrounding communities	Demographic shifts in community and/or surrounding communities
Incoming classes smaller than outgoing classes	Incoming classes larger than outgoing classes

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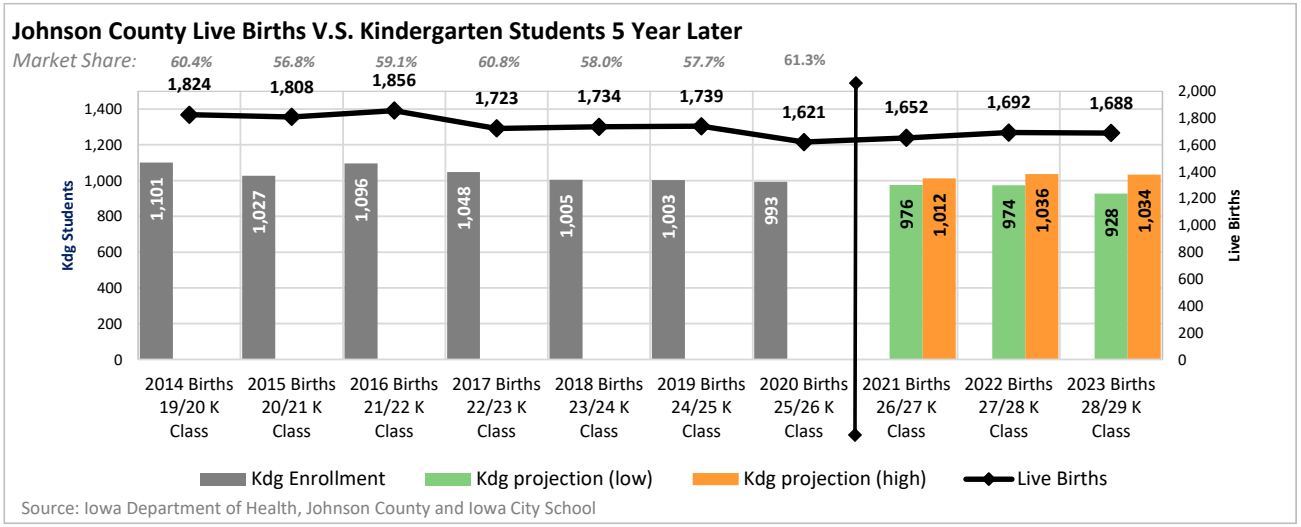
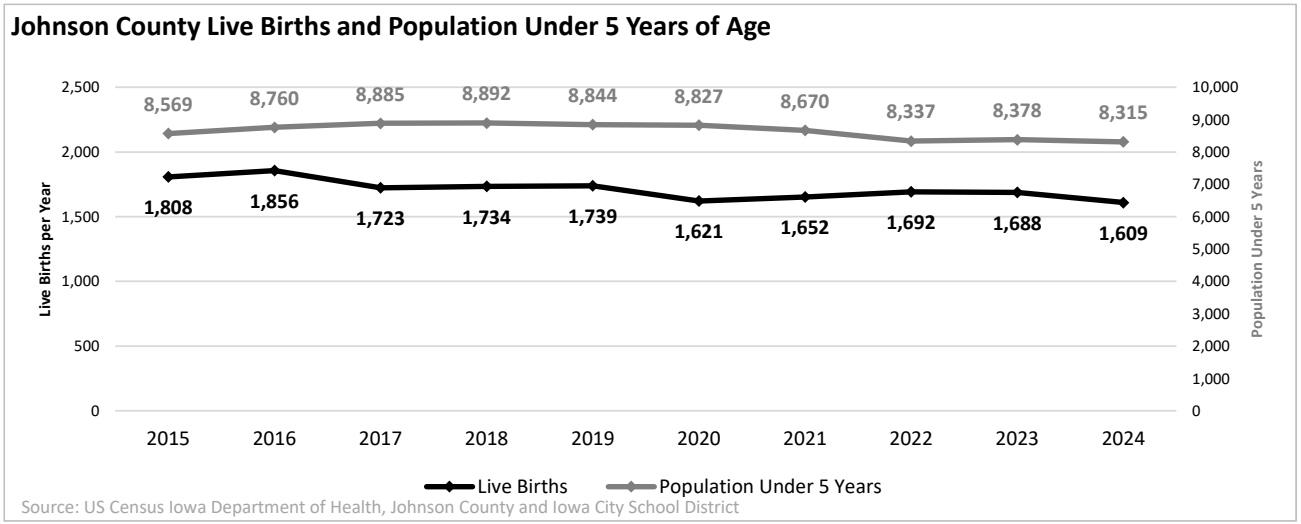
Johnson County Birth Rate Visuals



Source: Iowa Department of Health, Johnson County and Iowa City School



Source: US Census Iowa Department of Health, Johnson County and Iowa City School District

Main Takeaway: Declining county births create a more limited baseline for Kindergarten growth; future enrollment will increasingly depend on household migration, residential turnover, and the district's ability to capture a greater share of the available school-age population.

Observations:

- **Johnson County live births have generally declined from earlier levels**
  - Annual births have remained **below 1,700 since 2020**
- **Kdg enrollment has historically represented 55–64% of Johnson County births five years earlier**
  - Recent market share has fluctuated rather than showing a consistent downward trend
- **The population under age 5 has also shifted downward**
  - The estimated under-5 population declined **to 8,315 in 2024**
- **Birth trends alone do not determine future Kindergarten enrollment**
  - Enrollment will also be influenced by other variables (**development, household turnover, family migration)**
- **Projected Kindergarten enrollment assumes some improvement from recent market-share levels**
  - Reaching the higher end of the range would require **stronger student capture and/or additional growth from migration and housing turnover**

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Past Enrollment by Grade

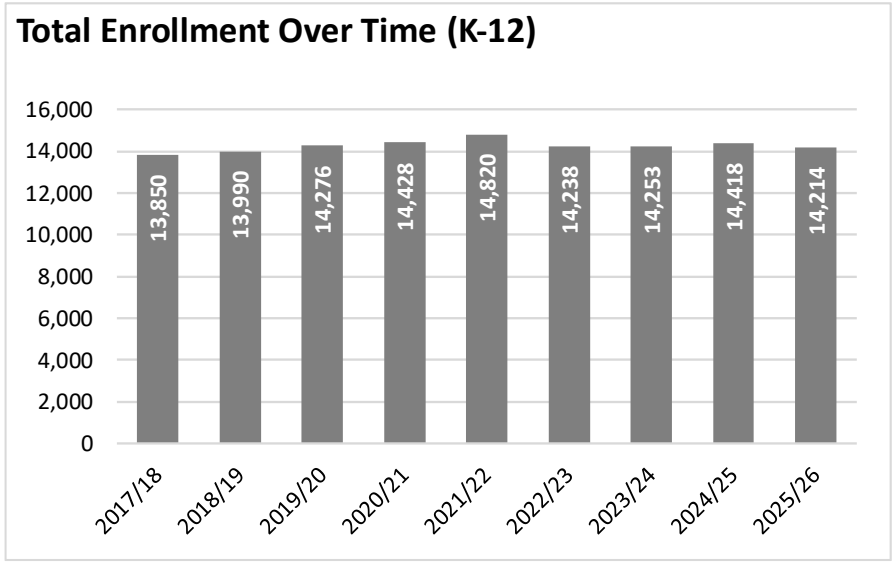
Enrollment By Grade

School Year	Grade														PK-12			K-12		
	PK	K	1st	2nd	3rd	4th	5th	6th	7th	8th	9th	10th	11th	12th	Total	Change	% Change	Total	Change	% Change
2015/16	449	1,171	1,064	1,132	1,072	1,061	968	1,039	964	945	977	951	925	948	13,666			13,217		
2016/17	470	1,125	1,166	1,062	1,118	1,081	1,049	976	1,046	953	1,000	988	952	1,000	13,986	320	2.3%	13,516	299	2.3%
2017/18	555	1,146	1,112	1,164	1,051	1,125	1,065	1,058	987	1,050	1,027	1,026	1,007	1,032	14,405	419	3.0%	13,850	334	2.5%
2018/19	570	1,157	1,139	1,081	1,156	1,036	1,120	1,063	1,061	978	1,076	1,060	1,029	1,034	14,560	155	1.1%	13,990	140	1.0%
2019/20	663	1,101	1,174	1,131	1,107	1,154	1,047	1,116	1,108	1,055	1,021	1,115	1,059	1,088	14,939	379	2.6%	14,276	286	2.0%
2020/21	481	1,027	1,016	1,085	1,086	1,058	1,129	1,016	1,098	1,096	1,095	1,030	1,119	1,092	14,428	-511	-3.4%	13,947	-329	-2.3%
2021/22	579	1,096	1,087	1,074	1,089	1,109	1,052	1,121	1,037	1,099	1,140	1,125	1,033	1,179	14,820	392	2.7%	14,241	294	2.1%
2022/23	439	1,035	1,096	1,097	1,073	1,098	1,095	1,061	1,137	1,052	1,142	1,135	1,128	1,089	14,677	-143	-1.0%	14,238	-3	0.0%
2023/24	448	1,005	1,032	1,091	1,089	1,050	1,090	1,095	1,107	1,137	1,081	1,144	1,163	1,169	14,701	24	0.2%	14,253	15	0.1%
2024/25	543	1,003	1,046	1,035	1,113	1,105	1,064	1,101	1,116	1,133	1,221	1,134	1,145	1,202	14,961	260	1.8%	14,418	165	1.2%
2025/26	612	993	996	1,024	1,033	1,109	1,098	1,059	1,089	1,099	1,162	1,210	1,138	1,204	14,826	-135	-0.9%	14,214	-204	-1.4%

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

Observations:

- District enrollment has remained relatively stable over the past decade, fluctuating between approximately **13,700 and 15,000 PK–12 students.**
- 2025/26 enrollment totaled 14,826 students, **a decrease of 135 students (-0.9%) from the previous year.**
- Kindergarten and 1st grade are the district's smallest K–12 cohorts, both below 1,000 students.
  - These smaller incoming classes are not fully replacing larger upper-grade cohorts, creating downward pressure on overall enrollment as students progress through the system.



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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
2015/16	2016/17	21	-46	-5	-2	-14	9	-12	8	7	-11	55	11	1	75	320	2.3%	299	2.2%
2016/17	2017/18	85	21	-13	-2	-11	7	-16	9	11	4	74	26	19	80	419	3.0%	334	2.4%
2017/18	2018/19	15	11	-7	-31	-8	-15	-5	-2	3	-9	26	33	3	27	155	1.1%	140	1.0%
2018/19	2019/20	93	-56	17	-8	26	-2	11	-4	45	-6	43	39	-1	59	379	2.6%	286	2.0%
2019/20	2020/21	-182	-74	-85	-89	-45	-49	-25	-31	-18	-12	40	9	4	33	-511	-3.4%	-329	-2.2%
2020/21	2021/22	98	69	60	58	4	23	-6	-8	21	1	44	30	3	60	392	2.7%	294	2.0%
2021/22	2022/23	-140	-61	0	10	-1	9	-14	9	16	15	43	-5	3	56	-143	-1.0%	-3	0.0%
2022/23	2023/24	9	-30	-3	-5	-8	-23	-8	0	46	0	29	2	28	41	24	0.2%	15	0.1%
2023/24	2024/25	95	-2	41	3	22	16	14	11	21	26	84	53	1	39	260	1.8%	165	1.1%
2024/25	2025/26	69	-10	-7	-22	-2	-4	-7	-5	-12	-17	29	-11	4	59	-135	-0.9%	-204	-1.4%
3-Year Average		57.7	-14.0	10.3	-8.0	4.0	-3.7	-0.3	2.0	18.3	3.0	47.3	14.7	11.0	46.3	49.7	0.3%	-8.0	0.0%
3-Year Weighted Average		67.7	-10.7	9.7	-10.8	5.0	-0.5	-0.2	1.2	8.7	0.2	47.3	12.5	7.0	49.3	23.2	0.2%	-44.5	-0.3%

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

Observations:

- Recent elementary grade progression shows more student losses, while several secondary grade transitions continue to experience gains.
- **Largest 3-year average cohort increase:** 8th to 9th grade, gaining approximately 47 students annually.
- **Largest 3-year average cohort decrease:** 1st to 2nd grade, losing approximately 8 students annually.
- The most recent year (2024/25 to 2025/26) shows losses across nearly every elementary grade transition, indicating increased downward pressure on younger cohorts.
- Overall K–12 enrollment declined by 204 students (-1.4%) in 2025/26, compared with a three-year average annual decline of approximately 8 students.

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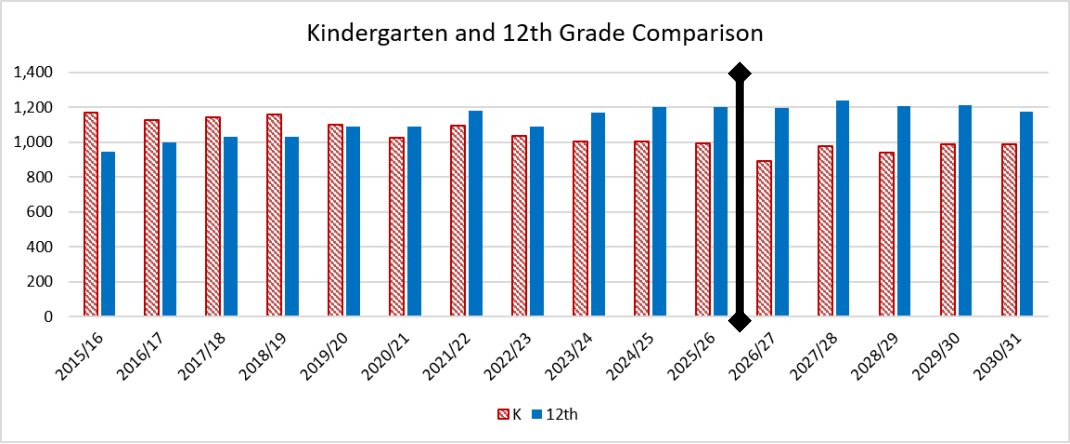
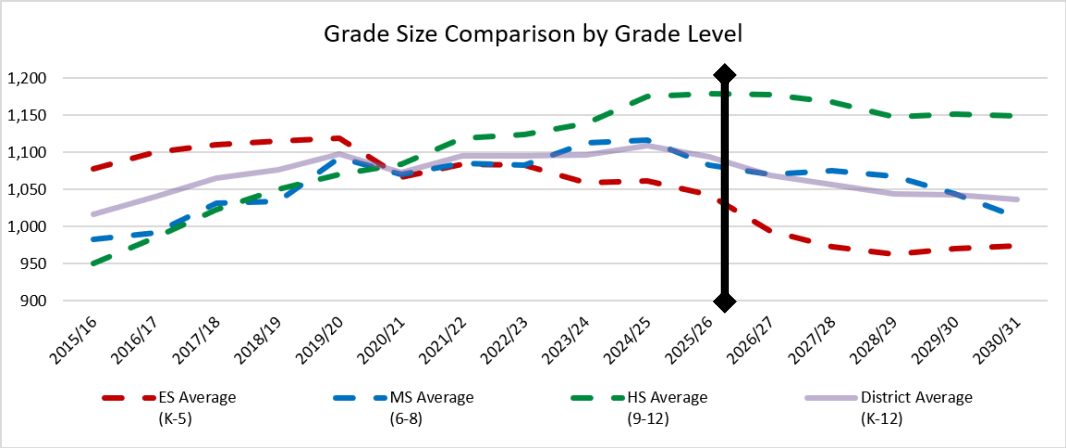
**All past student data is exported from the district student database allowing the ability to do robust statistical analysis by student geography. The student database export will not always align perfectly with the Official Counts.*

Class Size Comparisons



Source: RSP & Associates – October 2026



Source: RSP & Associates – October 2026

Main Takeaway: Smaller incoming classes are not replacing larger graduating cohorts, creating sustained downward pressure. As these smaller cohorts progress through the system, **declining enrollment is expected to gradually shift from elementary into middle and high school grades.**

K and 12th Grade Comparisons:

- The current 12th-grade class is 211 students larger than Kindergarten, illustrating the imbalance between incoming and graduating cohorts.
- Larger graduating classes are not being fully replaced by incoming Kindergarten students, contributing to declining district enrollment.

Over the next five years:

- Kindergarten enrollment is projected to remain relatively stable at approximately 900–1,000 students annually.
- 12th-grade enrollment is projected to remain near 1,200 students annually.
- This continued difference limits opportunities for overall enrollment growth.

Average Class Sizes

- High school has the largest average grade sizes, reflecting historically larger cohorts progressing through the district.
- Elementary grade sizes are projected to decline first, with smaller cohorts gradually progressing into middle and high school.
- By 2030/31, average grade sizes are projected to become more balanced across grade levels, although at a lower overall enrollment level.

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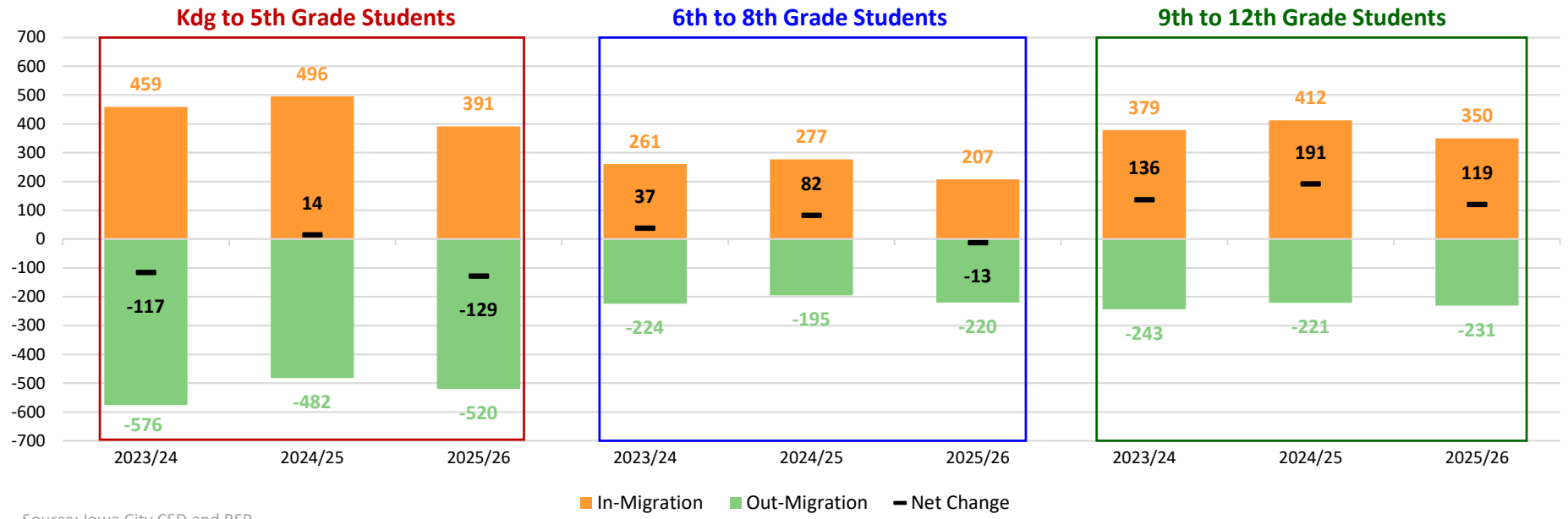
Student Migration Trend

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: Iowa City CSD and RSP

Observations

- The district in-migration was lower in 2025/26 influencing a net loss of students from this variable
  - Total Net Change in 2023/24: +1,099 students, -1,043 students → **Net Gain of 56 students**
  - Total Net Change in 2024/25: +1,185 students, -898 students → **Net Gain of 287 students**
  - Total Net Change in 2025/26: +948 students, -971 students → **Net Loss of 23 students**
- **High school continues to experience positive net migration**
  - Net gains occurred in all three years: **+136, +191, and +119 students**
  - These gains help offset losses occurring in the younger grades
- **Elementary grades experience the greatest student movement;** K-5 consistently has the **highest levels of both in- and out-migration**

Main Takeaway: Student migration remains an important enrollment variable. While the district experienced strong net in-migration in 2024/25, **2025/26 shifted to a slight net loss as increased elementary out-migration offset continued gains at the high school level.**

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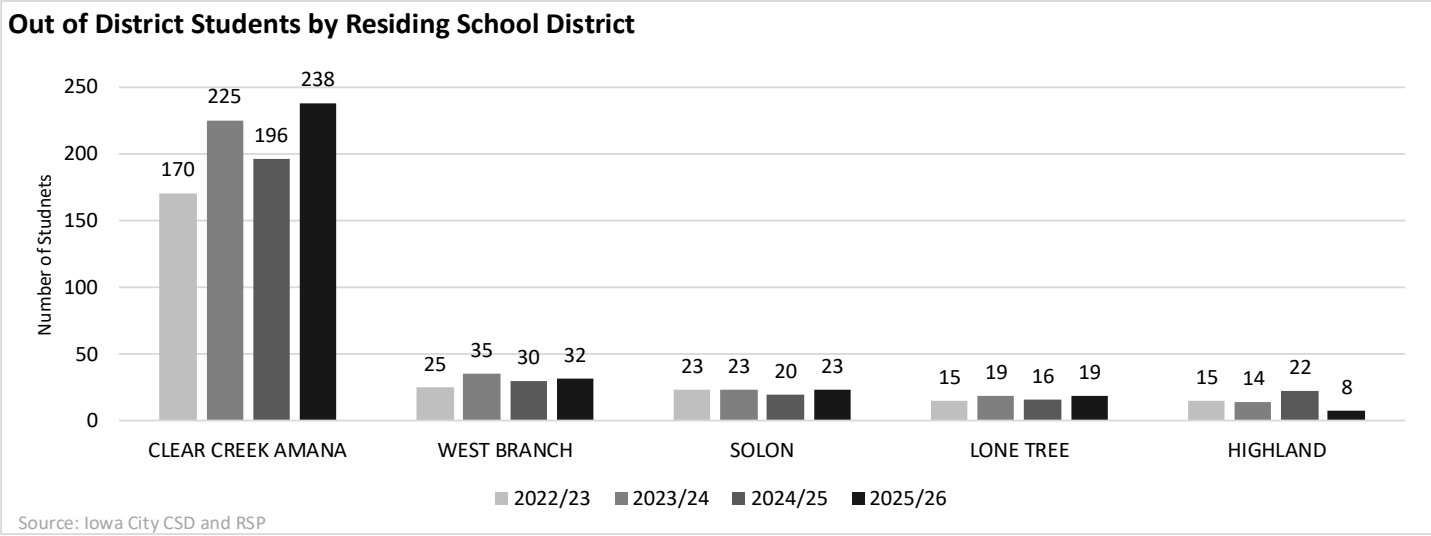
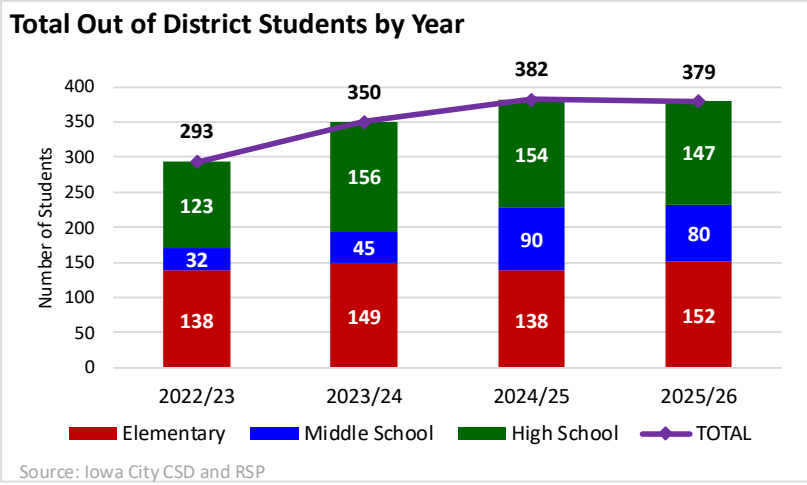
Out-of-District Student Analysis

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



Notes:

- Analysis includes the number of students RSP has geocoded residing out of the district boundary
- It may not align with district totals of out-of-district transfers, but provides count of students with addresses outside of the district at the time of Official Count data
- Some out of district students may be staff children, McKinney-Vento, other state programs, etc.



Observations

- Out-of-district enrollment has increased since 2022/23
  - Enrollment peaked at **382 students in 2024/25** and remained essentially stable in 2025/26
- **Clear Creek Amana is the largest identified source district**
  - Increased from **170 students in 2022/23 to 238 in 2025/26**
  - Represents roughly **63% of the 2025/26 out-of-district total**
- **Out-of-district enrollment should be monitored separately from resident enrollment**
  - Includes Open Enrolled In students and other students with geocoded residences outside the district boundary *(totals may differ from official Open Enrollment counts)*

Main Takeaway: Out-of-district enrollment has grown since 2022/23 and now represents a meaningful component of district enrollment. Recent totals have stabilized, with **Clear Creek Amana accounting for the majority of students residing outside the district boundary.**

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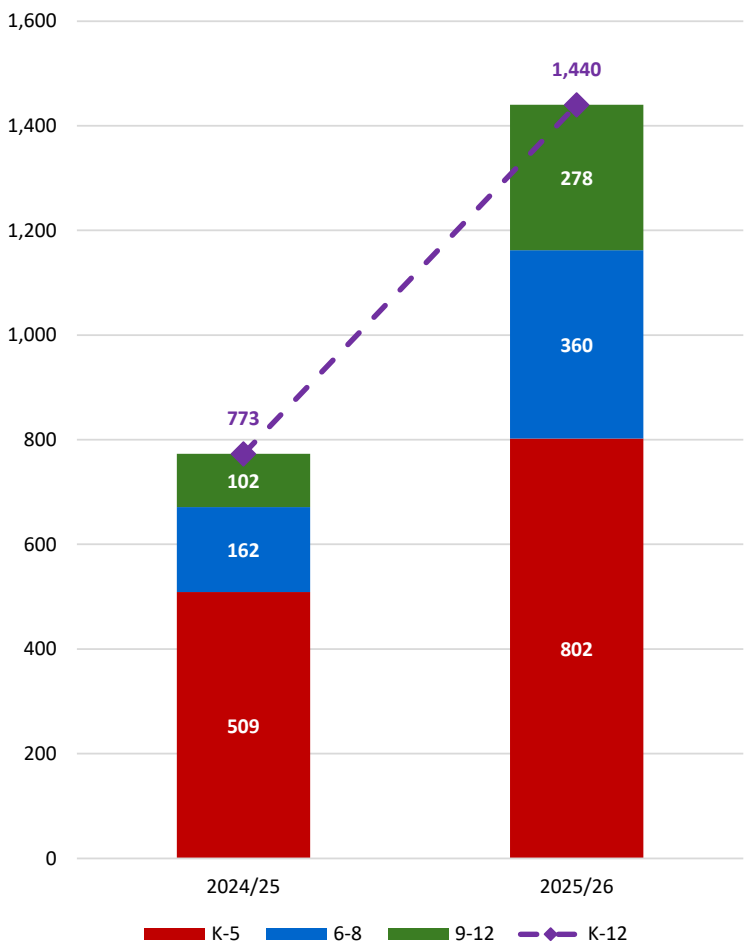
Education Savings Account (ESA) Analysis



Understanding the State Policy:

- ❑ Was signed into law on January 24, 2023;
- ❑ The 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
- ❑ 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:

- 1,440 students residing within ICCSD utilized an ESA in 2025/26
- ESA participation increased from 773 to 1,440 students — an 86% increase. Growth occurred across all grade spans:
  - K-5: 509 → 802
  - 6-8: 162 → 360
  - 9-12: 102 → 278
- Increased participation coincides with the program's expansion to all eligible Iowa K–12 students in 2025/26
  - ESA students reside within the district boundary, but not all previously attended Iowa City CSD schools

Main Takeaway: ESA participation among students residing within the district boundary increased 86% in one year as eligibility expanded. While these students should not be interpreted as a direct loss, continued growth in ESA participation represents an important student-choice variable to monitor when **evaluating the district's future market share.**

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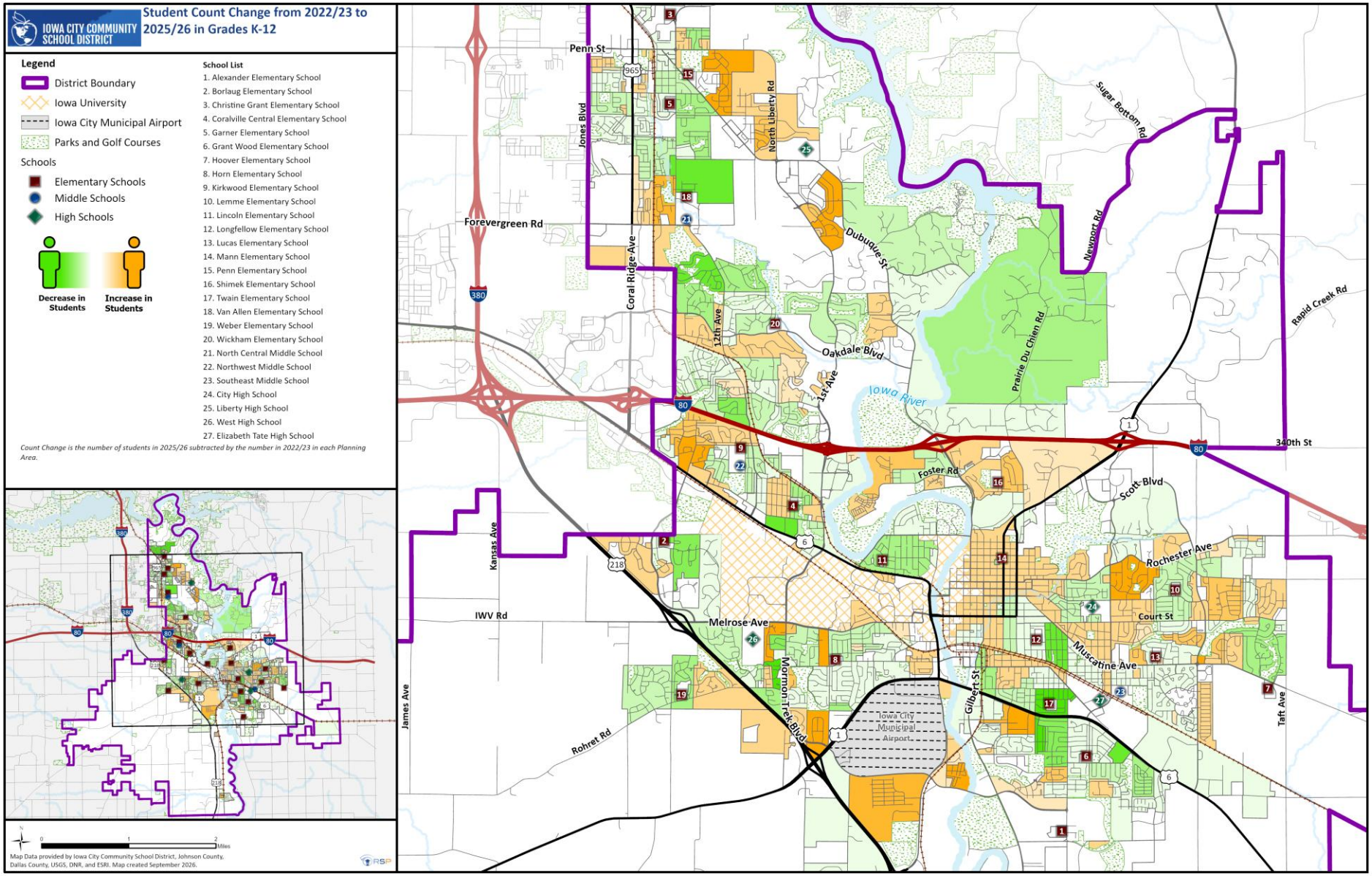
K-12 Student Count Change Map



Main Takeaway: Areas experiencing recent gains may not sustain growth, reinforcing the importance of evaluating multiple years of student data.

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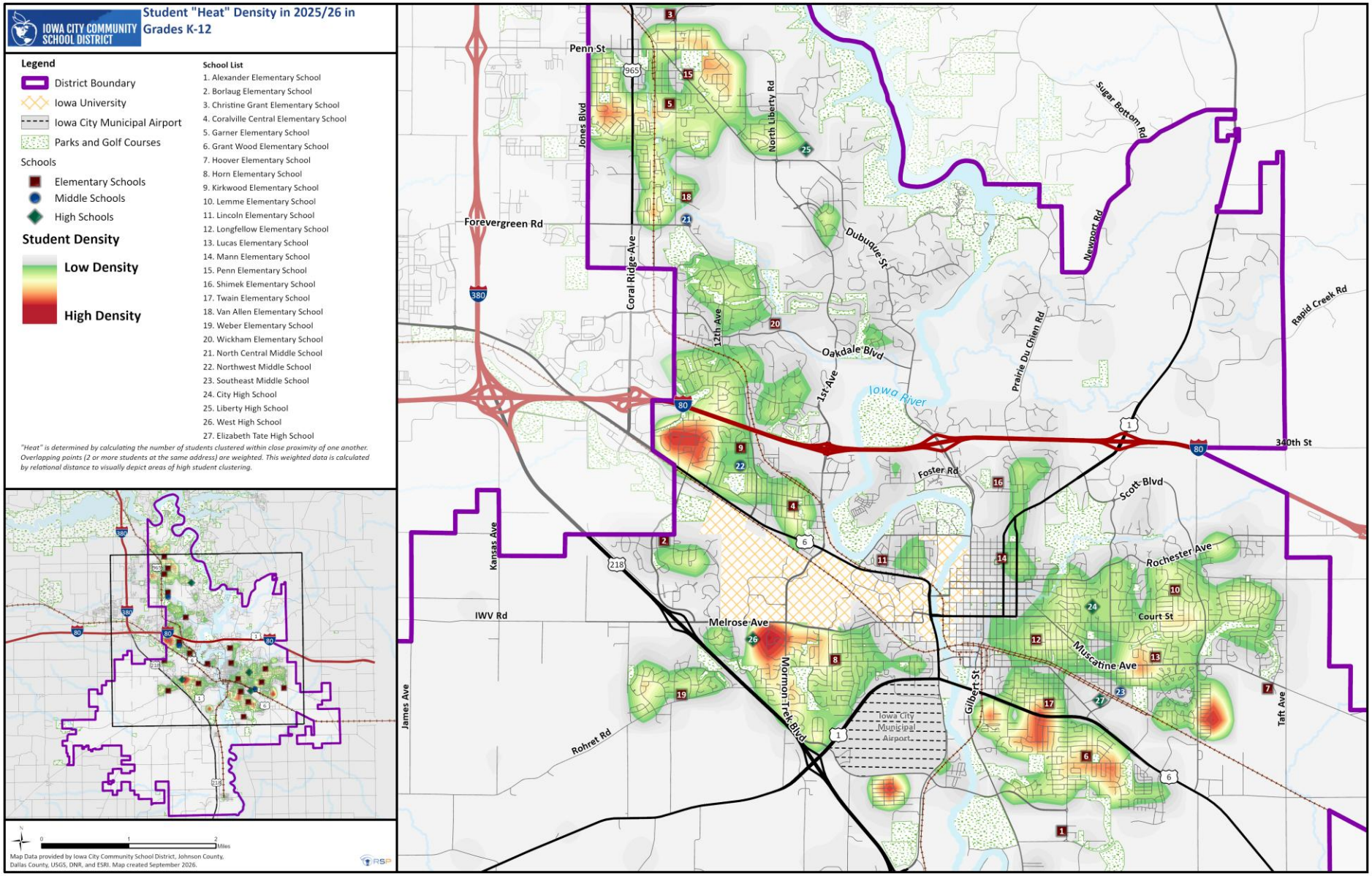
K-12 Student Heat Density Map



Main Takeaway: Some of the district's highest concentrations of K–12 students are located west of Kirkwood Elementary and east of West High School.

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Part 1: Observations and Conclusions

Limitations to Student Growth

- ↓ **Declining live births** in Johnson County may limit the number of future Kindergarten students.
- ↓ District enrollment **declined by 135 students** in 2025/26, reflecting continued enrollment pressure.
- ↓ Kindergarten enrollment is at its **lowest level in** the past decade, with **fewer than 1,000 students** entering the district.
- ↓ Larger graduating classes are **not being fully replaced** by incoming Kindergarten students, **creating downward pressure on total enrollment.**
- ↓ Established neighborhoods **experiencing limited household turnover** may generate fewer school-age students over time.

Indicators of Student Growth

- ↑ Several grade-level cohorts continue to gain students as they progress, particularly in secondary grades, **helping offset losses elsewhere.**
- ↑ **Out-of-district enrollment** remains an important contributor, with more than 350 students residing outside ICCSD boundaries.
- ↑ Areas of higher student density remain throughout the district, providing opportunities to **maintain enrollment as neighborhoods change.**
- ↑ **Student mobility and household turnover** create opportunities for new enrollment, even where residential development is limited.

Conclusion of Section:

- RSP monitors nearly 300 planning areas to evaluate localized demographic, housing, and enrollment trends across the district.
- Smaller incoming cohorts and larger graduating classes are creating enrollment challenges, while student migration and neighborhood turnover continue to provide opportunities for enrollment stability.
- Out-of-district enrollment, student retention, and changes in household composition should be monitored annually to understand their influence on future enrollment.

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Development and Growth Trends

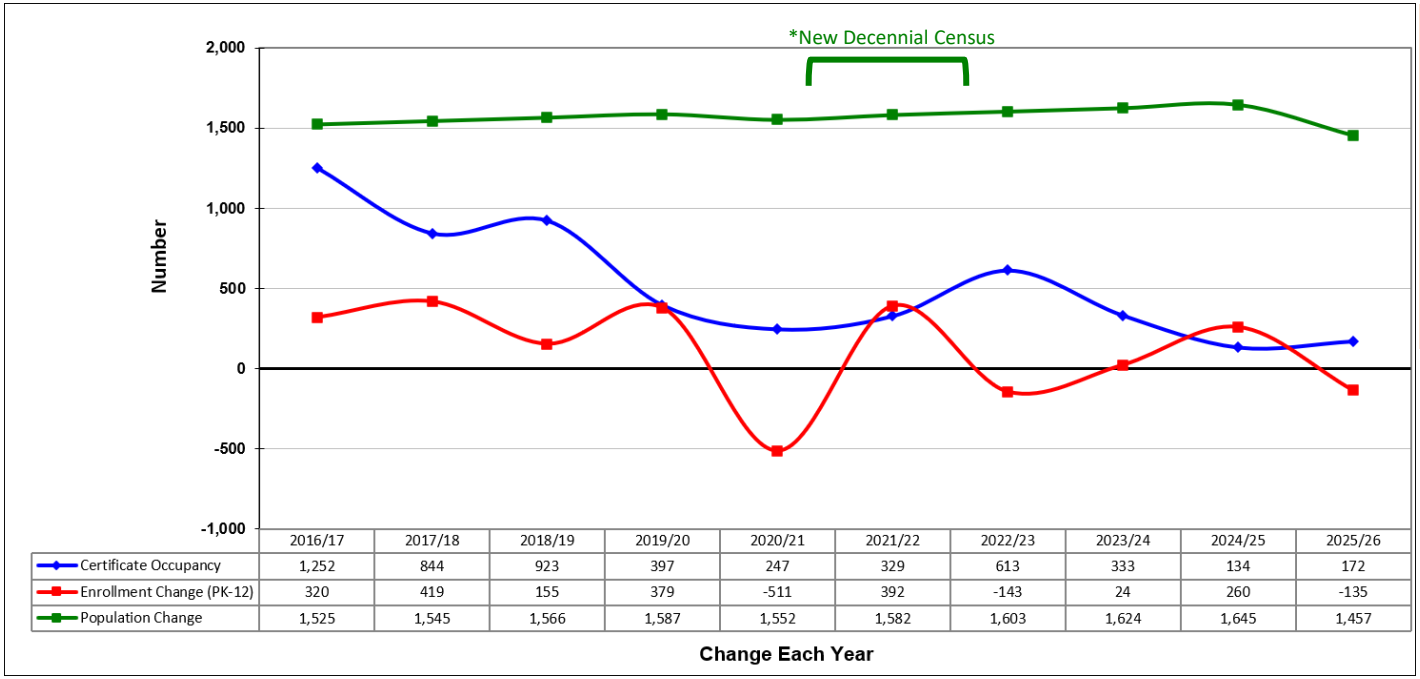
Population, Development, & Enrollment

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	1,252	844	923	397	247	329	613	333	134	172
Enrollment Change (PK-12)	320	419	155	379	-511	392	-143	24	260	-135
Population Change	1,525	1,545	1,566	1,587	1,552	1,582	1,603	1,624	1,645	1,457

Change Each Year

Main Takeaway: Population growth has not translated into proportional student enrollment. With residential construction slowing, future enrollment will depend more on household turnover and the district's ability to retain and attract students.

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

Source: Johnson County, Iowa City CSD, and RSP

Observations:

- **BLUE LINE:** New residential occupancy has generally declined over the past decade, from 1,252 units in 2016/17 to 172 units in 2025/26.
  - Construction activity has been particularly limited recently, with fewer than 200 units added annually in the past two years.
  - Slower housing development may limit opportunities for new student-generating households to enter the district.
- **GREEN LINE:** Population estimates indicate continued growth within district boundaries, despite slowing residential construction.
  - Estimated annual population growth has generally remained near 1,500–1,650 residents, although the latest estimate is lower.
  - Population growth does not necessarily translate into proportional K–12 enrollment growth.
- **RED LINE:** District enrollment has fluctuated between annual gains and losses, rather than consistently increasing with population.
  - Enrollment declined by 135 students in 2025/26, despite continued estimated population growth.
  - Differences between population and enrollment trends may reflect household composition, student-age demographics, and educational choices.

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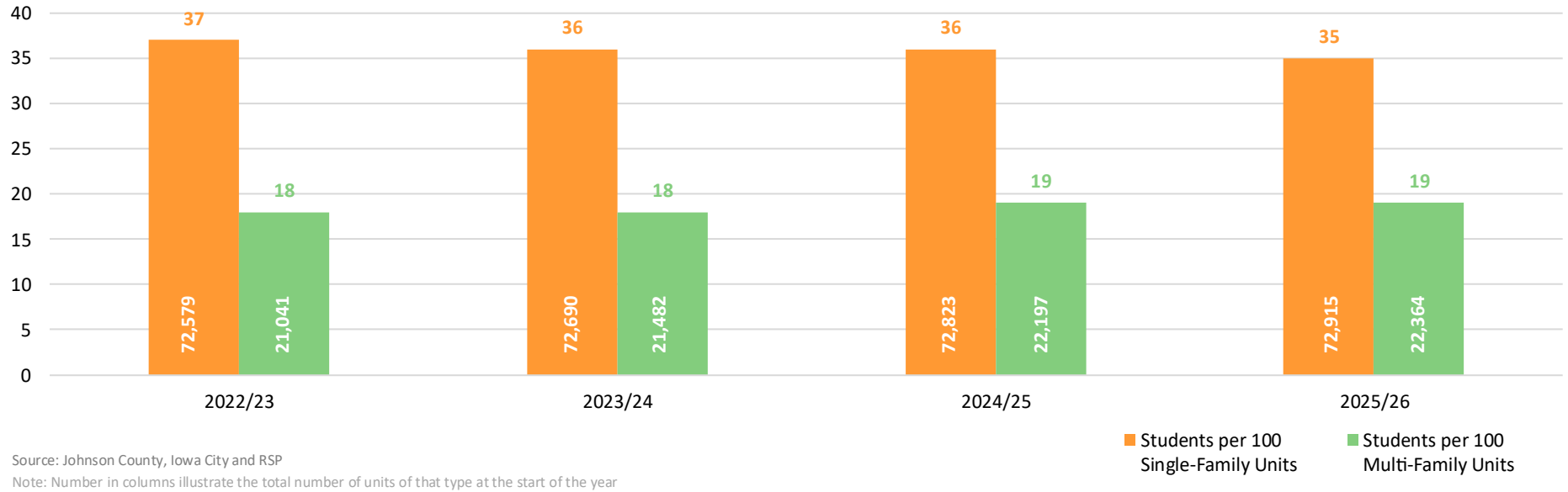
K-12 Yield Rate Comparison Over Time

Yield Rate Comparison Graph



Source: Johnson County, Iowa City and RSP

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

Observations

- **Single-family housing continues to generate the highest student yield** **(Average of 36 K-12 students per 100 single-family units)**
  - Yield has gradually declined from **37 in 2022/23 to 35 in 2025/26**
  - Despite increasing housing inventory, **student generation per unit has not increased**
- **Multi-family student yield remains lower but very stable** **(Average of 19 K-12 students per 100 multi-family units)**
  - Yield increased slightly from **18 to 19 students per 100 units** over the four-year period
  - Multi-family yield can vary considerably based on **unit type, bedrooms, affordability, and development characteristics**
- **Housing inventory growth has not translated proportionally into higher student yields**
  - Approximately **336 single-family units** were added from 2022 to 2025
  - Approximately **1,323 multi-family units** were added during the same period
  - Multi-family inventory grew much faster, but these units generate **roughly half as many students per 100 units as single-family housing**

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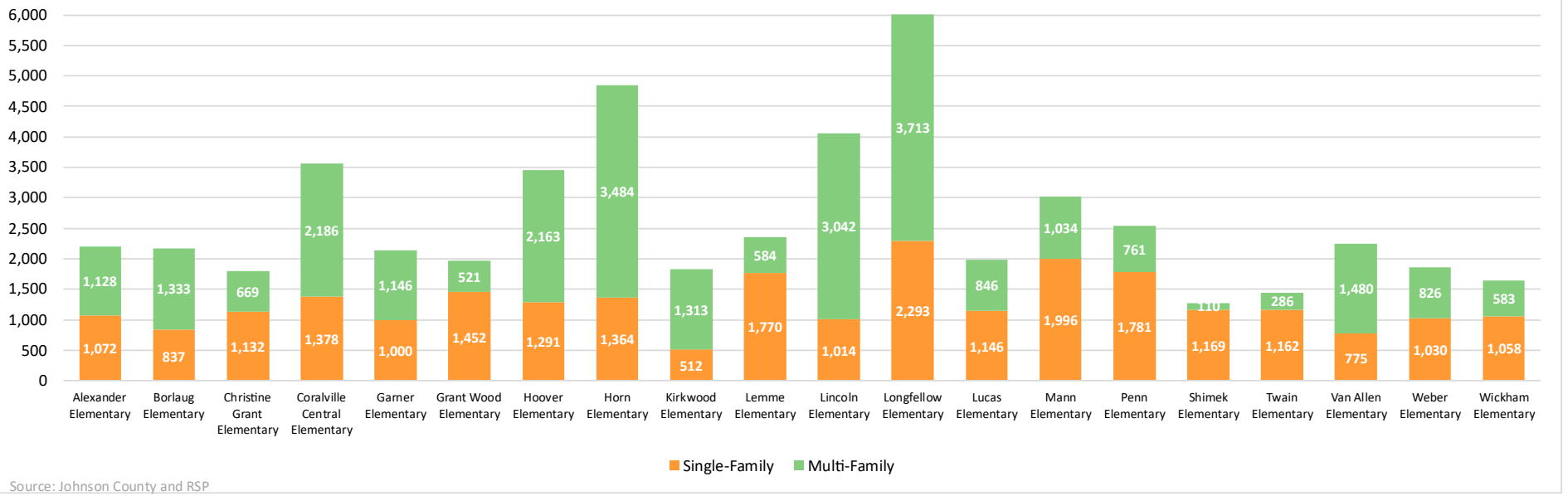
2025/26 Residential Inventory

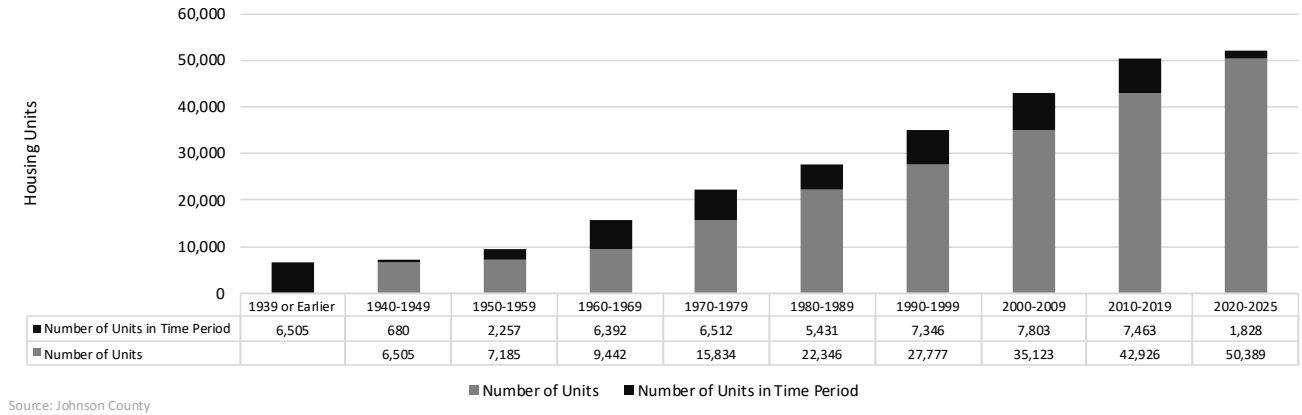
Updated 10/26/2026

Total Housing Units by Type and Elementary Boundary



Source: Johnson County and RSP

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	6,505	680	2,257	6,392	6,512	5,431	7,346	7,803	7,463	1,828
Number of Units		6,505	7,185	9,442	15,834	22,346	27,777	35,123	42,926	50,389

Source: Johnson County

Observations

- Housing inventory varies significantly across elementary attendance areas
- The district contains around 52,200 residential units, reflecting decades of housing development
- 1,828 units have been added from 2020–2025
- Recent development activity has slowed, suggesting fewer opportunities for enrollment growth through new housing construction

Main Takeaway: Iowa City CSD has a mature residential housing inventory with significant variation in housing type and density across elementary attendance areas.

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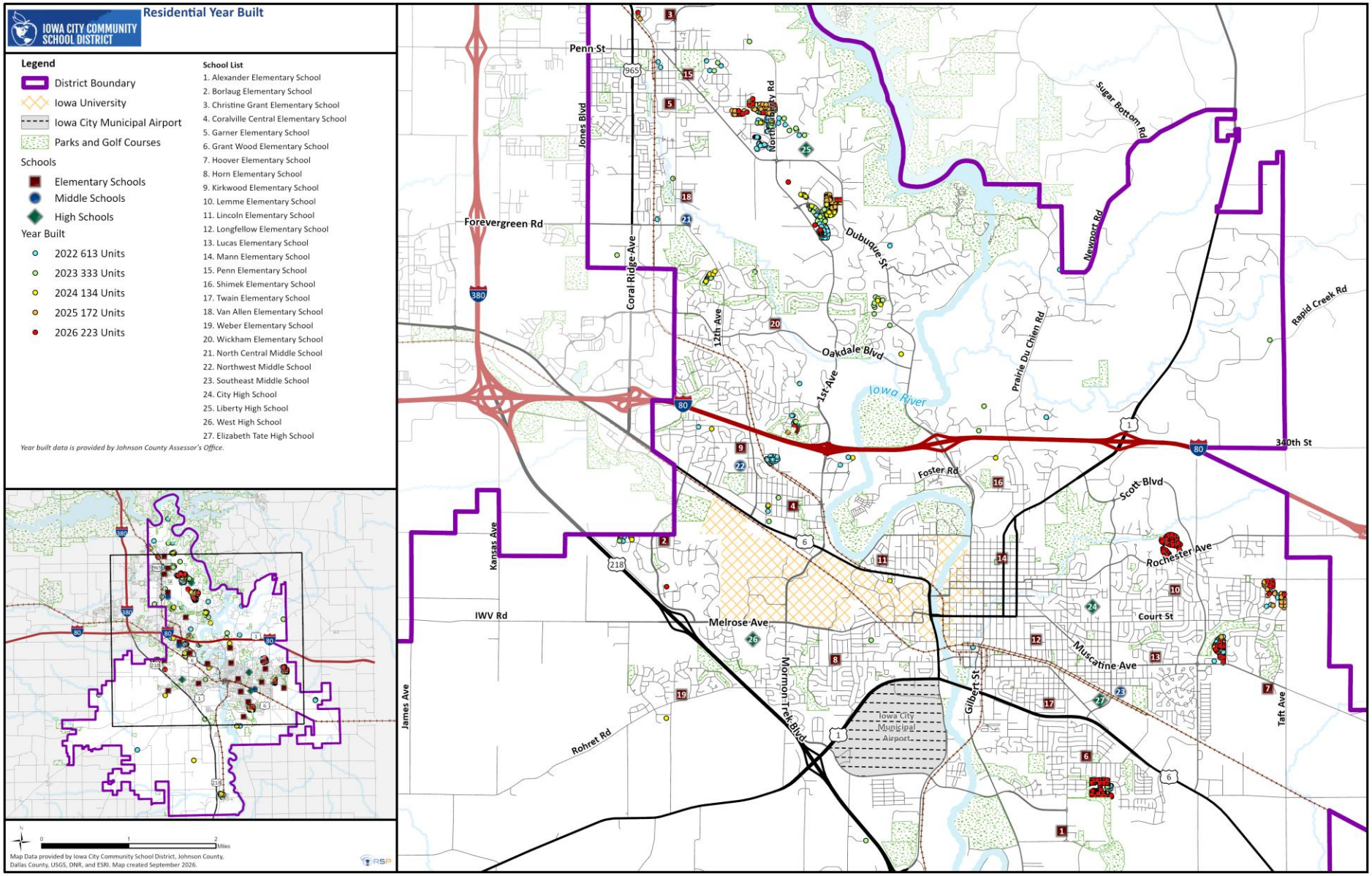
Recent Year Built Map



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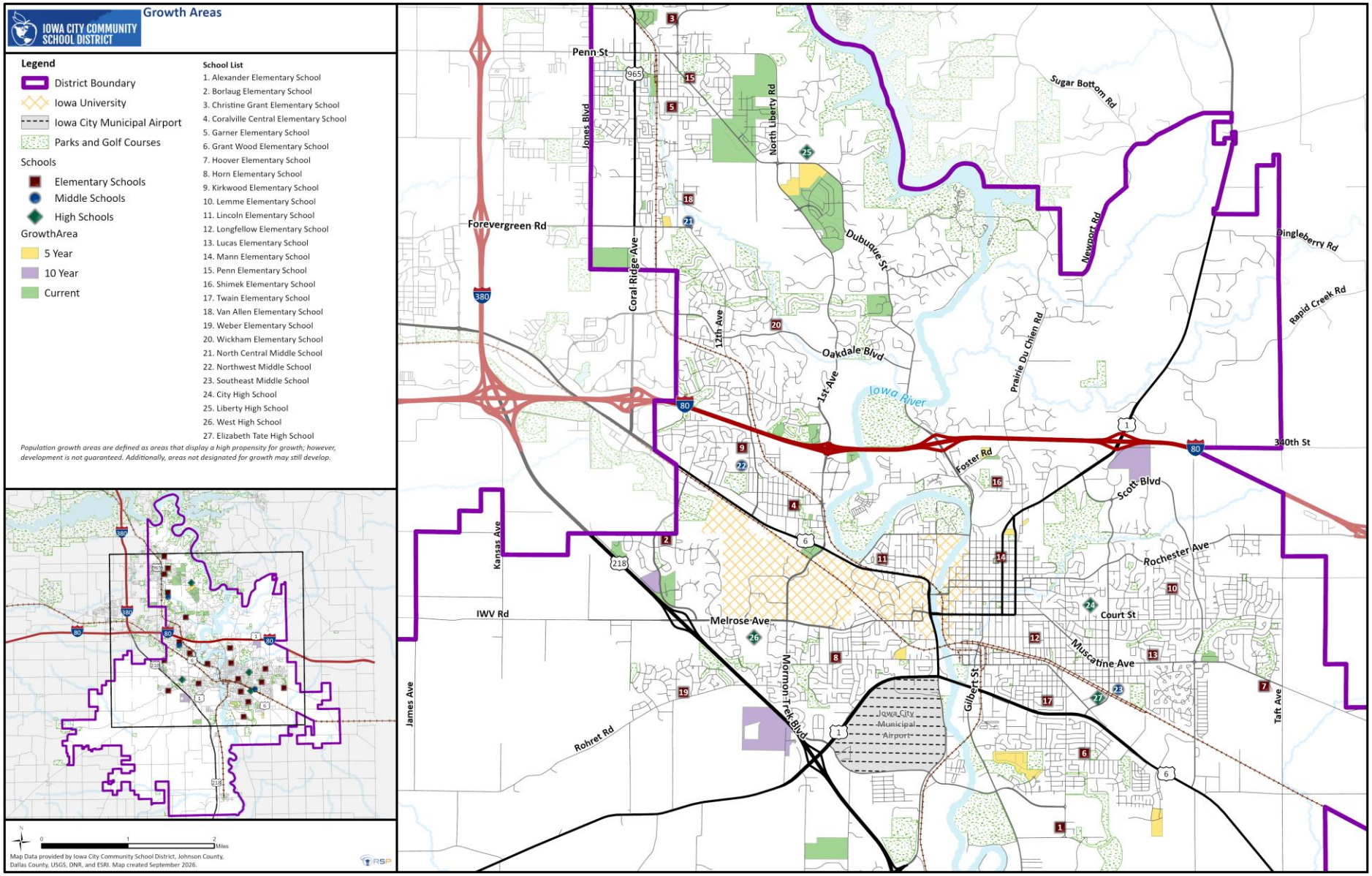
Growth Area Map

Updated 10/26/2026



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Development & Timing Table

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 5,000 potential housing units** have been identified and incorporated into the analysis.
- **Near-term development potential is concentrated geographically (Liberty HS feeder)**
- **Housing type is an important factor in translating development into students**
  - Current growth areas include a substantial amount of **multi-family development**
- **Development timing remains fluid;** actual build-out will depend on **market demand, infrastructure, approvals, land availability, and developer activity**
  - *Annual updates allow development timing and expected student impacts to be adjusted*

Main Takeaway: More than **5,000 potential housing units** provide meaningful long-term growth potential, but enrollment impacts will depend heavily on **when development occurs, where it is concentrated, and the type of housing constructed.**

RSP Plan Area Name: Identified Growth Areas	Current Development Type	Timing of Growth	Existing Units	Potential Units	Elementary Boundary	Secondary Boundary
Bridgewater (Apartments)	Multi-Family	Current	0	109	Coralville Central ES	West HS
Sunset Prairie Development (East-Multi-Family)	Multi-Family	Current	0	198	Garner ES	Liberty HS
Sunset Prairie Development (West-Multi-Family)	Multi-Family	Current	0	203	Garner ES	Liberty HS
Gather Iowa Development	Multi-Family	Current	16	324	Lincoln ES	City HS
Parkview Lofts	Multi-Family	Current	155	51	Lincoln ES	City HS
500 Dubuque Development	Multi-Family	Current	0	44	Longfellow ES	City HS
Forever Green Heights (Phase 4) Multi-Family	Multi-Family	Current	0	72	Penn ES	Liberty HS
Forever Green Heights North Multi-Family	Multi-Family	Current	0	160	Penn ES	Liberty HS
Forever Green Heights South Multi-Family	Multi-Family	Current	0	72	Penn ES	Liberty HS
Urban Central District Lot 1 (Multi-Family)	Multi-Family	Current	0	63	Penn ES	Liberty HS
Urban Lofts	Multi-Family	Current	0	354	Penn ES	Liberty HS
965 Flats Apartments	Multi-Family	Current	282	80	Van Allen ES	Liberty HS
Hodge- Jordan St	Multi-Family	Current	0	96	Van Allen ES	Liberty HS
Cardinal Pointe West	Single-Family	Current	0	19	Borlaug ES	West HS
Buck Moon Villas (Single-Family)	Single-Family	Current	1	55	Christine Grant ES	Liberty HS
Buck Moon Villas (Townhomes)- North	Single-Family	Current	0	12	Christine Grant ES	Liberty HS
Sunset Prairie Development (East-Single Family)	Single-Family	Current	0	130	Garner ES	Liberty HS
Sunset Prairie Development (West-Single Family)	Single-Family	Current	0	262	Garner ES	Liberty HS
Auburn Ridge	Single-Family	Current	18	32	Penn ES	Liberty HS
Forever Green Heights (Phase 1 and 4) Single-Family	Single-Family	Current	52	54	Penn ES	Liberty HS
Forever Green Heights Phase 2 and 3 (Single-Family)	Single-Family	Current	83	155	Penn ES	Liberty HS
Greenbelt Trail Subdivision	Single-Family	Current	88	162	Penn ES	Liberty HS
Hidden Lakes	Single-Family	Current	0	50	Weber ES	West HS
Cardinal Heights	Townhome	Current	12	66	Borlaug ES	West HS
Buck Moon Villas (Townhomes)- South	Townhome	Current	7	20	Christine Grant ES	Liberty HS
5th Street Villas	Townhome	Current	0	20	Coralville Central ES	West HS
Community View Part One	Townhome	Current	24	38	Hoover ES	City HS
Bridgewater the Point	Townhome	Current	220	115	Lincoln ES	City HS
Forever Green Heights (Phase 1 Part 3) Townhomes	Townhome	Current	36	52	Penn ES	Liberty HS
Forever Green Heights (Phase 2) Townhomes	Townhome	Current	8	104	Penn ES	Liberty HS
Forever Green Heights (Phase 3) Townhomes	Townhome	Current	0	104	Penn ES	Liberty HS
Forest Hill Condos	Townhome	Current	8	11	Shimek ES	City HS
Summit St Townhomes	HUD	5 Year	1	36	Mann ES	City HS
Roosevelt Ridge	Multi-Family	5 Year	0	187	Horn ES	West HS
Scarlett Point Apartments	Multi-Family	5 Year	46	84	Mann ES	City HS
Creekside South II	Multi-Family	5 Year	0	212	Van Allen ES	Liberty HS
South Village (Mixed Use)	Mixed-Use	5 Year	0	72	Alexander ES	West HS
South Village (Single-Family)-East	Single-Family	5 Year	0	7	Alexander ES	West HS
South Village (Single-Family)-West	Single-Family	5 Year	0	71	Alexander ES	West HS
South Village (Townhomes)- South	Single-Family	5 Year	0	33	Alexander ES	West HS
Greenbelt Square	Single-Family	5 Year	0	150	Penn ES	Liberty HS
North Liberty/Coralville Annexation	Single-Family	5 Year	1	50	Penn ES	Liberty HS
Forest Hill Estates Lot 4	Single-Family	5 Year	0	33	Shimek ES	City HS
South Village (Townhomes)- North	Townhome	5 Year	0	84	Alexander ES	Liberty HS
Saddlebrook Lot 2	Townhome	5 Year	0	120	Hoover ES	City HS
East of Former ACT Campus	AG	10 Year	0	230	Lemme ES	City HS
Finley Addition, and Subdivision of NW SE - SW SE and SE SW Sec 23-79-7	Rural	10 Year	18	250	Weber ES	West HS
South of Mason Drive Condos	Townhome	10 Year	0	108	Borlaug ES	West HS
Current Growth Area Potential:			1,010	3,287		
5-Year Growth Area Potential:			48	1,139		
10-Year Growth Area Potential:			18	588		
Total Growth Area Potential:			**1,076**	**5,014**		

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: Iowa City, Johnson County, and RSP

Updated 10/26/2026

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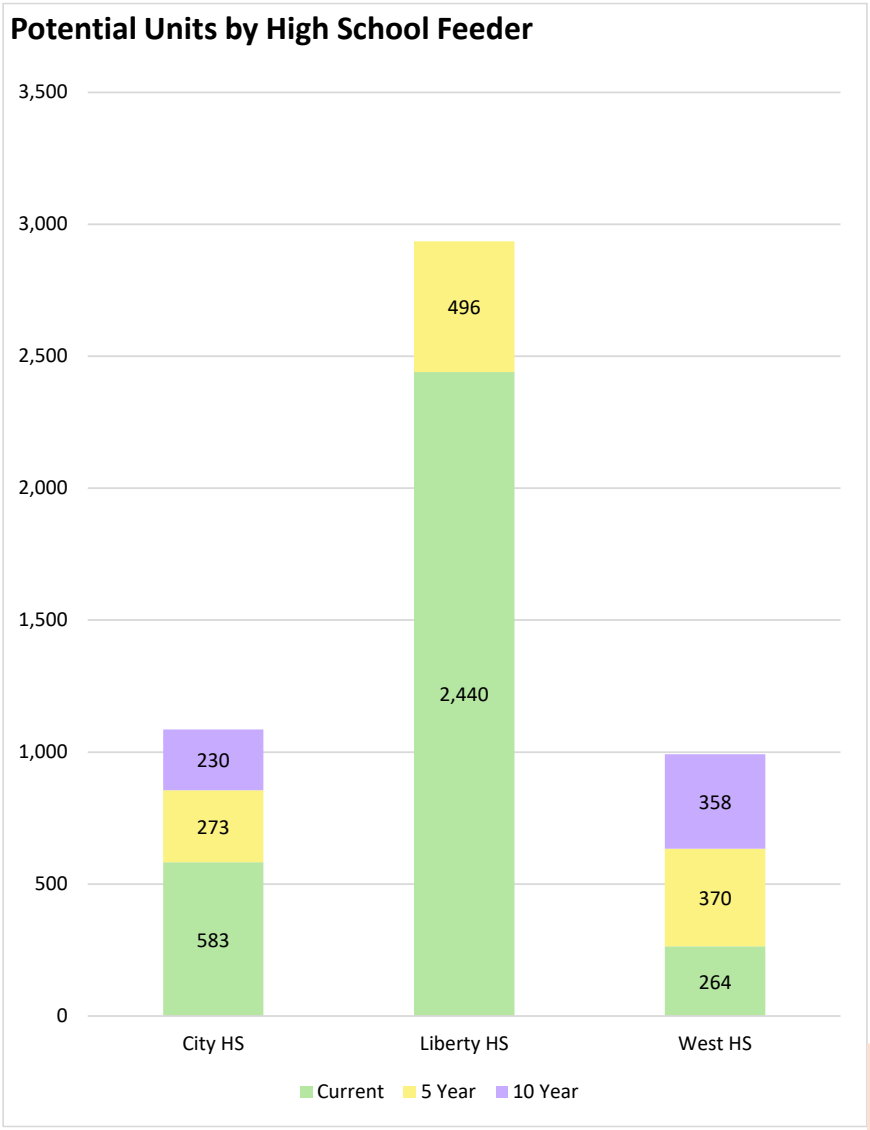
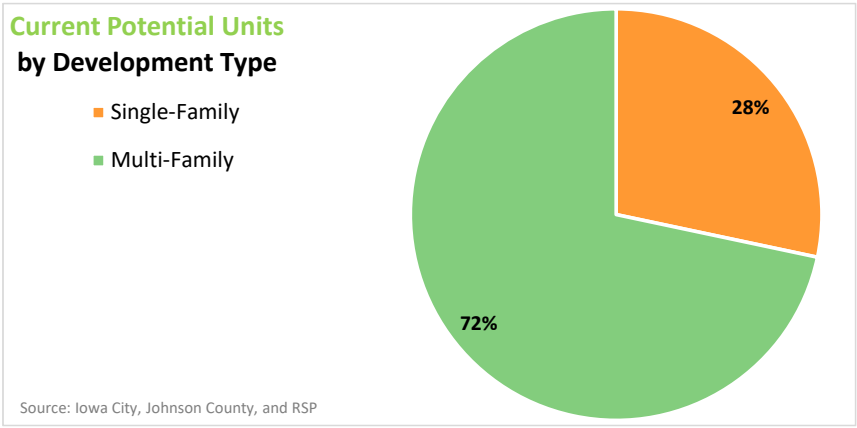
Potential Unit Analysis



Source: Cities of Coralville, Iowa City, and North Liberty, Johnson County, and RSP



Source: Iowa City, Johnson County, and RSP

Observations:

- **Future residential development is geographically concentrated**
  - Near-term development within the Liberty feeder is especially concentrated in the **Penn and Garner Elementary areas**
- **Most currently identified development is multi-family**
  - Approximately **72% of current potential units are multi-family**, compared with **28% single-family**
- **Development timing varies considerably across the district**
  - Liberty HS has the largest **current pipeline**, while City HS and West HS have a greater share occurring in the **5- and 10-year planning horizons**
- Housing growth creates **greater potential for geographic enrollment shifts than districtwide growth alone**

Main Takeaway: Because much of the identified development is multi-family, **future enrollment will depend on both where housing is built and the number of students generated by those new units.**

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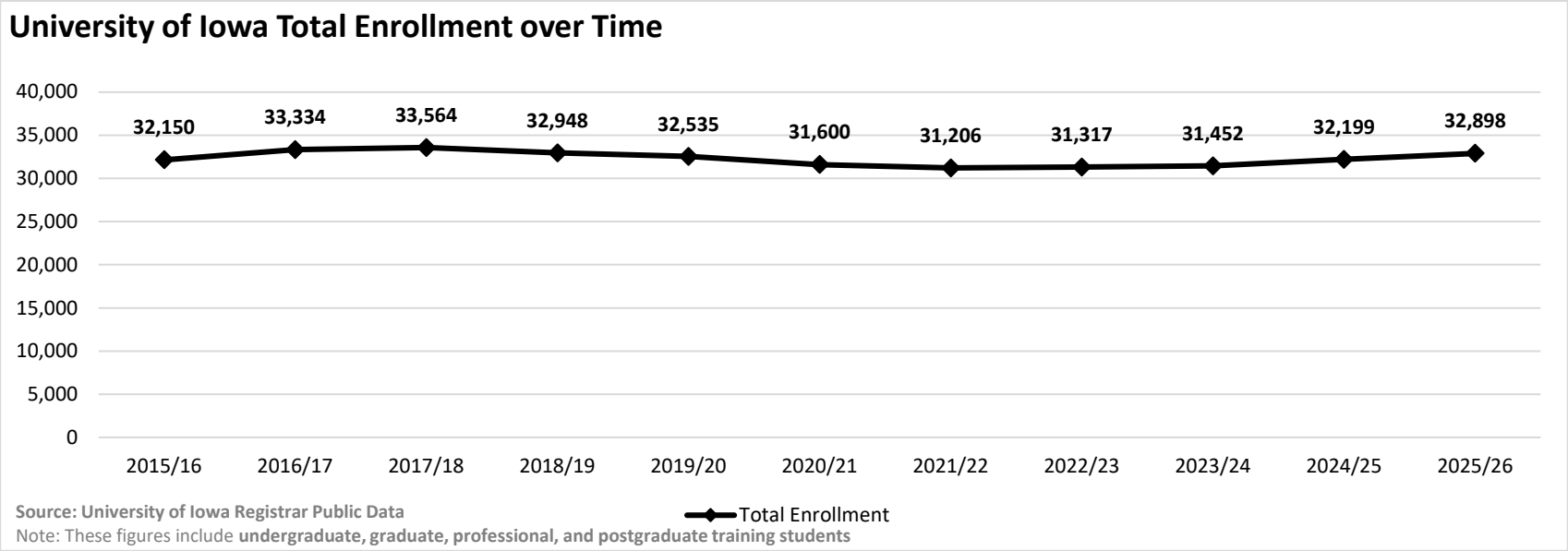
University Enrollment



Observations:

- **University of Iowa enrollment has remained relatively stable over the past decade**
  - Enrollment peaked at **33,564 students in 2017/18** and then declined for four consecutive years
- **Recent growth represents a meaningful rebound**
  - Enrollment increased by **1,692 students (+5.4%)** from 2021/22 to 2025/26
  - At **32,898 students**, current enrollment is approaching pre-pandemic levels, but remains **below the 2017/18 peak**
- **University enrollment is an important regional demographic variable**
  - Changes in enrollment can influence **housing demand, rental occupancy, employment, and household turnover**
  - However, university enrollment should **not be interpreted as a direct predictor of K–12 enrollment**, since its effect depends on the types of households attracted to or retained in the community

Main Takeaway: Continued university growth may support broader community stability, but its relationship to **K–12 enrollment will depend on how that growth translates into permanent households and families with school-age children.**

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Regional Project Spotlight

Economic & Employment Growth

- UI Health Care North Liberty: Opened in 2025; continued surgical and clinical expansion through 2027 supports regional healthcare employment.
- Medical Technology: CIVCO's $15M Coralville expansion and growing medical innovation activity strengthen the regional employment base.
- Former ACT Campus: Nearly 400-acre redevelopment presents significant long-term opportunities for new housing, businesses, and neighborhood revitalization.

Livability & Population

- Coralville Recreation Center & Natatorium: $54M project targeted for 2028, including ICCSD participation.
- North Liberty Centennial Park: $16M multiphase recreation investment, with additional amenities expected in 2027.
- Continued investment in trails, recreation, healthcare access, and neighborhood improvements strengthens regional quality of life.

Housing & Infrastructure

- Coralville/North Liberty: Forevergreen Heights, Auburn Ridge, Gather Iowa, and other developments expand residential opportunities.
- Forevergreen Road / I-380: Major transportation investments through 2027 improve connectivity and support future development.
- Iowa City Redevelopment: Large underutilized properties create opportunities for reinvestment in established areas, although housing type and phasing remain uncertain.

Main Takeaway: The Iowa City corridor continues to attract substantial healthcare, residential, infrastructure, and livability investment. However, future ICCSD enrollment growth will depend less on the overall scale of development and **more on where family-oriented housing is constructed, its affordability, and whether new households locate within district boundaries.**

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Part 2: Observations and Conclusions

Limitations to Student Growth

- ↓ Population and housing growth **have not translated into proportional student enrollment growth** over the past decade.
- ↓ **Stable-to-declining student yield rates** indicate that additional housing does not necessarily generate the same number of students as existing neighborhoods.
- ↓ **Multi-family housing generally generates fewer K–12 students per unit** than single-family housing, making the mix of new development important.
- ↓ **Recent construction activity has slowed**, limiting the near-term contribution of new housing to district enrollment.

Indicators of Student Growth

- ↑ **District population continues to increase**, with estimated annual growth generally near 1,500 residents.
- ↑ **More than 5,000 potential residential units** have been identified, providing opportunities for future household and student growth.
- ↑ **Existing neighborhoods remain an important source of future students**, as household turnover and changing demographics influence student generation.
- ↑ New residential development may support **localized enrollment growth**, even if districtwide enrollment continues to decline.

Conclusion of Section:

- Housing growth alone does not guarantee enrollment growth. Housing type, location, household composition, and student yield rates determine how residential development translates into students.
- Future development provides enrollment potential, but timing remains uncertain. Economic conditions, infrastructure availability, and construction activity will influence when new units become occupied.
- Existing housing is equally important to the enrollment outlook. Neighborhood turnover and changing student generation rates can influence enrollment without additional construction.
- Annual monitoring of development and student yields will help the district distinguish between areas of potential growth and areas experiencing declining student generation.

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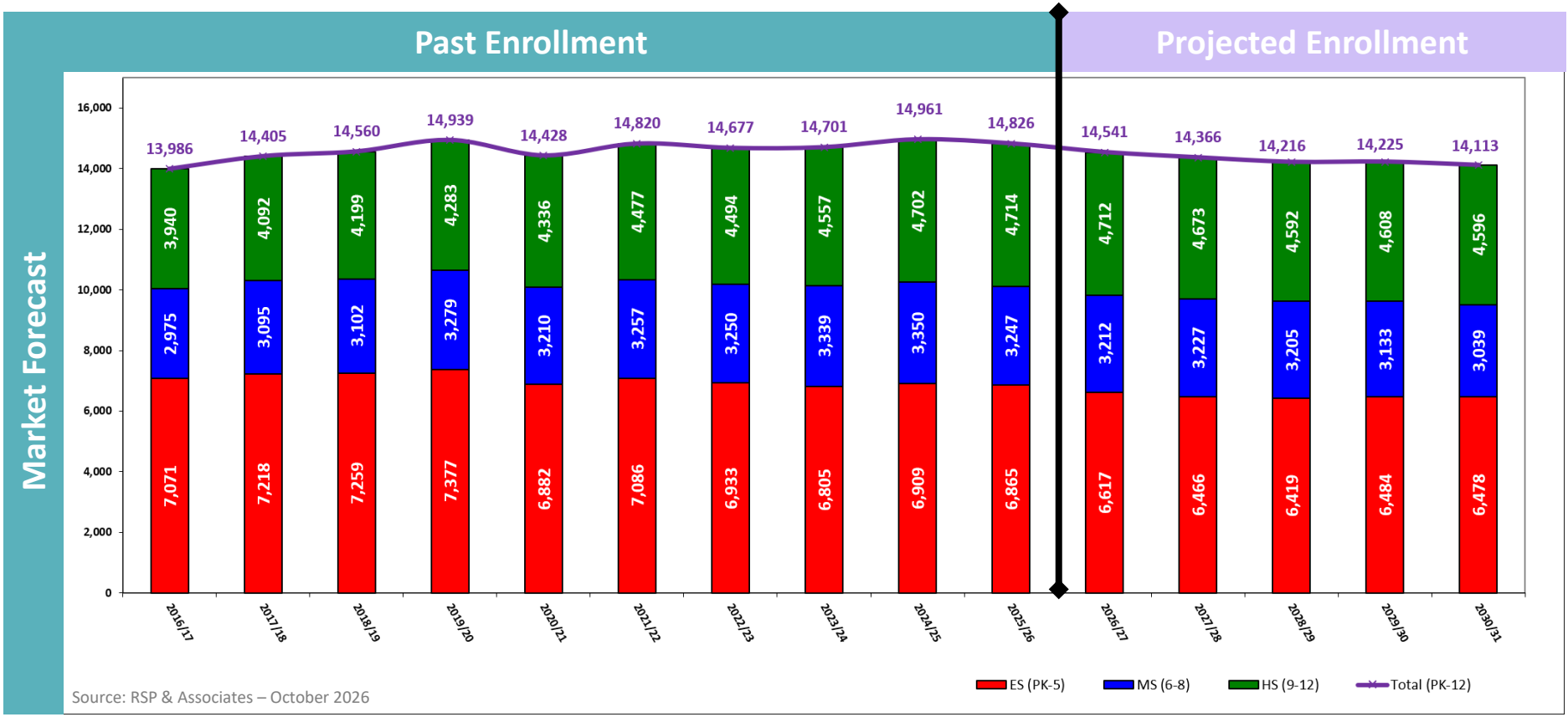
Student Projections

Past, Current, & Future Enrollment

Building Projections

Grade Level Projections

Past, Current, & Future Enrollment



Source: RSP & Associates – October 2026

The projected 2026/27 was validated for accuracy with the unofficial 2026/27 student data for a 99.7% accuracy.

Observations:

- District enrollment is projected to **gradually decline over the next five years**, from 14,826 students in 2025/26 to **14,113 in 2030/31.**
  - *Total decrease: 713 students (-4.8%)*
  - **Elementary (PK–5):** Enrollment is projected to decrease from 6,865 to **6,478 students** (-387, -5.6%).
  - **Middle School (6–8):** Enrollment is projected to decrease from 3,247 to **3,039 students** (-208, -6.4%).
  - **High School (9–12):** Enrollment is projected to decrease from 4,714 to **4,596 students** (-118, -2.5%).
- Enrollment is expected to stabilize somewhat toward the end of the forecast, **with smaller annual changes and a slight districtwide increase projected in 2029/30.**

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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

Elementary Schools (PK-5):

Projected enrollment: 6,478 students

58.5% utilization

- 16 of 20 operating elementary schools are projected below 70% utilization.
- Coralville Central, Hoover, Lincoln, and Penn are the only schools projected above 70%.
- Enrollment patterns vary, with Penn approaching 97% utilization while several schools fall below 50%.

Middle School (6-8):

Projected enrollment: 3,039 students

62.9% utilization

- All three comprehensive middle schools are projected below 70% utilization.
- Northwest MS has the lowest projected utilization at 56.4%.
- Available capacity creates opportunities to evaluate long-term facility and program alignment.

High School (9-12):

Projected enrollment: 4,596 students

66.4% utilization

- All three comprehensive high schools are projected below 80% utilization.
- Utilization ranges from approximately 59% at West High to 75% at City High.
- Enrollment and available capacity vary by building, reinforcing the importance of facility-level planning.

Conclusion of Section:

- Enrollment is projected to decline modestly across all three grade spans, **reaching approximately 14,100 students by 2030/31.**
- **Districtwide utilization is projected at 61.8%,** indicating substantial available capacity, particularly at the elementary level.
- Enrollment and utilization vary considerably by building. Some schools are projected to experience continued growth while others face declining enrollment, creating opportunities to evaluate boundaries, facility use, and resource allocation.
- **Annual enrollment updates remain essential to monitor cohort progression, live births, housing development, student migration, and enrollment choice trends.**

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Next Steps

Moving Forward

Next Steps

Key Considerations

What You Should Now Know:

What is happening with Live Births?

- ❑ Johnson County live births have declined, creating smaller potential incoming Kindergarten cohorts.
- ❑ A Kindergarten market share of approximately 65% or higher may be needed to maintain stable incoming class sizes, based on current assumptions.

What is happening with Residential Building Activity?

- ❑ Residential construction continues, but the pace of new housing development has slowed.
- ❑ More than 5,000 potential housing units have been identified, providing opportunities for future growth.
- ❑ Development timing, housing type, and student yield rates will determine the enrollment impact.

What are our Current Enrollment Trends?

- ❑ Smaller incoming Kindergarten classes are not fully replacing larger graduating cohorts.
- ❑ Enrollment changes vary by grade level and geographic area.
- ❑ Many schools are operating below desired utilization levels, creating challenges for efficient facility and resource allocation.

What is our Future Enrollment Outlook?

- ❑ District enrollment is projected to decline modestly before approaching stabilization in the later forecast years.
- ❑ By 2030/31, enrollment is projected at 14,113 students, compared to an operational capacity of 22,634 students.
- ❑ Future enrollment will depend on cohort progression, housing development, and student migration patterns.

What Key Challenges should we focus on?

- ❑ Districtwide utilization is projected at 61.8% by 2030/31, leaving approximately 8,500 available seats.
- ❑ Elementary schools face the greatest underutilization, with 16 of 20 operating schools projected below 70% capacity.
- ❑ Aligning facilities, staffing, and programming with changing enrollment needs while maintaining the student experience.

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Report Conclusion







1. Enrollment is projected to stabilize at a smaller level

- ❑ Iowa City CSD is projected to serve approximately 14,100 students by 2030/31, a 4.8% decline from 2025/26.
- ❑ Smaller incoming cohorts and changing student migration patterns will continue to influence enrollment.

2. Available facility capacity creates opportunities for long-term planning

- ❑ Districtwide utilization is projected at 61.8% by 2030/31, with approximately 8,500 available seats.
- ❑ Improving facility utilization could support greater operational efficiency and allow resources to be better aligned with student and educational needs.

3. Future enrollment will depend on student retention and community growth

- ❑ Maintaining Kindergarten participation, retaining existing students, and attracting new families will influence future enrollment.
- ❑ Housing development and neighborhood turnover may create localized growth opportunities, even as districtwide enrollment moderates.

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Next Steps

Continue Annual Enrollment Forecast Updates

- Monitor cohort progression, Kindergarten enrollment, student migration, and enrollment choice trends to refine future projections.

Integrate Enrollment Findings into Long-Range Facility Planning

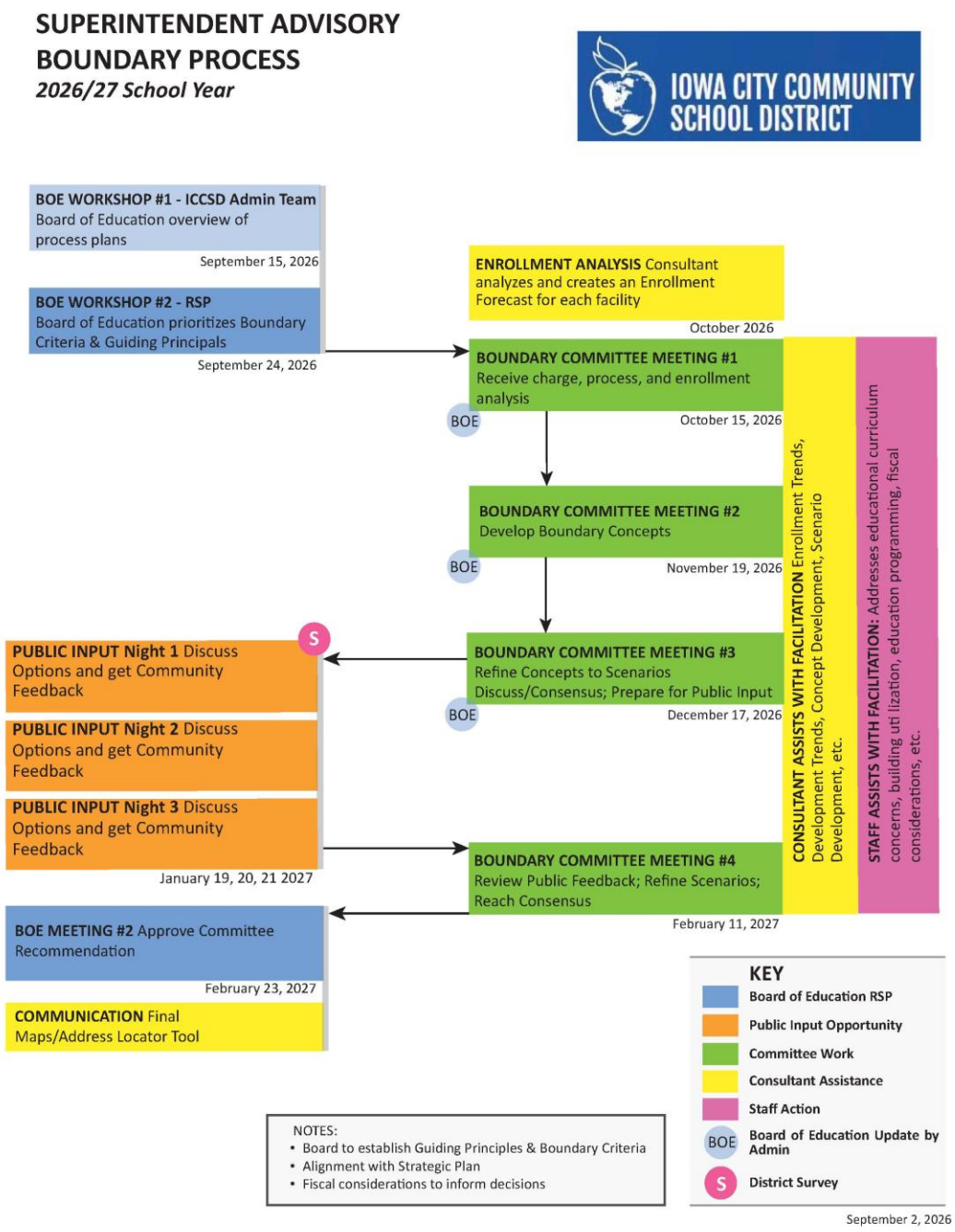
- A Boundary Analysis process kicks off with the conclusion of this report and will discuss attendance boundary adjustments.

Monitor Residential Development and Demographic Change

- Track development timing, housing types, student yields, and neighborhood turnover to identify areas of potential enrollment change.

Maintain Transparent Communication and Community Engagement

- Share enrollment findings and planning considerations with families, staff, and the community to support informed decision-making.



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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:

- **Reside:** Students are assigned to a school based on their address and attendance boundary, regardless of where they actually attend
- **Attend:** Students are counted at the school they actually attend (both district residents and eligible students residing outside the district)
- **Reside/Attend:** District-resident students who attend the school associated with their assigned attendance area.
  - This helps illustrate the relationship between **where students reside and where they attend**.

Projections are shown in two ways:

- **Reside Projection:** Forecasts students based on where they are expected to reside within district attendance boundaries.
- **Attend Projection:** Adjusts the Reside forecast to estimate where students are expected to actually attend.

Capacity

- Building capacities were **provided by the District.**
  - Capacity should be **reviewed annually** as programming, grade configurations, instructional needs, and facility use change.
  - Capacity represents a **planning benchmark** and may differ from the number of students a building can operationally serve under specific programming or staffing conditions.

Projection Assumptions & Limitations

- Enrollment Grade Configuration in Student Forecast Model **(PK-5, 6-8, 9-12)**
  - Enrollment forecast does not include students in **ICCSD Online Learning Program**
- Forecast accuracy is influenced by the **availability and consistency of historical student-level data**.
  - *Out-of-district enrollment is modeled based on **current District policy and recent participation trends**; future policy changes could alter these assumptions.*
  - *Residential development assumptions consider known projects and anticipated timing; **economic conditions, housing affordability, construction costs, interest rates, and project delays** may alter actual build-out.*
  - *Projections represent the **best estimate based on information available at the time of analysis** and should be updated annually as conditions change.*

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Projections by Elementary Building

Less than 70% Utilization of Capacity

Greater than 100% Utilization of Capacity

Market Forecast

School	Operational Capacity	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	Projected Change	Capacity % 2030/31
Alexander Elementary		Reside/Attend	315	322	412	378							
PK-5	690	Reside	340	341	442	444	401	376	374	381	377	-15.1%	54.6%
		Attend	346	363	439	415	407	358	356	363	359	-13.5%	52.0%
Borlaug Elementary		Reside/Attend	385	413	368	347							
PK-5	619	Reside	400	428	390	378	354	336	332	326	321	-15.1%	51.9%
		Attend	420	456	405	390	363	343	339	333	328	-15.9%	53.0%
Christine Grant Elementary		Reside/Attend	554	508	410	390							
PK-5	657	Reside	576	525	426	400	360	356	343	341	337	-15.8%	51.3%
		Attend	561	522	427	411	371	360	347	345	341	-17.0%	51.9%
Coralville Central Elementary		Reside/Attend	466	422	322	313							
PK-5	481	Reside	493	457	373	365	347	345	354	362	360	-1.4%	74.8%
		Attend	489	452	343	346	310	335	344	352	350	1.2%	72.8%
Garner Elementary		Reside/Attend	434	434	334	318							
PK-5	593	Reside	450	449	362	349	337	328	323	335	355	1.7%	59.9%
		Attend	456	452	348	342	320	328	323	335	355	3.8%	59.9%
Grant Wood Elementary		Reside/Attend	376	367	284	247							
PK-5	564	Reside	407	398	306	290	301	289	275	283	275	-5.2%	48.8%
		Attend	391	392	307	285	290	296	282	290	282	-1.1%	50.0%
Hills Elementary		Reside/Attend	127	144	0	0							
PK-5	0	Reside	134	155	0	0	0	0	0	0	0	0.0%	
		Attend	142	152	0	0	0	0	0	0	0	0.0%	
Hoover Elementary		Reside/Attend	491	500	461	488							
PK-5	634	Reside	518	529	491	515	490	469	451	452	462	-10.3%	72.9%
		Attend	508	516	470	505	458	457	439	440	450	-10.9%	71.0%
Horn Elementary		Reside/Attend	440	430	437	428							
PK-5	713	Reside	498	490	497	485	446	431	433	422	430	-11.3%	60.3%
		Attend	451	437	458	452	415	403	405	394	402	-11.1%	56.4%
Kirkwood Elementary		Reside/Attend	247	267	246	217							
PK-5	525	Reside	273	290	266	243	246	242	244	242	237	-2.5%	45.1%
		Attend	269	291	276	264	274	250	252	250	245	-7.2%	46.7%
Lemme Elementary		Reside/Attend	376	352	303	307							
PK-5	478	Reside	405	375	319	329	319	307	309	303	299	-9.1%	62.6%
		Attend	401	376	341	348	333	322	324	318	314	-9.8%	65.7%

Source: RSP & Associates – October 2026

The projected 2026/27 was validated for accuracy with the unofficial 2026/27 student data for a 99.7% accuracy.

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Projections by Elementary Building

Less than 70% Utilization of Capacity

Greater than 100% Utilization of Capacity

Market Forecast

School	Operational Capacity	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	Projected Change	Capacity % 2030/31
Lincoln Elementary		Reside/Attend	219	226	204	202							
PK-5	300	Reside	247	244	216	212	203	209	209	211	212	0.0%	70.7%
		Attend	227	235	219	221	214	215	215	217	218	-1.4%	72.7%
Longfellow Elementary		Reside/Attend	370	347	317	286							
PK-5	468	Reside	399	377	342	317	302	304	300	300	300	-5.4%	64.1%
		Attend	393	368	330	309	290	297	293	293	293	-5.2%	62.6%
Lucas Elementary		Reside/Attend	265	258	236	232							
PK-5	467	Reside	292	288	265	283	279	273	272	267	271	-4.2%	58.0%
		Attend	290	277	254	256	270	249	248	243	247	-3.5%	52.9%
Mann Elementary		Reside/Attend	180	204	179	173							
PK-5	383	Reside	201	225	194	196	176	170	175	180	171	-12.8%	44.6%
		Attend	215	230	207	204	193	178	183	188	179	-12.3%	46.7%
Penn Elementary		Reside/Attend	534	553	498	558							
PK-5	743	Reside	557	570	522	590	598	603	637	705	710	20.3%	95.6%
		Attend	554	565	517	576	597	593	627	695	700	21.5%	94.2%
Shimek Elementary		Reside/Attend	199	184	156	175							
PK-5	377	Reside	206	196	161	182	180	168	164	165	159	-12.6%	42.2%
		Attend	224	213	184	204	208	181	177	178	172	-15.7%	45.6%
Twain Elementary		Reside/Attend	207	213	199	178							
PK-5	489	Reside	225	231	216	198	198	195	193	184	184	-7.1%	37.6%
		Attend	246	246	220	211	198	206	204	195	195	-7.6%	39.9%
Van Allen Elementary		Reside/Attend	411	407	354	331							
PK-5	649	Reside	429	426	372	352	341	341	343	346	362	2.8%	55.8%
		Attend	432	428	377	355	329	347	349	352	368	3.7%	56.7%
Weber Elementary		Reside/Attend	553	524	442	385							
PK-5	674	Reside	585	553	475	425	423	413	398	400	398	-6.4%	59.1%
		Attend	592	555	468	421	414	412	397	399	397	-5.7%	58.9%
Wickham Elementary		Reside/Attend	350	333	265	299							
PK-5	566	Reside	359	353	274	312	316	311	290	279	258	-17.3%	45.6%
		Attend	387	374	319	350	363	336	315	304	283	-19.1%	50.0%
ELEMENTARY SCHOOL TOTAL		Reside/Attend	7,499	7,408	6,427	6,252							
PK-5	11,070	Reside	7,994	7,900	6,909	6,865	6,617	6,466	6,419	6,484	6,478	-5.6%	58.5%
		Attend	7,994	7,900	6,909	6,865	6,617	6,466	6,419	6,484	6,478	-5.6%	58.5%

Source: RSP & Associates – October 2026

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Projections by Secondary Building

Less than 70% Utilization of Capacity

Greater than 100% Utilization of Capacity

Market Forecast

School	Operational Capacity	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	Projected Change	Capacity % 2030/31
North Central Middle School		Reside/Attend	618	644	925	907							
6-8	1,399	Reside	669	681	996	983	936	955	963	961	963	-2.0%	68.8%
		Attend	627	649	936	932	885	904	912	910	912	-2.1%	65.2%
Northwest Middle School		Reside/Attend	676	676	1,046	1,022							
6-8	1,738	Reside	723	723	1,127	1,118	1,091	1,097	1,051	1,020	981	-12.3%	56.4%
		Attend	738	728	1,125	1,112	1,088	1,094	1,048	1,017	978	-12.1%	56.3%
Southeast Middle School		Reside/Attend	783	821	1,207	1,125							
6-8	1,698	Reside	797	840	1,227	1,146	1,185	1,175	1,191	1,152	1,095	-4.5%	64.5%
		Attend	824	867	1,289	1,203	1,239	1,229	1,245	1,206	1,149	-4.5%	67.7%
City High School		Reside/Attend	1,544	1,547	1,590	1,595							
9-12	2,159	Reside	1,701	1,698	1,743	1,750	1,731	1,716	1,640	1,661	1,672	-4.5%	77.4%
		Attend	1,633	1,643	1,699	1,697	1,681	1,666	1,590	1,611	1,622	-4.4%	75.1%
Liberty High School		Reside/Attend	1,152	1,203	1,268	1,316							
9-12	2,044	Reside	1,278	1,329	1,375	1,407	1,465	1,462	1,442	1,456	1,440	2.3%	70.5%
		Attend	1,180	1,238	1,298	1,353	1,397	1,394	1,374	1,388	1,372	1.4%	67.1%
West High School		Reside/Attend	1,362	1,354	1,404	1,381							
9-12	2,467	Reside	1,502	1,512	1,565	1,546	1,507	1,487	1,496	1,480	1,473	-4.7%	59.7%
		Attend	1,517	1,486	1,527	1,499	1,466	1,446	1,455	1,439	1,432	-4.5%	58.0%
Elizabeth Tate High School		Reside/Attend	13	18	19	11							
9-12	249	Reside	13	18	19	11	9	8	14	11	11	0.0%	4.4%
		Attend	164	190	178	165	168	167	173	170	170	3.0%	68.3%
ELEMENTARY SCHOOL TOTAL		Reside/Attend	7,499	7,408	6,427	6,252							
PK-5	11,070	Reside	7,994	7,900	6,909	6,865	6,617	6,466	6,419	6,484	6,478	-5.6%	58.5%
		Attend	7,994	7,900	6,909	6,865	6,617	6,466	6,419	6,484	6,478	-5.6%	58.5%
MIDDLE SCHOOL TOTAL		Reside/Attend	2,077	2,141	3,178	3,054							
6-8	4,835	Reside	2,189	2,244	3,350	3,247	3,212	3,227	3,205	3,133	3,039	-6.4%	62.9%
		Attend	2,189	2,244	3,350	3,247	3,212	3,227	3,205	3,133	3,039	-6.4%	62.9%
HIGH SCHOOL TOTAL		Reside/Attend	4,071	4,122	4,281	4,303							
9-12	6,919	Reside	4,494	4,557	4,702	4,714	4,712	4,673	4,592	4,608	4,596	-2.5%	66.4%
		Attend	4,494	4,557	4,702	4,714	4,712	4,673	4,592	4,608	4,596	-2.5%	66.4%
DISTRICT TOTALS		Reside/Attend	13,647	13,671	13,886	13,609							
PK-12	22,824	Reside	14,677	14,701	14,961	14,826	14,541	14,366	14,216	14,225	14,113	-4.8%	61.8%
		Attend	14,677	14,701	14,961	14,826	14,541	14,366	14,216	14,225	14,113	-4.8%	61.8%

Source: RSP & Associates – October 2026

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Projections by Grade

Market Enrollment

Enrollment By Grade

School Year	Grade														PK-12			K-12		
	PK	K	1st	2nd	3rd	4th	5th	6th	7th	8th	9th	10th	11th	12th	Total	Change	% Change	Total	Change	% Change
2015/16	449	1,171	1,064	1,132	1,072	1,061	968	1,039	964	945	977	951	925	948	13,666			13,217		
2016/17	470	1,125	1,166	1,062	1,118	1,081	1,049	976	1,046	953	1,000	988	952	1,000	13,986	320	2.3%	13,516	299	2.3%
2017/18	555	1,146	1,112	1,164	1,051	1,125	1,065	1,058	987	1,050	1,027	1,026	1,007	1,032	14,405	419	3.0%	13,850	334	2.5%
2018/19	570	1,157	1,139	1,081	1,156	1,036	1,120	1,063	1,061	978	1,076	1,060	1,029	1,034	14,560	155	1.1%	13,990	140	1.0%
2019/20	663	1,101	1,174	1,131	1,107	1,154	1,047	1,116	1,108	1,055	1,021	1,115	1,059	1,088	14,939	379	2.6%	14,276	286	2.0%
2020/21	481	1,027	1,016	1,085	1,086	1,058	1,129	1,016	1,098	1,096	1,095	1,030	1,119	1,092	14,428	-511	-3.4%	13,947	-329	-2.3%
2021/22	579	1,096	1,087	1,074	1,089	1,109	1,052	1,121	1,037	1,099	1,140	1,125	1,033	1,179	14,820	392	2.7%	14,241	294	2.1%
2022/23	439	1,035	1,096	1,097	1,073	1,098	1,095	1,061	1,137	1,052	1,142	1,135	1,128	1,089	14,677	-143	-1.0%	14,238	-3	0.0%
2023/24	448	1,005	1,032	1,091	1,089	1,050	1,090	1,095	1,107	1,137	1,081	1,144	1,163	1,169	14,701	24	0.2%	14,253	15	0.1%
2024/25	543	1,003	1,046	1,035	1,113	1,105	1,064	1,101	1,116	1,133	1,221	1,134	1,145	1,202	14,961	260	1.8%	14,418	165	1.2%
2025/26	612	993	996	1,024	1,033	1,109	1,098	1,059	1,089	1,099	1,162	1,210	1,138	1,204	14,826	-135	-0.9%	14,214	-204	-1.4%
2026/27	651	895	981	984	1,006	1,018	1,082	1,095	1,045	1,072	1,152	1,165	1,199	1,196	14,541	-285	-1.9%	13,890	-324	-2.3%
2027/28	627	979	895	983	976	1,003	1,003	1,091	1,095	1,041	1,111	1,161	1,164	1,237	14,366	-175	-1.2%	13,739	-151	-1.1%
2028/29	644	939	981	906	981	975	993	1,018	1,092	1,095	1,088	1,126	1,171	1,207	14,216	-150	-1.0%	13,572	-167	-1.2%
2029/30	664	991	948	998	911	995	977	1,012	1,026	1,095	1,147	1,108	1,141	1,212	14,225	9	0.1%	13,561	-11	-0.1%
2030/31	631	990	997	960	995	917	988	994	1,017	1,028	1,140	1,161	1,118	1,177	14,113	-112	-0.8%	13,482	-79	-0.6%

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

Observations:

- District enrollment is projected to decline by 713 students (-4.8%) between 2025/26 and 2030/31, with the largest annual decrease occurring in 2026/27.
  - Annual enrollment losses are expected to moderate, with district enrollment stabilizing near 14,100–14,200 students during the final three years of the forecast.
- By 2030/31, **Kindergarten through 6th-grade cohorts are projected to have fewer than 1,000 students per grade**, reflecting smaller incoming classes and continued cohort progression.
  - Kindergarten enrollment remains a critical forecasting variable, as smaller incoming cohorts influence enrollment across subsequent grade levels.
- Secondary grade levels remain comparatively larger, but **smaller elementary cohorts will gradually move into middle and high school over time.**

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Demographic Summary



Population

Percent Change of Annual Rate

2000 to 2010: 1.59%
2010 to 2020: 1.35%
2020 to 2026: 1.06%
2026 to 2031: 0.77%



Housing

Percent Change of Annual Rate of Housing Inventory

2000 to 2010: 1.83%
2010 to 2020: 1.42%
2020 to 2026: 1.18%
2026 to 2031: 0.99%

Income

Median Household Income Forecasted Percent Change

2026: $74,065
2031: $85,956
2026 to 2031: 3.02%



Workforce

Key Variables

4.1% unemployment
20% population below poverty level

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

Observations:

- Population continues to increase, but the pace of growth has gradually slowed, with 0.77% forecast for 2026–2031.
- Housing inventory continues to expand, but its annual growth rate is also forecast to moderate to 0.99% through 2031.
  - Housing growth continues to slightly outpace population growth, indicating that additional housing does not necessarily translate proportionally into population or student growth.
- Median household income is forecast to increase from approximately $74,100 in 2026 to $86,000 in 2031.
- Workforce and economic conditions remain important planning variables, including 4.1% unemployment and approximately 20% of the population below the poverty level.

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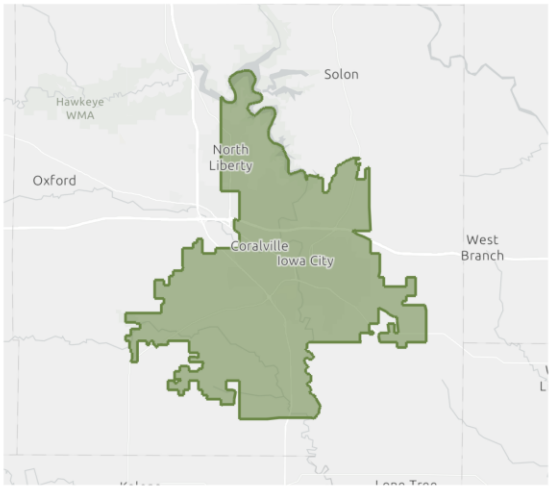
Census Demographic Overview



Population Trends and Key Indicators

Iowa City Community School District

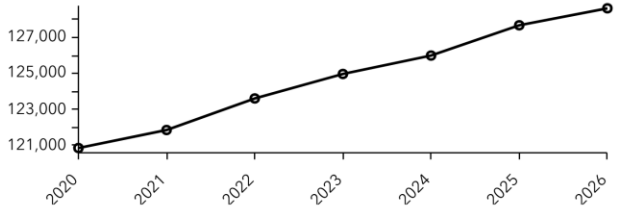
Population	Households	Avg Size Household	Median Age	Median Household Income	Median Home Value	Wealth Index	Housing Affordability	Diversity Index
128,620	52,697	2.27	30.8	$74,065	$330,281	80	81	54

MORTGAGE INDICATORS

$10,179
Avg Spent on Mortgage & Basics

26.2%
Percent of Income for Mortgage

Historical Trends: Population



POPULATION BY AGE



Under 18 (18.5%) Ages 18 to 64 (67.8%)
Aged 65+ (13.6%)

POPULATION BY GENERATION

2.5%
Greatest Gen: Born 1945/Earlier

13.5%
Baby Boomer: Born 1946 to 1964

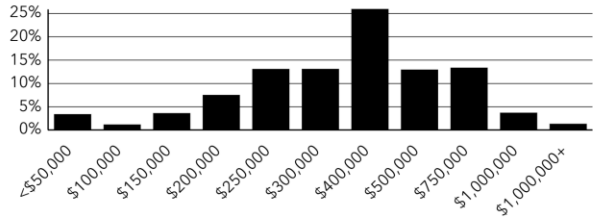
14.3%
Generation X: Born 1965 to 1980

24.2%
Millennial: Born 1981 to 1998

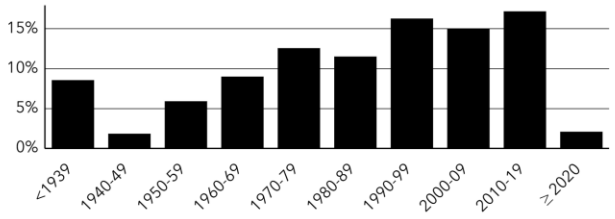
35.2%
Generation Z: Born 1999 to 2016

10.3%
Alpha: Born 2017 to Present

Home Value



Housing: Year Built



esri THE SCIENCE OF WHERE

Source: This infographic contains data provided by Esri (2026, 2031), Esri-U.S. BLS (2026), ACS (2020-2024). © 2026 Esri

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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Community Summary

COMMUNITY SUMMARY

Iowa City Community School District
Geography: Unified School District

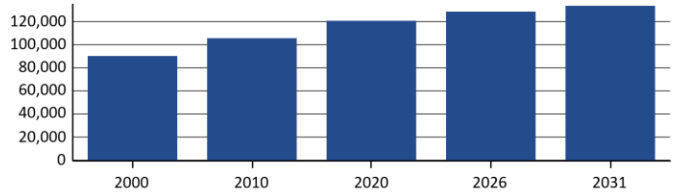
128,620	1.02%	2.27	54.1	30.8	$74,065	$330,281	$160,598	18.5%	67.8%	13.7%
Population Total	Population Growth	Average HH Size	Diversity Index	Median Age	Median HH Income	Median Home Value	Median Net Worth	Age <18	Age 18-64	Age 65+

20.4% Services

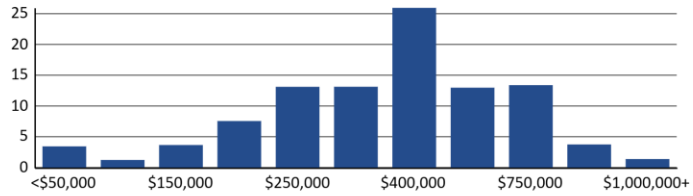
13.9% Blue Collar

65.7% White Collar

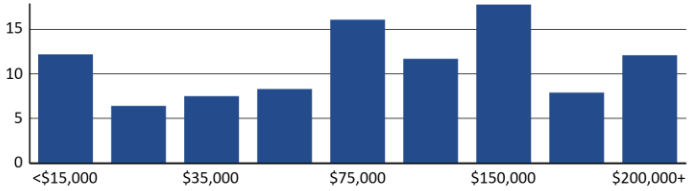
Total Population Over Time (Estimates by Census Year)



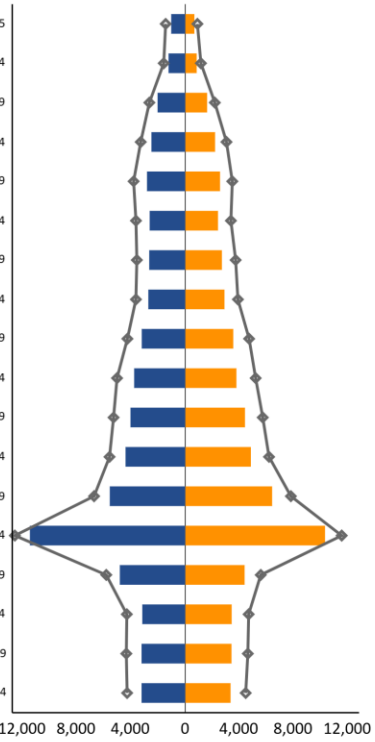
Home Value



Household Income



Age Profile: 5 Year Increments



Dots show comparison to Johnson County

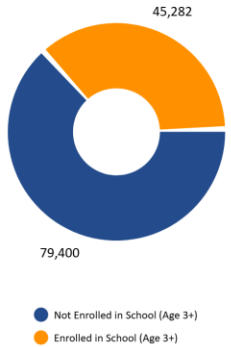
Home Ownership



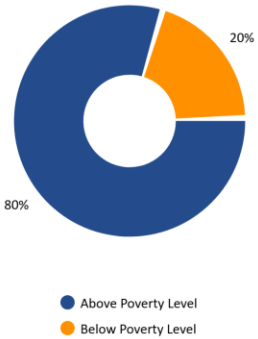
Households by Family Status



Enrollment of 3+ Population



Population by Poverty Status



Source: This infographic contains data provided by Esri (2026, 2031), U.S. Census (2000, 2010, 2020), ACS (2020-2024).

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Race and Age Profile

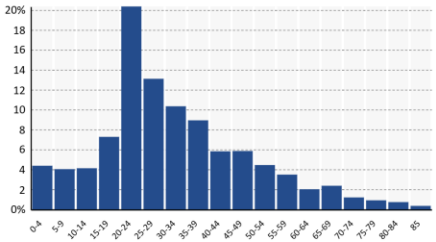
Race and Age Profile

Iowa City Community School District
Geography: Unified School District

Key Facts

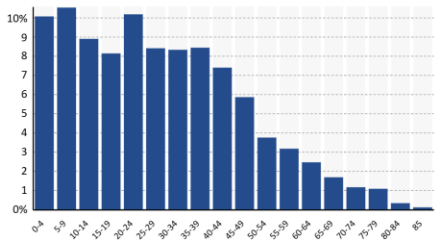
128,620	2.27	0.8%	54.1	$160,598	$74,065	$330,281
Population Total	Avg HH Size	Pop Growth	Diversity Index	Median Net Worth	Median HH Income	Median Home Value

Asian Population (%)



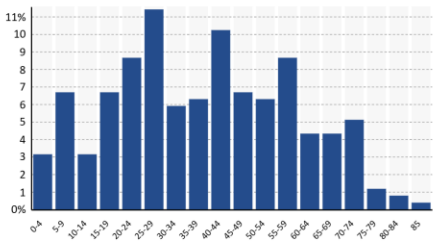
8,503 Asian Population
28.7 Asian Median Age

Black Population (%)



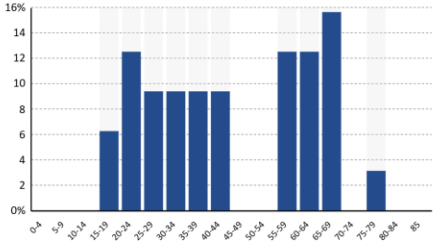
14,357 Black Population
26.3 Black Median Age

Native Amercian Population (%)



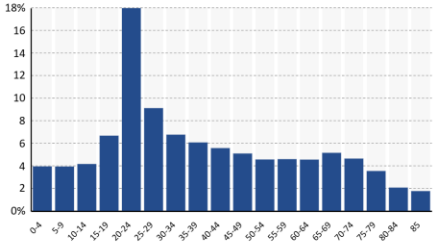
254 Native American Population
38.4 Native American Median Age

Pacific Islander Population (%)



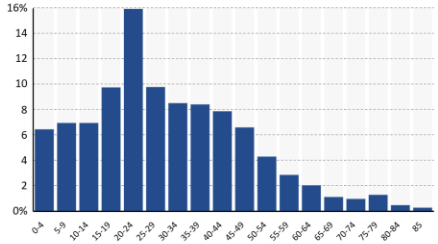
32 Pacific Islander Population
41.7 Pacific Islander Median Age

White Population (%)



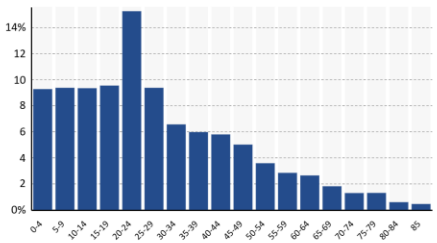
92,086 White Population
33.1 White Median Age

Other Races Population (%)



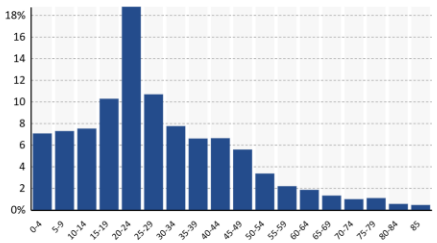
4,032 Other Races Population
27.1 Other Races Median Age

Multiple Races Population (%)



9,356 Multiple Races Population
24.1 Multiple Races Median Age

Hispanic Population (%)



9,925 Hispanic Population
24.7 Hispanic Median Age

Source: This infographic contains data provided by Esri (2026, 2031). © 2026 Esri

Individual population distribution percentages are based on each racial group not the whole population.

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Demographic Comparative Analysis

General Demographics	Iowa City CSD	Clear Creek-Amana CSD	Solon CSD	Coralville, IA	Hills, IA	Iowa City, IA	North Liberty, IA	Johnson County, IA	Iowa
2026 Unemployment Rate	4.1%	2.5%	2.4%	1.8%	1.6%	4.7%	3.3%	3.7%	3.5%
2026 Average Household Size	2.27	2.43	2.62	2.19	2.11	2.20	2.58	2.33	2.38
2026 Median Age	30.80	34.90	43.50	34.60	40.00	28.10	33.50	32.20	39.40
2026 Total Population	128,620	20,268	7,763	24,697	925	79,351	22,653	164,486	3,274,155
2026 Median Household Income	$74,065.00	$100,210.00	$125,531.00	$73,866.00	$73,038.00	$63,705.00	$107,674.00	$80,384.00	$78,969.00
2026 Total Housing Units	56,961	8,731	3,050	11,629	454	34,946	9,360	71,615	1,471,815
2026 Owner Occupied Housing Units	27,579	5,310	2,535	5,139	284	14,666	5,886	37,790	932,931
2026 Renter Occupied Housing Units	25,118	2,521	364	5,627	149	17,450	2,839	28,395	399,791
Vacancy Rate	7.5%	10.3%	5.0%	7.4%	4.6%	8.1%	6.8%	7.6%	9.5%
Race/Ethnicity	**Iowa City CSD**	**Clear Creek-Amana CSD**	**Solon CSD**	**Coralville, IA**	**Hills, IA**	**Iowa City, IA**	**North Liberty, IA**	**Johnson County, IA**	**Iowa**
White	69.6%	80.8%	94.0%	64.8%	85.2%	68.6%	77.7%	73.1%	80.5%
Black	11.0%	6.0%	0.3%	15.3%	3.8%	11.4%	7.0%	9.4%	4.6%
American Indian/Alaskan	0.1%	0.2%	0.0%	0.1%	0.2%	0.1%	0.1%	0.1%	0.3%
Asian	6.6%	2.5%	0.7%	7.9%	0.4%	7.2%	3.2%	5.5%	2.5%
Pacific Islander	0.0%	0.1%	0.0%	0.0%	0.0%	0.0%	0.1%	0.0%	0.3%
Other Race	0.4%	0.2%	0.1%	0.3%	0.2%	0.4%	0.3%	0.3%	0.3%
Two or More Races	4.5%	4.4%	3.4%	4.3%	3.8%	4.5%	5.2%	4.4%	3.7%
Hispanic	7.7%	5.9%	1.5%	7.2%	6.4%	7.8%	6.4%	7.0%	7.8%

Source: U.S. Census, ESRI BAO

Observations:

- **Iowa City CSD has a comparatively young population:** Median age is **30.8**, well below Johnson County (**32.2**) and Iowa (**39.4**)
- **Household size is relatively small**: Iowa City CSD averages **2.27 persons per household**, below Johnson County (**2.33**) and Iowa (**2.38**)
  - Surrounding districts such as **Solon (2.62)** and **Clear Creek-Amana (2.43)** have larger average households, which can support greater student generation per occupied housing unit
- **The district contains a significant rental housing market**
  - Iowa City CSD has nearly as many **renter-occupied units (25,118)** as owner-occupied units (**27,579**)
  - Housing tenure and household composition are important variables when evaluating **student yield and neighborhood turnover**

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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.

2022/23 Retention Snapshot (Visual 1)

- Tracks the same **2022/23 students by Student ID** through 2025/26 to measure how many remain enrolled over time.
- Across the tracked K–11 cohort, enrollment decreased by approximately **16.4% over three years**, meaning roughly **84% of the original students remained enrolled**.
- The 2022/23 Kindergarten cohort experienced the largest percentage decline, decreasing by **222 students (-21.4%)** by 2025/26.
- These cohort losses are partially offset by **new students entering the district**, meaning total grade enrollment can remain stronger than retention alone would suggest.

Average Retention (Visual 2)

- Average annual retention is approximately **92.4%**, meaning roughly **8% of students do not remain into the following year**.
  - Retention is lowest from **Kindergarten → 1st grade (90.4%)** and highest from **7th → 8th grade (93.8%)**.
- Most grade transitions fall within a relatively narrow range of approximately **90%–94%**, indicating a fairly consistent pattern across grade levels.

Annual Retention (Visual 3)

- Districtwide annual retention has remained **very stable over the past three years**
- This consistency suggests that recent enrollment changes are **not the result of a single unusual year of student loss**, but reflect an ongoing pattern of student movement.

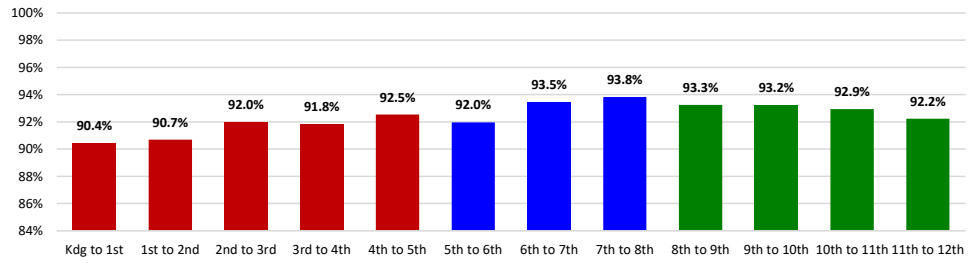
Visual 1: 2022/23 Student Data Retention Analysis

Grade		2022/23	2023/24	2024/25	Grade	Starting	Percent
Starting	Ending	2023/24	2024/25	2025/26	Change	Enrollment	Change
Kdg	3rd	-117	-66	-39	-222	1,035	-21.4%
1st	4th	-93	-68	-50	-211	1,096	-19.3%
2nd	5th	-102	-65	-48	-215	1,097	-19.6%
3rd	6th	-109	-58	-59	-226	1,073	-21.1%
4th	7th	-92	-73	-55	-220	1,098	-20.0%
5th	8th	-78	-57	-49	-184	1,095	-16.8%
6th	9th	-62	-36	-37	-135	1,061	-12.7%
7th	10th	-77	-52	-45	-174	1,137	-15.3%
8th	11th	-86	-32	-49	-167	1,052	-15.9%
9th	12th	-83	-62	-34	-179	1,142	-15.7%
10th	12th	-77	-57		-134	1,135	-11.8%
11th	12th	-96			-96	1,128	-8.5%
All Grade Change		-1,072	-626	-465	-2,163	13,149	-16.4%
K-11 % Change		-8.2%	-4.8%	-3.5%	-16.4%		
K-11 Enrollment		13,149	13,149	13,149			

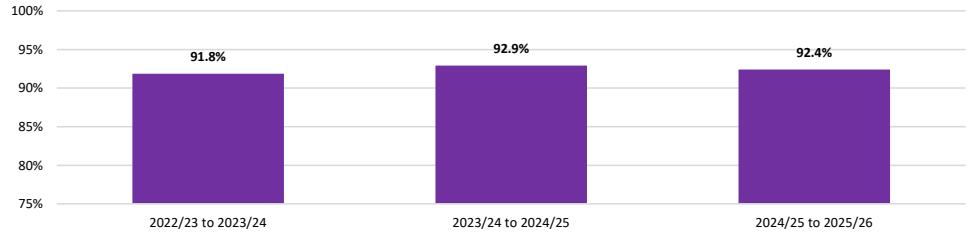
From	To
Kdg	1st
1st	2nd
2nd	3rd
3rd	4th
4th	5th
5th	6th
6th	7th
7th	8th
8th	9th
9th	10th
10th	11th
11th	12th

Source: Iowa City School District 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: Iowa City CSD and RSP

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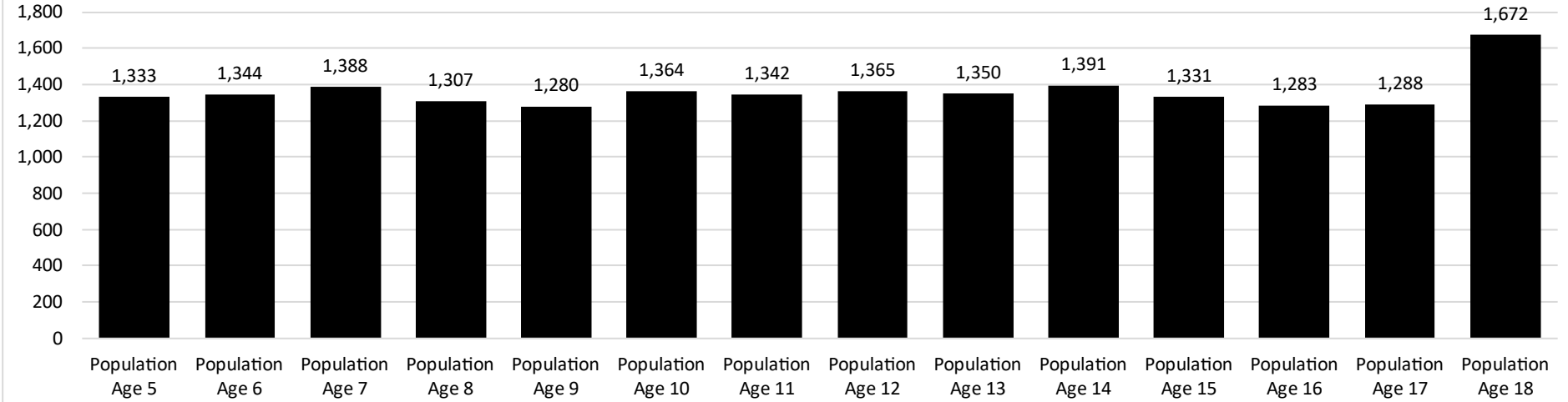
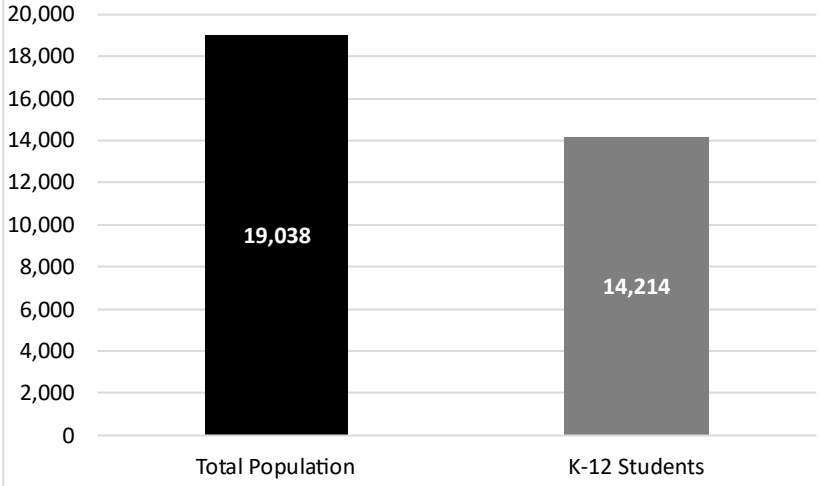
2025 Student Age Population (Ages 5 to 18)

Potential Student Age Population (2025 Estimates):

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



Age 5-18 Population vs. K-12 Enrollment



Source: US Census BAO and ESRI 2026 July Estimates, and Iowa City SD

Observations:

- **An estimated 19,038 residents ages 5–18 live within the district in 2025**
- **2025/26 K–12 enrollment totals 14,214 students**
- This equals **75% of the estimated age 5–18 population**, but should be viewed as a **general benchmark rather than a district capture rate**
  - Differences reflect **age/grade alignment, private and parochial enrollment, open enrollment, home schooling, and students residing outside the district who attend Iowa City CSD**
- **Age 18 is a clear outlier with over 1,600 people;** this likely reflects the area's **large university-age population**
- **Age-based population trends provide an additional benchmark for future enrollment**

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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

Johnson County Live Births and Iowa City School District Kindergarten 5-Years Later

Calendar Year	# Live Births	Birth Change	% Birth Change	School Year	# Kdg	%Kdg of Live Births
2009	1,709			2014/15	1,080	63.2%
2010	1,792	83	4.9%	2015/16	1,171	65.3%
2011	1,733	-59	-3.3%	2016/17	1,125	64.9%
2012	1,830	97	5.6%	2017/18	1,146	62.6%
2013	1,767	-63	-3.4%	2018/19	1,157	65.5%
2014	1,824	57	3.2%	2019/20	1,101	60.4%
2015	1,808	-16	-0.9%	2020/21	1,027	56.8%
2016	1,856	48	2.7%	2021/22	1,096	59.1%
2017	1,723	-133	-7.2%	2022/23	1,048	60.8%
2018	1,734	11	0.6%	2023/24	1,005	58.0%
2019	1,739	5	0.3%	2024/25	1,003	57.7%
2020	1,621	-118	-6.8%	2025/26	993	61.3%
2021	1,652	31	1.9%	2026/27	976	1,012
2022	1,692	40	2.4%	2027/28	974	1,036
2023	1,688	-4	-0.2%	2028/29	928	1,034
2024	1,609	-79	-4.7%	2029/30	959	986
3-Year Average	1,663.0	-14				
3-Year Weighted Average	1,649.2	-34.2				

MARKET SHARE

Low Range
High Range

Source: Iowa Department of Health, Johnson County, and Iowa City School District
Table includes kindergarten students residing in Johnson County

Observations

- **Johnson County live births have generally declined**
- Recent market share has fluctuated rather than showing a consistent upward or downward trend
- **2025/26 Kindergarten enrollment of 993 represents approximately 60% of 2020 county births**
- The projection range increases from approximately **926–1,076 students in 2026/27 to 900–1,023 in 2028/29**
- Reaching the higher end of the range would require **stronger student capture and/or additional growth from migration and housing turnover**

Main Takeaway: The decline of live births can potentially result in smaller kindergarten classes. To keep similar or greater enrollment, the district will need to experience an increase in the market share of future kindergarten students. RSP recommends continuing to monitor this variable to better understand demographic trends and the proportion of children born in Johnson County who subsequently enroll in the District.

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Elementary Intra-District Transfers

K-5th Grade Transfers	Attend																					
Reside	Alexander Elementary	Borlaug Elementary	Christine Grant	Coralville Central	Garner Elementary	Grant Wood Elementary	Hoover Elementary	Horn Elementary	Kirkwood Elementary	Lemme Elementary	Lincoln Elementary	Longfellow Elementary	Lucas Elementary	Mann Elementary	Penn Elementary	Shimek Elementary	Twain Elementary	Van Allen Elementary	Weber Elementary	Wickham Elementary	Out Total	Total Movement
Alexander Elementary		3		3	1	13	2	2		1	3	3	2	1		3	9		2		48	-23
Borlaug Elementary				2				1	4				3	3			4		6	2	25	5
Christine Grant Elementary					3													2			5	8
Coralville Central Elementary					1				12	1				2	2			3	1	13	35	-4
Garner Elementary		5	7												1			5			18	1
Grant Wood Elementary	8						2		2	3		1		2		6	3		1		28	8
Hoover Elementary					2	3				4		2	2	1	2	5	1			2	24	-14
Horn Elementary	2	10		5					2	2	2	3	1	3		1			10	3	44	-24
Kirkwood Elementary		2		11		1		2						1					3	3	23	8
Lemme Elementary			1	2		2	2		3		1		1	1		1		2	1		17	15
Lincoln Elementary				2				2				2	1								7	6
Longfellow Elementary	4			1		5	2			2	2		2	2		1	2		3		26	-6
Lucas Elementary	3			1	2	7		2	1	15		1		4			6			2	44	-31
Mann Elementary	2	1				1	2					5				2	5			1	19	7
Penn Elementary			2		2						1		1					4		8	18	-11
Shimek Elementary	2					2								1							5	14
Twain Elementary	3				1	2				2		3		3							14	16
Van Allen Elementary	1		3	2	4				1	2					1					1	15	1
Weber Elementary		9						11	2		4			2						1	29	-1
Wickham Elementary				2	3				4						1				1		11	25
In Total	25	30	13	31	19	36	10	20	31	32	13	20	13	26	7	19	30	16	28	36	455	

Source: Iowa City 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: Alexander ES has 48 students attending a different elementary school and 25 students from another elementary school choosing to attend Alexander ES. This results in 23 less students attending Alexander 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

- **455 total elementary students transferred between schools this year**
  - Wickham ES had the most students transferring in (+36) and the greatest net gain of transfer students (+25)
  - Alexander ES had the most transferring out (-48), but Lucas ES had the greatest net loss of transfer students (-31)

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Secondary Intra-District Transfers

6th to 8th Grade Transfers	Attend				
Reside	North Central	Northwest Middle	Southeast Middle	Out Total	Total Movement
North Central Middle School		74	2	76	-51
Northwest Middle School	20		76	96	-6
Southeast Middle School	5	16		21	57
In Total	25	90	78	193	

Source: Iowa City CSD and RSP

9th to 12th Grade Tranfers	Attend					
Reside	City High School	Liberty High	West High School	Elizabeth Tate High	Out Total	Total Movement
City High School		10	64	81	155	-53
Liberty High School	15		54	22	91	-54
West High School	87	27		51	165	-47
Elizabeth Tate High School					0	154
In Total	102	37	118	154	411	

Source: Iowa City 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: North Central MS has 76 students attending a different middle school and 25 students from another middle school choosing to attend North Central. This results in 51 less students attending North Central 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

- **193 total middle school students transferred between boundaries this year**
  - Southeast MS had the most students transferring in (+78) and had the greatest net gain of transfer students (+57)
  - North Central MS had the most transferring out (-76) and had the greatest net loss of transfer students (-51)
- **411 total high school students transferred between boundaries this year**
  - **Elizabeth Tate should be interpreted separately from boundary-based transfer patterns,** because the school does not have an assigned attendance area, its **154 students are reflected as incoming transfers** from other high school boundaries.
  - West HS had the most transferred out (-165), but Liberty HS had the greatest net loss of transfer students (-54)

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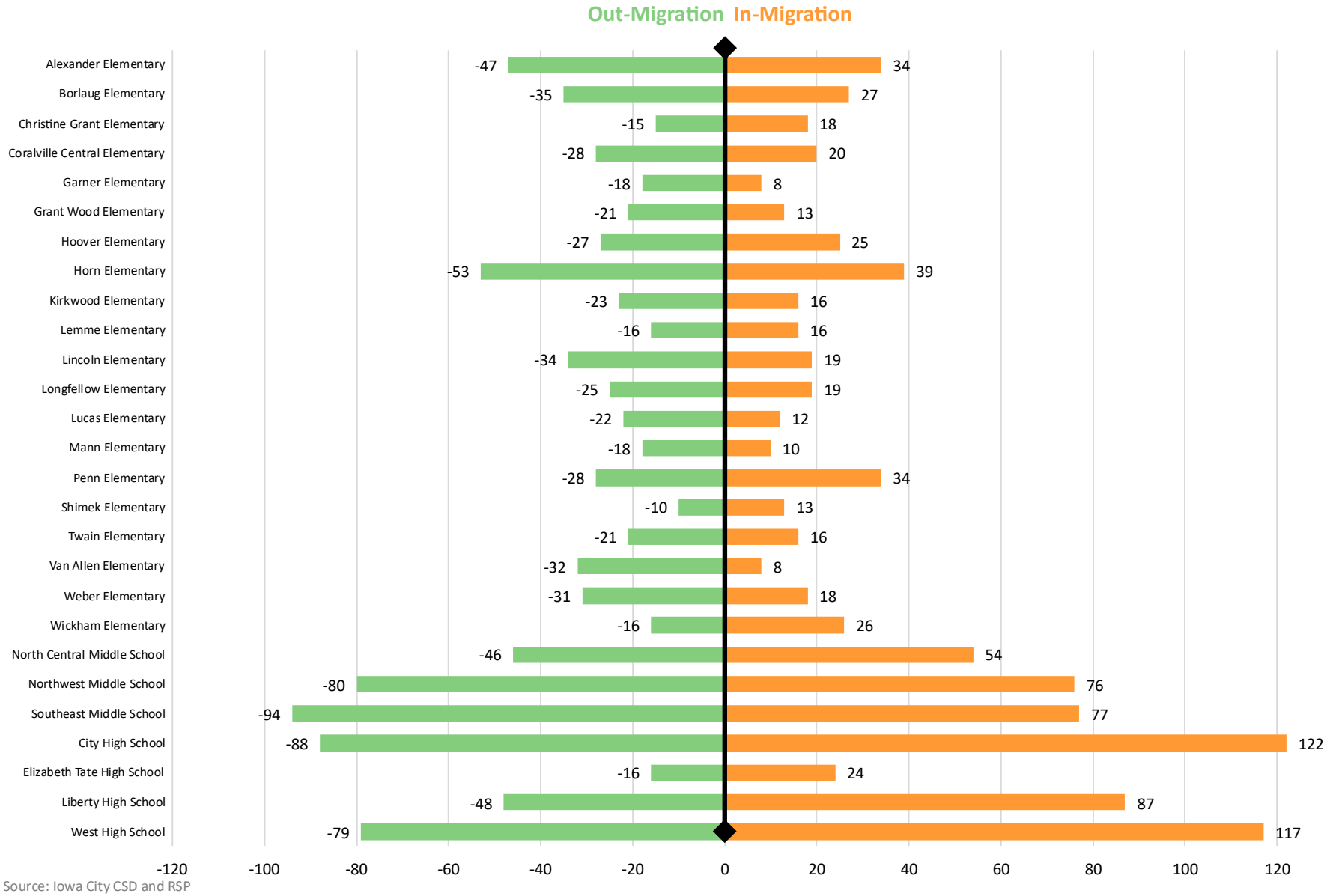
1-Year Student Migration by Buildings



Source: Iowa City CSD and RSP

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Student Yield Rate: Single-Family

Students per 100 Single-Family Units	2022/23	2023/24	2024/25	2025/26	10 Year Average
Alexander Elementary	17	15	15	14	15.25
Borlaug Elementary	20	18	17	16	17.75
Christine Grant Elementary	30	27	25	22	26
Coralville Central Elementary	14	13	13	12	13
Garner Elementary	20	20	19	17	19
Grant Wood Elementary	20	19	18	16	18.25
Hoover Elementary	16	16	17	17	16.5
Horn Elementary	14	14	14	13	13.75
Kirkwood Elementary	15	14	14	12	13.75
Lemme Elementary	14	13	12	13	13
Lincoln Elementary	10	11	11	10	10.5
Longfellow Elementary	8	7	8	7	7.5
Lucas Elementary	15	15	14	14	14.5
Mann Elementary	7	7	8	7	7.25
Penn Elementary	24	24	24	25	24.25
Shimek Elementary	13	13	13	14	13.25
Twain Elementary	10	11	10	9	10
Van Allen Elementary	26	25	24	21	24
Weber Elementary	23	20	19	18	20
Wickham Elementary	21	22	19	20	20.5
District (K-5):	**16.0**	**15.0**	**15.0**	**14.0**	**15**

Source: Johnson County and RSP

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

Students per 100 Single-Family Units	2022/23	2023/24	2024/25	2025/26	10 Year Average
North Central Middle School	14	13	13	12	13
Northwest Middle School	10	10	10	9	9.75
Southeast Middle School	6	6	6	6	6
District (6-8):	**9.0**	**9.0**	**9.0**	**8.0**	**9**

Source: Johnson County and RSP

Students per 100 Single-Family Units	2022/23	2023/24	2024/25	2025/26	10 Year Average
City High School	9	9	9	9	9
Liberty High School	18	18	18	18	18
West High School	14	14	14	14	14
District (9-12):	**12.0**	**12.0**	**12.0**	**12.0**	**12**

Source: Johnson County and RSP

Table Legend

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

Observations: Tables show the number of students per 100 single-family (SF) units by year, grade level, and school boundary

- District sees on average:
  - **15 elementary students** per 100 single-family households
  - **9 middle school students** per 100 single-family households
  - **12 high school students** per 100 single-family households
- Christine Grant Elementary has the largest 2025/26 SF yield rate with 26 students per 100 single-family households
- Longfellow and Mann Elementary have the smallest 2025/26 SF yield rate with 7 students per 100 single-family households
- Adding new housing inventory can impact the yield rate – **There were 336 single-family homes built from 2022 to 2025**

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Student Yield Rate: Multi-Family

Students per 100 Multi-Family Units	2022/23	2023/24	2024/25	2025/26	10 Year Average
Alexander Elementary	19	20	21	22	20.5
Borlaug Elementary	12	14	16	16	14.5
Christine Grant Elementary	17	16	16	16	16.25
Coralville Central Elementary	9	8	7	7	7.75
Garner Elementary	14	12	12	12	12.5
Grant Wood Elementary	11	9	8	7	8.75
Hoover Elementary	10	10	11	12	10.75
Horn Elementary	6	6	7	7	6.5
Kirkwood Elementary	10	11	12	11	11
Lemme Elementary	14	13	14	13	13.5
Lincoln Elementary	3	3	3	3	3
Longfellow Elementary	4	4	4	4	4
Lucas Elementary	6	6	9	10	7.75
Mann Elementary	3	3	3	3	3
Penn Elementary	9	9	11	11	10
Shimek Elementary	0	0	0	0	0
Twain Elementary	23	21	22	24	22.5
Van Allen Elementary	10	9	10	10	9.75
Weber Elementary	31	29	28	23	27.75
Wickham Elementary	9	9	9	12	9.75
District (K-5):	**9.0**	**9.0**	**9.0**	**9.0**	**9**

Source: Johnson 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.

Students per 100 Multi-Family Units	2022/23	2023/24	2024/25	2025/26	10 Year Average
North Central Middle School	5	6	5	6	5.5
Northwest Middle School	4	4	5	5	4.5
Southeast Middle School	3	3	3	3	3
District (6-8):	**4.0**	**4.0**	**4.0**	**4.0**	**4**

Source: Johnson County and RSP

Students per 100 Multi-Family Units	2022/23	2023/24	2024/25	2025/26	10 Year Average
City High School	4	4	4	4	4
Liberty High School	7	7	7	7	7
West High School	5	5	6	6	5.5
District (9-12):	**5.0**	**5.0**	**5.0**	**5.0**	**5**

Source: Johnson County and RSP

Table Legend

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

Observations: Tables show the number of students per 100 multi-family (MF) units by year, grade level, and school boundary

- District sees on average:
  - **9 elementary students** per 100 multi-family households
  - **4 middle school students** per 100 multi-family households
  - **5 high school students** per 100 multi-family households
- Twain Elementary has the largest 2025/26 SF yield rate with 24 students per 100 multi-family households
- Lincoln and Mann Elementary have the smallest 2025/26 SF yield rate with 3 students per 100 multi-family households
- Adding new housing inventory can impact the yield rate – **There were 1,323 multi-family homes built from 2022 to 2025**

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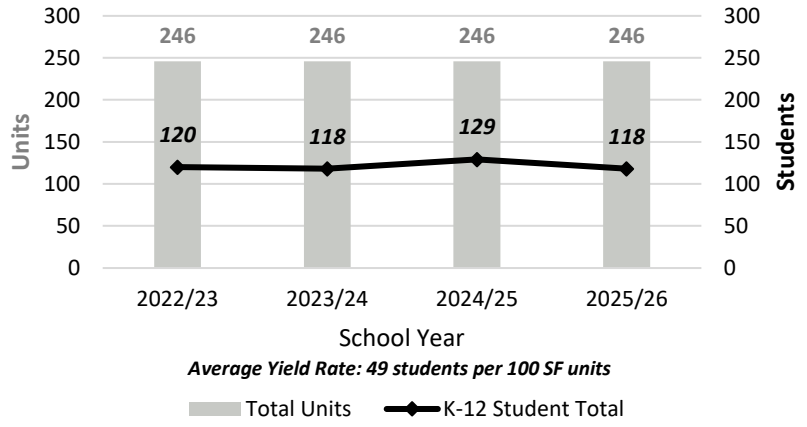
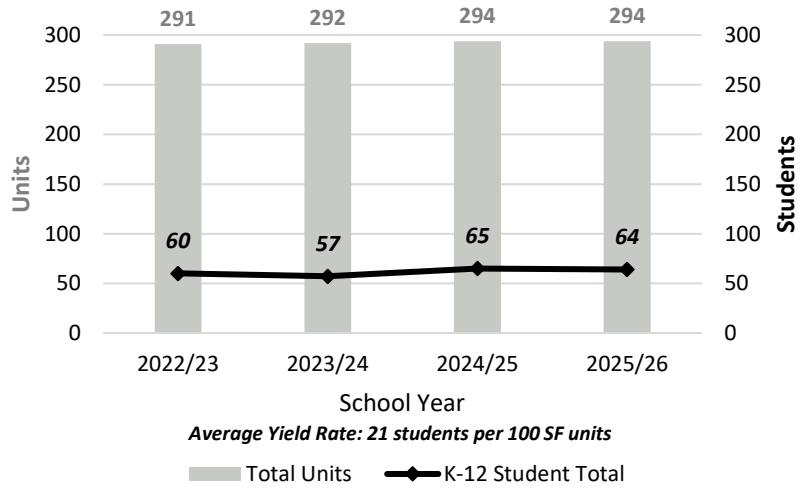
Single-Family Subdivision Yield Rate Analysis

Quail Creek Fifth Addition, and Quail Creek Fourth Addition



Source: Johnson County, Iowa City CSD, and RSP

Coralville Heights



Source: Johnson County, Iowa City CSD, and RSP

Quail Creek (4th-5th Add) Observations:

- **A mature, built-out single-family neighborhood** with **246 housing units** throughout the four-year period shown.
- Enrollment has remained relatively stable **(118 to 129 students)**
- The neighborhood has a **10-year average yield of approximately 49 students per 100 single-family units**, substantially higher than the districtwide single-family yield.
- Stable housing inventory combined with continued student generation suggests **household turnover, rather than new construction, is the primary driver of future enrollment change**.

Coralville Heights Observations:

- **A largely built out neighborhood**, increasing only slightly from **291 to 294 units** over the period shown.
- Enrollment has remained relatively stable at **57–65 students**
- The neighborhood has a **10-year average yield of 21 students per 100 single-family units**—less than half the yield observed in Quail Creek.
- Future student generation will depend primarily on **household composition and residential turnover**, rather than additional housing construction.

Main Takeaway: Built-out single-family neighborhoods can generate substantially different numbers of students, demonstrating why projections must account for neighborhood-specific yield rates, household turnover, and housing characteristics—not housing unit counts alone.

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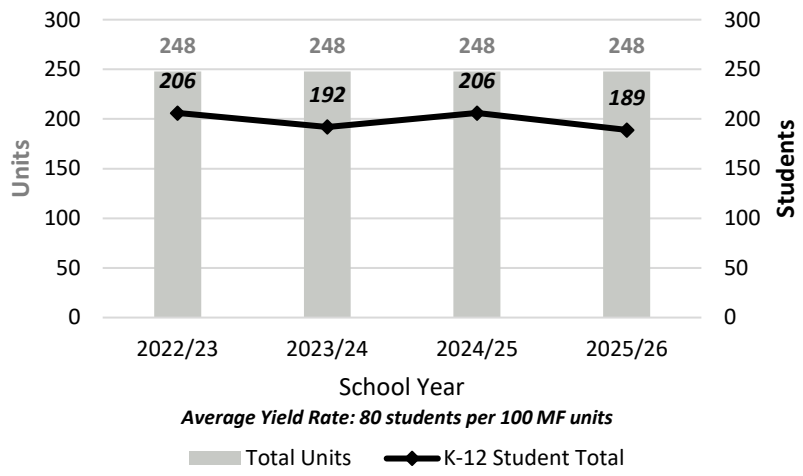
Disclaimer: Subdivisions were selected as representative examples to illustrate the range of housing inventory conditions and associated student yield variability across the district.

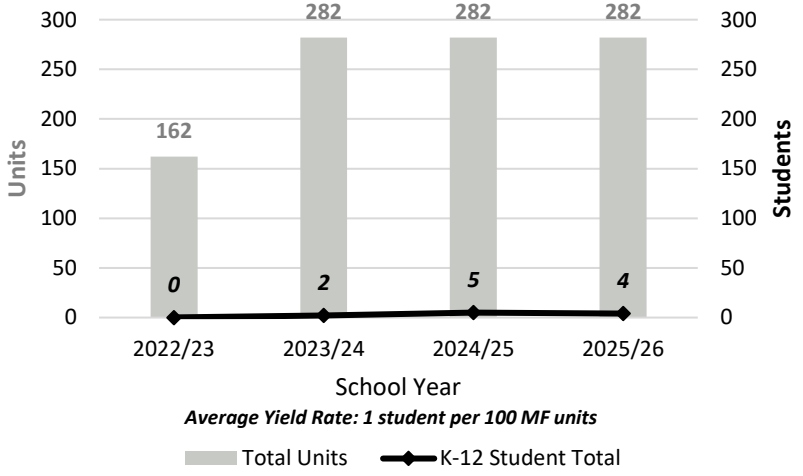
Multi-Family Subdivision Yield Rate Analysis

Pheasant Ridge Apartments



Source: Johnson County, Iowa City CSD, and RSP

965 Flats Apartments



Source: Johnson County, Iowa City CSD, and RSP

Pheasant Ridge Apartments Observations:

- **Established multi-family development** with **248 housing units** throughout the period shown.
- Enrollment has remained relatively stable, ranging from **189 to 206 students**.
- The development has a **very high average yield of approximately 80 K-12 students per 100 units**.
- Stable housing inventory combined with consistently high student counts indicates that **existing multi-family housing can remain a significant source of students without new construction**.

965 Flats Apartments Observations:

- **Newer multi-family development** that increased from **162 units in 2022/23 to 282 units in 2023/24**.
- Despite the addition of approximately **120 units**, K–12 enrollment has remained very low at **0–5 students annually**.
- The development has an **average yield of approximately 1 K–12 student per 100 units**, substantially below the districtwide multi-family yield.
- This illustrates that **new multi-family construction does not necessarily translate directly into K–12 enrollment growth**.

Main Takeaway: Multi-family housing can produce dramatically different student yields based on the characteristics of the development and households it serves, reinforcing the need to apply development-specific yield assumptions rather than a single districtwide multi-family rate.

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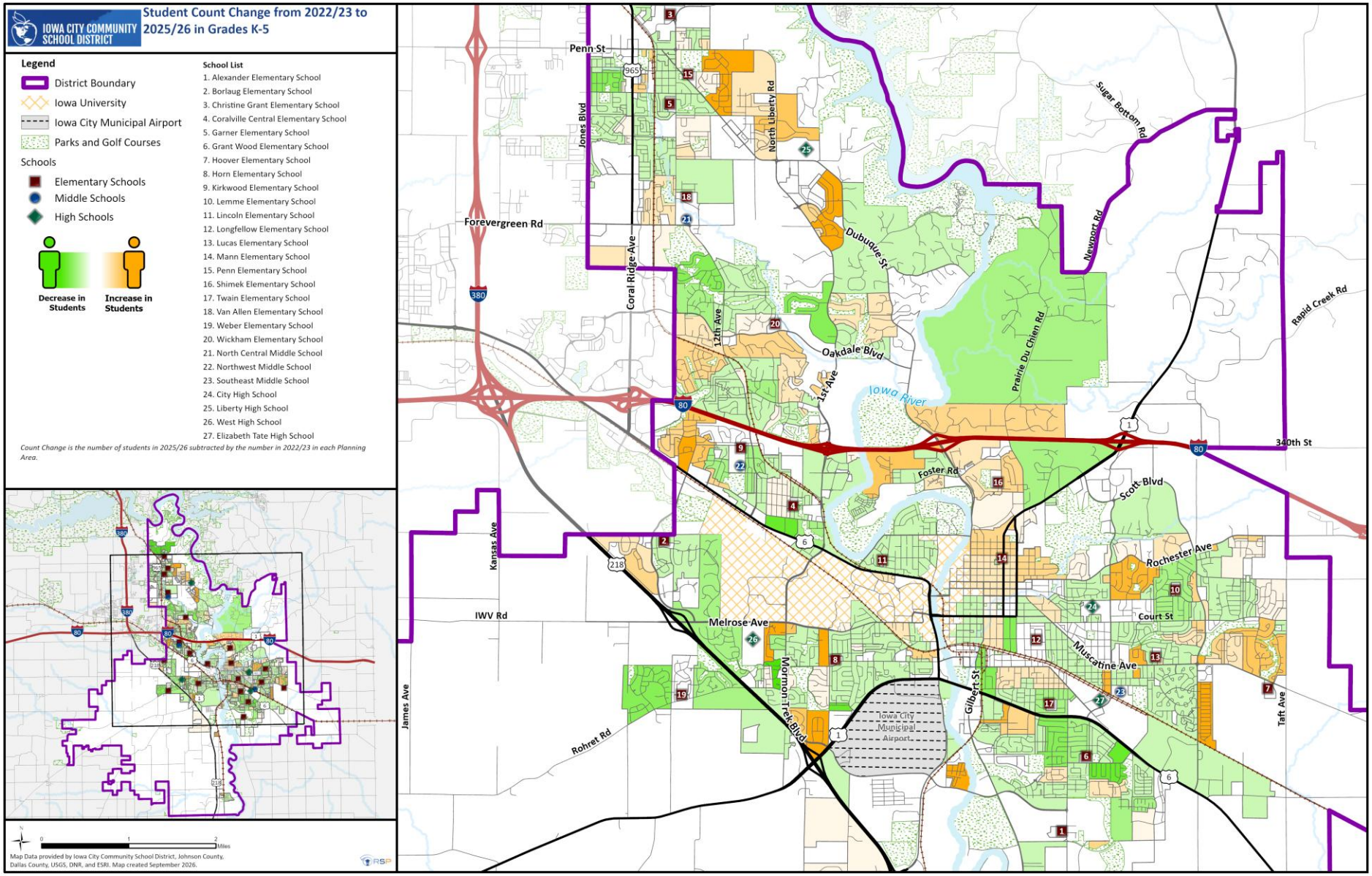
Disclaimer: Subdivisions were selected as representative examples to illustrate the range of housing inventory conditions and associated student yield variability across the district.

Elementary Student Count Change Map



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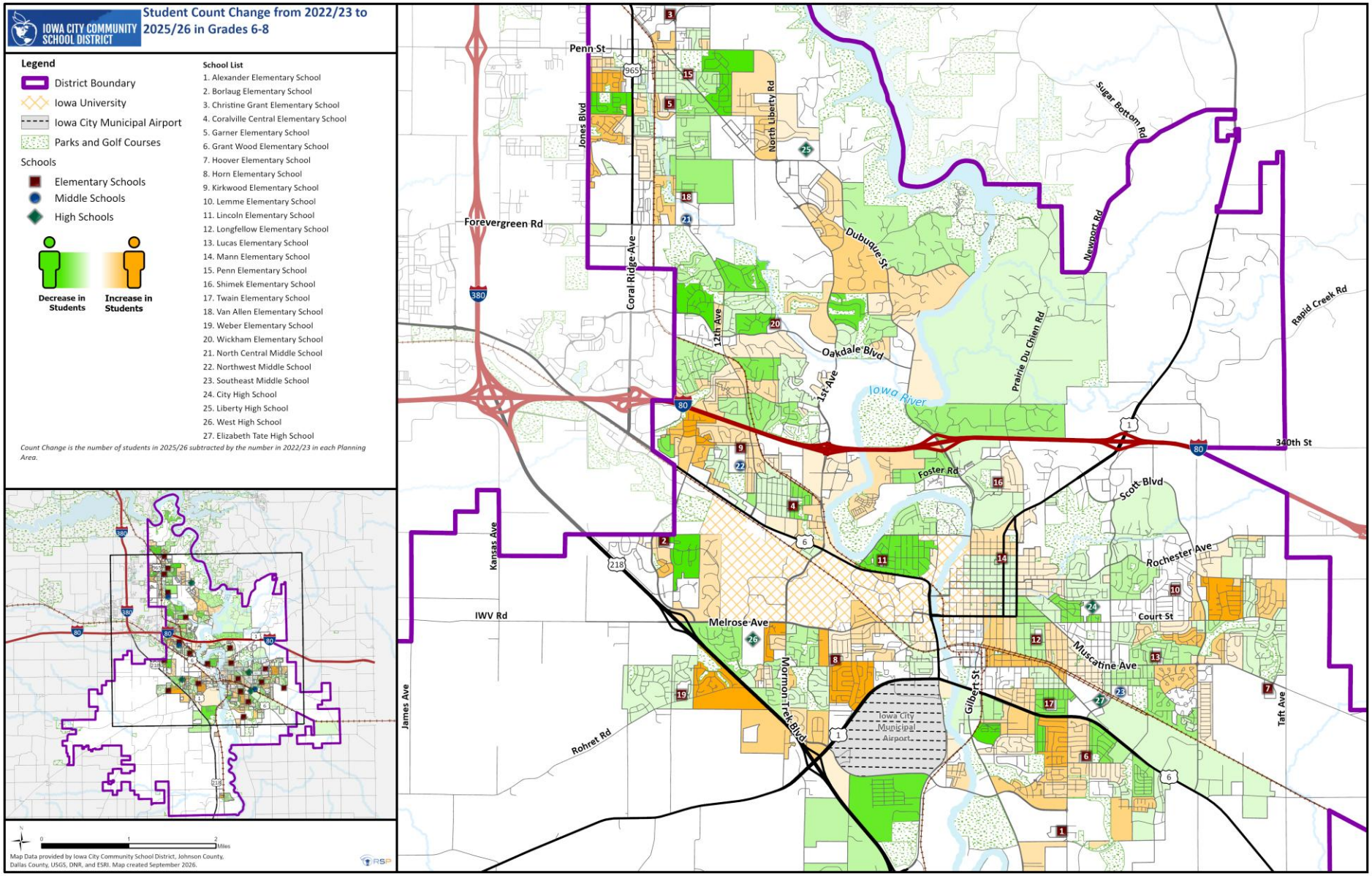
Middle School Student Count Change Map



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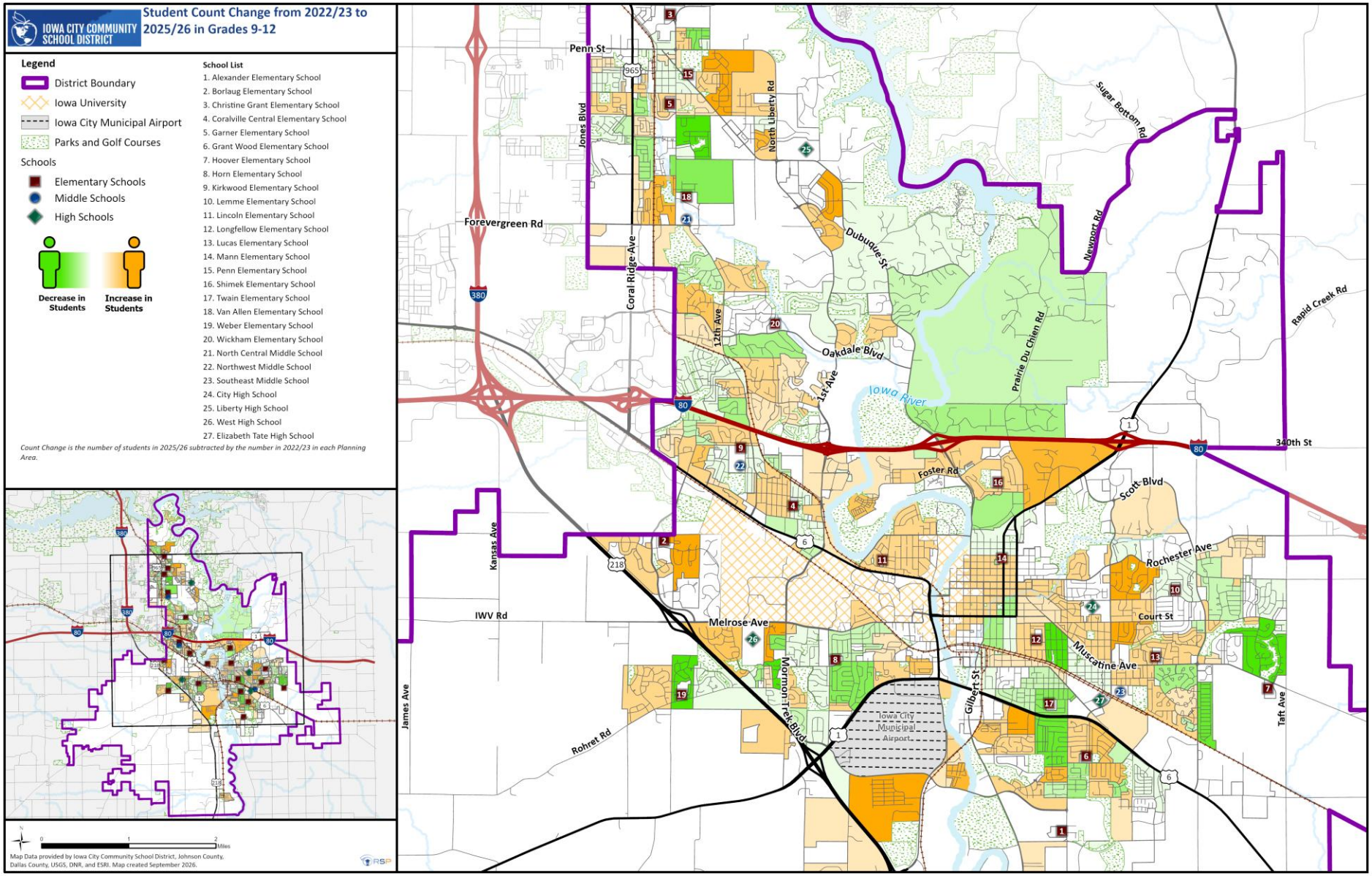
High School Student Count Change Map



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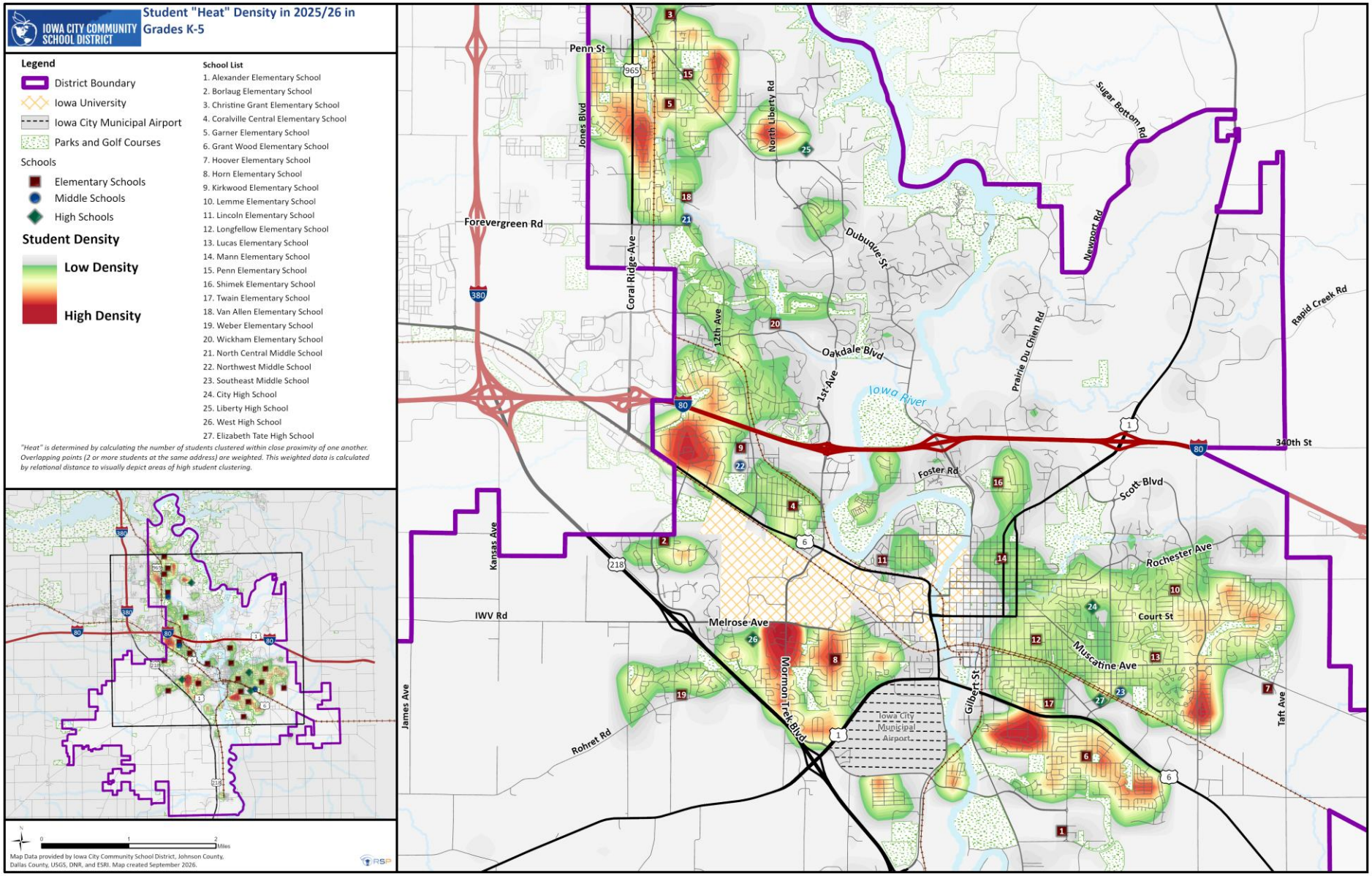
Elementary Student Density Heat Map



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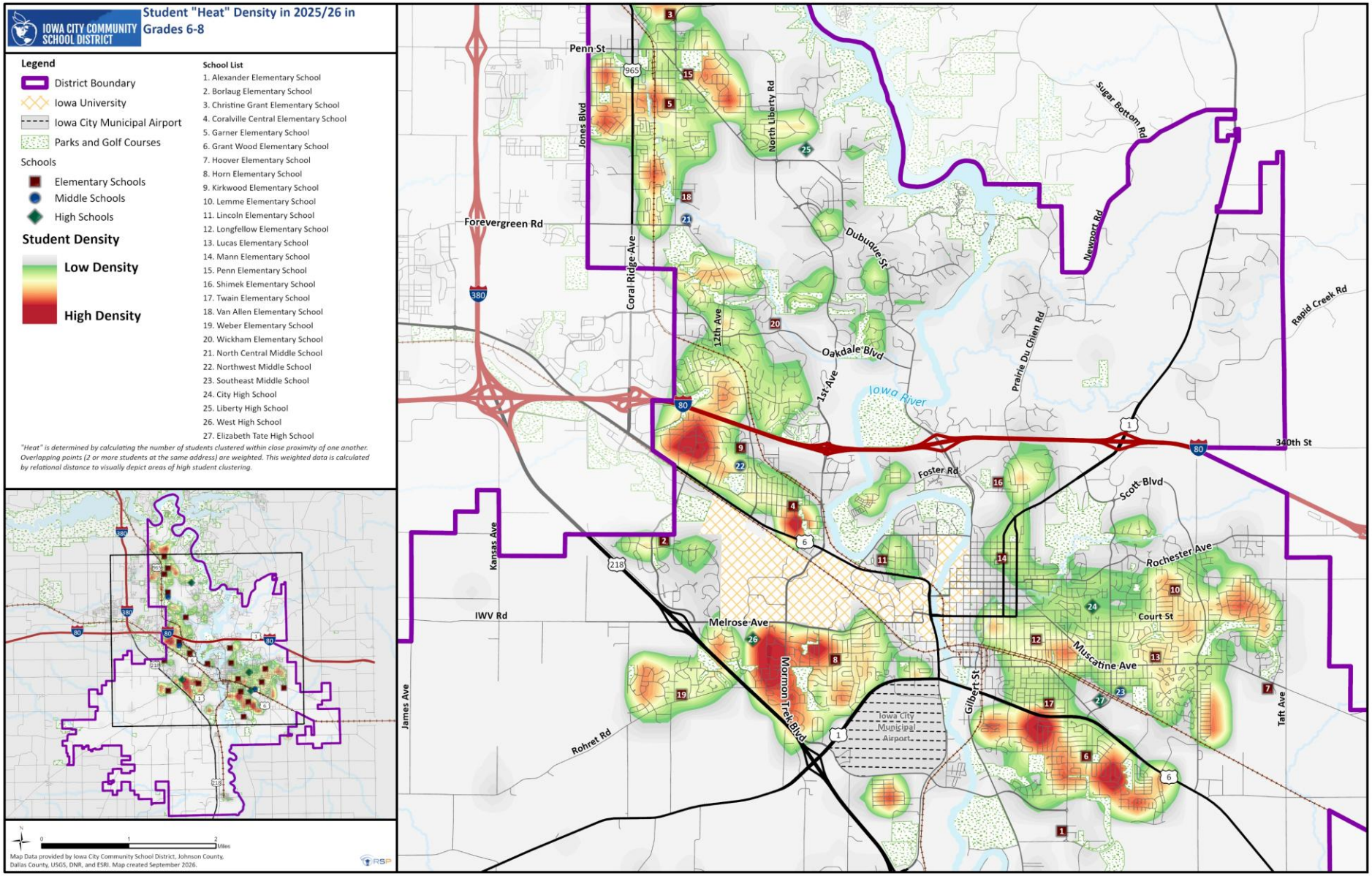
Middle School Student Density Heat Map



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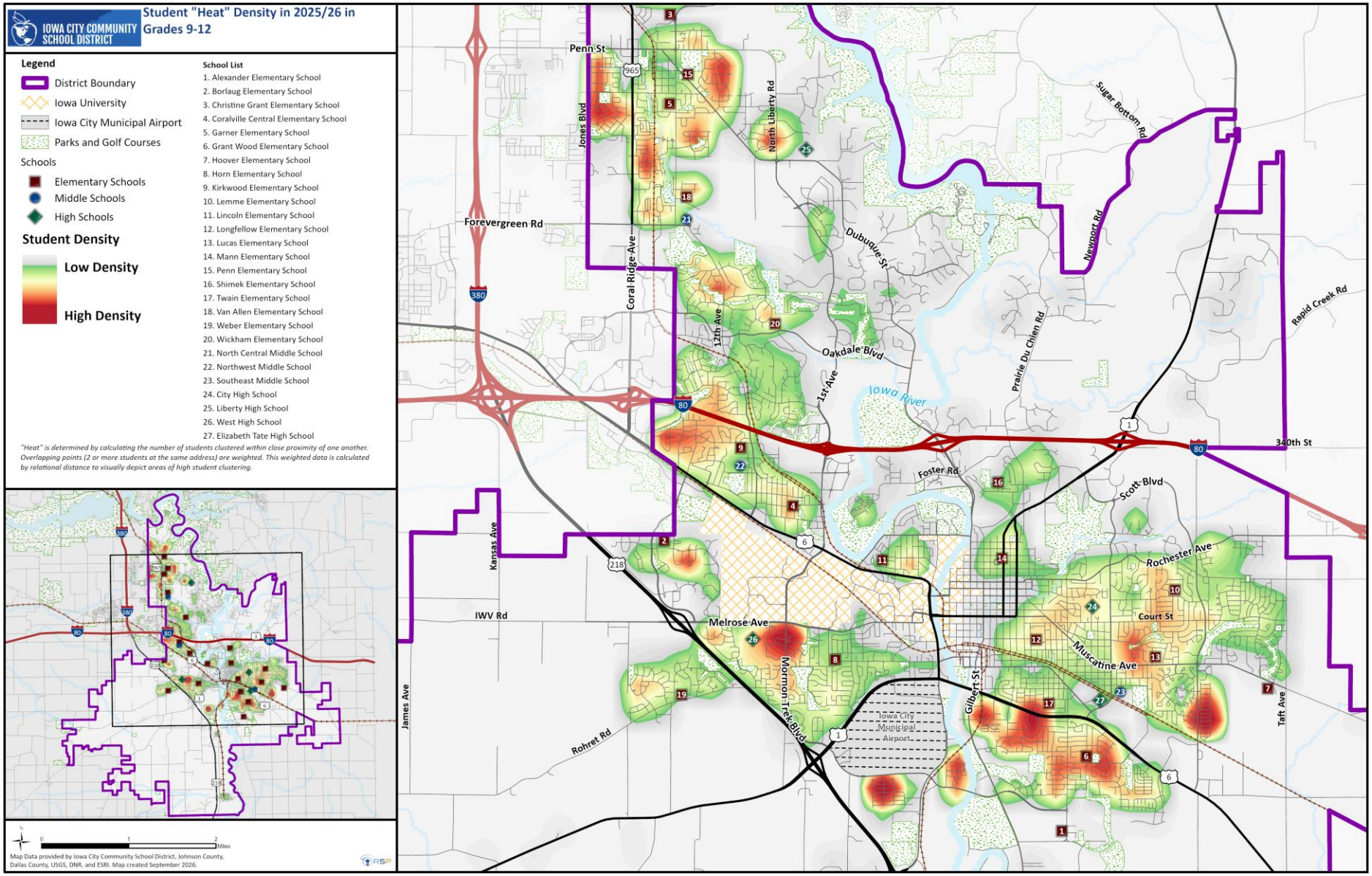
High School Student Density Heat Map



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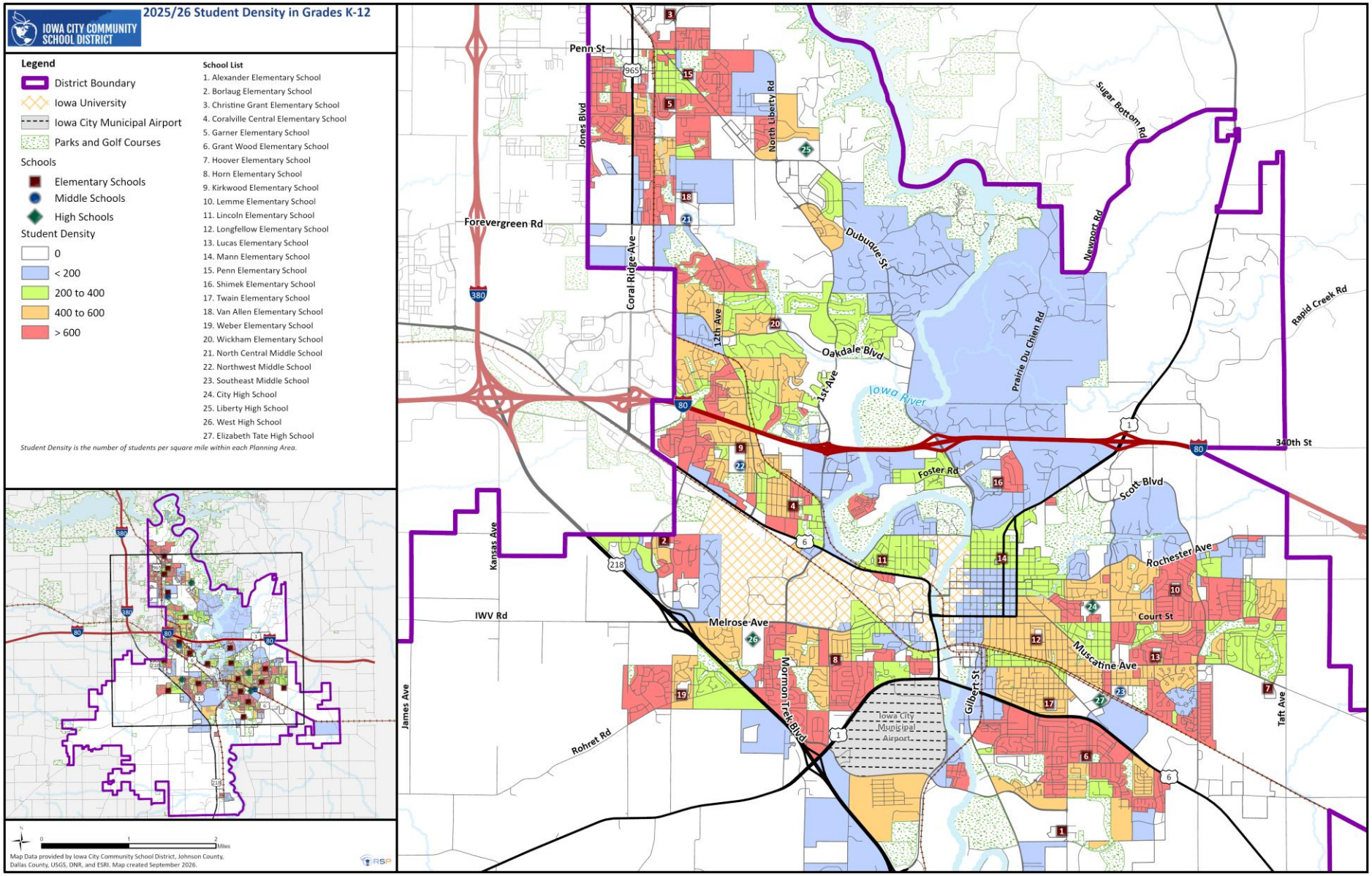
2025/26 Student Density Map



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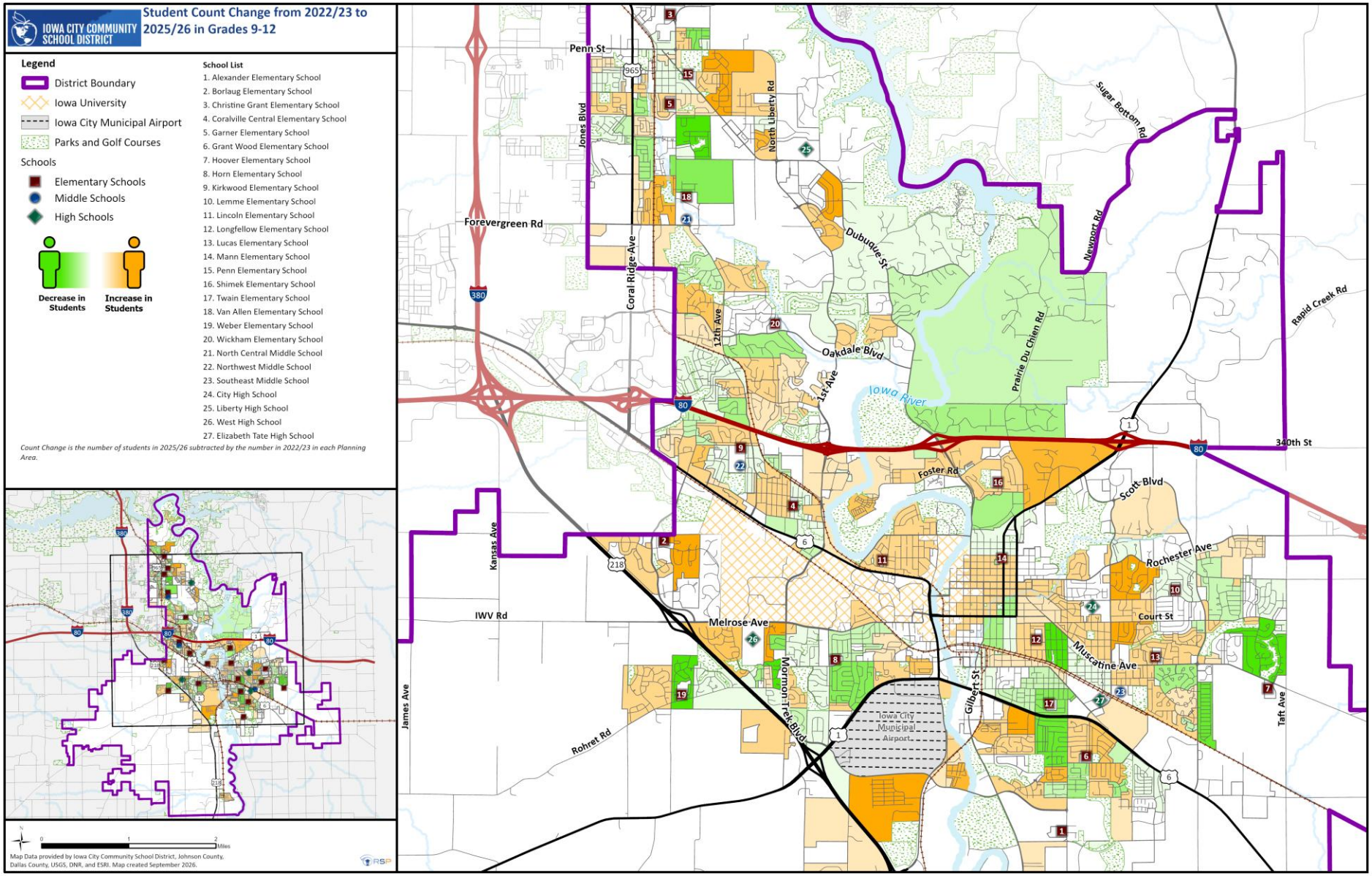
5-Year Average Kindergarten Count Map



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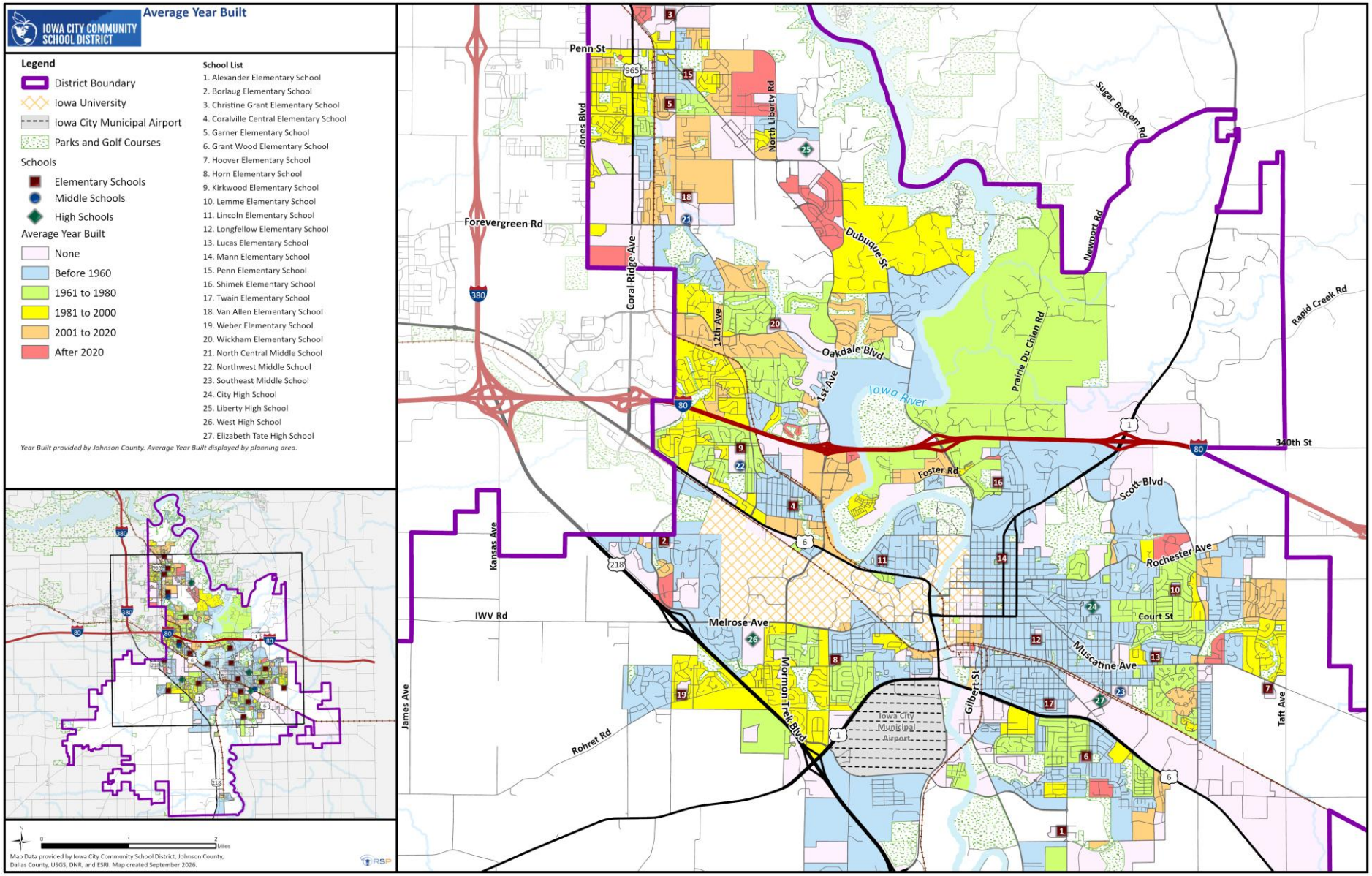
Average Year Built Map



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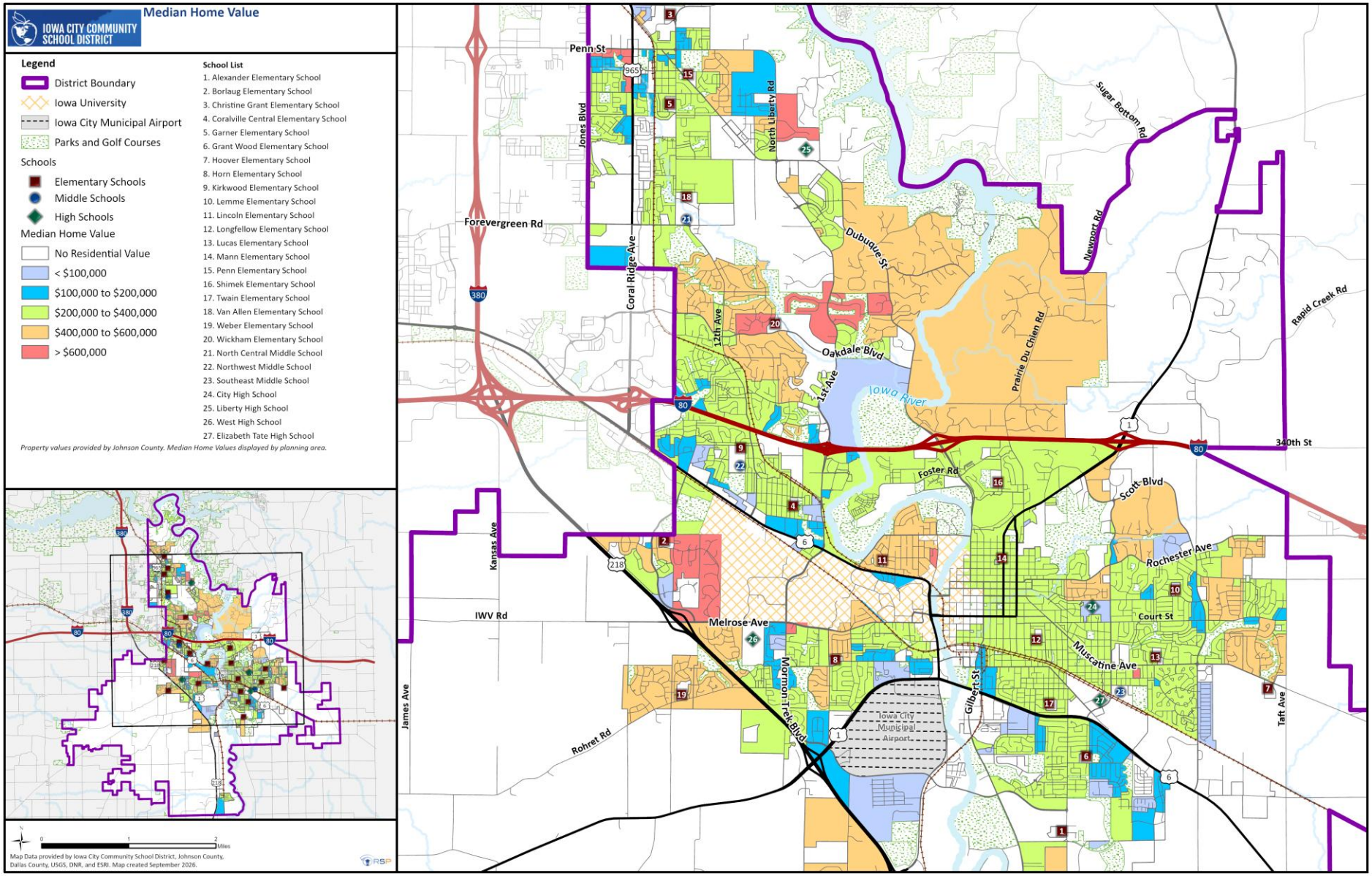
Median Home Value Map



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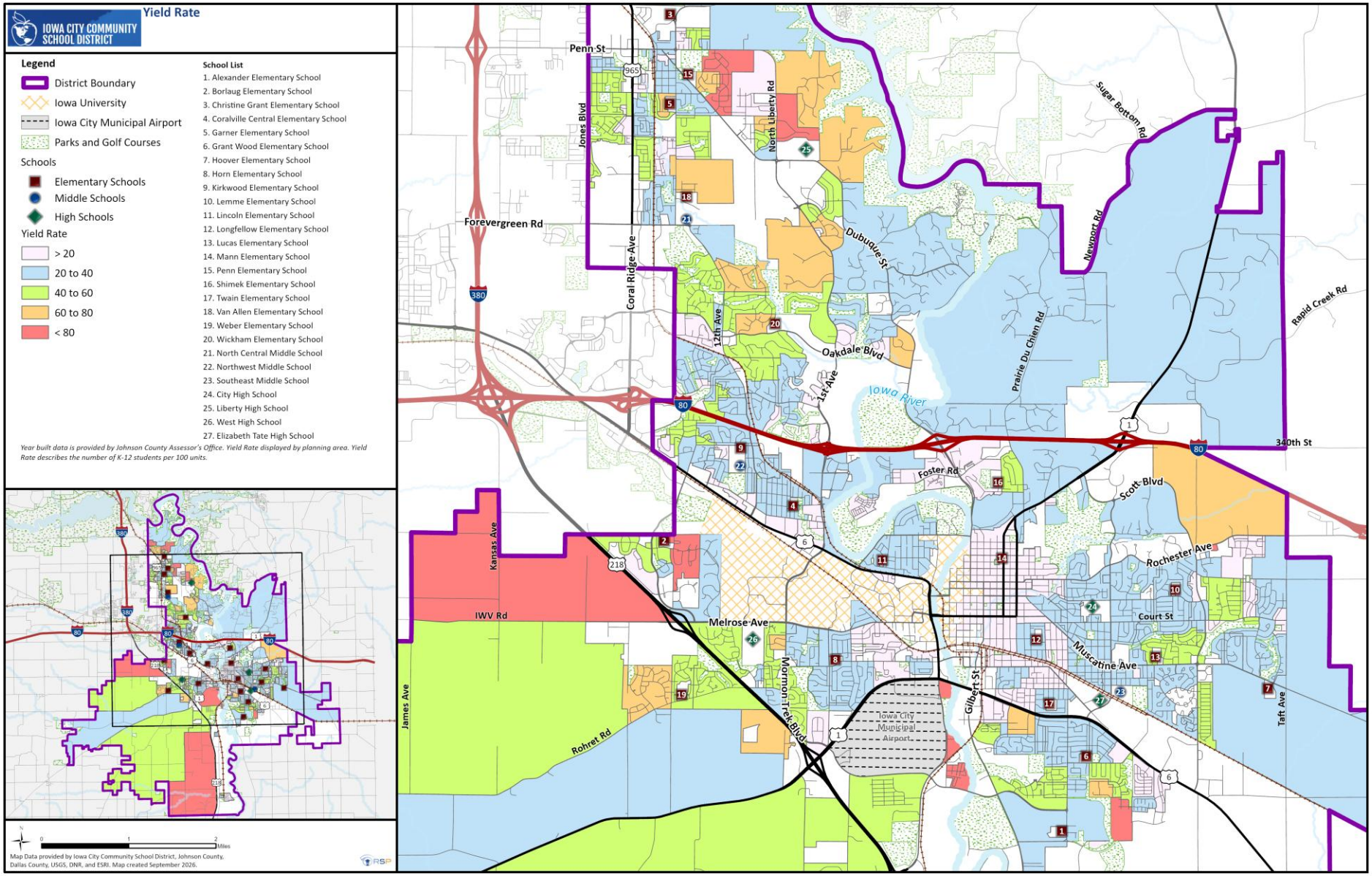
Student Yield Rate Analysis Map



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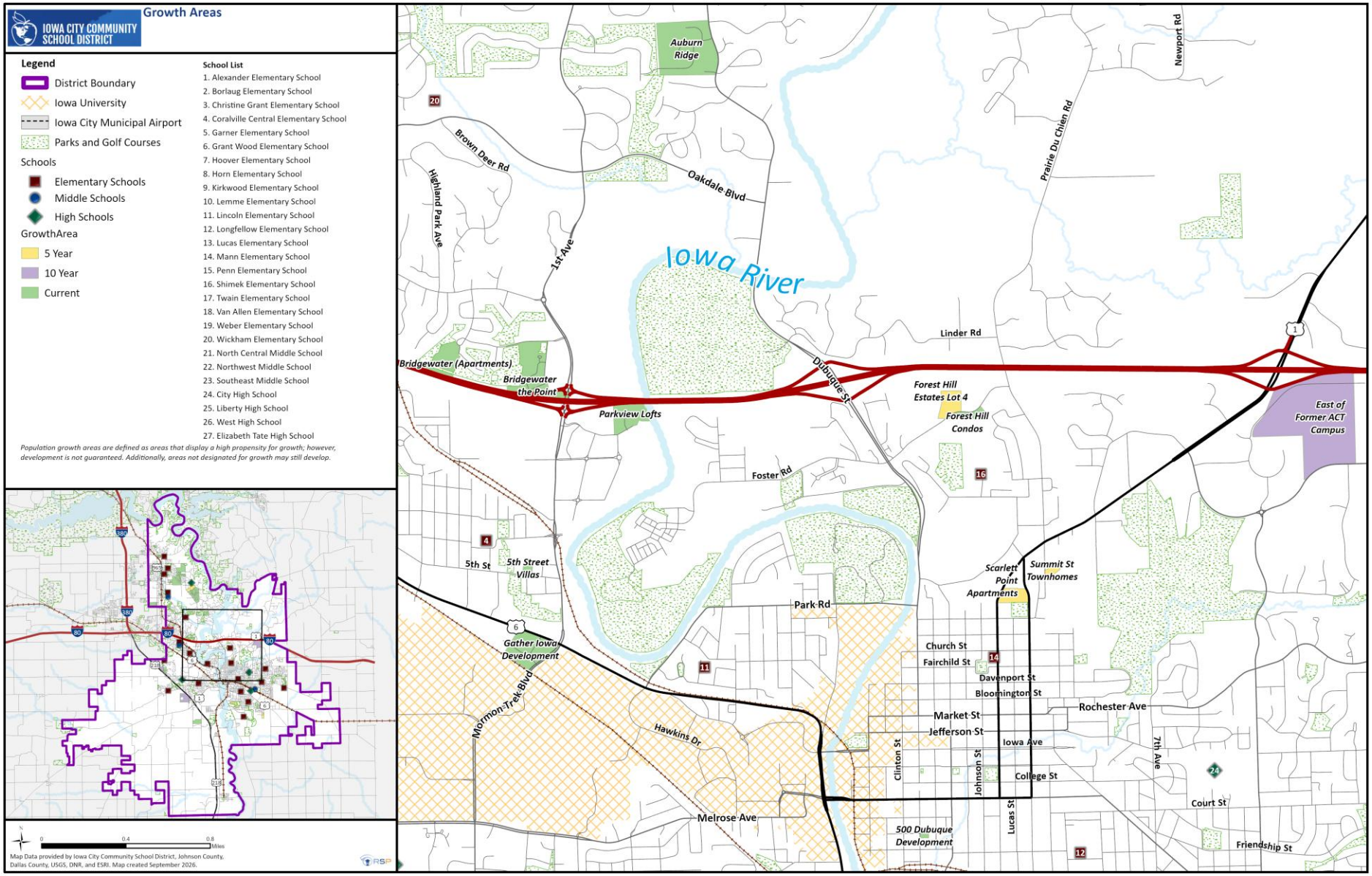
Central Growth Area Map (Detailed)



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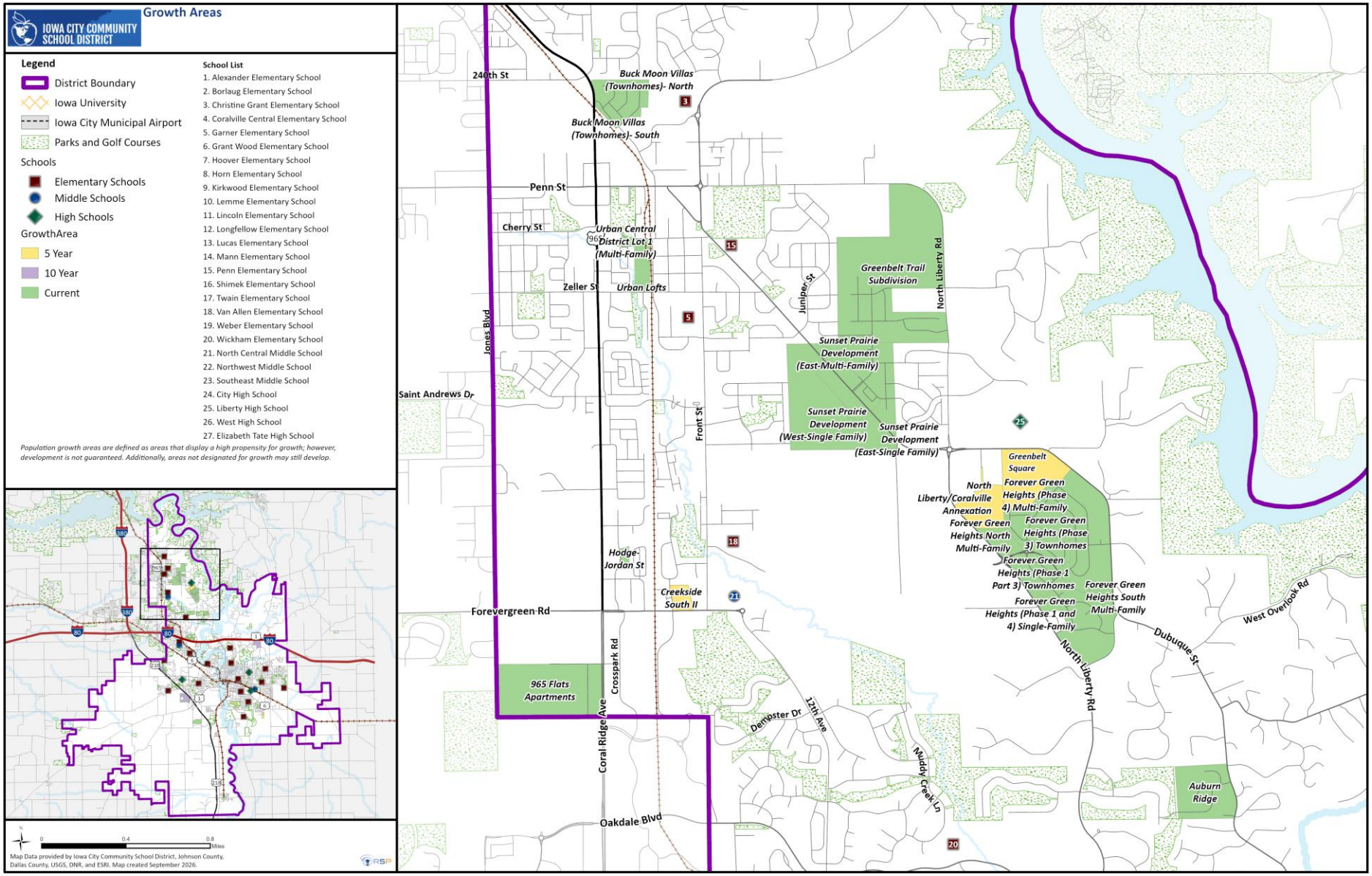
North Growth Area Map (Detailed)



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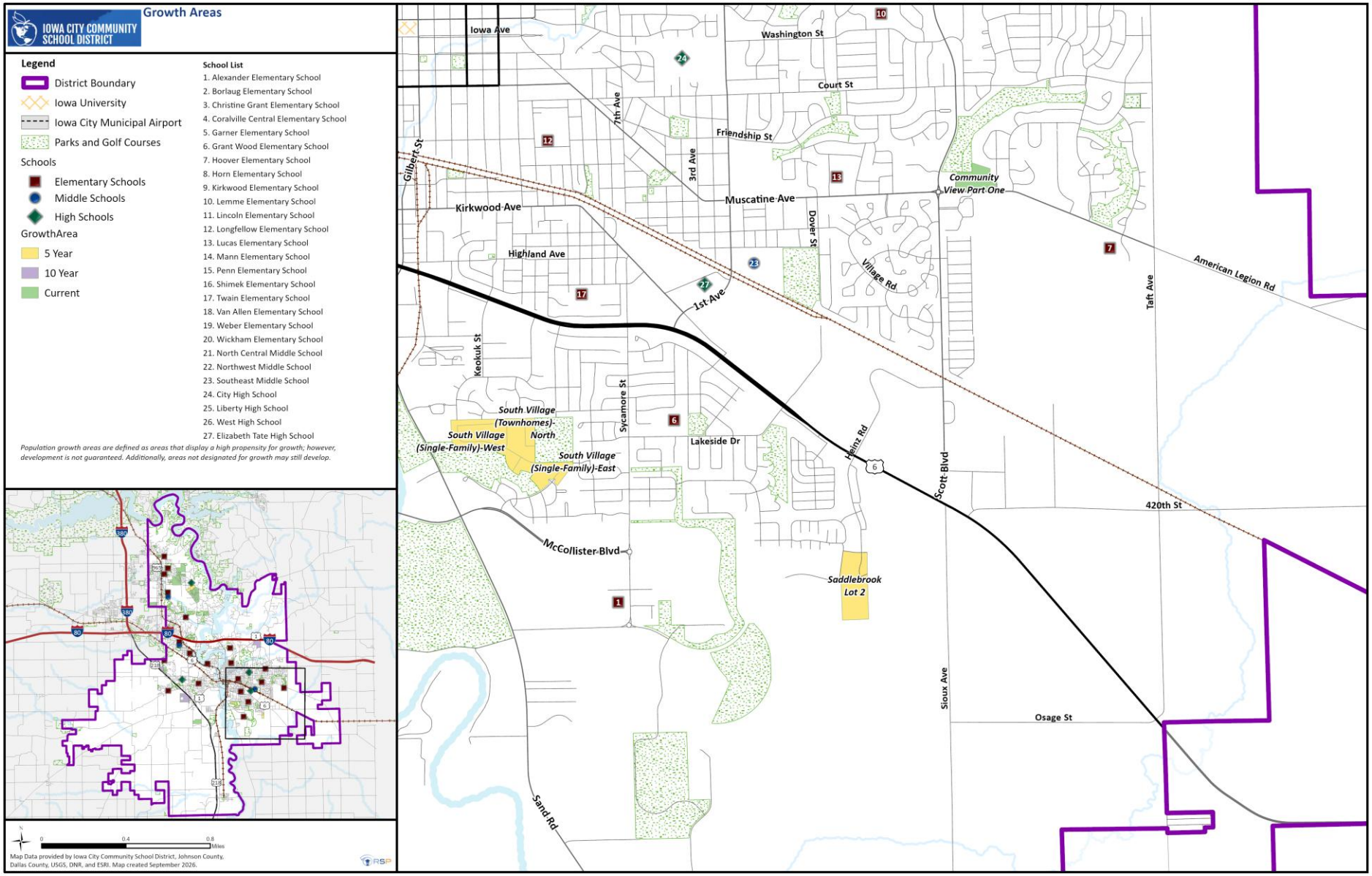
Southeast Growth Area Map (Detailed)



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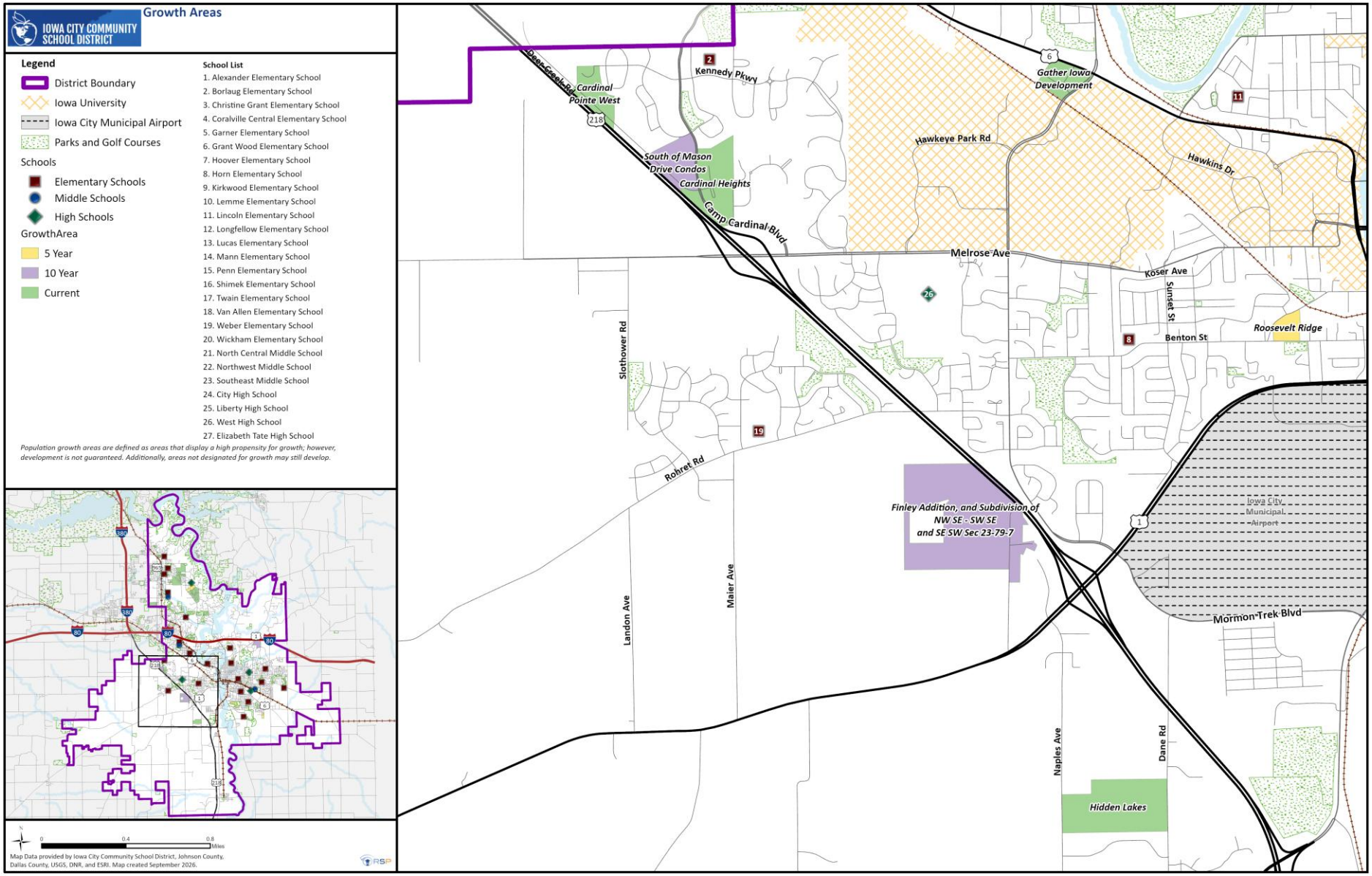
Southwest Growth Area Map (Detailed)



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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 (McKinney-Vento, Staff, Open Enroll, Other) • Students assigned to a school based on their geocoded home address	• Students served by the district • Out-of-district students assigned to the boundary school (McKinney-Vento, Staff, Open Enroll, Other) • Students who attend the school where they live	• Students who live in the boundary and attend • Out-of-district students assigned to the boundary school (McKinney-Vento, Staff, Open Enroll, Other) • Intra-district transfers (students attend a school other than what is assigned from boundaries)
WHAT IS NOT INCLUDED:	• Students not served by the district (parochial, private, home school) • Intra-district transfers	• Students not served by the district (parochial, private, home school) • Intra-district transfers	• Students not served by the district (parochial, private, home school)

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

Simple Way to Think About It:

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

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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
  - **2017/18 to 2019/20 Student Data** received on September 18, 2026
  - **2020/21 to 2024/25 Student Data** received on September 8, 2026
  - **2025/26 Student Data** received on September 4, 2026
  - ***Preliminary* 2026/27 Student Data** received on September 23, 2026
- City Planning Meeting(s)
  - City of Coralville: September 10, 2026
  - City of Iowa City: September 11, 2026
  - City of North Liberty: September 9, 2026
  - Driving tour of residential growth areas completed by RSP in September 2026.
- County Data
  - ReGrid
  - Open data source via Johnson County IA

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