

# Planning for the Future

Clear Creek Amana Community School District  
Enrollment Analysis

January 2022



**Clear Creek Amana Community  
School District**

*Bringing Learning to Life*



# RSP & Associates

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Who are we?

A professional educational planning firm with expertise in multiple disciplines

What is our experience? We have over...

20 years of planning experience;  
80 years of education experience; and  
20 years of GIS experience

What do we do?

Project enrollment with projection accuracy of 97% or greater

We have served more than 130 client in 12 states – Arkansas, Iowa, Illinois, Kansas, Minnesota, Missouri, Nebraska, North Dakota, Oklahoma, Tennessee, South Dakota, and Wisconsin





# Expectations



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

## Things to Consider...

- Timeline – Project timeline is a result of ensuring student data could represent as close as possible to the Official County Data with attributes that would allow RSP to forecast enrollment at a parcel level geography.
- Findings – The findings were not focused on supporting or contradicting any past internal or outsourced studies. This analysis is based on data, data, and more data.
- Study – This study factored in many different data sets to provide data driven analysis that is the foundation to the RSP Statistical Forecast Model (SFM).
- Change – Enrollment change in the community is influenced by, but not limited to, the birth rate, demographics, types of development and/or housing affordability.
- Facts...
  - 1) The study does not provide specific information about which site would be best suited for a new facility or for that matter should the district build any new facility – this analysis is one portion of how to make that decision
  - 2) This analysis is based on the same grade configuration and educational programming expectations the patrons have for each student
  - 3) Projecting enrollment is not a science – like life in general some assumptions happen that may lead to greater enrollment while others toward a smaller enrollment

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



# Discussion Points – *What to expect*

## Part 1 Enrollment & Demographics



- Things to Consider
- Maps & Data
- Sophisticated Forecast Model
- Demographics
- Past Enrollment & Change

## Part 2 Development



- Population, Development, & Enrollment Trends
- Yield Rate
- Maps & Data

## Part 3 Projections



- Projection Accuracy
- Past, Current, & Future Enrollment
- Building Projections

## Part 4 Next Steps



- Moving Forward



# Part One: Past Enrollment and Demographics





# 100,000 Foot Perspective



## Enrollment

### Overall Enrollment

- Increase to more than 4,000 students in 5 years and more than 4,500 in 10 years

### Elementary School

- Increase by about 700 students in 5 years

### Middle School

- Increase by about 400 students in 5 years

### High School

- Increase by over 500 students in 5 years



## Capacity

### Capacity Challenges at these Elementary Schools:

- Clear Creek Elementary
- North Bend Elementary
- Tiffin Elementary

Total Elementary capacity will see challenges by the end of the projection time period.

CCA High School is receiving an addition in 2022/23 to relieve capacity challenges.



## Development

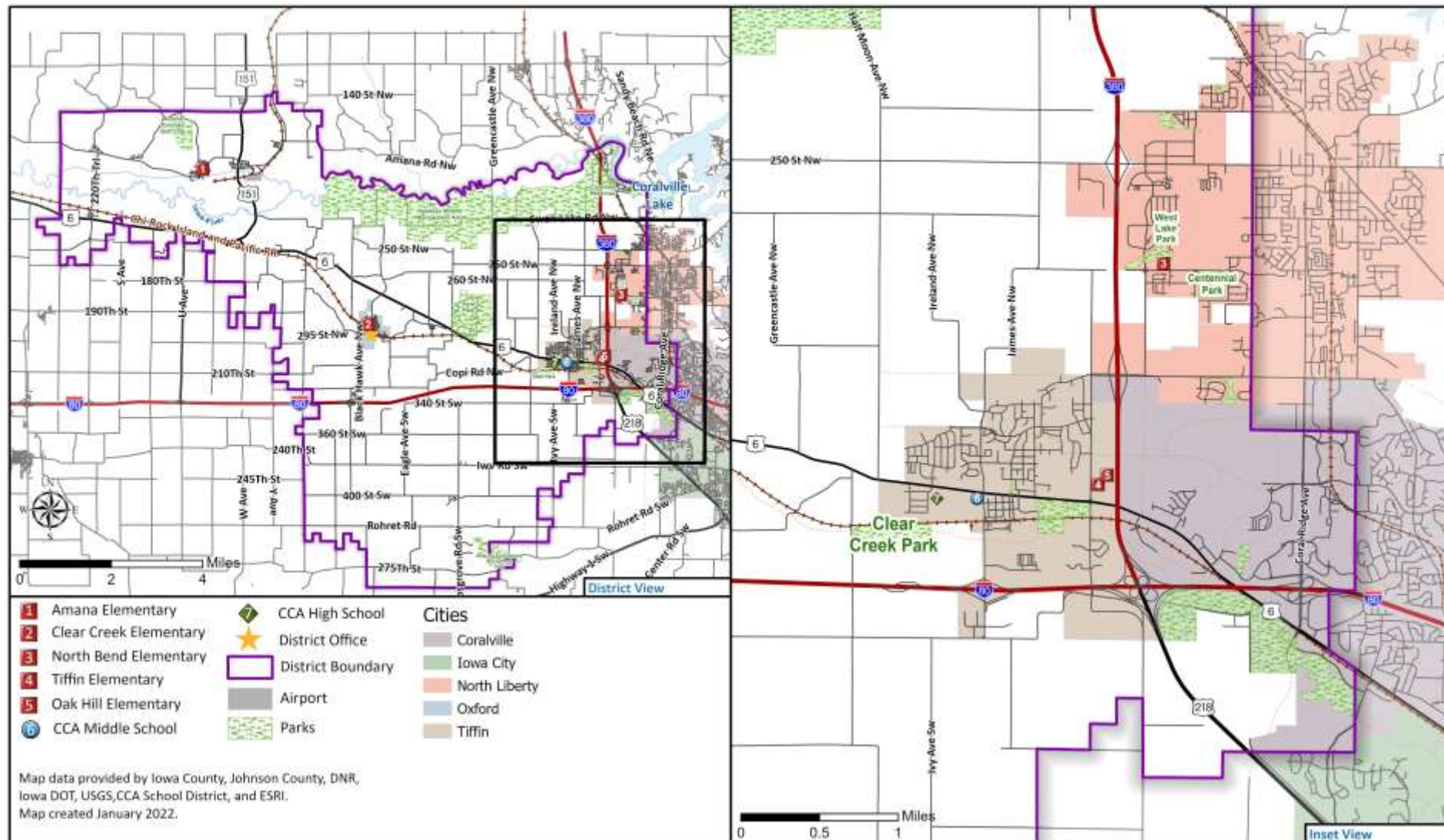
- Majority of residential development will be concentrated in the following cities in the district: Coralville, North Liberty, and Tiffin.
  - Tiffin is expected to see the most residential activity.
- New multi-family residential development continues to be more prevalent
  - Single-family continues to have a higher yield rate of students than multi-family



# District Boundary



## Clear Creek Amana Community School District District Boundary

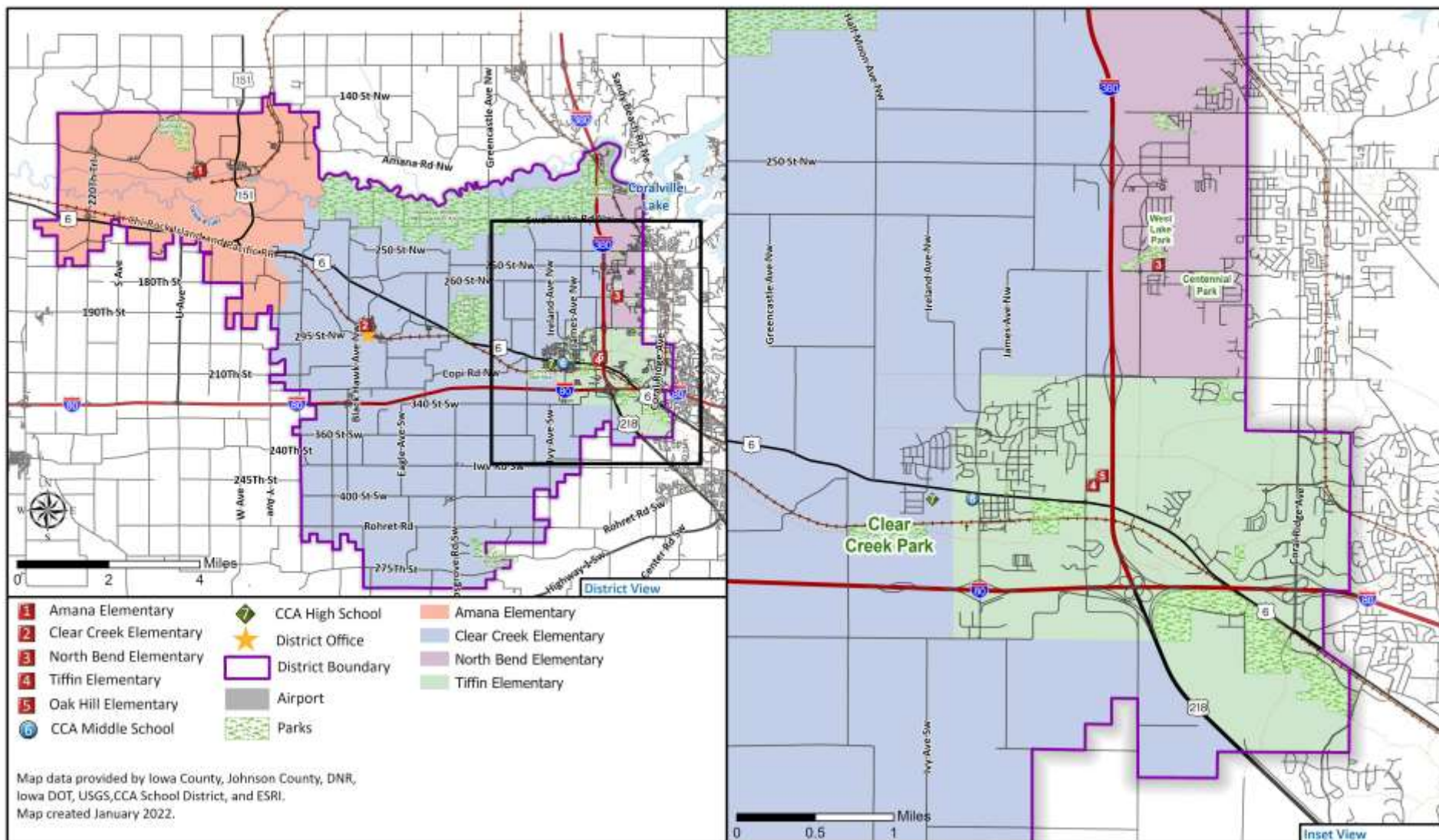




# Elementary Attendance Areas



## Clear Creek Amana Community School District Elementary School Attendance Areas

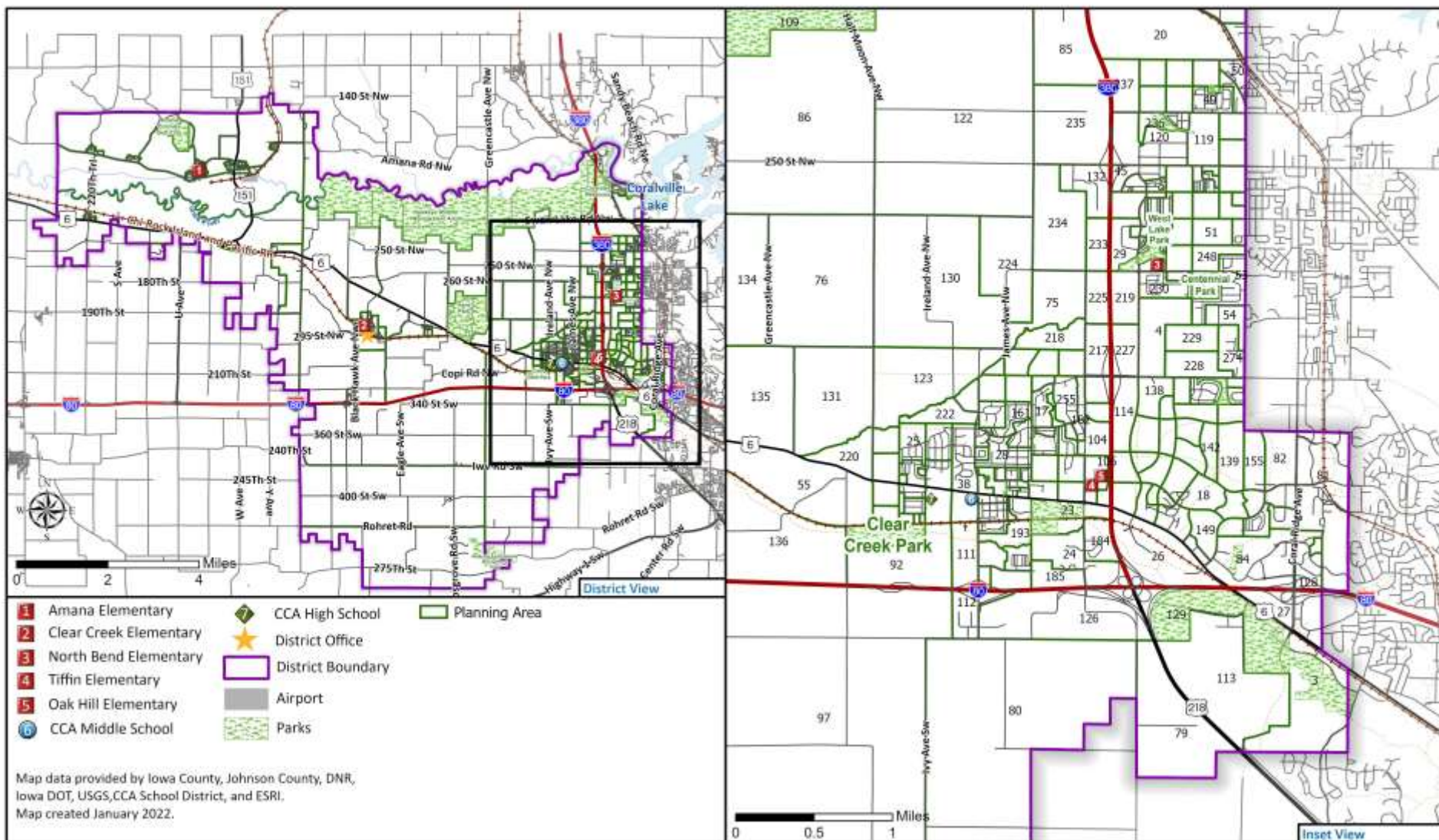




# Planning Areas



## Clear Creek Amana Community School District Planning Areas

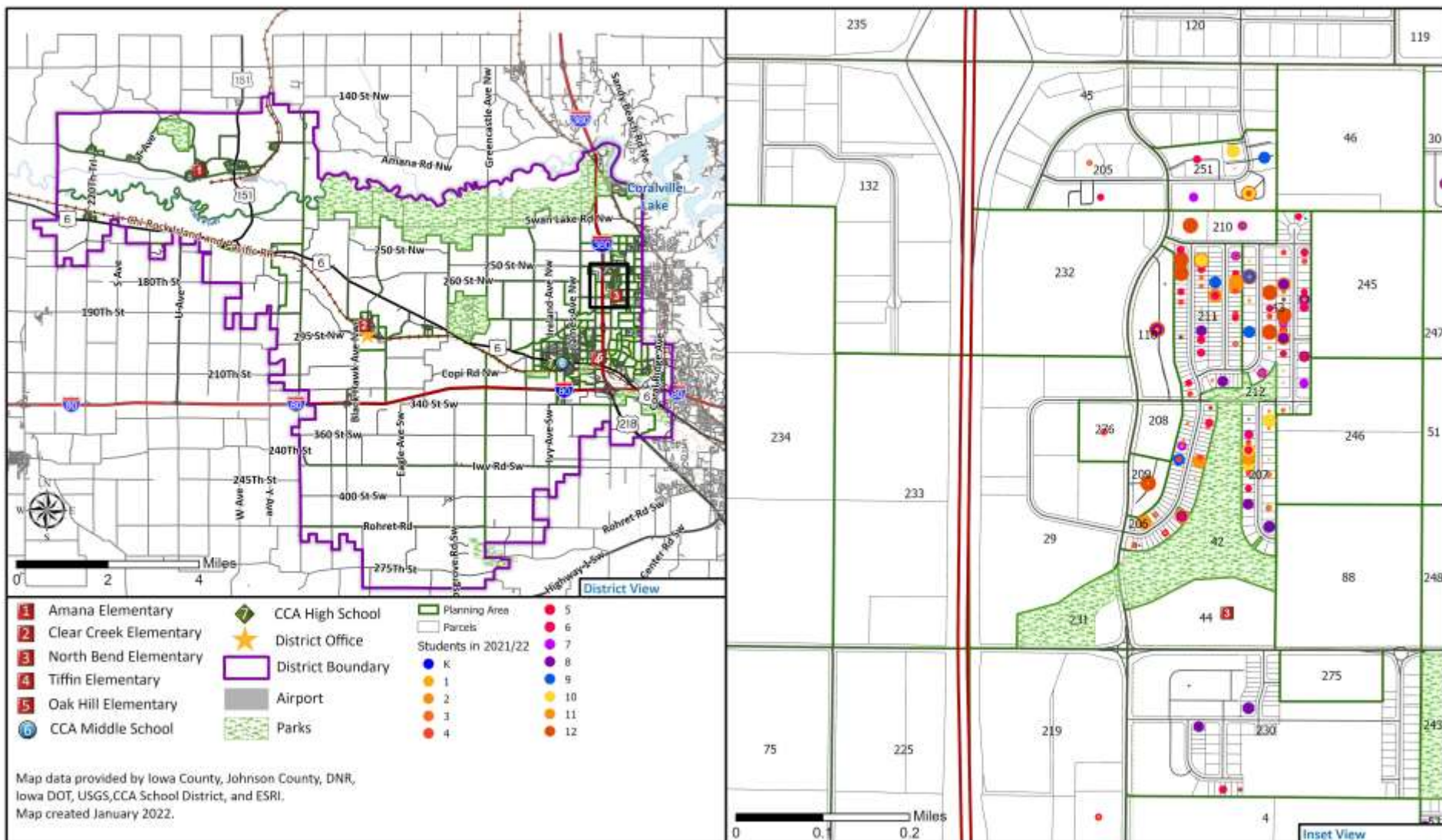




# Planning Areas - Detailed



## Clear Creek Amana Community School District Planning Areas-Detail

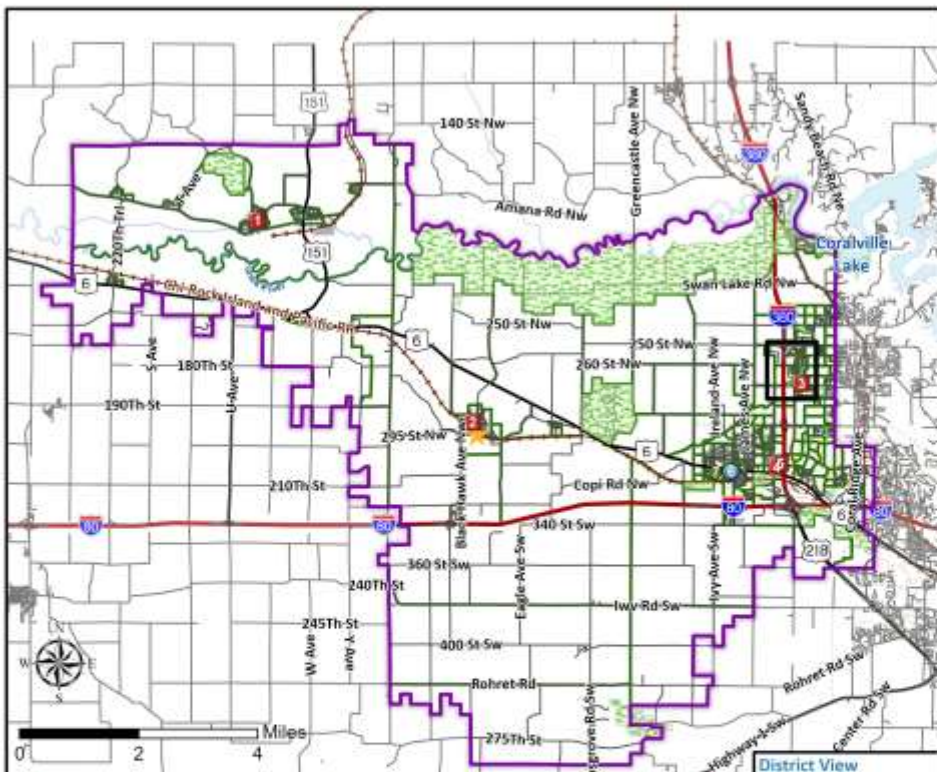




# Planning Areas - Aerial



## Clear Creek Amana Community School District Planning Areas-Detail



- |                          |                     |                     |    |
|--------------------------|---------------------|---------------------|----|
| 1 Amana Elementary       | 7 CCA High School   | Planning Area       | 5  |
| 2 Clear Creek Elementary | ★ District Office   | Parcels             | 6  |
| 3 North Bend Elementary  | □ District Boundary | Students in 2021/22 | 7  |
| 4 Tiffin Elementary      | ■ Airport           | ● K                 | 8  |
| 5 Oak Hill Elementary    | ■ Parks             | ● 1                 | 9  |
| 6 CCA Middle School      |                     | ● 2                 | 10 |
|                          |                     | ● 3                 | 11 |
|                          |                     | ● 4                 | 12 |

Map data provided by Iowa County, Johnson County, DNR,  
Iowa DOT, USGS, CCA School District, and ESRI.  
Map created January 2022.





# 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<sub>c,x</sub> = 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

Over **300** Planning Areas are statistically analyzed in the district.

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

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





# RSP Sophisticated Forecast Model

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The SFM is...

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

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

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



# Birth Rate Information

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

Calendar Year	# Live Births	Birth Change	% Birth Change	School Year	# Kdg	%Kdg of Live Births
2005	1,457			2010/11	128	8.8%
2006	1,615	158	10.8%	2011/12	128	7.9%
2007	1,650	35	2.2%	2012/13	149	9.0%
2008	1,719	69	4.2%	2013/14	159	9.2%
2009	1,711	-8	-0.5%	2014/15	131	7.7%
2010	1,792	81	4.7%	2015/16	154	8.6%
2011	1,733	-59	-3.3%	2016/17	170	9.8%
2012	1,830	97	5.6%	2017/18	196	10.7%
2013	1,767	-63	-3.4%	2018/19	208	11.8%
2014	1,824	57	3.2%	2019/20	205	11.2%
2015	1,808	-16	-0.9%	2020/21	231	12.8%
2016	1,856	48	2.7%	2021/22	213	11.5%
2017	1,723	-133	-7.2%	2022/23	205	
2018	1,734	11	0.6%	2022/24	206	
2019	1,739	5	0.3%	2022/25	206	
2020	1,621	-118	-6.8%	2022/26	192	
3-Year Average	1,698.0	-34.00				
3-Year Weighted Average	1,679.2	-55.50				

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

Projections based on 3-year weighted average of % kdg of live births(11.9%)

Projections based on 3-year weighted average of % kdg of live births

- Except for 2016, 2018, and 2019, Johnson County Live Birth data has decreased the last five years
- The decrease is consistent with national trends
- CCA Community School District has been seeing higher kindergartener percentage of live births from Johnson County
- 2020 saw 118 less births than 2019
- 2021/22 saw 213 kindergarteners born in Johnson County. Moving forward, the number of kindergarteners from live births is expected to continue to increase.
- CCA Community School District has a range of 7.7% to 12.8% of Johnson County live births five years later



# Birth Rate Information

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

Calendar Year	# Live Births	Birth Change	% Birth Change	School Year	# Kdg	%Kdg of Live Births
2005	200			2010/11	27	13.5%
2006	206	6	3.0%	2011/12	27	13.1%
2007	169	-37	-18.0%	2012/13	29	17.2%
2008	203	34	20.1%	2013/14	28	13.8%
2009	204	1	0.5%	2014/15	19	9.3%
2010	184	-20	-9.8%	2015/16	18	9.8%
2011	178	-6	-3.3%	2016/17	22	12.4%
2012	197	19	10.7%	2017/18	23	11.7%
2013	188	-9	-4.6%	2018/19	31	16.5%
2014	195	7	3.7%	2019/20	24	12.3%
2015	189	-6	-3.1%	2020/21	28	14.8%
2016	177	-12	-6.3%	2021/22	28	15.8%
2017	178	1	0.6%	2022/23	27	
2018	177	-1	-0.6%	2022/24	26	
2019	161	-16	-9.0%	2022/25	24	
2020	161	0	0.0%	2022/26	24	
3-Year Average	166.3	-5.67				
3-Year Weighted Average	163.7	-5.50				

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

Projections based on 3-year weighted average of % kdg of live births(14.9%)

Projections based on 3-year weighted average of % kdg of live births

- Iowa County Live Birth data has decreased the last five years
- Consistent with national trends
- CCA Community School District has been seeing fluctuating kindergartener percentage of live births from Iowa County
- 2020 saw the same number of live births of 2019 (161)
- 2021/22 saw 28 kindergarteners born in Iowa County
- CCA Community School District has a range of 9.3% to 16.5% of Iowa County live births five years later



# Enrollment By Grade

Enrollment By Grade

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

Source: Iowa Department of Education (2000/01 to 2011/12) Clear Creek Amana Community Schools (2012/13 to 2021/22) (No Sprouts, CPI, or HSAP)

- Largest K-12 class in 2021/22 – **1<sup>st</sup> grade (275 students)**
- Smallest K-12 class in 2021/22 – **11<sup>th</sup> grade (161 students)**
- Graduating senior class smaller than the incoming Kindergarten class
- Largest Grades Ever:
  - Elementary: 1<sup>st</sup>, 3<sup>rd</sup>, 4<sup>th</sup>, and 5<sup>th</sup> grade
  - Middle School: 6<sup>th</sup>, 7<sup>th</sup>, and 8<sup>th</sup> grade
  - High School: 9<sup>th</sup> and 10<sup>th</sup> grade



# Cohort Student Observation

## Change By Grade from the Previous Year

From	To	PreK K	K 1st	1st 2nd	2nd 3rd	3rd 4th	4th 5th	5th 6th	6th 7th	7th 8th	8th 9th	9th 10th	10th 11th	11th 12th	Total	
															Change	Percent
2000/01	2001/02	93	-2	4	2	-3	-6	2	-2	-2	9	8	-2	-2	28	2.3%
2001/02	2002/03	101	-6	1	4	1	11	11	2	3	-1	6	-4	-10	41	3.3%
2002/03	2003/04	84	-1	-4	9	-2	2	-5	2	0	7	6	-2	-4	30	2.3%
2003/04	2004/05	89	-4	4	10	0	3	2	5	-1	1	15	-5	-2	41	3.1%
2004/05	2005/06	89	-3	4	2	9	-3	5	10	-1	4	8	-10	-5	32	2.4%
2005/06	2006/07	95	1	-8	8	3	-1	5	2	8	5	-6	2	-1	26	1.9%
2006/07	2007/08	93	-2	3	5	1	5	-2	1	-3	28	12	2	-8	19	1.3%
2007/08	2008/09	123	4	9	2	11	8	8	0	2	4	-1	-6	-2	72	5.0%
2008/09	2009/10	137	9	5	9	4	2	-6	4	-1	20	3	-11	-1	62	4.1%
2009/10	2010/11	138	8	0	7	17	5	10	14	9	16	-5	-1	5	183	11.6%
2010/11	2011/12	101	0	3	0	3	-2	-3	13	6	8	-6	-1	4	24	1.4%
2011/12	2012/13	129	3	8	1	10	4	5	8	10	17	-4	8	16	163	9.2%
2012/13	2013/14	123	-1	3	0	-1	4	7	2	-3	14	-1	-2	8	99	5.1%
2013/14	2014/15	72	-2	6	-6	7	0	10	4	1	15	8	3	11	81	4.0%
2014/15	2015/16	90	-5	-1	-4	11	-3	3	7	8	16	0	2	14	104	4.9%
2015/16	2016/17	71	20	12	10	6	1	3	9	5	6	3	-6	21	127	5.7%
2016/17	2017/18	101	15	8	16	-3	3	-3	-2	-8	21	-11	-8	25	101	4.3%
2017/18	2018/19	112	7	6	5	2	7	5	15	3	8	-5	-8	0	134	5.5%
2018/19	2019/20	105	-6	9	-2	2	0	0	-3	-5	-1	0	-5	10	107	4.1%
2019/20	2020/21	105	13	1	4	4	4	7	-3	-2	7	3	-3	-4	117	4.3%
2020/21	2021/22	131	16	-6	12	1	7	3	11	7	9	-2	-7	9	148	5.3%
3-Yr Avg		113.7	7.7	1.3	4.7	2.3	3.7	3.3	1.7	0.0	5.0	0.3	-5.0	5.0	124.0	4.6%
3-Yr Wavg		118.0	11.3	-1.2	7.0	2.2	4.8	3.8	4.0	2.0	6.7	0.0	-5.3	4.8	130.8	4.8%

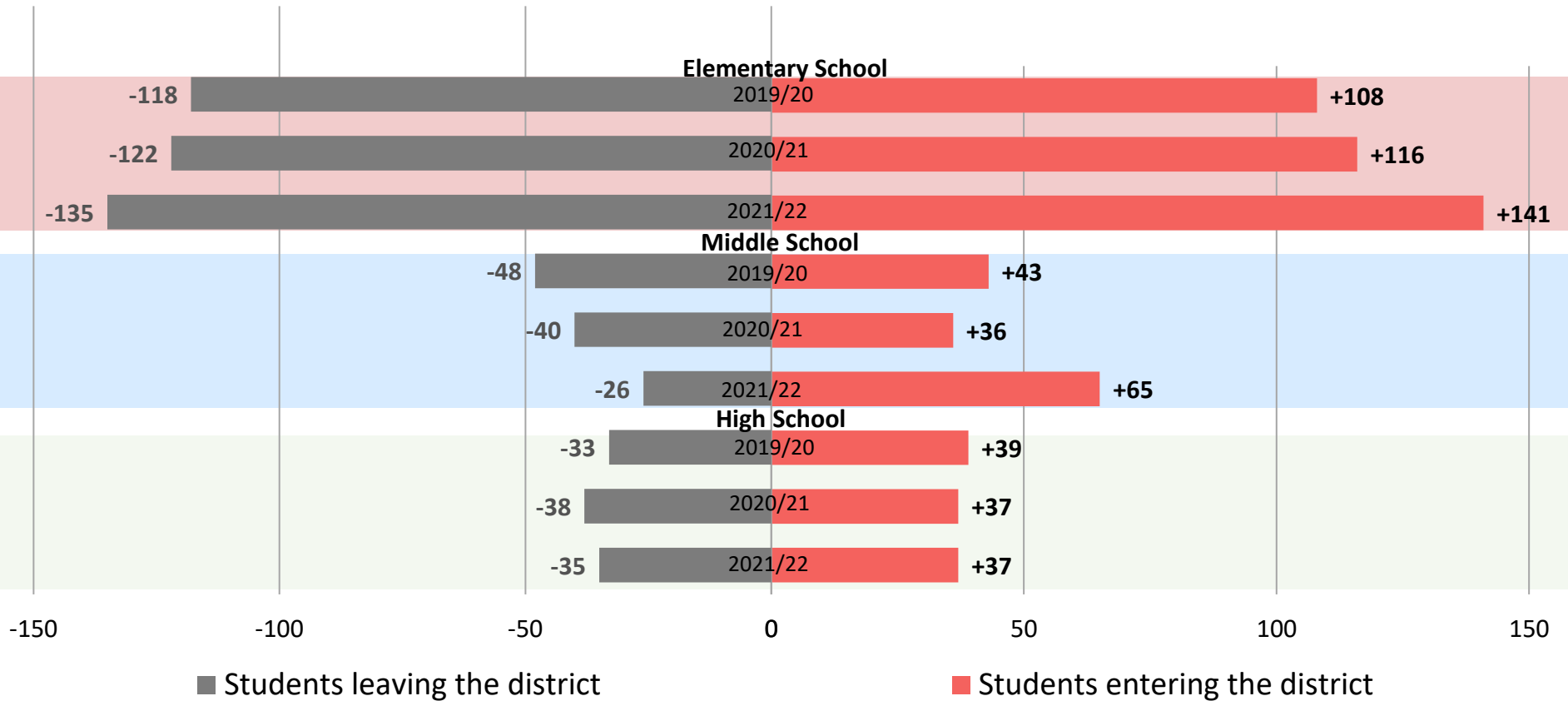
Source: Iowa Department of Education (2000/01 to 2011/12) Clear Creek Amana Community Schools (2012/13 to 2021/22) (No Sprouts, CPI, or HSAP)

- Largest 3-year average K-12 class cohort increase – **Kindergarten to 1<sup>st</sup> grade (+8 students)**
- Largest 3-year average K-12 class cohort decrease – **No grades meet this criteria (1<sup>st</sup> to 2<sup>nd</sup>, 9<sup>th</sup> to 10<sup>th</sup> & 10<sup>th</sup> to 11<sup>th</sup> decreased in 21/22)**
- Kindergarten to 5<sup>th</sup> grade cohort 2021/22 average is 246 students (+100 students larger than 2010/11)
- 6<sup>th</sup> to 8<sup>th</sup> grade cohort 2021/22 average is 205 students (+80 students larger than 2010/11)
- 9<sup>th</sup> to 12<sup>th</sup> grade cohort 2020/21 average is 181 students (+50 students larger than 2010/11)



# Out – Migration

# In – Migration



Out-Migration: Shows number of students in grade 1<sup>st</sup> to 12<sup>th</sup> that are attending the District in the previous school year but were not attending the District in the following school year.

In-migration: Shows number of students in grade 1<sup>st</sup> to 12<sup>th</sup> that are attending the District in the following school year but were not attending the District in the previous school year.

## 2021/22 Summary:

Out-Migration: - 196 students

In-Migration: + 243 students

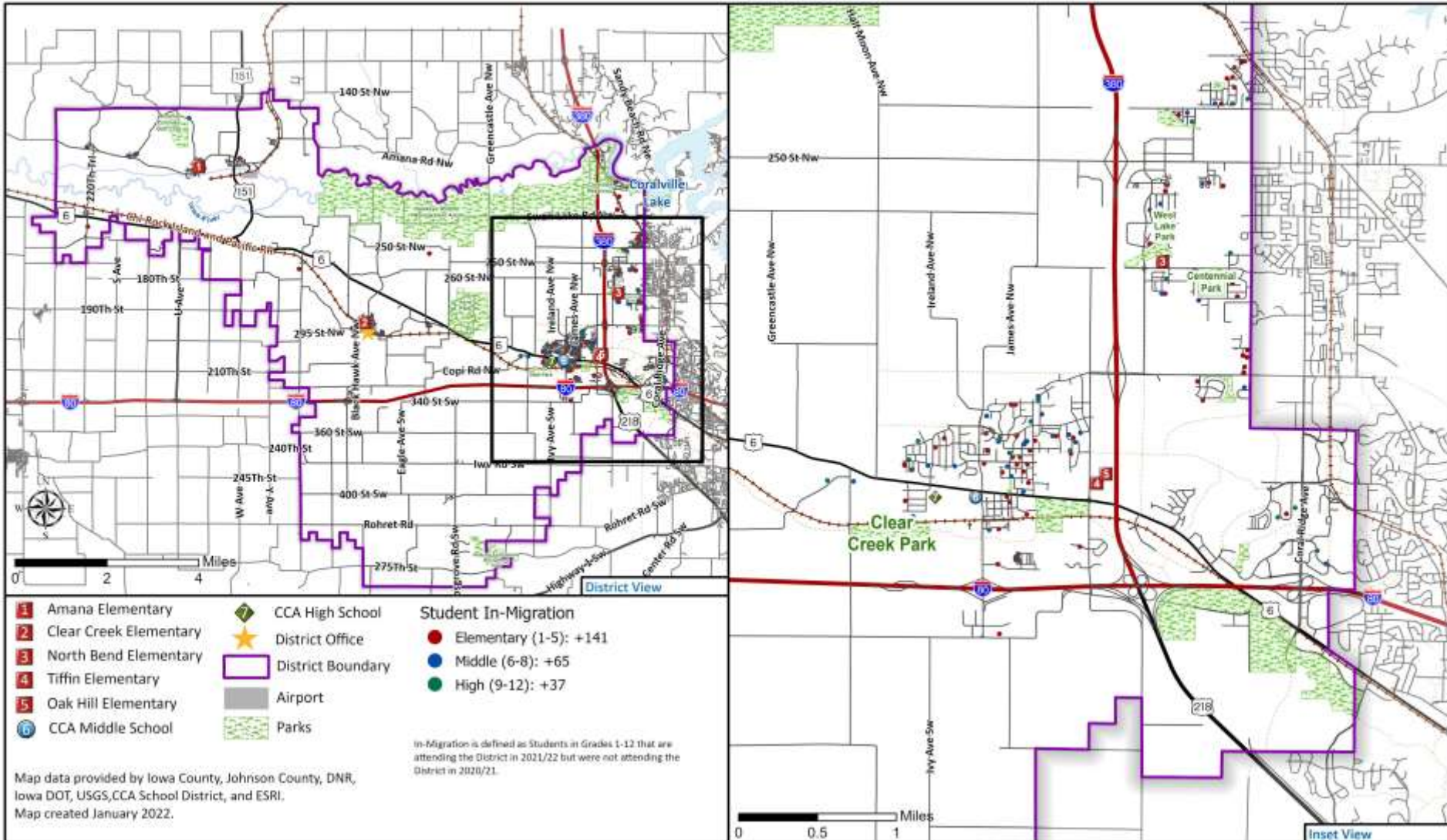
Migration Change: + 47 students



# In-Migration Map



## Clear Creek Amana Community School District Student In-Migration

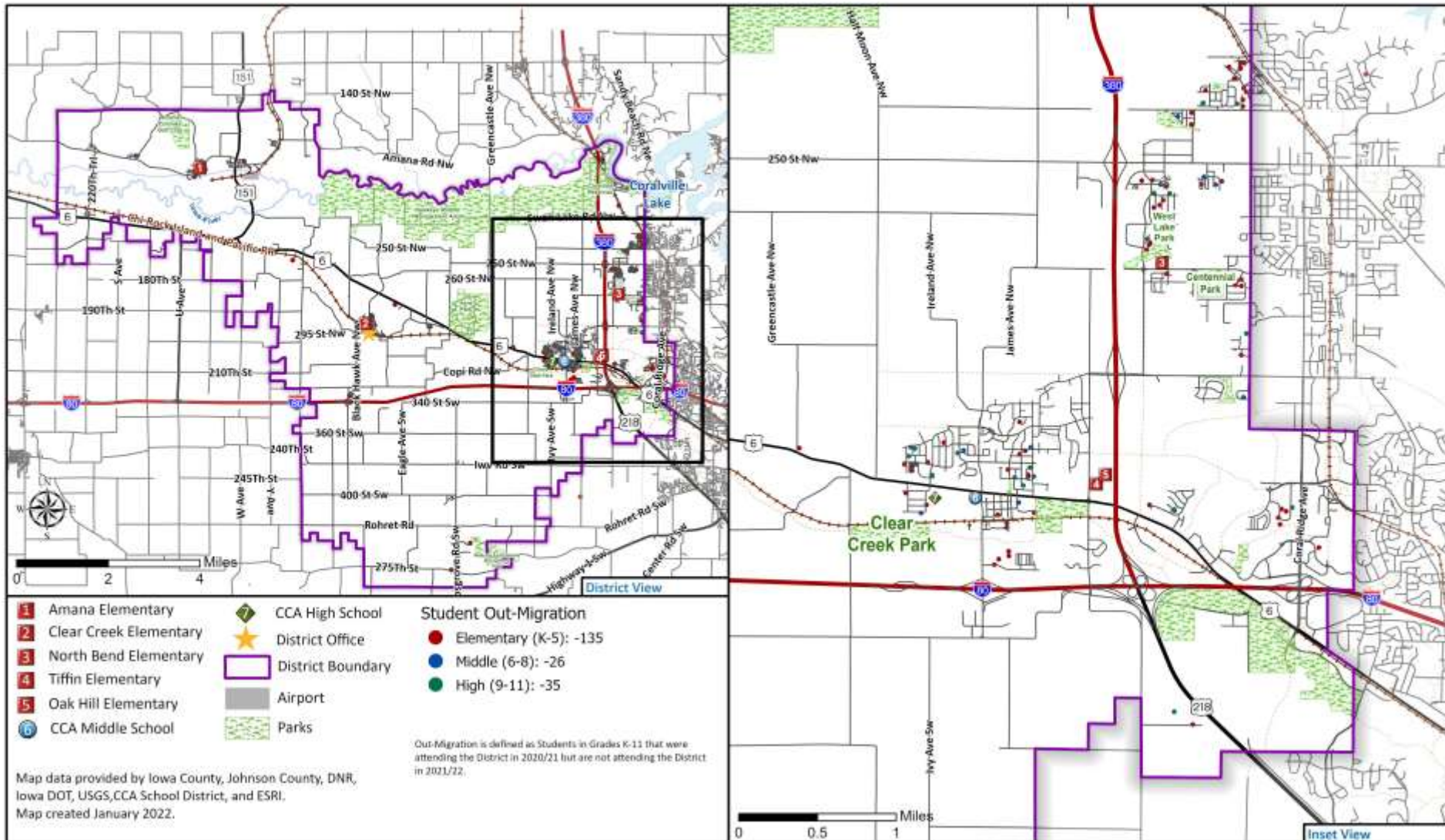




# Out-Migration Map



## Clear Creek Amana Community School District Student Out-Migration

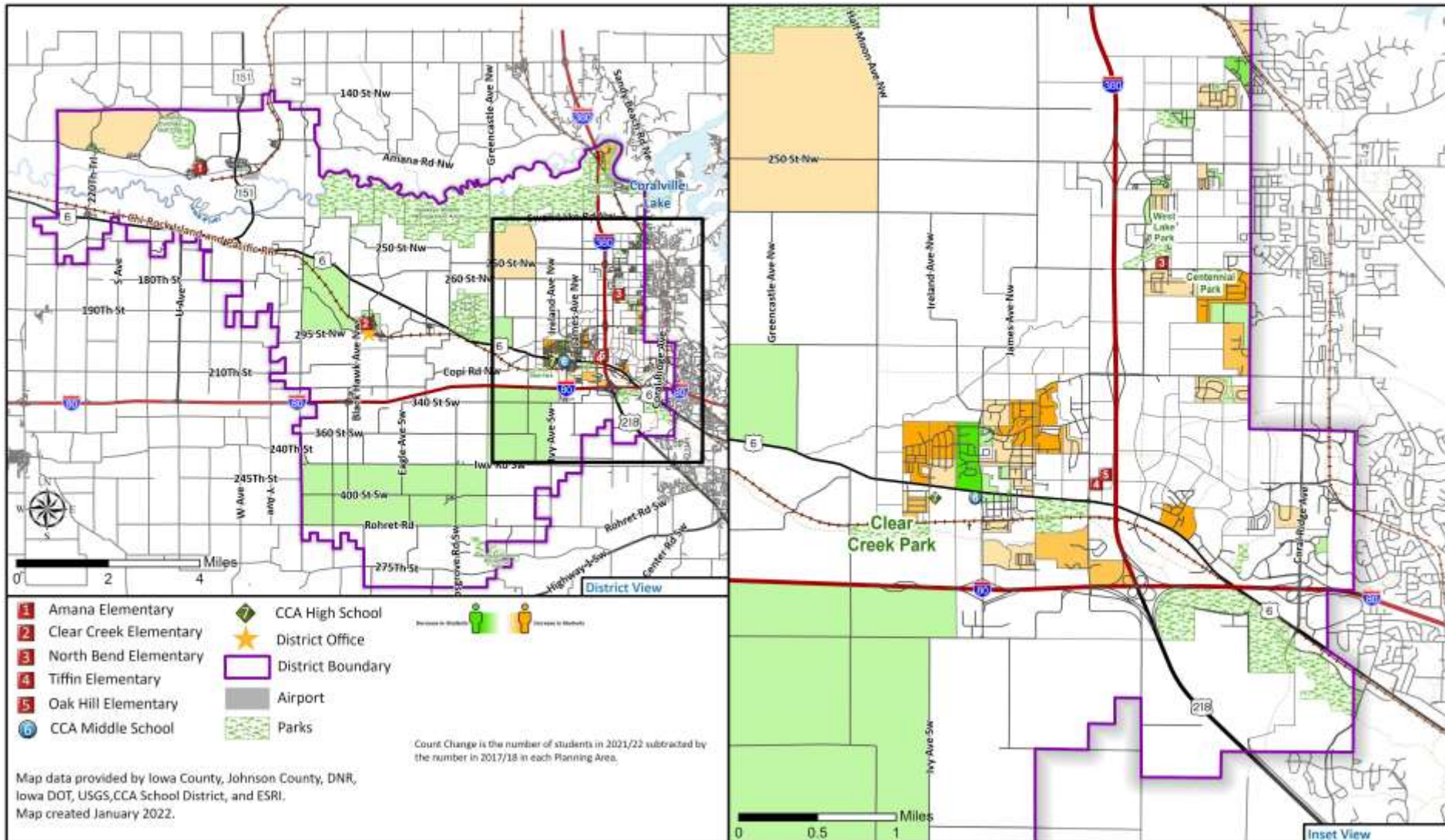




# Student Count Change Map



## Clear Creek Amana Community School District Student Count Change from 2017/18 to 2021/22 in Grades K-12

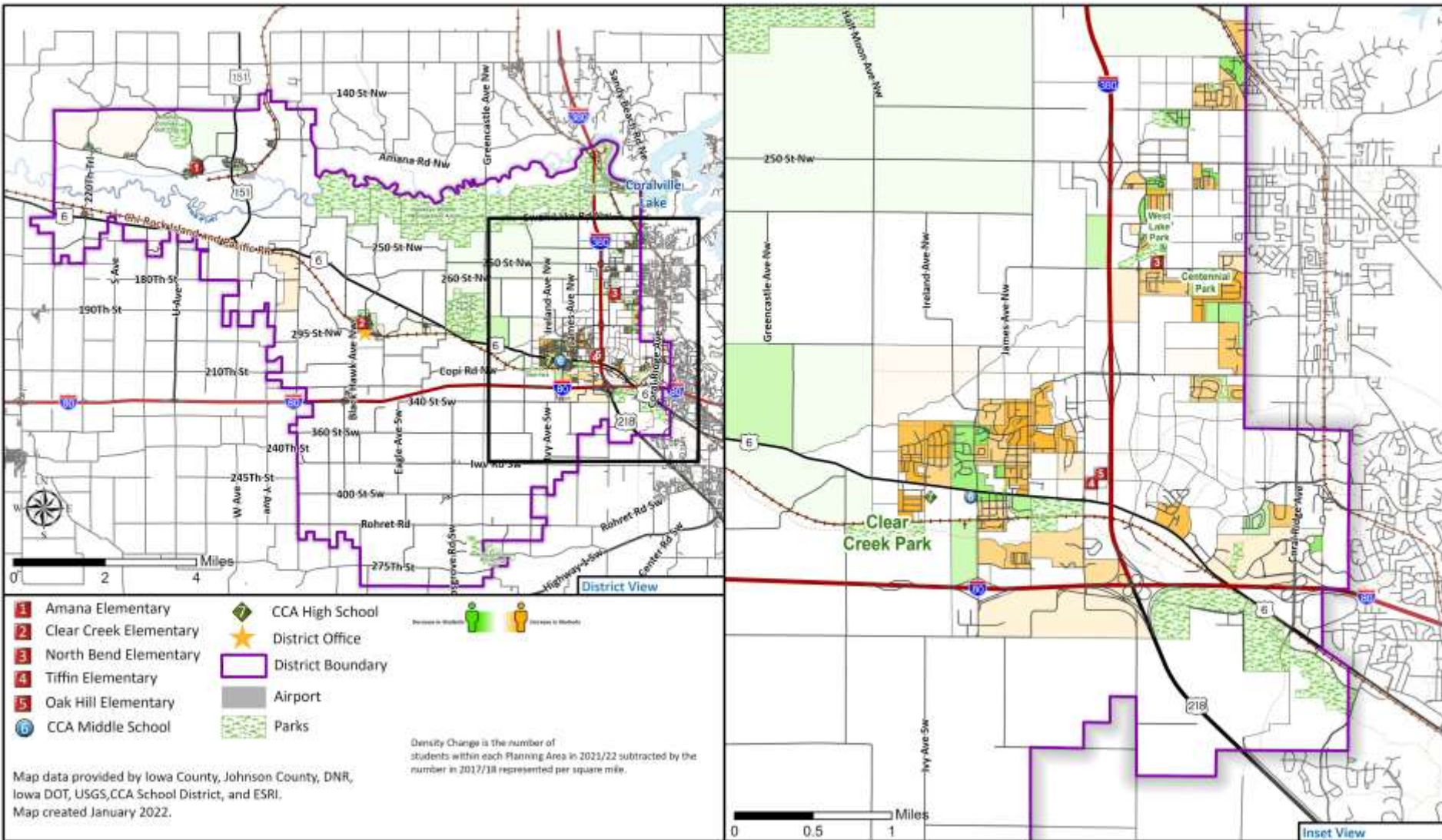




# Student Density Change Map



## Clear Creek Amana Community School District Student Density Change from 2017/18 to 2021/22 in Grades K-12

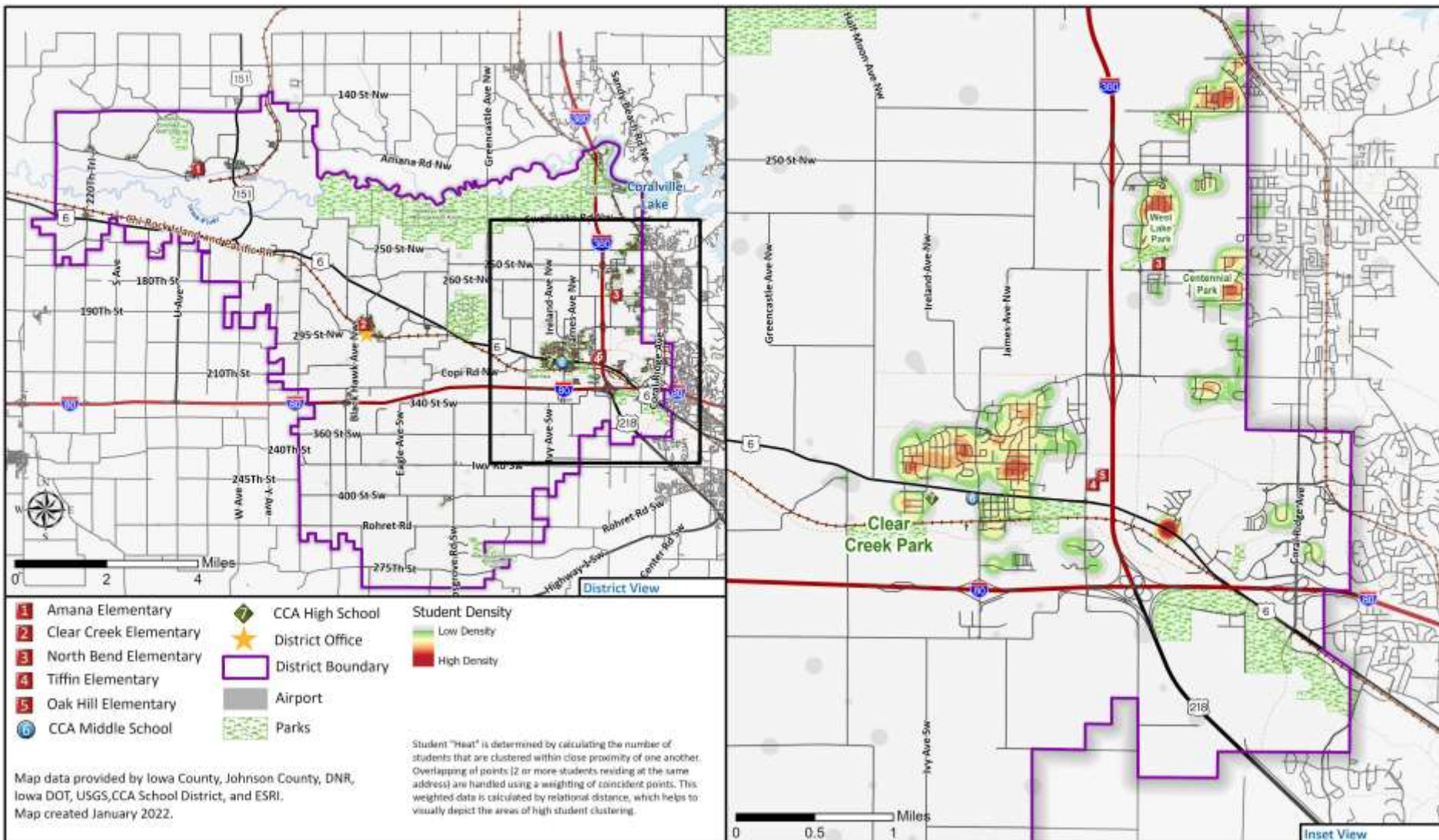




# Student Heat Map



## Clear Creek Amana Community School District Student "Heat" Density in 2021/22 in Grades K-12





# Enrollment Observations

## **The following are some general enrollment observations:**

- The district has maintained contiguous boundaries for elementary schools
- RSP & Associates monitors over 300 planning areas for demographic, development, and enrollment data sets.
- Direct correlation between women in childbearing ages (15-59) and where children (0-4) reside will need to be monitored for demographic shifts
- Birth rate is declining in Iowa county, while rising and falling in Johnson county. Both counties are maintaining between 10 to 15% kindergarteners from live births.
- Largest class this year is 1<sup>st</sup> grade while the smallest class is 11<sup>th</sup> grade
  - Larger classes leaving the system then entering the system is a signal of future enrollment growth
  - All grades except Kindergarten, 11<sup>th</sup>, and 12<sup>th</sup> grade saw their largest enrollment ever this school year
- Enrollment trends vary from grade to grade each year at each level:
  - Largest increase from Kindergarten to 1<sup>st</sup> grade of 8 students
- CCA Community School District saw a positive transfer total of 47 students district-wide
- Greatest student density in the city limits of North Liberty and Tiffin
  - Near CCA middle and high school and to the north
- Least student density near Amana ES

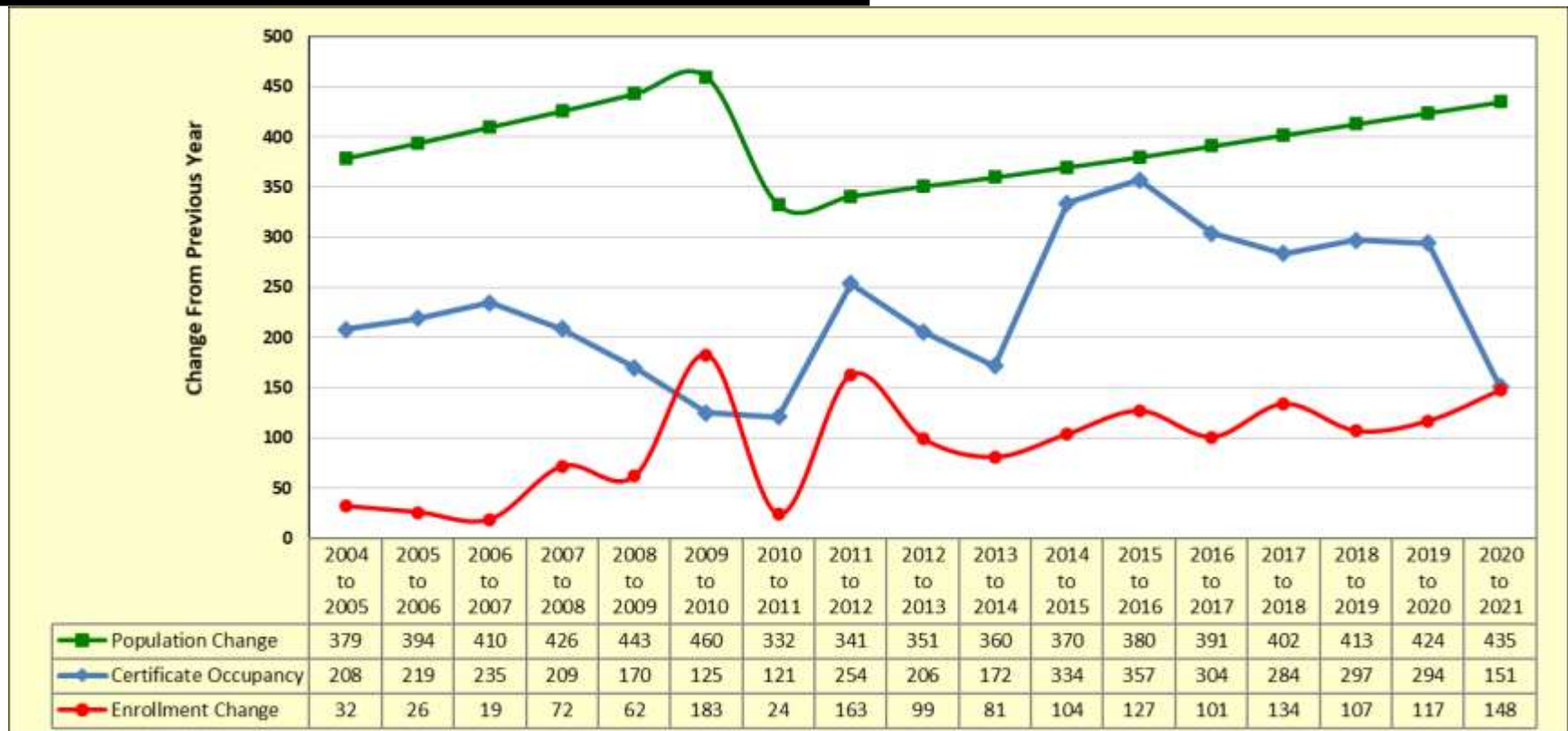


## Part Two: Development and Growth Trends





# Population, Development, & Enrollment



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

- **Census data indicates an increasing population (Range: 400 to 450 people, Census estimates annual 1.94% increase)**
- Building trend indicates there has been steady new residential activity (**5-Year Average 266 units a year**)
- **Student Enrollment growth has remained positive the last five years (Range 100 to 140 students)**
- Population and enrollment have been consistently increasing over the last decade
- New development is poised to be vibrant over the next five years there are likely to bring more new students
- Older areas of the community have the propensity for demographic trend change if they remain affordable



# Student Yield Rate Analysis

## Single-Family Yield Rate

Schools	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	Avg
Amana Elementary	0.14	0.14	0.14	0.17	0.16	0.16	0.15	0.12	0.13	0.13	0.14	0.14	0.16	0.14
Clear Creek Elementary	0.19	0.18	0.18	0.21	0.22	0.22	0.2	0.22	0.19	0.18	0.18	0.2	0.22	0.2
North Bend Elementary	0.25	0.28	0.28	0.34	0.4	0.4	0.43	0.41	0.41	0.39	0.38	0.36	0.36	0.36
Tiffin Elementary	0.24	0.26	0.25	0.29	0.32	0.27	0.3	0.36	0.37	0.38	0.35	0.31	0.34	0.31
<b>District (PK-5):</b>	<b>0.19</b>	<b>0.2</b>	<b>0.2</b>	<b>0.24</b>	<b>0.26</b>	<b>0.25</b>	<b>0.25</b>	<b>0.26</b>	<b>0.26</b>	<b>0.26</b>	<b>0.25</b>	<b>0.25</b>	<b>0.27</b>	<b>0.24</b>

Sources: CCA Community Schools, RSP & Associates, Iowa & Johnson Counties

**Single Family Table Explanation:** Depicts elementary (K-5) enrollment and the corresponding yield rate for 100 single-family housing units

- SF residential has an average of 24 student per 100 SF homes
- Adding newer housing inventory typically can increase the yield rate
- There were 1,125 single-family units added from 2012 to 2021
- North Bend ES has the highest SF yield rate with 36 students per 100 single-family households
- Amana ES has the lowest SF yield rate with 14 students per 100 single-family households

## Multi-Family Yield Rate

Schools	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	Avg
Amana Elementary	0.11	0.14	0.14	0.16	0.17	0.12	0.11	0.1	0.1	0.1	0.11	0.07	0.09	0.12
Clear Creek Elementary	0.21	0.21	0.21	0.26	0.22	0.18	0.16	0.16	0.16	0.18	0.18	0.21	0.21	0.2
North Bend Elementary	0.07	0.09	0.09	0.1	0.1	0.1	0.12	0.12	0.15	0.17	0.19	0.18	0.18	0.13
Tiffin Elementary	0.09	0.1	0.1	0.12	0.13	0.14	0.12	0.12	0.13	0.13	0.12	0.12	0.13	0.12
<b>District (PK-5):</b>	<b>0.1</b>	<b>0.12</b>	<b>0.11</b>	<b>0.13</b>	<b>0.13</b>	<b>0.13</b>	<b>0.13</b>	<b>0.13</b>	<b>0.14</b>	<b>0.15</b>	<b>0.16</b>	<b>0.16</b>	<b>0.16</b>	<b>0.13</b>

Sources: CCA Community Schools, RSP & Associates, Iowa & Johnson Counties

**Multi-Family Table Explanation:**

Depicts elementary (K-5) enrollment and the corresponding yield rate for 100 multi-family housing units

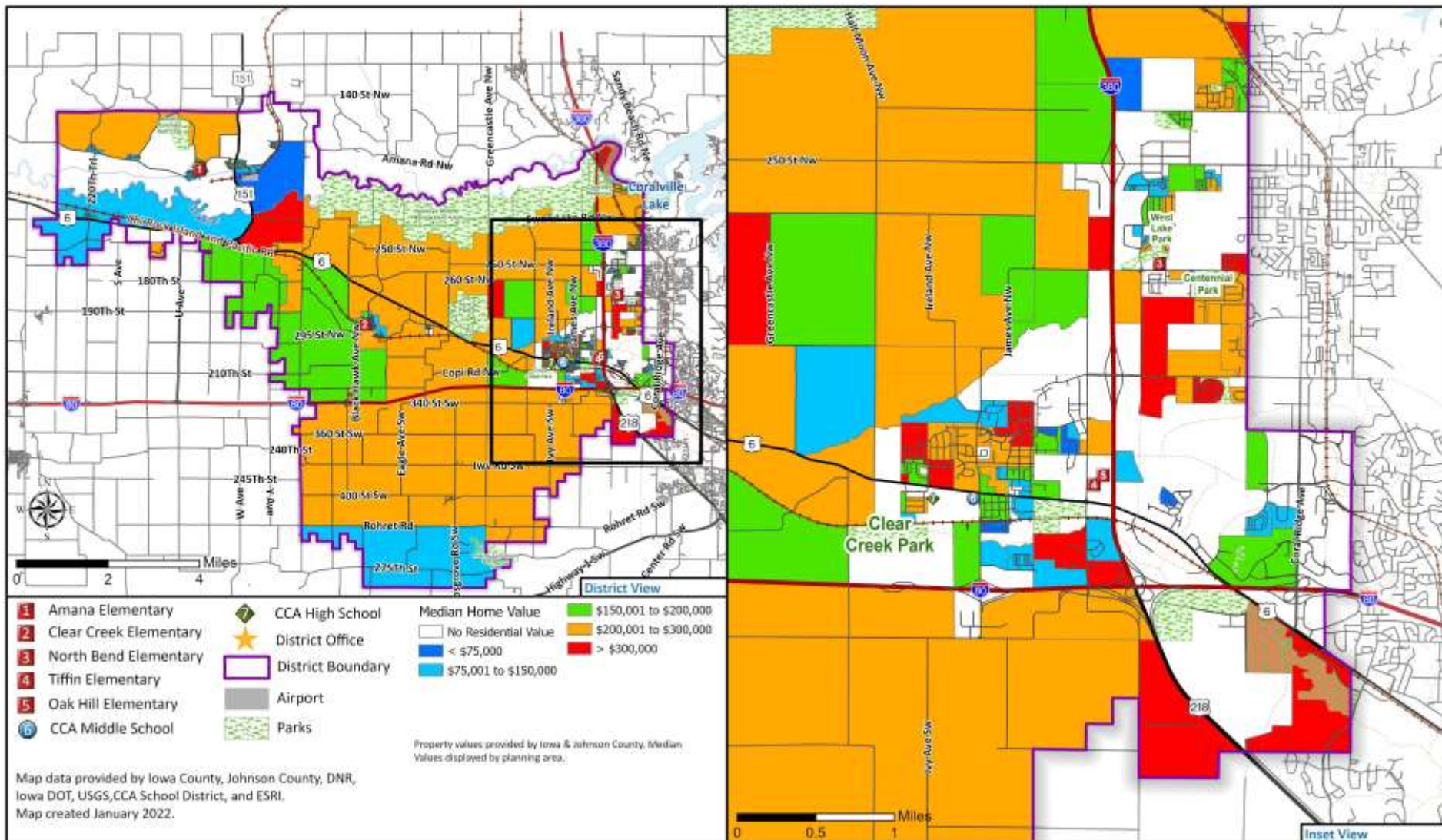
- MF consists of any residential unit that would be classified as Townhome, Duplex, Apartment, and mobile home
- MF residential has an average of 13 students per 100 MF homes
- MF yield rate is lower than the SF yield rate
- Adding newer housing inventory typically can increase the yield rate
- There were 1,528 multi-family units added from 2012 to 2021
- Clear Creek ES has the highest MF yield rate with 20 students per 100 multi-family households
- Amana and Tiffin ES have the lowest MF yield rate with 12 students per 100 multi-family households



# Median Home Value Map



## Clear Creek Amana Community School District Median Home Value

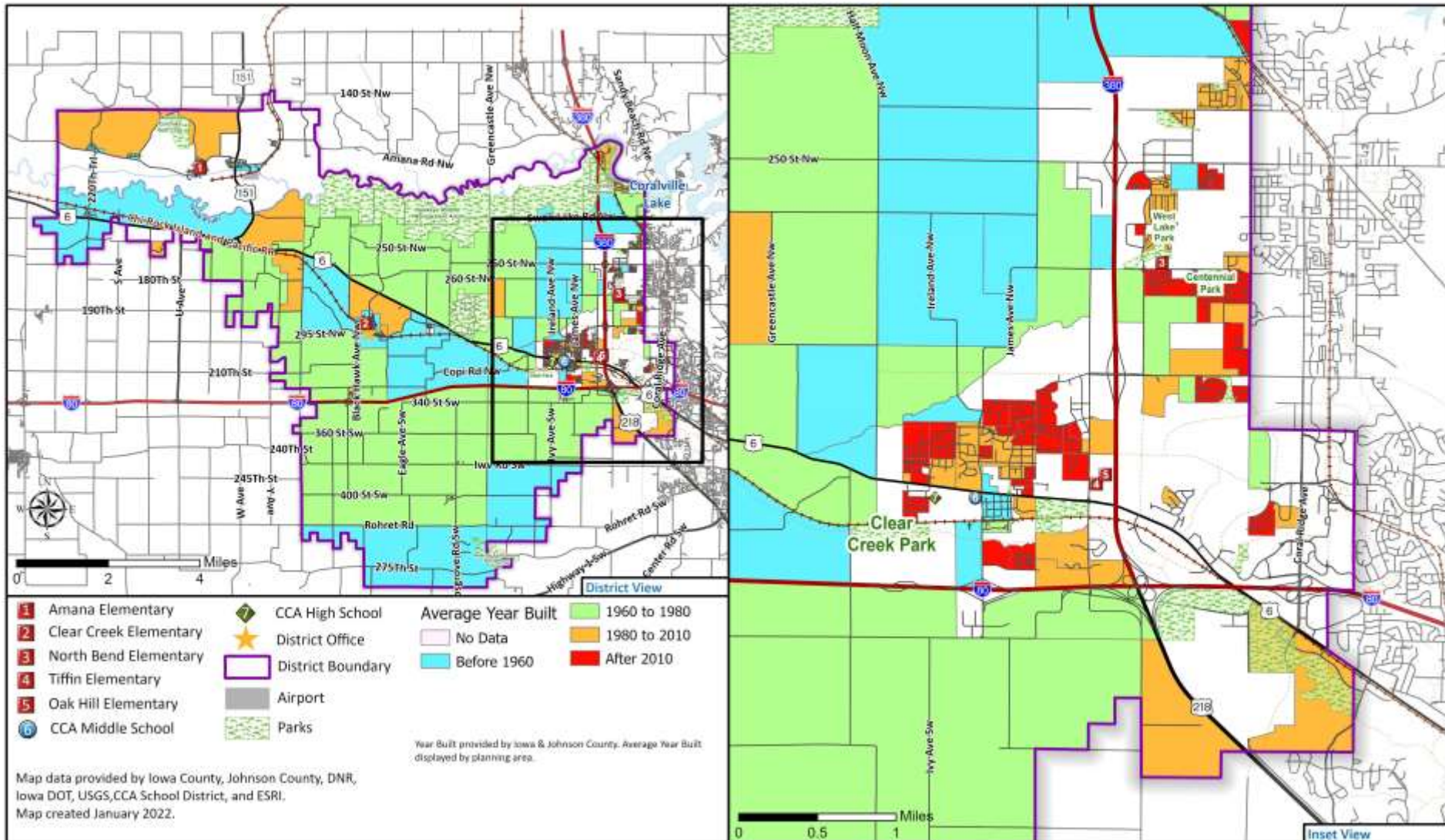




# Average Year Built Map



## Clear Creek Amana Community School District Average Year Built

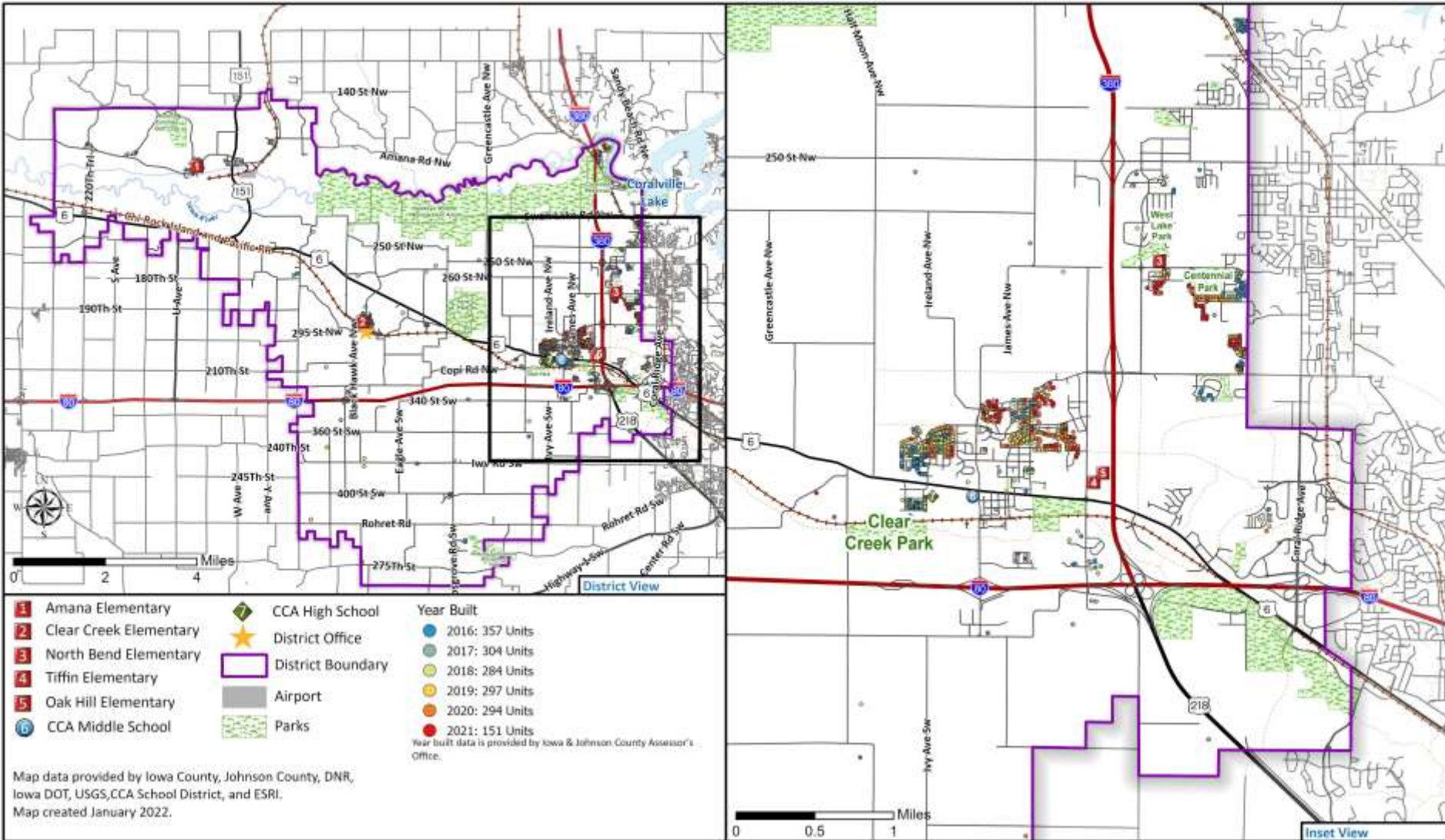




# Year Built Map

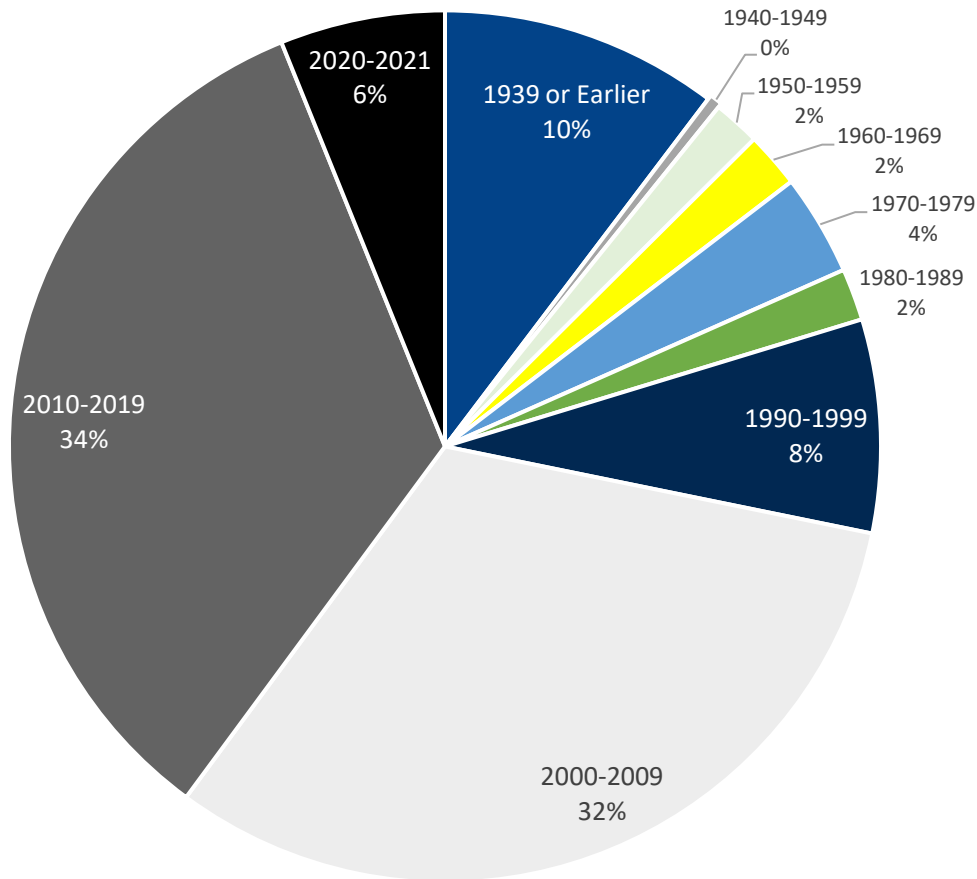


## Clear Creek Amana Community School District Residential Year Built





# Distribution of Housing by Year Built



## Overview:

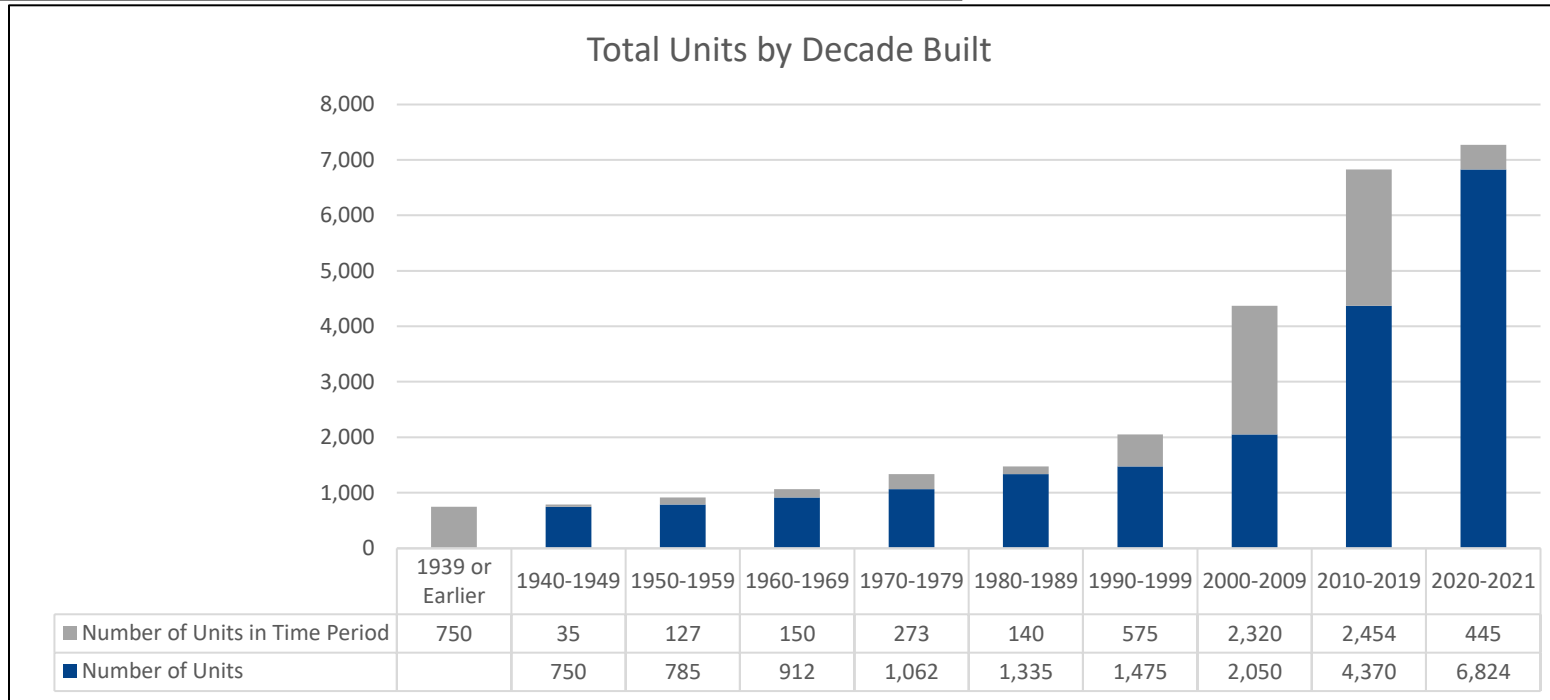
- Graphic has been created to illustrate the distribution of units by year built compared to total units in the district
- Year built based on Johnson and Iowa County Data and ESRI

## Observations:

- Over 70% of the total units were built after 2000
- The average year for all units built was 1994
- The median year for all units built is 2006



# Units by Year Built



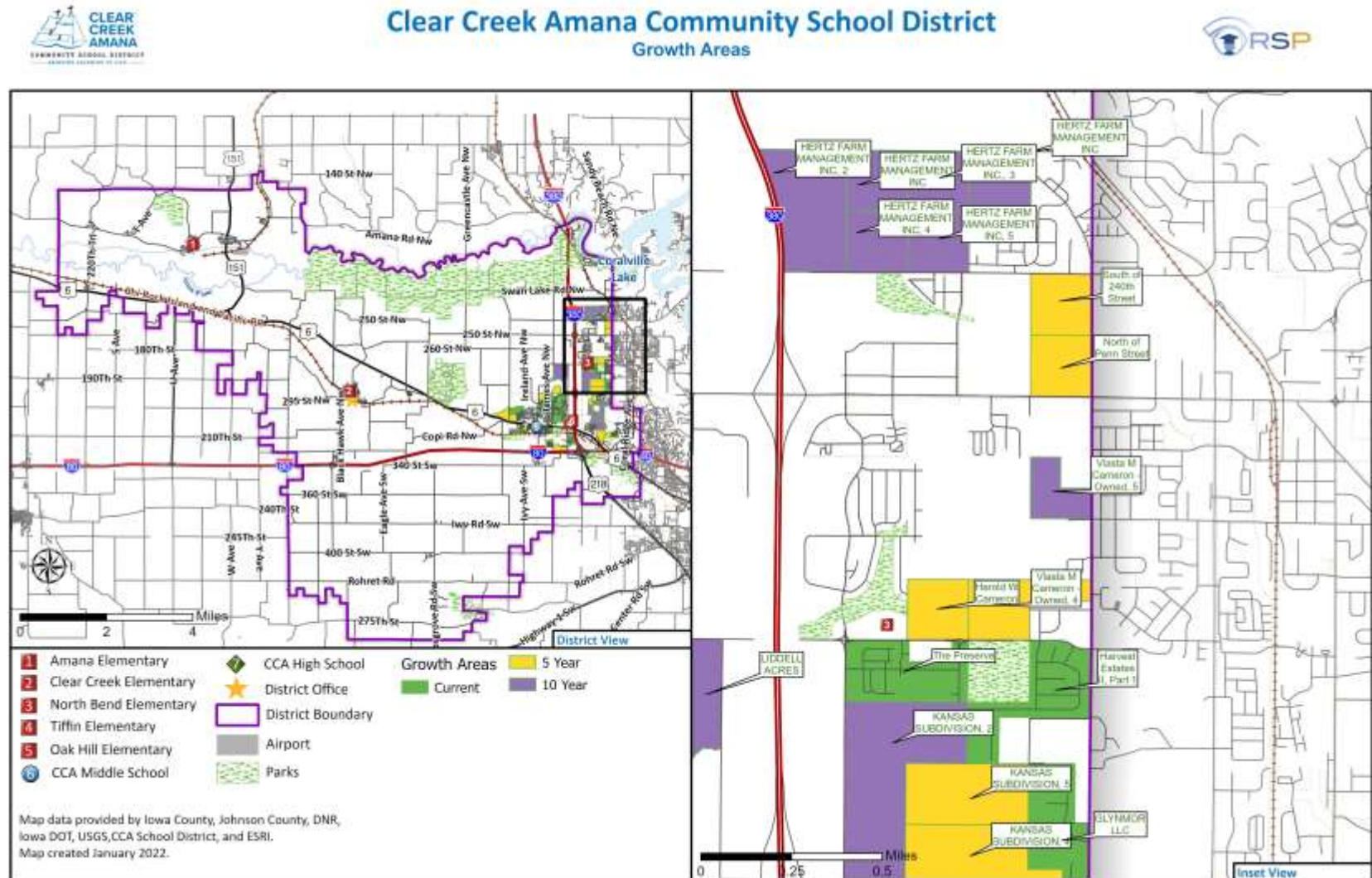
Source: Johnson and Iowa County and ESRI

## Observations:

- Decade with the highest number of units built was 2010 to 2019 (2,454)
- The average number of units built per year from 2010 to 2019 (245.4) is more than the average number of units built per year from 2000 to 2009 (232)
- The average year for all units built was 1994. The median year for all units built is 2006.



# Growth Area Map – Northeast



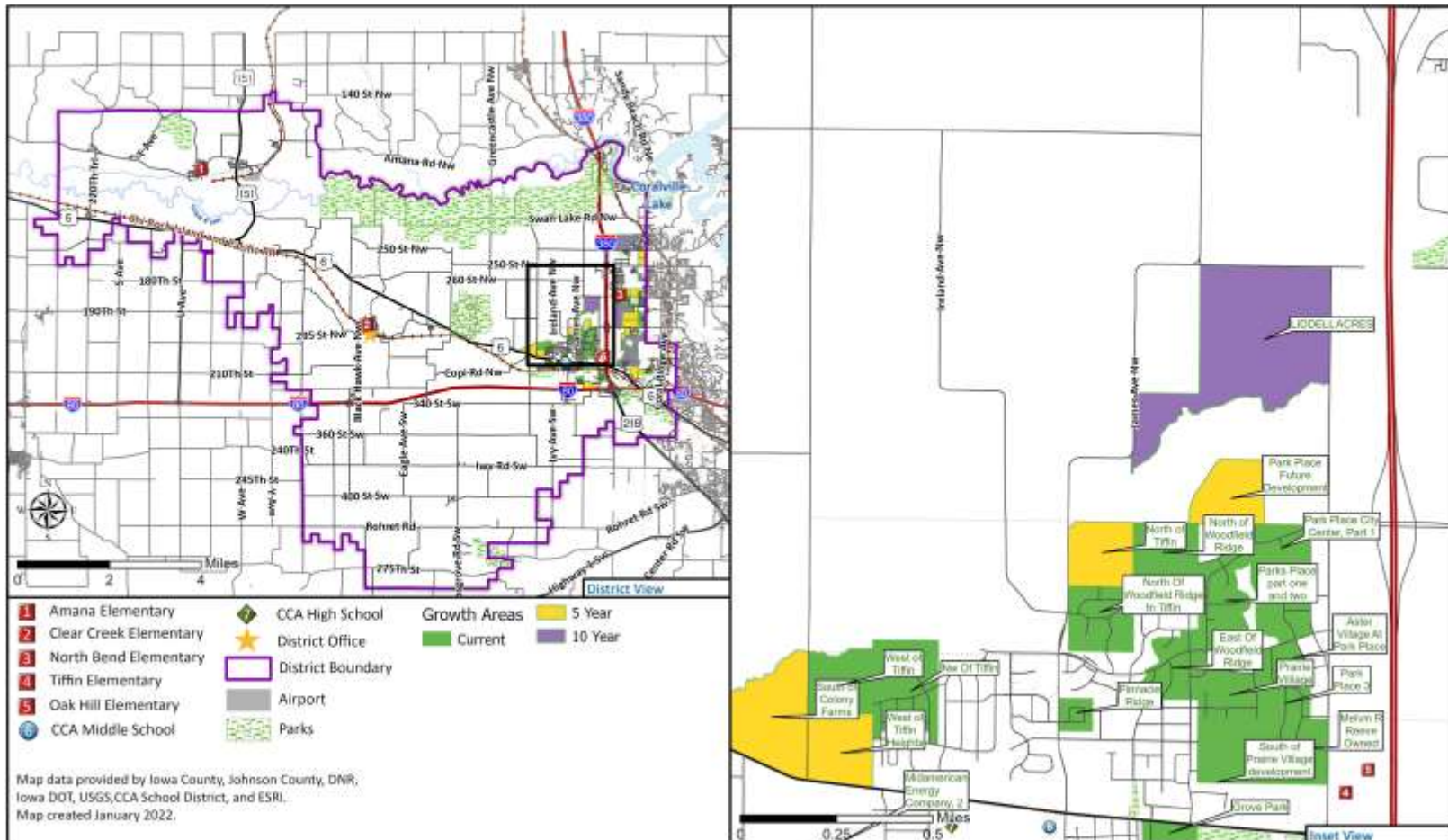
- Maps identify where development activity is happening or expected to happen: **Current development**; **5-year development**; **10-year development**
- The market and property owners desire to build guides the timing of development. Other properties not shown might develop while some shown might not develop
- Majority of potential growth is along I-380 and the eastern portion of the district



# Growth Area Map – Northwest



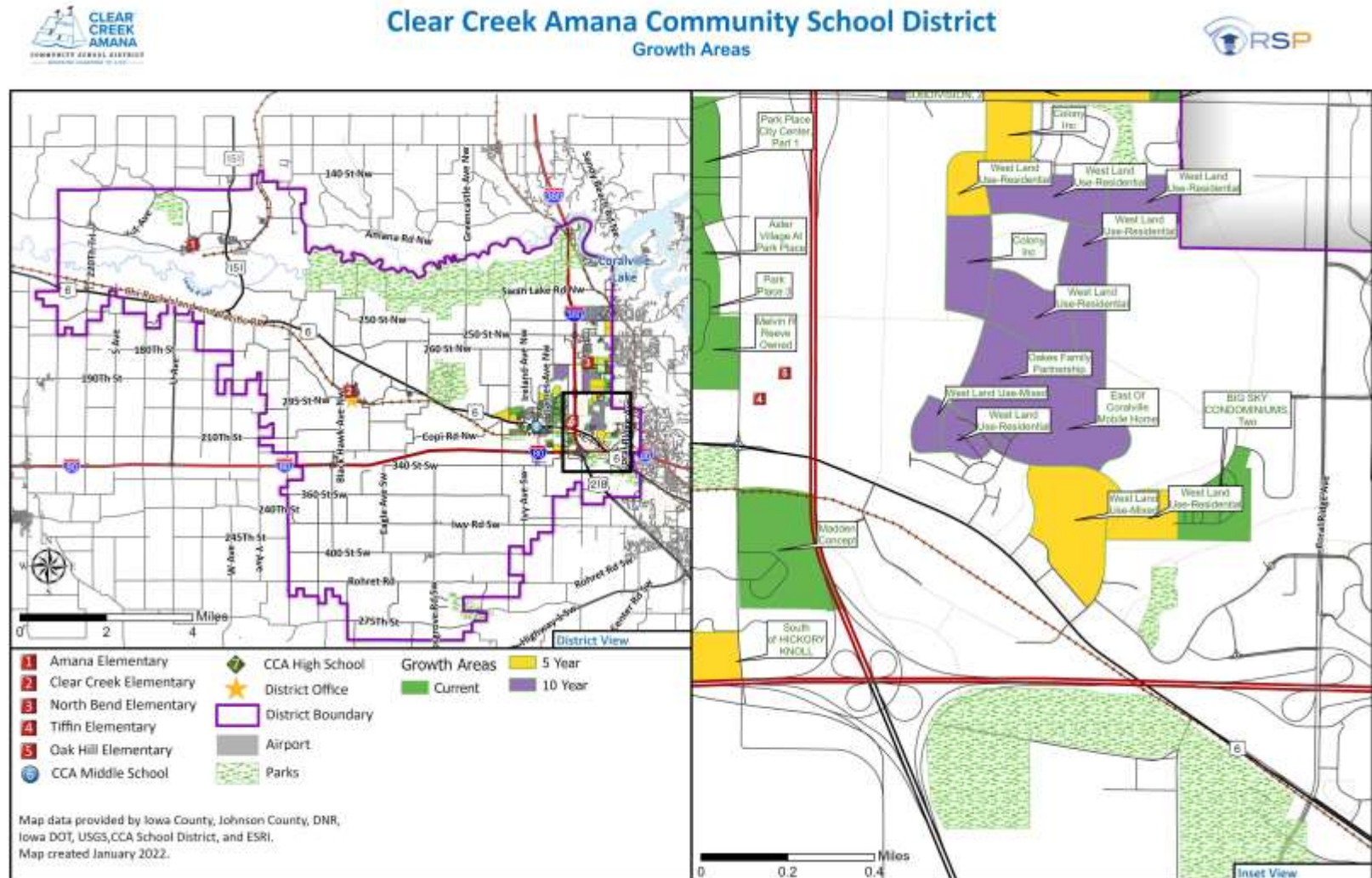
## Clear Creek Amana Community School District Growth Areas



- Maps identify where development activity is happening or expected to happen: **Current development**; **5-year development**; **10-year development**
- The market and property owners desire to build guides the timing of development. Other properties not shown might develop while some shown might not develop
- Majority of potential growth is along I-380 and the eastern portion of the district



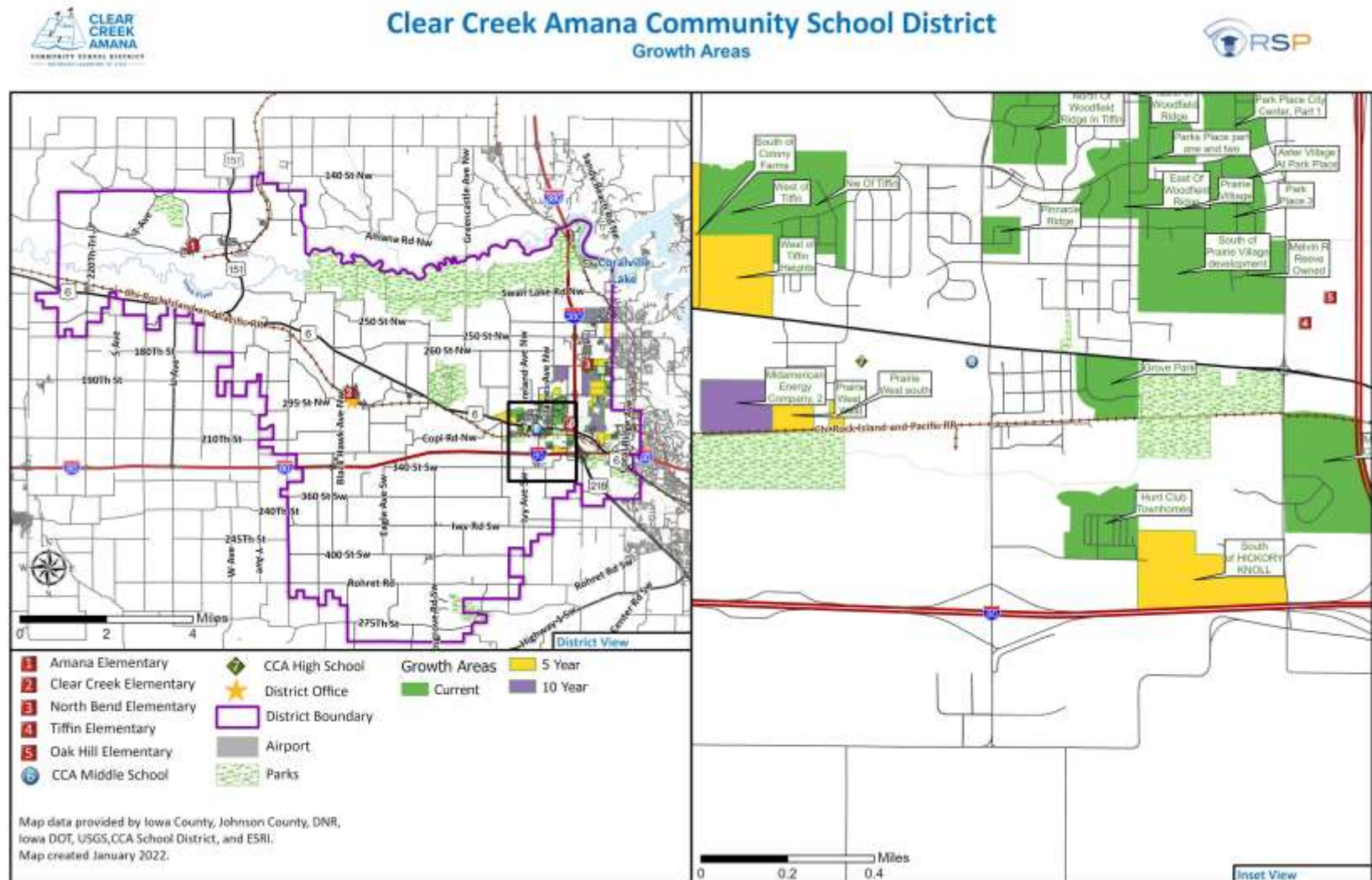
# Growth Area Map – Southeast



- Maps identify where development activity is happening or expected to happen: **Current development**; **5-year development**; **10-year development**
- The market and property owners desire to build guides the timing of development. Other properties not shown might develop while some shown might not develop
- Majority of potential growth is along I-380 and the eastern portion of the district



# Growth Area Map – Southwest



- Maps identify where development activity is happening or expected to happen: **Current development**; **5-year development**; **10-year development**
- The market and property owners desire to build guides the timing of development. Other properties not shown might develop while some shown might not develop
- Majority of potential growth is along I-380 and the eastern portion of the district



# Coralville & North Liberty Development

RSP Plan Area Name	Type	Growth Area	Existing Units	Potential Units	Acres	City
BIG SKY CONDOMINIUMS, Two	TH	Current	221	175	36.39	Coralville
West Land Use-Mixed	MU	5 Year	0	360	65.27	Coralville
West Land Use-Residential	MF	5 Year	0	27	18.76	Coralville
Colony Inc	MF	10 Year	0	150	33.69	Coralville
East Of Coralville Mobile Home	SF	10 Year	0	65	70.58	Coralville
Oakes Family Partnership	SF	10 Year	0	120	51.57	Coralville
West Land Use-Mixed	MU	10 Year	0	59	11.36	Coralville
West Land Use-Residential	MF	10 Year	190	145	12.21	Coralville
West Land Use-Residential	SF	10 Year	0	59	40.50	Coralville
West Land Use-Residential	SF	10 Year	0	50	47.19	Coralville
West Land Use-Residential	SF	10 Year	0	65	40.40	Coralville
West Land Use-Residential	SF	10 Year	0	40	28.27	Coralville

## Coralville

- 1,315 total potential units
- Largest developments:
  - Big Sky Condos
  - West Land Mixed-Use

RSP Plan Area Name	Type	Growth Area	Existing Units	Potential Units	Acres	City
GLYNMOR LLC	SF	Current	74	16	65.11	North Liberty
Harvest Estates II, Part 1	MU	Current	190	18	75.95	North Liberty
The Preserve	SF	Current	89	156	40.89	North Liberty
Colony Inc	AG	5 Year	1	50	25.50	North Liberty
Harold W Cameron	AG	5 Year	0	80	40.02	North Liberty
KANSAS SUBDIVISION, 4	Rural	5 Year	11	200	127.21	North Liberty
KANSAS SUBDIVISION, 5	AG	5 Year	0	275	121.75	North Liberty
Vlasta M Cameron - Owned, 4	AG	5 Year	0	110	54.83	North Liberty
Vlasta M Cameron - Owned, 5	AG	10 Year	0	80	30.31	North Liberty

## North Liberty

- 985 total potential units
- Largest developments:
  - The Preserve
  - Kansas Subdivision

## Key

SF: Single-Family

MU: Mixed-Use

AG: Agriculture

VAC: Vacant Land

Rural: Rural

MF: Multi-Family

TH: Town Homes

MHP: Mobile Home Park



# Tiffin Development

RSP Plan Area Name	Type	Growth Area	Existing Units	Potential Units	Acres	City
East Of Woodfield Ridge	SF	Current	57	9	30.92	Tiffin
Grove Park	MF	Current	145	60	26.85	Tiffin
Hunt Club Townhomes	TH	Current	44	16	21.11	Tiffin
Madden Concept	SF	Current	1	83	77.30	Tiffin
Melvin R Reeve Owned	AG	Current	6	84	40.49	Tiffin
North of Woodfield Ridge	AG	Current	0	80	40.28	Tiffin
North Of Woodfield Ridge In Tiffin	SF	Current	57	23	40.27	Tiffin
Nw Of Tiffin	SF	Current	68	10	58.20	Tiffin
Park Place 3	SF	Current	84	8	23.29	Tiffin
Park Place City Center, Part 1	MU	Current	0	1,500	43.47	Tiffin
Parks Place part one and two	SF	Current	37	73	44.06	Tiffin
Pinnacle Ridge	SF	Current	18	16	10.48	Tiffin
Prairie Villiage	SF	Current	67	8	33.36	Tiffin
South of Prairie Village development	SF	Current	0	286	40.76	Tiffin
North of Tiffin	AG	5 Year	0	100	40.44	Tiffin
Park Place Future Development	AG	5 Year	0	80	40.09	Tiffin
Prairie West south	TH	5 Year	0	12	3.19	Tiffin
Prairie West, West	MF	5 Year	24	72	9.48	Tiffin
South of HICKORY KNOLL	SF	5 Year	2	140	68.92	Tiffin
Midamerican Energy Company, 2	AG	10 Year	0	65	28.84	Tiffin

## Tiffin

- 2,725 total potential units
- Majority of district growth within city limits of Tiffin
- Largest developments:
  - Park Place
  - South of Prairie Village
  - South of Hickory Knoll

## Key

**SF: Single-Family**

**MU: Mixed-Use**

**AG: Agriculture**

**VAC: Vacant Land**

**Rural: Rural**

**MF: Multi-Family**

**TH: Town Homes**

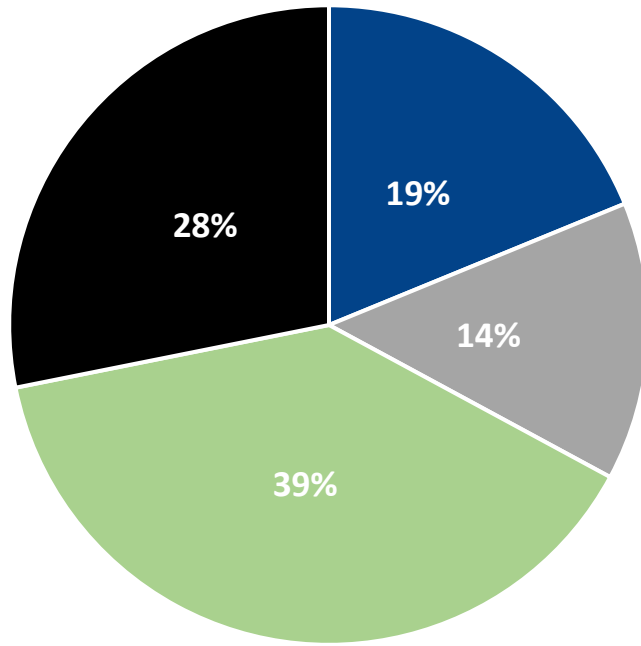
**MHP: Mobile Home Park**



# Total Development Activity

- 6,993 total potential units in the district
- Most areas with potential for future growth are within Tiffin city limits or are rural (outside all city limits)

Potential Units by City/Rural



■ Coralville ■ North Liberty ■ Tiffin ■ Rural County

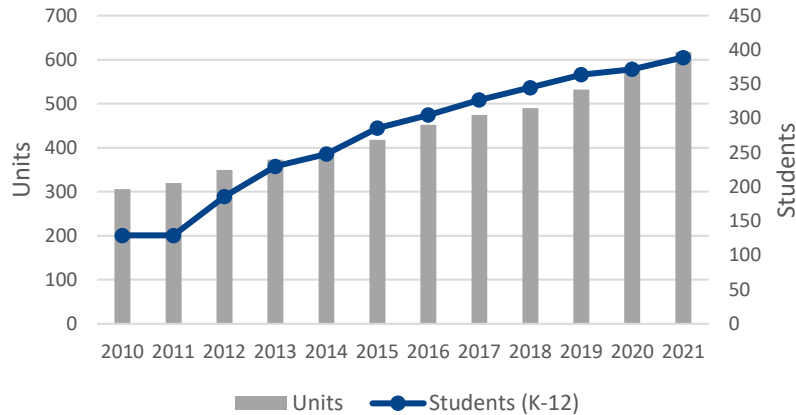
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Melvin R Reeve Owned	AG	Current	6	84	40.49	Tiffin
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Grove Park	MF	Current	145	60	26.85	Tiffin
Park Place City Center, Part 1	MU	Current	0	1,500	43.47	Tiffin
East Of Woodfield Ridge	SF	Current	57	9	30.92	Tiffin
Madden Concept	SF	Current	1	83	77.30	Tiffin
North Of Woodfield Ridge in Tiffin	SF	Current	57	23	40.27	Tiffin
Nw Of Tiffin	SF	Current	68	10	58.20	Tiffin
Park Place 3	SF	Current	84	8	23.29	Tiffin
Parks Place part one and two	SF	Current	37	73	44.06	Tiffin
Pinnacle Ridge	SF	Current	18	16	10.48	Tiffin
Prairie Village	SF	Current	67	8	33.36	Tiffin
South of Prairie Village development	SF	Current	0	286	40.76	Tiffin
Hunt Club Townhomes	TH	Current	44	16	21.11	Tiffin
West of Tiffin	AG	Current	0	80	38.78	
Aster Village At Park Place	MF	Current	38	178	8.52	
West Land Use-Residential	MF	5 Year	0	27	18.76	Coralville
West Land Use-Mixed	MU	5 Year	0	360	65.27	Coralville
Colony Inc	AG	5 Year	1	50	25.50	North Liberty
Harold W Cameron	AG	5 Year	0	80	40.02	North Liberty
KANSAS SUBDIVISION, 5	AG	5 Year	0	275	121.75	North Liberty
Vlasta M Cameron - Owned, 4	AG	5 Year	0	110	54.83	North Liberty
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Park Place Future Development	AG	5 Year	0	80	40.09	Tiffin
Prairie West, West	MF	5 Year	24	72	9.48	Tiffin
South of HICKORY KNOLL	SF	5 Year	2	140	68.92	Tiffin
Prairie West south	TH	5 Year	0	12	3.19	Tiffin
North of Penn Street	AG	5 Year	0	150	40.81	
South of 240th Street	AG	5 Year	0	150	40.60	
South of Colony Farms	AG	5 Year	2	75	100.39	
West of Tiffin Heights	AG	5 Year	0	100	44.02	
West Land Use-Residential	MF	5 Year	0	230	24.58	
Colony Inc	MF	10 Year	0	150	33.69	Coralville
West Land Use-Residential	MF	10 Year	190	145	12.21	Coralville
West Land Use-Mixed	MU	10 Year	0	59	11.36	Coralville
East Of Coralville Mobile Home	SF	10 Year	0	65	70.58	Coralville
Oakes Family Partnership	SF	10 Year	0	120	51.57	Coralville
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West Land Use-Residential	SF	10 Year	0	40	28.27	Coralville
Vlasta M Cameron - Owned, 5	AG	10 Year	0	80	30.31	North Liberty
Midamerican Energy Company, 2	AG	10 Year	0	65	28.84	Tiffin
HERTZ FARM MANAGEMENT INC	AG	10 Year	0	80	40.84	
HERTZ FARM MANAGEMENT INC	AG	10 Year	1	80	40.53	
HERTZ FARM MANAGEMENT INC, 2	AG	10 Year	1	80	51.16	
HERTZ FARM MANAGEMENT INC, 4	AG	10 Year	0	80	40.49	
HERTZ FARM MANAGEMENT INC, 5	AG	10 Year	0	80	40.53	
HERTZ FARM MANAGEMENT INC, 3	AG	10 Year	0	80	40.57	
KANSAS SUBDIVISION, 2	AG	10 Year	2	175	81.60	
LIDDELL ACRES	AG	10 Year	3	350	193.50	
Current Total			1,196	2,879		
5 Year Total			40	2,211		
10 Year Total			197	1,903		
All Total			1,433	6,993		

Source: Johnson County, Cities of Coralville, North Liberty, and Tiffin



# City Comparison Analysis – North Liberty

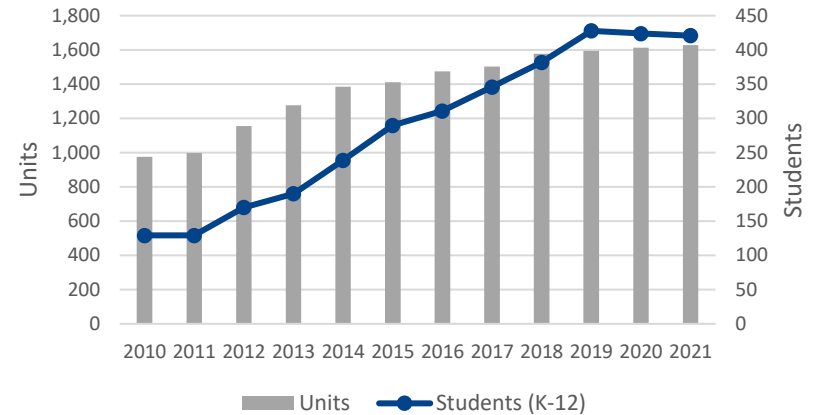
## North Liberty SF Student Analysis



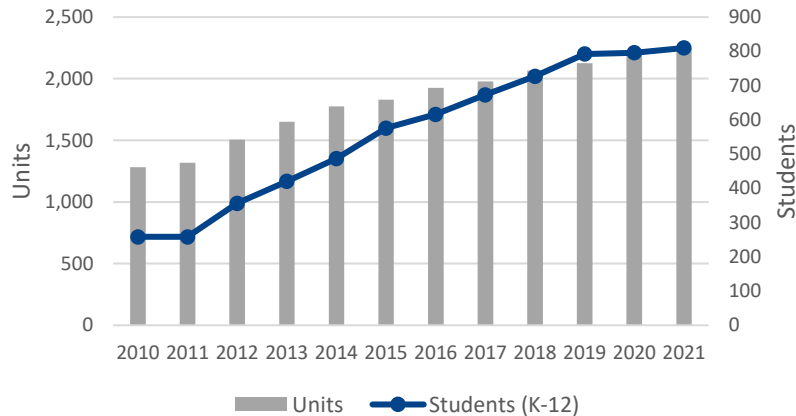
Overall,  
students  
Increased  
by 214.0%



## North Liberty MF Student Analysis



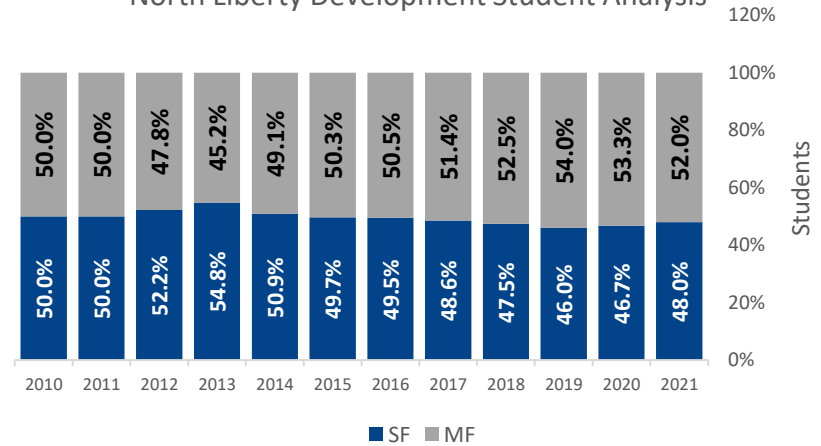
## North Liberty Total Student Analysis



Overall,  
Developme  
nt increased  
by 75.2%



## North Liberty Development Student Analysis



- Table 1: The number of Single-Family (SF) units available by year and the number of K-12 students attending
- Table 2: The number of Multi-Family (MF) units available by year and the number of K-12 students attending
- Table 3: The number of total units available by year and the number of K-12 students attending
- Table 4: The percentage of students by development type

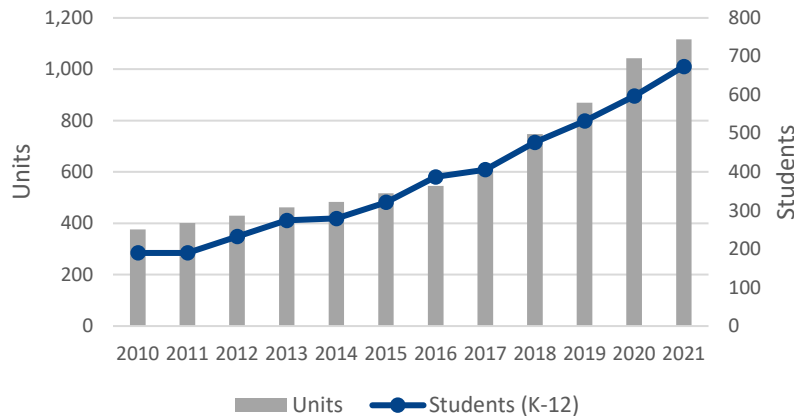
### Notes:

- Students who live in MF housing has increased by 2%
- Multi-family Units have increased by 66.8%
- Single family Units have increased by 102%



# City Comparison Analysis – Tiffin

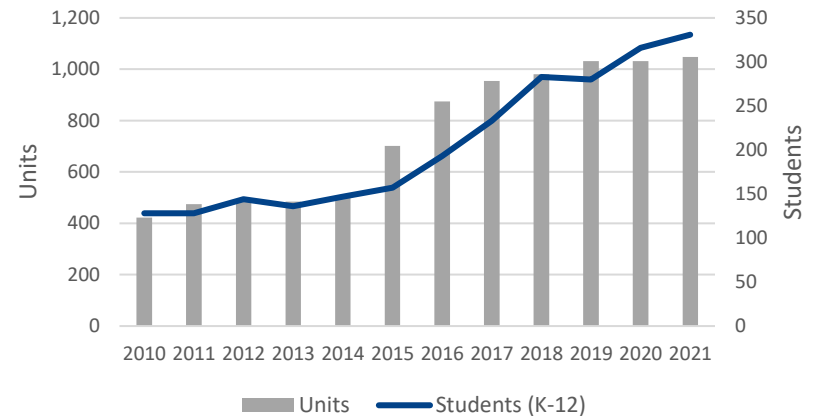
Tiffin SF Student Analysis



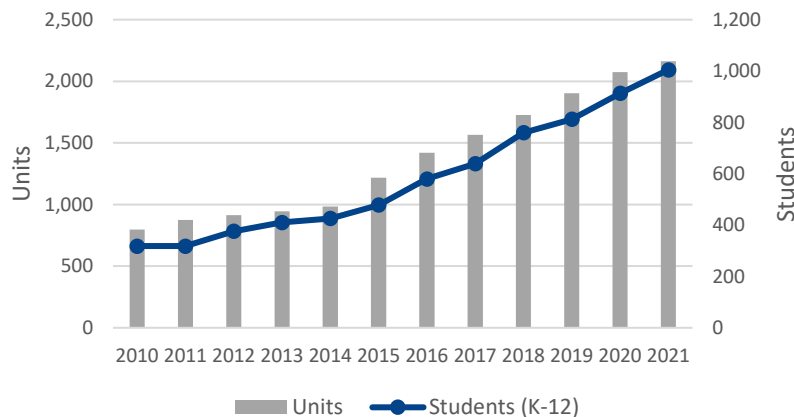
Overall,  
students  
Increased  
by 216%



Tiffin MF Student Analysis



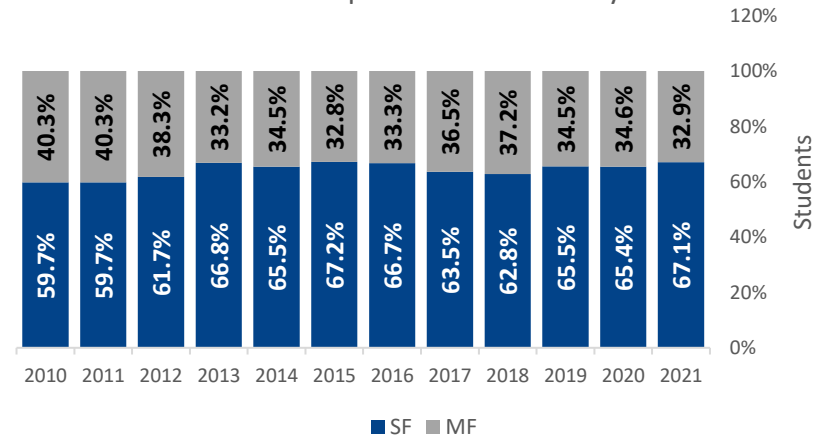
Tiffin Total Student Analysis



Overall,  
Development  
increased by  
171.2%



Tiffin Development Student Analysis



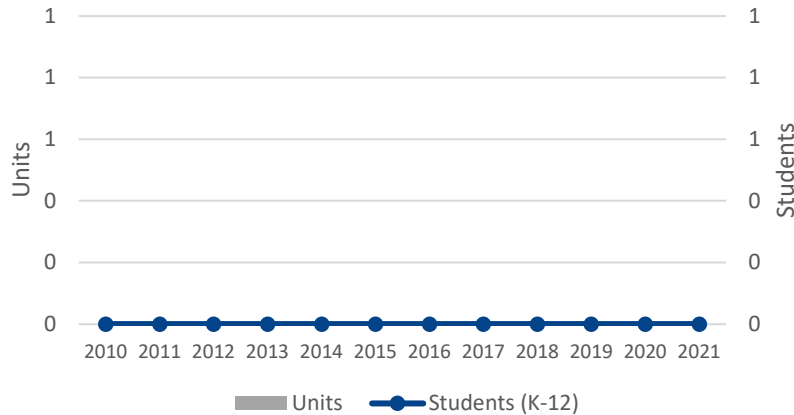
## Notes:

- Students who live in MF housing has increased by 7.3%
- Multi-family Units have increased by 148.3%
- Single family Units have increased by 196.8%



# City Comparison Analysis – Coralville

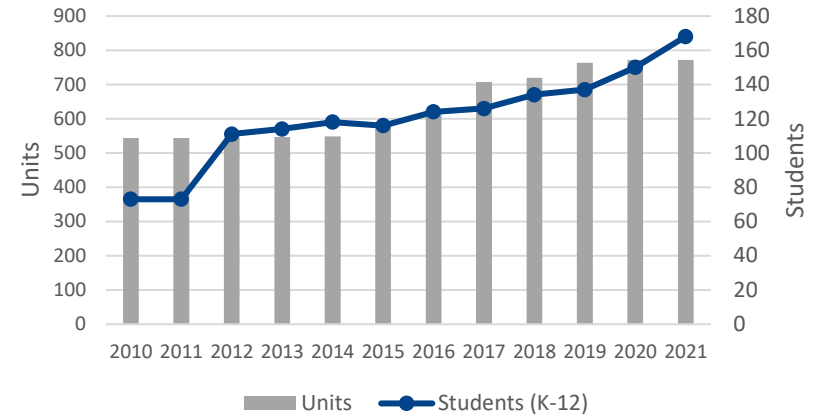
Coralville SF Student Analysis



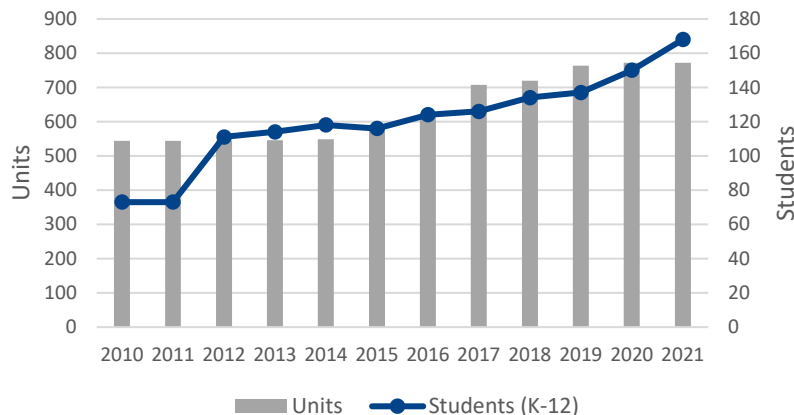
Overall,  
students  
Increased  
by 130.1%



Coralville MF Student Analysis



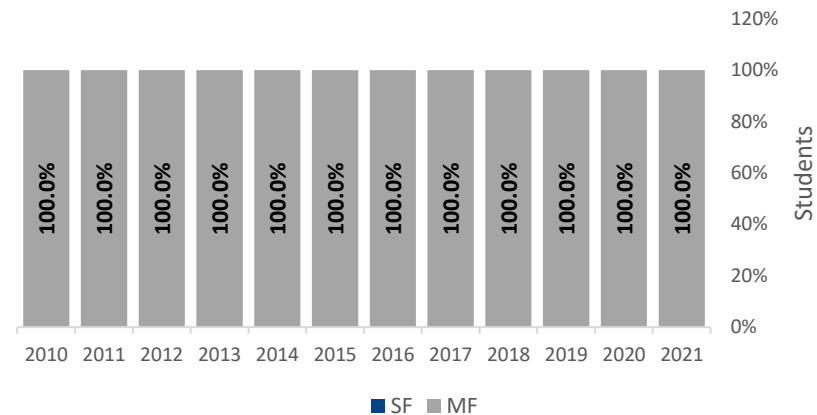
Coralville Total Student Analysis



Overall,  
Development  
increased by  
41.9%



Coralville Development Student Analysis



## Notes:

- Students who live in MF housing has increased by 0%
- Multi-family Units have increased by 41.9%
- No Single-family units in Coralville.



# Development Observations

## **The following are some general development observations:**

- Single-Family residential has the highest propensity to have school aged students (24 students per 100 SF homes)
- Single-Family yield rates are higher than that of Multi-Family (13 students per 100 MF homes)
- Residential development is occurring and expected to continue occurring around I-380 and the eastern areas in the district
  - Highest student density is also in these areas
- Almost 7,000 units could potentially be built in the next 10 years. Future residential growth is dependent on access to infrastructure and affordability of the product being built
  - Majority of growth is within the rural county area and the City of Tiffin
  - Numerous mixed-use and multi-family units are developing in Tiffin. This must be monitored to forecast the student yield of this new development
- The I-80/I-380 System Interchange construction started in July 2017 and has an estimated completion of 2024
  - Clear Creek Trail to go under N of I-80 and I-380 when construction is finished in 2024
- Affordable housing is the key to the future of the district, it is becoming more challenging for builders to construct similar type of housing products that will meet household incomes
- The price of homes has an influence on the student change throughout all grade levels
- Tracking the types of development is important to understand the yield rate of students for every part of the community – there are varying yield rates with all developments – and the attraction of people choosing to move with a home/work environment is a unique situation

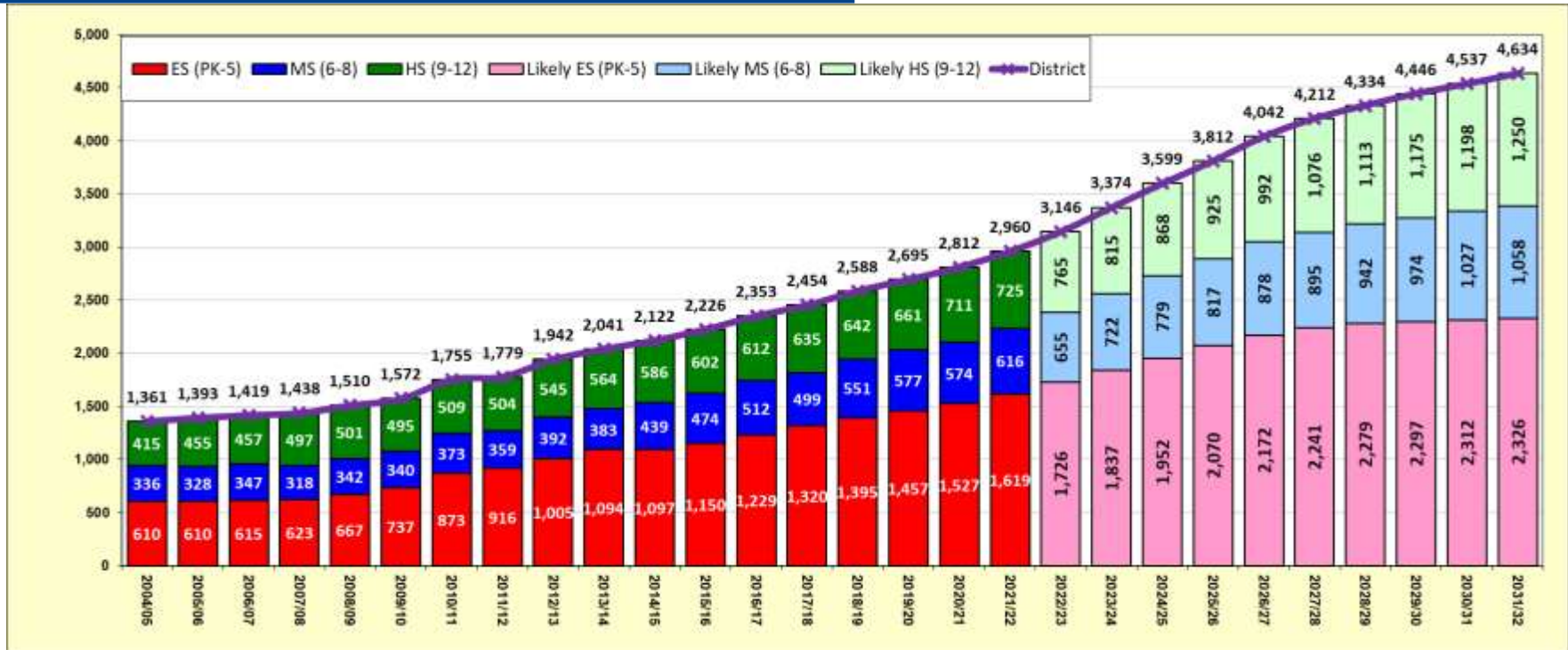


## Part Three: Enrollment Projections





# Past, Current, & Future Enrollment



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

- Enrollment Change – Overall PK-12 enrollment increase forecasted to be greater than 4,000 students by 2026/27 and over 4,500 students by 2030/31
- District increases by nearly 1,700 students (+56.6%) (Annual Range: +2.0% to +7.2% a year)
- Elementary increases by about 700 students (+43.7%) (Annual Range: +0.6% to +6.6% a year)
- Middle School increases by about 400 students (+71.8%) (Annual Range: +1.9% to +10.2% a year)
- High School increases by over 500 students (+72.4%) (Annual Range: +2.0% to +8.5% a year)



# Projection Notes & Clarifications

- Past Enrollment is shown three different ways:

1. Reside (Based on where a student Resides in relation to the attendance area – includes Open Enrollment)
2. Attend (Based on what school the student is attending includes Open Enrollment)
3. Reside/Attend (Subset of Reside to know how many of the Reside attend the school based on the attendance area they are assigned to)

- **Projections are shown one way:**

1. Reside (Based on where a student Resides in relation to the attendance area: Includes Open Enrollment)

- **Capacity**

- Provided by district administration from Shive Hattery Architect analysis
- Should be annually examined to ensure appropriate education space is available

- **Other Items**



- Enrollment Grade Configuration in Student Forecast Model (K-5, 6-8, 9-12)
- Open enrollment trends are assumed to follow district policy and will continue like those trends during the projection time frame
- Students meeting the following categories are not part of the analysis:
  - No Sprouts Early Childhood
  - Home School Dual Enrolled (CPI)
  - Home School Assistance Program (HSAP)



# Building Projections

School	Capacity		Student Location	Past School Enrollment			Future Enrollment By Student Residence				
	Instruction	Structural		2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27
Amana Elementary	340	425	Reside/Attend	136	132	154					
Grades PreK-5			Reside	144	135	160	164	153	149	149	154
			Attend	138	140	159	163	152	148	148	153
Clear Creek Elementary	425	500	Reside/Attend	300	346	343					
Grades PreK-5			Reside	318	357	368	385	411	420	446	459
			Attend	313	368	352	369	395	404	430	443
North Bend Elementary	425	525	Reside/Attend	386	380	376					
Grades PreK-3			Reside	393	387	380	421	448	468	490	515
			Attend	389	386	383	424	451	471	493	518
Tiffin Elementary	450	550	Reside/Attend	329	340	379					
Grades PK-3			Reside	333	356	387	412	465	514	564	605
			Attend	346	347	398	423	476	525	575	616
Oak Hill	450	550	Reside/Attend	267	284	322					
Grades 4-5 (Opened 19/20)			Reside	269	292	324	344	360	401	421	439
			Attend	271	286	327	347	363	404	424	442
CCA Middle School	900	1,000	Reside	577	574	616	655	722	779	817	878
Grades 6-8			Attend	577	574	616	655	722	779	817	878
CCA High School	1,200	1,200	Reside	661	711	725	765	815	868	925	992
Addition 2022/23 Grades 9-12			Attend	661	711	725	765	815	868	925	992
ELEMENTARY TOTAL	2,090	2,550	Reside	1,151	1,482	1,574					
Grades PreK-5			Attend	1,457	1,527	1,619	1,726	1,837	1,952	2,070	2,172
				1,457	1,527	1,619	1,726	1,837	1,952	2,070	2,172
MIDDLE TOTAL	900	1,000	Reside	577	574	616	655	722	779	817	878
Grades 6-8			Attend	577	574	616	655	722	779	817	878
HIGH TOTAL	1,200	1,200	Reside	661	711	725	765	815	868	925	992
Grades 9-12			Attend	661	711	725	765	815	868	925	992
DISTRICT PreK -12 TOTALS	4,190	4,750	Reside	2,695	2,812	2,960	3,146	3,374	3,599	3,812	4,042
Grades PreK-12			Attend	2,695	2,812	2,960	3,146	3,374	3,599	3,812	4,042

Source: RSP & Associates, LLC - December 2021

-  Exceed Instruction Capacity
-  Exceed Instruction & Structural Capacity



# By Grade Projections

## RESIDE

### 2022/23 School Year

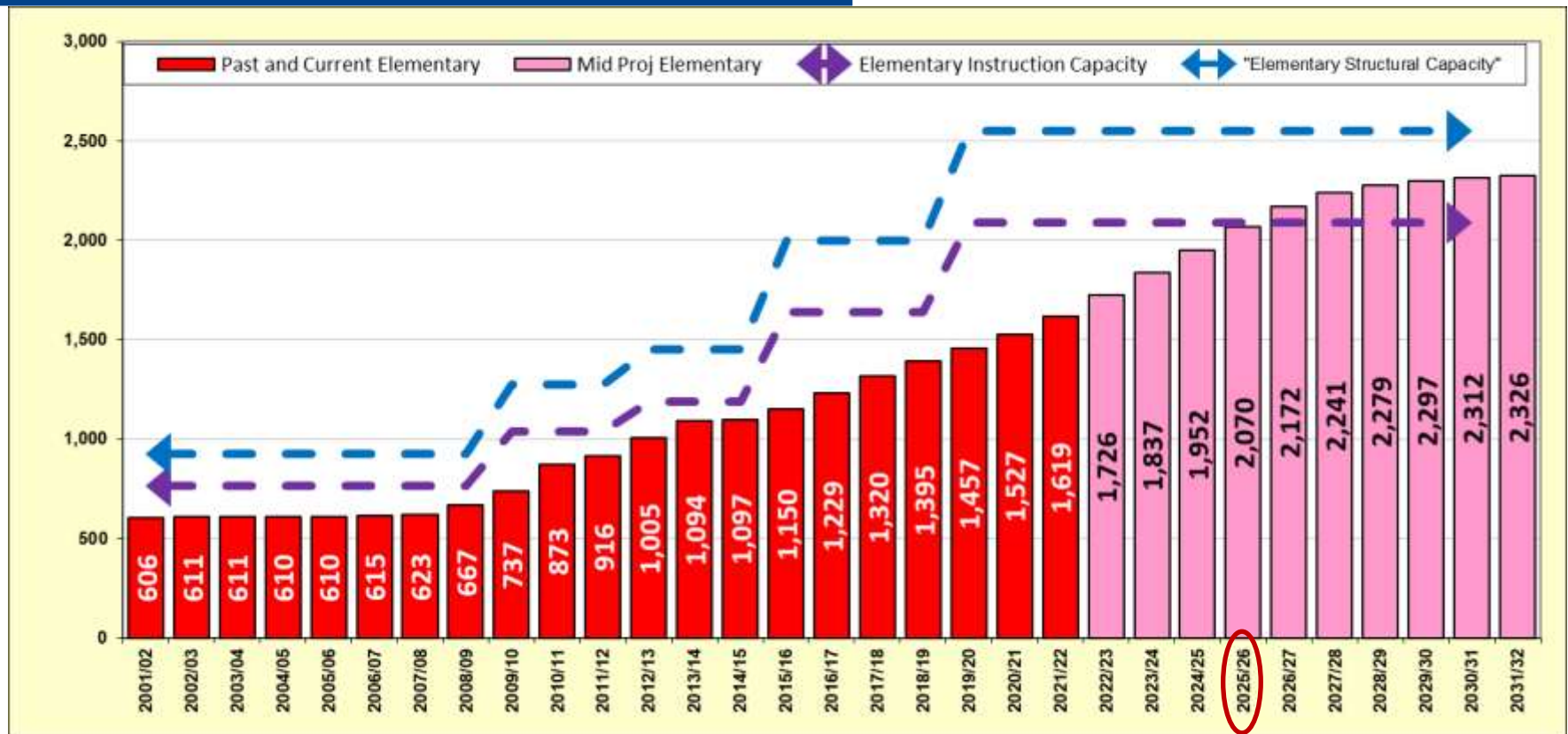
School	Capacity		Grade														
	Instruction	Structural	PreK	Kind	1st	2nd	3rd	4th	5th	6th	7th	8th	9th	10th	11th	12th	Total
Amana Elementary	340	425	22	22	25	23	19	24	29								164
Clear Creek Elementary	425	500	35	62	66	65	54	59	44								385
North Bend Elementary	425	525	55	97	91	95	83										421
Tiffin Elementary	450	550	45	92	84	100	91										412
Oak Hill	450	550						171	173								344
CCA Middle School	900	1,000								228	223	204					655
CCA High School	1,200	1,200											214	197	187	167	765
ELEMENTARY TOTAL	2,090	2,550	157	273	266	283	247	254	246								1,726
MIDDLE TOTAL	900	1,000								228	223	204					655
HIGH TOTAL	1,200	1,200											214	197	187	167	765
DISTRICT TOTALS	4,190	4,750	157	273	266	283	247	254	246	228	223	204	214	197	187	167	3,146

Source: RSP & Associates, LLC 2021/22 CCA Projection Model

Note: Sprouts, CPI, and HSAP are Not included in the projections



# Elementary and Capacity

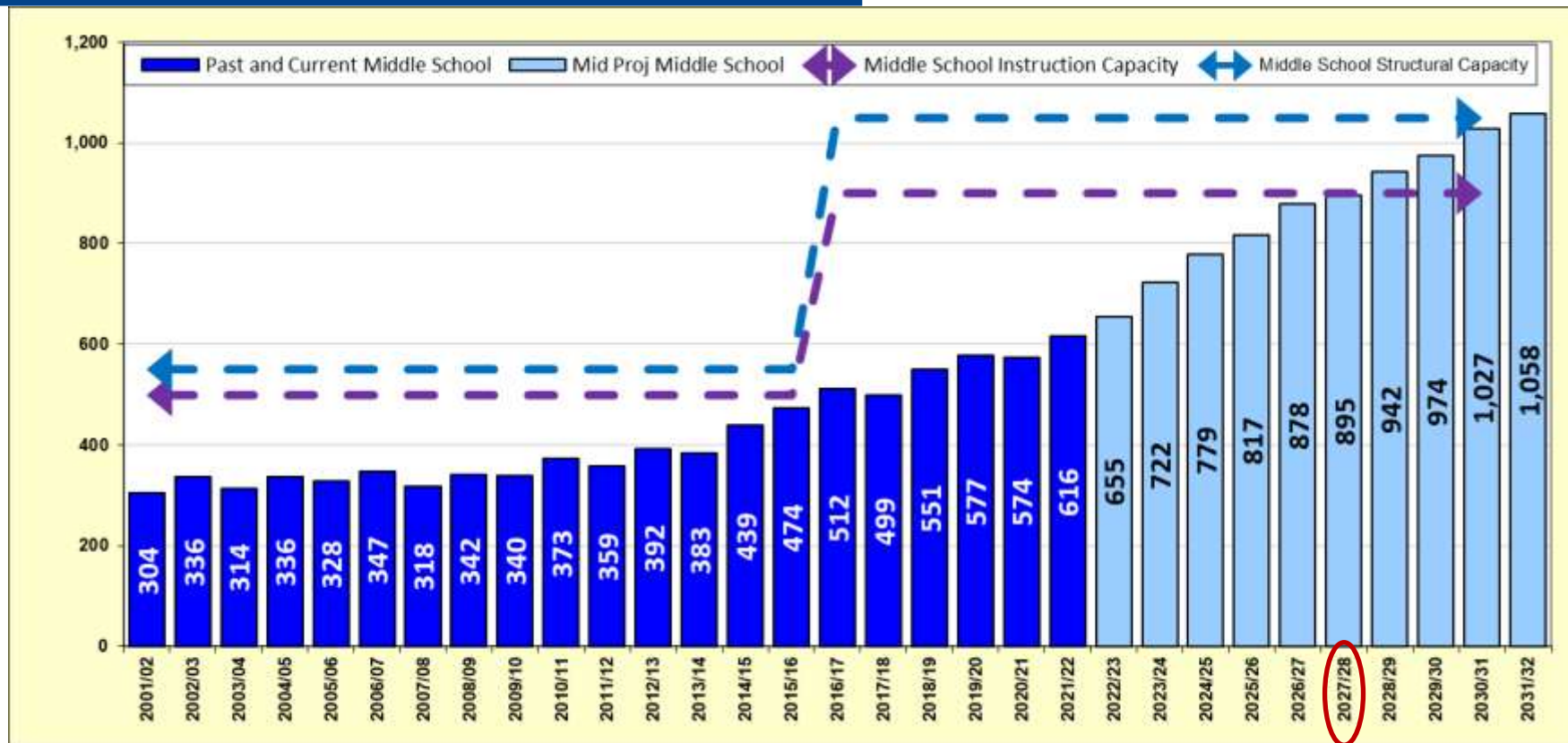


## Comments:

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



# Middle School and Capacity



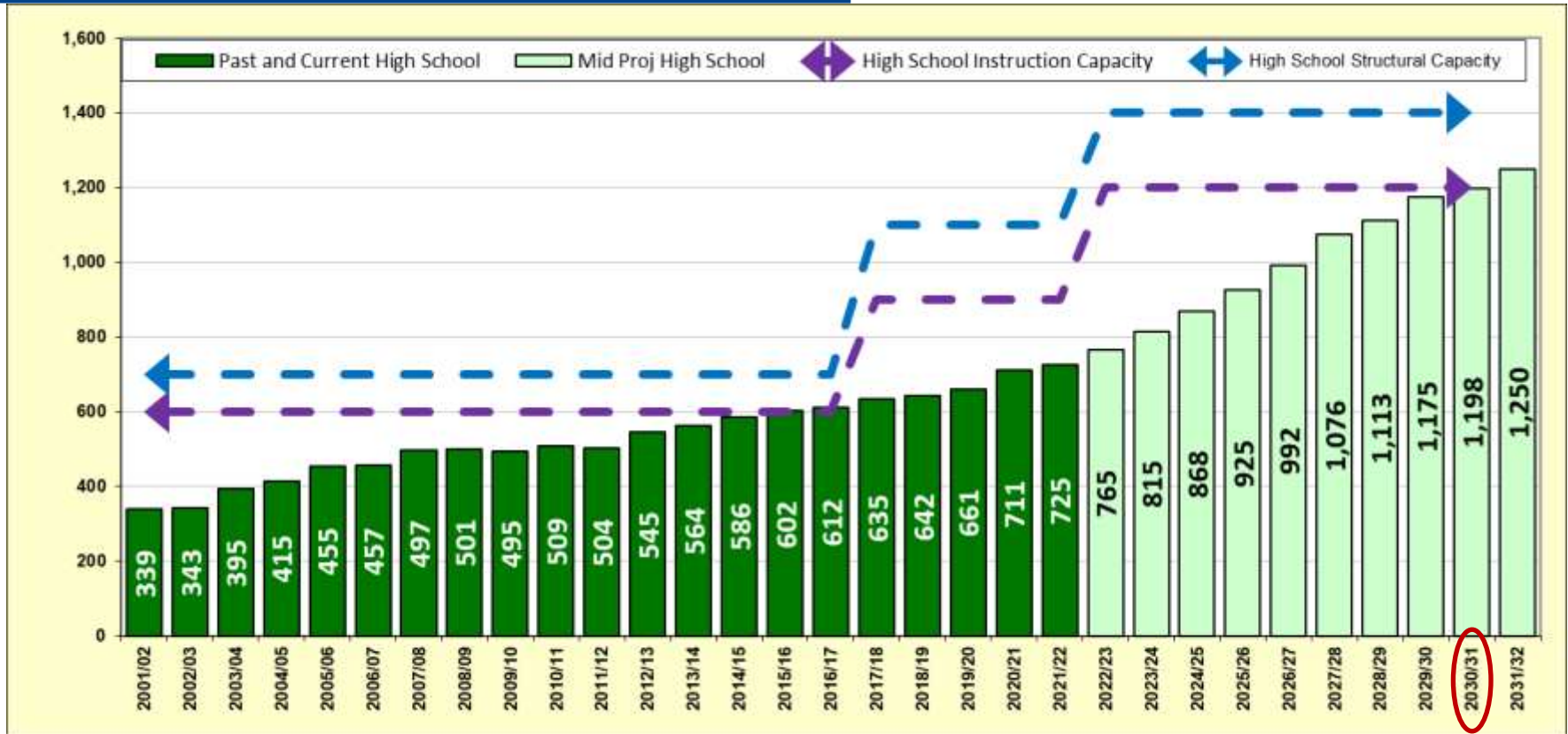
## Comments:

○ Year by which a decision will be required to meet Instruction Capacity

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



# High School and Capacity

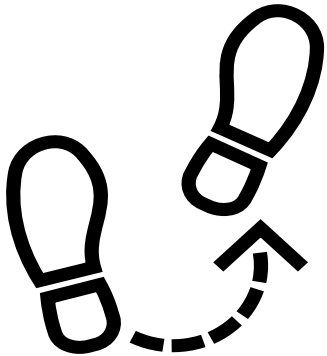


## Comments:

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



## Part Four: Next Steps





# Next Steps

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

- District administration and the Board of Education further study the enrollment, demographic, and development information presented (Top enrollment projected is 2031/32 at 4,600 students)
- Utilize the enrollment model to assist with planning for staffing need at each facility for the following school year which will address how quickly areas are “Regreening”
- The type of residential development and how affordable it is will determine likely location and number of students (tracking of type of development important to knowing the impact of those trends)
- Annually monitor the impact of future educational programming that will be integrated into each facility to ensure equitable and appropriate space is utilized in the building which will experience enrollment change (Emerging trends and demographic change)
- Determine the criteria to address capacity issues and timing for future school construction, remodeling, or new attendance areas:
  - **Elementary capacity decision recommended for 2023/24 with solution opened by 2024/25**
    - **Need to purchase land for future elementary sites**
  - **Middle school capacity decision recommended 2025/26 with solution opening by 2027/28**
    - **District has the option for an addition to increase the MS capacity to 1,200 students**
  - **High school capacity decision recommended by 2027/28 with solution opening by 2029/30**
    - **District has the option for an addition to increase the HS capacity to 1,200 students**
- Continue to make decisions and communicate that information to the community so they can understand how educational opportunities will support College and/or Career Ready students
- RSP Enrollment forecasting is based on the best-known information at the time of the study
  - RSP has integrated into its analysis the instructional modality (In-Person, Hybrid, Virtual/Online) options a district may choose based on the analysis of all the school districts RSP has worked with in the 2020/21 school year
  - The analysis is presented as neutral toward how the district determined the student learning experience and does not seek to influence decisions that would minimize creating and maintaining healthy environments for all who come to each school, but does provide information to plan for the potential impact of that decision in areas such as staffing or building need



[illegible]



# Appendix





## Population

### Percent Change of Annual Rate

2000-2010: 4.00%  
2010-2021: 2.77%  
2021-2016: 1.94%



## Housing

### Percent Change of Annual Rate of

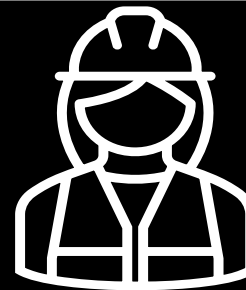
Housing Inventory  
2000-2010: 4.41%  
2010-2021: 3.09%  
2021-2016: 2.05%



## Income

### Percent Change of Income per Capita

2000-2010: \$37,977  
2010-2021: \$42,727  
2021-2016: 2.39%



## Workforce

### Unemployment Rate

2.2%

- Population increased the last twenty years. Population is expected to continue increasing at a lower rate.
- Housing inventory has been increasing. In the next five years it is expected to grow by 2.05%.
- The income per capita increased from 2000 and is projected to continue increasing for the next five years.
- The unemployment is lower than the state of Iowa (4.3% as of July 2021).



# Demographics

	CCA Community School District	College Community School District	Iowa City Community School District	Johnson County	Iowa County	State of Iowa
Unemployment Rate	2.2%	4.7%	3.9%	3.6%	1.7%	4.3%
Average Household Size	2.36	2.53	2.29	2.34	2.37	2.40
Median Age	34	34.7	29.8	31.4	44.0	39.4
Total Population	16,292	28,453	123,099	155,184	16,656	3,215,590
Median Household Income	\$76,185	\$70,195	\$59,611	\$64,949	\$60,767	\$60,413
Total Housing Units	6,829	11,692	53,785	66,598	7,567	1,440,082
Owner Occupied Housing	4,713	8,261	27,131	36,699	5,526	919,978
Renter Occupied Housing	1,736	2,887	23,463	26,013	1,375	377,852
Vacancy Rate	5.5%	4.7%	5.9%	5.8%	8.8%	9.9%
	CCA Community School District	College Community School District	Iowa City Community School District	Johnson County	Iowa County	State of Iowa
White	80.0%	83.6%	79.2%	85.5%	84.0%	84.0%
Black	9.2%	6.6%	9.2%	3.7%	4.1%	4.1%
American Indian/Alaskan	0.2%	0.2%	0.2%	0.1%	0.3%	0.3%
Asian	2.8%	2.9%	3.3%	5.3%	2.8%	2.8%
Pacific Islander	0.3%	0.2%	0.3%	0.1%	0.2%	0.2%
Other Race	0.1%	0.1%	0.1%	0.1%	0.1%	0.1%
Two or More Races	3.3%	2.8%	3.3%	2.1%	1.9%	1.9%
Hispanic	4.2%	3.6%	4.4%	3.1%	6.6%	6.6%

Source: U.S. Census, ESRI BAO

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



# Employment Information

Employment	CCA Community School District	College Community School District	Iowa City Community School District	Johnson County	Iowa County	State of Iowa
2021 Agriculture/Mining (SIC01-14) Employees	0.9%	0.9%	0.6%	0.8%	0.9%	1.4%
2021 Construction (SIC15-17) Employees	2.7%	12.2%	1.9%	2.3%	2.7%	4.0%
2021 Manufacturing (SIC20-39) Employees	29.6%	12.5%	2.6%	3.6%	43.8%	10.9%
2021 Transportation (SIC40-47) Employees	3.8%	6.3%	1.4%	1.8%	1.4%	3.1%
2021 Communication (SIC48) Employees	0.3%	0.4%	0.4%	0.4%	0.1%	0.8%
2021 Utility (SIC49) Employees	0.2%	0.6%	0.2%	0.2%	0.4%	0.6%
2021 Wholesale Trade (SIC50-51) Employees	3.4%	10.1%	1.4%	1.8%	3.0%	5.3%
2021 Home Improvement (SIC52) Employees	1.3%	1.1%	0.9%	1.0%	0.5%	1.6%
2021 General Merchandise (SIC53) Employees	6.5%	1.2%	0.7%	1.4%	0.3%	1.8%
2021 Food Stores (SIC54) Employees	2.4%	1.1%	2.5%	2.5%	2.7%	3.6%
2021 Auto Dealer/Gas Station (SIC55) Employees	0.8%	2.6%	1.2%	1.2%	0.8%	2.2%
2021 Apparel/Accessory (SIC56) Employees	2.1%	0.1%	0.4%	0.6%	1.5%	0.5%
2021 Furniture/Home Furnishings (SIC57) Employees	1.1%	0.2%	0.6%	0.7%	1.3%	0.7%
2021 Eating & Drinking (SIC58) Employees	8.9%	3.5%	6.5%	7.0%	4.7%	6.0%
2021 Miscellaneous Retail (SIC59) Employees	6.4%	1.7%	3.4%	3.8%	5.4%	2.7%
2021 Banks (SIC60-61) Employees	0.8%	0.4%	1.3%	1.2%	0.9%	1.8%
2021 Securities Broker (SIC62) Employees	0.3%	0.2%	0.3%	0.3%	0.0%	1.4%
2021 Insurance (SIC63-64) Employees	0.1%	0.1%	0.3%	0.3%	0.4%	2.2%
2021 Real Estate/Holding (SIC65-67) Employees	1.2%	0.6%	1.4%	1.5%	0.5%	2.2%
2021 Hotel/Lodging (SIC70) Employees	1.3%	1.8%	1.1%	1.1%	1.0%	1.1%
2021 Auto Services (SIC75) Employees	0.6%	2.5%	0.5%	0.5%	0.8%	1.1%
2021 Movie/Amusement (SIC78-79) Employees	1.8%	0.8%	2.6%	2.5%	1.2%	2.6%
2021 Health Services (SIC80) Employees	4.4%	0.8%	28.7%	25.7%	7.7%	12.3%
2021 Legal Services (SIC81) Employees	0.1%	0.1%	0.5%	0.4%	0.5%	0.6%
2021 Education/Library (SIC82) Employees	2.8%	19.8%	16.2%	14.9%	8.3%	8.5%
2021 Other Service (SIC72-89SEL) Employees	10.6%	13.7%	18.0%	17.7%	5.8%	14.8%
2021 Government (SIC91-97) Employees	5.4%	3.1%	4.4%	4.7%	3.2%	5.6%
2021 Unclassified Establishments (SIC99) Employees	0.2%	1.5%	0.2%	0.2%	0.2%	0.4%

Source: U.S. Census and Esri BAO

## Notes:

- Highest percentage of employees are in Manufacturing (29.6%) (Reduction of 8.2% from previous year)
- When compared to all neighboring geographies, CCA Community School District has a greater percentage of employees working in Eating & Drinking and lower percentage of employees working in Education/Library