



Planning for the Future

ADM Community School District

Enrollment Analysis

May 2022



Analysis Expectations



Thank you to ADM Community Schools, Dallas County, Madison County, Cities of Adel, DeSoto, and Miburn, Iowa DOT, and ESRI.

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.

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 education experience
- Over 20 years of GIS experience
- Projection accuracy of 97% or greater

RSP Planning Team:

Robert Schwarz, AICP, CEFP

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

Ginna Wallace, Planner

- University of Kansas – Master of Urban Planning (MUP)

Our Partners:



Company was started with the desire and commitment to assist school districts in long-range planning. RSP has served over **130** clients in:

- | | |
|-------------|----------------|
| • Arkansas | • Nebraska |
| • Colorado | • North Dakota |
| • Iowa | • Oklahoma |
| • Illinois | • South Dakota |
| • Kansas | • Tennessee |
| • Minnesota | • Wisconsin |
| • Missouri | |

RSP Recent Projects:

ADM

- Enrollment Analysis, 2017/18

North Polk Community School District, IA

- Enrollment Analysis

Urbandale Community School District, IA

- Enrollment Analysis
- Boundary Analysis

Discussion Points

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



- Past, Current, & Future Enrollment
- Building Projections

Part 4 Next Steps



- Moving Forward
- Next Steps & Key Consideration

Appendix



- Demographics
- Intra-transfer Tables
- Student Density Maps

Part One: Past Enrollment and Demographics



100,000 Foot Perspective

Updated 6/8/22



District enrollment forecasted to increase by over 300 students in 5 years

- Elementary School enrollment forecasted to increase by almost 150 students
- Middle School enrollment forecasted to increase by over 20 students
- High School enrollment forecasted to increase by over 150 students

Projections are provided by district reside status, building level, grade level, and district total (projections include PS and PK students and planned growth with PS program) – see pages 31 to 34



District enrollment forecasted to continue growing and surpass 2,670 students in 10 years

- Elementary School enrollment forecasted to surpass 1,400 students in 10 years (2028/29)
- Middle School enrollment forecasted to surpass 420 students in 10 years
- High School enrollment forecasted to surpass 800 students in 10 years (2031/32)

Long-range projection outlook is provided – see page 35



- Development is expected to continue increasing – creating more opportunities for residential growth
- Student totals have been growing year to year – 2021/22 enrolled some of the largest classes in enrollment history
- Birth rates have been generally stable to increasing

Continual observation needed: 1) if the recent decrease of live births will continue and 2) timing of development projects continues as forecasted in this report

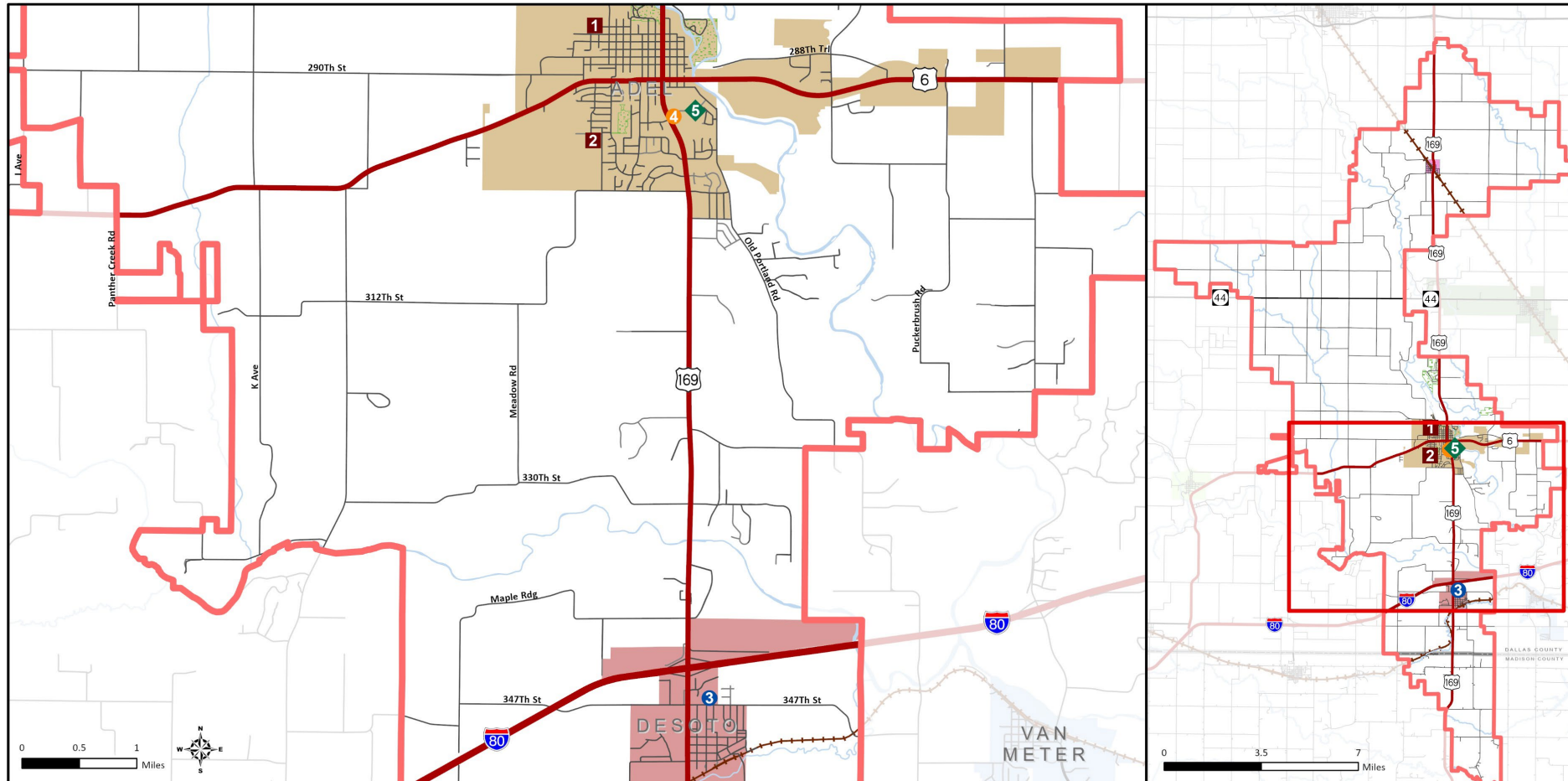
District Boundary



Adel DeSoto Minburn DISTRICT BOUNDARY



- | | | | |
|---------------------|---------------------------|---------------|-----------|
| District Boundary | List of Schools | Adel | Redfield |
| Elementary Schools | 1. Adel Elementary | Dallas Center | Van Meter |
| Intermediate School | 2. Meadow View Elementary | DeSoto | Waukee |
| Middle School | 3. DeSoto Intermediate | Minburn | Woodward |
| High School | 4. ADM Middle School | | |
| | 5. ADM High School | | |



Map data provided by ADM School District, Dallas County, Madison County, Iowa DOT, USGS, and ESRI. Map created by RSP & Associates, May 2022.

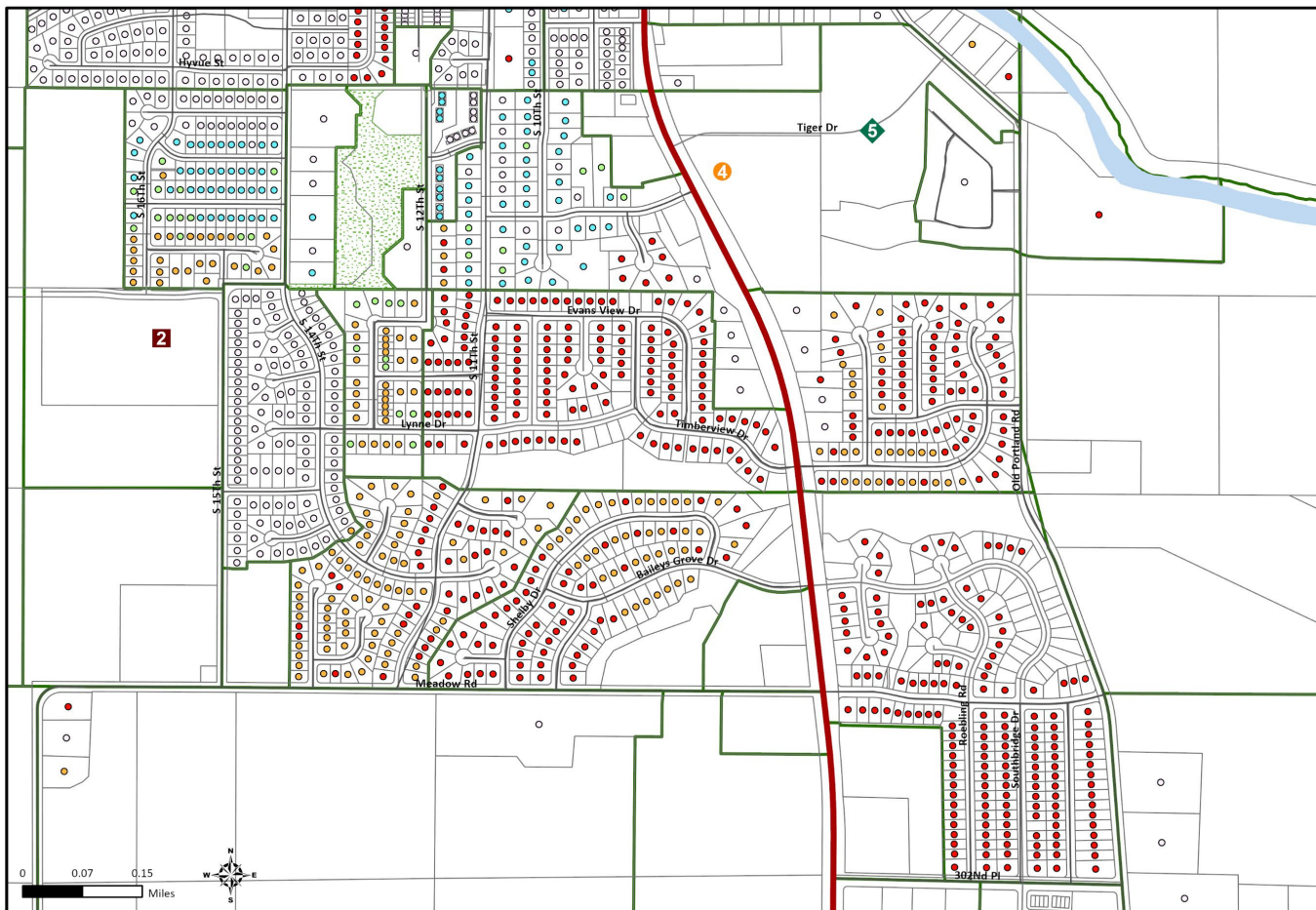
Planning Areas



Adel DeSoto Minburn PLANNING AREAS-DETAIL



- | | | | |
|---|---------------------------|--|--|
| District Boundary | List of Schools | Year Built | 2010 to 2015 |
| Elementary Schools | 1. Adel Elementary | Before 2000 | After 2015 |
| Intermediate School | 2. Meadow View Elementary | 2000 to 2005 | Planning Areas |
| Middle School | 3. DeSoto Intermediate | 2005 to 2010 | Parcels |
| High School | 4. ADM Middle School | | |
| | 5. ADM High School | | |



Planning Areas: Green Line

- Planning Areas are created from: Land Use, Residential Density, Natural Features, Manmade Features, Attendance Areas
- Statistically analyzing data with this number of geographic based polygons will provide a deeper context to how change is happening resulting in a reliable tool to make credible planning decisions
- Each planning area had a different outlook based on indicators such as value of housing, square footage of housing unit, when the housing product was constructed, as well as access to amenities such as shopping, parks, trails, and roads

Map data provided by ADM School District, Dallas County, Madison County, Iowa DOT, USGS, and ESRI. Map created by RSP & Associates, May 2022.

Sophisticated Forecast Model Methodology

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

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.

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

Dallas County Iowa Live Births and ADM Kindergarten 5-Years Later

Calendar Year	# Live Births	Birth Change	% Birth Change	School Year	# Kdg	%Kdg of Live Births
2005	797			2010/11	105	13.2%
2006	893	96	12.0%	2011/12	118	13.2%
2007	962	69	7.7%	2012/13	129	13.4%
2008	1,026	64	6.7%	2013/14	112	10.9%
2009	1,014	-12	-1.2%	2014/15	126	12.4%
2010	1,029	15	1.5%	2015/16	125	12.1%
2011	1,065	36	3.5%	2016/17	158	14.8%
2012	1,165	100	9.4%	2017/18	131	11.2%
2013	1,233	68	5.8%	2018/19	142	11.5%
2014	1,222	-11	-0.9%	2019/20	167	13.7%
2015	1,267	45	3.7%	2020/21	176	13.9%
2016	1,267	0	0.0%	2021/22	141	11.1%
2017	1,261	-6	-0.5%	2022/23	138	187
2018	1,273	12	1.0%	2023/24	139	189
2019	1,272	-1	-0.1%	2024/25	139	189
2020	1,237	-35	-2.8%	2025/26	135	184
3-Year Average	1,260.7	-8.00				
3-Year Weighted Average	1,254.7	-15.83				

Source: Iowa Department of Public Health and ADM Community School District

 Low Range
 High Range

Live Birth Observations

- Tracks the number of live births reported in Dallas County and the corresponding number of kindergarten students in ADM Community Schools five years later
- The number of live births has been increasing from 2005 to 2018 – the past two years have seen less live births
- 3-year average of 8 less live births per year
- ADM has a range of 11% to 15% of county live births enrolled in kindergarten five years later
- Kindergarten enrollment has varied between 105-176 students per year
- The kindergarten classes moving forward are forecasted to be between 135 students on the low end and 189 students on the high end

Main Takeaway: The decline of live births in the county can potentially result in smaller kindergarten classes.

Past Enrollment by Grade

Updated 6/8/22

Enrollment By Grade

Year	PS	PK	K	1st	2nd	3rd	4th	5th	6th	7th	8th	9th	10th	11th	12th	PS-12 Total
2000/01	5	22	103	107	91	114	115	111	118	106	115	136	124	123	131	1,521
2001/02	5	22	112	88	105	102	114	118	110	121	105	110	135	117	123	1,487
2002/03	5	22	123	98	94	111	102	112	126	116	117	113	111	128	119	1,497
2003/04	5	22	95	114	94	94	118	103	114	127	124	113	118	109	122	1,472
2004/05	0	10	120	98	117	96	97	129	101	113	126	123	114	104	121	1,469
2005/06	10	27	98	95	104	123	102	95	133	107	117	127	120	107	102	1,467
2006/07	16	32	105	99	103	101	120	102	94	137	105	116	119	110	101	1,460
2007/08	26	25	108	112	105	97	101	124	100	106	136	106	114	113	100	1,473
2008/09	27	22	99	114	113	113	104	102	127	101	98	135	108	109	119	1,491
2009/10	26	28	110	101	114	114	113	106	108	133	101	99	137	113	111	1,514
2010/11	25	23	110	107	104	114	116	117	103	110	131	105	98	131	101	1,495
2011/12	0	33	121	108	105	108	112	119	123	110	115	132	106	107	131	1,530
2012/13	0	48	133	128	116	102	110	117	118	130	114	113	130	114	103	1,576
2013/14	26	22	118	133	136	123	103	118	118	117	128	123	109	122	111	1,607
2014/15	28	33	131	125	141	136	124	108	125	117	111	129	116	114	120	1,658
2015/16	40	26	132	139	132	147	136	127	110	128	121	120	127	115	111	1,711
2016/17	45	26	161	144	146	140	148	147	130	120	128	128	123	130	116	1,832
2017/18	42	23	134	163	147	152	153	149	151	135	120	130	129	118	124	1,870
2018/19	41	26	143	144	165	151	154	153	150	155	137	124	137	125	114	1,919
2019/20	45	25	170	146	151	173	153	173	165	155	163	136	124	134	128	2,041
2020/21	41	26	182	171	148	149	176	160	172	164	160	164	131	126	138	2,108
2021/22	41	26	143	185	169	154	157	178	166	170	172	170	160	128	127	2,146

Source: ISDE (2000/01 to 2002/03), ADM Community School District (2003/04 to 2021/22)

Observations:

- Largest K-12 class in 2021/22 – 1st grade with 185 students
- Smallest K-12 class in 2021/22 – 12th grade with 127 students
- Graduating senior class is consistently smaller than the incoming kindergarten class which will increase total enrollment
- Largest total enrollment since 2001/001 is 2021/22
- 2021/22 has the largest grades since 2000/01 in:
 - 1st, 2nd, 5th, 7th, 8th, 9th, and 10th grades

Main Takeaway: Cohort of students from 5th to 10th grade have very large classes – as they replaced the current middle and high school grades, secondary students as a whole will increase.

Cohort Student Change

Updated 6/8/22

Change By Grade from the Previous Year

From	To	PS PS	PK PK	K 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	District Total	PS-12 Change	
																		Total	Percentage
2000/01	2001/02	0	0	9	-15	-2	11	0	3	-1	3	-1	-5	-1	-7	0	-34	-34	-2.2%
2001/02	2002/03	0	0	11	-14	6	6	0	-2	8	6	-4	8	1	-7	2	10	10	0.7%
2002/03	2003/04	0	0	-28	-9	-4	0	7	1	2	1	8	-4	5	-2	-6	-25	-25	-1.7%
2003/04	2004/05	-5	-12	25	3	3	2	3	11	-2	-1	-1	-1	1	-14	12	14	14	1.0%
2004/05	2005/06	10	17	-22	-25	6	6	6	-2	4	6	4	1	-3	-7	-2	-29	-29	-2.0%
2005/06	2006/07	6	5	7	1	8	-3	-3	0	-1	4	-2	-1	-8	-10	-6	-18	-18	-1.2%
2006/07	2007/08	10	-7	3	7	6	-6	0	4	-2	12	-1	1	-2	-6	-10	10	10	0.7%
2007/08	2008/09	1	-3	-9	6	1	8	7	1	3	1	-8	-1	2	-5	6	20	20	1.4%
2008/09	2009/10	-1	6	11	2	0	1	0	2	6	6	0	1	2	5	2	18	18	1.2%
2009/10	2010/11	-1	-5	0	-3	3	0	2	4	-3	2	-2	4	-1	-6	-12	-13	-13	-0.9%
2010/11	2011/12	-25	10	11	-2	-2	4	-2	3	6	7	5	1	1	9	0	50	50	3.3%
2011/12	2012/13	0	15	12	7	8	-3	2	5	-1	7	4	-2	-2	8	-4	31	31	2.0%
2012/13	2013/14	26	-26	-15	0	8	7	1	8	1	-1	-2	9	-4	-8	-3	31	57	3.6%
2013/14	2014/15	2	11	13	7	8	0	1	5	7	-1	-6	1	-7	5	-2	38	40	2.5%
2014/15	2015/16	12	-7	1	8	7	6	0	3	2	3	4	9	-2	-1	-3	48	60	3.6%
2015/16	2016/17	5	0	29	12	7	8	1	11	3	10	0	7	3	3	1	116	121	7.1%
2016/17	2017/18	-3	-3	-27	2	3	6	13	1	4	5	0	2	1	-5	-6	44	41	2.2%
2017/18	2018/19	-1	3	9	10	2	4	2	0	1	4	2	4	7	-4	-4	47	46	2.5%
2018/19	2019/20	4	-1	27	3	7	8	2	19	12	5	8	-1	0	-3	3	119	123	6.4%
2019/20	2020/21	-4	1	12	1	2	-2	3	7	-1	-1	5	1	-5	2	4	70	66	3.2%
2020/21	2021/22	0	0	-39	3	-2	6	8	2	6	-2	8	10	-4	-3	1	38	38	1.8%
3-Yr Avg		0.0	0.0	0.0	2.3	2.3	4.0	4.3	9.3	5.7	0.7	7.0	3.3	-3.0	-1.3	2.7	75.7	75.7	3.8%
3-Yr Weighted Avg		-0.7	0.2	-11.0	2.3	0.8	3.7	5.3	6.5	4.7	-0.5	7.0	5.2	-3.7	-1.3	2.3	62.2	61.5	3.0%

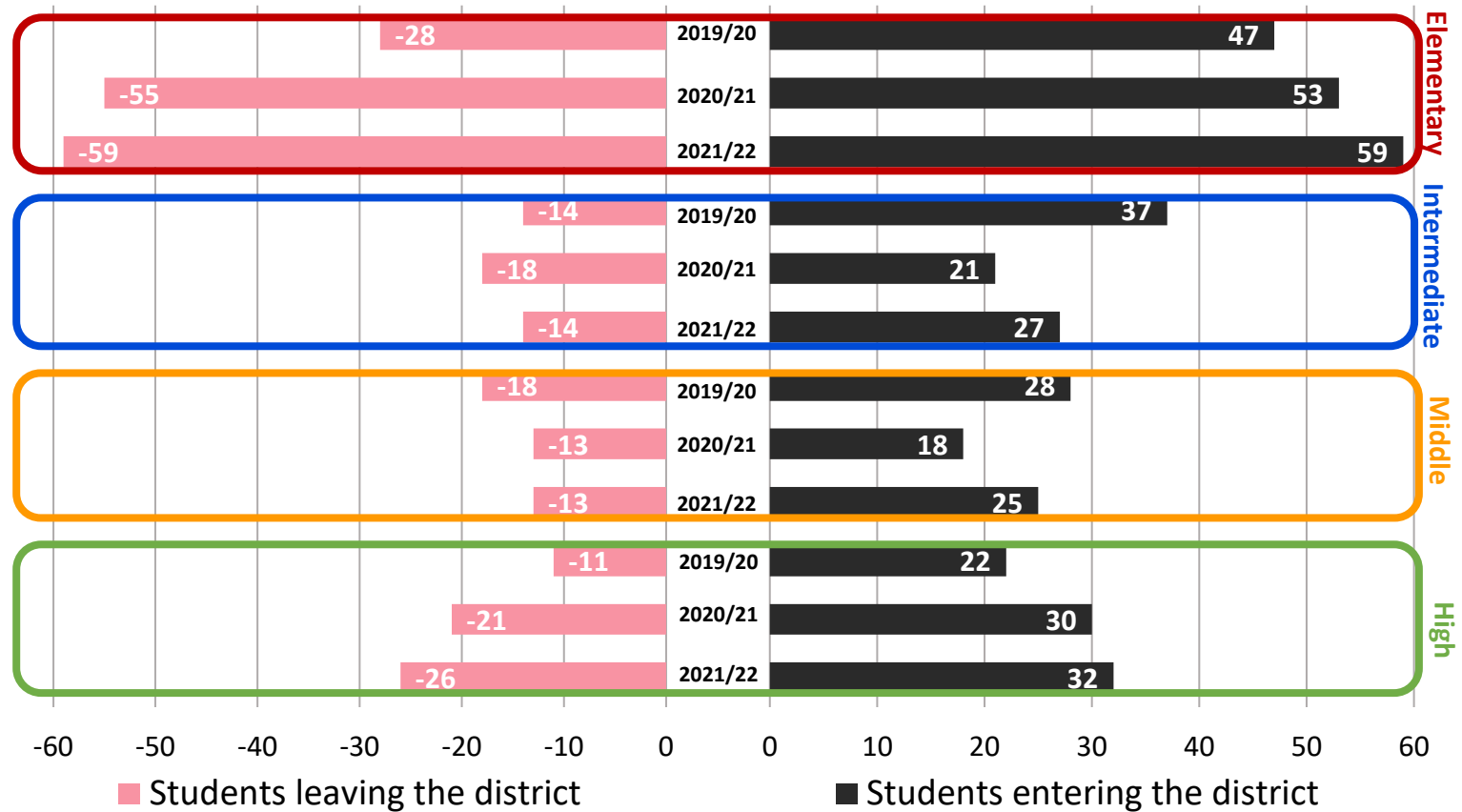
Source: ISDE (2000/01 to 2002/03), ADM Community School District (2003/04 to 2021/22)

Observations:

- Largest 3-year average K-12 class cohort increase – 7th to 8th **(+7 students)**
- Largest 3-year average K-12 class cohort decrease – 9th to 10th grade **(-3 students)**
- Overall percent change from previous year of 1.8% - increase of 38 students
- Instructional Modality will have to be monitored to determine if the students who are not attending the district still reside in the district and if or how many return to receive services in the future years
- Impact of pandemic in student enrollment (decrease of students) did not happen – district continued to increase for the past three years
- Grade levels tend to increase year to year; 2020/21 to 2021/22 saw cohort loss at 4 grade levels – 1st to 2nd, 6th to 7th, 9th to 10th, and 10th to 11th

Out – Migration

In – Migration



Definition

Out-Migration: Shows number of students in grade K to 11th that were attending the District in 2020/21, but are not attending the District in 2021/22.

In-Migration: Shows number of students in grade 1st to 12th that are attending the District in 2021/22, but were not attending the District in 2020/21.

Observations

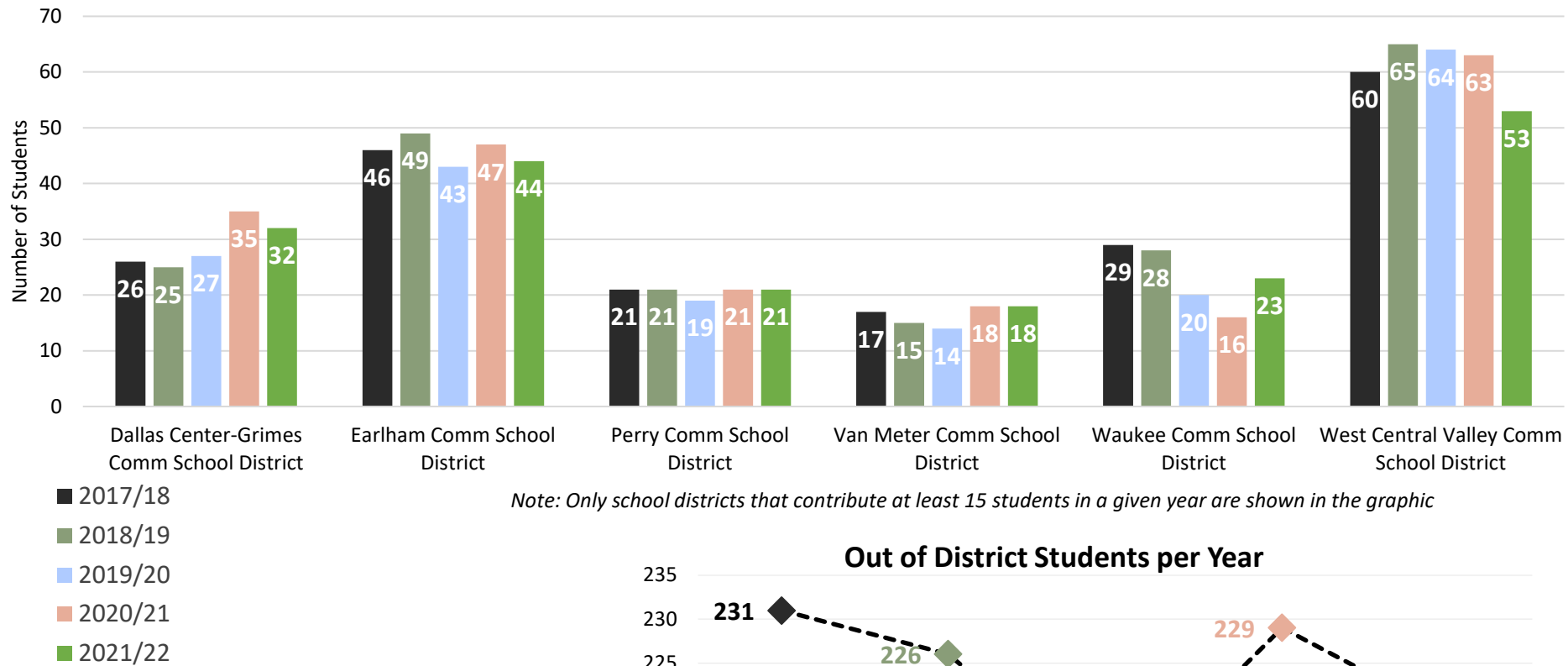
- 2019/20 lost 71 students and gained 134 students; **NET: +63**
- 2020/21 lost 107 students and gained 122 students; **NET: +15**
- 2021/22 lost 143 students and gained 112 students; **NET: +31**

Main Takeaway:

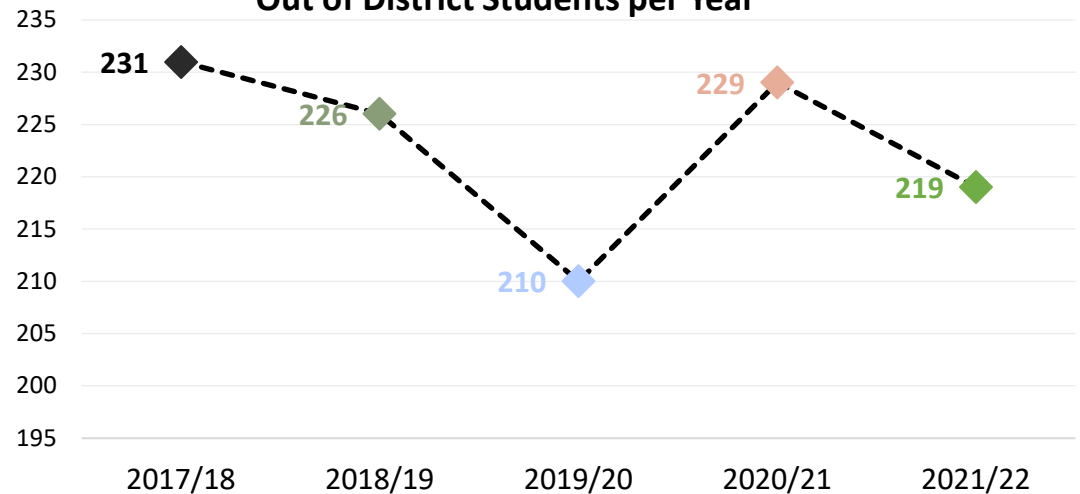
The district has had a positive gain of transfer students for the past three years.

Open Enrollment Student Analysis

Open Enrollment Students by Year



Out of District Students per Year



Main Takeaway

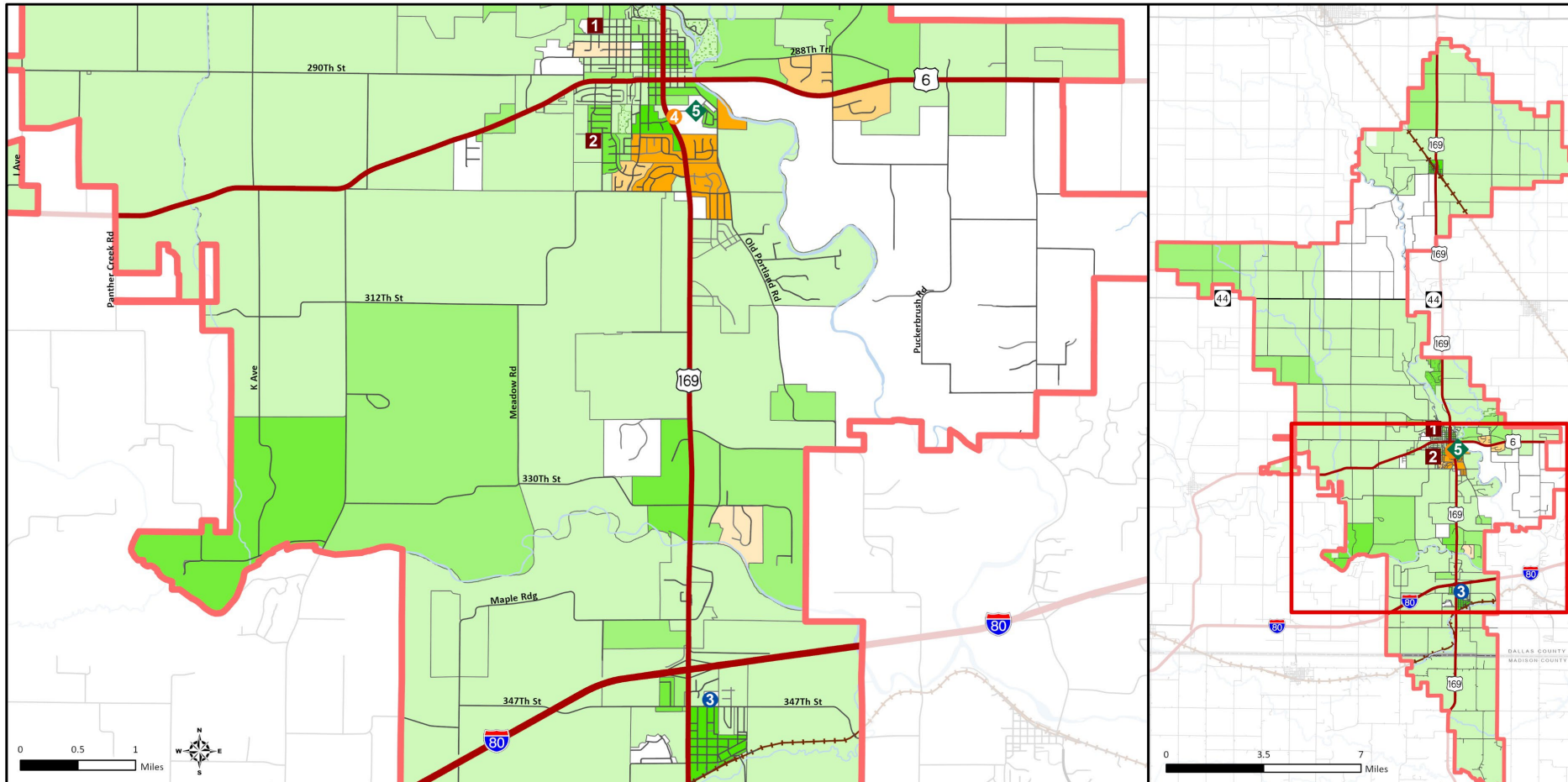
- The past five years Open Enrollment student have varied between 210 and 231 students per year
- 2021/22 enrolled 219 students residing outside the district boundary
- West Central Valley Community School District contributes the most open enrollment students



STUDENT COUNT CHANGE FROM 2017/18 TO 2021/22 IN GRADES K-12



- Main Takeaway:** Areas south and east of Meadow View ES have increased in students



15

Heat Map



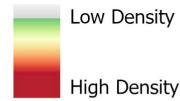
Adel DeSoto Minburn STUDENT "HEAT" DENSITY IN 2021/22 IN GRADES K-12



- District Boundary
- Elementary Schools
- Intermediate School
- Middle School
- High School

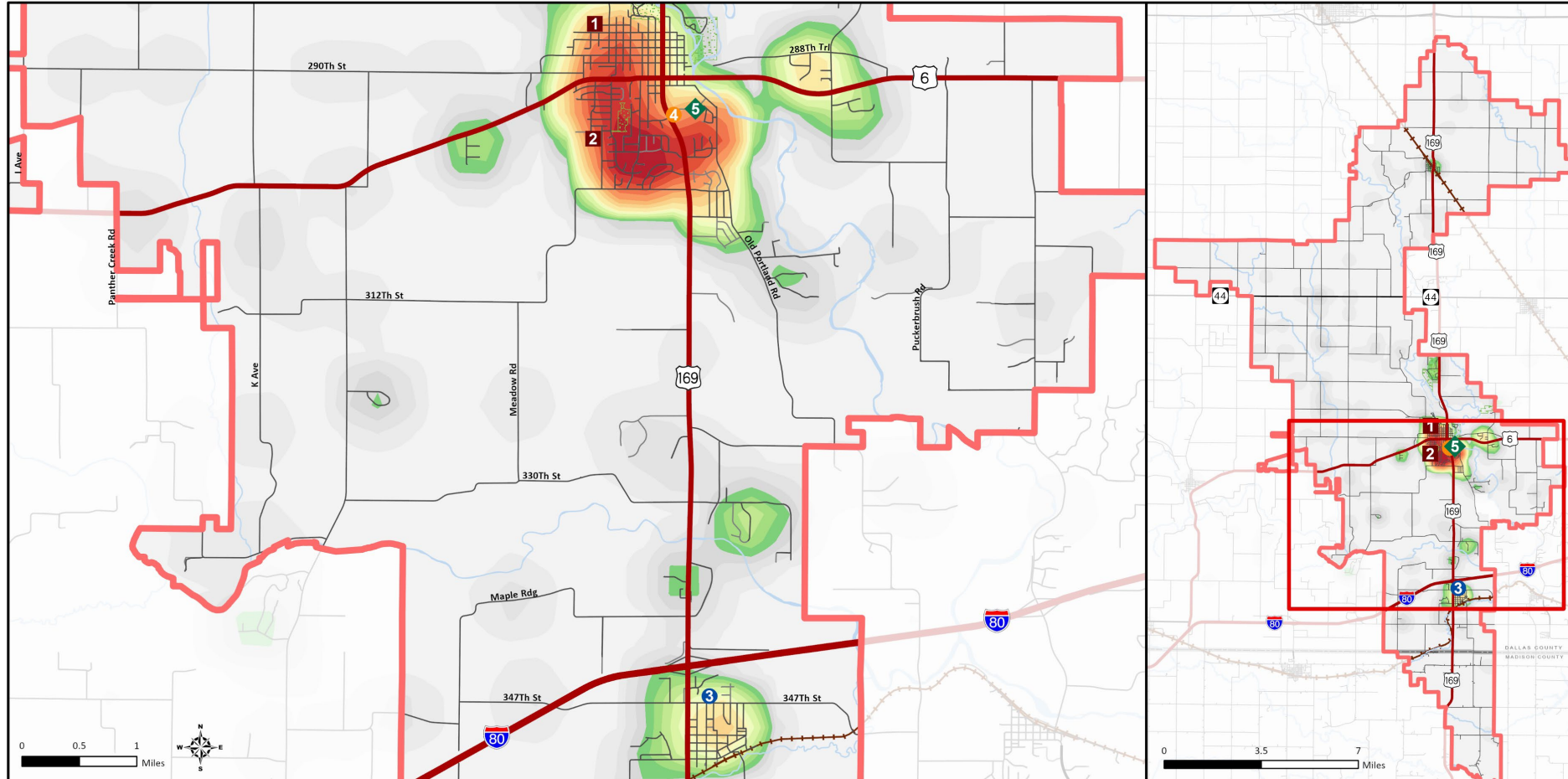
- List of Schools
1. Adel Elementary
 2. Meadow View Elementary
 3. DeSoto Intermediate
 4. ADM Middle School
 5. ADM High School

Student Density



Student "Heat" is determined by calculating the number of students that are clustered within close proximity of one another. Overlapping of points (2 or more students residing at the same address) are handled using a weighting of coincident points. This

Main Takeaway: Hottest area of student density is south and east of Meadow View ES



Map data provided by ADM School District, Dallas County, Madison County, Iowa DOT, USGS, and ESRI. Map created by RSP & Associates, May 2022.

Enrollment Observations and Conclusions

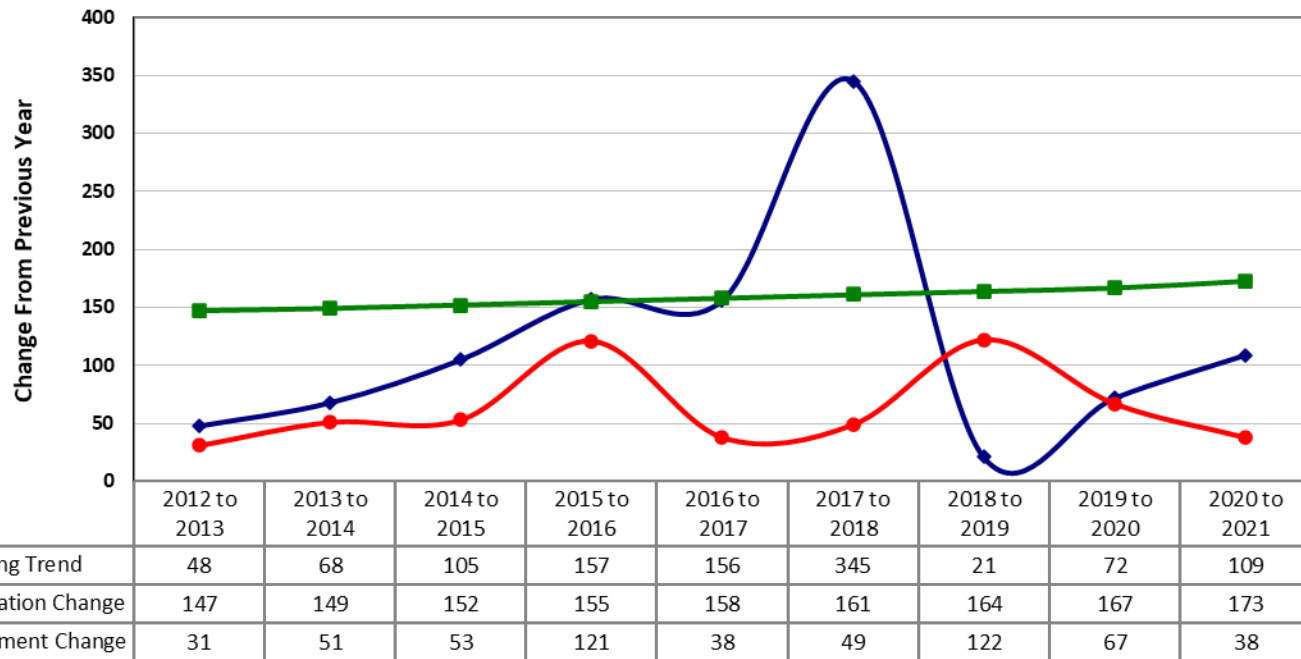
The following are some general enrollment observations:

- RSP & Associates monitors over 150 planning areas for demographic, development, and enrollment data sets
- District enrollment increased by 38 students from last year
- Graduating senior classes are smaller than incoming kindergarten classes – more students per year are replacing the graduating class
- Grades tend to increase as they move throughout the system
- District has a positive migration trend for the past three years
 - 2021/22 gained 59 Elementary School students, 27 Intermediate students, 35 Middle School students, and 32 High School students
- Open enrollment students contribute over 10% of district-wide enrollment
 - 2021/22 enrolled 219 students that reside outside of district boundary
 - The highest school district contributor to open enrollment has been West Central Valley Community School District
- Student growth has happened the past five years in south Adel
- Greatest student density is within Adel

Part Two: Development and Growth Trends



Population, Development, & Enrollment



Source: Census data, Dallas County GIS data, and ADM Community School District

Benchmark data to determine if there is a correlation between:

- Population change
- Building activity
- School enrollment

Observations:

- Graphic to show the relationship between three variables: Building/Occupancy, Census Population, and Student Enrollment
- **Building** trend indicates an increasing occupancy level with a spike in units from 2017 to 2018 (Southbridge Subdivision)
 - Occupancy permits per year have been increasing every year
- **Census population** has been increasing per year by more than 150 people
- **Student enrollment** had been increasing from 2012 to 2021

Student Yield Rate

Single-Family Yield Rate	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	Avg
District (K-12):	51	51	52	50	50	49	50	51	51	52	51	50	50	51	51	49	52	52	52	51

Source: RSP and ADM School District

Single-Family Yield Rate Observations

- Table shows the number of K-12th grade students per 100 single-family (SF) units by year
- District sees on average 51 K-12th grade students per 100 single-family households
- The past 15+ years the yield rate has stayed consistent around 50 students
- Adding new housing inventory can increase the yield rate
- **There were 948 single-family homes built from 2012 to 2021**

Multi-Family Yield Rate	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	Avg
District (K-12):	29	29	28	25	26	26	26	25	24	25	28	29	27	26	21	17	22	22	23	25

Source: RSP and ADM School District

Multi-Family Yield Rate Observations

- Table shows the number of K-12th grade students per 100 multi-family (MF) units by year
- District sees on average 25 K-12th grade students per 100 multi-family households
- The multi-family yield fluctuated between 17 (low in 2018) to 29 (high in 2003-2004, and 2014)
- Adding new housing inventory can increase the yield rate
- **There was 173 multi-family homes built from 2012 to 2021**

Main Takeaway:

- Yield Rate Analysis provides the district a crucial tool to use when planning for future student impact
- The single-family yield rate is consistently larger than that of multi-family
- Multi-family yield rates have varied more throughout the years than single-family

Average Year Built Map

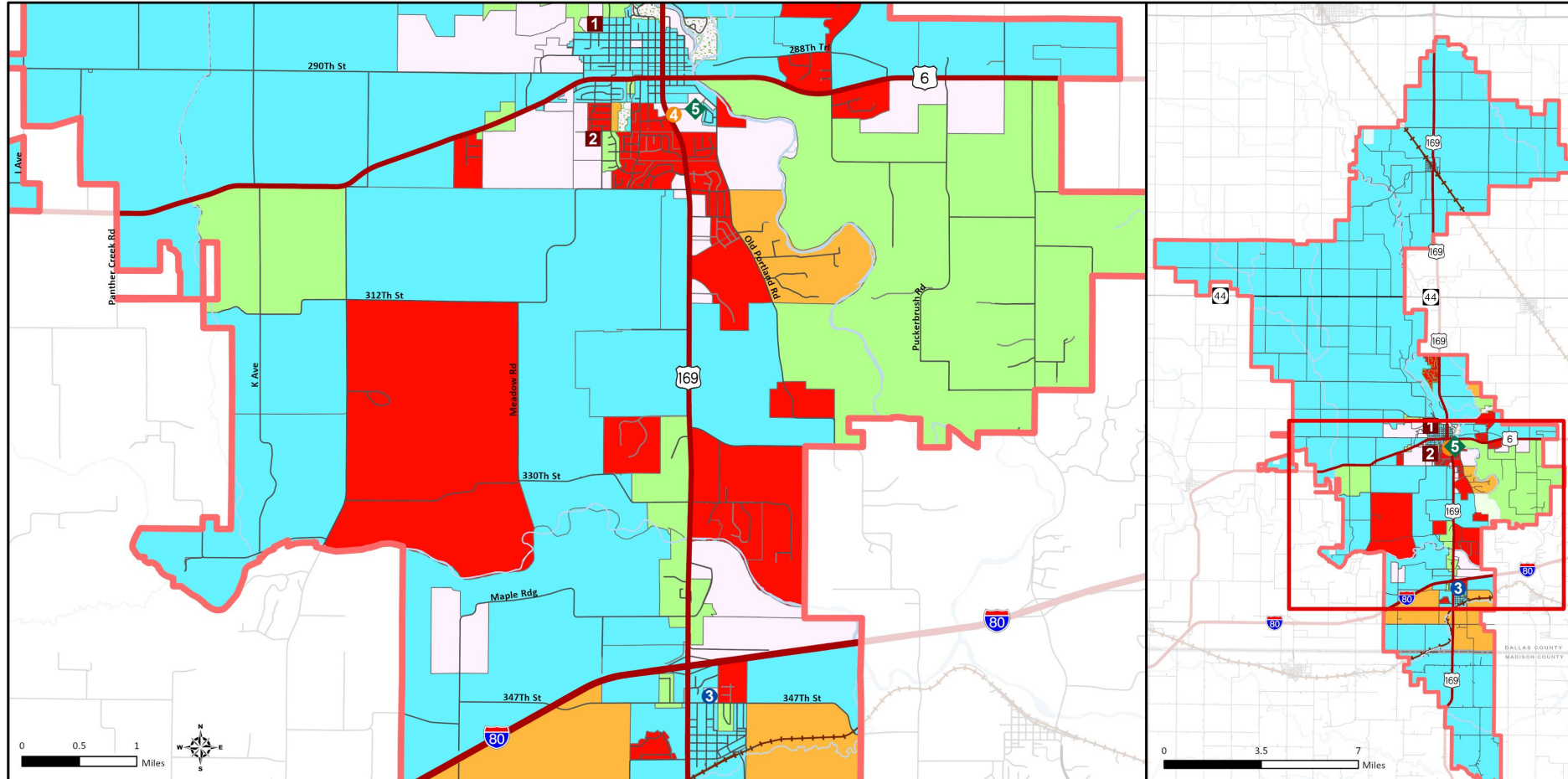


Adel DeSoto Minburn AVERAGE YEAR BUILT



- | | | |
|--|---|--|
| <ul style="list-style-type: none"> District Boundary Elementary Schools Intermediate School Middle School High School | <p>List of Schools</p> <ol style="list-style-type: none"> 1. Adel Elementary 2. Meadow View Elementary 3. DeSoto Intermediate 4. ADM Middle School 5. ADM High School | <p>Average Year Built</p> <ul style="list-style-type: none"> No Data Before 1980 1980 to 1990 1990 to 2000 After 2000 |
|--|---|--|

Year Built provided by Dallas and Madison County.
Average Year Built displayed by planning area.



Map data provided by ADM School District, Dallas County, Madison County, Iowa DOT, USGS, and ESRI. Map created by RSP & Associates, May 2022.

Median Home Value Map



Adel DeSoto Minburn MEDIAN HOME VALUE

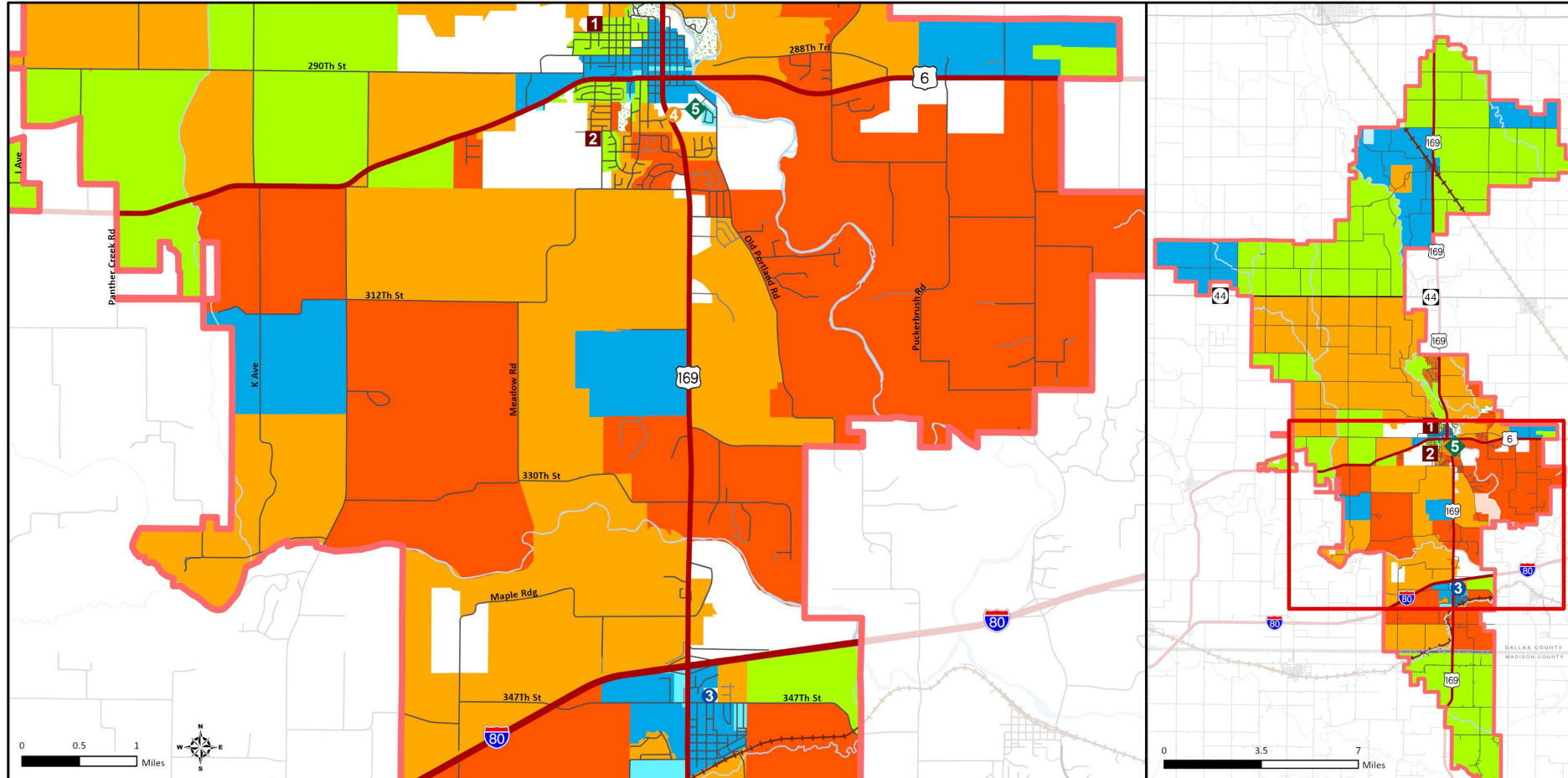


- District Boundary
- Elementary Schools
- Intermediate School
- Middle School
- High School

- List of Schools**
1. Adel Elementary
 2. Meadow View Elementary
 3. DeSoto Intermediate
 4. ADM Middle School
 5. ADM High School

- No Residential Value**
- < \$75,000
 - \$75,001 to \$150,000
 - \$150,001 to \$200,000
 - \$200,001 to \$300,000
 - > \$300,000

Property values provided by Dallas and Madison County.
Median Values displayed by planning area.



Map data provided by ADM School District, Dallas County, Madison County, Iowa DOT, USGS, and ESRI. Map created by RSP & Associates, May 2022.

Recent Year Built Map

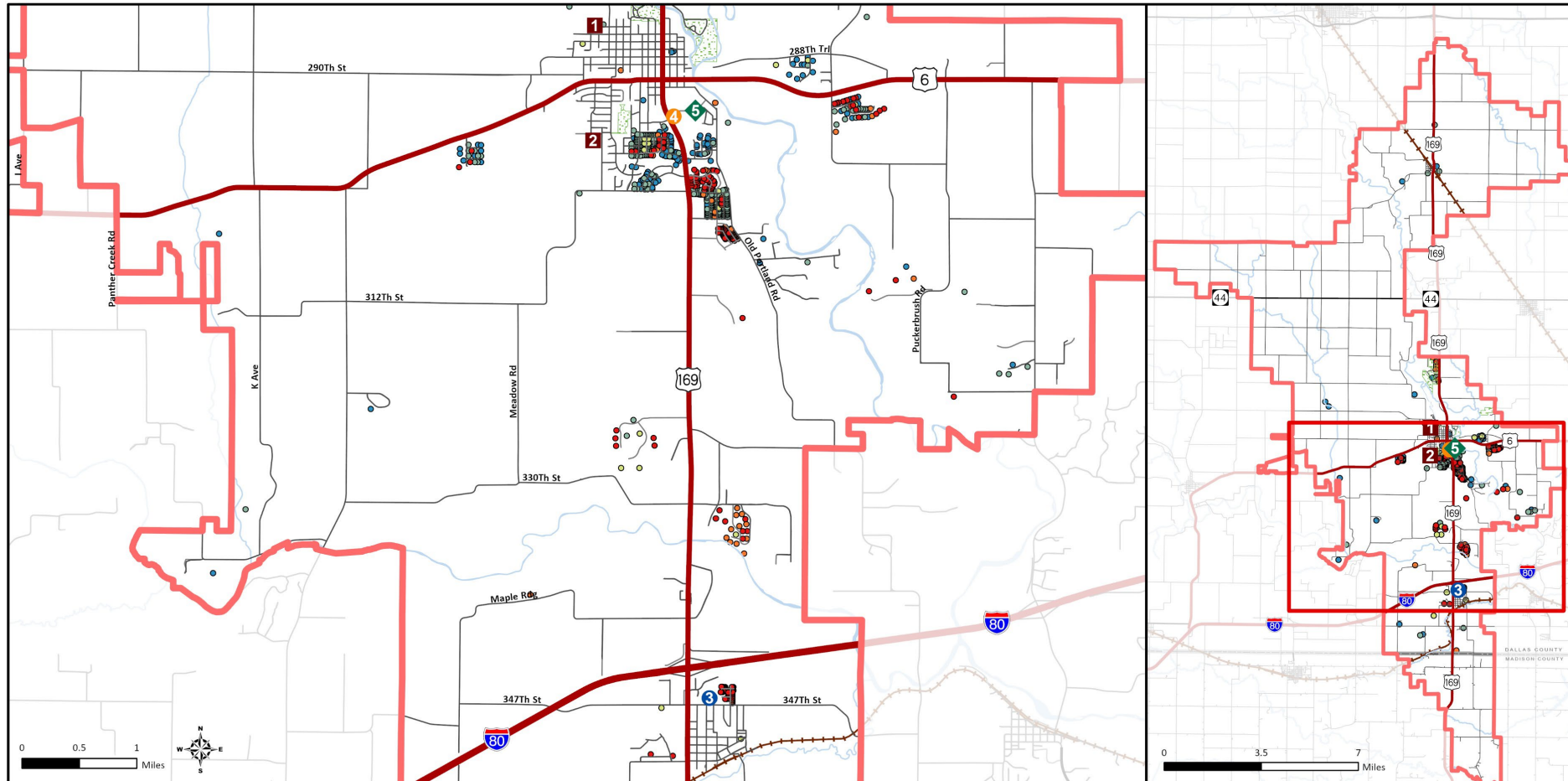


Adel DeSoto Minburn RESIDENTIAL YEAR BUILT



- | | | |
|--|---|---|
| <ul style="list-style-type: none"> District Boundary Elementary Schools Intermediate School Middle School High School | <p>List of Schools</p> <ol style="list-style-type: none"> 1. Adel Elementary 2. Meadow View Elementary 3. DeSoto Intermediate 4. ADM Middle School 5. ADM High School | <p>Year Built</p> <ul style="list-style-type: none"> 2017: 156 Units 2018: 345 Units 2019: 21 Units 2020: 72 Units 2021: 109 Units 2022: 49 Units |
|--|---|---|

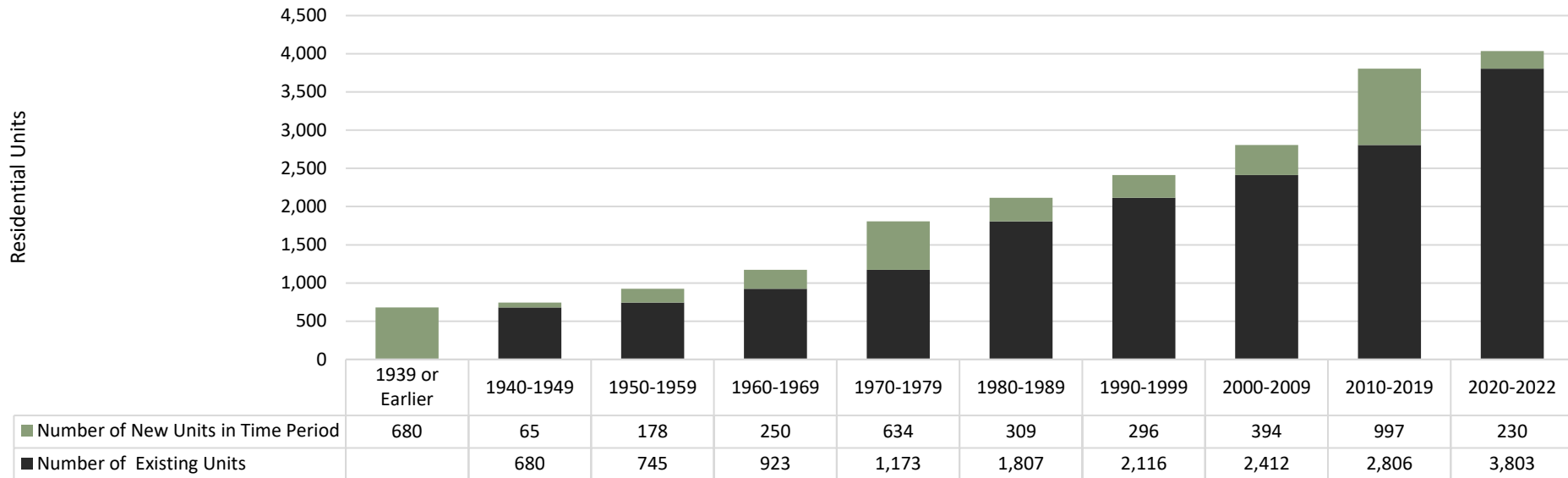
Year built data is provided by
Dallas and Madison County
Assessor's offices.



Map data provided by ADM School District, Dallas County, Madison County, Iowa DOT, USGS, and ESRI. Map created by RSP & Associates, May 2022.

Development Activity Over Time

Current vs New Residential Units by Decade



Source: Dallas and Madison County and ESRI

Observations:

- Table has been created to illustrate the number of units by year built
- The average number of units built per year from 2010 to 2019 (99.7 per year) is higher than from 2000 to 2009 (39.4 per year)
- The decade with the most units built was 2010 to 2019 – almost 1/3 of the total units up to that point
- 2010 to 2019 built 25% of the total units in the district
- The average year for all units built was 1978 and the median year is 1989

Growth Area Map – North Adel



Adel DeSoto Minburn GROWTH AREAS



- District Boundary
- Elementary Schools
- Intermediate School
- Middle School
- High School

- List of Schools**
1. Adel Elementary
 2. Meadow View Elementary
 3. DeSoto Intermediate
 4. ADM Middle School
 5. ADM High School

- GrowthArea**
- Current
 - 5 Year

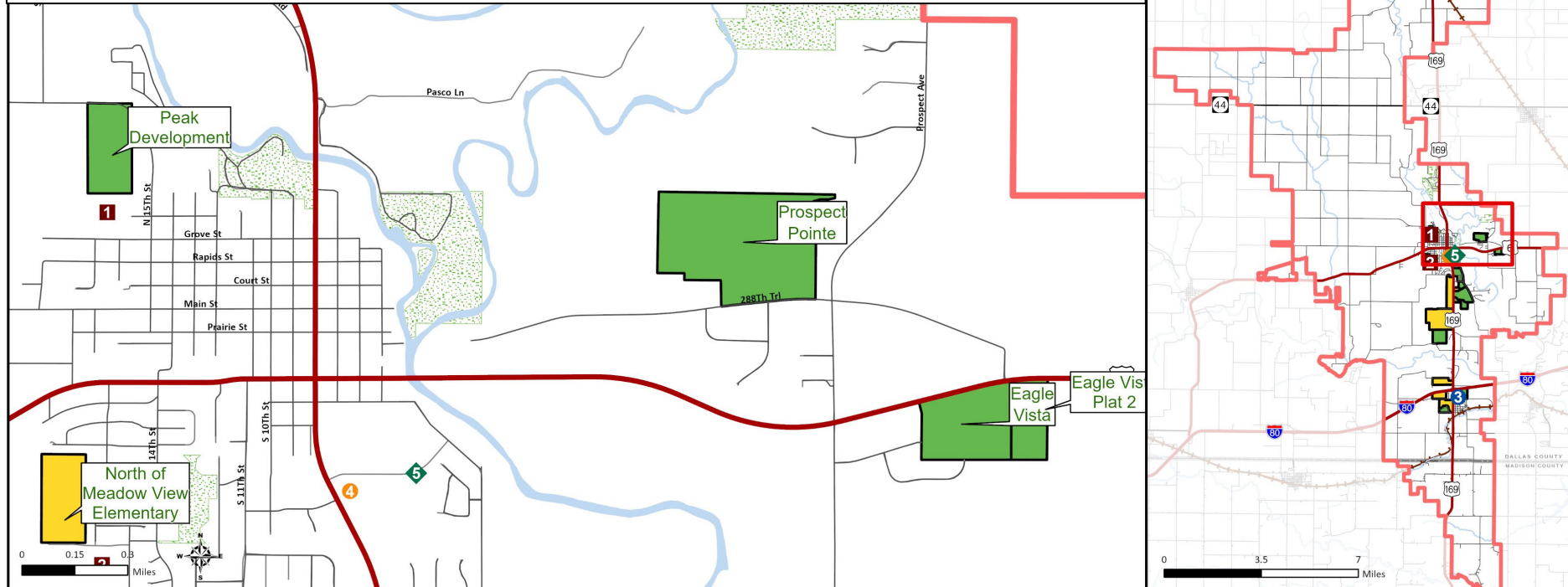
Population growth Areas are defined as areas that display a high propensity for growth; however, development is not guaranteed. Additionally, it is possible that areas not designated for growth may develop.

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

Green: Identifies where development activity is happening

Yellow: Identifies possible areas that could develop within a 5-year range

Note: The market demand and property owners desire to build guides the timing and type of development. There is no guarantee any of these growth areas will develop or that other areas not shown as a growth area will develop



Map data provided by ADM School District, Dallas County, Madison County, Iowa DOT, USGS, and ESRI. Map created by RSP & Associates, May 2022.

Growth Area Map – South Adel



Adel DeSoto Minburn GROWTH AREAS



- District Boundary
- Elementary Schools
- Intermediate School
- Middle School
- High School

- List of Schools**
1. Adel Elementary
 2. Meadow View Elementary
 3. DeSoto Intermediate
 4. ADM Middle School
 5. ADM High School

- GrowthArea**
- Current
 - 5 Year

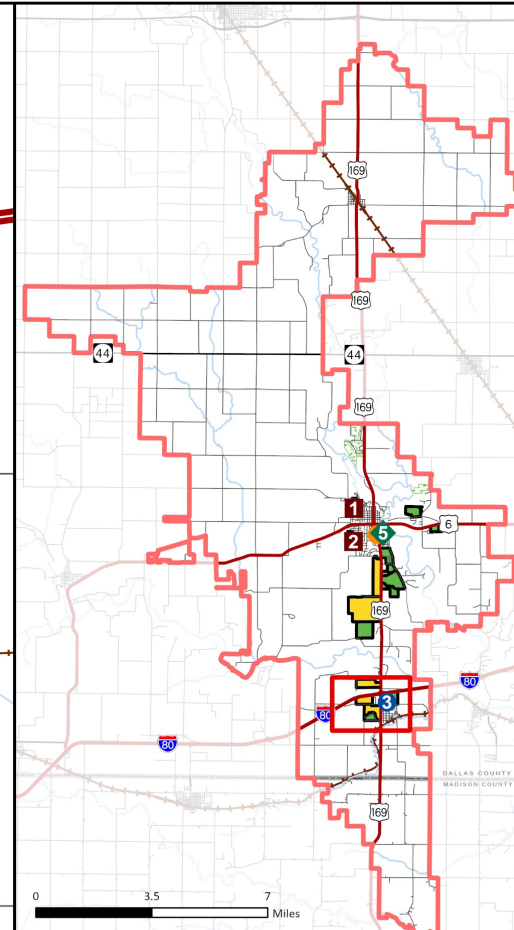
Population growth Areas are defined as areas that display a high propensity for growth; however, development is not guaranteed. Additionally, it is possible that areas not designated for growth may develop.

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

Green: Identifies where development activity is happening

Yellow: Identifies possible areas that could develop within a 5-year range

Note: The market demand and property owners desire to build guides the timing and type of development. There is no guarantee any of these growth areas will develop or that other areas not shown as a growth area will develop



Map data provided by ADM School District, Dallas County, Madison County, Iowa DOT, USGS, and ESRI. Map created by RSP & Associates, May 2022.

Growth Area Map – DeSoto



Adel DeSoto Minburn GROWTH AREAS

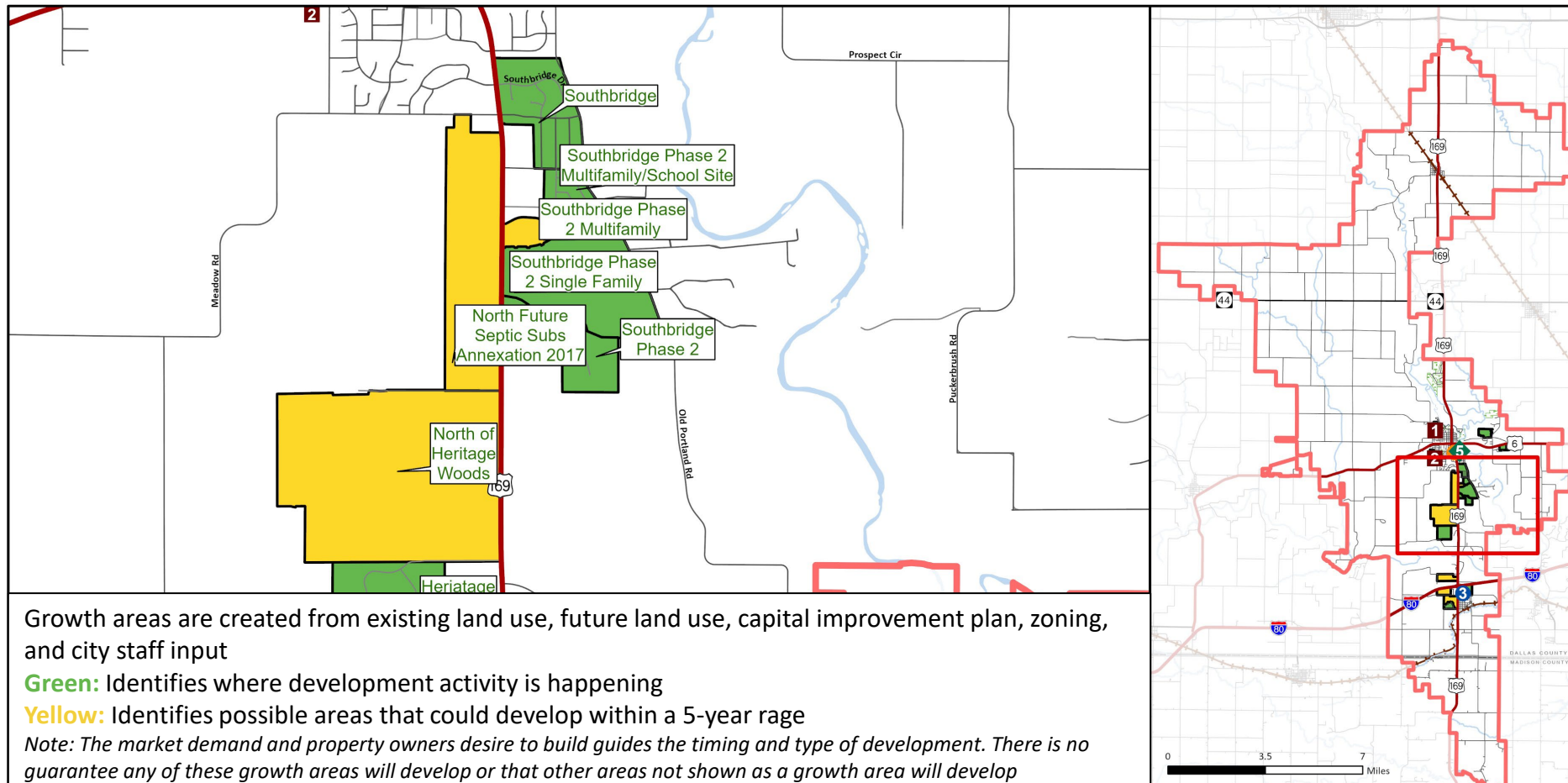


- District Boundary
- Elementary Schools
- Intermediate School
- Middle School
- High School

- List of Schools**
1. Adel Elementary
 2. Meadow View Elementary
 3. DeSoto Intermediate
 4. ADM Middle School
 5. ADM High School

- GrowthArea**
- Current
 - 5 Year

Population growth Areas are defined as areas that display a high propensity for growth; however, development is not guaranteed. Additionally, it is possible that areas not designated for growth may develop.



Map data provided by ADM School District, Dallas County, Madison County, Iowa DOT, USGS, and ESRI. Map created by RSP & Associates, May 2022.

Development Table

Key

SF = Single-Family
AG = Agriculture
Rural = Rural
MF = Multi-Family

RSP Plan Area Name	Type	Growth Area	Existing Units	Potential Units	Acres
Southbridge Phase 2 Multifamily/School Site	MF	Current	56	98	24.95
Eagle Vista	SF	Current	0	60	32.44
Eagle Vista Plat 2	SF	Current	0	29	15.03
Heritage Woods	SF	Current	12	14	156.75
Keystone Estates	SF	Current	38	292	60.55
Oak Hill Plantation Phase 1	SF	Current	12	63	47.42
Peak Development	SF	Current	0	30	20.49
Prospect Pointe	SF	Current	1	89	81.49
Southbridge	SF	Current	157	29	88.29
Southbridge Phase 2 Single Family	SF	Current	15	574	220.68
Southbridge Phase 2	SF	Current	1	15	21.83
North of Meadow View Elementary	AG	5 Year	0	50	20.08
Southbridge Phase 2 Multifamily	MF	5 Year	0	200	12.72
Chapman Estates AMD	Rural	5 Year	2	225	108.10
North Future Septic Subs Annexation 2017	Rural	5 Year	1	145	186.36
North of Heritage Woods	Rural	5 Year	1	355	456.27
Willow St	Rural	5 Year	1	175	78.86
Oak Hill Plantation Future Phases	SF	5 Year	1	160	102.45
Current Total			292	1,293	
5 Year Total			6	1,310	
All Total			298	2,603	

Source: Cities of Adel and DeSoto

Definition

- Table has been created to illustrate the type and amount of potential development
- The speed in which any developments are built are influenced by who owns the property, access to infrastructure, and economic indicators
- Growth Areas are created from existing land use, future land use, capital improvement plan, zoning, and city staff input
 - **Green:** identifies where development activity is happening
 - **Yellow:** identifies areas that could develop within 5-years

Main Takeaway: Almost 1,300 potential units in current development stages and over 1,300 potential units identified in 5-year development stage. The timing and ability to develop is contingent on local factors and the economy. Continue to monitor speed of new developments – use the Yield Rate Analysis in order to plan for student impact with developing areas.

Development Observations and Conclusions

The following are some general housing market and development potential observations:

- Single-family yields more students than multi-family
 - There is a small amount of multi-family inventory in the district
 - 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
- Building activity was at its highest from 2010 to 2019
 - 2017 to 2018 saw a large increase in building activity (developments contributing to this include Southbridge, Timberview West and Twin Eagle's Townhomes)
 - Residential growth appears to continue and expand opportunities for new families in the area
 - Monitor local factors that may affect development timing and economic outlook to gauge how the new decade of residential growth will play out
- Over 2,500 units could be built within the next 10+ years – current growth areas are mostly on the east side of Springfield
 - Growth areas are extending south from City of Adel to generally the City of DeSoto
- As of February 2022, construction costs have increased over 100% from August 2020 and supply chain challenges impact the potential of new development and where new developments will occur in the district

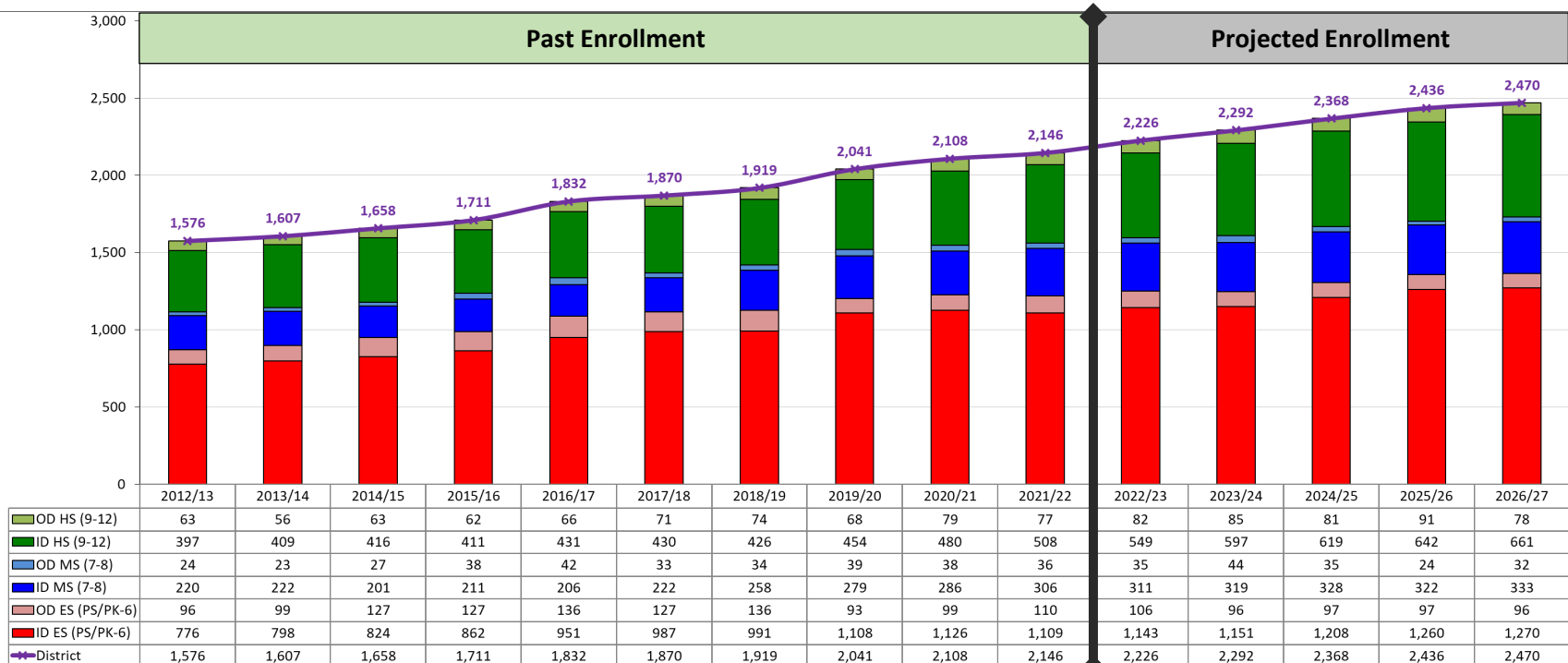
Part Three: Enrollment Projections



Past, Current, & Future Enrollment

Updated 6/8/22

Market Forecast



Source: ADM Community School District and RSP SFM & Demographic Models

Understanding the Projections:

- Enrollment/projections and District/Reside Status are shown by grade level:

- Solid Red:** In District Elementary
- Pale Red:** Out District Elementary
- Solid Blue:** In District Middle School
- Pale Blue:** Out District Middle School
- Solid Green:** In District High School
- Pale Green:** Out District High School
- Purple Line:** District Total

Projection Observations: District enrollment forecasted to continue growing year to year

- In five years, district enrollment to be **2,470 students (increase of over 300 students)**
- Elementary School enrollment forecasted to grow to **1,366 students (increase of over 100 elementary students)**
- Middle School enrollment forecasted to grow to **365 students (increase of over 20 middle school students)**
- High School enrollment forecasted to grow to **739 students (increase of over 150 high school students)**

Projection Notes & Clarifications

- Past Enrollment and 5-Year Projections are shown three different ways:
 1. Projections include PS and PK students
 2. Out of District/Open Enrollment (OD) (based on the student **NOT** residing in the district)
 3. In District (ID) (based on where a student resides in relation to the attendance area)
(**does not include** Out of District students)
 3. Attend (based on what school the student is attending, includes both In-District (ID) and Out-District (OD) students)
- **Capacity**
 - Capacity can be used to benchmark how many students can be served in each building as well as what type of program space is needed for the educational programming
 - District Administration is evaluating the capacity for each school with respect to the educational programming that is needed for students to meet academic achievement benchmarks
- **Other Items**
 - Enrollment Grade Configuration in Student Forecast Model (PS/PK-1, 2-4, 5-6, 7-8, 9-12)
 - Students not receiving services from the district are not shown in any of the information presented in the analysis
 - Projection accuracy is limited by the number of years of student data which matches the state enrollment
 - Open enrollment trends are assumed to follow district policy and will continue like those trends during the projection time frame
 - The district does operate an Open Enrollment or Transfer Policy – through an application process
 - There are more students residing in the district that are not part of the forecast – the forecast is the likely school district enrollment of students physically attending each school
 - Enrollment changes from day to day – the enrollment forecast is based on the enrollment from the 1st quarter of each school year

Past, Current, & Future Enrollment

Updated 6/8/22

ADM Community School District PROJECTIONS: (Grade Configuration of PS-6, 7-8, 9-12) (RSP LIKELY ENROLLMENT FORECAST)

Market Forecast	School	Student Location	Past Enrollment			Projected Enrollment					Past and Projected Enrollment% By Open Enrollment Status								
			2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	
	Adel Elementary Prior to 21/22 Grades PK-2 Grades PK-1	Out of District	35	47	32	25	29	26	25	29	6.5%	8.3%	8.1%	6.4%	7.2%	5.9%	5.2%	6.2%	
		In District	502	521	363	363	375	416	455	439	93.5%	91.7%	91.9%	93.6%	92.8%	94.1%	94.8%	93.8%	
		Attend	537	568	395	388	404	442	480	468	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	
	Meadow View Elementary Opened in 21/22 Grades 2-4	Out of District	0	0	36	49	44	42	35	36	0.0%	0.0%	7.5%	9.5%	8.5%	8.1%	7.1%	6.7%	
		In District	0	0	444	468	471	477	460	498	0.0%	0.0%	92.5%	90.5%	91.5%	91.9%	92.9%	93.3%	
		Attend	0	0	480	517	515	519	495	534	0.0%	0.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	
	DeSoto Intermediate Prior to 21/22 Grades 3-5 Grades 5-6	Out of District	58	52	42	32	23	29	37	31	11.6%	10.7%	12.2%	9.3%	7.0%	8.4%	9.7%	8.5%	
		In District	441	433	302	312	305	315	345	333	88.4%	89.3%	87.8%	90.7%	93.0%	91.6%	90.3%	91.5%	
		Attend	499	485	344	344	328	344	382	364	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	
	Adel Middle School Grades 7-8	Out of District	39	38	36	35	44	35	24	32	8.1%	7.7%	10.5%	10.1%	12.1%	9.6%	6.9%	8.8%	
		In District	445	458	306	311	319	328	322	333	91.9%	92.3%	89.5%	89.9%	87.9%	90.4%	93.1%	91.2%	
		Attend	484	496	342	346	363	363	346	365	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	
	Adel High School Grades 9-12	Out of District	68	79	77	82	85	81	91	78	13.1%	14.1%	13.2%	13.0%	12.5%	11.6%	12.4%	10.6%	
		In District	453	480	508	549	597	619	642	661	86.9%	85.9%	86.8%	87.0%	87.5%	88.4%	87.6%	89.4%	
		Attend	521	559	585	631	682	700	733	739	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	
	ELEMENTARY TOTAL Grades PK-6	Out of District	93	99	110	106	96	97	97	96	9.0%	9.4%	9.0%	8.5%	7.7%	7.4%	7.1%	7.0%	
		In District	943	954	1,109	1,143	1,151	1,208	1,260	1,270	91.0%	90.6%	91.0%	91.5%	92.3%	92.6%	92.9%	93.0%	
		Attend	1,036	1,053	1,219	1,249	1,247	1,305	1,357	1,366	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	
	MIDDLE TOTAL Grades 7-8	Out of District	39	38	36	35	44	35	24	32	8.1%	7.7%	10.5%	10.1%	12.1%	9.6%	6.9%	8.8%	
		In District	445	458	306	311	319	328	322	333	91.9%	92.3%	89.5%	89.9%	87.9%	90.4%	93.1%	91.2%	
		Attend	484	496	342	346	363	363	346	365	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	
	HIGH TOTAL Grades 9-12	Out of District	68	79	77	82	85	81	91	78	13.1%	14.1%	13.2%	13.0%	12.5%	11.6%	12.4%	10.6%	
In District		453	480	508	549	597	619	642	661	86.9%	85.9%	86.8%	87.0%	87.5%	88.4%	87.6%	89.4%		
Attend		521	559	585	631	682	700	733	739	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%		
DISTRICT PS/PK -12 TOTALS Grades PS/PK-12	Out of District	200	216	223	223	225	213	212	206	9.8%	10.2%	10.4%	10.0%	9.8%	9.0%	8.7%	8.3%		
	In District	1,841	1,892	1,923	2,003	2,067	2,155	2,224	2,264	90.2%	89.8%	89.6%	90.0%	90.2%	91.0%	91.3%	91.7%		
	Attend	2,041	2,108	2,146	2,226	2,292	2,368	2,436	2,470	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%		
Elementary Change				17	166	30	-2	58	52	9	147								
Middle School Change				12	-154	4	17	0	-17	19	23								
High School Change				38	26	46	51	18	33	6	154								
District Change				67	38	80	66	76	68	34	324								
Elementary % Change				1.6%	15.8%	2.5%	-0.2%	4.7%	4.0%	0.7%	12.1%								
Middle School % Change				2.5%	-31.0%	1.2%	4.9%	0.0%	-4.7%	5.5%	6.7%								
High School % Change				7.3%	4.7%	7.9%	8.1%	2.6%	4.7%	0.8%	26.3%								
District % Change				3.3%	1.8%	3.7%	3.0%	3.3%	2.9%	1.4%	15.1%								

Source: RSP & Associates, LLC - April 2022 (Updated June 2022)

*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 Grade

Updated 6/8/22

Enrollment By Grade

Market Forecast	Year	PS	PK	K	1st	2nd	3rd	4th	5th	6th	7th	8th	9th	10th	11th	12th	PS-12 Total
	2000/01	5	22	103	107	91	114	115	111	118	106	115	136	124	123	131	1,521
	2001/02	5	22	112	88	105	102	114	118	110	121	105	110	135	117	123	1,487
	2002/03	5	22	123	98	94	111	102	112	126	116	117	113	111	128	119	1,497
	2003/04	5	22	95	114	94	94	118	103	114	127	124	113	118	109	122	1,472
	2004/05	0	10	120	98	117	96	97	129	101	113	126	123	114	104	121	1,469
	2005/06	10	27	98	95	104	123	102	95	133	107	117	127	120	107	102	1,467
	2006/07	16	32	105	99	103	101	120	102	94	137	105	116	119	110	101	1,460
	2007/08	26	25	108	112	105	97	101	124	100	106	136	106	114	113	100	1,473
	2008/09	27	22	99	114	113	113	104	102	127	101	98	135	108	109	119	1,491
	2009/10	26	28	110	101	114	114	113	106	108	133	101	99	137	113	111	1,514
	2010/11	25	23	110	107	104	114	116	117	103	110	131	105	98	131	101	1,495
	2011/12	0	33	121	108	105	108	112	119	123	110	115	132	106	107	131	1,530
	2012/13	0	48	133	128	116	102	110	117	118	130	114	113	130	114	103	1,576
	2013/14	26	22	118	133	136	123	103	118	118	117	128	123	109	122	111	1,607
	2014/15	28	33	131	125	141	136	124	108	125	117	111	129	116	114	120	1,658
	2015/16	40	26	132	139	132	147	136	127	110	128	121	120	127	115	111	1,711
	2016/17	45	26	161	144	146	140	148	147	130	120	128	128	123	130	116	1,832
	2017/18	42	23	134	163	147	152	153	149	151	135	120	130	129	118	124	1,870
	2018/19	41	26	143	144	165	151	154	153	150	155	137	124	137	125	114	1,919
	2019/20	45	25	170	146	151	173	153	173	165	155	163	136	124	134	128	2,041
	2020/21	41	26	182	171	148	149	176	160	172	164	160	164	131	126	138	2,108
	2021/22	41	26	143	185	169	154	157	178	166	170	172	170	160	128	127	2,146
	2022/23	50	26	165	147	188	172	157	162	182	169	177	176	168	157	130	2,226
	2023/24	50	26	158	170	150	192	173	162	166	186	177	183	175	165	159	2,292
	2024/25	75	26	178	163	173	153	193	178	166	169	194	182	180	171	167	2,368
	2025/26	100	26	171	183	165	176	154	199	183	169	177	201	181	177	174	2,436
	2026/27	100	26	166	176	186	169	179	160	204	187	178	182	199	179	179	2,470

Source: ISDE (2000/01 to 2002/03), ADM Community School District (2003/04 to 2021/22)

Understanding the Projections:

- Evaluate how grade levels have increased year to year historically by diagonally tracking the boxes downward (SEE RED ARROW)
- Values in BLUE BOX represent the projections by grade level (2022/23 to 2026/27)

Projection Observations: most grade levels expected to increase year to year for the next five years

- 9th grade in 2025/26 and 6th grade in 2026/27 forecasted to be above 200 students
- Annually review the number of projected kindergarteners and compare with kindergarten round up to monitor how projections are tracking year to year

Long Range Outlook (10-Year)

Updated 6/8/22

ADM Community Schools Forecasted Enrollment By Level

Market Forecast																		Enrollment Totals			
	Period	Year	PS	PK	K	1st	2nd	3rd	4th	5th	6th	7th	8th	9th	10th	11th	12th	ES	MS	HS	District
	Past	2017/18	42	23	134	163	147	152	153	149	151	135	120	130	129	118	124	1,114	255	501	1,870
First 5-Year	Past	2018/19	41	26	143	144	165	151	154	153	150	155	137	124	137	125	114	1,127	292	500	1,919
		2019/20	45	25	170	146	151	173	153	173	165	155	163	136	124	134	128	1,201	318	522	2,041
		2020/21	41	26	182	171	148	149	176	160	172	164	160	164	131	126	138	1,225	324	559	2,108
		2021/22	41	26	143	185	169	154	157	178	166	170	172	170	160	128	127	1,219	342	585	2,146
		2022/23	50	26	165	147	188	172	157	162	182	169	177	176	168	157	130	1,249	346	631	2,226
Last 5-Year	First 5-Year	2023/24	50	26	158	170	150	192	173	162	166	186	177	183	175	165	159	1,247	363	682	2,292
		2024/25	75	26	178	163	173	153	193	178	166	169	194	182	180	171	167	1,305	363	700	2,368
		2025/26	100	26	171	183	165	176	154	199	183	169	177	201	181	177	174	1,357	346	733	2,436
		2026/27	100	26	166	176	186	169	179	160	204	187	178	182	199	179	179	1,366	365	739	2,470
		2027/28	100	26	174	168	181	192	175	192	167	205	202	185	178	193	182	1,375	407	738	2,520
Last 5-Year	Last 5-Year	2028/29	100	26	181	183	174	187	200	186	199	173	217	208	186	174	197	1,436	390	765	2,591
		2029/30	100	26	169	188	189	176	188	206	189	201	178	220	203	180	173	1,431	379	776	2,586
		2030/31	100	26	185	173	193	196	185	201	214	196	212	183	218	203	181	1,473	408	785	2,666
		2031/32	100	26	176	188	177	200	200	196	208	218	210	220	184	215	207	1,471	428	826	2,725

Source: RSP & Associates, LLC 2021/22 Student Forecast Model

Items to Consider:

- Enrollment forecast considers having the same attraction for open enrollment over the next ten years
- Specific areas to monitor for enrollment to increase from the forecast:
 - Development happens at differing rates
 - Economic conditions
 - Annexation and development timeline in Adel and Desoto
 - Live birth rates change
 - Open enrollment trends for students
 - Capacity need for each grade level

Projection Observations & Conclusions

Updated 6/8/22

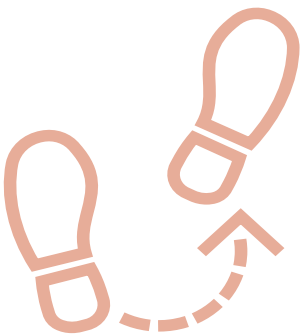
Enrollment at all levels is expected to increase:

1. District-wide enrollment to increase by 300 students in five years totaling 2,470
10-year projections: 2,725 PK-12th grade students
2. Elementary School enrollment to increase by >100 students in five years to total 1,366
10-year projections: 1,471 PK-5th grade students
3. Middle School enrollment to increase by 20 students in five years to total 365
10-year projection: 428 6-8th grade students
4. High School enrollment to increase by over 150 students to total 739
10-year projections: 826 9-12th grade students

Driving forces of enrollment increase:

1. 2021/22 Student population
Indicators:
 - Largest classes in history
 - Larger kindergarten classes than senior classes
 - Planned growth in Preschool to serve 100 students
2. Development Activity
Indicators:
 - Increasing yield rates
 - 2020 to 2022 building trends
 - Potential new developments
3. Migration Trends
Indicators:
 - Positive student migration
 - Cohort growth year to year

Part Four: Next Steps



Conclusion & Key Considerations

Updated 6/8/22

Continue monitoring:

1. Development trends; will additional areas have building activity over the next five years
2. Potential annexations between cities of Adel and De Soto may influence how quickly development happens and could impact projected enrollment
3. Size of incoming kindergarten classes (larger) versus size of outgoing senior classes (smaller)
4. Open Enrollment policy was allowed for K-8 students in 2022/23 school year (could be larger)
5. Number of live birth reported year to year (has been decreasing past two years)
6. Kindergarten roundup (data to determine how close the potential students match up to the projection)

Next Steps

- RSP Enrollment forecasting is based on the best-known information at the time of the study
- Annually review enrollment projections, demographics, and development trends
- District administration and the Board of Education further study the enrollment, demographic, and development information presented
- Utilize the enrollment model to assist with planning for staffing needs at each facility for the following school year which will address how quickly areas are “Regreening” and “Emerging”
- Utilize the 5 Year projections for building staffing, student planning, and other district decisions; utilize the 10 Year projections for long-range planning and other initiatives

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.

Appendix



Note: Presentation slide heading color in the appendix matches the section in which the information corresponds

Demographics Summary



Population

Percent Change of Annual Rate

- 2000 to 2010: 0.76%
- 2010 to 2021: 1.85%
- 2021 to 2026: 2.73%



Housing

Percent Change of Annual Rate of Housing Inventory

- 2000 to 2010: 1.13%
- 2010 to 2021: 2.26%
- 2021 to 2026: 2.94%



Income

Percent Change of Income per Capita

- 2021: \$40,201
- 2026: \$43,975
- 2021 to 2026: 1.81%



Workforce

Unemployment Rate

- 3.5% as of July 2021

Main Takeaway:

- Population has been increasing and expected to continue increase at a higher level for the next five years
- Contribution to building inventory has been increasing and expected to increase at almost a 3% rate
- Income is increasing in the area
- The unemployment rate is lower than the State of Iowa (4.3%)

Demographics

	ADM Community School District	North Polk Community School District	City of Adel	City of DeSoto	Dallas County	State of Iowa
Unemployment Rate	3.5%	1.7%	2.4%	8.5%	2.7%	4.3%
Average Household Size	2.48	2.74	2.41	2.66	2.60	2.40
Median Age	41.1	37.6	40.3	37.1	36.1	39.4
Total Population	9,392	8,977	4,587	1,246	98,027	3,215,590
Median Household Income	\$77,882	\$98,212	\$73,715	\$72,575	\$93,491	\$60,413
Total Housing Units	4,029	3,425	2,003	517	41,269	1,440,082
Owner Occupied Housing	2,612	2,822	1,189	369	25,971	919,978
Renter Occupied Housing	1,112	446	671	99	11,500	377,852
Vacancy Rate	7.5%	4.6%	7.1%	9.5%	9.2%	9.9%
	ADM Community School District	North Polk Community School District	City of Adel	City of DeSoto	Dallas County	State of Iowa
White	93.0%	95.6%	92.5%	92.3%	82.3%	84.0%
Black	1.1%	0.6%	0.9%	1.8%	3.9%	4.1%
American Indian/Alaskan	0.4%	0.1%	0.3%	0.7%	0.2%	0.3%
Asian	0.3%	0.7%	0.4%	0.2%	2.5%	2.8%
Pacific Islander	0.3%	0.0%	0.4%	0.0%	0.1%	0.2%
Other Race	0.0%	0.0%	0.0%	0.0%	0.1%	0.1%
Two or More Races	1.4%	1.4%	1.2%	1.8%	2.3%	1.9%
Hispanic	3.5%	1.6%	4.3%	3.2%	8.6%	6.6%

Source: U.S. Census, ESRI BAO

Notes:

- Demographic information in the ADM Community School District is similar when compared to City of Adel and DeSoto
- Vacancy Rate is lowest in the ADM Community School District except for North Polk Community School District and City of Adel when compared to the other geographies
- The Unemployment Rate is the lower than the State of Iowa (estimates from July 2021 from the US Census)
- Median Age is 4.3% higher in ADM Community School District when compared to the State of Iowa
- Average Household Size is 3.3% higher in ADM Community School District when compared to the State of Iowa

Employment Information

Employment	ADM Community School District	North Polk Community School District	City of Adel	City of DeSoto	Dallas County	State of Iowa
2021 Agriculture/Mining (SIC01-14) Employees	4.0%	2.8%	1.6%	1.5%	1.1%	1.4%
2021 Construction (SIC15-17) Employees	3.7%	12.1%	1.9%	11.5%	2.7%	4.0%
2021 Manufacturing (SIC20-39) Employees	11.0%	1.6%	9.7%	1.9%	5.1%	10.9%
2021 Transportation (SIC40-47) Employees	3.3%	3.3%	4.2%	0.7%	1.3%	3.1%
2021 Communication (SIC48) Employees	0.7%	1.5%	0.0%	0.0%	0.5%	0.8%
2021 Utility (SIC49) Employees	0.7%	0.0%	0.3%	5.6%	0.2%	0.6%
2021 Wholesale Trade (SIC50-51) Employees	2.8%	3.2%	1.1%	7.4%	1.3%	5.3%
2021 Home Improvement (SIC52) Employees	2.6%	0.1%	0.5%	0.0%	1.9%	1.6%
2021 General Merchandise (SIC53) Employees	0.5%	0.8%	0.2%	2.6%	2.6%	1.8%
2021 Food Stores (SIC54) Employees	3.4%	4.0%	3.8%	6.3%	5.1%	3.6%
2021 Auto Dealer/Gas Station (SIC55) Employees	2.3%	0.9%	1.8%	11.5%	1.7%	2.2%
2021 Apparel/Accessory (SIC56) Employees	0.1%	0.3%	0.1%	0.0%	2.9%	0.5%
2021 Furniture/Home Furnishings (SIC57) Employees	0.7%	0.1%	0.8%	1.1%	1.0%	0.7%
2021 Eating & Drinking (SIC58) Employees	2.6%	4.2%	2.8%	1.5%	9.0%	6.0%
2021 Miscellaneous Retail (SIC59) Employees	1.4%	1.0%	1.9%	0.7%	5.6%	2.7%
2021 Banks (SIC60-61) Employees	1.4%	2.1%	1.6%	3.3%	8.0%	1.8%
2021 Securities Broker (SIC62) Employees	0.3%	0.2%	0.4%	0.4%	1.9%	1.4%
2021 Insurance (SIC63-64) Employees	2.9%	0.3%	4.0%	0.4%	8.9%	2.2%
2021 Real Estate/Holding (SIC65-67) Employees	1.3%	1.9%	1.6%	0.4%	4.4%	2.2%
2021 Hotel/Lodging (SIC70) Employees	0.3%	0.3%	0.0%	1.1%	1.6%	1.1%
2021 Auto Services (SIC75) Employees	0.8%	2.6%	0.3%	0.4%	0.4%	1.1%
2021 Movie/Amusement (SIC78-79) Employees	0.8%	3.5%	0.6%	0.7%	1.7%	2.6%
2021 Health Services (SIC80) Employees	7.8%	0.9%	10.7%	0.0%	9.8%	12.3%
2021 Legal Services (SIC81) Employees	1.6%	0.1%	2.1%	0.0%	0.9%	0.6%
2021 Education/Library (SIC82) Employees	15.1%	14.3%	15.1%	25.3%	6.1%	8.5%
2021 Other Service (SIC72-89SEL) Employees	12.9%	20.2%	13.2%	9.3%	11.5%	14.8%
2021 Government (SIC91-97) Employees	14.5%	16.8%	19.2%	6.3%	2.4%	5.6%
2021 Unclassified Establishments (SIC99) Employees	0.5%	1.0%	0.6%	0.0%	0.3%	0.4%

Source; U.S. Census and Esri BAO

Notes:

- Highest percentage of employees are in Education/Library (15.1%)
- When compared to all neighboring geographies, ADM Community School District has the highest percentage of employees working in Manufacturing and lowest percentage of employees working in Banks

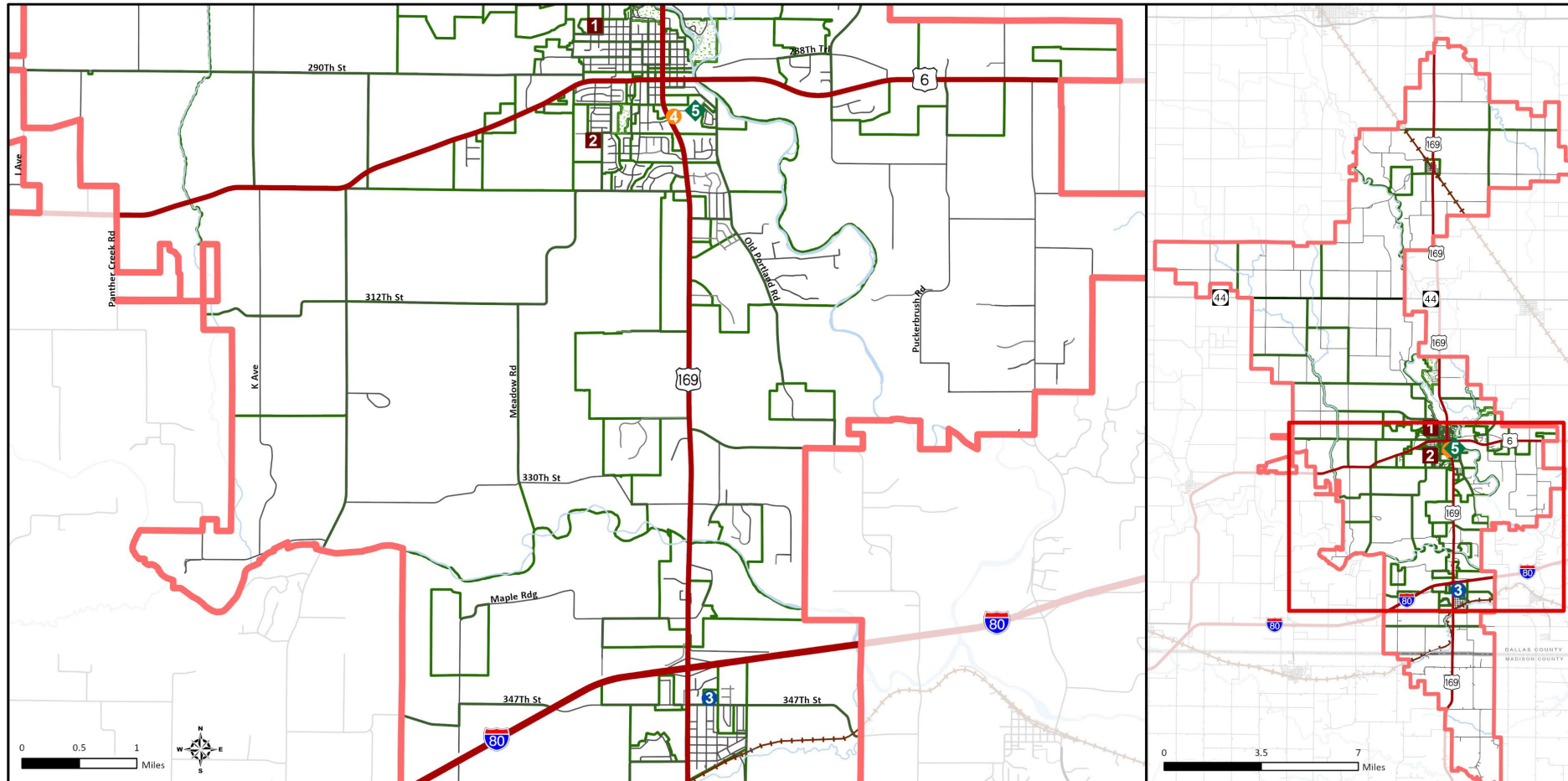
District Planning Areas



Adel DeSoto Minburn PLANNING AREAS



- | | | |
|---|---------------------------|--|
| District Boundary | List of Schools | Planning Areas |
| Elementary Schools | 1. Adel Elementary | |
| Intermediate School | 2. Meadow View Elementary | |
| Middle School | 3. DeSoto Intermediate | |
| High School | 4. ADM Middle School | |
| | 5. ADM High School | |



Map data provided by ADM School District, Dallas County, Madison County, Iowa DOT, USGS, and ESRI. Map created by RSP & Associates, May 2022.

K-4th grade Student Count Change



Adel DeSoto Minburn

STUDENT COUNT CHANGE FROM 2017/18 TO 2021/22 IN GRADES K-4

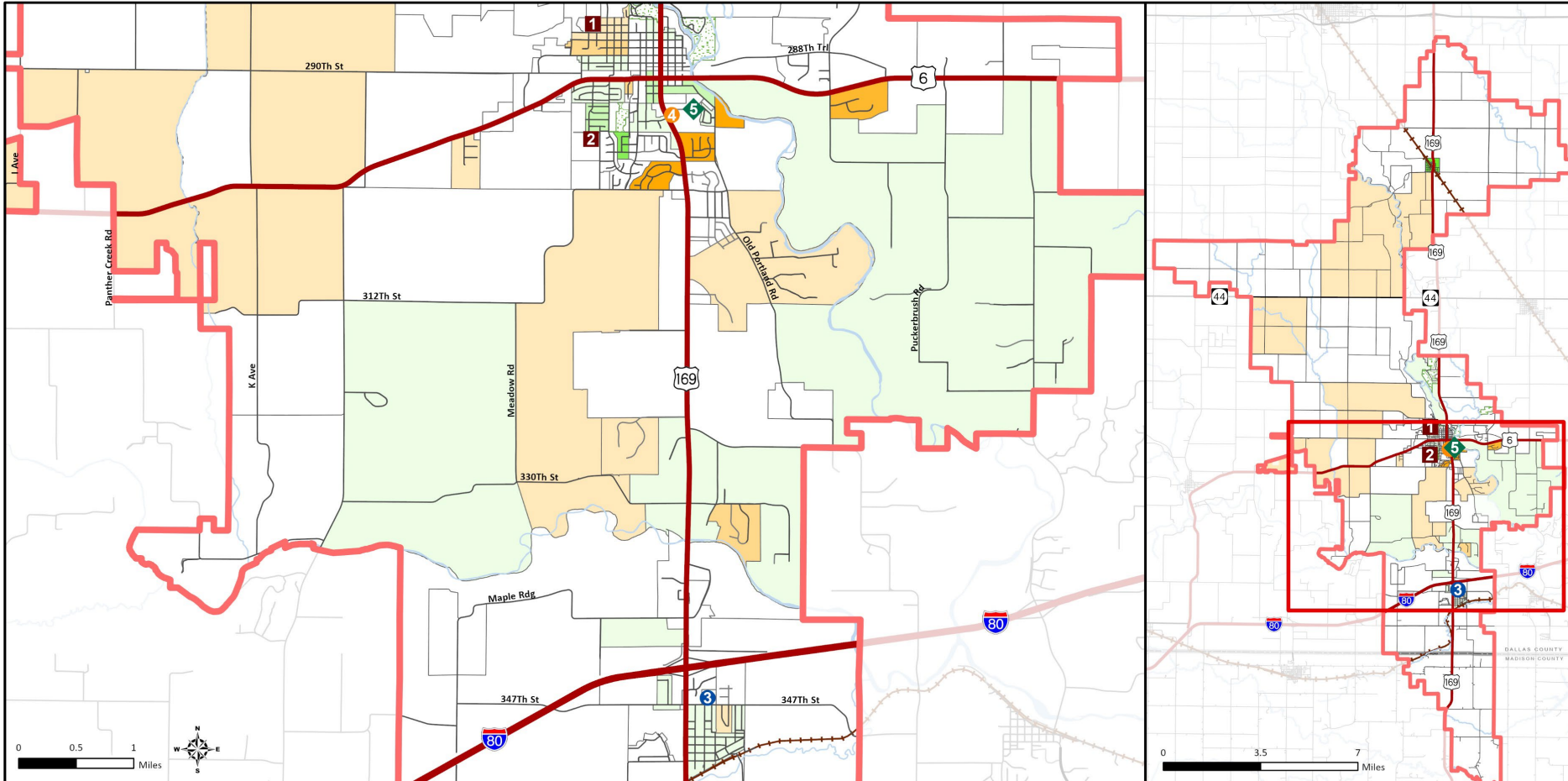


- District Boundary
- Elementary Schools
- Intermediate School
- Middle School
- High School

- List of Schools**
1. Adel Elementary
 2. Meadow View Elementary
 3. DeSoto Intermediate
 4. ADM Middle School
 5. ADM High School



Count Change is the number of students in 2021/22 subtracted by the number in 2017/18 in each Planning Area.



Map data provided by ADM School District, Dallas County, Madison County, Iowa DOT, USGS, and ESRI. Map created by RSP & Associates, May 2022.

5-6th grade Student Count Change



Adel DeSoto Minburn

STUDENT COUNT CHANGE FROM 2017/18 TO 2021/22 IN GRADES 5-6

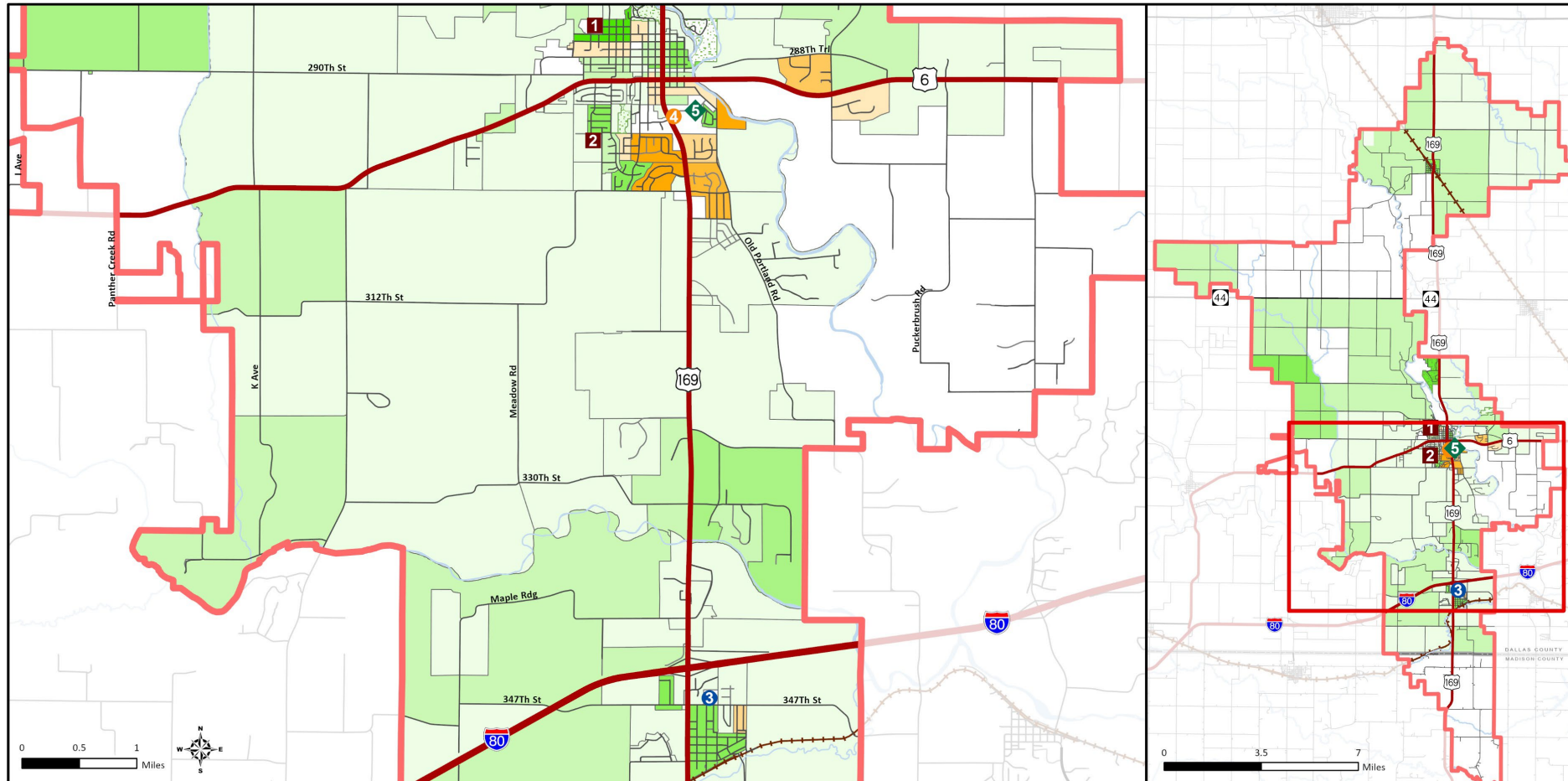


- District Boundary
- Elementary Schools
- Intermediate School
- Middle School
- High School

- List of Schools**
1. Adel Elementary
 2. Meadow View Elementary
 3. DeSoto Intermediate
 4. ADM Middle School
 5. ADM High School



Count Change is the number of students in 2021/22 subtracted by the number in 2017/18 in each Planning Area.



Map data provided by ADM School District, Dallas County, Madison County, Iowa DOT, USGS, and ESRI. Map created by RSP & Associates, May 2022.

7-8th grade Student Count Change



Adel DeSoto Minburn

STUDENT COUNT CHANGE FROM 2017/18 TO 2021/22 IN GRADES 7-8

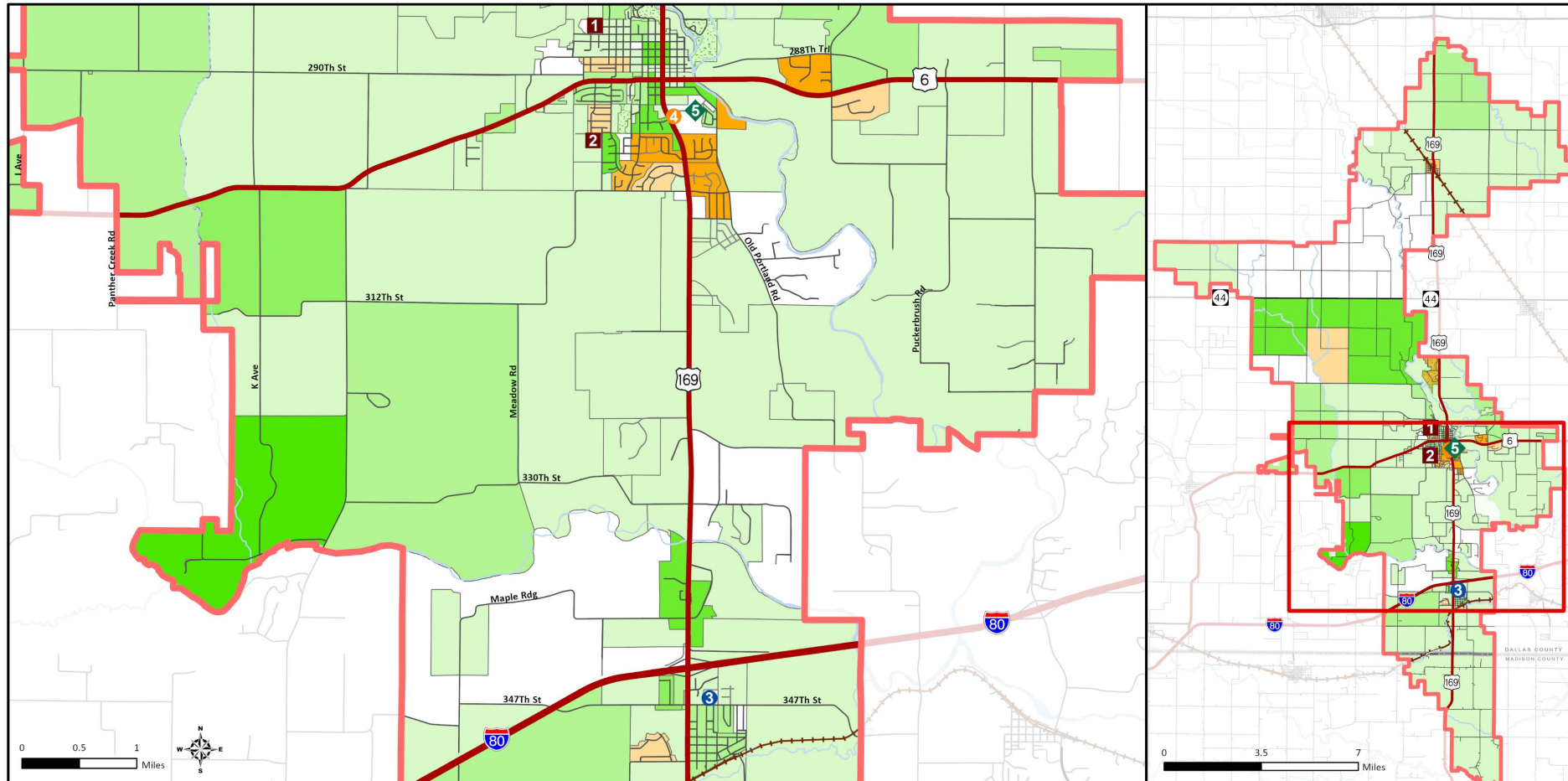


- District Boundary
- Elementary Schools
- Intermediate School
- Middle School
- High School

- List of Schools**
1. Adel Elementary
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 4. ADM Middle School
 5. ADM High School



Count Change is the number of students in 2021/22 subtracted by the number in 2017/18 in each Planning Area.



Map data provided by ADM School District, Dallas County, Madison County, Iowa DOT, USGS, and ESRI. Map created by RSP & Associates, May 2022.

9-12th grade Student Count Change



Adel DeSoto Minburn STUDENT COUNT CHANGE FROM 2017/18 TO 2021/22 IN GRADES 9-12

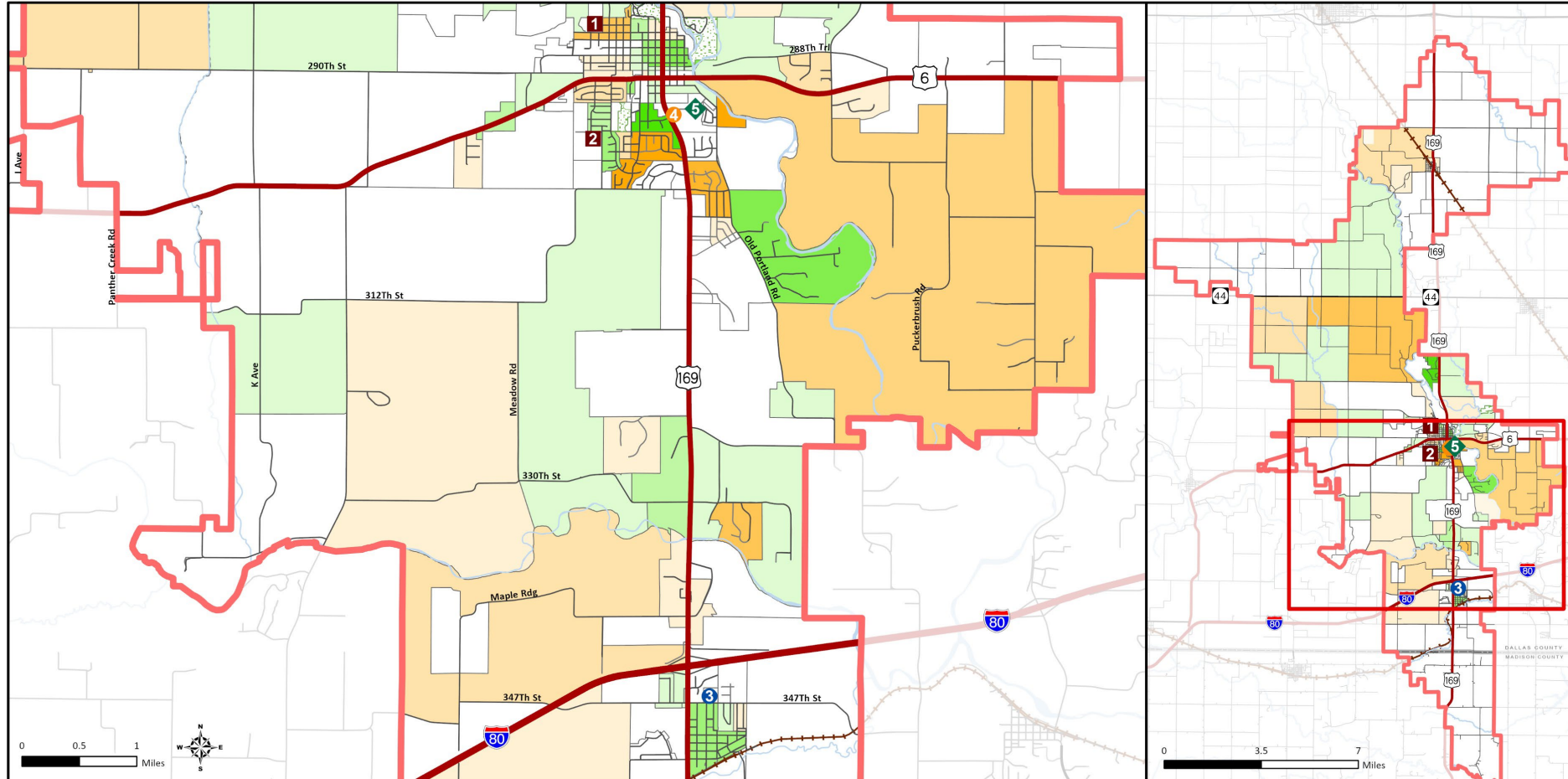


- District Boundary
- Elementary Schools
- Intermediate School
- Middle School
- High School

- List of Schools
1. Adel Elementary
 2. Meadow View Elementary
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 5. ADM High School



Count Change is the number of students in 2021/22 subtracted by the number in 2017/18 in each Planning Area.



Map data provided by ADM School District, Dallas County, Madison County, Iowa DOT, USGS, and ESRI. Map created by RSP & Associates, May 2022.

Student Density Change



Adel DeSoto Minburn

STUDENT DENSITY CHANGE FROM 2017/18 TO 2021/22 IN GRADES K-12

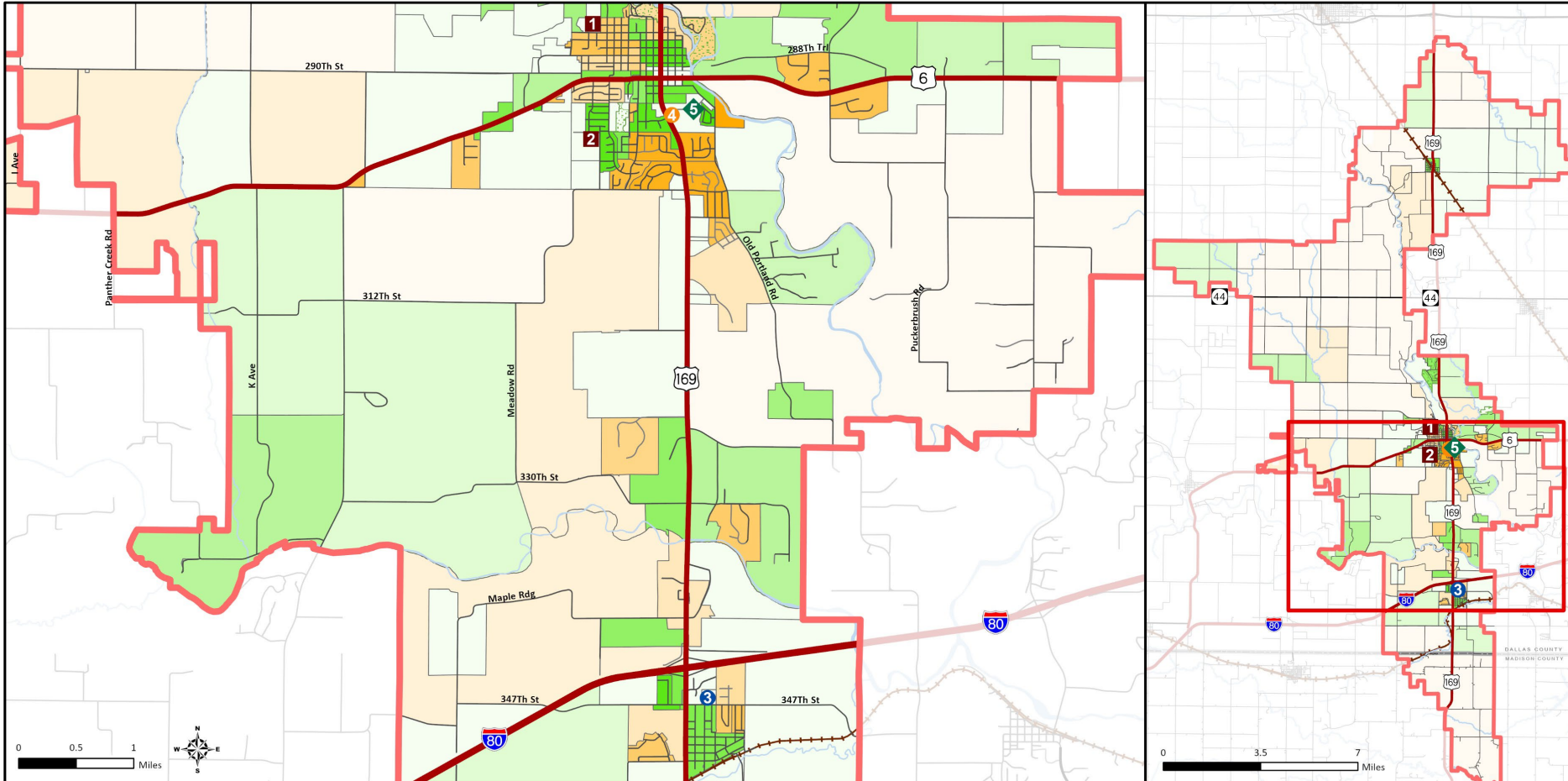


- District Boundary
- Elementary Schools
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- Middle School
- High School

- List of Schools**
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 5. ADM High School



Density Change is the number of students within each Planning Area in 2021/22 subtracted by the number in 2017/18 represented per square mile.



Map data provided by ADM School District, Dallas County, Madison County, Iowa DOT, USGS, and ESRI. Map created by RSP & Associates, May 2022.

2017/18 Student Density



Adel DeSoto Minburn 2017/18 STUDENT DENSITY IN GRADES K-12

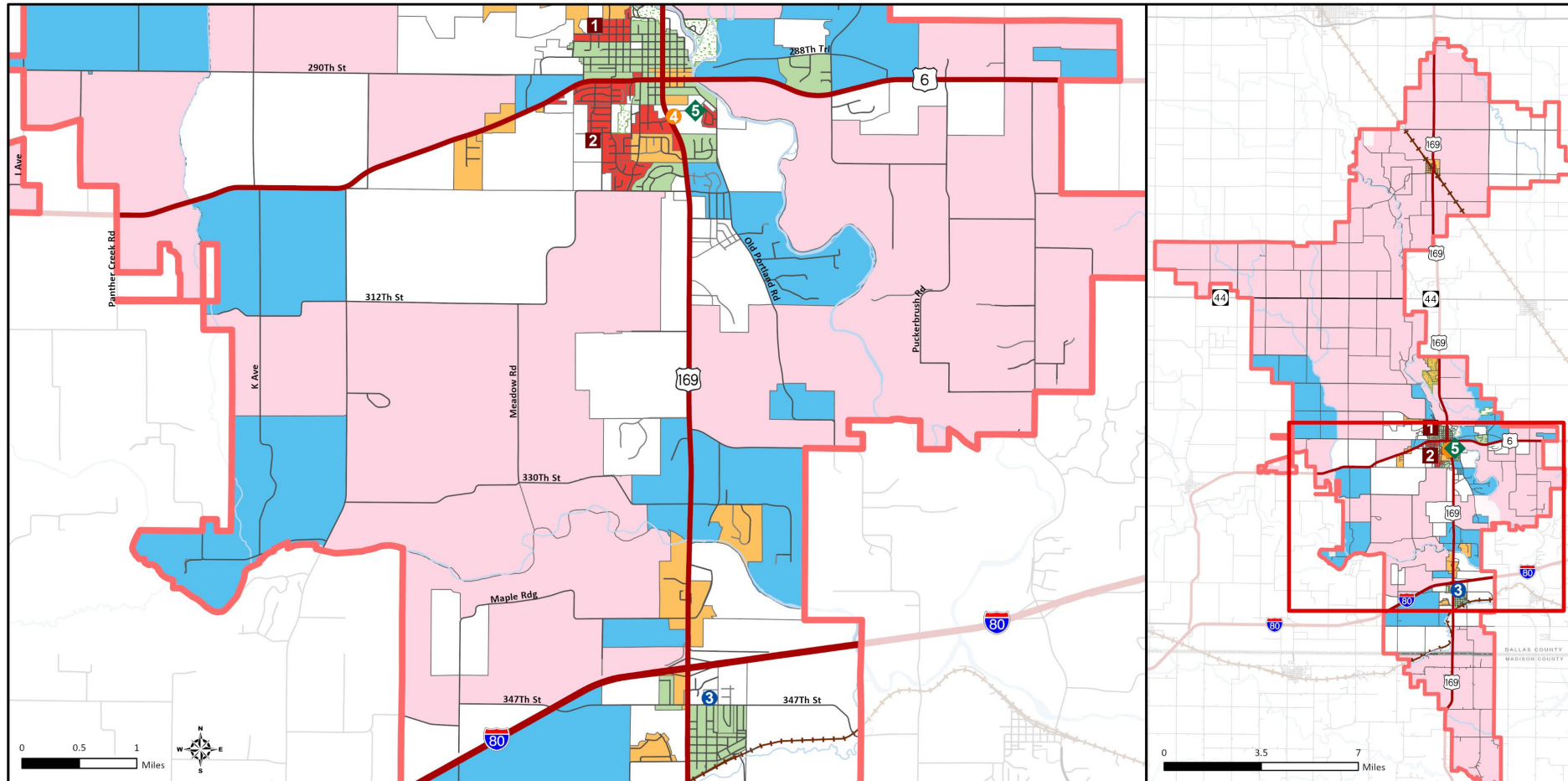


- District Boundary
- Elementary Schools
- Intermediate School
- Middle School
- High School

- List of Schools**
1. Adel Elementary
 2. Meadow View Elementary
 3. DeSoto Intermediate
 4. ADM Middle School
 5. ADM High School

- Student Density**
- | | | | |
|--|---------|--|------------|
| | 0 | | 51 to 250 |
| | 1 to 5 | | 251 to 750 |
| | 6 to 50 | | > 750 |

Student Density is the number of students per square mile within each Planning Area.



Map data provided by ADM School District, Dallas County, Madison County, Iowa DOT, USGS, and ESRI. Map created by RSP & Associates, May 2022.

2021/22 Student Density



Adel DeSoto Minburn 2021/22 STUDENT DENSITY IN GRADES K-12

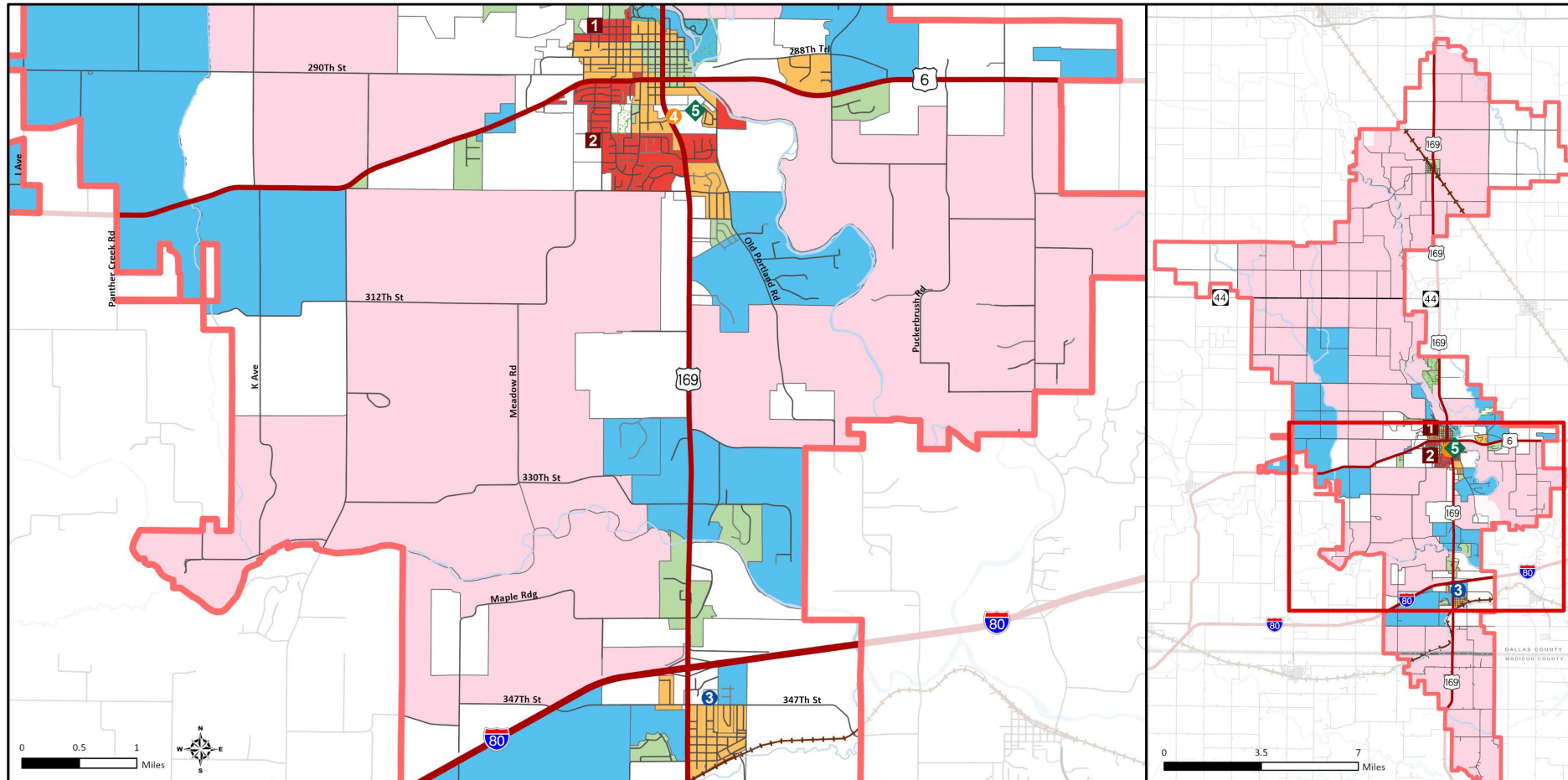


- District Boundary
- Elementary Schools
- Intermediate School
- Middle School
- High School

- List of Schools**
1. Adel Elementary
 2. Meadow View Elementary
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 4. ADM Middle School
 5. ADM High School

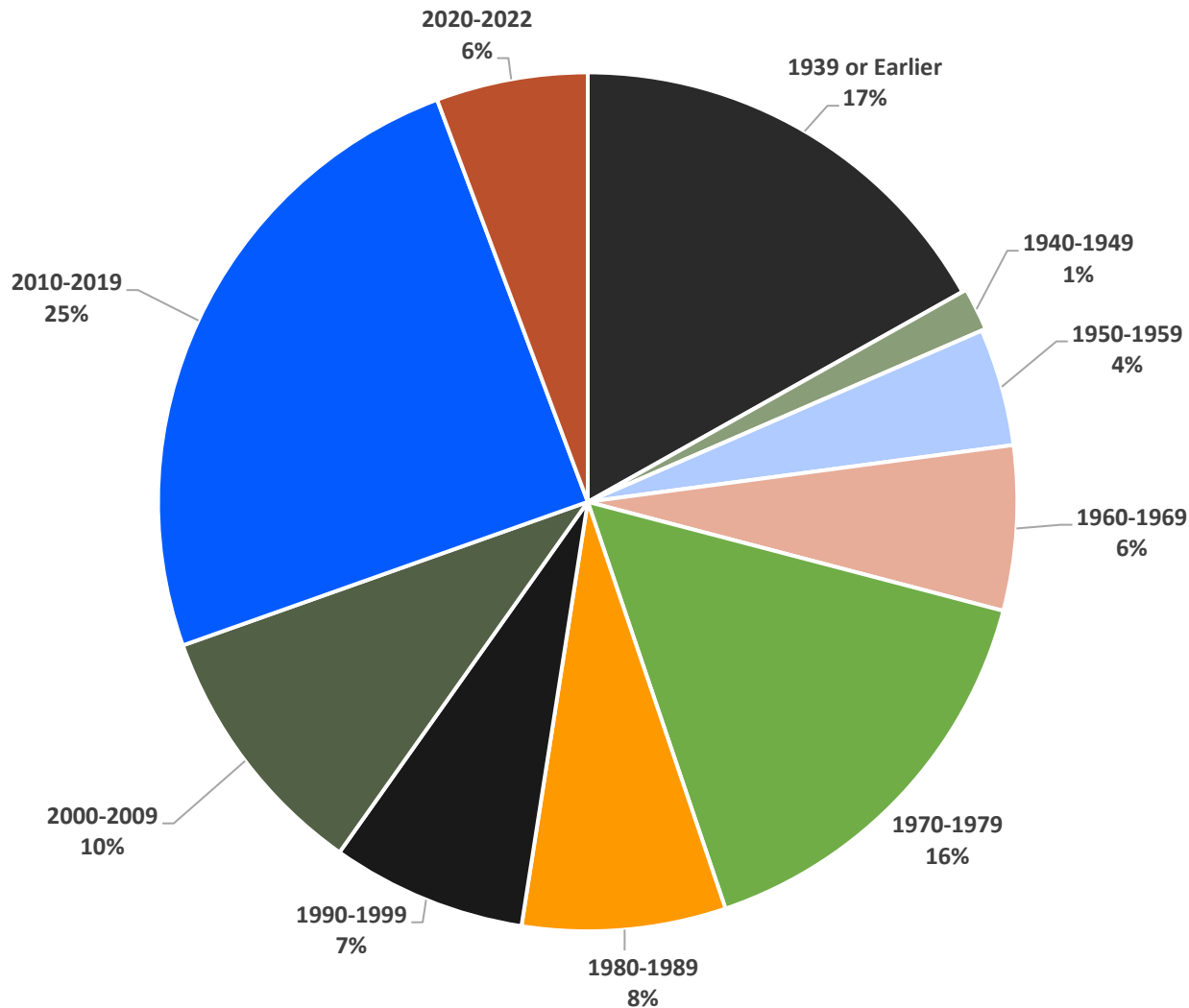
- Student Density**
- | | | | |
|--|---------|--|------------|
| | 0 | | 251 to 750 |
| | 1 to 5 | | > 750 |
| | 6 to 50 | | |

Student Density is the number of students per square mile within each Planning Area.



Map data provided by ADM School District, Dallas County, Madison County, Iowa DOT, USGS, and ESRI. Map created by RSP & Associates, May 2022.

Distribution of Development Activity



Observations:

- Graphic has been created to illustrate the distribution of units by year built
- Year built based on Dallas and Madison County Data and ESRI
- The decade with the most units built was 2010 to 2019; 25% of total units

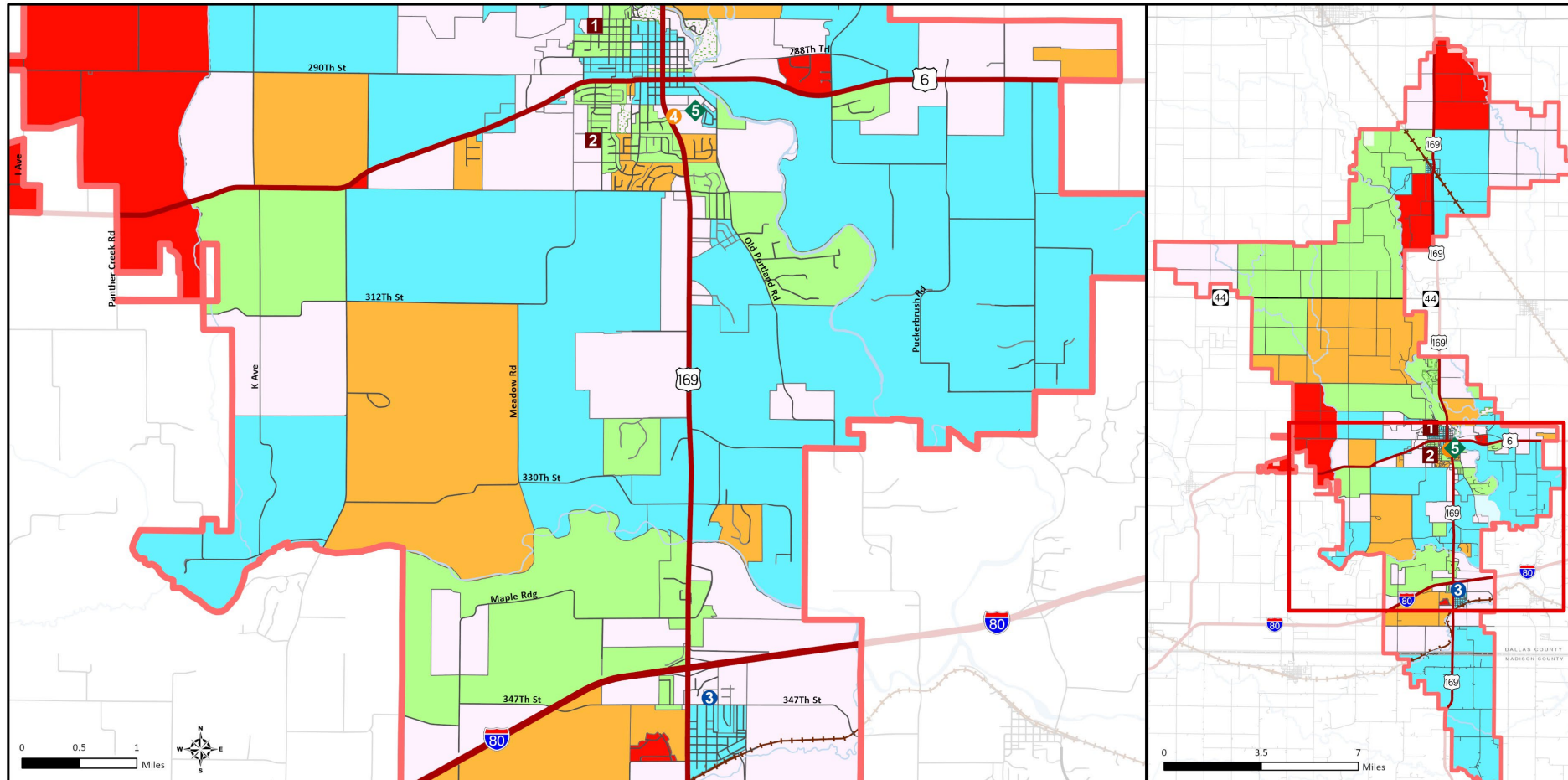
Student Yield Rate



Adel DeSoto Minburn YIELD RATE



Year built data is provided by Dallas and Madison County Assessor's offices. Yield Rate displayed by planning area.
Yield Rate describes the number of K-12 students for every 100 units.



Map data provided by ADM School District, Dallas County, Madison County, Iowa DOT, USGS, and ESRI. Map created by RSP & Associates, May 2022.

Definitions

- Cohort: a group of individuals having a statistical factor (such as grade level) in common in a demographic study
- Out-migration: shows number of students in grade Kindergarten to 11th that are attending the district in 2020/21 but were not attending the district in 2021/22
- In-migration: shows number of students in grade 1st to 12th that are attending the district in 2021/22 but were not attending the district in 2020/21
- Yield-rate: ratio of students that attend each school to the number of housing units in that school's attendance area
- Single-family: a house that is may be fully detached or semi-detached occupied by one household or family
- Multi-family: a classification of housing where multiple separate housing units for residential inhabitants are contained within one building or several buildings within one complex
- Town Homes: Side by side housing units that do not meet the definition of single-family houses
- 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.
- 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
- Mixed-use development: development that blends two or more residential, commercial, cultural, institutional, and/or industrial uses
- 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
- Median Home Value: equal to the middle point of all reported home values from the assessor's office in the district