Planning for the Future

Dickinson Public Schools

Enrollment Analysis

May 2026

RSP & Associates

RSP Quick Facts:

- Founded in 2003
- Professional educational planning firm
- Expertise in multiple disciplines (GIS, Planning, Facilitation)
- Over 20 years of planning experience
- Over 80 years of combined education experience
- Over 20 years of GIS experience
- Projection accuracy of 97% or greater

RSP Clients:

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

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

RSP Planning Team:

Robert Schwarz, CEO

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

Ginna Wallace, Planner

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

RSP Recent Projects:

Minot Public Schools

- Enrollment Analysis, 2025/26

Fargo Public Schools

- Enrollment Analysis, 2025/26

Williston Basin School District #7

- Enrollment Analysis, 2025/26

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Partnership with RSP

Main Takeaway: The long-term partnership between RSP and the district has provided consistent, data-driven planning support that helps align facilities, enrollment trends, and community growth to support informed decision-making and sustainable district operations.

Overview of Work:

- RSP has partnered with the district on multiple planning initiatives, including:
  - **Boundary Analyses:** 2017/18 and 2023/24
  - **Enrollment Analyses:** 2016/17, 2017/18, 2019/20, and 2021/22
- Key planning milestones during this partnership include:
  - Retirement of Rural Elementary in 2017/18
  - Establishment of the Berg Elementary neighborhood boundary in 2018/19
  - Attendance boundary adjustments between Berg and Jefferson Elementary Schools
- During this period, the community experienced measurable growth:
  - Population increased from approximately **28,700 to 29,900 residents**
  - Enrollment increased from approximately **3,300 to 4,100 students**
  - Housing inventory increased from approximately **12,900 to 13,900 units**

Benefits of the Partnership:

- **Data-Driven Decision Making**
  - Strategic planning supported by validated enrollment, housing, demographic, and development data
- **Optimized Learning Environments**
  - Facility and program alignment helps maintain appropriately sized, student-centered learning spaces
- **Efficient Facility Utilization**
  - Ongoing monitoring allows the district to proactively respond to changing enrollment patterns and building utilization needs
- **Practical, Action-Oriented Planning**
  - Recommendations are designed to support real-world operational decisions related to capacity, staffing, capital planning, and long-term growth management

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Product Expectations

Timeline

The project timeline ensures student data aligns as closely as possible with official county data, enabling parcel-level enrollment forecasting.

Findings

The findings were not focused on supporting or contradicting any past internal or outsourced studies. This analysis is grounded in extensive data.

Study

This study factored in many different data sets to provide data-driven analysis that is the foundation of the RSP Statistical Forecast Model (SFM).

Change

Enrollment change in the community is influenced by, but not limited to, the birth rate, demographics, types of development and/or housing affordability.

Facts:

- The study does not provide specific information about which site would be best suited for a new facility, or whether the district should build any new facility**; this analysis is one portion of how to make that decision**.
- This analysis is based on the **same grade configuration** and educational programming expectations that the patrons have for each student.
- **Projecting enrollment is not an exact science**. Like life in general, assumptions may occur that lead to either greater or smaller enrollment outcomes.
- Student data does not include preschool, virtual, or 18-21 special education population. **Enrollment best aligns with the district's Official Count Day data.**

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Discussion Points

1 Enrollment & Demographics

Executive Summary

Sophisticated Forecast Model

Past Enrollment & Change

Student Analysis Maps & Data

2 Population & Development

Population and Demographic Trends

Student Yield Rate

Housing Market Maps & Data

Potential Growth Analysis

3 Enrollment Projections

Past, Current, & Future Enrollment

Building Projections

Grade Level Projections

4 Next Steps

Challenges & Solutions

Next Steps & Key Considerations

5 Appendix

Additional Student Analysis Maps

Definitions

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Executive Summary



2025/26 Forecast Overview

Larger elementary cohorts are expected to continue progressing through the system, supporting stable middle and high school enrollment growth in future years

- ↑ Elementary enrollment forecasted to increase by **+71 students (+3.7%)**
- ↑ Middle School enrollment forecasted to increase by **+14 students (+1.4%)**
- ↑ High School enrollment forecasted to increase by **+218 students (+19.7%)**



Key Challenges to Consider

Balancing enrollment across schools to maintain equitable class sizes and efficient use of space:

- ❑ Elementary capacity utilization forecasted to increase to **92.8%**
- ❑ Middle School capacity utilization forecasted to increase to **95.0%**
- ❑ High School capacity utilization forecasted to increase to **90.8%**



Key variables of enrollment analysis include:

- ↓ Decreasing under-age-5 population and live birth rates
- ↓ Low year-to-year student retention, creating limited upward movement
- ↑ Future stability as grades trend toward 320 students per grade
- ↑ Increasing potential for expanded housing products with recent land donation and economic growth

The district continues to experience **stable enrollment growth** supported by larger cohort progression and long-term development potential, though future growth will **increasingly depend on maintaining strong student capture rates and monitoring changing demographic trends.**

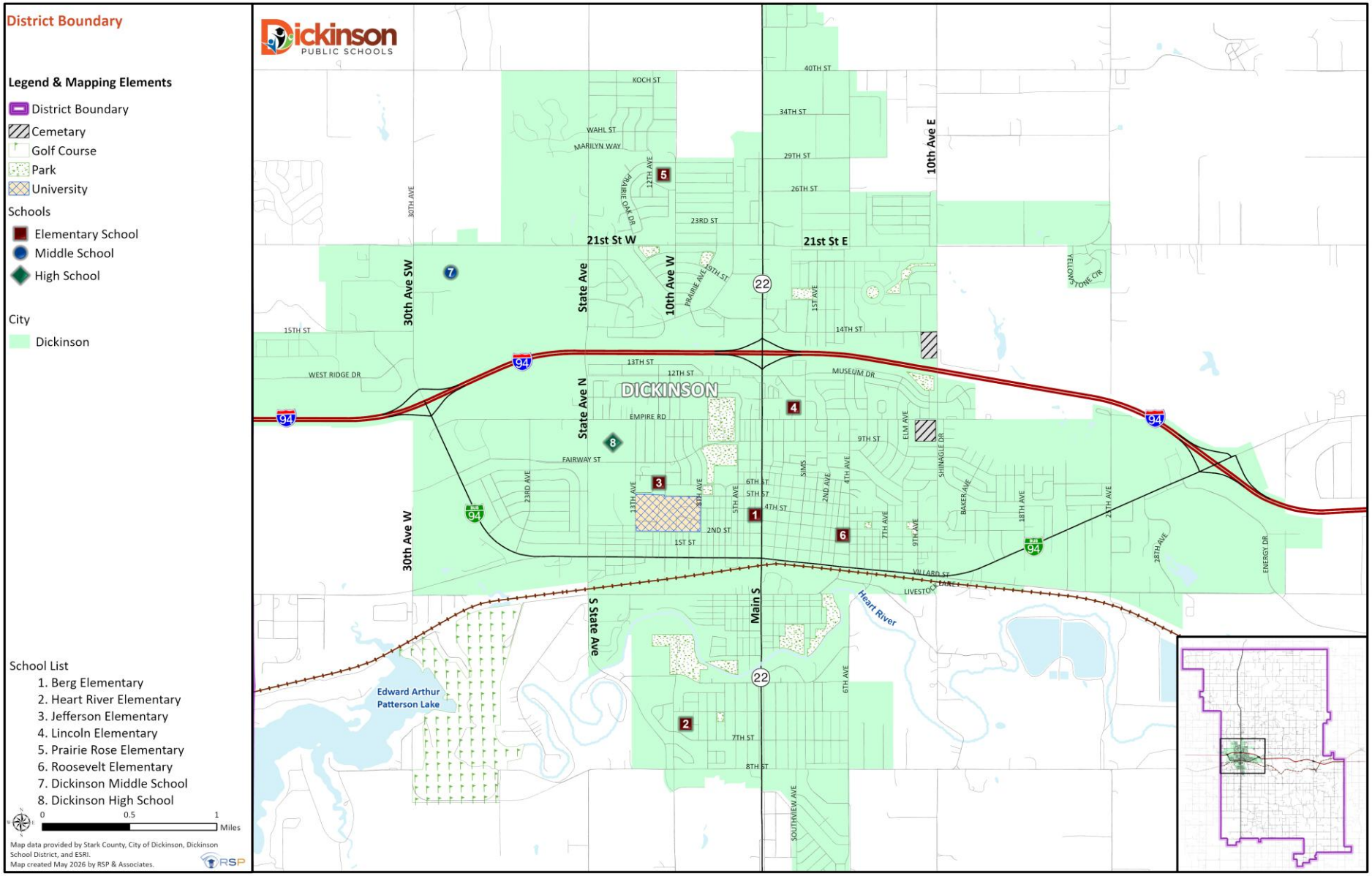
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Part 1:
Past Enrollment and Demographics



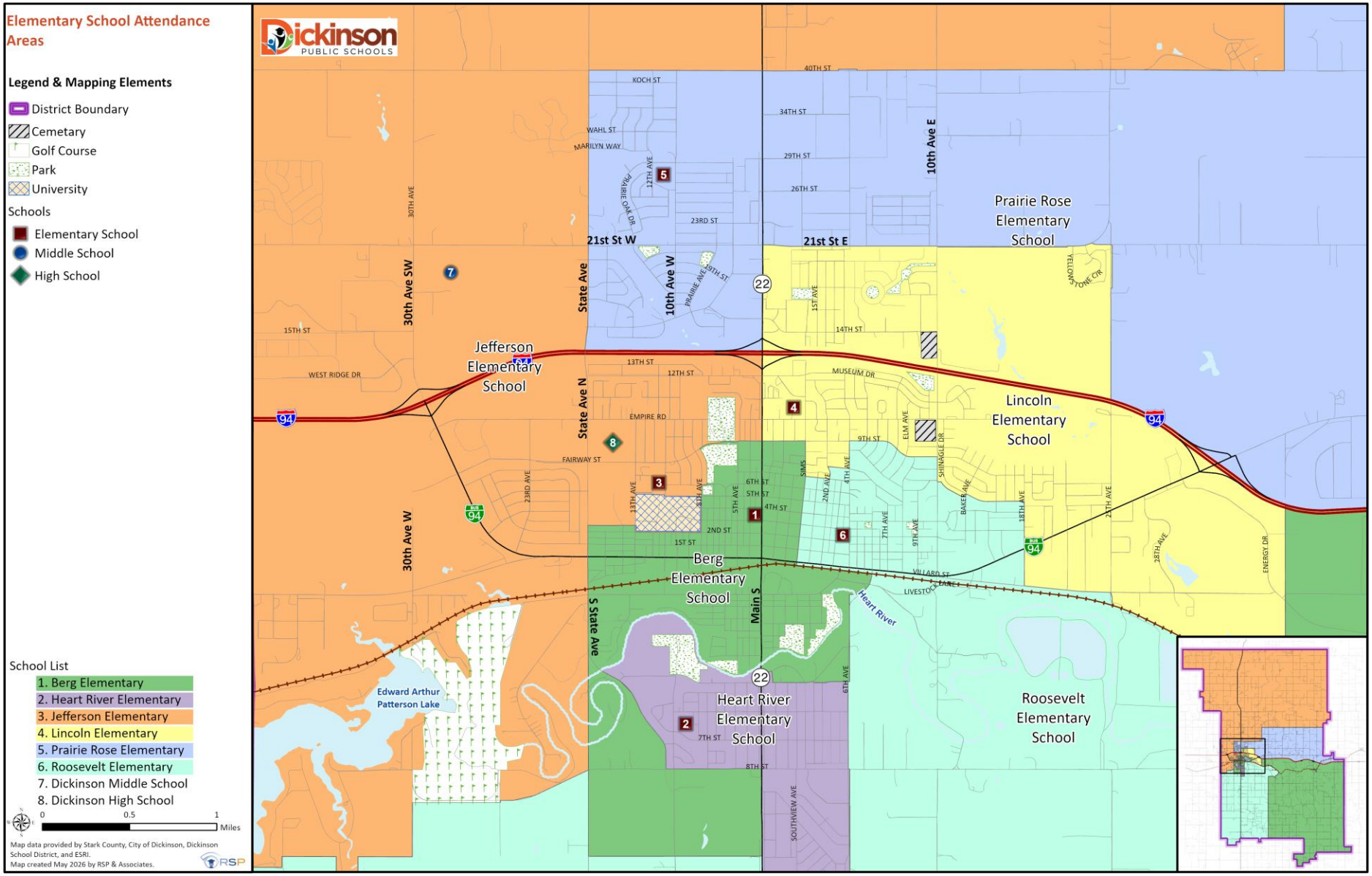
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District Boundary and City Limits Map



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Elementary Boundary Map



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RSP Planning Areas

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

Map Details (Over **250 Planning Areas** were analyzed):

- **Yellow Lines:** Represent **Census Block Groups**
- **Green Lines:** Represent **RSP Planning Areas**

Key Insights and Considerations:

- Planning Areas are more detailed than census block groups, enhancing the **statistical connection between student populations and geography.**
- Planning Areas are created using **multiple factors**:
  - Census block groups and city geographies
  - Land use patterns and residential density
  - Natural and manmade features
  - School attendance boundaries
- Each Planning Area has a **unique profile** influenced by factors such as housing values, square footage, year built, and proximity to amenities
- By using planning areas, RSP can more accurately model **enrollment, yield rates, and student distribution**, linking demographic and housing indicators to student population trends.

Main Takeaway: The map provides context to how RSP analyzes change in a smaller geographic level.



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Sophisticated Forecast Model

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

Let:

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

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

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

Let:

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

The SFM is…

- a social science… not an exact science; it identifies behavior trends to determine the likelihood of those trends recurring
- valuable in how our team created and analyzes the geography at a planning area level for any commonality, which will help produce an accurate forecast

Some variables examined for each planning area (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 and 0-4 population (census data)
- existing land use and future land use (county and city data)
- capital improvement plan (county and city data)
- future development (county and city data)
- in/out-migration of students (district data)

This model is **central to RSP's work**.

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

Each variable is analyzed as an indicator of the future student population:

+ Indicator of Student Growth

− Indicator of Student Loss

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Understanding the Model

RSP Recommended to continually monitor the following indicators:

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

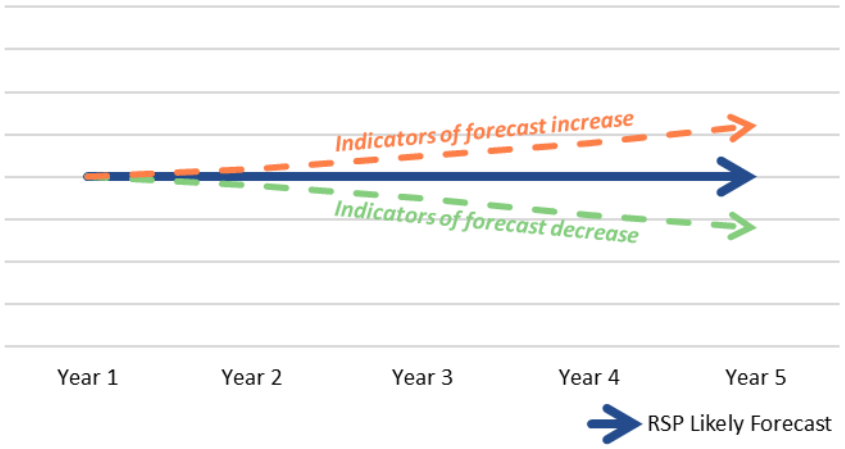
See graphic below to illustrate how the different variables may impact forecasted enrollment outlook:

Main Takeaway:

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

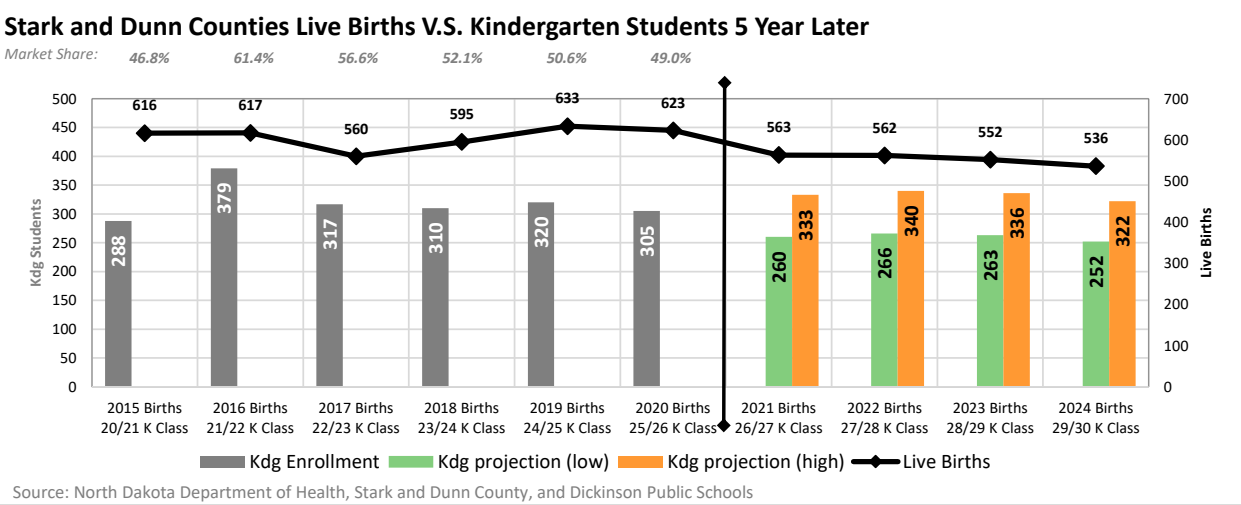
The goal of this study is to help the board, administration, and public understand how to make the best decision for the students at the classroom level.

Example of Forecast Evolution

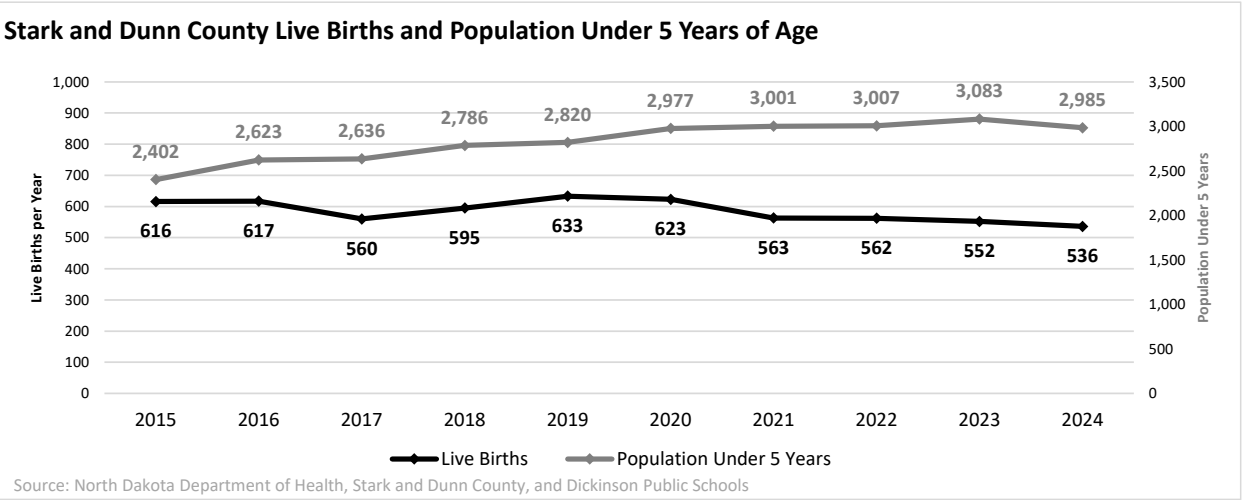


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Birth Rate Visuals



Source: North Dakota Department of Health, Stark and Dunn County, and Dickinson Public Schools



Source: North Dakota Department of Health, Stark and Dunn County, and Dickinson Public Schools

Observations:

- Regional live births have **steadily declined**, remaining **below 600 births** annually for the past four years
- Kindergarten enrollment has generally tracked live birth trends, **with recent classes capturing approximately 49–52% of county births five years later**
- The population **under age 5 has stabilized around 3,000 residents**, indicating **limited near-term growth** in early childhood populations
- Future Kindergarten enrollment growth will depend on **increasing district market share** and attracting additional **in-migration** households
- Birth-based projections provide a **conservative baseline outlook** and do **NOT** fully account for future housing turnover or residential growth impacts
- Official Kindergarten forecast tends to be on the **high side** of the live birth market share for the next four years

Main Takeaway: Declining live birth trends and a stable under-age-5 population limit the near-term outlook for Kindergarten growth, reinforcing the importance of **student capture rates and future in-migration to stabilize early-grade enrollment**.

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Past Enrollment by Grade

Enrollment By Grade

School Year	Grade													K-12		
	K	1st	2nd	3rd	4th	5th	6th	7th	8th	9th	10th	11th	12th	Total	Change	% Change
2011/12	233	219	243	198	204	219	179	196	169	174	210	183	219	2,646		
2012/13	264	246	238	259	199	230	234	197	213	185	186	219	184	2,854	208	7.9%
2013/14	293	283	277	269	285	226	244	251	213	226	207	206	222	3,202	348	12.2%
2014/15	336	297	287	294	266	284	245	239	256	234	246	225	213	3,422	220	6.9%
2015/16	311	312	305	281	285	256	282	239	236	259	248	241	208	3,463	41	1.2%
2016/17	321	267	306	282	264	277	247	258	230	238	258	207	233	3,388	-75	-2.2%
2017/18	357	324	269	329	289	266	294	258	279	244	255	258	217	3,639	251	7.4%
2018/19	374	344	311	271	316	286	286	283	261	275	245	234	219	3,705	66	1.8%
2019/20	413	360	334	318	278	313	310	286	289	271	290	240	244	3,946	241	6.5%
2020/21	288	339	320	288	291	257	301	286	247	278	256	252	220	3,623	-323	-8.2%
2021/22	379	289	329	317	298	291	256	289	278	256	261	232	221	3,696	73	2.0%
2022/23	317	357	290	339	322	301	299	258	290	300	264	253	246	3,836	140	3.8%
2023/24	310	317	359	292	340	330	308	303	257	292	295	245	261	3,909	73	1.9%
2024/25	320	322	335	368	307	348	327	323	294	273	283	273	242	4,015	106	2.7%
2025/26	305	318	311	347	355	297	340	328	316	306	275	269	258	4,025	10	0.2%

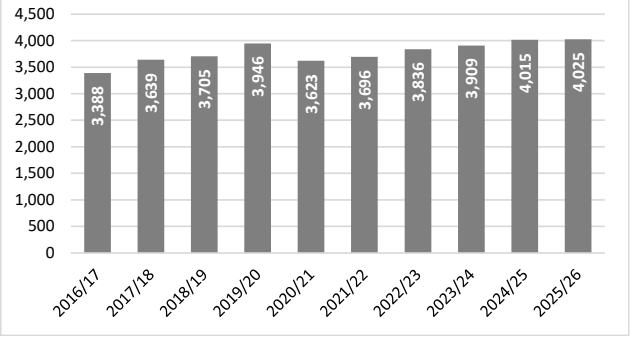
Disclaimer: Data does NOT include Roughrider Virtual Academy students.

Source: North Dakota Department of Education and Dickinson Public Schools (2011/12 to 2025/26)

Observations:

- Enrollment has **increased over the past five years**, reaching **4,025 students in 2025/26**
- Current grade-level structure supports continued organic growth, with several lower grades larger than the graduating classes ahead of them
  - Largest K-12 class in 2025/26: **4th grade with 355 students**
  - Smallest K-12 class in 2025/26: **12th grade with 258 students**
- The incoming Kindergarten class remains larger than the graduating senior class, contributing to overall enrollment stability and gradual growth
- Enrollment growth has moderated recently, with total enrollment increasing by only 10 students this year, representing the lowest annual percentage change in the analysis period

Total Enrollment Over Time (K-12)



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

Grade Progression Change

Enrollment Grade Change

School Year		Grade Progression Change													K-12	
From	To	K→K	K→1	1→2	2→3	3→4	4→5	5→6	6→7	7→8	8→9	9→10	10→11	11→12	Change	% Change
2011/12	2012/13	31	13	19	16	1	26	15	18	17	16	12	9	1	208	7.9%
2012/13	2013/14	29	19	31	31	26	27	14	17	16	13	22	20	3	348	12.2%
2013/14	2014/15	43	4	4	17	-3	-1	19	-5	5	21	20	18	7	220	6.9%
2014/15	2015/16	-25	-24	8	-6	-9	-10	-2	-6	-3	3	14	-5	-17	41	1.2%
2015/16	2016/17	10	-44	-6	-23	-17	-8	-9	-24	-9	2	-1	-41	-8	-75	-2.2%
2016/17	2017/18	36	3	2	23	7	2	17	11	21	14	17	0	10	251	7.4%
2017/18	2018/19	17	-13	-13	2	-13	-3	20	-11	3	-4	1	-21	-39	66	1.8%
2018/19	2019/20	39	-14	-10	7	7	-3	24	0	6	10	15	-5	10	241	6.5%
2019/20	2020/21	-125	-74	-40	-46	-27	-21	-12	-24	-39	-11	-15	-38	-20	-323	-8.2%
2020/21	2021/22	91	1	-10	-3	10	0	-1	-12	-8	9	-17	-24	-31	73	2.0%
2021/22	2022/23	-62	-22	1	10	5	3	8	2	1	22	8	-8	14	140	3.8%
2022/23	2023/24	-7	0	2	2	1	8	7	4	-1	2	-5	-19	8	73	1.9%
2023/24	2024/25	10	12	18	9	15	8	-3	15	-9	16	-9	-22	-3	106	2.7%
2024/25	2025/26	-15	-2	-11	12	-13	-10	-8	1	-7	12	2	-14	-15	10	0.2%
3-Year Average		-4.0	3.3	3.0	7.7	1.0	2.0	-1.3	6.7	-5.7	10.0	-4.0	-18.3	-3.3	63.0	1.6%
3-Year Weighted Average		-5.3	3.0	0.8	9.3	-1.3	-1.0	-3.8	6.2	-6.7	11.7	-2.8	-17.5	-7.2	52.5	1.3%

Source: North Dakota Department of Education and Dickinson Public Schools (2011/12 to 2025/26)

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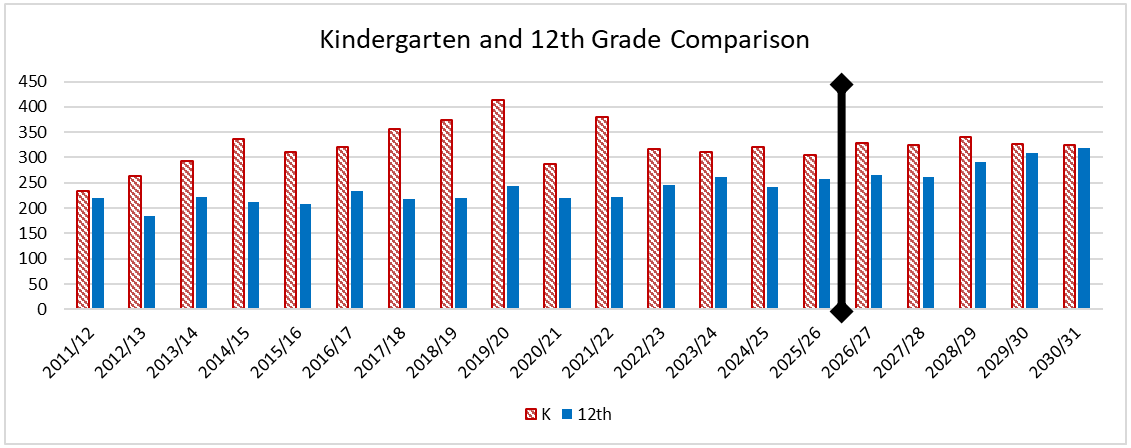
Observations:

- Enrollment changes continue to vary by grade level, reinforcing the importance of annual monitoring of student movement and retention patterns
  - Largest 3-year average cohort increase: **8th → 9th Grade: +10 students**
  - Largest 3-year average cohort decrease: **10th → 11th Grade: -18 students**
- Cohort loss increased this year, with several elementary grade progressions showing larger-than-normal declines. The most notable changes occurred in the transition from:
  - **3rd → 4th Grade (-13 students), 4th → 5th Grade (-10 students), and 5th → 6th Grade (-8 students)**
    These trends should continue to be monitored to determine if they represent temporary fluctuations or emerging enrollment patterns

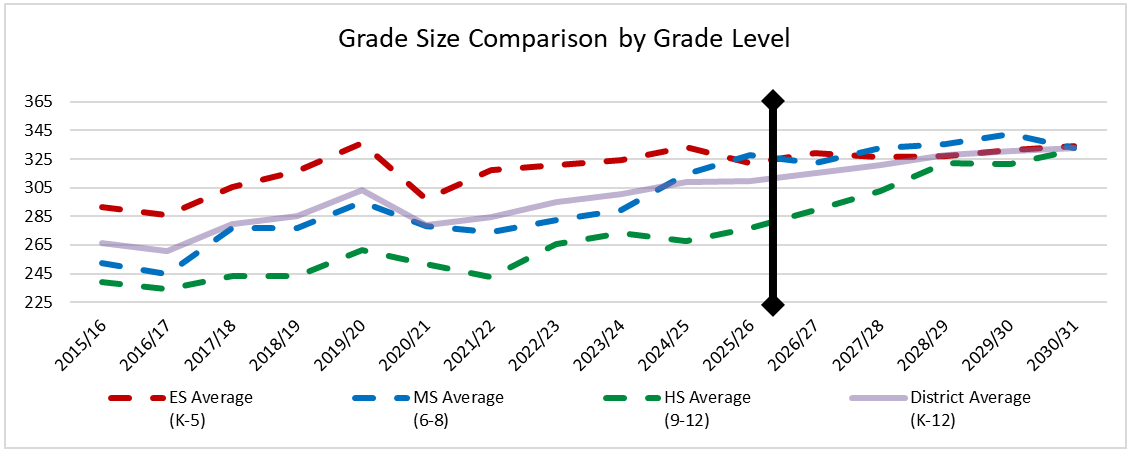
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**All past student data is exported from the district student database allowing the ability to do robust statistical analysis by student geography .The student database export will not always align perfectly with the Official Counts (Statistically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

Class Size Comparisons



Source: RSP & Associates – May 2026



Source: RSP & Associates – May 2026

Main Takeaway: The district continues to experience larger incoming elementary cohorts than graduating senior classes, **supporting gradual long-term enrollment stability** as larger student groups progress through the system.

K and 12th Grade Comparisons:

- The current Kindergarten class is approximately **60 students larger** than the current 12th grade class, supporting continued near-term enrollment stability
- Larger incoming elementary cohorts continue to move through the system, creating gradual enrollment growth in upper grades over time
- Over the next five years:
  - Kindergarten classes are projected to remain relatively stable, generally ranging between **300–340 students**
  - 12th grade classes are projected to gradually increase as larger cohorts progress through high school
- The gap between lower and upper grade enrollment is expected to narrow over time as cohort sizes become more balanced

Average Class Size Trends:

- Elementary grade averages are currently larger than middle and high school averages
- Enrollment growth moves through the district in waves, often impacting secondary grades several years after elementary increases occur
- By 2030/31, average class sizes across all grade configurations are projected to converge around **325–340 students**, creating a more balanced district-wide structure

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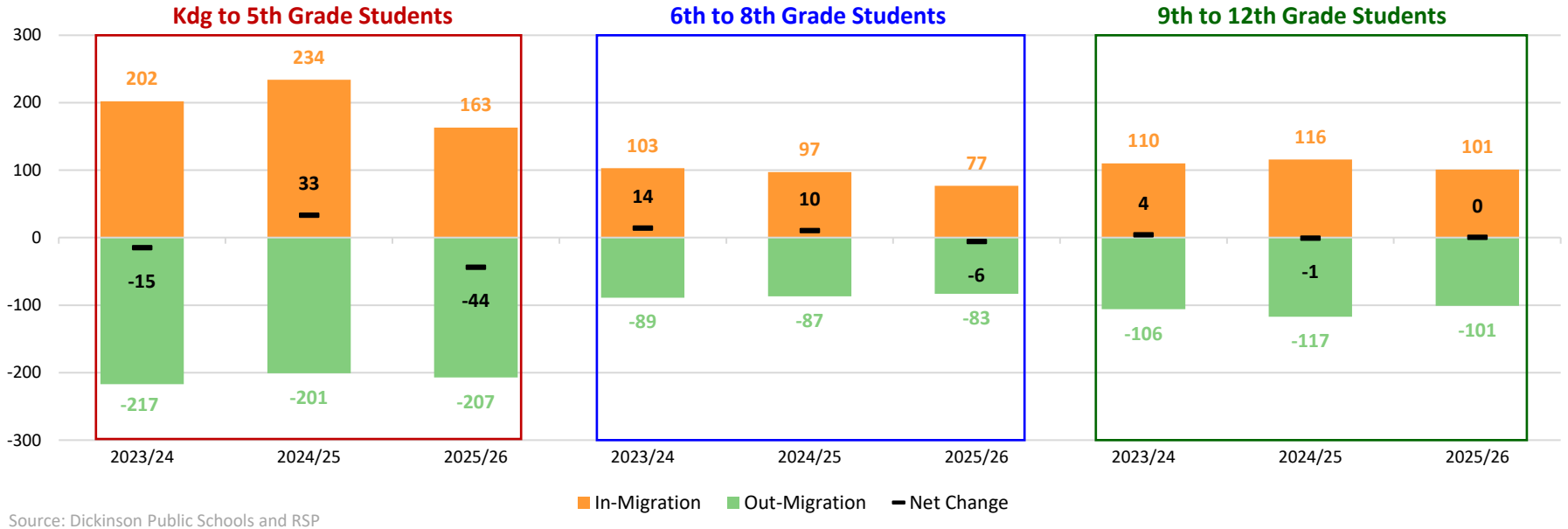
Disclaimer. This is a projected outlook based on the information examined in this analysis. All past student data is exported from the district student database. The student database export may not always align with the Official Counts (Statistically 99% greater match by grade).

Student Migration Trend

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

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

Student In vs. Out Migration



Source: Dickinson Public Schools and RSP

Observations: This analysis reflects a **year-to-year** perspective of student change from official count data. There will likely be students changes that happen during the school year that is ultimately reflected in the enrollment forecast.

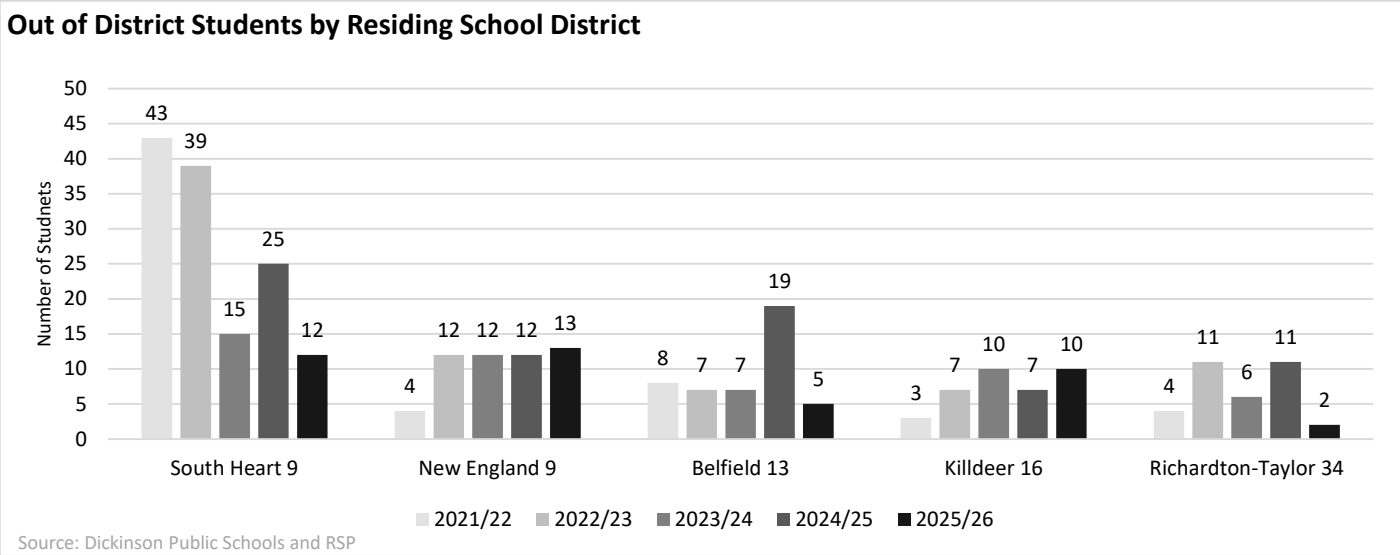
- Net migration improved in 2024/25 before shifting to a modest net loss in 2025/26, **due primarily to lower in-migration**
  - 2023/24: +415 students in, - 412 students out → **+3 student net gain**
  - 2024/25: +447 students in, - 405 students out → **+42 student net gain**
  - 2025/26: +341 students in, - 391 students out → **-50 student net loss**
- Migration trends are influenced by housing availability, home values, interest rates, employment conditions, and competing educational options
  - Positive net migration demonstrates that the district continues to attract new students
  - Elementary grades experience the highest levels of both in- and out-migration activity

Main Takeaway: Student migration remains an important stabilizing factor for district enrollment, but recent declines in in-migration highlight the district's growing **reliance on attracting and retaining new families to offset smaller incoming cohorts.**

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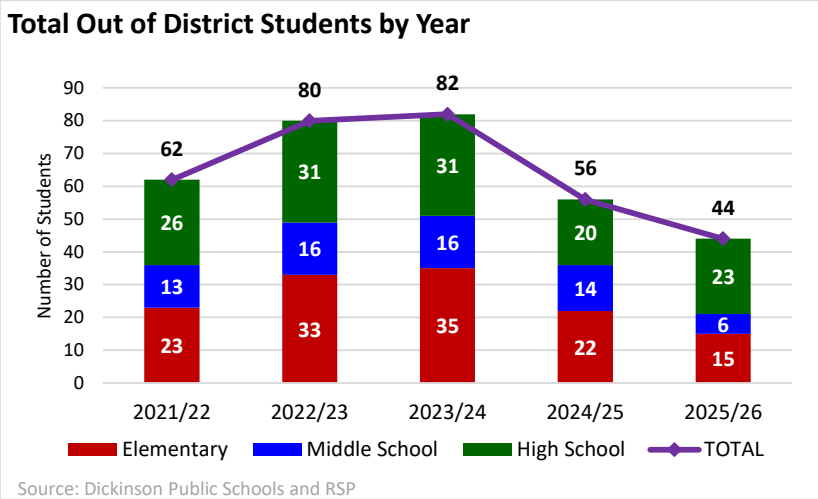
Out-of-District Student Analysis

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



Notes:

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



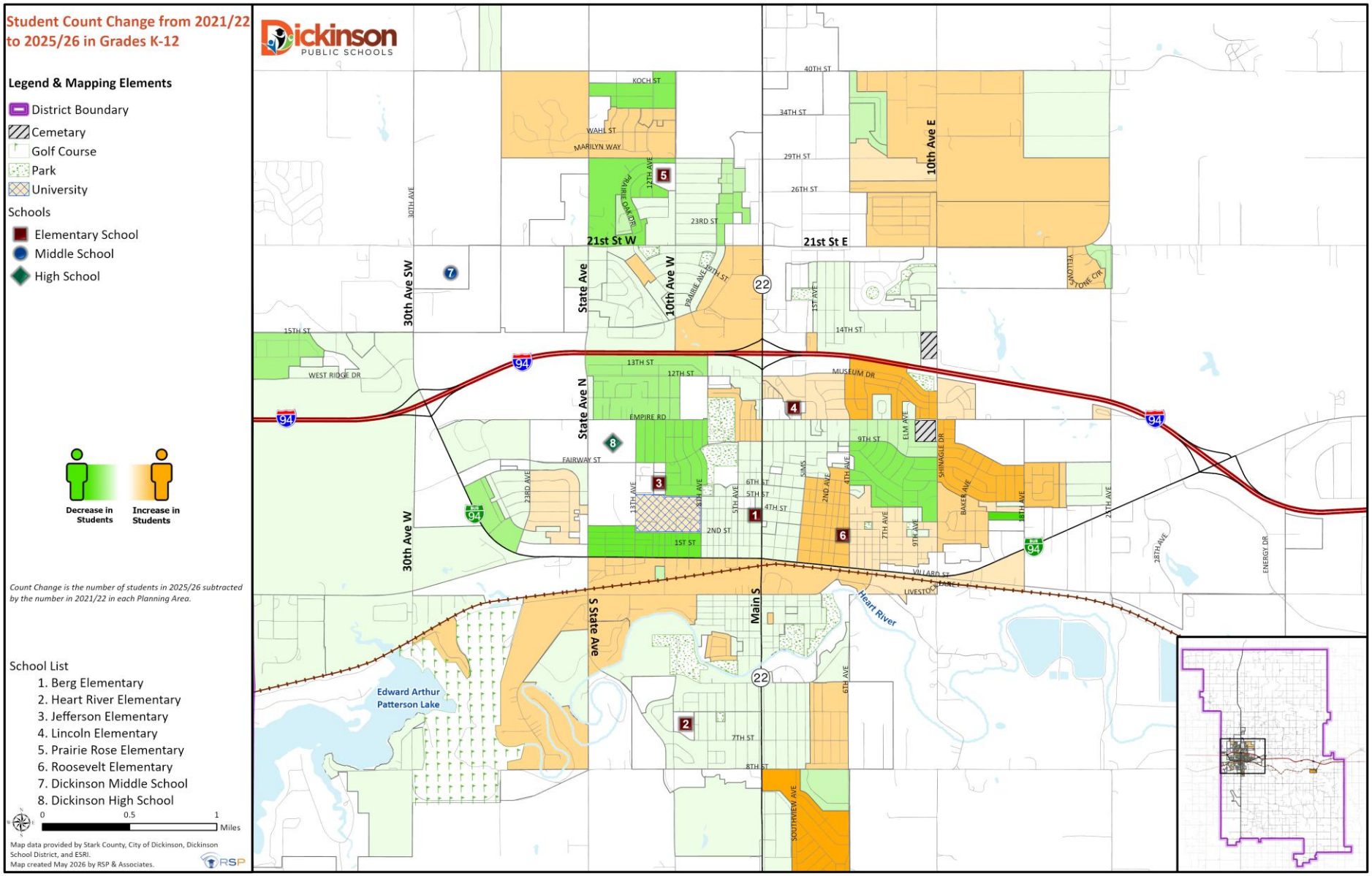
Observations

- Out-of-district enrollment has declined over the past two years, decreasing from a peak of 82 students to **44 students in 2025/26**
  - Elementary students represent the largest share of out-of-district enrollment, followed by high school students
- **South Heart SD 9 and Belfield SD 13** consistently contribute the largest number of out-of-district students attending the district
- Recent declines may reflect changing **enrollment preferences, housing patterns, program availability, or capacity conditions across surrounding districts**

Main Takeaway: Out-of-district enrollment continues to provide an important source of students for the district, but recent declines reinforce the need to **monitor regional competition, enrollment policies, and program attractiveness** to maintain long-term student capture.

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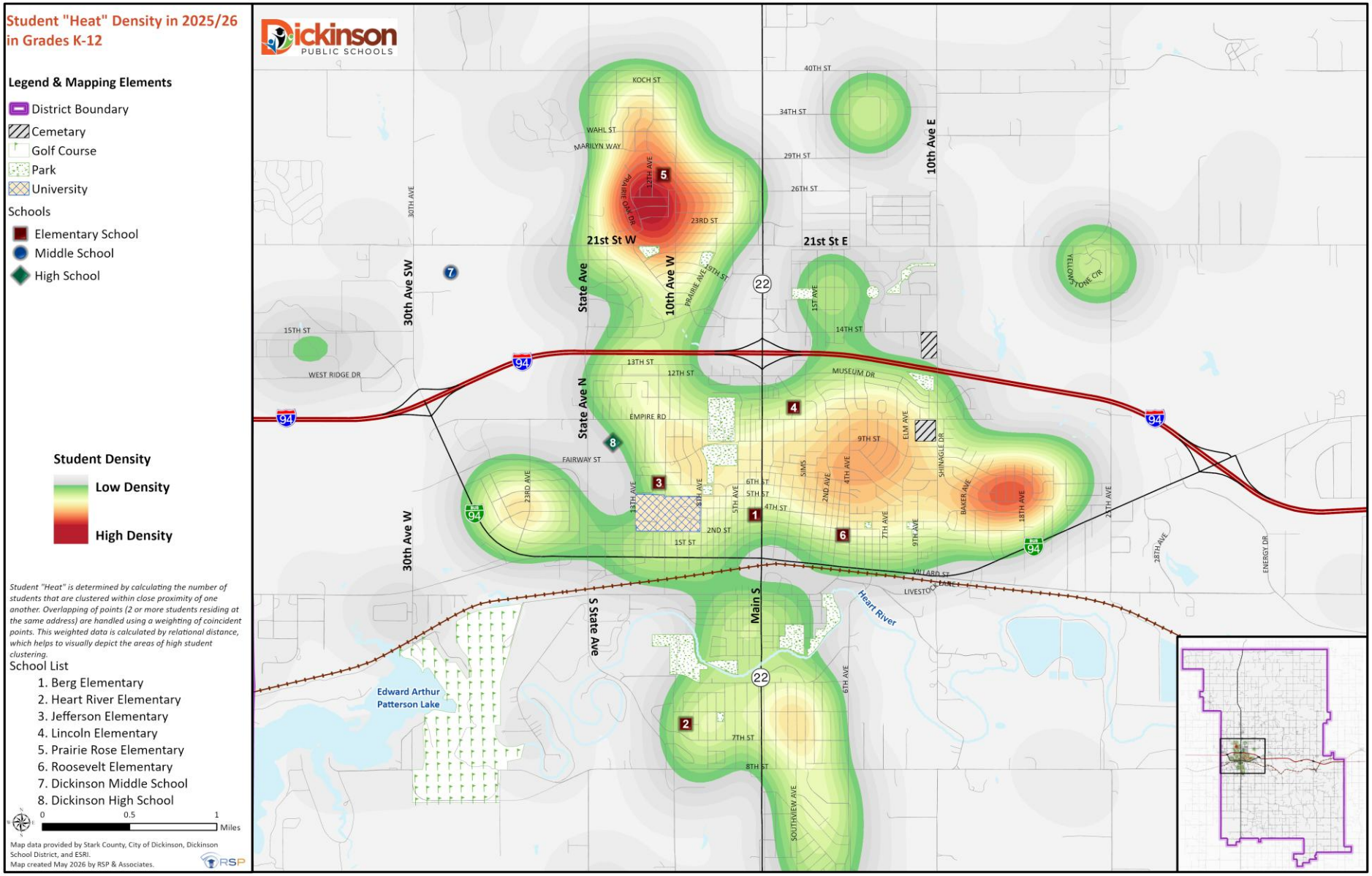
K-12 Student Count Change Map



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

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K-12 Student Heat Density Map



Main Takeaway: Student heat density is greatest in the northwest near **Prairie Rose Elementary School (#5).**

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Part 1: Observations and Conclusions

Limitations to Student Growth

- ↓ Kindergarten enrollment **declined** this year following a historically large incoming class the previous year
- ↓ County live birth trends **continue to decline**, creating long-term pressure on future Kindergarten enrollment
- ↓ **Limited new student in-migration** contributed to a slower pace of enrollment growth this year
- ↓ Several **elementary cohorts declined** more than historical averages and should be monitored
- ↓ Some aging neighborhoods are generating fewer **new student-producing households** as population turnover slows

Indicators of Student Growth

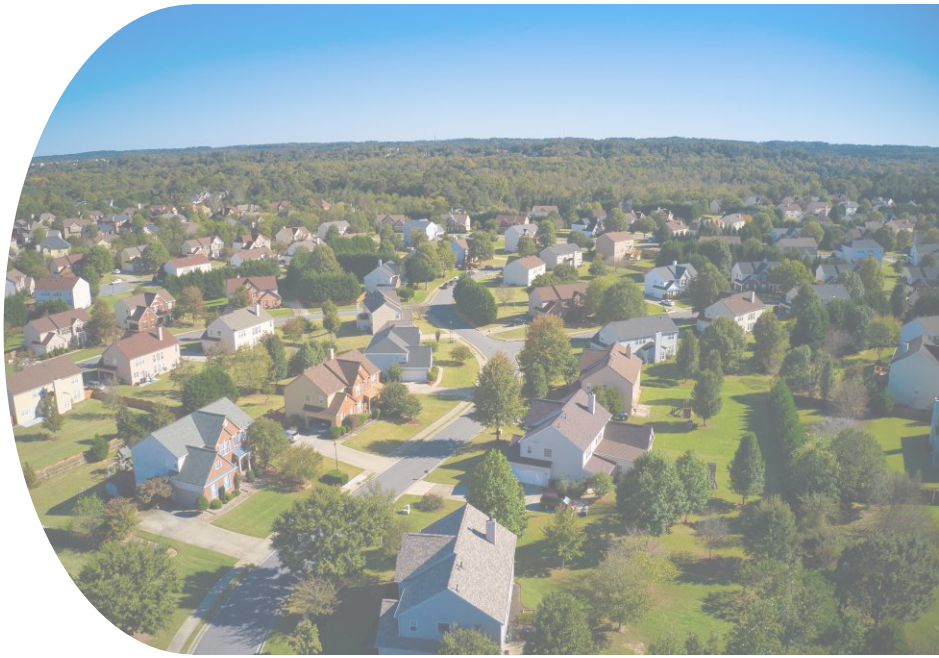
- ↑ Total district enrollment has **increased over the past five years**
- ↑ Current cohort patterns continue to support stable to gradually **increasing** enrollment in the near term
- ↑ Kindergarten classes remain larger than graduating senior classes
- ↑ Most **cohorts gain students** as they progress through the system, indicating continued in-migration and student retention
- ↑ High-density student areas continue to **experience enrollment growth**
- ↑ New housing activity and neighborhood turnover introduce **additional households** into the district

Conclusion of Section:

- The district has experienced sustained enrollment growth over the past decade, with current demographic patterns continuing to support stable near-term enrollment
- RSP & Associates actively monitors nearly 250 planning areas to evaluate housing, demographic, and enrollment trends across the district
- The highest concentrations of students continue to be located north of I-94 near Prairie Rose Elementary
- Open enrollment and out-of-district participation trends should continue to be monitored, as policy or participation changes could influence future enrollment patterns

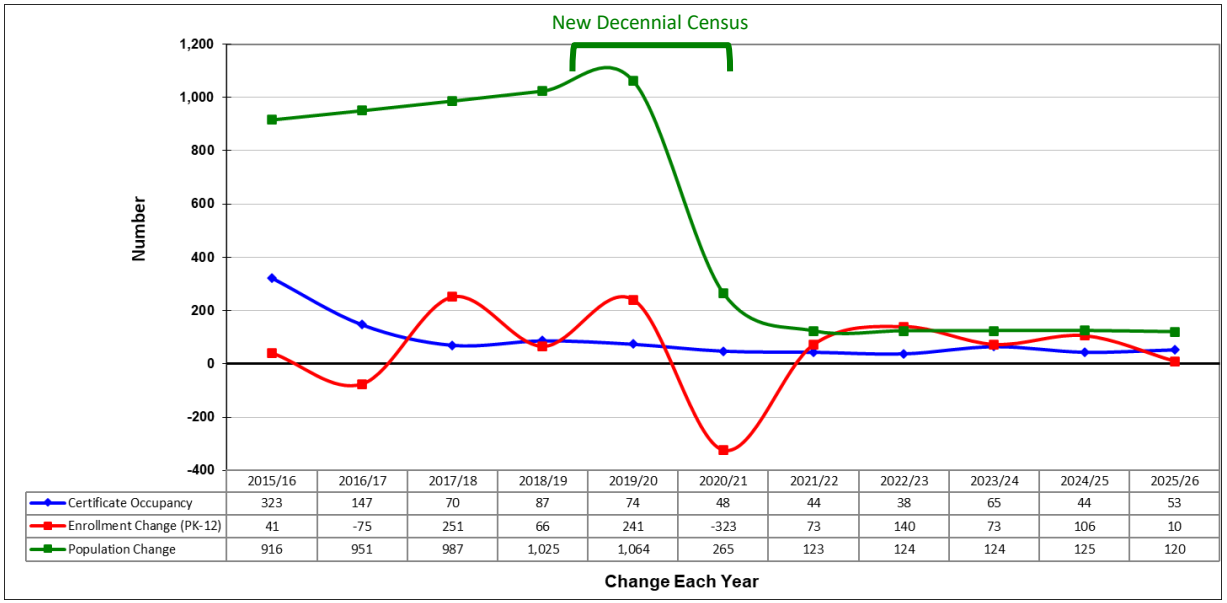
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Part 2:
Development and Growth Trends



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Population, Development, & Enrollment



	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26
Certificate Occupancy	323	147	70	87	74	48	44	38	65	44	53
Enrollment Change (PK-12)	41	-75	251	66	241	-323	73	140	73	106	10
Population Change	916	951	987	1,025	1,064	265	123	124	124	125	120

Source: Stark County, Dickinson Public Schools, and RSP

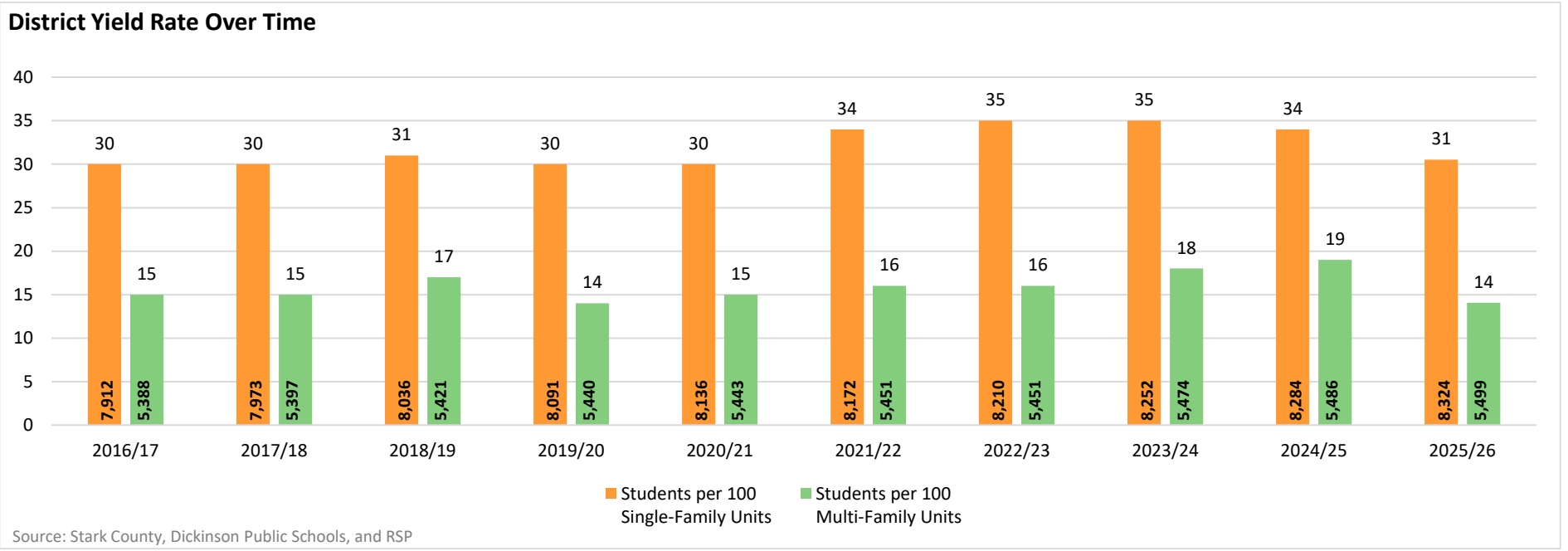
Main Takeaway: The community continues to experience **stable population and enrollment trends**; however, future enrollment growth beyond current levels will **likely depend on increased housing development and continued residential expansion.**

Observations:

- Building activity has **moderated in recent years**, with fewer than **100 housing units** completed annually since 2021/22
  - Certificate-of-occupancy data may lag behind actual construction activity due to county reporting timelines
  - Preliminary development activity suggests 2025/26 housing totals may increase as additional projects are finalized and reported
- Census estimates indicate the community population **continues to grow modestly**, averaging approximately **120 additional residents per year**
- Student enrollment has generally remained **stable to slightly increasing**, reflecting the connection between population growth, housing activity, and school enrollment trends
  - Compared to pre-2020 growth levels, recent **housing development has occurred at a slower pace**, limiting the potential for larger enrollment increases

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K-12 Yield Rate Comparison Over Time



Source: Stark County, Dickinson Public Schools, and RSP

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

Observations

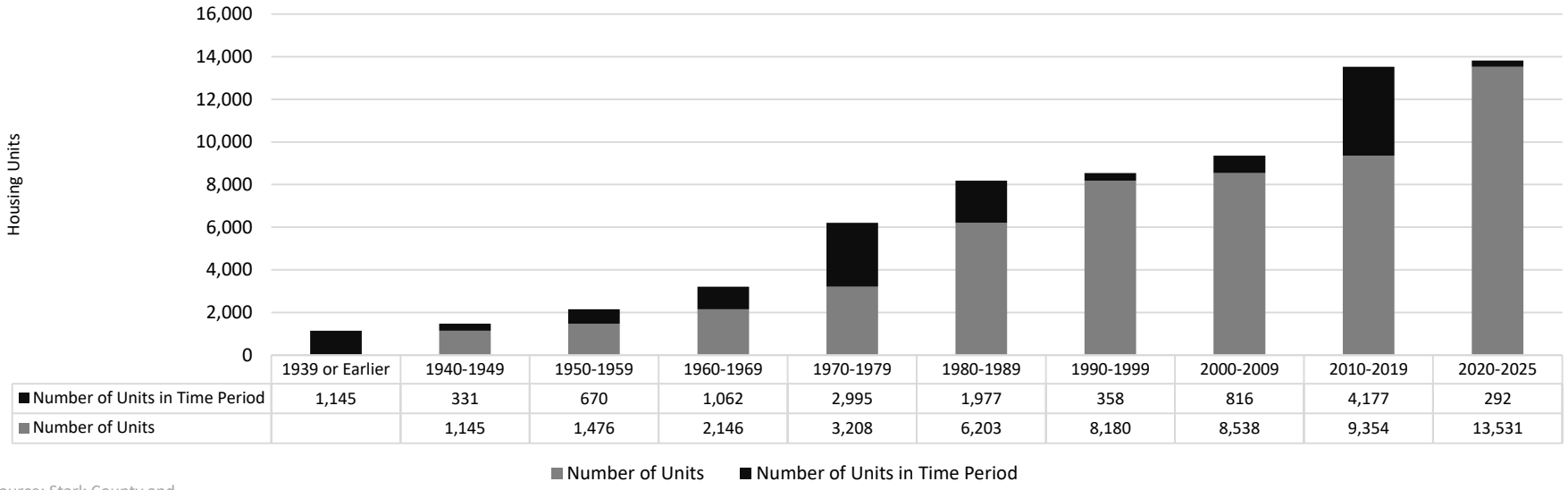
- Bar graph shows the number of students per 100 units by year and by housing unit type (single-family or multi-family)
- District sees on average **32 K-12 students per 100 single-family households** (8,324 total SF units)
  - The yield rate for single-family units had been increasing, but dipped lower this year; 2025/26 yielded 31 students per 100 SF units
- District sees on average **16 K-12 students per 100 multi-family households** (5,499 total MF units)
  - The yield rate for multi-family units had been increasing, but dipped lower this year; 2025/26 yielded 14 students per 100 MF units
- Adding new housing inventory can impact the yield rates:
  - There were **412 single-family** homes built from 2016 to 2025
  - There were **111 multi-family homes** built from 2016 to 2025

Main Takeaway: As more single-family housing has been built, the generation of students from these units has gradually increased. Both yield rates decreased this year, contributing to the district-wide loss and the lack of new in-migration.

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2025 Residential Inventory

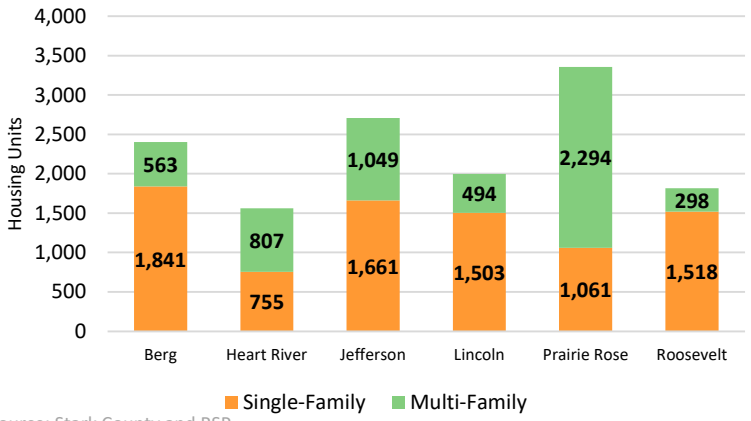
New vs. Existing Units by Decade Built



	1939 or Earlier	1940-1949	1950-1959	1960-1969	1970-1979	1980-1989	1990-1999	2000-2009	2010-2019	2020-2025
Number of Units in Time Period	1,145	331	670	1,062	2,995	1,977	358	816	4,177	292
Number of Units		1,145	1,476	2,146	3,208	6,203	8,180	8,538	9,354	13,531

Source: Stark County and

Total Housing Units by Type and by Elementary Boundary



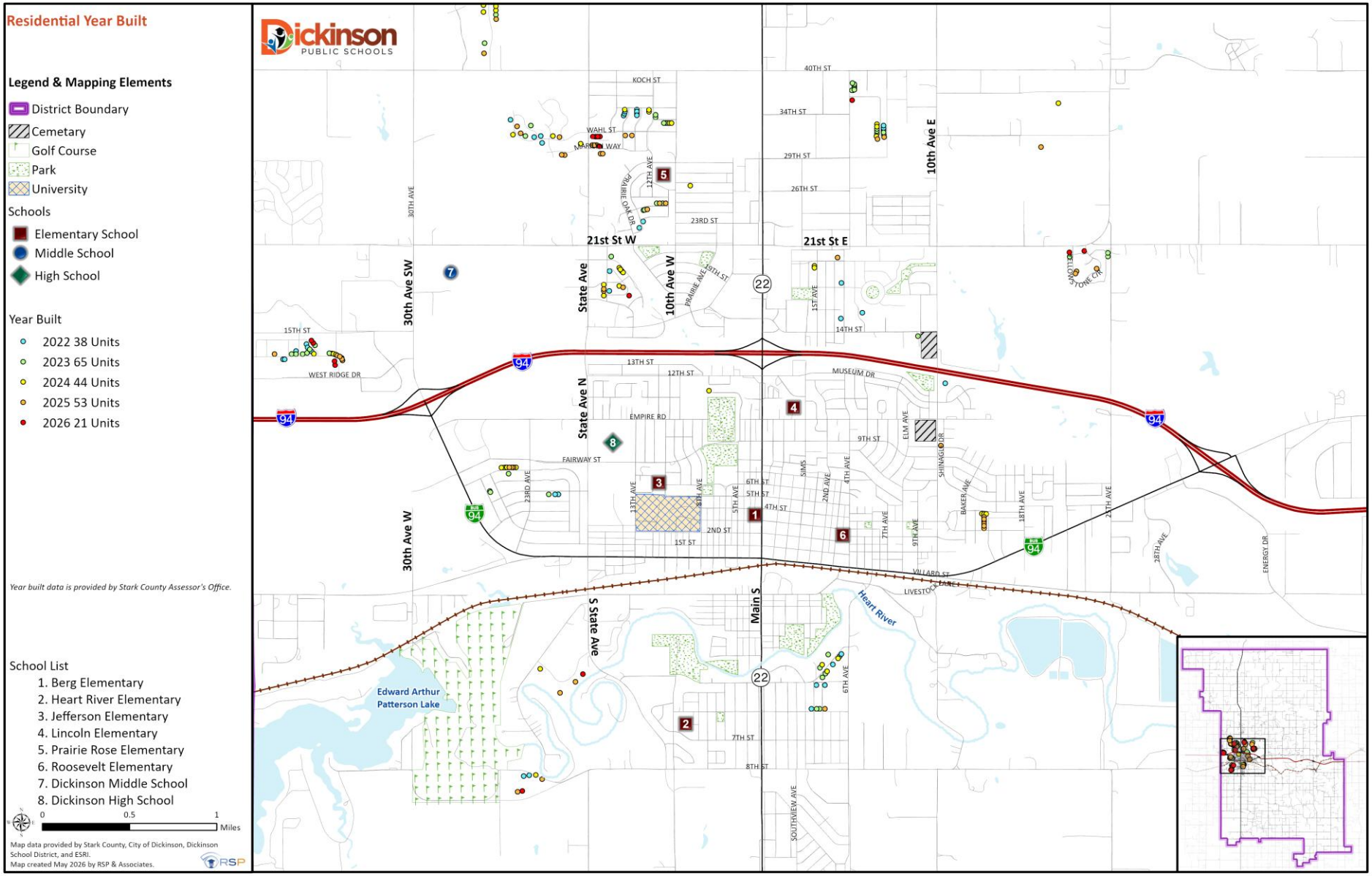
Source: Stark County and RSP

Observations

- Residential development has occurred in waves over time rather than through consistent decade-to-decade growth
  - The largest period of housing expansion occurred from 2010–2019, when more than 4,100 housing units were added to the district inventory
- Development activity has slowed significantly in the current decade, with fewer than 300 units added since 2020
- Housing inventory varies by attendance boundary, reflecting differing neighborhood development patterns and housing types
  - **Berg contains the largest concentration of SF housing units**
  - **Prairie Rose has the largest concentration of MF housing units**
- The mix and location of housing types will continue to influence future student generation and enrollment distribution across the district

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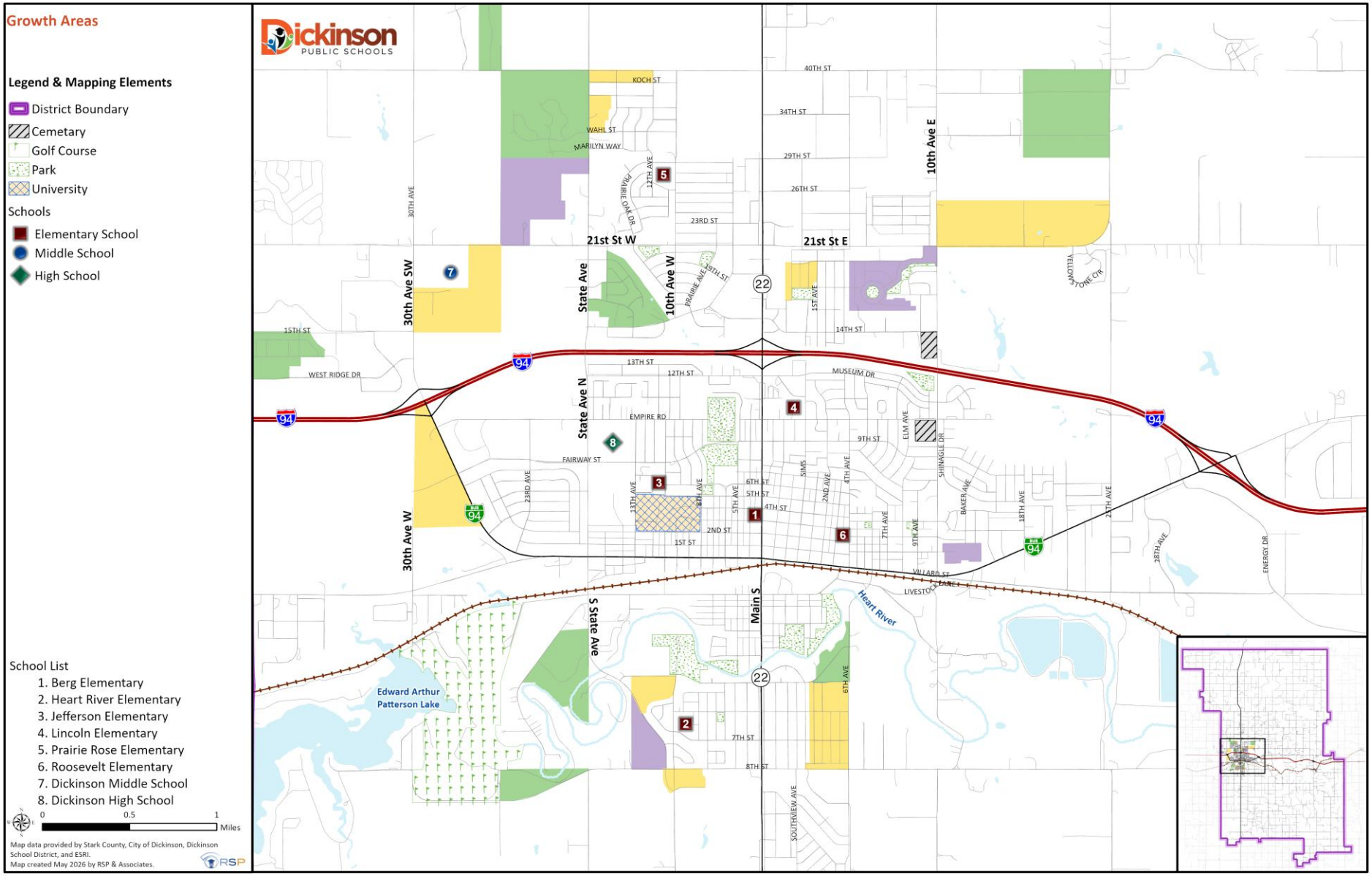
Recent Year Built Map



Main Takeaway: The majority of housing is anticipated to continue on the northside of the district, aligning with recent infrastructure investment.

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Recent Year Built Map



Main Takeaway: The access to infrastructure is key to timing of developments. **Green areas are identified as "shovel-ready" and are expected to build out first.**

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Development Table

RSP Plan Area Name: Identified Growth Areas	Current Development Type	Timing of Growth	Existing Units	Potential Units	Elementary Boundary
Riverfront Estates 3rd	Single-Family	Current	16	9	Berg Elementary School
Koch Meadows	Single-Family	Current	59	101	Jefferson Elementary School
Stable Estates	Single-Family	Current	6	19	Jefferson Elementary School
The Acres	Single-Family	Current	12	14	Jefferson Elementary School
The Bluffs	Single-Family	Current	6	9	Jefferson Elementary School
West Ridge 3rd	Single-Family	Current	60	59	Jefferson Elementary School
Broken X Estates	Single-Family	Current	2	46	Prairie Rose Elementary School
Prairie Creek	Single-Family	Current	78	63	Prairie Rose Elementary School
South Of Dickinson Middle School	Agriculture	5 Year	0	255	Jefferson Elementary School
South Park Place Apartments	Multi-Family	5 Year	96	96	Berg Elementary School
Koch's Meadow Hills Fourth (Multi-Family)- North	Multi-Family	5 Year	0	38	Prairie Rose Elementary School
Koch's Meadow Hills Fourth (Multi-Family)- South	Multi-Family	5 Year	0	37	Prairie Rose Elementary School
Dickinson Town Center	Mixed-Use	5 Year	0	75	Jefferson Elementary School
East of North Park Mobile Home Park	Rural	5 Year	6	381	Prairie Rose Elementary School
5th St SW and State Ave	Single-Family	5 Year	0	50	Heart River Elementary School
Southview Homes	Single-Family	5 Year	77	200	Heart River Elementary School
Diamond Acres West (Single-family)	Single-Family	5 Year	0	15	Lincoln Elementary School
Diamond Acres West (Townhomes)	Townhome	5 Year	12	10	Lincoln Elementary School
Rolling Hills	Single-Family	10 Year	0	57	Berg Elementary School
South Of Koch Meadows	Single-Family	10 Year	0	101	Jefferson Elementary School
Diamond Acres East	Single-Family	10 Year	0	130	Lincoln Elementary School
South Of Lincoln Meadows	Single-Family	10 year	1	35	Prairie Rose Elementary School
South Of Suncrest First, And Suncrest Second	Single-Family	10 Year	0	30	Roosevelt Elementary School
Current Growth Area Potential:			239	320	
5-Year Growth Area Potential:			191	1,157	
10-Year Growth Area Potential:			1	353	
Total Growth Area Potential:			**431**	**1,830**	

Source: City of Dickinson, Stark County, and RSP

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

Observations:

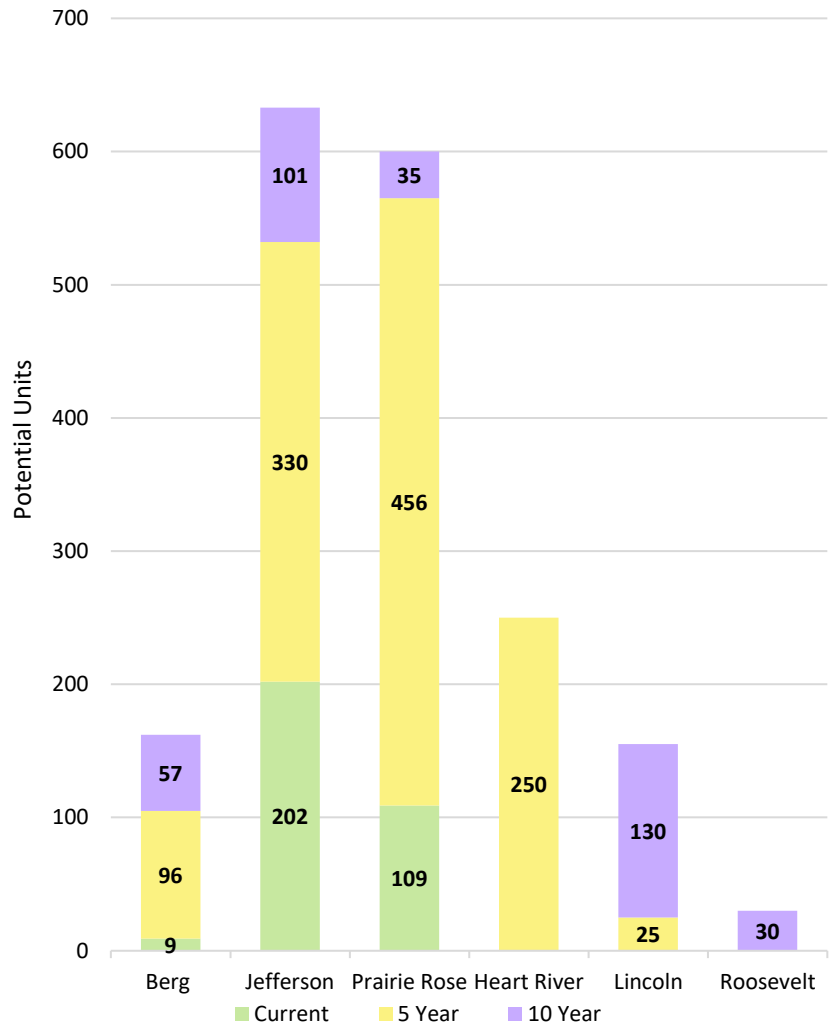
- Growth areas are created from existing land use, future land use, capital improvement plan, zoning, and city staff input:
  - **Green:** identifies current/active development projects
  - **Yellow:** identifies possible developments within a 5-year range
  - **Purple:** identifies possible developments within a 10-year range
- There is no guarantee any of these growth areas will develop or that other areas not shown as a growth area will develop
  - The market demand and property owners' desire to build guide the timing and type of development
  - Some growth areas may require infrastructure improvements
- Developments that are "shovel-ready" happen faster
- **There are over 1,800 potential units identified, with about 320 units in active stages of development**

Main Takeaway: The district has a **substantial long-term residential growth pipeline**, but the pace and timing of development will vary by **market conditions and infrastructure readiness**. Current active projects support near-term enrollment stability, while future growth areas provide long-range enrollment potential for the district.

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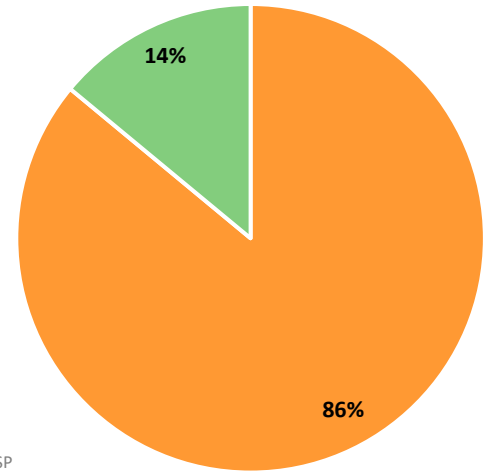
Potential Unit Analysis

Potential Units by Elementary Boundary



Source: City of Dickinson, Stark County, and RSP

Potential Units by Development Type



Source: City of Dickinson, Stark County, and RSP

Observations:

- Potential residential growth is concentrated in the **Jefferson and Prairie Rose elementary boundaries**
- Most identified development is projected in the **5–10 year outlook** rather than in current construction phases
  - Infrastructure **expansion and utility availability** remain key factors influencing the timing and pace of future development
- **Single-family housing represents the majority of projected development activity** (86%), while multi-family accounts for 14%
  - Limited near-term development in several boundaries suggests future enrollment growth may be uneven across the district

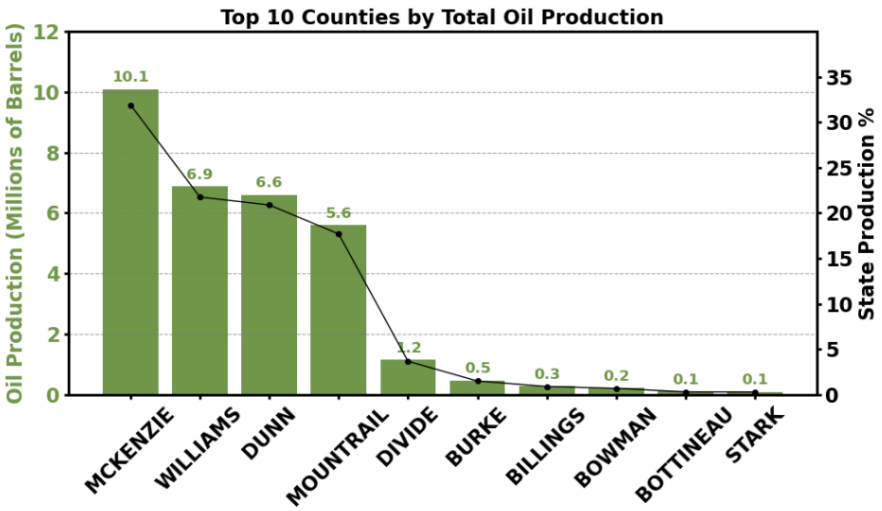
Main Takeaway: Future residential growth potential is significant, but geographically concentrated and largely long-term in nature, requiring the district to monitor development timing and prepare for potential enrollment imbalances between attendance areas.

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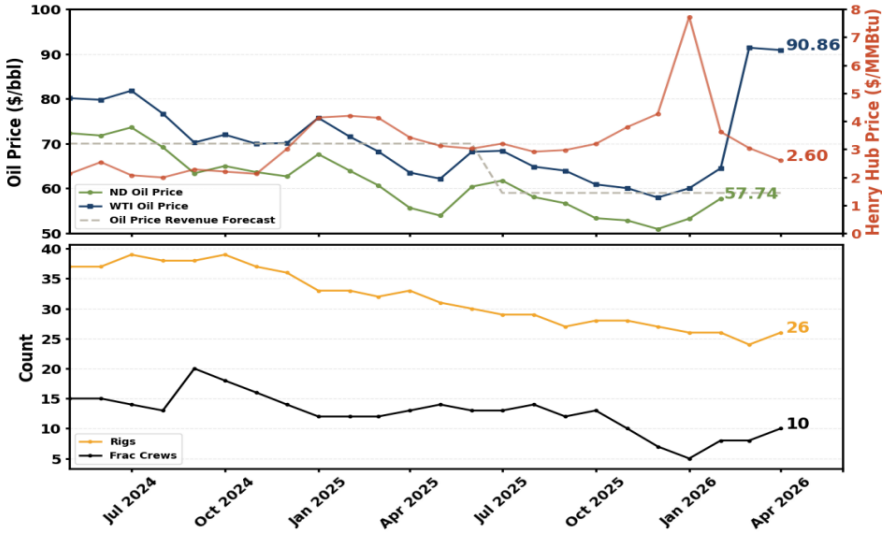
Economic Outlook

Observations:

- Stark County remains an important **western North Dakota energy-producing region**
- Recent industry data show continued oil and gas activity with **hundreds of producing wells**
- The East Dickinson Bypass improves **industrial access, freight mobility, and development readiness**
- Dickinson serves as southwest North Dakota's regional hub for **healthcare, retail, and oilfield services**
- Economic diversification efforts increasingly **target manufacturing, ag processing, and logistics industries**



Stark County remains a secondary but active oil-producing county



Oil prices remain supportive of continued regional energy activity

Source: Department of Mineral Resources, April 2026
https://www.dmr.nd.gov/dmr/sites/default/files/documents/Directors_Cut/2026/Directors_Cut_2026-4-21.pdf

Main Takeaway: Dickinson's economy is transitioning from oil-boom growth toward a more **stable regional hub model** supported by sustained energy production and infrastructure investment.

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Regional Project Spotlight

Vacant Land Available (Map 1)

- Regional development planning identifies varying levels of infrastructure readiness across future growth areas:
  - **Green areas** are positioned for near-term development with minimal additional investment
  - **Yellow areas** require moderate infrastructure extensions or upgrades
  - **Red areas** will require significant roadway, utility, or public infrastructure investment before large-scale development can occur

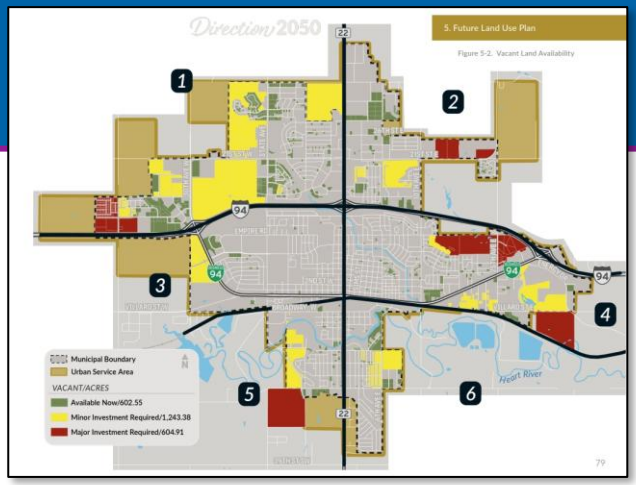
Future Land Use (Map 2)

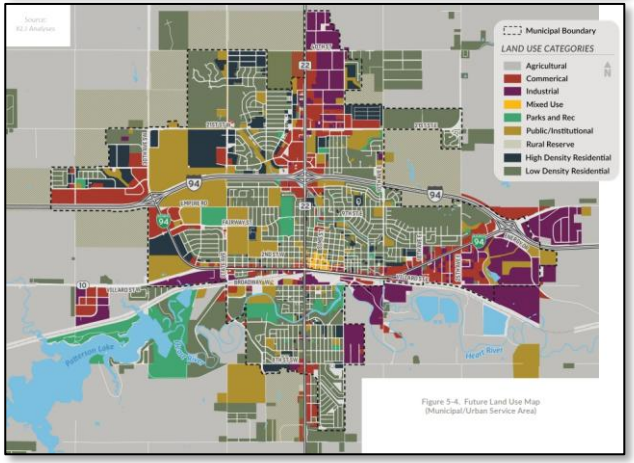
- Future land use planning indicates continued residential expansion opportunities across multiple sectors of the community, though timing will remain dependent on infrastructure capacity and economic conditions
- The proposed **15th Street expansion to 30th Avenue** has the potential to unlock additional developable land south of the middle school, creating future opportunities for residential growth and increased student generation in that area

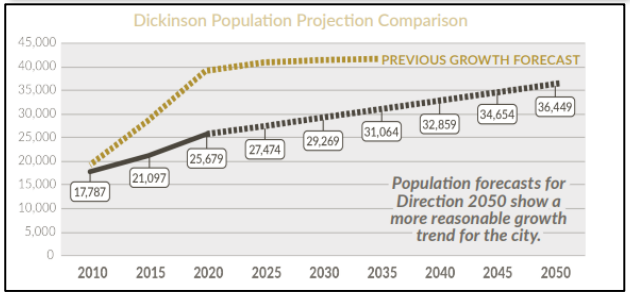
Population Projection

- Dickinson experienced rapid population growth between 2010 and 2020, largely driven by the regional oil and gas economy
  - Current long-range planning assumptions anticipate slower, more sustainable population growth compared to the previous boom cycle, supporting more measured infrastructure and facility expansion
- The Direction 2050 planning framework projects an average annual growth rate of **1.4%,** resulting in an estimated population **near 29,000 residents by 2030**

Main Takeaway: Future residential growth potential in Dickinson remains strong, but the **pace and location of development will be increasingly shaped by infrastructure investment, utility expansion, and long-range planning priorities**.







Source: https://hdp-us-prod-app-klj-inputcentral-files.s3.us-west-2.amazonaws.com/7517/5561/9882/Executive_Summary_8-14-25_CommissionPresentation.pdf

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Part 2: Observations and Conclusions

Limitations to Student Growth

- ↓ Student yield rates remain **stable to slightly declining**, particularly in some newer housing areas
- ↓ **Population and housing growth have slowed** in the short term compared to previous development cycles
- ↓ Student generation **varies by housing type**, reinforcing the importance of monitoring the mix of single-family and multi-family development
- ↓ The timing of future development remains dependent on **infrastructure expansion, market conditions, and housing affordability**

Indicators of Student Growth

- ↑ Most current and planned development is single-family housing, generating **approximately 32 students per 100 units**
- ↑ 2025 development activity included **40 single-family and 13 multi-family units** completed
- ↑ More than **1,800 potential housing units** have been identified for future long-term development
- ↑ Available land and planned residential expansion provide long-term enrollment growth potential
- ↑ Total **population continues to increase**; Census forecasts population to increase annually by 0.34%

Conclusion of Section:

- The district remains positioned for long-term residential and enrollment growth, although the pace of growth may vary year-to-year
- Future development activity will continue to depend on economic conditions, infrastructure investment, and housing affordability
- Despite slower short-term growth trends, planned housing development and regional job creation continue to support a positive long-term outlook for enrollment

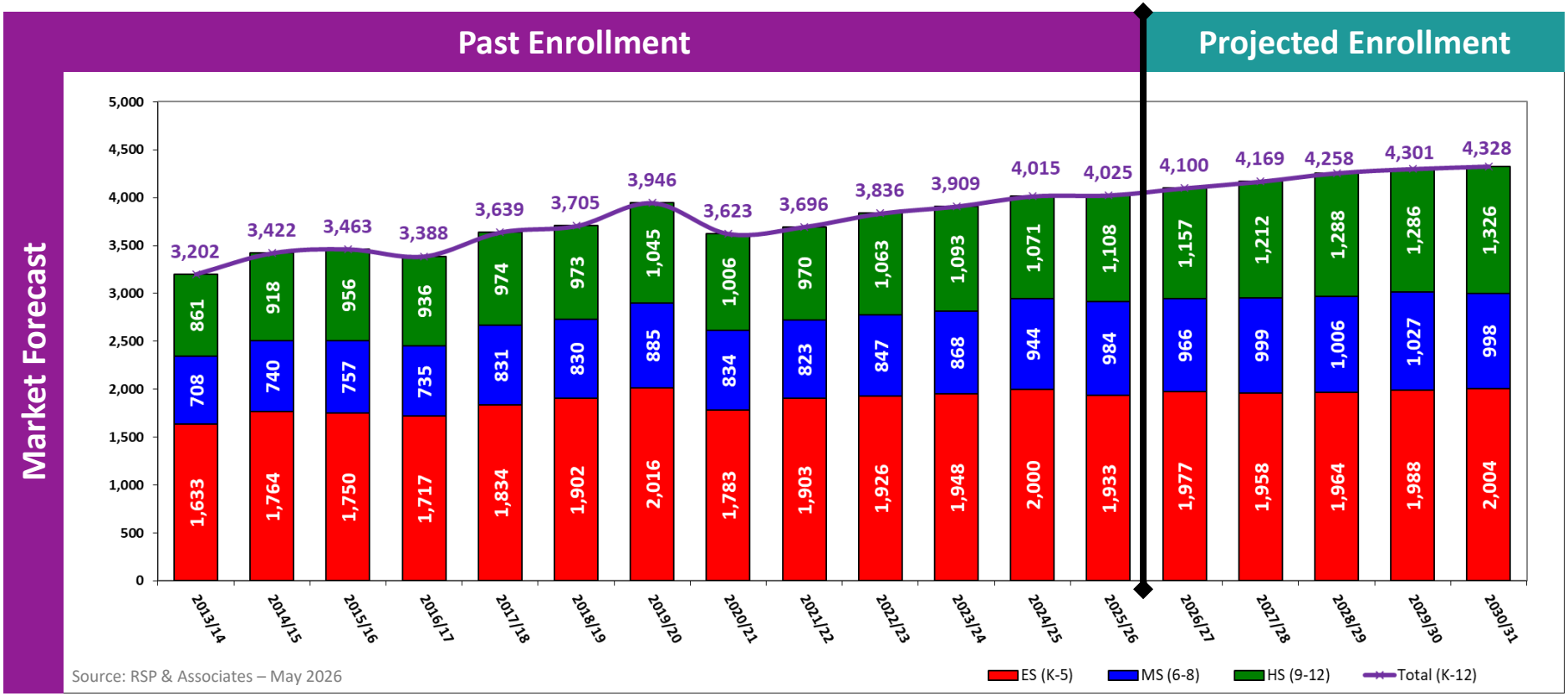
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Part 3:
Enrollment Projections



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Past, Current, & Future Enrollment



Source: RSP & Associates – May 2026

Disclaimer: Data does NOT include Roughrider Virtual Academy students.

Observations:

- Enrollment is forecasted to **continue increasing** over the next five years:
  - ↑ **Elementary** enrollment is forecasted to increase to a total of 2,004 students by 2030/31 (+71 students, +3.7%)
  - ↑ **Middle School** enrollment is forecasted to increase to a total of 998 students by 2030/31 (+14 students, +1.4%)
  - ↑ **High School** enrollment is forecasted to increase to a total of 1,326 students by 2030/31 (+218 students, +19.7%)
- While some **demographic indicators are softening**, the district continues to **experience stable enrollment conditions supported by strong cohort progression, neighborhood turnover, and continued student retention patterns**.

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Disclaimer. This is a projected outlook based on the information examined in this analysis. All past student data is exported from the district student database. The student database export may not always align with the Official Counts (Statistically 99% greater match by grade).

Part 3: Observations and Conclusions

Elementary Schools (K-5):

- Elementary enrollment is projected to remain relatively stable with modest year-to-year fluctuations
- **Prairie Rose** is projected to remain the district's largest elementary school, while **Heart River** remains the smallest
- Elementary utilization is projected to approach approximately **93% capacity by 2030/31**
- Current projections indicate elementary **capacity remains sufficient** to accommodate future enrollment trends

Summary: Elementary enrollment growth remains gradual and manageable within current facility capacity levels.

Middle School (6-8):

- Middle school enrollment is projected to remain stable overall, with moderate fluctuations across the projection period
- Peak enrollment is projected in **2029/30 with approximately 1,027 students**
- Lowest projected enrollment occurs in **2026/27 with approximately 966 students**
- Middle school utilization is projected to approach approximately **95% capacity by 2030/31**

Summary: Middle school capacity remains adequate, though utilization should continue to be monitored as enrollment gradually increases.

High School (9-12):

- High school enrollment is projected to **steadily increase** over the next five years
- **Larger cohort progression** is expected to drive most future district enrollment growth at the high school level
- Building utilization is projected to increase from approximately **75% to 91% capacity**
- Current projections indicate **sufficient space remains available to absorb projected growth**

Summary: High school enrollment is expected to experience the most consistent long-term growth, creating the greatest future capacity consideration within the district

Conclusion of Section:

- Enrollment growth across the district is projected to **remain gradual and manageable in the near term.** Capacity pressures remain limited at the elementary and middle school levels, while the high school will require the closest long-term monitoring.
- RSP enrollment forecasting reflects the **best available demographic, housing, and student trend data** at this time. Continued annual monitoring of live births, development activity, yield rates, and enrollment patterns will remain important as conditions evolve. **Enrollment modeling can continue to support staffing, programming, and facility planning decisions as neighborhoods transition and develop.**

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Part 4:
Next Steps



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What You Should Now Know:



What is happening with Live Births?

- ❑ Regional live birth totals continue to decline, creating a smaller future Kindergarten population base
- ❑ Maintaining or increasing district market share will become increasingly important to support stable Kindergarten enrollment
- ❑ Future Kindergarten trends will depend more heavily on student capture rates and family retention



What is happening with Residential Building Activity?

- ❑ Residential development has remained modest in the short term, partially due to infrastructure limitations and market conditions
- ❑ More than 1,800 potential housing units have been identified in long-term development areas
- ❑ The pace of future build-out will depend on economic conditions, interest rates, construction costs, and infrastructure expansion



What are our Current Enrollment Trends?

- ❑ District enrollment has continued to increase as larger incoming cohorts replace smaller graduating classes
- ❑ Growth moderated this year due to lower cohort gains and reduced student in-migration
- ❑ Enrollment patterns remain generally stable with gradual long-term growth trends



What is our Future Enrollment Outlook?

- ❑ Enrollment is projected to continue increasing, though at a slower and more gradual pace
- ❑ Grade-level enrollment is projected to stabilize near **330 students per grade** over time
- ❑ Total district enrollment is forecasted to increase to approximately **4,328 students by 2030/31**



What Key Challenges should we focus on?

- ❑ Elementary cohort loss between 2-4th grade was larger than historical averages; **continue to monitor**
- ❑ Kindergarten projections assume strong district market share participation; lower capture rates could reduce future enrollment totals
- ❑ Continued alignment between staffing, facility planning, and academic programming will remain important as enrollment patterns evolve

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Report Conclusion & Next Steps



Enrollment Outlook

The district is projected to experience moderating enrollment growth, with grade levels gradually stabilizing.

By 2030/31:

- ❑ **2,004 ES students, 93% utilization**
- ❑ **998 MS students, 95% utilization**
- ❑ **1,326 HS students, 91% utilization**

ACTION: Review and update the enrollment outlook, beginning with the **2026/27 school year.**



Facility Planning Discussions

Results are intended to inform **long-term planning, not drive immediate decisions.**

Future discussions may include:

- ❑ Early Learning program expansion
- ❑ Facility use and configuration options
- ❑ Grade-level alignment, building utilization, and attendance boundaries
- ❑ Balancing class sizes, staffing, and operational efficiency

ACTION: Continue monitoring **enrollment trends, class sizes, and facility utilization** to inform future planning discussions.



Key Variables to Monitor

- ❑ Kindergarten to live birth market share
- ❑ Timing of housing development
- ❑ Economic and population trends
- ❑ Grade progression patterns (especially in early grades)

Strategies to Maintain:

- ✓ Balanced class sizes
- ✓ Efficient facility utilization
- ✓ Sustainable staffing levels
- ✓ Consistent student experiences

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Appendix

Items in Appendix:

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

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Projection Notes and Clarifications

Past Enrollment is shown three ways:

1. **Reside:** Based on where a student Resides in relation to the district boundary
2. **Attend:** Based on both a student residing in the district and attending and students not residing in the district attending
3. **Reside/Attend:** Subset of reside to know how many of Reside students attend the school based on the attendance area they are assigned to

Projections are shown two ways:

1. **Reside:** Based on where a student Resides in relation to the district boundary
2. **Attend:** Based on both a student residing in the district and attending and students not residing in the district attending

Capacity

- Building capacity was provided by the District for school facilities
- Capacity should be annually examined to ensure appropriate education space is available for students

Other Items

- Enrollment Grade Configuration in Student Forecast Model (K-5, 6-8, 9-12)
- Enrollment forecast does not include students in Roughriders Virtual Academy or Preschool students
- Out-of-District student trends are assumed to follow District policy and follow similar trends as the last few years
- Projection accuracy is limited by the number of years of student data which matches the State enrollment
- Housing challenges that may result in a slowdown in new housing starts and challenges with the economy as it adapts to a “New Normal” of supply challenges, cost increases, and other housing policy changes

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Projections by Building

Less than 70% utilization of capacity

Over 100% utilization of capacity

Dickinson Public Schools Projections By School (Based on Student Reside)

Market Forecast

School	Capacity Operational	Enrollment Type (Past)	Past School Enrollment 2022/23	2023/24	2024/25	2025/26	Projections Based on Residence (1-5 years) 2026/27	2027/28	2028/29	2029/30	2030/31	Projected Change	Capacity % 2030/31
Berg Elementary School		Reside/Attend	135	152	176	187							
K-5	270	Reside	201	218	252	229	242	242	250	251	261	14.0%	96.7%
		Attend	174	188	225	229	241	232	238	242	254	10.9%	94.1%
Heart River Elementary School		Reside/Attend	211	200	230	214							
K-5	270	Reside	256	252	270	240	252	243	241	243	242	0.8%	89.6%
		Attend	254	247	275	238	245	244	241	248	244	2.5%	90.4%
Jefferson Elementary School		Reside/Attend	309	311	317	316							
K-5	405	Reside	396	381	390	372	381	370	375	389	398	7.0%	98.3%
		Attend	374	390	370	350	358	344	352	366	376	7.4%	92.8%
Lincoln Elementary School		Reside/Attend	321	312	319	303							
K-5	405	Reside	379	375	368	343	345	348	349	354	350	2.0%	86.4%
		Attend	390	372	387	352	355	363	361	364	360	2.3%	88.9%
Prairie Rose Elementary School		Reside/Attend	370	398	418	450							
K-5	540	Reside	438	458	480	494	498	494	484	495	493	-0.2%	91.3%
		Attend	474	490	490	513	525	513	501	508	506	-1.4%	93.7%
Roosevelt Elementary School		Reside/Attend	199	210	202	223							
K-5	270	Reside	256	264	240	255	259	261	265	256	260	2.0%	96.3%
		Attend	260	261	253	251	253	262	271	260	264	5.2%	97.8%
Dickinson Middle School		Reside/Attend	847	868	944	984							
6-8	1,050	Reside	847	868	944	984	966	999	1,006	1,027	998	1.4%	95.0%
		Attend	847	868	944	984	966	999	1,006	1,027	998	1.4%	95.0%
Dickinson High School		Reside/Attend	1,028	1,051	1,021	1,055							
9-12	1,400	Reside	1,063	1,093	1,071	1,108	1,157	1,212	1,288	1,286	1,326	19.7%	94.7%
		Attend	1,028	1,051	1,020	1,054	1,104	1,160	1,234	1,233	1,271	20.6%	90.8%
Southwest Community High School		Reside/Attend	0	0	0	0							
9-12	60	Reside	0	0	0	0	0	0	0	0	0		
		Attend	35	42	51	54	53	52	54	53	55	1.9%	91.7%
ELEMENTARY SCHOOL TOTAL		Reside/Attend	1,545	1,583	1,662	1,693							
K-5	2,160	Reside	1,926	1,948	2,000	1,933	1,977	1,958	1,964	1,988	2,004	3.7%	92.8%
		Attend	1,926	1,948	2,000	1,933	1,977	1,958	1,964	1,988	2,004	3.7%	92.8%
MIDDLE SCHOOL TOTAL		Reside/Attend	847	868	944	984							
6-8	1,050	Reside	847	868	944	984	966	999	1,006	1,027	998	1.4%	95.0%
		Attend	847	868	944	984	966	999	1,006	1,027	998	1.4%	95.0%
HIGH SCHOOL TOTAL		Reside/Attend	1,028	1,051	1,021	1,055							
9-12	1,460	Reside	1,063	1,093	1,071	1,108	1,157	1,212	1,288	1,286	1,326	19.7%	90.8%
		Attend	1,063	1,093	1,071	1,108	1,157	1,212	1,288	1,286	1,326	19.7%	90.8%
DISTRICT TOTALS		Reside/Attend	3,420	3,502	3,627	3,732							
K-12	4,670	Reside	3,836	3,909	4,015	4,025	4,100	4,169	4,258	4,301	4,328	7.5%	92.7%
		Attend	3,836	3,909	4,015	4,025	4,100	4,169	4,258	4,301	4,328	7.5%	92.7%

Source: RSP & Associates, LLC - May 2026

Disclaimer: Data does NOT include Roughrider Virtual Academy students.

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Disclaimer. This is a projected outlook based on the information examined in this analysis. All past student data is exported from the district student database. The student database export may not always align with the Official Counts (Statistically 99% greater match by grade).

Projections by Grade

Enrollment By Grade

Market Enrollment

School Year	Grade													K-12		
	K	1st	2nd	3rd	4th	5th	6th	7th	8th	9th	10th	11th	12th	Total	Change	% Change
2011/12	233	219	243	198	204	219	179	196	169	174	210	183	219	2,646		
2012/13	264	246	238	259	199	230	234	197	213	185	186	219	184	2,854	208	7.9%
2013/14	293	283	277	269	285	226	244	251	213	226	207	206	222	3,202	348	12.2%
2014/15	336	297	287	294	266	284	245	239	256	234	246	225	213	3,422	220	6.9%
2015/16	311	312	305	281	285	256	282	239	236	259	248	241	208	3,463	41	1.2%
2016/17	321	267	306	282	264	277	247	258	230	238	258	207	233	3,388	-75	-2.2%
2017/18	357	324	269	329	289	266	294	258	279	244	255	258	217	3,639	251	7.4%
2018/19	374	344	311	271	316	286	286	283	261	275	245	234	219	3,705	66	1.8%
2019/20	413	360	334	318	278	313	310	286	289	271	290	240	244	3,946	241	6.5%
2020/21	288	339	320	288	291	257	301	286	247	278	256	252	220	3,623	-323	-8.2%
2021/22	379	289	329	317	298	291	256	289	278	256	261	232	221	3,696	73	2.0%
2022/23	317	357	290	339	322	301	299	258	290	300	264	253	246	3,836	140	3.8%
2023/24	310	317	359	292	340	330	308	303	257	292	295	245	261	3,909	73	1.9%
2024/25	320	322	335	368	307	348	327	323	294	273	283	273	242	4,015	106	2.7%
2025/26	305	318	311	347	355	297	340	328	316	306	275	269	258	4,025	10	0.2%
2026/27	329	309	319	317	347	356	297	345	324	324	305	263	265	4,100	75	1.9%
2027/28	324	335	309	326	317	347	356	301	342	334	324	293	261	4,169	69	1.7%
2028/29	341	329	335	316	325	318	348	360	298	351	334	312	291	4,258	89	2.1%
2029/30	327	346	330	345	313	327	317	353	357	306	351	320	309	4,301	43	1.0%
2030/31	324	333	349	340	343	315	326	322	350	366	305	337	318	4,328	27	0.6%

Source: North Dakota Department of Education and Dickinson Public Schools (2011/12 to 2025/26)

Disclaimer: Data does NOT include Roughrider Virtual Academy students.

Observations:

- District enrollment is projected to continue gradual growth over the next five years; growth rates are forecasted to moderate over time, with **Years 4 and 5 projected around 1% annual growth**
- By 2030/31, all grade levels are projected to **exceed 300 students**, with most grades stabilizing between **320–340 students**
- Kindergarten enrollment is projected to rebound and **remain above 320 students annually**, peaking around 341 students in 2028/29

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Disclaimer. This is a projected outlook based on the information examined in this analysis. All past student data is exported from the district student database. The student database export may not always align with the Official Counts (Statistically 99% greater match by grade).

Demographic Summary



Population

Percent Change of Annual Rate

2000 to 2010: 3.08%
2010 to 2020: 5.11%
2020 to 2026: 2.17%
2026 to 2031: 1.93%

Observations: Population growth has moderated since 2020, though forecasts continue to project steady long-term increases through 2031.



Housing

Percent Change of Annual Rate of Housing Inventory

2000 to 2010: 0.77%
2010 to 2020: 7.61%
2020 to 2026: 2.30%
2026 to 2031: 1.67%

Observations: Future enrollment growth will remain closely tied to the pace, location, and type of residential development delivered within the district.



Income

Median Household Income
Percent Change of Annual Rate

2026: $109,268
2031: $126,777
2026 to 2031: 3.0%

Observations: Higher-income growth may also influence housing affordability, turnover patterns, and future student yield rates.



Workforce

Workforce Variables

5.8% as of July 2025
1,576 Businesses
20,276 Employees

Observations: The regional economy remains supported by a strong employment base, with more than 20,000 employees and over 1,500 businesses.

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

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Demographic Comparative Analysis

General Demographics	Dickinson Public School District 1	Richardton-Taylor Public School District 34	South Heart Public School District 9	Dickinson City, ND	Gladstone City, ND	Dunn County, ND	Stark County, ND	North Dakota
2025 Unemployment Rate	1.4%	0.6%	0.8%	1.4%	2.6%	0.9%	1.4%	1.9%
2025 Average Household Size	2.41	2.52	2.68	2.38	2.58	2.60	2.43	2.32
2025 Median Age	34.80	39.60	37.60	34.50	39.00	39.30	35.20	36.70
2025 Total Population	29,937	1,726	1,611	26,246	271	4,136	34,382	800,467
2025 Median Household Income	$85,846.00	$90,636.00	$112,318.00	$83,478.00	$113,704.00	$106,422.00	$86,568.00	$80,574.00
2025 Total Housing Units	13,868	817	651	12,351	122	2,135	15,877	384,746
2025 Owner Occupied Housing Units	7,277	551	466	6,183	91	1,143	8,601	207,156
2025 Renter Occupied Housing Units	4,877	112	135	4,584	14	417	5,248	125,291
Vacancy Rate	12.4%	18.8%	7.7%	12.8%	13.9%	26.9%	12.8%	13.6%
Race/Ethnicity	**Dickinson Public School District 1**	**Richardton-Taylor Public School District 34**	**South Heart Public School District 9**	**Dickinson City, ND**	**Gladstone City, ND**	**Dunn County, ND**	**Stark County, ND**	**North Dakota**
White	82.1%	89.9%	91.4%	81.2%	93.4%	75.9%	83.2%	80.3%
Black	2.9%	0.2%	1.6%	3.2%	0.4%	0.8%	2.6%	3.6%
American Indian/Alaskan	1.2%	0.8%	0.6%	1.3%	0.0%	10.2%	1.2%	4.8%
Asian	1.3%	0.8%	0.2%	1.4%	0.7%	0.9%	1.2%	1.8%
Pacific Islander	0.2%	0.0%	0.1%	0.2%	0.0%	0.0%	0.2%	0.2%
Other Race	0.3%	0.2%	0.0%	0.3%	0.0%	0.2%	0.3%	0.2%
Two or More Races	3.8%	4.5%	2.9%	3.9%	3.3%	6.9%	3.8%	4.2%
Hispanic	8.2%	3.7%	3.2%	8.6%	2.2%	5.1%	7.5%	4.9%

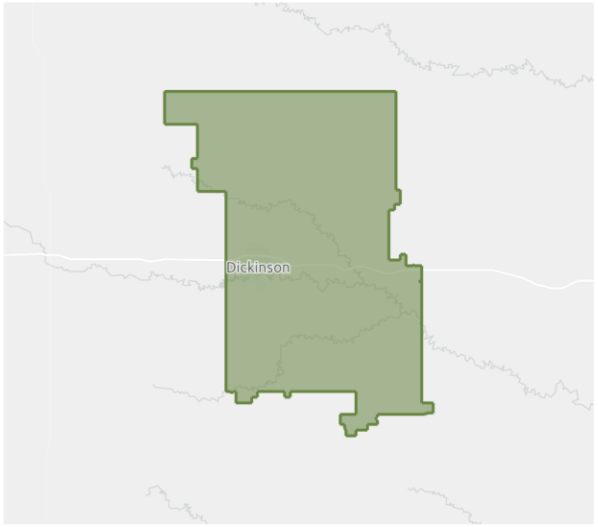
Source: U.S. Census, ESRI BAO

Observations:

- Dickinson Public School District 1 serves the largest population base among neighboring school districts, with nearly 30,000 residents and over 13,800 housing units
- The district maintains one of the lower vacancy rates in the region (12.4%), indicating relatively stable housing occupancy and residential demand
- Average household size in the district (2.41) is slightly below that of surrounding rural districts, reflecting smaller household composition trends common in regional communities

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Census Demographic Overview



POPULATION TRENDS AND KEY INDICATORS

Dickinson Public School District 1
Geography: Unified School District

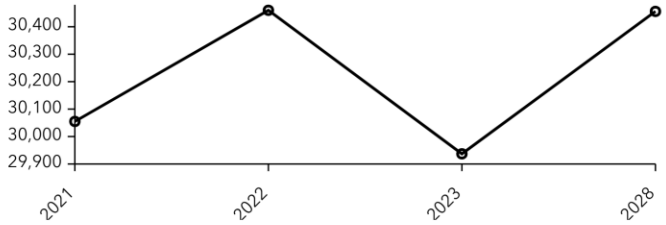
29,937	12,154	2.41	34.8	$85,846	$294,372	78	105	39
Population	Households	Avg Size Household	Median Age	Median Household Income	Median Home Value	Wealth Index	Housing Affordability	Diversity Index

MORTGAGE INDICATORS

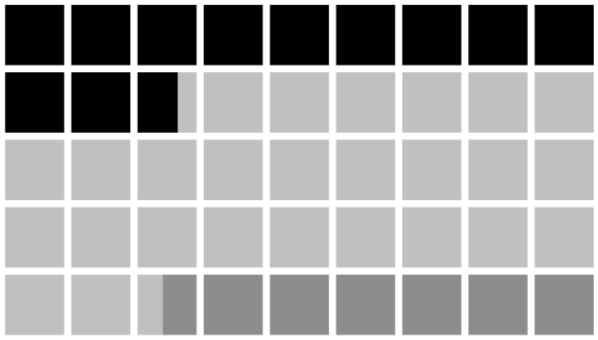
$11,739
Avg Spent on Mortgage & Basics

21.5%
Percent of Income for Mortgage

Historical Trends: Population



POPULATION BY AGE



Under 18 (26.0%) Ages 18 to 64 (59.5%)
Aged 65+ (14.6%)

POPULATION BY GENERATION

3.9%
Greatest Gen: Born 1945/Earlier

14.8%
Baby Boomer: Born 1946 to 1964

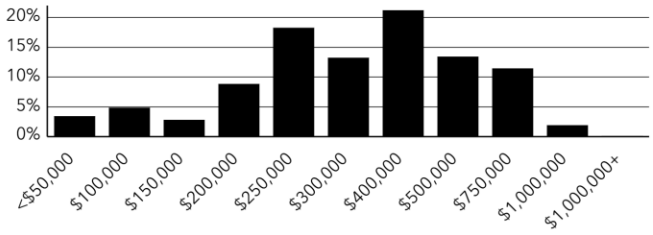
15.5%
Generation X: Born 1965 to 1980

28.1%
Millennial: Born 1981 to 1998

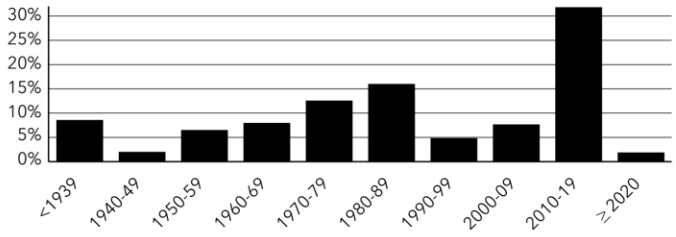
23.7%
Generation Z: Born 1999 to 2016

14.1%
Alpha: Born 2017 to Present

Home Value



Housing: Year Built



esri THE SCIENCE OF WHERE

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

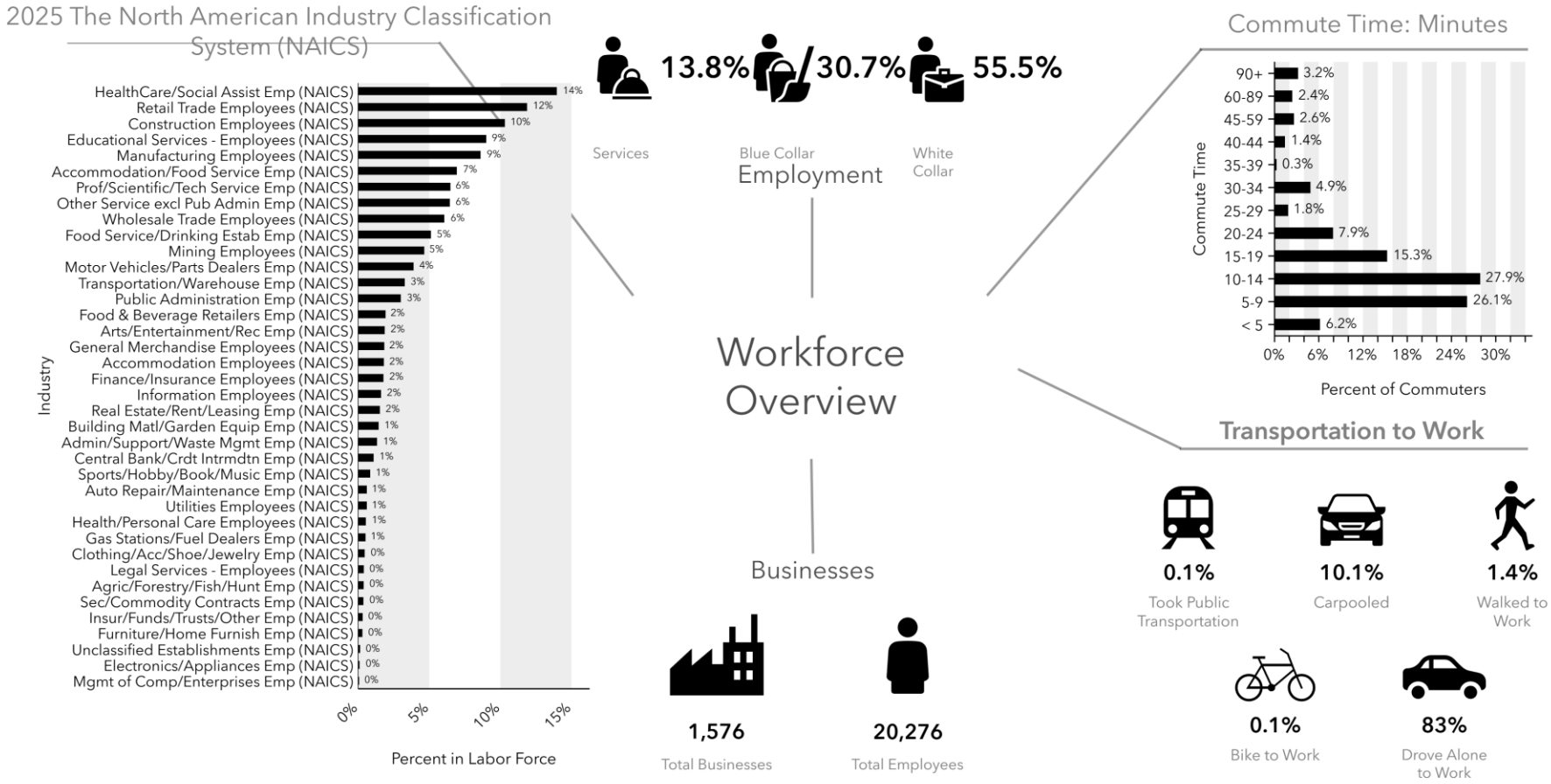
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Census Employment Outlook

Economic Development Profile

Dickinson Public School District 1

Geography: Unified School District



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

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Source: US Census BAO and ESRI

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

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Student Retention Analysis

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

2015/16 Retention Snapshot (Visual 1)

- Table represents the 2015/16 student data and illustrates the student change by year for the students who were attending in 2015/16
- From 2015/16 to 2025/26 the district has retained 53.8% of students (K-12)
- The 2015/16 Kdg class has decreased by 208 students from 2015/16 to 2025/26 (-67%)
- Currently, there are 288 10th grade students, meaning 185 (64%) of those students were new to the district after 2015/16

Average Retention (Visual 2)

- Table represents the average student retention starting in 2015/16 (10 years of data) (tracked by **Student IDs**)
- On average, the district retains 86.4% of their student body year to year
  - Retention is lowest from Kdg to 1st grade but highest from 5th to 6th grade

Annual Retention (Visual 3)

- Year-to-year retention has fluctuated between 81% to 91% the past ten years
- Retention has stabilized and increased over the past four years

Main Takeaway: The district experiences higher-than-average student mobility.

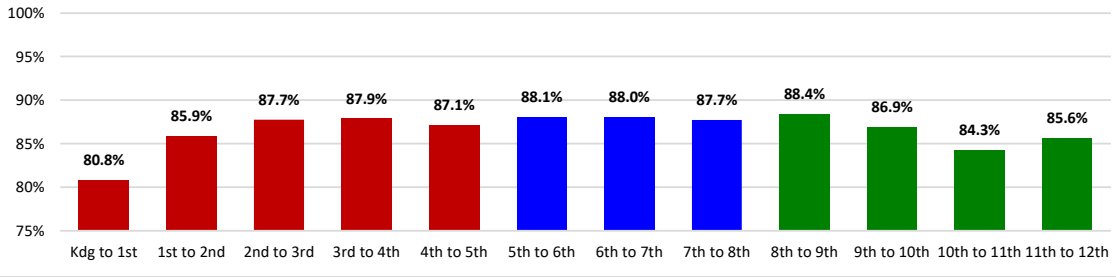
Visual 1: 2015/16 Student Data Retention Analysis

Grade		2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	Grade	Starting	Percent
Starting	Ending	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	Change	Enrollment	Change
Kdg	10th	-87	-33	-19	-11	-14	-19	-2	-9	-5	-9	-208	311	-66.9%
1st	11th	-50	-19	-27	-18	-18	-17	-3	-7	-8	-8	-175	312	-56.1%
2nd	12th	-59	-24	-28	-5	-20	-11	0	-10	-8	-7	-172	305	-56.4%
3rd	12th	-50	-23	-24	-8	-18	-7	-7	-8	-6		-151	281	-53.7%
4th	12th	-43	-18	-27	-9	-18	-15	-9	-7			-146	285	-51.2%
5th	12th	-40	-19	-19	-16	-16	-12	-6				-128	256	-50.0%
6th	12th	-52	-13	-18	-15	-17	-20					-135	282	-47.9%
7th	12th	-38	-18	-17	-11	-15						-99	239	-41.4%
8th	12th	-39	-15	-20	-8							-82	236	-34.7%
9th	12th	-33	-16	-41								-90	259	-34.7%
10th	12th	-59	-19									-78	248	-31.5%
11th	12th	-41										-41	241	-17.0%
All Grade Change		-591	-217	-240	-101	-136	-101	-27	-41	-27	-24	-1,505	3,255	-46.2%
K-11 % Change		-18.2%	-6.7%	-7.4%	-3.1%	-4.2%	-3.1%	-0.8%	-1.3%	-0.8%	-0.7%	-46.2%		
K-11 Enrollment		3,255	3,255	3,255	3,255	3,255	3,255	3,255	3,255	3,255	3,255			

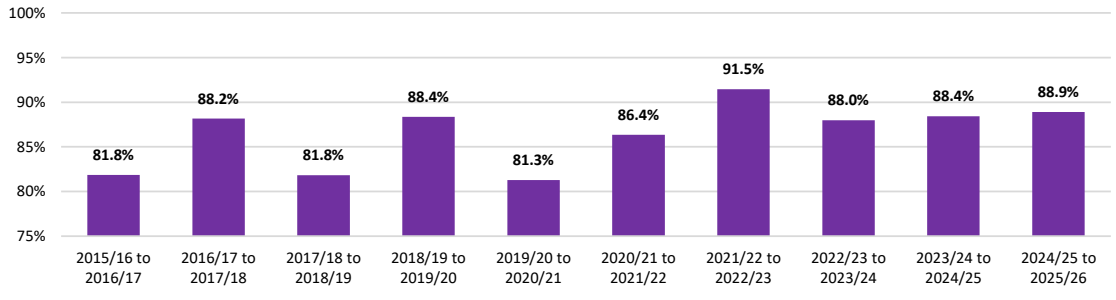
From	To
Kdg	1st
1st	2nd
2nd	3rd
3rd	4th
4th	5th
5th	6th
6th	7th
7th	8th
8th	9th
9th	10th
10th	11th
11th	12th

Source: Dickinson Public Schools Student Data and RSP

Visual 2: Average Cohort Retention by Grade Cohort



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



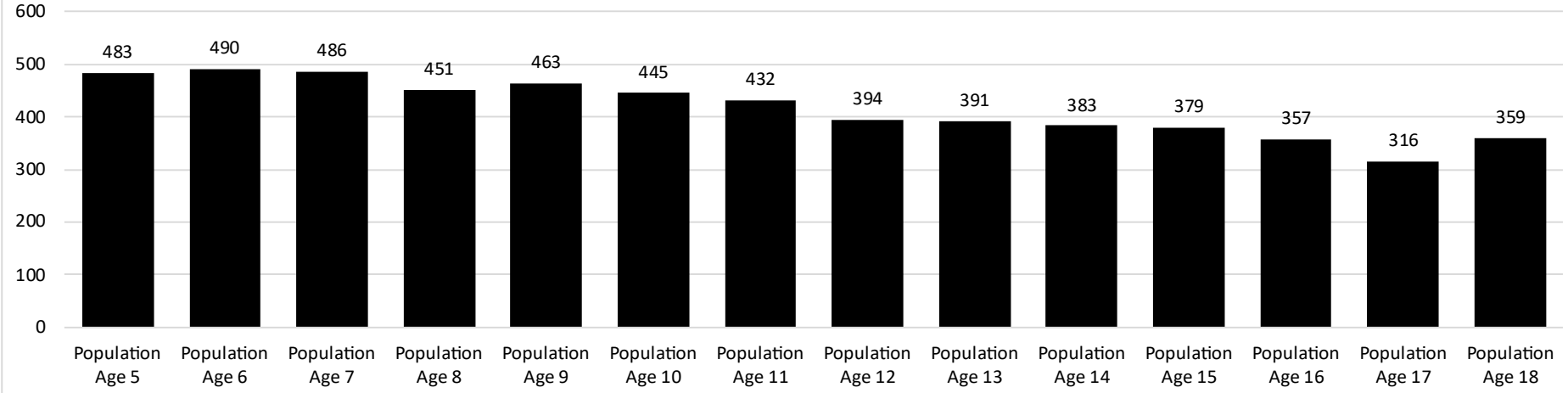
Source: Dickinson Public Schools and RSP

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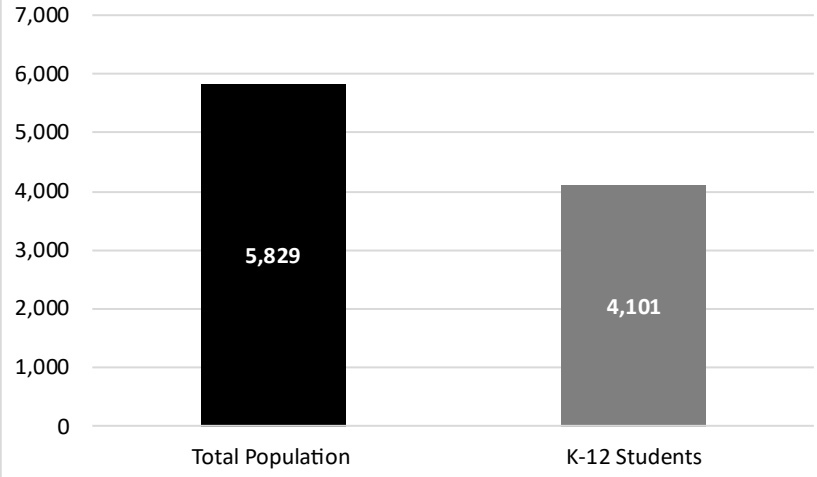
2025 Student Age Population (Ages 5 to 18)

Potential Student Age Population (2025 Estimates):

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



Age 5-18 Population vs. K-12 Enrollment



Source: US Census BAO and ESRI 2025 July Estimates, and Dickinson Public Schools

Observations:

- The census estimates 5,829 people aged 5 to 18 reside in the school district boundary in 2025
- 2025/26 K-12 enrollment is 4,101 students – approximately 70% of the census estimated population
- There is likely an adjustment between persons living in the district who attend other school options (private/parochial), and the number of out-of-district students who enroll in the school district.
- Larger populations in the younger ages support more K-12 growth as the smaller age cohorts age out of the system (graduate).
- Continued use of age-based population vs. enrollment comparisons will be helpful in projecting future yield rates and determining when/where shifts may occur.

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

Birth Rate Information

Stark County Live Births and Dickinson Public Schools Kindergarten 5-Years Later

Calendar Year	# Live Births	Birth Change	% Birth Change	School Year	# Kdg	%Kdg of Live Births
2009	306			2014/15	299	97.7%
2010	301	-5	-1.6%	2015/16	290	96.3%
2011	339	38	12.6%	2016/17	310	91.4%
2012	398	59	17.4%	2017/18	344	86.4%
2013	484	86	21.6%	2018/19	370	76.4%
2014	543	59	12.2%	2019/20	405	74.6%
2015	546	3	0.6%	2020/21	276	50.5%
2016	549	3	0.5%	2021/22	372	67.8%
2017	493	-56	-10.2%	2022/23	303	61.5%
2018	526	33	6.7%	2023/24	295	56.1%
2019	550	24	4.6%	2024/25	307	55.8%
2020	552	2	0.4%	2025/26	294	53.3%
2021	486	-66	-12.0%	2026/27	259	329
2022	498	12	2.5%	2027/28	265	337
2023	491	-7	-1.4%	2028/29	262	333
2024	471	-20	-4.1%	2029/30	251	319
3-Year Average	486.7	-5				
3-Year Weighted Average	482.2	-10.3				

MARKET SHARE

Low Range
High Range

Source: North Dakota Department of Health, Stark County, and Dickinson Public Schools
Table includes kindergarten students residing in Stark County

Dunn County Live Births and Dickinson Public Schools Kindergarten 5-Years Later

Calendar Year	# Live Births	Birth Change	% Birth Change	School Year	# Kdg	%Kdg of Live Births
2009	32			2014/15	1	3.1%
2010	41	9	28.1%	2015/16	3	7.3%
2011	41	0	0.0%	2016/17	4	9.8%
2012	48	7	17.1%	2017/18	4	8.3%
2013	62	14	29.2%	2018/19	1	1.6%
2014	71	9	14.5%	2019/20	3	4.2%
2015	70	-1	-1.4%	2020/21	1	1.4%
2016	68	-2	-2.9%	2021/22	2	2.9%
2017	67	-1	-1.5%	2022/23	1	1.5%
2018	69	2	3.0%	2023/24	2	2.9%
2019	83	14	20.3%	2024/25	4	4.8%
2020	71	-12	-14.5%	2025/26	2	2.8%
2021	77	6	8.5%	2026/27	1	4
2022	64	-13	-16.9%	2027/28	1	3
2023	61	-3	-4.7%	2028/29	1	3
2024	65	4	6.6%	2029/30	1	3
3-Year Average	63.3	-4				
3-Year Weighted Average	63.5	-1.2				

MARKET SHARE

Low Range
High Range

Source: North Dakota Department of Health, Dunn County, and Dickinson Public Schools
Table includes kindergarten students residing in Dunn County

Live Birth Observations

- This analysis compares live births in Stark and Dunn Counties with the number of Kindergarten students enrolled in the district five years later
- Live births have generally declined over time, consistent with broader state and national demographic trends
- Stark County continues to represent the district's primary Kindergarten pipeline, though district market share of county births has gradually decreased
- Recent Stark County trends show an average annual decline of approximately 5 births per year over the past three years
- Dunn County contributes a relatively small number of district students annually, averaging only 1–5 Kindergarten students per class
- Future Kindergarten enrollment projections are dependent on both regional birth trends and the district's ability to maintain or improve student capture rates

Main Takeaway: Declining live birth trends create long-term pressure on future Kindergarten enrollment, increasing the importance of market share, student retention, and in-migration to stabilize early-grade student populations over time.

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Elementary Intra-District Transfers

K-5th Grade Transfers	Attend							
Reside	Berg Elementary	Heart River Elementary	Jefferson Elementary	Lincoln Elementary	Prairie Rose Elementary	Roosevelt Elementary	Out Total	Total Movement
Berg Elementary School		4	11	14	8	5	42	0
Heart River Elementary School	6		5	5	5	5	26	-2
Jefferson Elementary School	5	15		9	22	5	56	-22
Lincoln Elementary School	6	1	6		21	6	40	9
Prairie Rose Elementary School	20	2	7	8		7	44	19
Roosevelt Elementary School	5	2	5	13	7		32	-4
In Total	42	24	34	49	63	28	240	*0*

Source: Dickinson Public Schools and RSP

NOTE: The schools in the left column are associated with the current attendance area. Reading to the right indicates a school choice change from where they are assigned based on the Reside attendance area.

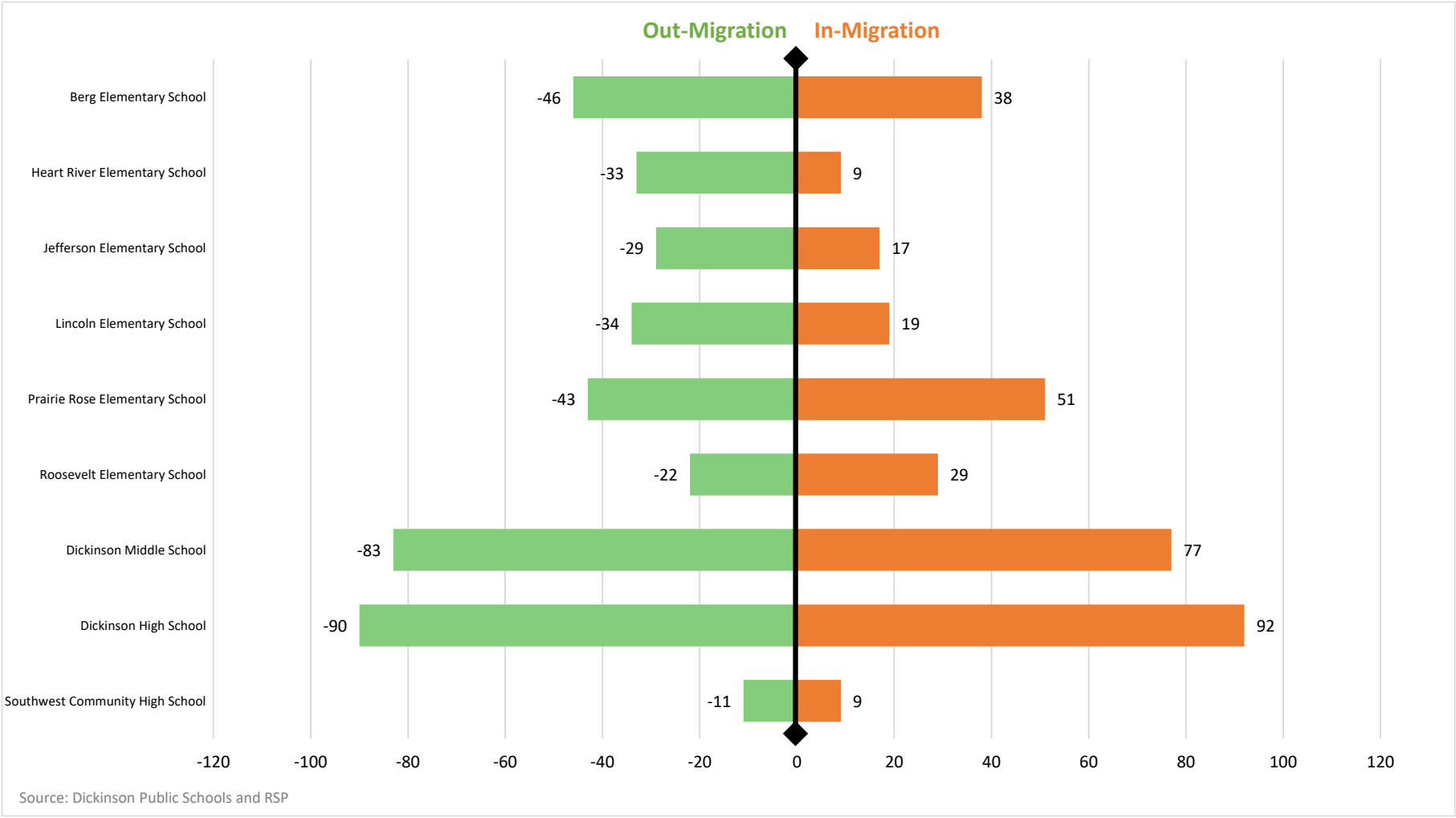
For example: Berg ES has 42 students attending a different elementary school and 42 students from another elementary school choosing to attend Berg ES. This results in a net 0 gain of students attending Berg ES from transfer patterns.

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

- Prairie Rose ES had the most students transferring in (+63) and had the greatest net gain of transfer students (+19)
- Jefferson ES had the most students transferring out (-56) and the greatest net loss of transfer students (-22)
- 240 total elementary students transferred between boundaries this year

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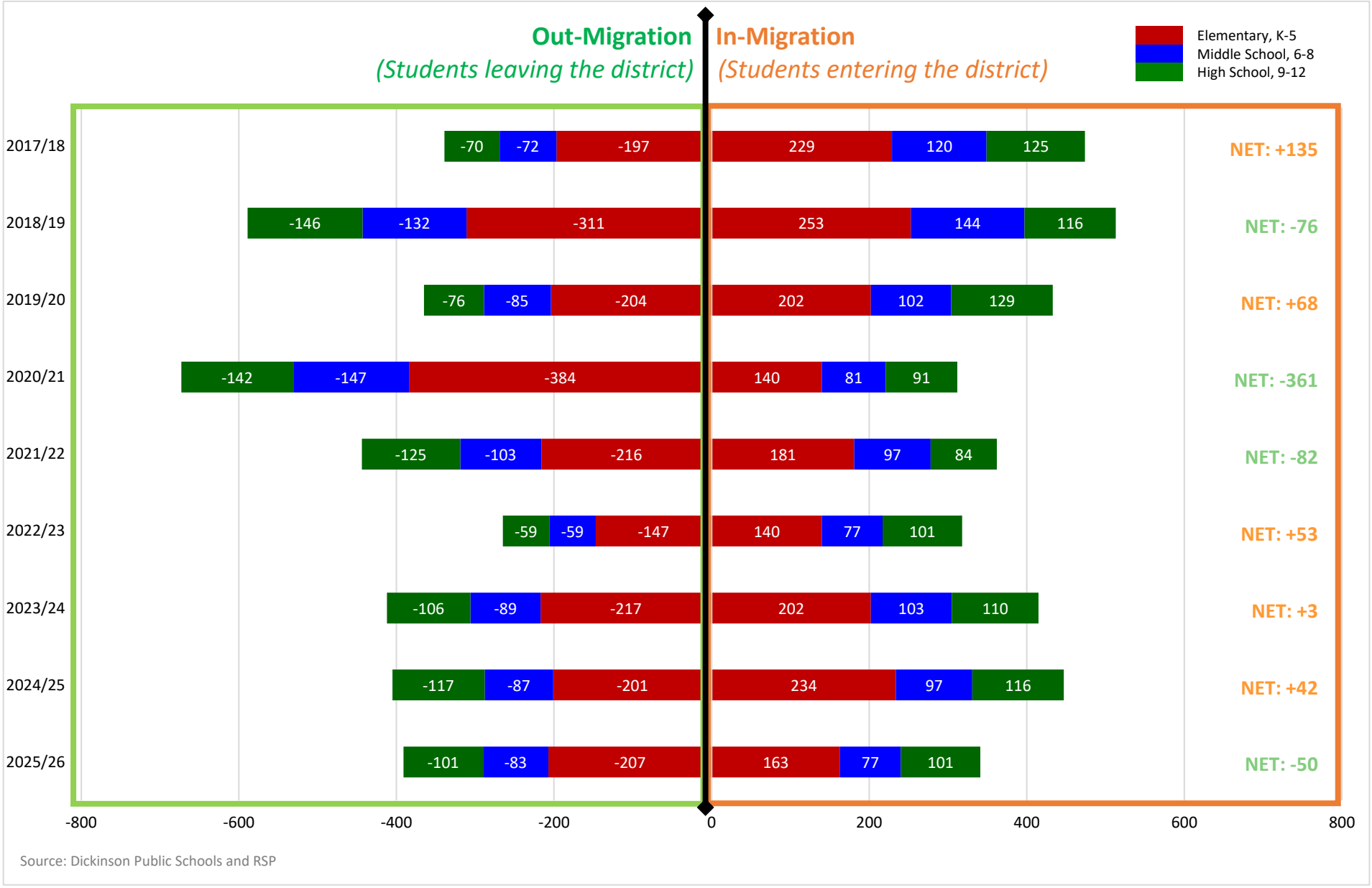
1-Year Student Migration by Buildings



Source: Dickinson Public Schools and RSP

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10-Year Student Migration Trend



Source: Dickinson Public Schools and RSP

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Student Yield Rate: Single-Family

Students per 100 Single-Family Units	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	10 Year Average	Units Built Time Period	Total Units (2025)
Berg Elementary School	8	8	9	8	7	10	10	10	9	8.2	8.7	16	1,841
Heart River Elementary School	16	18	16	16	16	20	20	20	17	15.73	17.5	14	755
Jefferson Elementary School	15	15	15	15	14	18	17	18	17	15.93	16.0	157	1,657
Lincoln Elementary School	17	16	17	17	16	21	21	20	19	17.2	18.1	65	1,500
Prairie Rose Elementary School	19	19	19	18	20	24	23	23	22	19.8	20.7	146	1,053
Roosevelt Elementary School	10	11	12	10	13	15	15	13	13	11.07	12.3	14	1,518
District (K-5):	**13.0**	**14.0**	**14.0**	**13.0**	**14.0**	**17.0**	**17.0**	**17.0**	**16.0**	**13.9**	**14.9**	**412**	**8,324**
District (6-8):	**8.0**	**7.0**	**8.0**	**8.0**	**8.0**	**8.0**	**8.0**	**8.0**	**9.0**	**7.5**	**8.0**		
District (9-12):	**9.0**	**9.0**	**10.0**	**9.0**	**9.0**	**10.0**	**10.0**	**10.0**	**10.0**	**9.3**	**9.5**		

Source: Stark County and RSP

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

Table Legend

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

Observations:

- Table shows the number of students per 100 single-family (SF) units by year, boundary, and grade level
- District sees on average:
  - 14.9 elementary students per 100 single-family households
  - 8.0 middle school students per 100 single-family households
  - 9.5 high school students per 100 single-family households
- Prairie Rose Elementary has the largest average SF yield rate with 21 students per 100 single-family households
- Berg Elementary has the smallest average SF yield rate with 9 students per 100 single-family households
- Adding new housing inventory can impact the yield rate – **There were 412 single-family homes built from 2016 to 2025**

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Student Yield Rate: Multi-Family

Students per 100 Multi-Family Units	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	10 Year Average	Units Built Time Period	Total Units (2025)
Berg Elementary School	5	6	7	5	4	5	7	7	7	5.33	5.8	1	563
Heart River Elementary School	10	11	11	9	12	12	12	14	13	10.6	11.5	16	807
Jefferson Elementary School	6	6	7	4	4	6	6	8	7	5.33	5.9	28	1,043
Lincoln Elementary School	11	10	11	11	9	11	11	11	11	8.47	10.4	29	494
Prairie Rose Elementary School	7	6	7	6	7	8	9	10	11	6.67	7.8	35	2,294
Roosevelt Elementary School	8	9	10	8	8	11	11	12	16	8.73	10.2	2	298
District (K-5):	**7.0**	**7.0**	**8.0**	**7.0**	**7.0**	**8.0**	**9.0**	**10.0**	**10.0**	**7.1**	**8.0**	**111**	**5,499**
District (6-8):	**4.0**	**4.0**	**5.0**	**3.0**	**4.0**	**3.0**	**3.0**	**4.0**	**4.0**	**3.3**	**3.7**		
District (9-12):	**3.0**	**4.0**	**4.0**	**4.0**	**4.0**	**4.0**	**4.0**	**4.0**	**4.0**	**3.5**	**3.9**		

Source: Stark County and RSP

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

Table Legend

+3 greater from District Average

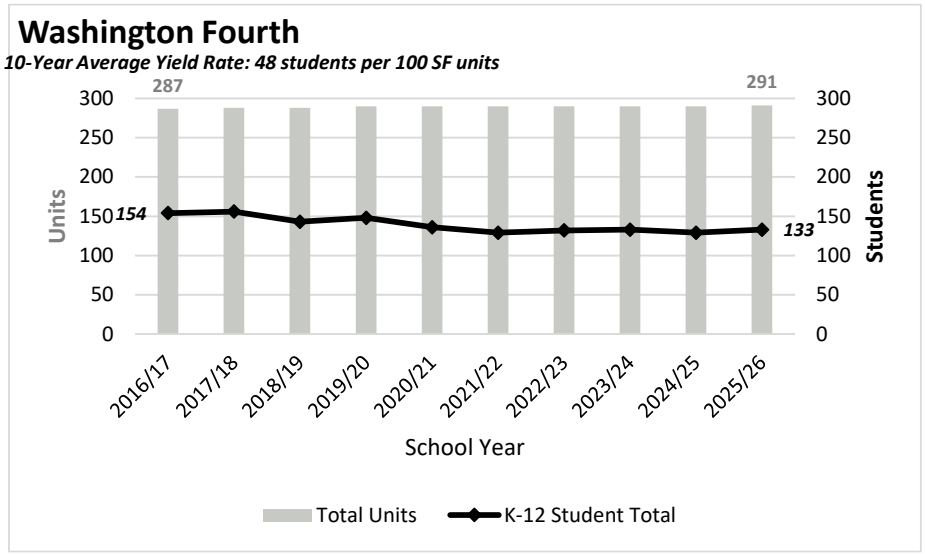
-3 fewer from District Average

Observations:

- Table shows the number of students per 100 multi-family (MF) units by year, boundary, and grade level
- District sees on average:
  - 8.0 elementary students per 100 multi-family households
  - 3.7 middle school students per 100 multi-family households
  - 3.9 high school students per 100 multi-family households
- Heart River Elementary has the largest average MF yield rate with 12 students per 100 multi-family households
- Berg Elementary has the smallest average MF yield rate with 6 students per 100 multi-family households
- Adding new housing inventory can impact the yield rate – There were 111 multi-family homes built from 2016 to 2025

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Single-Family Subdivision Yield Rate Analysis

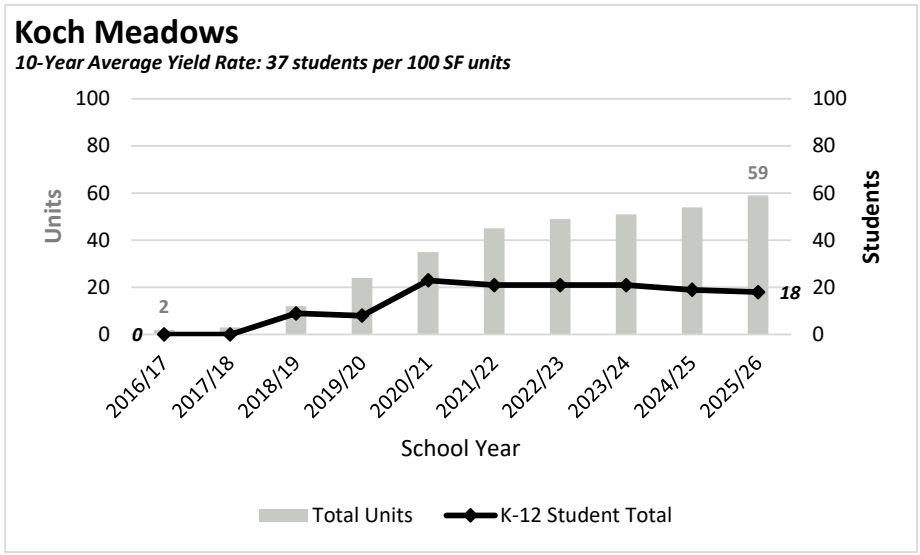


Source: Stark County, Dickinson Public Schools, and RSP

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

Washington Fourth Observations:

- Neighborhood has been built out since before 2016/17 with 287 total single-family units
- 2016/17 experienced the 10-year peak of students with 154 K-12 students residing
  - **54 student yield rate per 100 SF units**
- This neighborhood has gradually decreased in students residing, creating a lower student yield rate



Source: Stark County, Dickinson Public Schools, and RSP

Example of an actively building out neighborhood and the student yield rate over time.

Koch Meadows Observations:

- Neighborhood has been developing out since 2016/17 and has 59 completed units as of 2025
- 2020/21 experienced the 10-year peak of students with 23 K-12 students residing
  - **66 student yield rate per 100 SF units**
- Although development has continued each year, the student generation has plateaued around 20 students resulting in a decreasing student yield rate

Main Takeaway: Single-family yield rates are different in each neighborhood. Many areas of the district are being impacted by an aging-in-place dynamic and a lack of turnover. Higher interest rates play a role in families staying longer in one spot limiting the subdivision lifecycle.

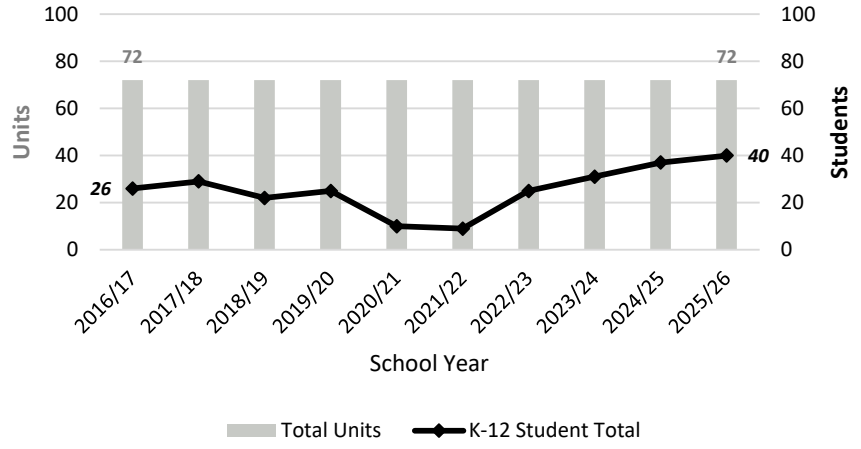
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Disclaimer: Subdivisions were selected as representative examples to illustrate the range of housing inventory conditions and associated student yield variability across the district.

Multi-Family Subdivision Yield Rate Analysis

Lincoln Park Townhomes

10-Year Average Yield Rate: 36 students per 100 MF units



Source: Stark County, Dickinson Public Schools, and RSP

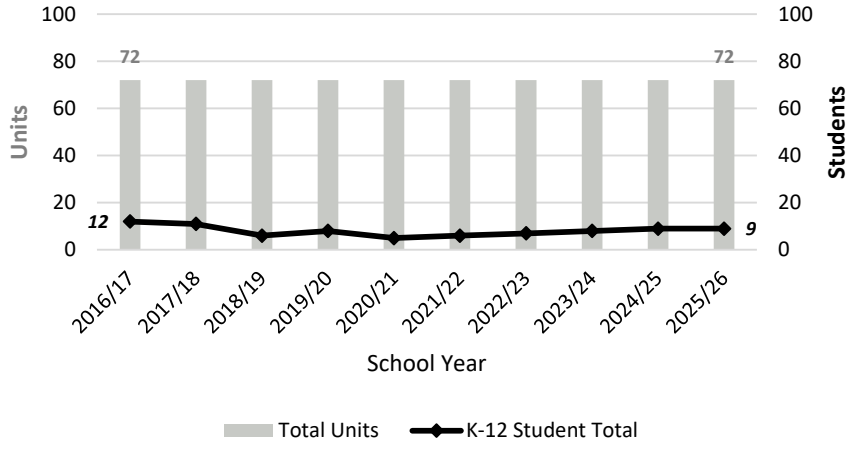
Example of a Townhome Multi-Family neighborhood and the student yield rate over time.

Lincoln Park Townhomes Observations:

- Neighborhood has been built out since before 2016/17 with 72 total multi-family units
- 2025/26 experienced the 10-year peak of students with 40 K-12 students residing
  - **56 student yield rate per 100 MF units**
- 2021/22 experienced the 10-year floor of students with 9 K-12 students residing
  - **13 student yield rate per 100 MF units**

Prairie Winds Apartments

10-Year Average Yield Rate: 11 students per 100 MF units



Source: Stark County, Dickinson Public Schools, and RSP

Example of an Apartment Multi-Family neighborhood and the student yield rate over time.

Prairie Winds Apartments Observations:

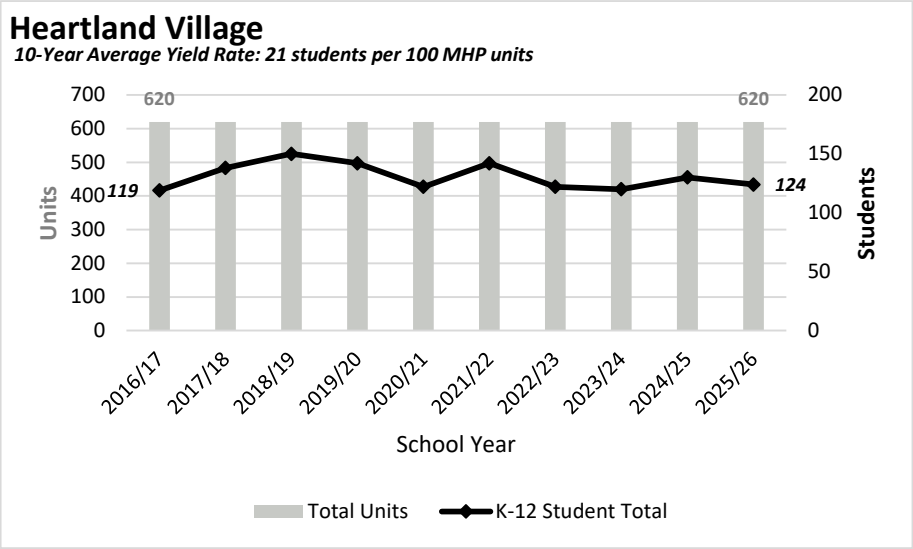
- Neighborhood has been built out since before 2016/17 with 72 total multi-family units
- 2016/17 experienced the 10-year peak of students with 12 K-12 students residing
  - **17 student yield rate per 100 MF units**
- This neighborhood has a lower, but stable yield rate with around 10 students being generated per year

Main Takeaway: Multi-family yield rates can vary significantly. Some unit types have a higher yield rate and can better support family development, while others have a very limited impact on K-12 student generation.

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

Mobile Home Subdivision Yield Rate Analysis

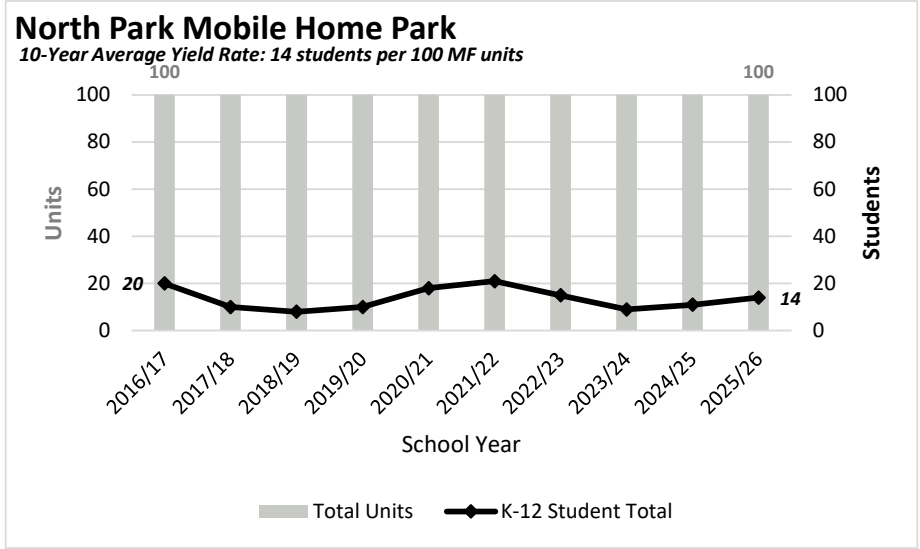


Source: Stark County, Dickinson Public Schools, and RSP

Example of a larger Mobile Home neighborhood and the student yield rate over time.

Heartland Village Observations:

- Neighborhood has been built out since before 2016/17 with 620 total mobile home units
- 2018/19 experienced the 10-year peak of students with 150 K-12 students residing
  - **24 student yield rate per 100 MHP units**
- This neighborhood has stayed generally table with a slight decreasing trend as less students are generated per unit (less than 130 students)



Source: Stark County, Dickinson Public Schools, and RSP

Example of a smaller Mobile Home neighborhood and the student yield rate over time.

North Park Mobile Home Park Observations:

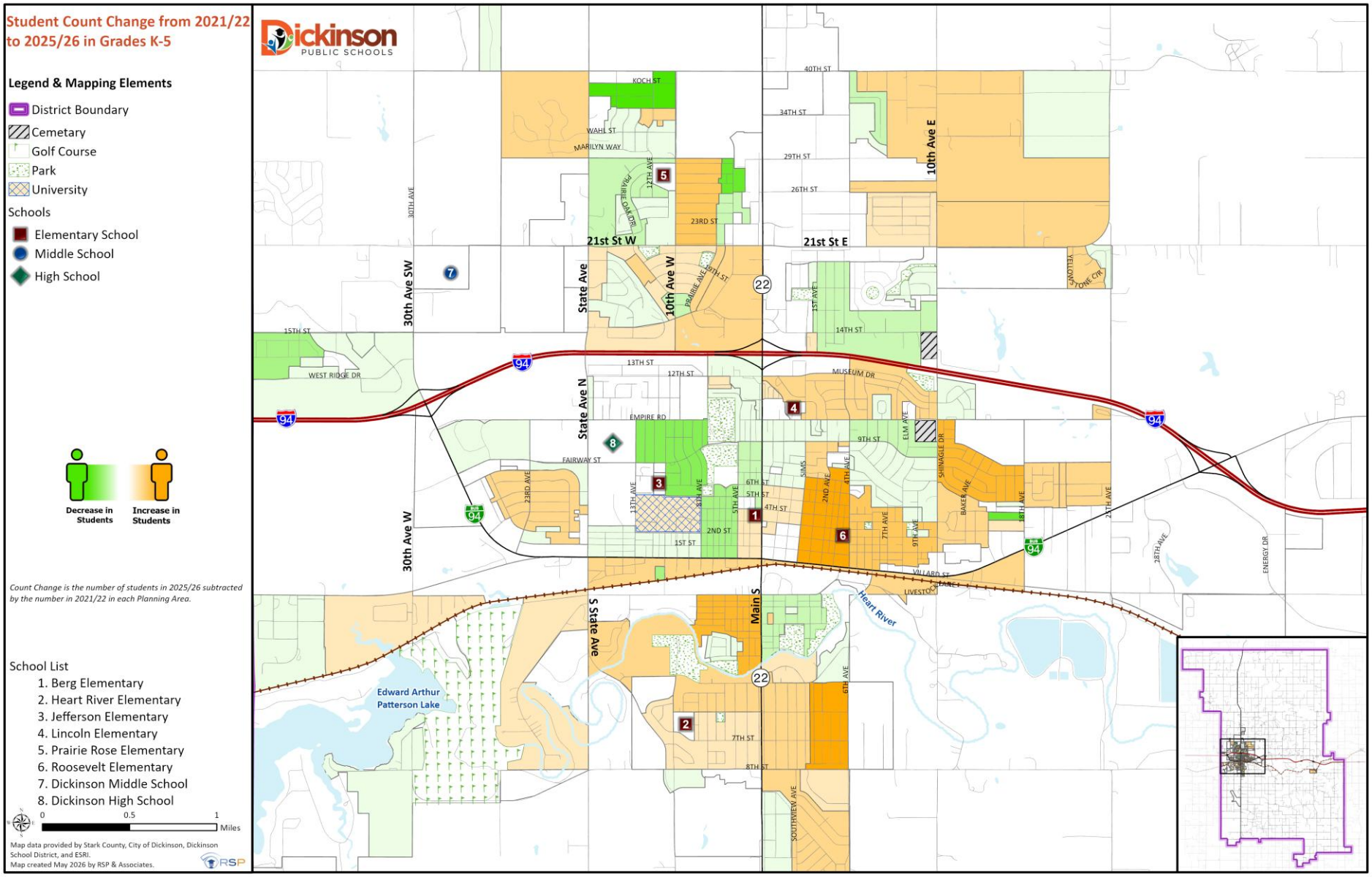
- Neighborhood has been built out since before 2016/17 with 100 total mobile home units
- 2020/21 experienced the 10-year peak of students with 21 K-12 students residing
  - **21 student yield rate per 100 MHP units**
- Similar to Heartland Village, this neighborhood's yield rate has stayed relatively stable with a slight downward trend

Main Takeaway: Without major changes in mobile home park inventory, yield rates are expected to continue on historic trend lines of stable to a slightly declining trend.

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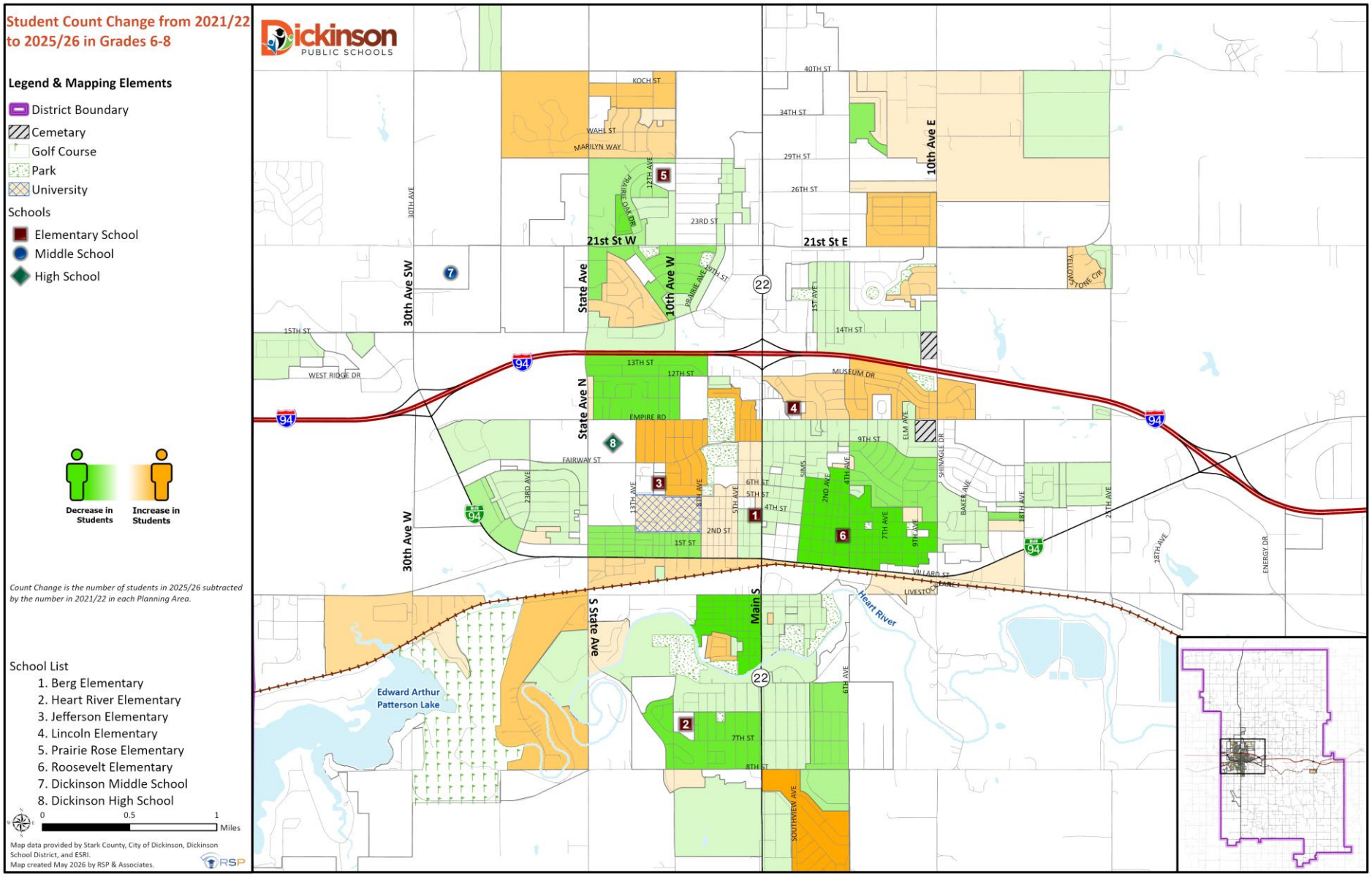
Disclaimer: Subdivisions were selected as representative examples to illustrate the range of housing inventory conditions and associated student yield variability across the district.

Elementary Student Count Change Map



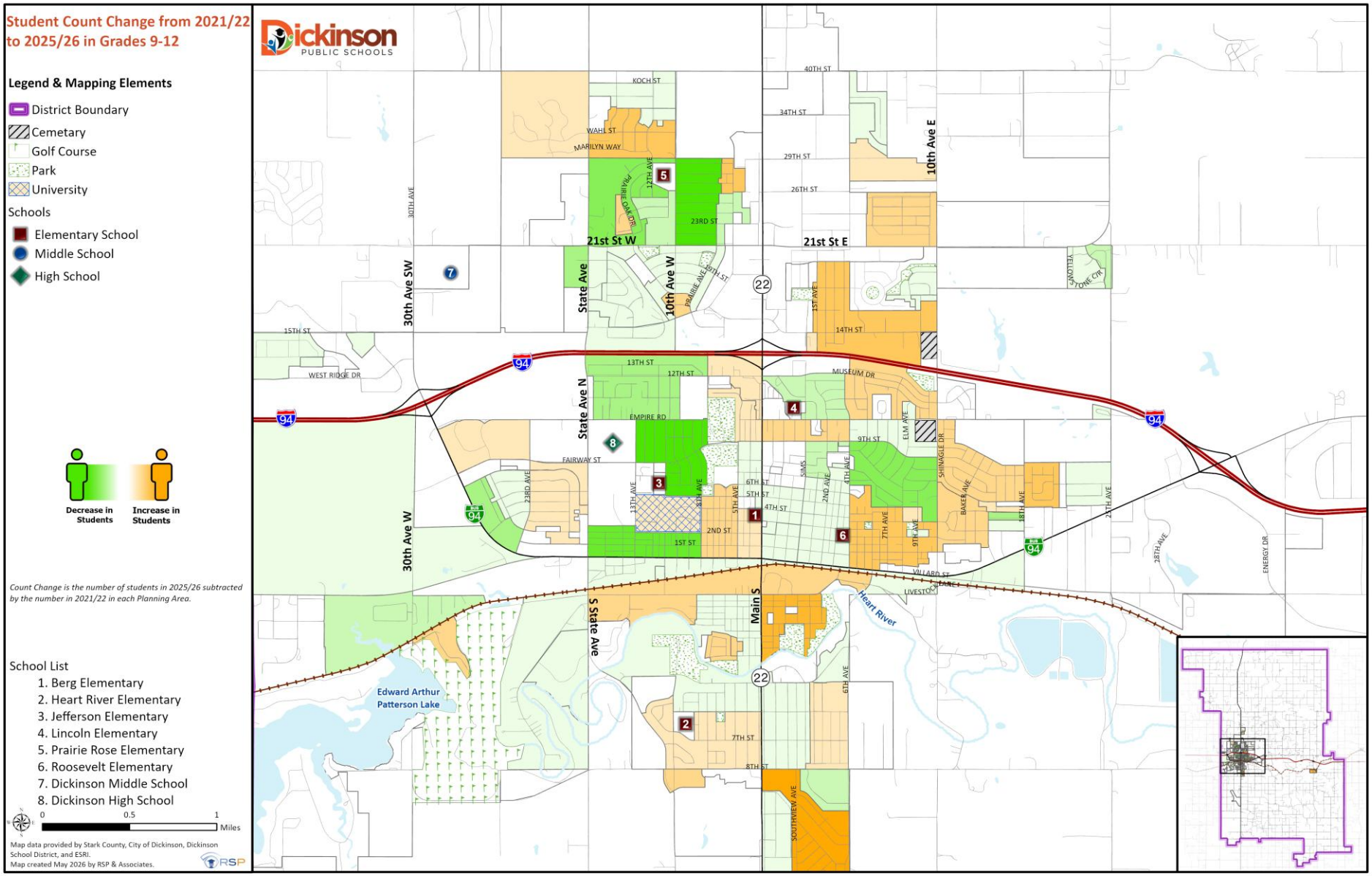
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Middle School Student Count Change Map



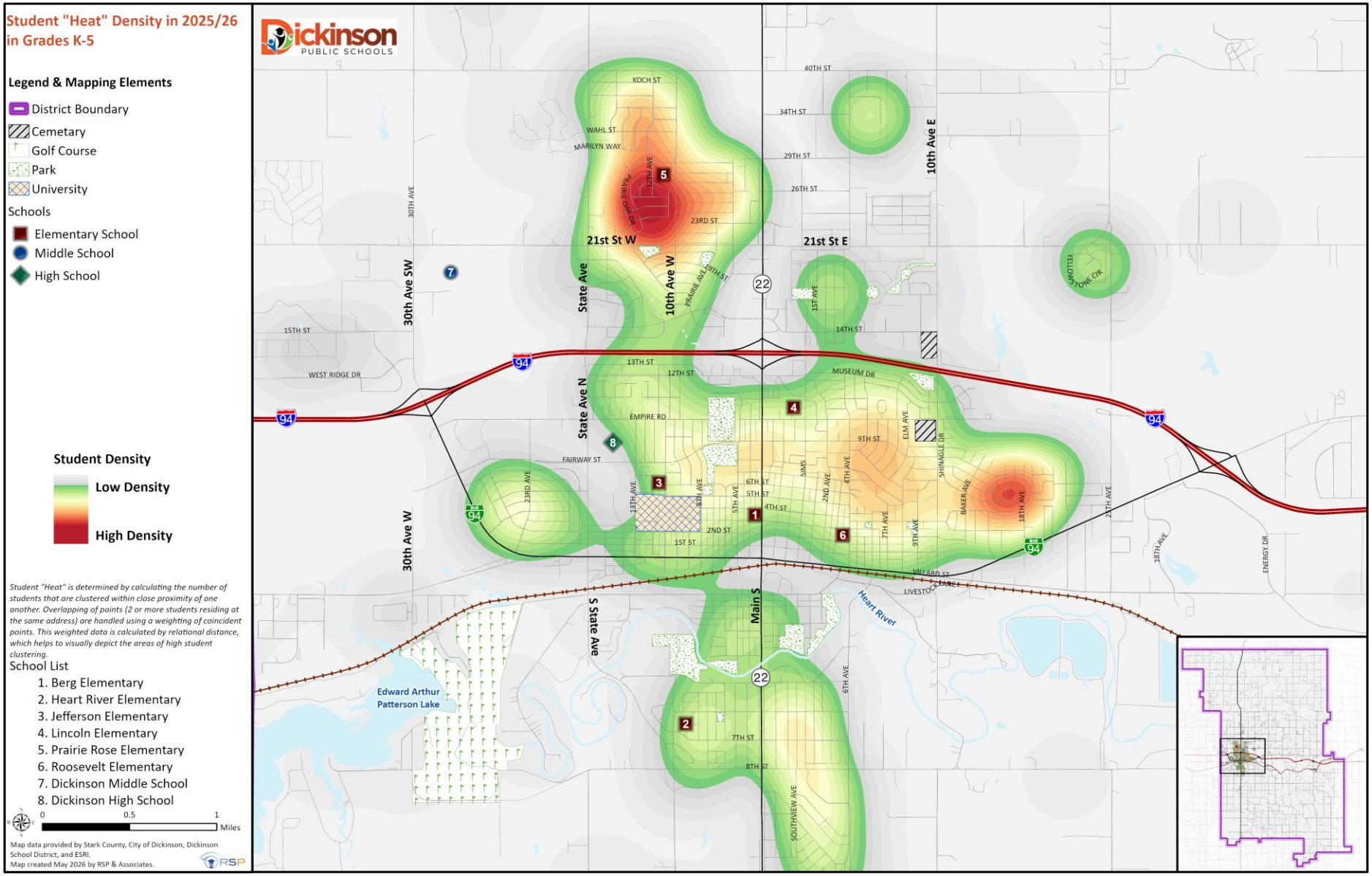
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High School Student Count Change Map



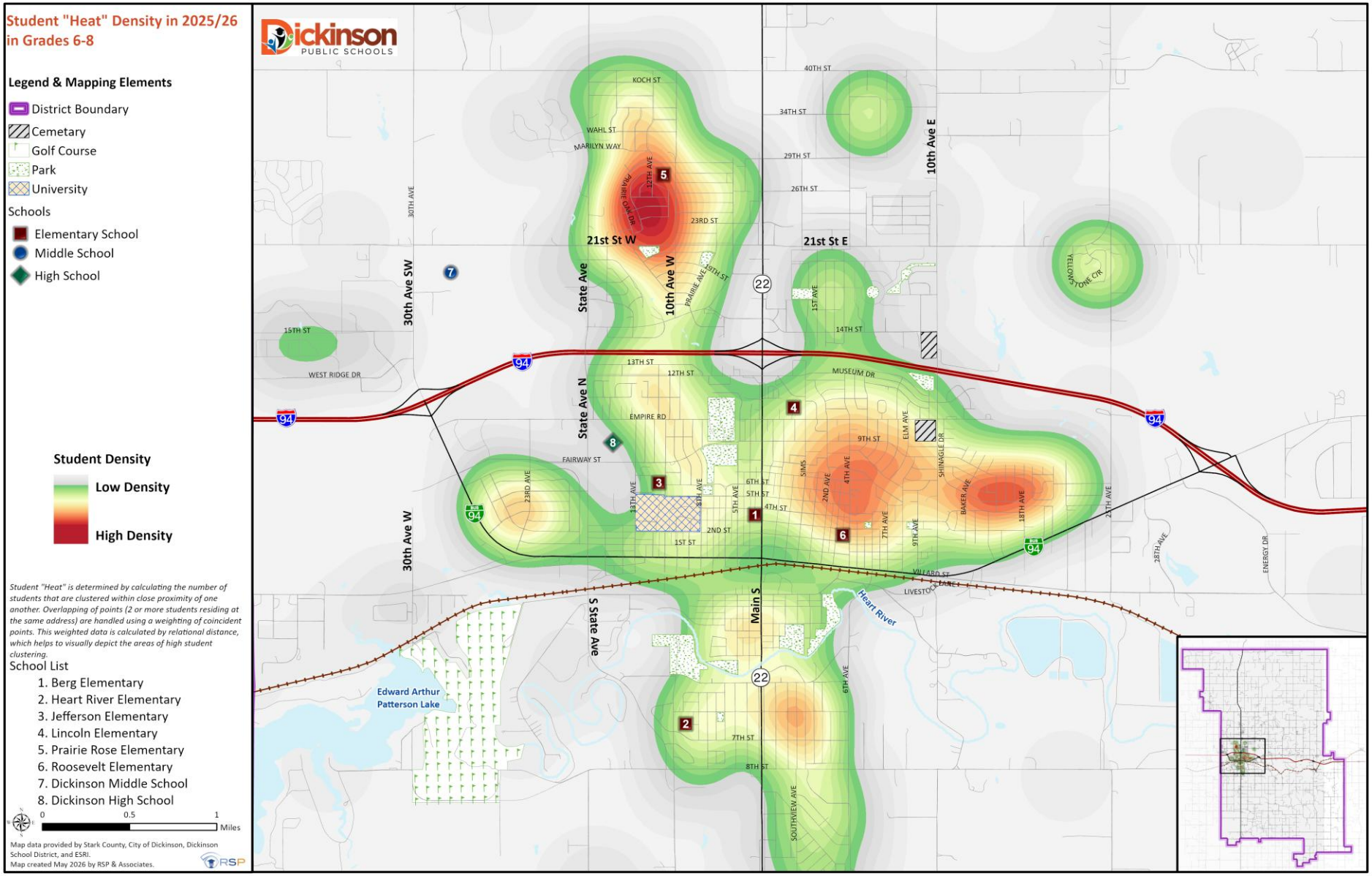
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Elementary Student Density Heat Map



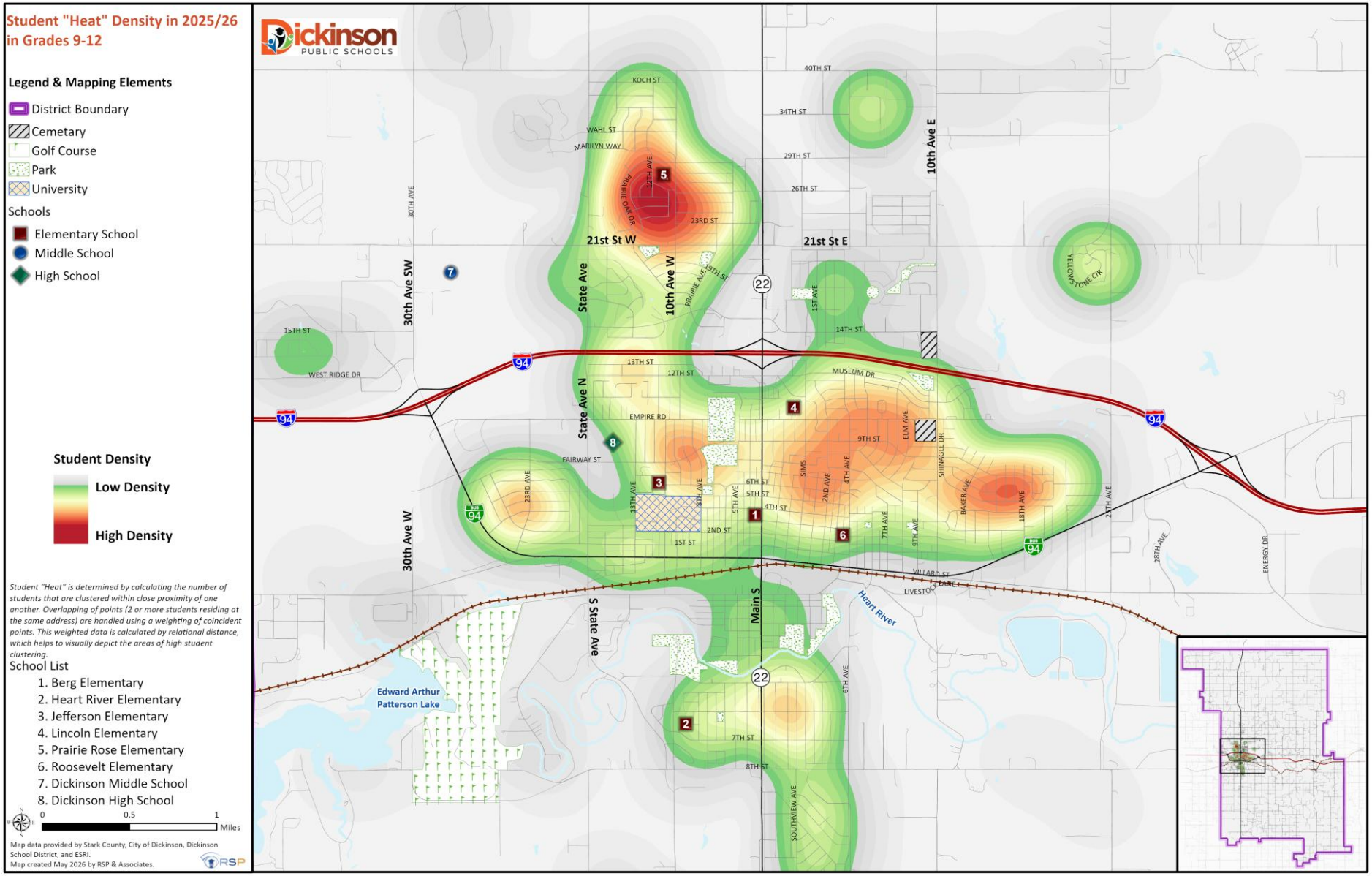
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Middle School Student Density Heat Map



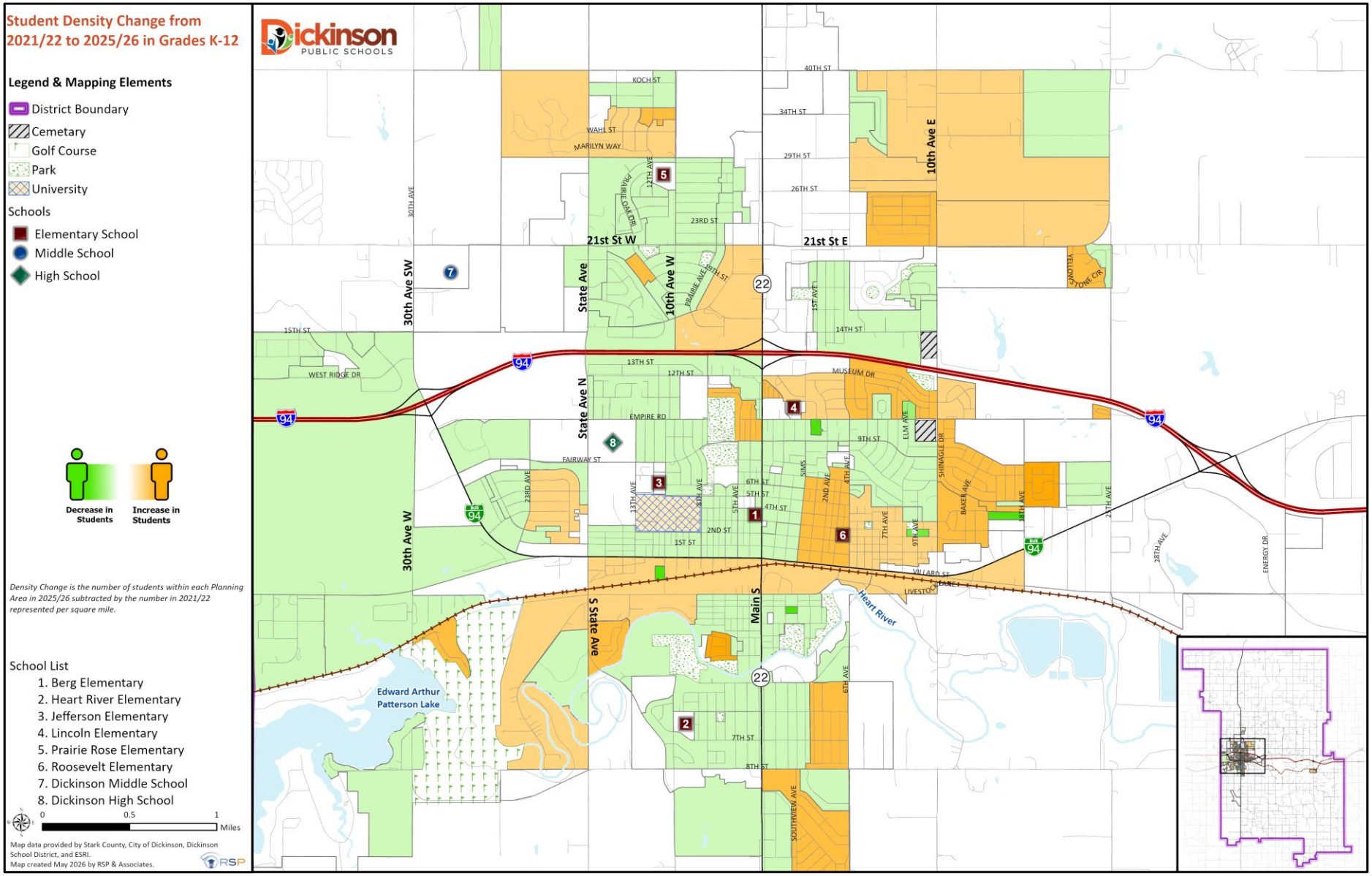
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High School Student Density Heat Map



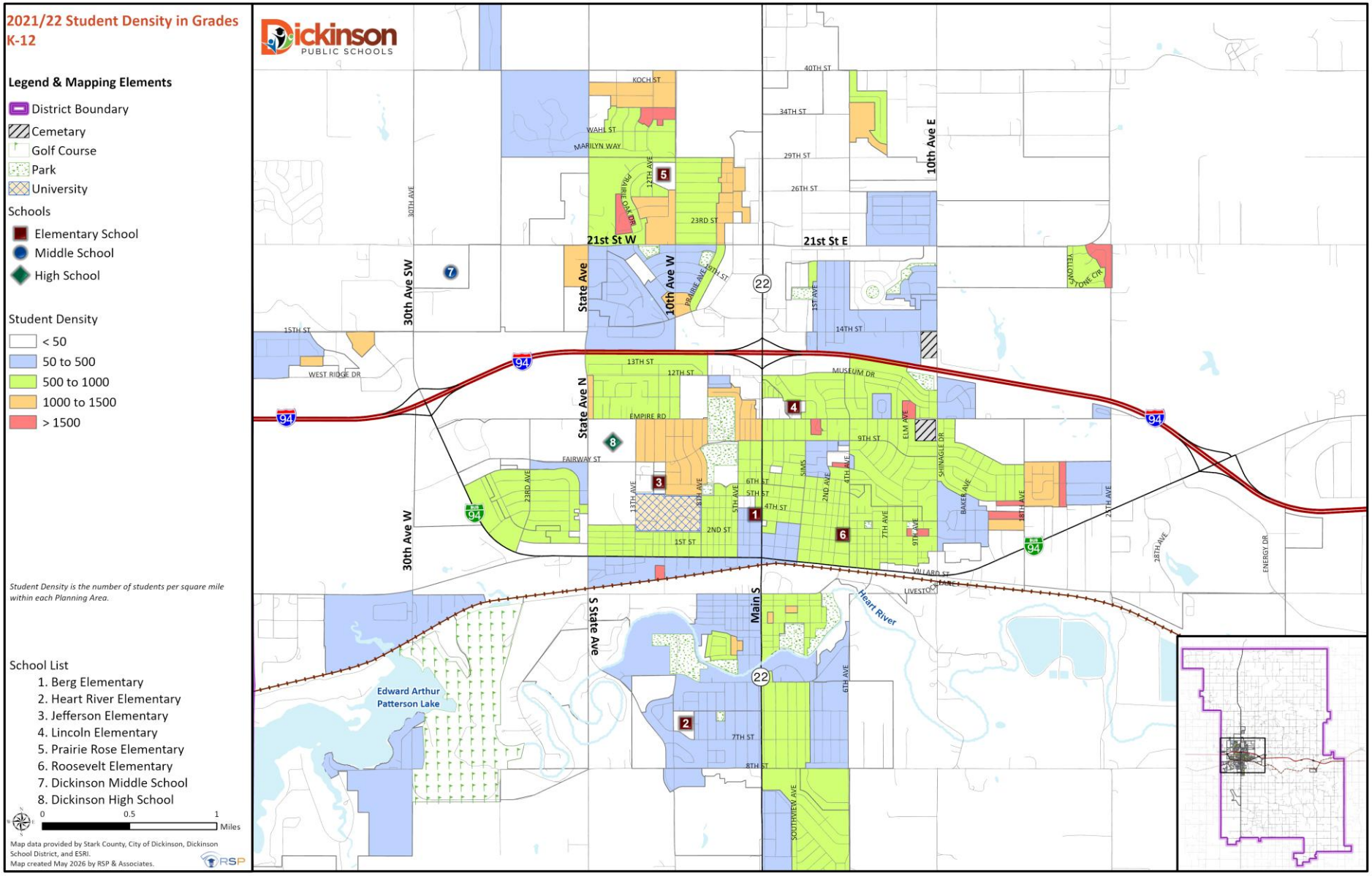
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Student Density Change Map



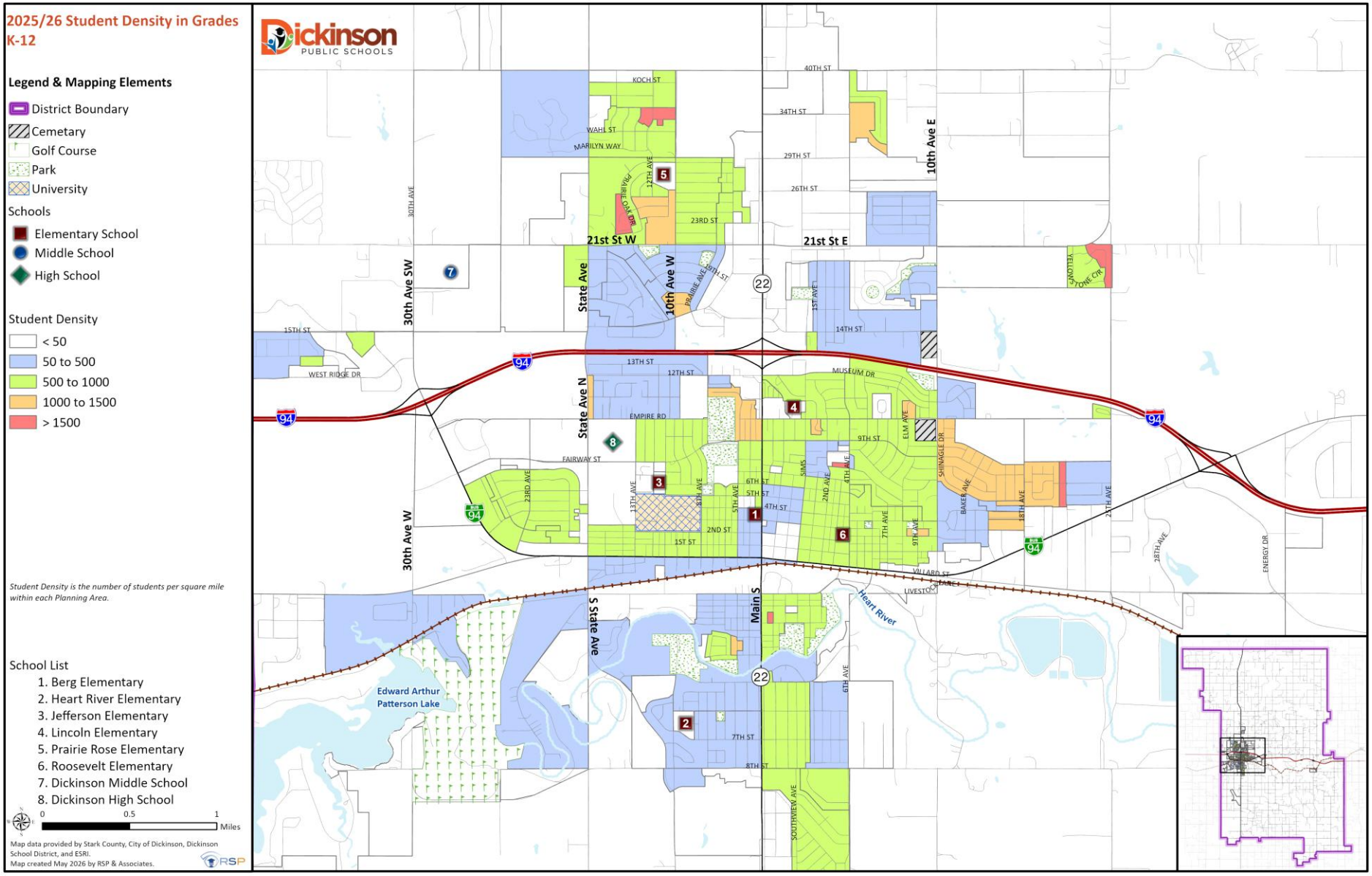
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2021/22 Student Density Map



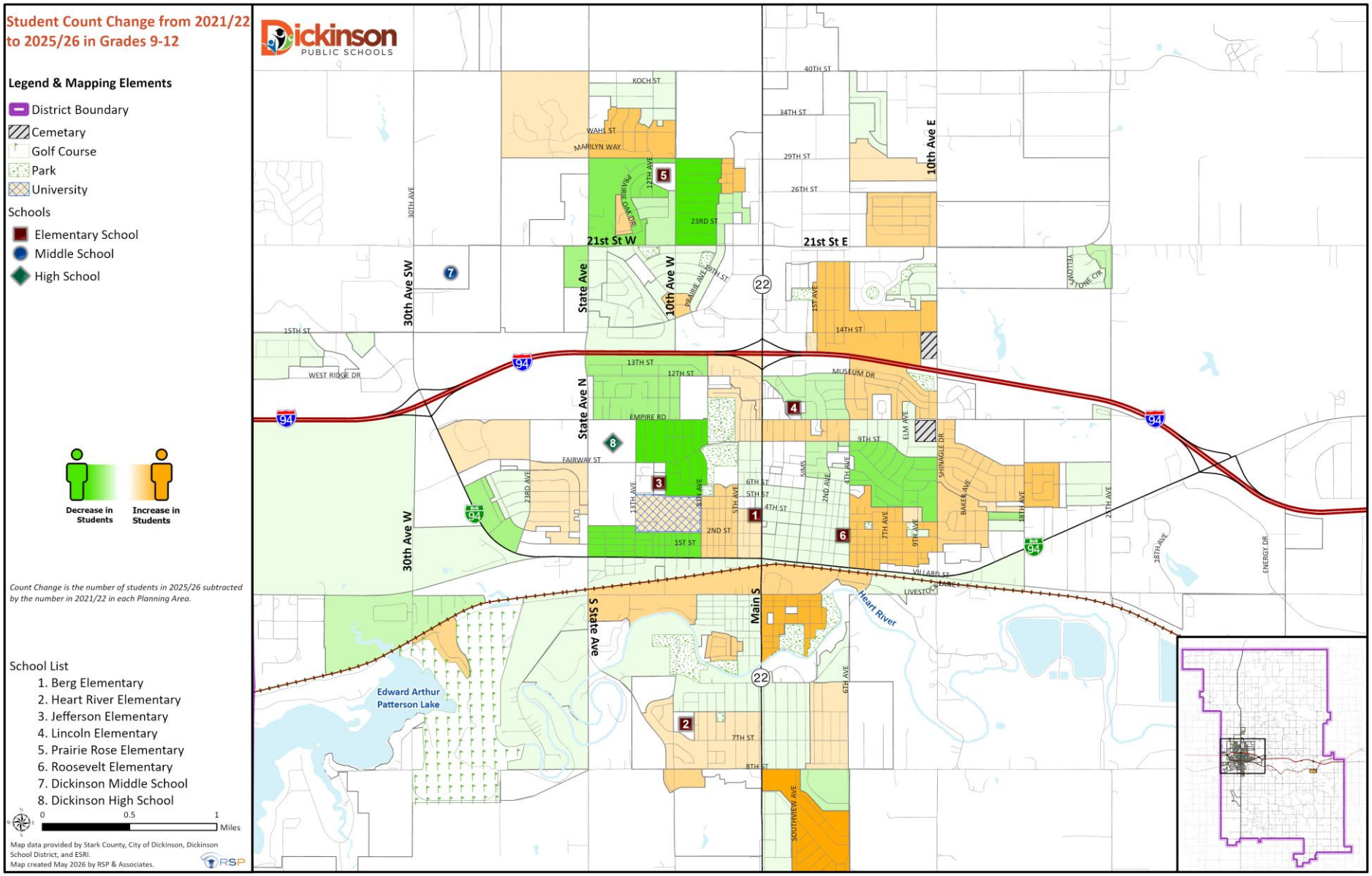
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2025/26 Student Density Map



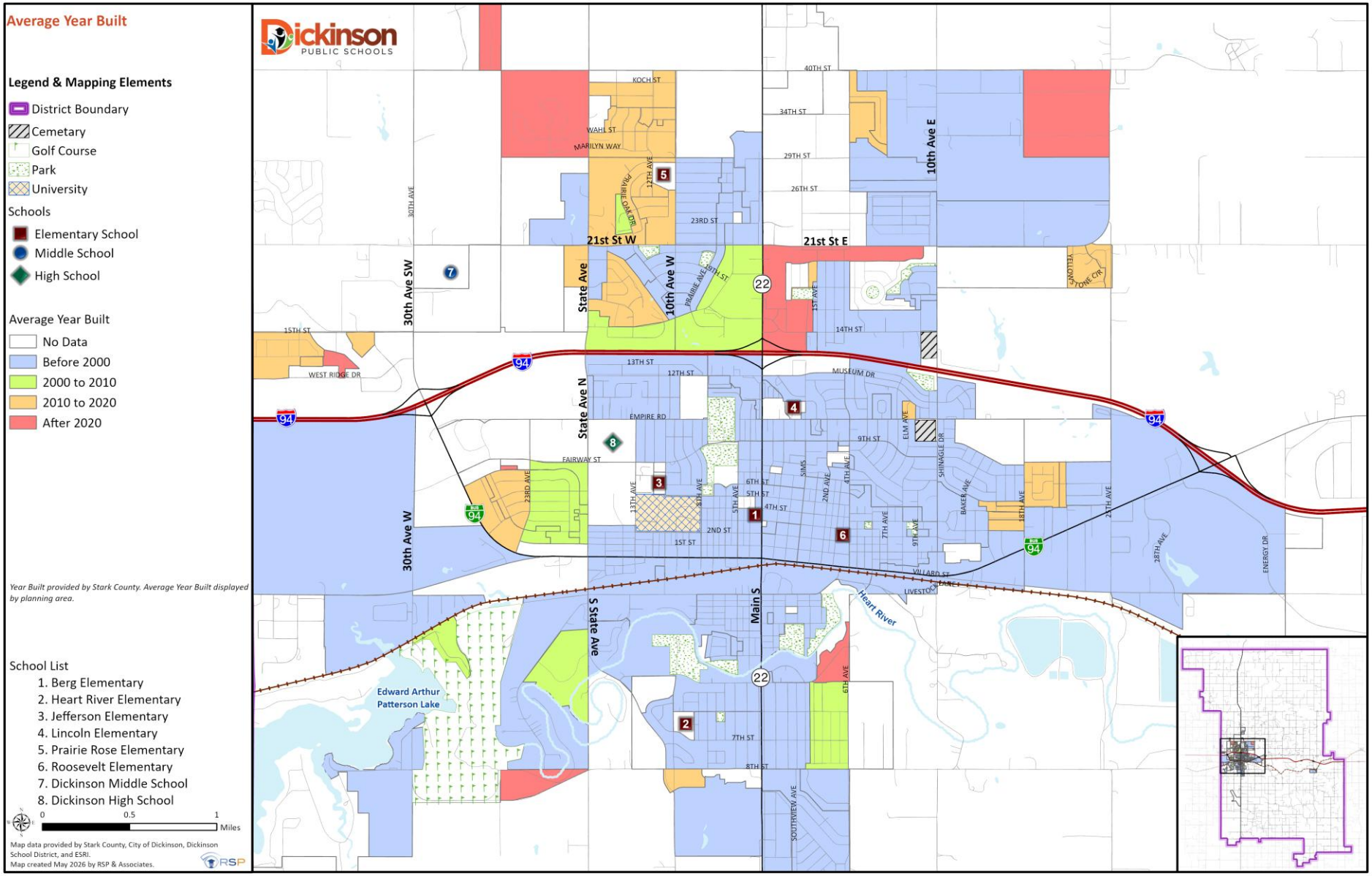
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5-Year Average Kindergarten Count Map



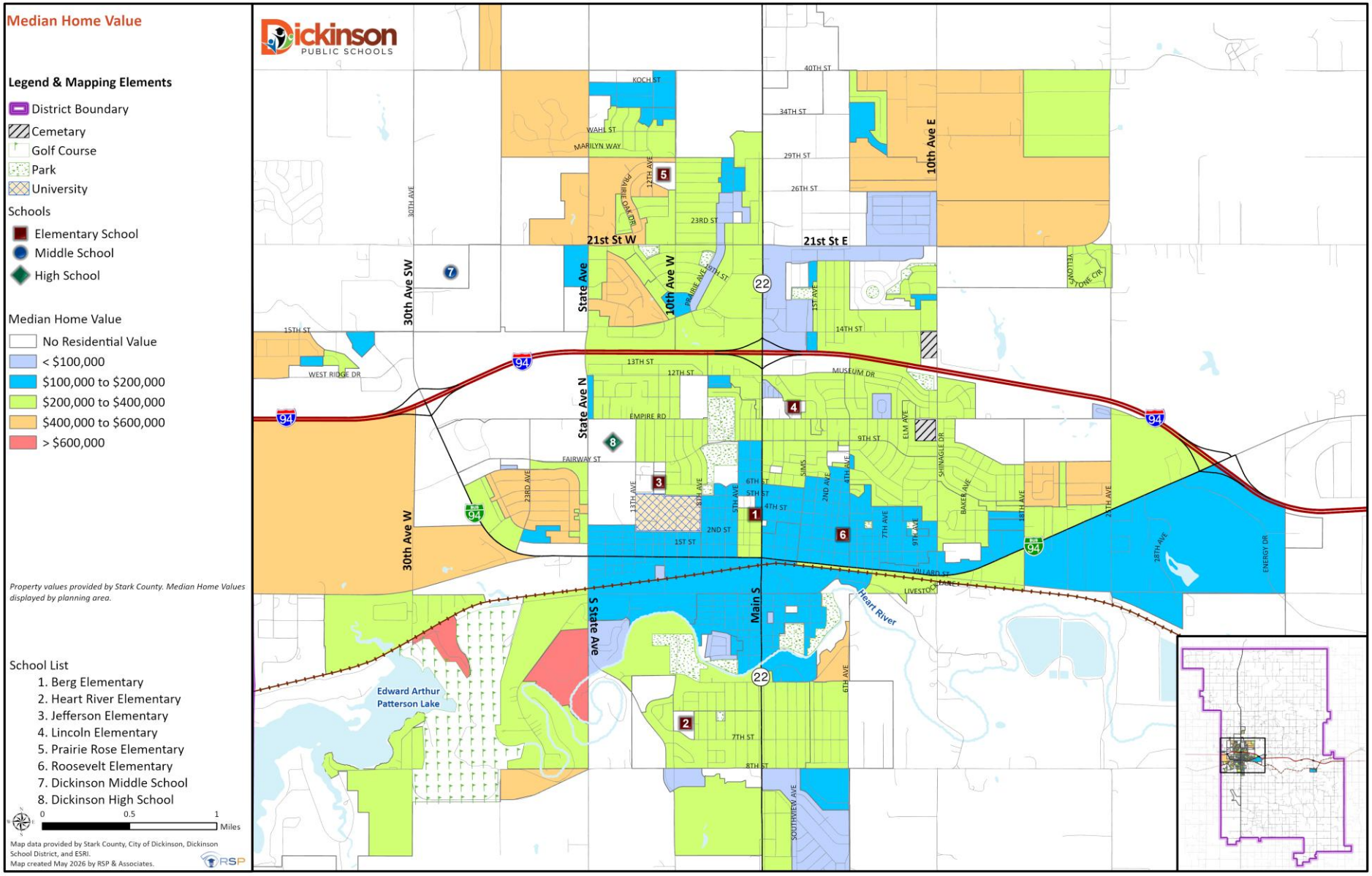
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Average Year Built Map



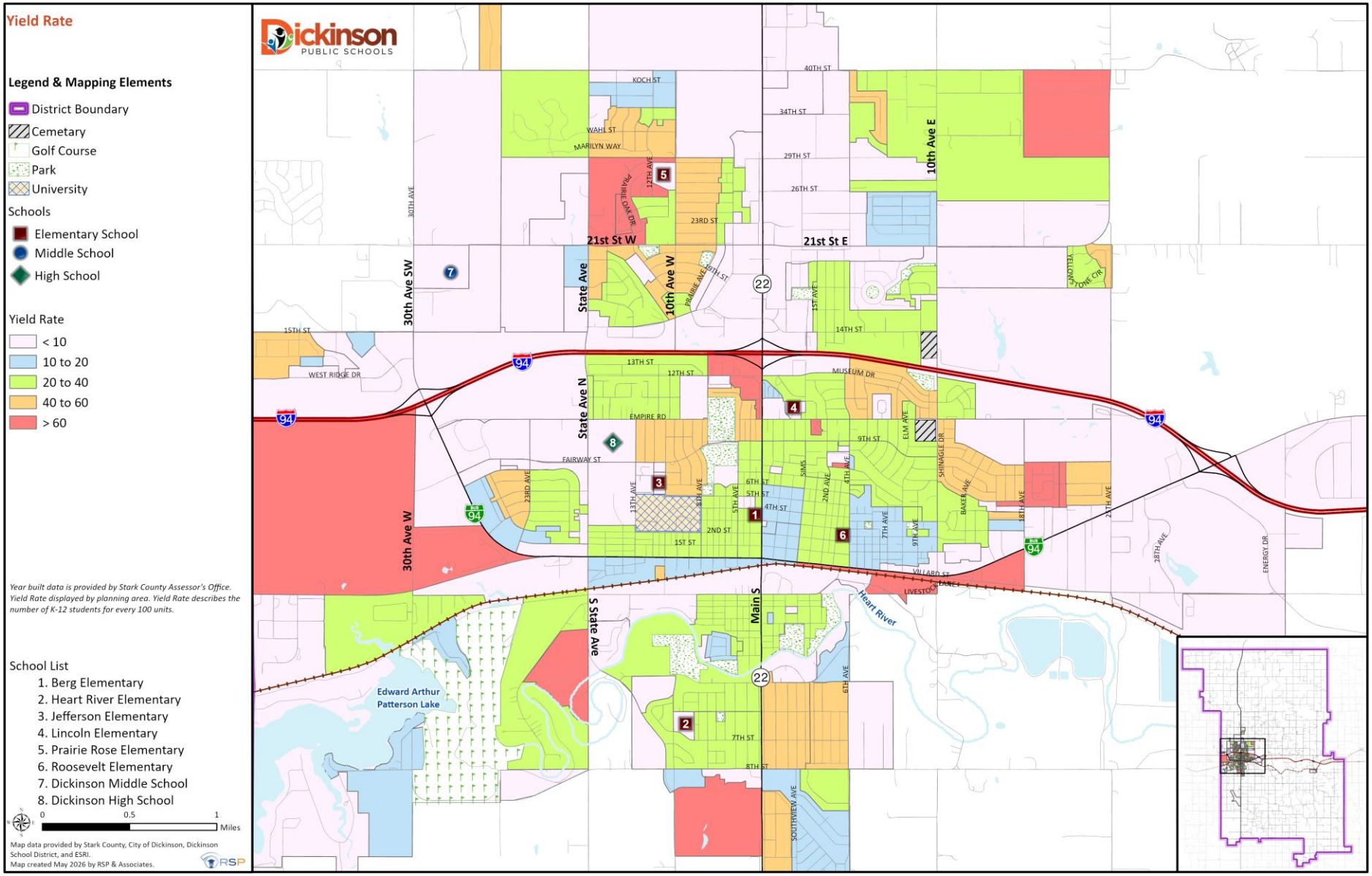
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Median Home Value Map



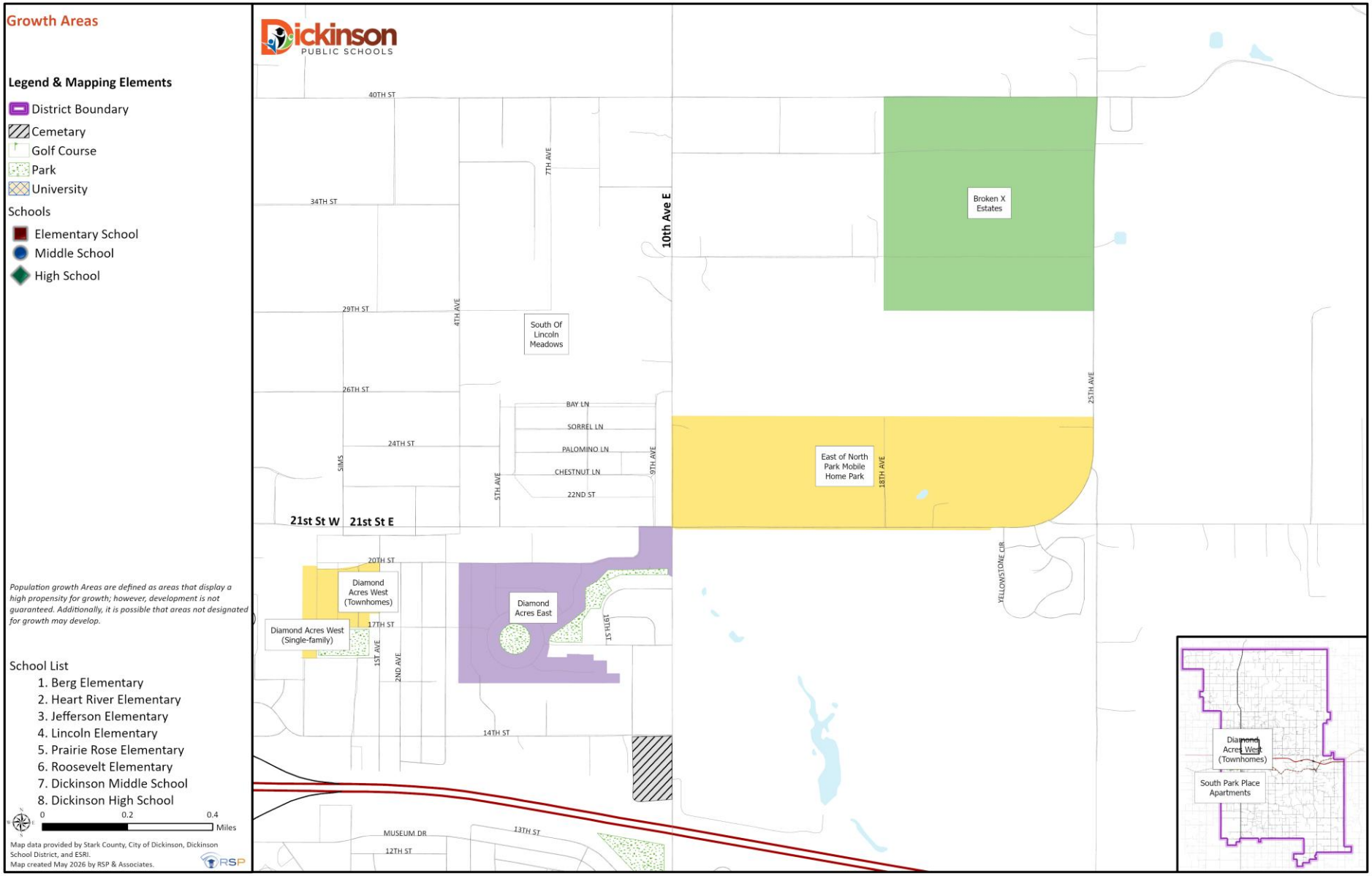
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Student Yield Rate Analysis Map



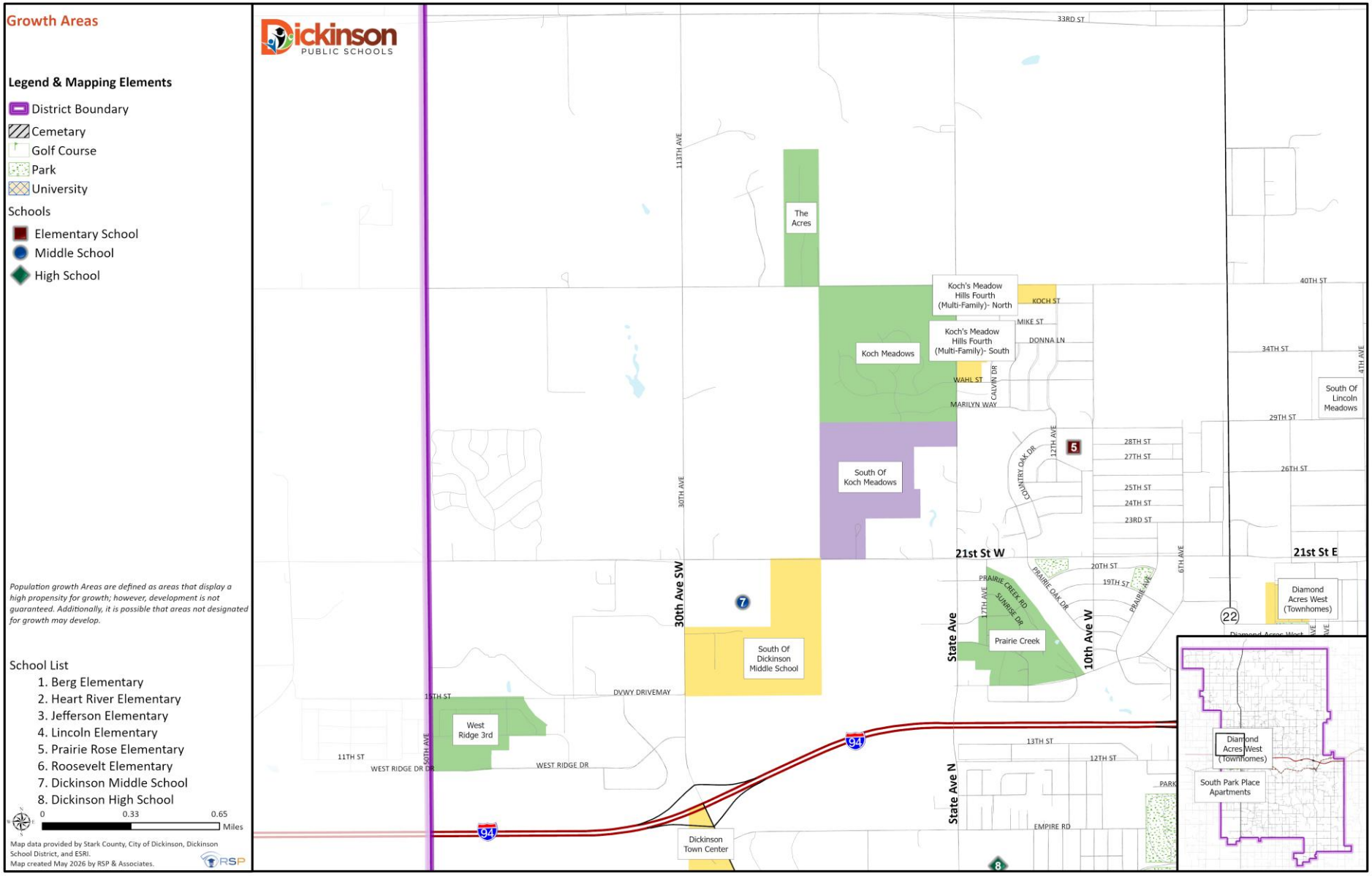
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Northeast Growth Area Map (Detailed)



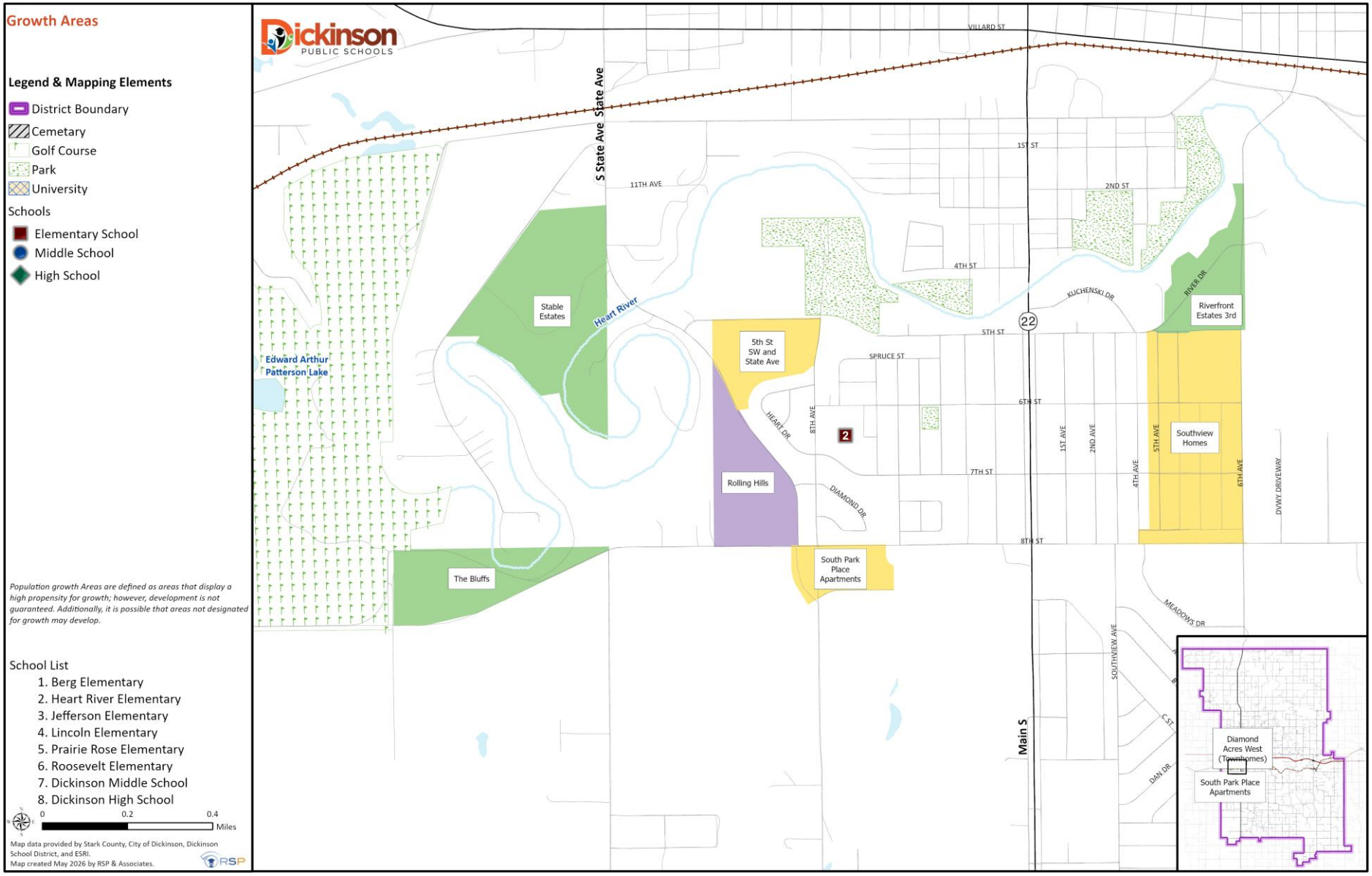
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Northwest Growth Area Map (Detailed)



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South Growth Area Map (Detailed)



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Understanding Projections By Building

	STEP 1: RESIDE	STEP 2: RESIDE / ATTEND	STEP 3: ATTEND
DEFINITION	**Students who live in the boundary** Students who live within the district and school attendance boundaries.	**Students who live in the boundary and attend their assigned school** Students who both live in the boundary and attend the school they are assigned to (Subset of Reside)	**Students who physically attend the school.** All students attending the building, regardless of where they live.
WHAT IS INCLUDED:	• Students served by the district who live in the boundary • Out-of-district students assigned to the boundary school (McKiney-Vento, Staff, Open Enroll, Other) • Students assigned to a school based on their geocoded home address	• Students served by the district • Out-of-district students assigned to the boundary school (McKiney-Vento, Staff, Open Enroll, Other) • Students who attend the school where they live	• Students who live in the boundary and attend • Out-of-district students assigned to the boundary school (McKiney-Vento, Staff, Open Enroll, Other) • Intra-district transfers (students attend a school other than what is assigned from boundaries)
WHAT IS NOT INCLUDED:	• Students not served by the district (parochial, private, home school) • Intra-district transfers	• Students not served by the district (parochial, private, home school) • Intra-district transfers	• Students not served by the district (parochial, private, home school)

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

Simple Way to Think About It:

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

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Understanding Projection Accuracy

- Enrollment forecasting requires **informed assumptions** about variables that **naturally fluctuate over time**. These include, but are not limited to:
  - The pace of housing construction
  - Student yield from new housing
  - Residential turnover patterns
  - Demographic changes
  - Birth trends and Kindergarten enrollment
  - State policy and student choice patterns
- While these factors are carefully analyzed using best planning practices, some elements—such as housing timing or migration patterns—are influenced by **broader economic and policy conditions outside of district control**.
- Variance analysis shows that early-grade enrollment, particularly Kindergarten and elementary transitions, tends to introduce **the most sensitivity in projections**, as these grades are most directly influenced by birth rates, housing activity, and family mobility.
- Middle and high school projections **generally demonstrate greater stability** because they are based on established student cohorts already enrolled in the district.
- **Consistent, accurate student data** remains critical to maintaining strong projection accuracy. Reliable enrollment records and updated development information strengthen forecast performance.
  - Without dependable enrollment records and consistent reporting practices, evaluating projection accuracy becomes unreliable and impractical, **as the comparison between forecast and actual data would not be valid**.

Main Takeaway: Enrollment projections have demonstrated strong and consistent accuracy over time, especially in near-term forecasts. Variability is most influenced by early-grade enrollment patterns. Understanding these dynamics helps contextualize small year-to-year differences in forecast outcomes.

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Key Definitions

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

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Project Documentation

Data Acquisition:

- School District Student Data
  - Data received: April 28, 2026
  - Data verified: May 1, 2026
- City Planning Meeting(s)
  - City of Dickinson May 7, 2026
- County Data
  - Open data source via Stark and Dunn county
  - Parcel data from Regrid

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