

Median Home Value Map

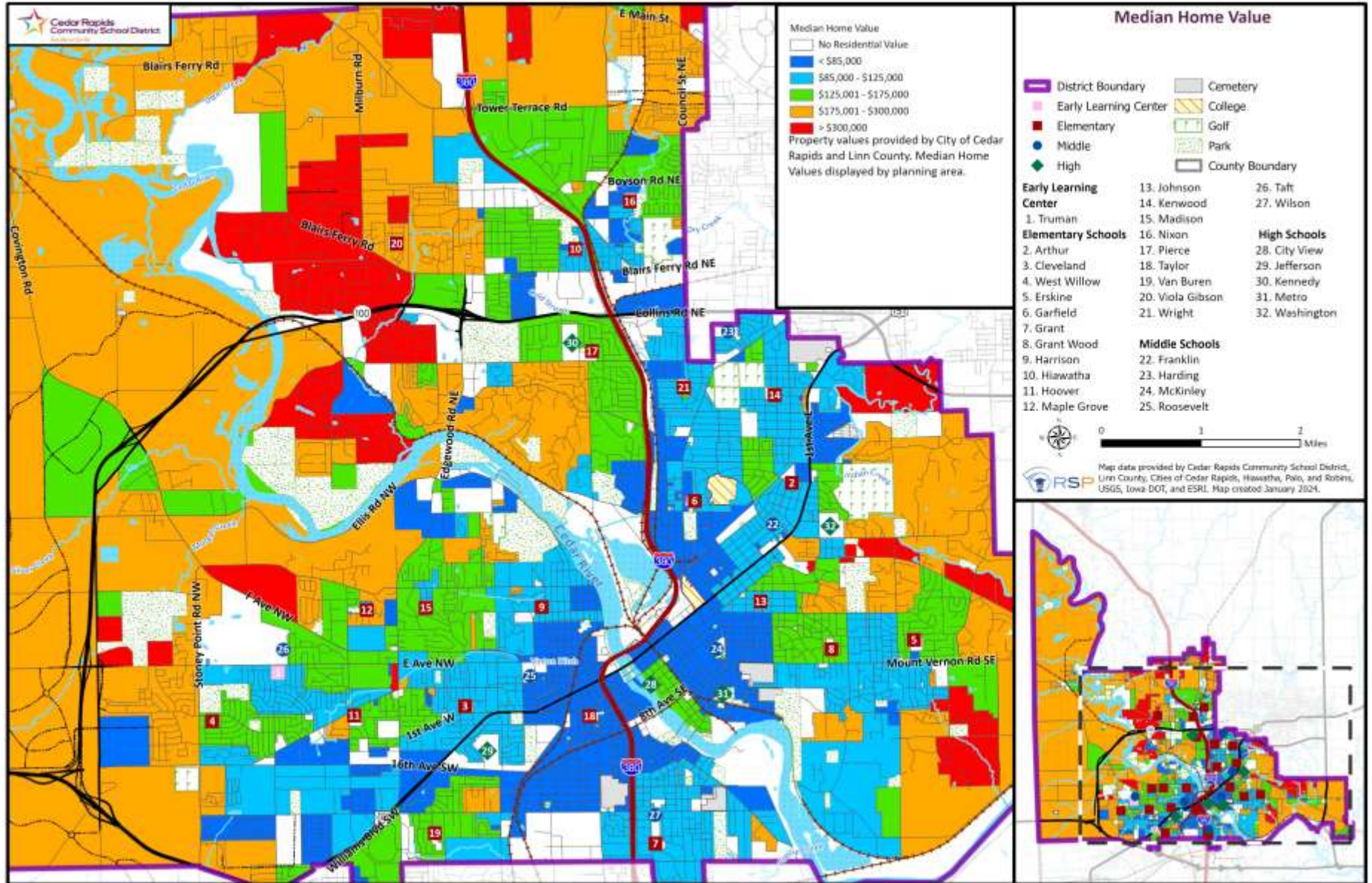
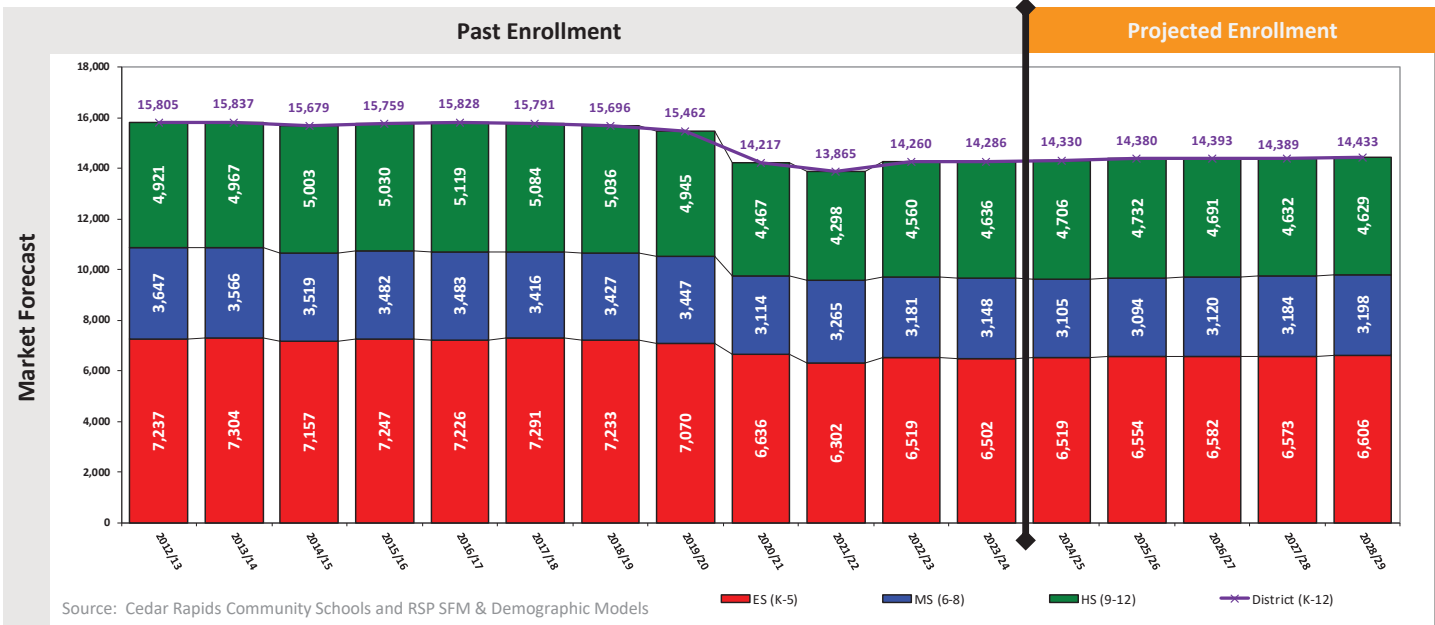


Table does not include virtual students

Past, Current, & Future Enrollment



Main Takeaway:

- **Elementary** enrollment is forecasted to increase by 104 students (+1.6%); totaling 6,606 students in 2028/29
- **Middle School** enrollment is forecasted to increase by 50 students (+1.6%); totaling 3,198 students in 2028/29
- **High School** enrollment is forecasted to decrease by 7 students (-0.2%); totaling 4,629 students in 2028/29
- **District** enrollment is forecasted to increase by 147 students (+1.0%); totaling 14,433 students in 2028/29

Projections by Building (Elementary)

Cedar Rapid Community School Projections By School (Based on Student Reside)

Market Forecast	School	District Capacity	Enrollment Type (Past)	Past School Enrollment			Projections Based on Residence					Projected Enrollment Capacity %				
				2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2024/25	2025/26	2026/27	2027/28	2028/29
				Arthur Elementary K to 5th	392	Reside/Attend Reside Attend	203 278 235	207 293 242	191 258 229		253 258 217	256 256 215	247 247 206	245 245 204	64.5% 65.8% 59.2%	65.3% 65.8% 55.4%
Cleveland Elementary K to 5th	417	Reside/Attend Reside Attend	225 319 282	242 339 293	219 312 276		313 308 268	301 301 261	293 293 253	278 278 238	75.1% 73.9% 64.7%	72.2% 73.9% 64.3%	70.3% 72.2% 60.7%	66.7% 66.7% 57.1%		
Erskine Elementary K to 5th	395	Reside/Attend Reside Attend	215 261 276	251 295 293	249 294 280		278 289 289	305 305 305	317 317 317	320 320 320	70.4% 73.2% 64.1%	73.2% 73.2% 73.2%	77.2% 77.2% 77.2%	80.3% 80.3% 80.3%	81.0% 81.0% 81.0%	
Garfield Elementary K to 5th	306	Reside/Attend Reside Attend	141 213 209	146 202 214	145 217 202		215 221 219	205 205 203	212 212 210	205 205 203	70.3% 72.2% 60.1%	72.2% 72.2% 71.6%	67.0% 69.3% 66.3%	69.3% 69.3% 68.6%	67.0% 67.0% 66.3%	
Grant Elementary K to 5th	386	Reside/Attend Reside Attend	240 328 289	258 327 320	240 324 294		326 325 300	328 328 303	313 313 288	306 306 281	84.5% 84.2% 76.7%	84.2% 84.2% 77.7%	85.0% 85.0% 78.5%	81.1% 81.1% 74.6%	79.3% 79.3% 72.8%	
Grant Wood Elementary K to 5th	386	Reside/Attend Reside Attend	240 323 291	254 318 304	251 331 301		335 329 304	352 352 327	341 341 316	342 342 317	86.8% 85.2% 76.2%	85.2% 85.2% 78.8%	91.2% 91.2% 84.7%	88.3% 88.3% 81.9%	88.6% 88.6% 82.1%	
Harrison Elementary K to 5th	380	Reside/Attend Reside Attend	204 330 269	205 319 285	213 312 288		303 314 274	298 298 258	298 298 258	295 295 255	79.7% 82.6% 69.5%	82.6% 82.6% 72.1%	78.4% 78.4% 67.9%	78.4% 78.4% 67.9%	77.6% 77.6% 67.1%	
Hiawatha Elementary K to 5th	391	Reside/Attend Reside Attend	237 276 279	237 281 290	238 281 305		291 298 319	298 311 323	328 328 340	353 353 365	74.4% 74.4% 81.6%	76.2% 76.2% 79.3%	79.5% 79.5% 82.6%	83.9% 83.9% 87.0%	90.3% 90.3% 93.4%	
Hoover Elementary K to 5th	442	Reside/Attend Reside Attend	285 352 365	283 325 387	274 337 395		357 357 401	369 369 413	383 383 427	397 397 441	80.8% 80.8% 90.5%	80.8% 80.8% 90.7%	83.5% 83.5% 93.4%	86.7% 86.7% 96.6%	89.8% 89.8% 99.8%	
ELEMENTARY SCHOOL TOTAL K to 5th	8,635	Reside/Attend Reside Attend	4,903 6,302 6,302	5,142 6,519 6,519	5,129 6,502 6,502		6,519 6,554 6,519	6,582 6,582 6,582	6,573 6,573 6,573	6,606 6,606 6,606	75.5% 75.5% 75.5%	75.9% 75.9% 75.9%	76.2% 76.2% 76.2%	76.1% 76.1% 76.1%	76.5% 76.5% 76.5%	

Source: RSP & Associates, LLC - January 2024

*All past student data is exported from the district student database allowing the ability to do robust statistical analysis by student geography The student database export will not always align perfectly with the Official Counts (Statistically 99% greater match by grade)

Projections by Building (Elementary)

Cedar Rapid Community School Projections By School (Based on Student Reside)

Market Forecast	School	District Capacity	Enrollment Type (Past)	Past School Enrollment			Projections Based on Residence					Projected Enrollment Capacity %				
				2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2024/25	2025/26	2026/27	2027/28	2028/29
				Johnson Elementary K to 5th	449	Reside/Attend Reside Attend	207 344 334	221 372 346	239 360 343	346 331 303	321 321 303	304 304 286	300 300 282	77.1% 73.7% 74.4%	73.7% 71.5% 69.7%	71.5% 67.7% 67.5%
Kenwood Elementary K to 5th	506	Reside/Attend Reside Attend	157 172 363	186 217 377	177 219 366	227 210 376	208 207 374	207 208 373	208 208 374	44.9% 41.5% 76.3%	41.5% 41.1% 74.3%	41.1% 40.9% 73.9%	40.9% 41.1% 73.7%	41.1% 41.1% 73.9%		
Madison Elementary K to 5th	277	Reside/Attend Reside Attend	139 192 165	149 191 180	128 174 159	172 158 154	172 164 146	152 134 131	149 131 131	62.1% 57.0% 57.0%	62.1% 55.6% 55.6%	59.2% 52.7% 52.7%	54.9% 48.4% 48.4%	53.8% 47.3% 47.3%		
Maple Grove Elementary K to 5th	600	Reside/Attend Reside Attend	0 0 0	400 481 500	391 455 495	451 452 475	459 459 482	461 461 484	468 468 491	75.2% 86.8% 86.8%	75.3% 79.2% 79.2%	76.5% 80.3% 80.3%	76.8% 80.7% 80.7%	78.0% 81.8% 81.8%		
Nixon Elementary K to 5th	434	Reside/Attend Reside Attend	254 304 304	247 309 289	241 293 284	293 282 290	300 303 293	322 312 312	339 329 329	67.5% 65.0% 65.0%	69.1% 66.8% 66.8%	69.8% 67.5% 67.5%	74.2% 71.9% 71.9%	78.1% 75.8% 75.8%		
Pierce Elementary K to 5th	441	Reside/Attend Reside Attend	268 316 327	274 321 326	274 319 335	322 323 327	316 316 327	324 324 335	317 317 328	323 323 334	73.0% 73.2% 73.2%	71.7% 74.1% 74.1%	73.5% 76.0% 76.0%	71.9% 74.4% 74.4%	73.2% 75.7% 75.7%	
Taylor Elementary K to 5th	345	Reside/Attend Reside Attend	196 294 269	180 279 244	213 316 286	320 304 304	316 286 286	310 280 280	311 281 281	305 275 275	92.8% 88.1% 88.1%	91.6% 82.9% 82.9%	89.9% 81.2% 81.2%	90.1% 81.4% 81.4%	88.4% 79.7% 79.7%	
Van Buren Elementary K to 5th	491	Reside/Attend Reside Attend	345 453 363	341 431 365	379 487 409	518 438 438	539 461 461	559 481 481	562 484 484	568 490 490	105.5% 89.2% 89.2%	109.8% 93.9% 93.9%	113.8% 98.0% 98.0%	114.5% 98.6% 98.6%	115.7% 99.8% 99.8%	
Viola Gibson Elementary K to 5th	633	Reside/Attend Reside Attend	465 493 521	488 512 542	482 500 527	485 526 526	496 524 524	497 525 525	490 518 518	487 515 515	76.6% 83.1% 83.1%	78.4% 82.8% 82.8%	78.5% 82.9% 82.9%	77.4% 81.8% 81.8%	76.9% 81.4% 81.4%	
West Willow Elementary K to 5th	600	Reside/Attend Reside Attend	293 325 390	377 459 461	393 471 481	475 494 494	491 523 529	497 529 529	498 530 530	496 528 528	79.2% 82.3% 82.3%	81.8% 87.2% 87.2%	82.8% 88.2% 88.2%	83.0% 88.3% 88.3%	82.7% 88.0% 88.0%	
Wright Elementary K to 5th	364	Reside/Attend Reside Attend	188 235 249	196 248 261	192 242 247	239 241 241	232 243 243	215 226 226	217 228 228	222 233 233	65.7% 66.2% 66.2%	63.7% 66.8% 66.8%	59.1% 62.1% 62.1%	59.6% 62.6% 62.6%	61.0% 64.0% 64.0%	
ELEMENTARY SCHOOL TOTAL K to 5th	8,635	Reside/Attend Reside Attend	4,903 6,302 6,302	5,142 6,519 6,519	5,129 6,502 6,502	6,519 6,519 6,519	6,554 6,554 6,554	6,582 6,582 6,582	6,573 6,573 6,573	6,606 6,606 6,606	75.5% 75.5% 75.5%	75.9% 75.9% 75.9%	76.2% 76.2% 76.2%	76.1% 76.1% 76.1%	76.5% 76.5% 76.5%	

Source: RSP & Associates, LLC - January 2024

*All past student data is exported from the district student database allowing the ability to do robust statistical analysis by student geography The student database export will not always align perfectly with the Official Counts (Statistically 99% greater match by grade)

Projections by Building (Middle School)

Cedar Rapid Community School Projections By School (Based on Student Reside)

Market Forecast	School	District Capacity	Enrollment Type (Past)	Past School Enrollment			Projections Based on Residence					Projected Enrollment Capacity %				
				2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2024/25	2025/26	2026/27	2027/28	2028/29
				Franklin Middle 6th to 8th	806	Reside/Attend Reside Attend	444 531 534	458 533 537	449 522 530	487 493	492 497	480 485	489 494	476 481	60.4% 61.2%	61.0% 61.7%
Harding Middle 6th to 8th	1,038	Reside/Attend Reside Attend	629 671 712	638 676 713	622 670 693	681 696	672 706	679 713	656 690	636 670	65.6% 67.1%	64.7% 68.0%	65.4% 68.7%	63.2% 66.5%	61.3% 64.5%	
McKinley Middle 6th to 8th	824	Reside/Attend Reside Attend	398 500 486	374 465 448	343 438 409	462 441	449 429	460 440	467 447	475 455	56.1% 53.5%	54.5% 52.1%	55.8% 53.4%	56.7% 54.2%	57.6% 55.2%	
Roosevelt Middle 6th to 8th	846	Reside/Attend Reside Attend	441 560 560	410 536 510	421 558 528	525 506	513 494	528 509	554 535	558 539	62.1% 59.8%	60.6% 58.4%	62.4% 60.2%	65.5% 63.2%	66.0% 63.7%	
Taft Middle 6th to 8th	684	Reside/Attend Reside Attend	466 496 574	440 466 578	440 468 593	445 563	432 537	415 520	423 528	442 547	65.1% 82.3%	63.2% 78.5%	60.7% 76.0%	61.8% 77.2%	64.6% 80.0%	
Wilson Middle 6th to 8th	546	Reside/Attend Reside Attend	362 507 399	367 505 395	364 492 395	505 406	536 431	558 453	595 490	611 506	92.5% 74.4%	98.2% 78.9%	102.2% 83.0%	109.0% 89.7%	111.9% 92.7%	
MIDDLE SCHOOL TOTAL 6th to 8th	4,744	Reside/Attend Reside Attend	2,740 3,265 3,265	2,687 3,181 3,181	2,639 3,148 3,148	3,105 3,105	3,094 3,094	3,120 3,120	3,184 3,184	3,198 3,198	65.5% 65.5%	65.2% 65.2%	65.8% 65.8%	67.1% 67.1%	67.4% 67.4%	

Source: RSP & Associates, LLC - January 2024

*All past student data is exported from the district student database allowing the ability to do robust statistical analysis by student geography The student database export will not always align perfectly with the Official Counts (Statistically 99% greater match by grade)

Projections by Building (High School)

Cedar Rapid Community School Projections By School (Based on Student Reside)

Market Forecast	School	District Capacity	Enrollment Type (Past)	Past School Enrollment			Projections Based on Residence					Projected Enrollment Capacity %				
				2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2024/25	2025/26	2026/27	2027/28	2028/29
				City View High 9th to 12th <i>*Opened 2023/24, phased enrollment*</i>	200	Reside/Attend Reside Attend	0 0 0	0 0 0	6 6 100	16 132	26 187	16 177	15 176	15 176	8.0% 66.0%	13.0% 93.5%
Jefferson High 9th to 12th	1,734	Reside/Attend Reside Attend	1,317 1,582 1,425	1,358 1,665 1,445	1,360 1,695 1,456	1,755 1,513	1,765 1,503	1,774 1,512	1,753 1,491	1,773 1,511	101.2% 87.3%	101.8% 86.7%	102.3% 87.2%	101.1% 86.0%	102.2% 87.1%	
Kennedy High 9th to 12th	1,845	Reside/Attend Reside Attend	1,344 1,488 1,500	1,405 1,537 1,570	1,398 1,569 1,591	1,573 1,590	1,602 1,619	1,587 1,604	1,586 1,603	1,553 1,570	85.3% 86.2%	86.8% 87.8%	86.0% 86.9%	86.0% 86.9%	84.2% 85.1%	
Metro High 9th to 12th	475	Reside/Attend Reside Attend	23 23 308	22 22 340	22 22 342	24 332	21 329	20 328	22 330	23 331	5.1% 69.9%	4.4% 69.3%	4.2% 69.1%	4.6% 69.5%	4.8% 69.7%	
Washington High 9th to 12th	1,626	Reside/Attend Reside Attend	970 1,205 1,065	1,099 1,336 1,205	1,032 1,344 1,147	1,338 1,139	1,318 1,094	1,294 1,070	1,256 1,032	1,265 1,041	82.3% 70.0%	81.1% 67.3%	79.6% 65.8%	77.2% 63.5%	77.8% 64.0%	
HIGH SCHOOL TOTAL 9th to 12th	5,880	Reside/Attend Reside Attend	3,654 4,298 4,298	3,884 4,560 4,560	3,818 4,636 4,636	4,706 4,706	4,732 4,732	4,691 4,691	4,632 4,632	4,629 4,629	80.0% 80.0%	80.5% 80.5%	79.8% 79.8%	78.8% 78.8%	78.7% 78.7%	

Source: RSP & Associates, LLC - January 2024

Demographic Summary



Population

Percent Change of Annual Rate

2000 to 2010: -0.09%
2010 to 2020: 0.58%
2020 to 2023: 0.33%
2023 to 2028: 0.14%

Observations: Population growth in the district has been minimal the past two decades and is forecasted to grow at slower pace than the last three years.



Housing

Percent Change of Annual Rate of Housing Inventory

2000 to 2010: 0.37%
2010 to 2020: 0.59%
2020 to 2023: 0.77%
2023 to 2028: 0.29%

Observations: Housing growth in the district has been minimal the past two decades and is forecasted to continue growing slightly.



Income

Median Household Income

2023: \$62,346
2028: \$68,365
2023 to 2028: 1.86%

Observations: Income level in the district is forecasted to increase the next five years to exceed \$68k.



Workforce

Unemployment Rate

2.5% as of July 2023

Observations: The unemployment rate in the district is higher than the State of Iowa (2.4%).

Source: US Census BAO

Note: Demographic summary is of all persons residing in district boundary – not just students.

Demographics

Note: Demographic Table is of all persons residing in district boundary – not just students.

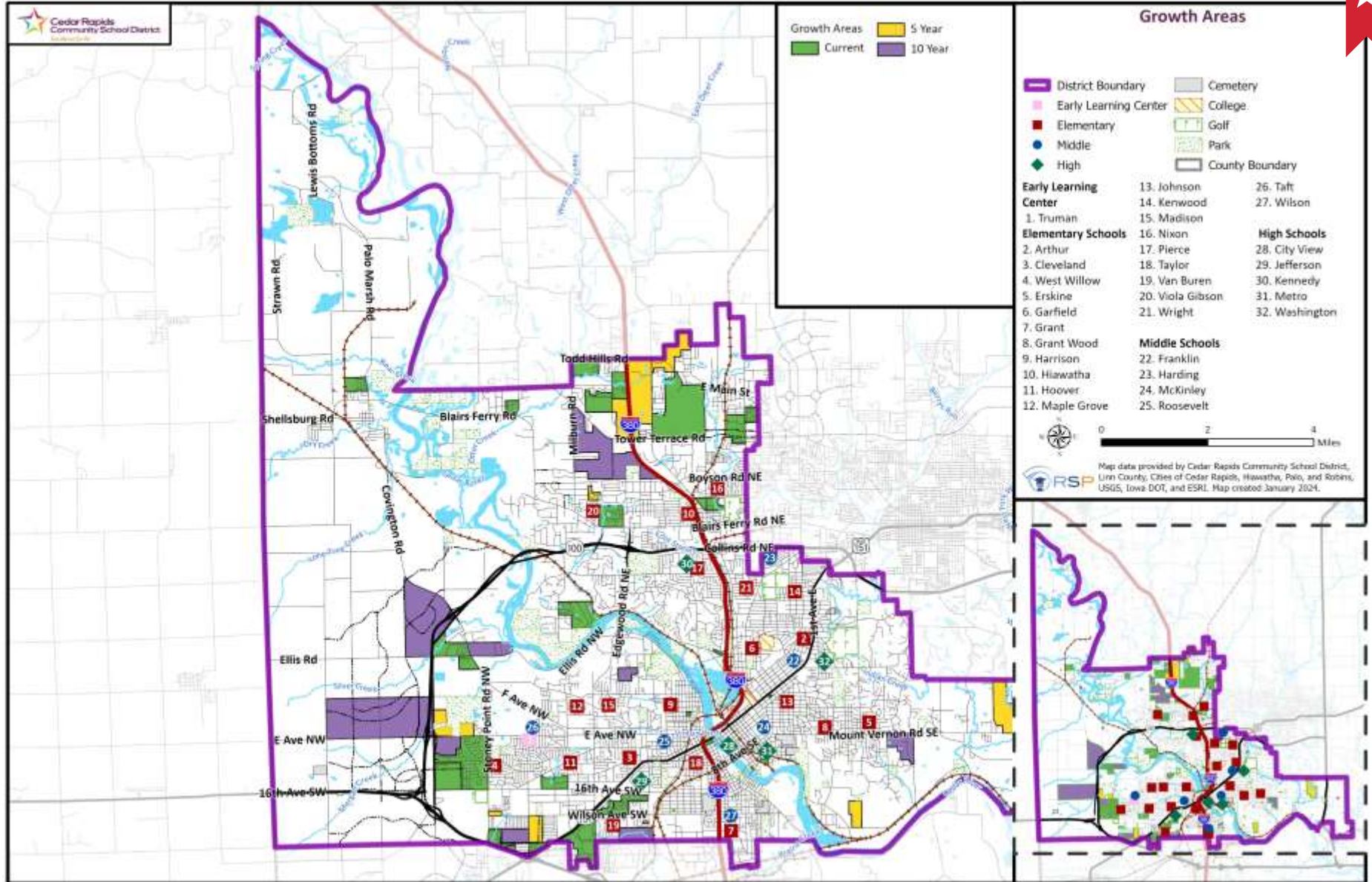
	Cedar Rapids Community School District	Linn-Mar Community School District	City of Cedar Rapids	Linn County	State of Iowa
Demographic Outlook					
Unemployment Rate	2.5%	2.4%	2.4%	2.5%	2.4%
Average Household Size	2.29	2.49	2.29	2.37	2.39
Median Age	39.6	38.0	38.1	38.7	39.7
Total Population	127,434	44,018	139,942	234,012	3,226,869
Median Household Income	\$62,346	\$84,812	\$62,096	\$68,743	\$67,730
Total Housing Units	58,626	18,552	64,151	103,875	1,444,666
Owner Occupied Housing	38,881	13,995	41,807	72,058	946,080
Renter Occupied Housing	15,339	3,525	17,571	24,573	363,174
Vacancy Rate	7.5%	5.6%	7.4%	7.0%	9.4%
Population by Race/Ethnicity					
White	76.1%	83.0%	74.6%	80.1%	81.4%
Black	10.7%	3.8%	11.4%	7.9%	4.4%
American Indian/Alaskan	0.2%	0.1%	0.2%	0.2%	0.3%
Asian	2.0%	5.1%	2.7%	2.3%	2.4%
Pacific Islander	0.5%	0.1%	0.6%	0.4%	0.3%
Other Race	0.3%	0.2%	0.3%	0.3%	0.3%
Two or More Races	5.3%	4.2%	5.2%	4.7%	3.6%
Hispanic	4.9%	3.5%	5.0%	4.2%	7.3%

Source: U.S. Census, ESRI BAO

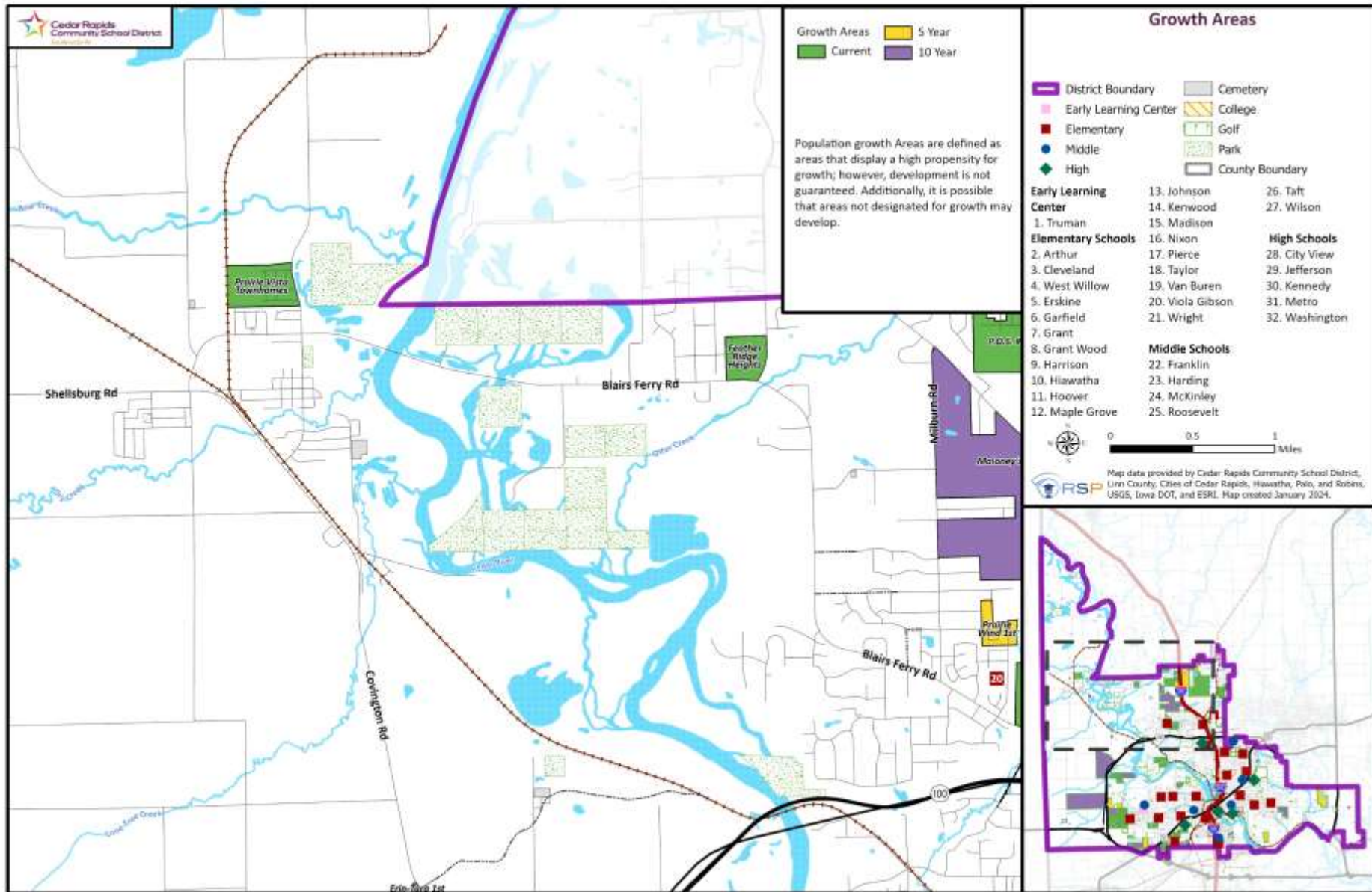
Notes:

- Demographic attribute information for Cedar Rapids Community School District is similar to the City of Cedar Rapids
- Vacancy Rate is higher in the Cedar Rapids Community School District except for the state of Iowa when compared to the other geographies
- The Unemployment Rate is higher than the State of Iowa (estimates from July 2023 from the US Census)
- Median Age is higher in the Cedar Rapids Community School District except for the state of Iowa when compared to the other geographies

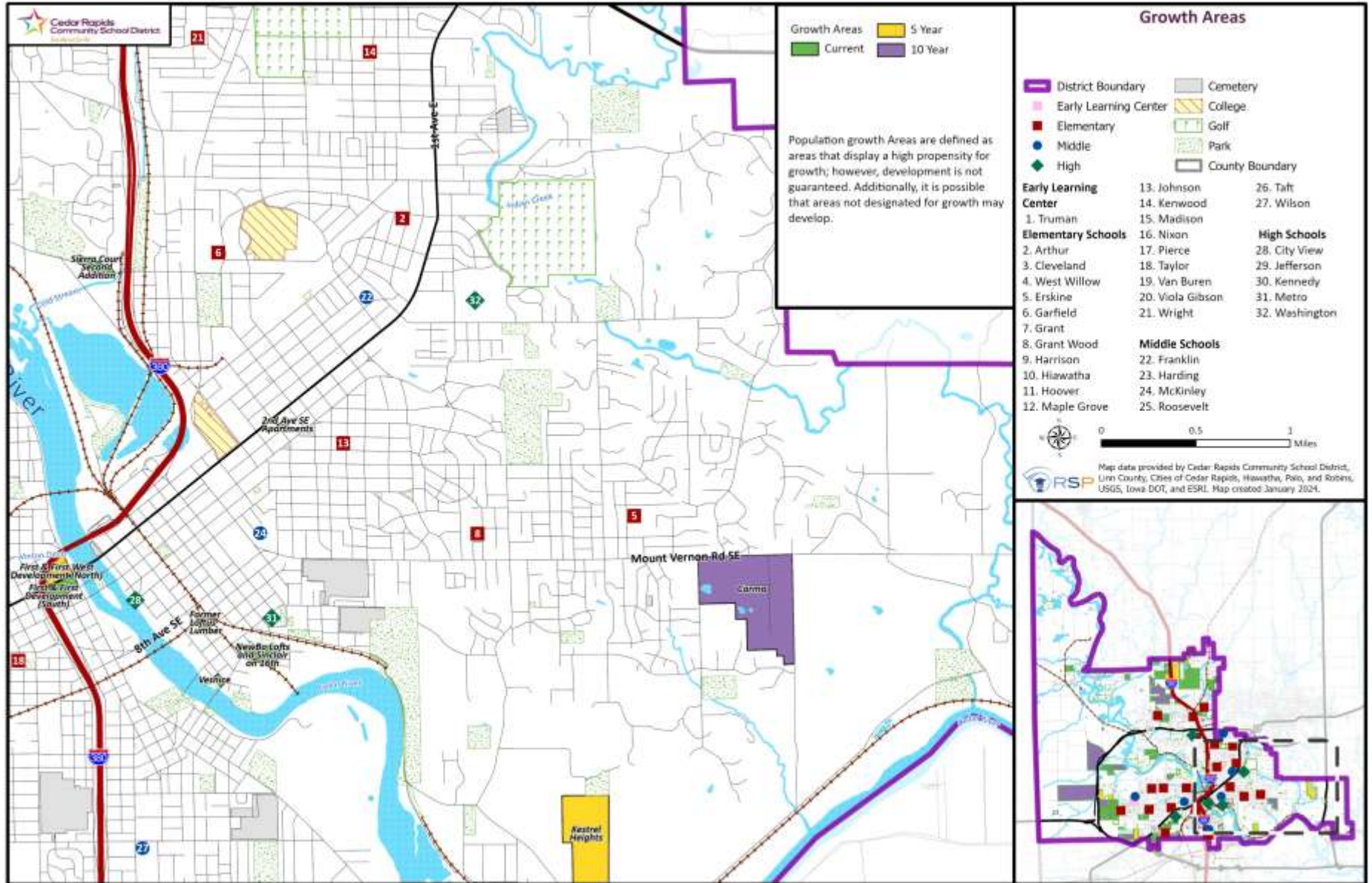
Growth Area Map



Northwest Growth Areas Map



Southeast Growth Areas Map



Southwest Growth Areas Map

