



Student Population Forecast by Residence

Fall 2023/2024 Report

2024/25 – 2033/34 Forecasted Student Population

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Davis Joint Unified School District

Submitted by:

SCOTT TORLUCCI
VICE PRESIDENT | SOCIAL IMPACT SOLUTIONS
DAVIS DEMOGRAPHICS MGT
4320 W. KENNEDY BLVD., SUITE 200
TAMPA, FLORIDA 33609
951-270-5211
storlucci@davisdemographics.com

Table of Contents

EXECUTIVE SUMMARY	1
INTRODUCTION AND BACKGROUND	1
KEY ITEMS IN THE DISTRICT-WIDE ANALYSIS:	2
TABLE 1: DISTRICT SUMMARY	1
1. METHODOLOGY.....	2
DATA SOURCES.....	2
FORECAST METHODOLOGY.....	4
FORECAST VARIABLES	6
2. STUDENT INFORMATION	13
MAP 2: RESIDENT STUDENT DENSITY SY 2023/24.....	14
ATTENDANCE MATRIX.....	15
3. DISTRICT-WIDE STUDENT POPULATION FORECASTS	20
FORECAST TRENDS	20
4. ATTENDANCE AREA FORECASTS	23
TREND SUMMARIES BY ELEMENTARY, JUNIOR AND HIGH SCHOOL.....	ERROR! BOOKMARK NOT DEFINED.
ELEMENTARY ATTENDANCE AREA FORECASTS.....	23
JUNIOR HIGH ATTENDANCE AREA FORECASTS.....	30
HIGH SCHOOL ATTENDANCE AREA FORECASTS.....	34
APPENDIX A: CENSUS DATA.....	37

Executive Summary

Introduction and Background

Davis Joint Unified School District has contracted with Davis Demographics to develop and analyze demographic data relevant to the district's facility planning efforts. The scope of contracted work includes updating district mapping files, analyzing the district using the previous four years of geocoded student data files, developing, and researching pertinent demographic data in and around the district, identifying current and future residential development plans and preparing a five-year student population forecast.

The purpose of this report is to identify and inform the district of the demographic trends occurring within the community, how these trends may affect future student populations, and to assist in illustrating facility adjustments that may be necessary to accommodate the potential student population shifts, to assist the district in evaluating future site requirements and the need for potential attendance area boundary changes.

Davis Demographics, a non-biased third-party consultant, has been contracted to prepare and maintain a five-year demographic study. In this study, Davis Demographics produced detailed neighborhood and attendance area population forecasts based on the residential address of students. Davis Demographics bases its forecasts on the belief that school facility planning is more accurate when facilities are located where the greatest number of students reside. This study is intended to help the district notice specific demographic trends that could assist them in making informed decisions regarding long-range planning efforts.

The Sources of Data section details how the two sources of data – geographic and non-geographic -- are collected and used in the five-year student population forecast model.

The Forecast Methodology section discusses, in detail, how the factors used in the study were calculated, and why they were used. These factors include area birthrates and their effect on incoming kindergarten classes, the effects of student mobility, student yield factors based on historic housing data and trends, and a detailed review of future residential development within the district.

The Student Resident Forecast Summary sections offer a review of this year's student resident forecast results. These sections include the district-wide student population forecast summary and a forecasted resident student population summary for both the existing attendance areas and the individual study areas from which they were calculated.

While reading this report, it is important to remember that it is based on data gathered at the time of the study. Due to potential population shifts, changes in development plans, fluctuating funding opportunities, and district priorities, all findings presented in this report are subject to change.

Key Items in the District-Wide Analysis:

- The resident student population for Davis Joint Unified School District is projected to decrease by more than 3% over the next five years reflecting a decline of 214 resident students.
- Total student enrollment for Davis Joint Unified School District is projected to increase by more than 1% over the next five years reflecting a increase of 86 resident students. This is due to an annual increase in inter-district transfers masking the decline in resident population.
- The TK-6 resident student population is forecasted to decrease less than 1% over the next five years.
- As larger class sizes matriculate through, grades 7-9 are expected to increase approximately 5% over the next five years.
- The district high school population is also expected to decrease by less than 1% by SY 2028/29 as larger class sizes graduate.

EXECUTIVE SUMMARY

The following chart summarizes the forecasted student populations from SY2023 to SY2033.

Table 1: District Summary

Forecast based on student data processed 10/4/2023.

Historic Resident Counts																			Current	Forecasted Resident Counts					
Grade	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	
TK**	0	0	0	0	0	0	0	56	72	91	65	80	85	66	70	63	59	94	117	149.0	154.8	166.5	179.0	181.3	
K	570	560	544	583	539	525	553	489	502	564	540	495	511	525	497	465	472	448	428	417.1	386.0	411.2	374.2	414.0	
1	574	588	569	589	600	536	553	583	514	536	582	540	523	516	529	482	509	486	473	453.6	445.6	413.2	435.9	396.6	
2	587	565	605	592	587	588	544	533	592	532	554	590	562	524	534	494	498	556	500	500.4	485.5	477.6	439.3	463.1	
3	665	603	585	598	580	569	633	568	548	598	547	566	601	553	521	501	497	508	550	502.3	505.9	494.7	482.8	443.9	
4	592	674	600	588	598	595	573	618	560	566	619	542	569	607	532	482	492	532	490	554.5	510.0	513.8	500.2	488.1	
5	683	595	681	630	592	614	617	589	626	575	564	633	552	578	601	511	497	496	539	499.9	567.6	522.8	523.2	509.7	
6	632	677	607	696	622	596	623	609	590	631	583	564	637	554	570	565	513	520	513	549.2	514.7	582.2	533.7	534.0	
7	676	666	680	642	690	621	614	630	631	610	643	615	586	643	569	566	571	529	534	521.0	562.4	526.9	594.5	542.3	
8	687	650	662	677	637	685	637	609	629	615	625	644	617	585	629	573	587	587	544	550.4	541.0	583.9	544.8	611.6	
9	668	696	654	674	680	633	705	638	629	628	624	642	637	624	578	619	574	582	583	544.7	552.6	543.2	584.1	546.6	
10	673	698	698	682	679	687	657	699	639	641	625	629	640	647	622	582	632	583	598	593.4	556.7	565.3	553.3	595.2	
11	709	688	720	720	684	680	700	642	692	619	636	634	629	642	638	602	599	644	568	600.5	598.5	562.3	569.0	556.4	
12	639	725	683	691	702	678	653	689	622	689	614	627	619	621	635	622	611	612	636	574.4	607.6	606.7	570.2	576.4	
Resident Student Totals by Grade Configuration																									
TK-6	4,303	4,262	4,191	4,276	4,118	4,023	4,096	4,045	4,004	4,093	4,054	4,010	4,040	3,923	3,854	3,563	3,537	3,640	3,610	3,626	3,570	3,582	3,468	3,431	
7-9	2,031	2,012	1,996	1,993	2,007	1,939	1,956	1,877	1,889	1,853	1,892	1,901	1,840	1,852	1,776	1,758	1,732	1,698	1,661	1,616	1,656	1,654	1,723	1,701	
10-12	2,021	2,111	2,101	2,093	2,065	2,045	2,010	2,030	1,953	1,949	1,875	1,890	1,888	1,910	1,895	1,806	1,842	1,839	1,802	1,768	1,763	1,734	1,693	1,728	
TK-12	8,355	8,385	8,288	8,362	8,190	8,007	8,062	7,952	7,846	7,895	7,821	7,801	7,768	7,685	7,525	7,127	7,111	7,177	7,073	7,010.4	6,988.9	6,970.3	6,884.2	6,859.2	
Students Residing Outside of the District Boundaries and Unmatched Students																									
TK-6	68	116	86	94	174	223	219	260	271	263	251	266	280	311	403	442	496	508	539	556.0	573.0	590.0	607.0	624.0	
7-9	37	36	34	44	80	97	123	188	216	236	236	256	300	283	297	307	333	334	372	378.0	384.0	390.0	396.0	402.0	
10-12	97	69	41	34	82	132	139	149	193	222	245	251	272	301	312	345	357	368	366	373.0	380.0	387.0	394.0	401.0	
TK-12	202	221	161	172	336	452	481	597	680	721	732	773	852	895	1,012	1,094	1,186	1,210	1,277	1,307.0	1,337.0	1,367.0	1,397.0	1,427.0	
Total Students*																									
TK-6	4,371	4,378	4,277	4,370	4,292	4,246	4,315	4,305	4,275	4,356	4,305	4,276	4,320	4,234	4,257	4,005	4,033	4,148	4,149	4,182.0	4,143.1	4,172.0	4,075.3	4,054.7	
7-9	2,068	2,048	2,030	2,037	2,087	2,036	2,079	2,065	2,105	2,089	2,128	2,157	2,140	2,135	2,073	2,065	2,065	2,032	2,033	1,994.1	2,040.0	2,044.0	2,119.4	2,102.5	
10-12	2,118	2,180	2,142	2,127	2,147	2,177	2,149	2,179	2,146	2,171	2,120	2,141	2,160	2,211	2,207	2,151	2,199	2,207	2,168	2,141.3	2,142.8	2,121.3	2,086.5	2,129.0	
TK-12	8,557	8,606	8,449	8,534	8,526	8,459	8,543	8,549	8,526	8,616	8,553	8,574	8,620	8,580	8,537	8,221	8,297	8,387	8,350	8,317.4	8,325.9	8,337.3	8,281.2	8,286.2	
Annual Change																									
TK-6 Difference	7	-101	93	-78	-46	69	-10	-30	81	-51	-29	44	-86	23	-252	28	115	1	33.0	-38.9	28.9	-96.7	-20.6		
7-9 Difference	-20	-18	7	50	-51	43	-14	40	-16	39	29	-17	-5	-62	-8	0	-33	1	-38.9	45.9	4.0	75.4	-16.9		
10-12 Difference	62	-38	-15	20	30	-28	30	-33	25	-51	21	19	51	-4	-56	48	8	-39	-26.7	1.5	-21.5	-34.8	42.5		
TK-12 Difference	49	-157	85	-8	-67	84	6	-23	90	-63	21	46	-40	-43	-316	76	90	-37	-32.6	8.5	11.4	-56.1	5.0		
Notes																									
Forecast based on student data as of 10/4/2023																									
*Total forecast numbers include an increase of 30 Out of District (IDTs) per year																									

1. Methodology

Data Sources

Geographic Map Data

Five (5) geographic data layers were modified or created for use in the five-year student population forecasts:

STREET CENTERLINE DATA/PARCELS

Street centerline/parcel data files are utilized during the geocoding process of the student data. The geocoding process places a point on the map for every student in the exact location the student resides. Each student is geocoded to the parcels by their given residence address. This enables Davis Demographics to analyze student data geographically. Another vital utilization of the digital street database is in the construction of study areas. Freeways, major streets, and neighborhood streets are generally used as boundaries for the study areas.

STUDY AREAS

Study areas are small geographic areas – such as neighborhoods or portions of neighborhoods – that are considered the building blocks of school district attendance areas. Study areas are geographically defined following logical boundaries within a school district, such as freeways, streets, railroad tracks, or green space. Each study area is then coded with the corresponding elementary, middle, and high school that the students in the area are assigned to attend. By gathering information about the district at the study area level, Davis Demographics and DJUSD can closely monitor growth and demographic trends in regions and identify the potential need for boundary or facility adjustments. Currently, 247 study areas make up the school district.

SCHOOLS

School facility information, including school names, addresses, unique identifying codes, grade ranges, and capacities, was provided to Davis Demographics by district staff.

PLANNED RESIDENTIAL DEVELOPMENT

Residential development data was obtained through discussions with the local municipalities. Davis Demographics researched possible new developments that could impact future student counts and reviewed the information with school district staff. This data includes the development name, location, housing type, and the total number of units within the development. The planned residential development information is subject to changes in the marketplace; therefore, this data should be reevaluated annually. Davis Demographics and Davis Joint Unified School District were monitoring projects closely during this study.

1. METHODOLOGY

STUDENT DATA

- a. **HISTORIC STUDENT DATA** - Historic population data is used to compare past student population trends as well as the effects of mobility (movement of students in or out of existing housing) throughout the district.
- b. **CURRENT STUDENT DATA** - A student data file representing student membership as of Fall 2023 was provided to Davis Demographics by district staff. This data was summarized by grade level and each student was located by residential address to identify current study area populations. This data is used as a baseline for student population forecasts. The forecasts encompass the next five years from SY2024-25 through SY2033-34.
- c. **STUDENT ACCOUNTING** - The Student Verification Form indicates the total student enrollment as of 10/4/2023, and the number of students used in the five-year student population forecasts. The forecast model is based on student residence and typically excludes students residing outside of the district's boundaries.

Forecast Methodology

Davis Demographics has created five-year, residence-based, modified cohort forecasts for each study area in DJUSD. The forecast methodology used in this study combines historic student population counts, past and present demographic characteristics, and planned residential development to forecast future student populations at the study- area level. District-wide and school-level forecasts are summarized from the individual study area forecasts.

FIVE-YEAR FORECASTS

Projections are calculated five years from the date of the forecast for several reasons. The planning horizon for any type of facility is typically no less than five years, often longer. Five years is usually enough to adequately plan for any new facility. Forecasts beyond five years are based on speculation due to the lack of reliable information on birth rates, new home construction, and economic conditions.

RESIDENCE-BASED

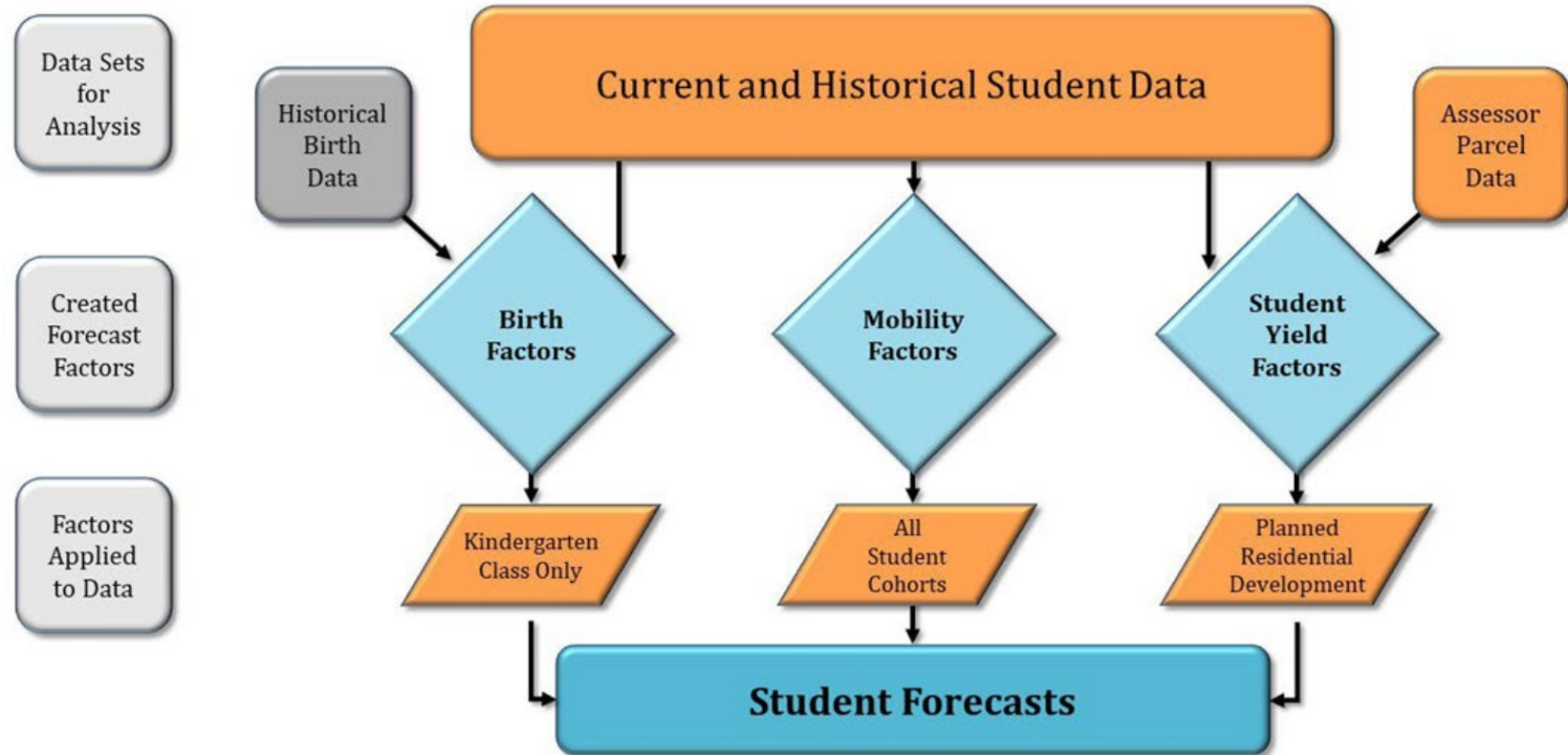
These forecasts are based on where the students reside and where they are assigned to attend school. To provide the most accurate estimate of where future school facilities may be needed, Davis Demographics uses the location of where the students reside as opposed to their school of enrollment because we believe that school facility planning is more accurate when facilities are located where the greatest number of students reside. The best way to plan for future student population shifts is to know where the next group of students will be living.

Typically, district-generated forecasts are based on school enrollments and are forecasted for staffing and budgetary needs. However, this method is often inadequate for long-range planning needs, such as the location of future school facilities, because the location of the students is not taken into consideration. A school's enrollment can fluctuate annually not only due to population trends but also due to variables in the curriculum, program changes, school administration, and open-enrollment policies. These variables can skew the apparent need for new or additional facilities in an area.

MODIFIED COHORT

The method used by Davis Demographics is unique because it modifies a standard cohort forecast with demographic factors and student residential location. For each year of the forecast, 12th grade students graduate and continuing students' progress through to the next grade level. This normal progression of students is modified by the forecast variables detailed below.

Chart 1: Forecasts by Residence Flowchart



Forecast Variables

There are three primary variables that can directly influence a forecast: birthrates, mobility, and student yield factors. If all variables register at a lower level, they suggest a decrease in the district's population. Conversely, higher variables typically signal growth within the district. Frequently, it's a blend of both scenarios. For instance, national birth rates may be on the decline, but a district can maintain stability or expansion by fostering adequate development to counterbalance the decreasing birth trend.

Birth Rates

Davis Demographics uses the birth data correlating to the district boundary and applies the data accordingly. The assumption underlying the use of birth statistics from year to year is that increases or decreases in the number of births in the area will translate to increases or decreases in future kindergarten enrollment. For example, the SY2023 kindergarten class in DJUSD was born five years previous in 2018. Any subsequent changes in births in 2019 compared to 2018 and 2020 to 2018, etc. would result in similar increases or decreases in future kindergarten class sizes.

Incoming kindergarten classes for existing homes are estimated by comparing changes in past births in the area. Davis Demographics assumes the current kindergarten class was born five years prior in 2018. Future incoming kindergarten classes are estimated by comparing the number of births in 2018 to the number of births in 2019 through 2022. Davis Demographics compared the total births in 2018 to the total births in 2019 to determine a factor for next year's kindergarten class (SY2024-25). The 2018 births were compared to 2020 (SY2025-26 K class), 2018 to 2021 (SY2026-27 K class), and on.

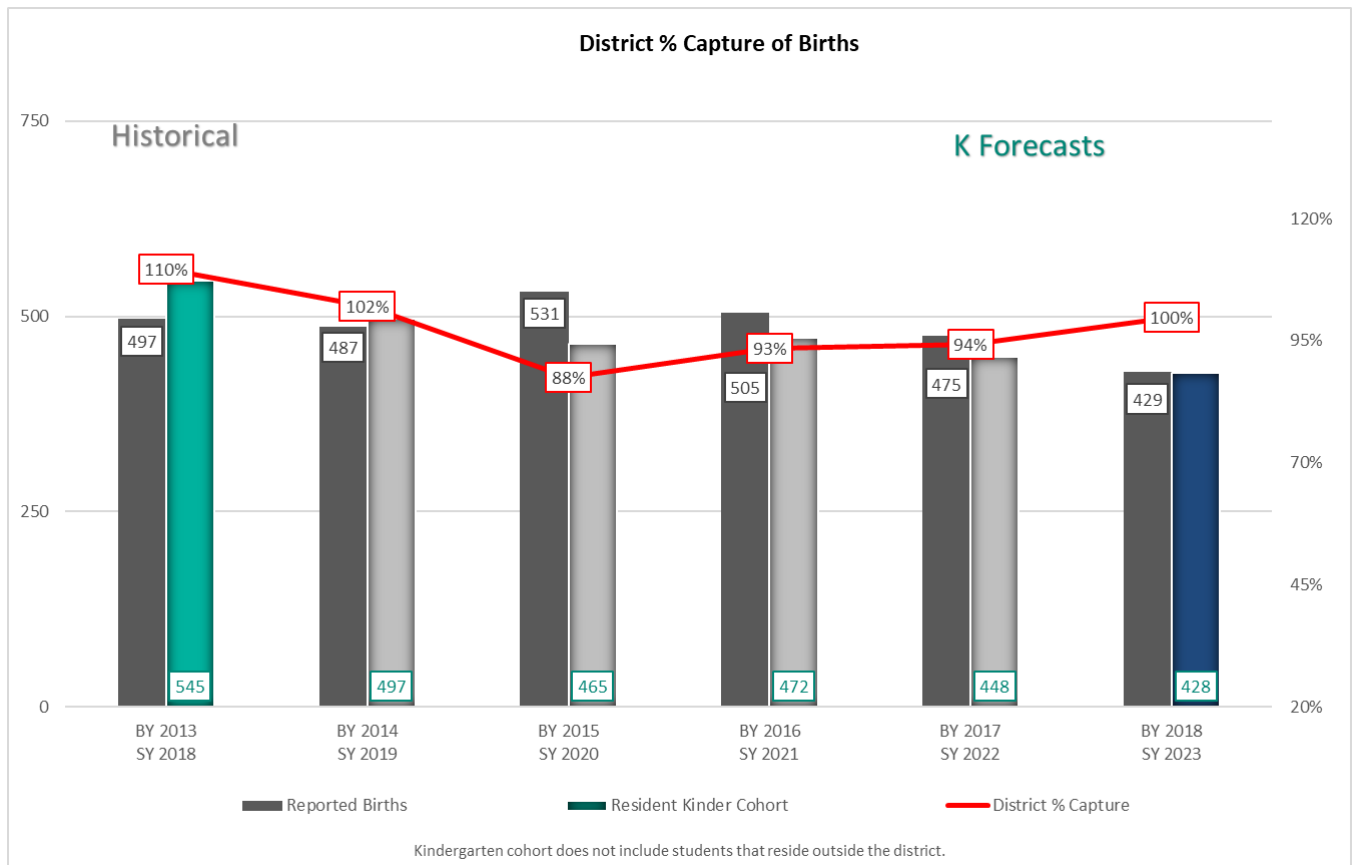
TABLE 2: BIRTH FACTORS

Births by Zipcode					Birth Rate		
Birth Year	Kinder Year	95616	95618	Total	% Change*	Rates used in study	School Year
2013	2018	293	204	497	115.9%		2018/19
2014	2019	284	203	487	113.5%		2019/20
2015	2020	288	243	531	123.8%		2020/21
2016	2021	288	217	505	117.7%		2021/22
2017	2022	250	225	475	110.7%		2022/23
2018	2023	240	189	429	Base Year		2023/24
2019	2024	261	156	417	97.2%	0.972	2024/25
2020	2025	207	175	382	89.0%	0.890	2025/26
2021	2026	239	165	404	94.2%	0.942	2026/27
2022	2027	210	158	368	85.8%	0.858	2027/28
2023	2028	Birth data was not available at time of study.			95.0%	0.950	2028/29
2024	2029				95.0%	0.950	2029/30
2025	2030				95.0%	0.950	2030/31
2026	2031				95.0%	0.950	2031/32
2027	2032				95.0%	0.950	2032/33
2028	2033				95.0%	0.950	2033/34

* % Change refers to the change in total births for each year compared to the base year.

1. METHODOLOGY

CHART 2: HISTORIC LIVE BIRTH COUNTS IN DAVIS JOINT UNIFIED SCHOOL DISTRICT



The chart above shows the capture rate or market share of births in the area zip codes to the kindergarten class in the Davis Joint Unified School District over the last 5 years. As shown in the previous table, the live births from 2018-2022 continue to decline. This is further evidence that the declining birth rates are a trend rather than an anomaly.

Student Mobility Factors

Student mobility factors further refine the five-year student population forecasts. Mobility refers to the increase or decrease in the movement of students within and out of the district boundary's existing housing. Mobility is a spatial cohort survival rate meaning that it calculates the movement of students from grade in that geographic area. Mobility factors consider apartment movement within the district, housing resales, foreclosures, movement out of the district, and high school dropout rates. Mobility, like a cohort, is applied as a percentage of increase/decrease to each grade for every year of the Forecasts.

A net increase or decrease of zero students over time is represented by a factor of **1.000** or a 100% pass-through rate. A net student loss is represented by a factor less than 1.000 (such as **.96** or a -4% net loss) and a net gain by a factor greater than **1.000** (such as **1.05** or a 5% net increase).

HOW IS MOBILITY APPLIED?

$$\begin{aligned}
 &100 \quad \text{Kindergarten students in SY2023-24} \\
 \text{Example: } &\underline{\mathbf{X}} \quad \mathbf{1.06} \quad (\text{Birch Lane ES 1}^{\text{st}}\text{-grade mobility}) \\
 &= \quad 106 \quad \text{1}^{\text{st}}\text{-grade students in SY2024-25}
 \end{aligned}$$

TABLE 3: MOBILITY FACTORS

Attendance Area	K to 1	1 to 2	2 to 3	3 to 4	4 to 5	5 to 6	6 to 7	7 to 8	8 to 9	9 to 10	10 to 11	11 to 12
Birch Lane ES	1.06	1.05	0.99	1.03	0.99	1.03	1.01	1.00	1.00	1.00	1.03	1.04
Korematsu ES	1.07	1.04	1.02	1.04	1.00	0.97	1.10	1.00	0.98	1.03	1.01	0.97
North Davis ES	1.03	1.02	0.98	0.99	1.04	1.03	1.04	1.02	1.07	1.04	1.01	1.04
Patwin ES	1.04	1.06	0.95	0.95	1.08	0.97	0.97	1.03	0.99	0.99	0.97	0.97
Pioneer ES	1.03	1.06	1.00	1.00	0.97	1.04	0.98	1.04	0.97	0.99	1.00	1.02
Willett ES	1.13	1.14	1.08	1.02	1.06	1.04	0.98	1.09	0.96	1.06	1.00	0.99

Davis Demographics used current elementary school attendance areas as the basis to calculate Mobility Factors. Using small geographic areas helps identify and focus on trends within the district.

Student Yield Factors (SYF)

The Student Yield Factors, when applied to planned residential development units, determine how many additional students will be generated from new construction within the district.

Two sets of data are required to calculate Student Yield Factors: a current student file provided by DJUSD and current housing unit data. In a full SYF Study, the geocoded student data file is overlaid with the housing data to determine how many students reside in each housing type. This allows Davis Demographics to associate each student with a specific housing unit. A full SYF study is recommended every 2-5 depending on the amount of residential growth of the district, the economy or life altering events, such as a pandemic.

The SYF is an important tool for school districts to use in planning for future enrollment growth. By knowing the SYF for different types of housing, districts can get a better idea of how many students they can expect to enroll in the future. This information can be used to make decisions about staffing, facilities, and programming.

TABLE 4: STUDENT YIELD FACTORS

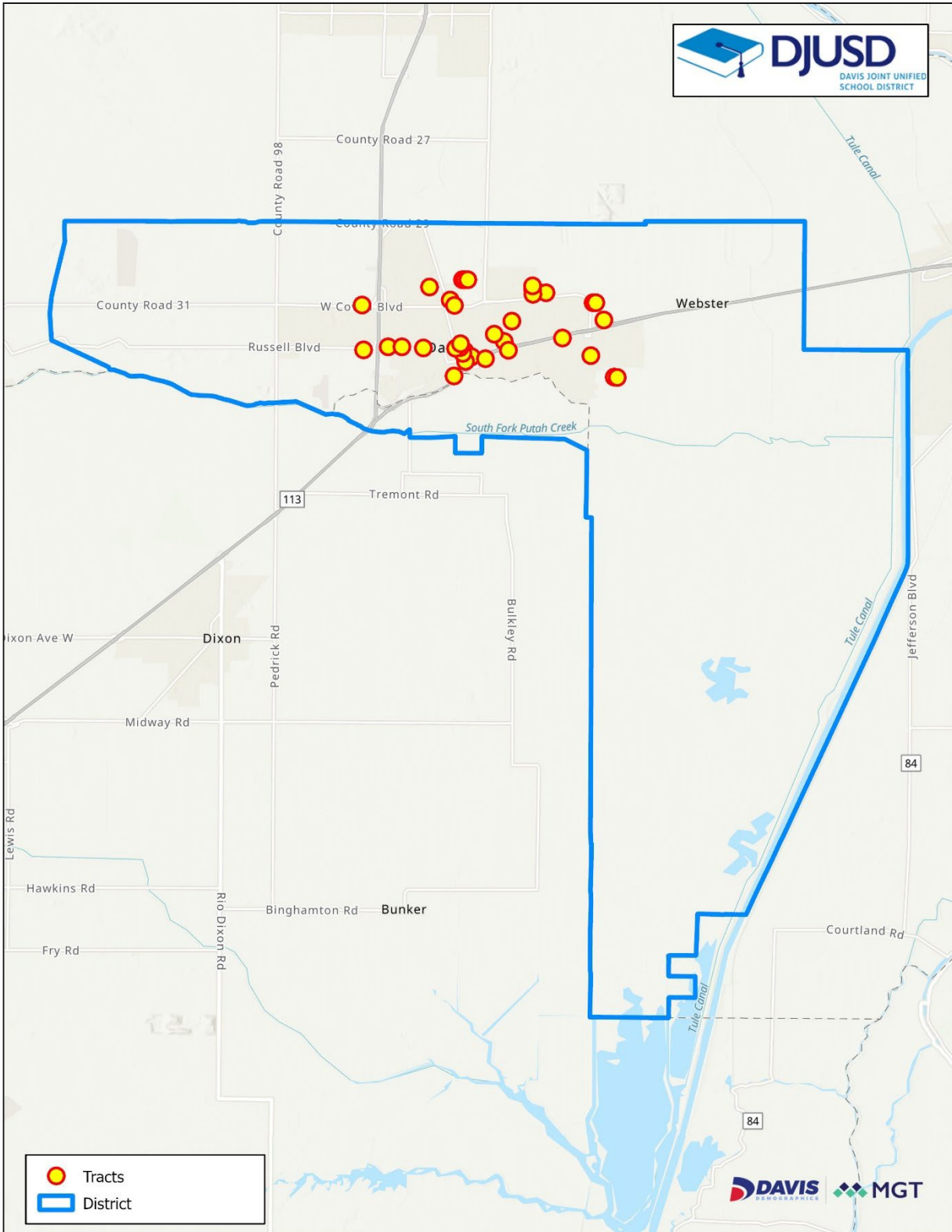
Student Yield Factors - District Wide*			
<u>Type</u>	<u>K-6 Yield</u>	<u>7-8 Yield</u>	<u>9-12 Yield</u>
SFD	0.265	0.082	0.102
MFA	0.104	0.061	0.017
APT	0.147	0.047	0.037

Planned Residential Development

Closely related to the Student Yield Factors are planned residential development units. Planned residential development data is collected to determine the number of new residential units that will be built over the time frame of the student population forecasts. Davis Demographics collected information from city planning departments as well as project developers regarding planned or active construction.

1. METHODOLOGY

MAP 1: RESIDENTIAL DEVELOPMENTS



1. METHODOLOGY

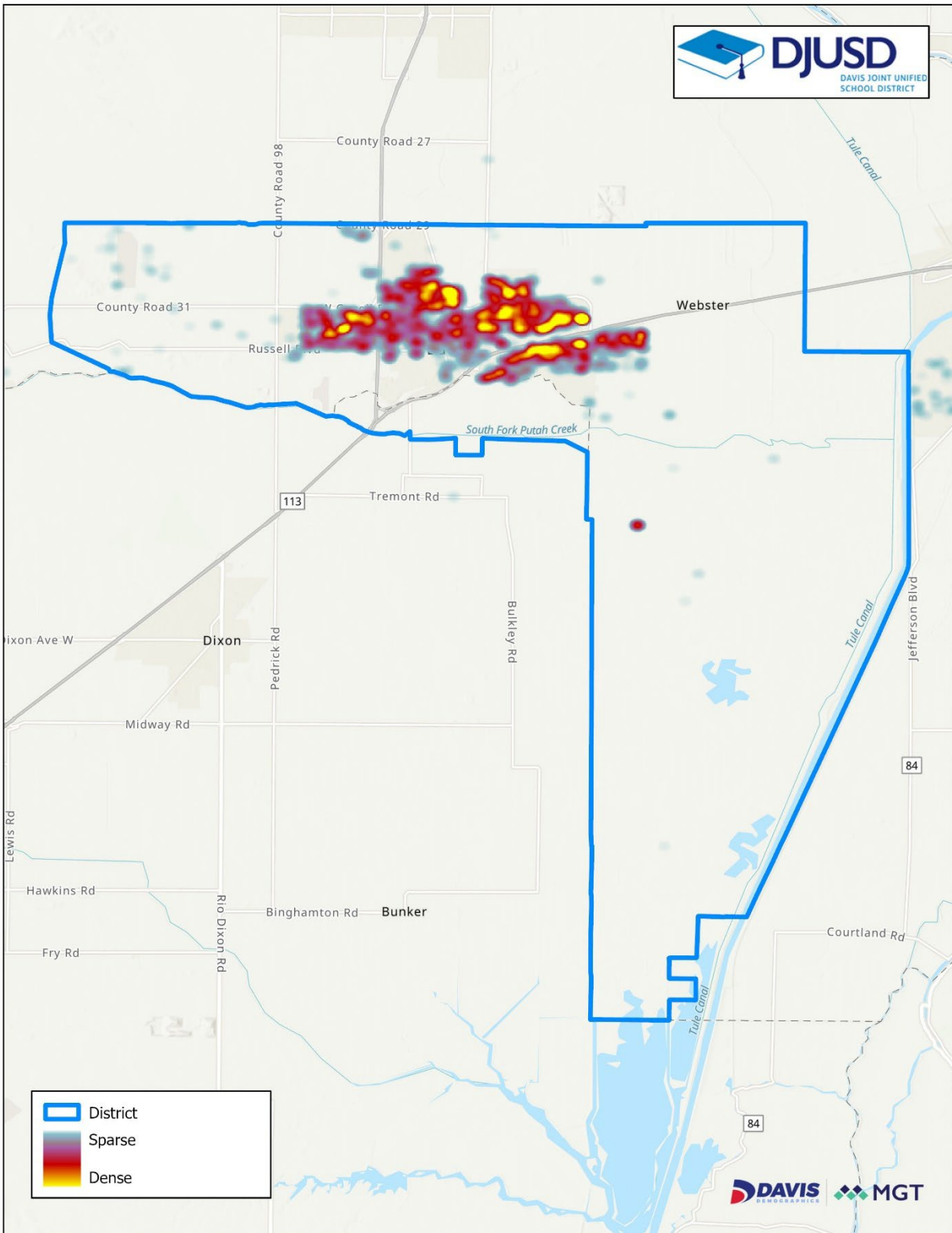
TABLE 5: RESIDENT DEVELOPMENT LISTING

Map ID#	Project	Developer	Total Units	Units in Forecast	Unit Type	In Forecast	Student Housing	Status
Birch Lane ES								
53B	Chiles Ranch	Fouts Homes	96	96	SFD	Y	N	Inactive
57A	715 Pole Line Rd	Fouts Homes	30	30	MFA	Y	N	Planning
69	Palomino Place	David Taormino	49	0	MFA	N	N	Planning
70	Palomino Place	David Taormino	81	0	SFD	N	N	Planning
69	Palomino Place	David Taormino	33	0	APT	N	N	Planning
Korematsu ES								
90B	DISC 2022	The Buzz Oates Group	460	0	MFA	N	N	Planning
90B	On the Curve	Reynolds & Brown	484	0	MFA	N	N	Planning
90B	On the Curve	Reynolds & Brown	67	0	SFD	N	N	Planning
90A	Shriners Property	N/A	1100	0	SFD	N	N	Planning
North Davis ES								
46A	Cannery Market Place	CFY Development	84	59	APT	Y	N	Active
59A	Trackside Center	Trackside LLC	27	0	APT	N	Y	Inactive
46A	VILLAGE FARMS DAVIS	N/A	310	0	SFD	N	N	Planning
46A	VILLAGE FARMS DAVIS	N/A	1290	0	MFA	N	N	Planning
46A	VILLAGE FARMS DAVIS	N/A	200	0	APT	N	N	Planning
43B	240 G ST MIXED USE APTS	N/A	126	0	APT	N	N	Planning
41B	4TH AND G ST MIXED USE AP	N/A	114	0	APT	N	N	Planning
41A	FOUR13 APARTMENTS	N/A	15	0	APT	N	N	Planning
39B	THE LUMBERYARD	N/A	227	0	APT	N	N	Planning
Patwin ES								
15	West Village	West Village LLC	475	0	SFD	N	Y	Inactive
Pioneer ES								
81	Plaza 2555 Apts	Richard Harris	200	200	APT	Y	Y	Active
80	Research Park Mixed	Fulcrum Property	160	160	APT	Y	N	Active
45E	THE PROMENADE	Nishi Gateway LLC	700	0	APT	N	Y	Planning
60B	Olive Drive Mixed Use	Hallmark Micro	47	47	APT	Y	N	Planning
112	PIONEER COMMUNITY	N/A	700	0	SFD	N	N	Planning
112	PIONEER COMMUNITY	N/A	400	0	MFA	N	N	Planning
Willett ES								
4A	Bretton Woods	David Taormino	70	0	SFD	N	Y	Active
14	University View Townhomes	RMDBT Properties	4	4	MFA	Y	N	Active
NOTES								
Source: Davis Demographics, Davis JUSD Staff, local municipality planning departments and developers.								
Note: Occupancy information within the last columns is as of October of each corresponding year.								

2. Student Information

The forecast relies on student data as its cornerstone. Initially, we gather the latest four years of student information. Engaging in quality checks, including verification through Student Verification forms, we collaborate closely with the district to validate the accuracy of the acquired data. Subsequently, we move on to geocoding the students based on their home addresses. This process allows us to conduct spatial analyses such as creating a Student Density map, Attendance Matrices, and ultimately generating the Student Forecast.

Map 2: Resident Student Density SY 2023/24



Attendance Matrix

An attendance matrix has been included to provide a better understanding of where students reside and where they attend school. **Remember, Davis Demographics forecasts are based on where the students reside, not where the student is enrolled. This method allows Davis Demographics to provide the most accurate forecast of where shifts in student population may occur and changes to future facilities (if necessary) should be located.** Because Davis Demographics forecasts are based on where the students reside, the figures we use as a base for each school's resident forecast may be slightly higher or lower than the actual reported enrollment for each school. The best way to plan for future facilities is to know where the next group of students will be coming from, not necessarily which school they are currently attending.

Attendance matrices act as a "check and balance" for student accounting, illustrating where the students reside (in what School of Residence) based upon their geocoded address and which school they attend (School of Attendance) based upon District provided student data. It is essential to show how the students used in the forecasts match up to the district's records of enrollment for each school. Furthermore, intra-district transferring patterns can be determined by comparing School of Residence data to the School of Attendance data. The student counts used in the matrix represent DJUSD's enrollment as of Fall 2023.

Reading the Matrix

The Attendance Matrix lists the school and its SY 23-24 fall enrollment in the first row. The columns provide the number of students attending (enrolled) at a school and where they live. They can be enrolled at one site, but they live in another assignment area other than the identified school. For example, Birch Lane ES had an enrollment of 564 students on 10/4/2023. Of those 564 students, 304 are resident students attending classes from the Birch Lane ES attendance area (column labeled Birch Lane ES). Continuing down the column, the matrix shows 47 students living in the Korematsu ES area, 69 in North Davis ES attendance area, and so forth. The total number of elementary students living within the district and enrolled at Birch Lane ES is 564, with 90 students from outside the district boundaries.

To determine where all students currently living in the Birch Lane attendance area are enrolled, simply follow the row labeled Birch Lane ES. The first cell identifies 513 elementary students living in the Birch Lane ES attendance area, 304 of which are enrolled at Birch Lane ES. The other Birch Lane resident students can be found enrolled at the other campuses along the top of the chart.

Table 6: Elementary School Attendance Matrix

		School of Enrollment						*Non-Boundary School				
Attendance Area		Count of Students Living within Boundary	Birch Lane ES	Korematsu ES	North Davis ES	Patwin ES	Pioneer ES	Willett ES	Chavez ES	Davis School Independent Study	Fairfield ES	Montgomery ES
School of Residence	Birch Lane ES	513	304	48	23	9	6	23	54	1	0	43
	Korematsu ES	555	47	376	8	6	23	18	32	4	0	38
	North Davis ES	846	69	17	453	23	8	82	131	5	10	46
	Patwin ES	377	3	0	5	236	0	44	64	2	18	4
	Pioneer ES	854	40	41	11	10	469	21	36	3	0	215
	Willett ES	465	11	3	26	41	0	254	107	3	11	8
	Total Resident	3,610	474	485	526	325	506	442	424	18	39	354
Inter-District Transfers		539	90	37	49	74	62	65	70	8	6	78
Total Enrollment		4,149	564	522	575	399	568	507	494	26	45	432
Notes												
Student data as of fall reporting date 10/04/23 School of Enrollment relates to the school in which students attend. School of Residence relates to the attendance boundary in which students live. Inter-District Students have a home address outside the district's boundary. Unmatched students have an invalid home address and well not be included in the forecast. *These schools of enrollment do not have defined attendance boundaries. Could include, but not limited to District maintained Charters, Magents, Programs, etc.												

2. STUDENT INFORMATION

Table 7: Elementary School Utilization and Transfer Analysis

Attendance Area	School Capacity	Resident		Enrollment		Resident Student Transfers			Inter-District Transfers	Total Open Enrollment Rate
		Students	Utilization	Students	Utilization	In	Out	Out Rate	In	
Birch Lane ES	500	474	95%	564	112.8%	170	209	44.1%	90	46.1%
Korematsu ES	500	485	97%	522	104.4%	109	179	36.9%	37	28.0%
North Davis ES	500	526	105%	575	115.0%	73	393	74.7%	49	21.2%
Patwin ES	500	325	65%	399	79.8%	89	141	43.4%	74	40.9%
Pioneer ES	500	506	101%	568	113.6%	37	385	76.1%	62	17.4%
Willett ES	500	442	88%	507	101.4%	188	211	48%	65	49.9%

2. STUDENT INFORMATION

Table 8: Junior High School Attendance Matrix

	Attendance Area	Count of Students Living within Boundary	School of Enrollment				
			Emerson JHS	Harper JHS	Holmes JHS	Da Vinci Junior High School	Davis School Independent Study
School of Residence	Emerson JHS	383	250	3	45	76	9
	Harper JHS	637	52	415	93	66	11
	Holmes JHS	641	103	56	396	78	8
	Total Resident	1,661	405	474	534	220	28
	Inter-District Transfers	372	83	78	87	114	10
	Total Enrollment	2,033	488	552	621	334	38
Notes							
Student data as of fall reporting date 10/04/23 School of Enrollment relates to the school in which students attend. School of Residence relates to the attendance boundary in which students live. Inter-District Students have a home address outside the district's boundary. Unmatched students have an invalid home address and will not be included in the forecast. *These schools of enrollment do not have defined attendance boundaries. Could include, but not limited to District maintained Charters, Magents, Programs, etc.							

Table 9: Junior High School Utilization and Transfer Analysis

Attendance Area	School Capacity	Resident		Enrollment		Resident Student Transfers			Inter-District Transfers	Total Open Enrollment Rate
		Students	Utilization	Students	Utilization	In	Out	Out Rate		
Emerson JHS	500	405	81%	488	97.6%	155	133	32.8%	50	42.0%
Harper JHS	500	474	95%	552	110.4%	59	222	46.8%	78	24.8%
Holmes JHS	500	534	107%	621	124.2%	138	245	45.9%	87	36.2%

2. STUDENT INFORMATION

Table 10: High School Attendance Matrix

School of Residence	Attendance Area	Count of Students Living within Boundary	School of Enrollment			
			Davis Senior HS	Da Vinci Charter JHS	Davis School Ind Study	King HS
	Davis Senior HS	1,802	1,538	163	65	36
	Total Resident	1,802	1,538	163	65	36
	Inter-District Transfers	366	251	85	16	14
Total Enrollment		2,168	1,789	248	81	50
Notes						
Student data as of fall reporting date 10/04/23 School of Enrollment relates to the school in which students attend. School of Residence relates to the attendance boundary in which students live. Inter-District Students have a home address outside the district's boundary. Unmatched students have an invalid home address and will not be included in the forecast. *These schools of enrollment do not have defined attendance boundaries. Could include, but not limited to District maintained Charters, Magents, Programs, etc.						

Table 11: High School Utilization and Transfer Analysis

Attendance Area	School Capacity	Resident		Enrollment		Resident Student Transfers			Inter-District Transfers	Total Open Enrollment Rate
		Students	Utilization	Students	Utilization	In	Out	Out Rate		
Davis Senior HS	500	1,538	308%	1,789	357.8%	0	264	17.2%	50	2.8%

3. District-Wide Student Population Forecasts

The student population is forecasted out five years for each of the study areas, attendance areas, and for the entire Davis Joint Unified School District. The district-wide summary enables the district to see a broad overview of future population shifts and what effect these shifts may have on existing and future facilities. Each attendance area is summarized to give a local view of population changes and identify variances within the district.

Together, these forecast summaries present the means for identifying the timing of future population shifts and overall facility adjustments needed to accommodate these shifts. Study areas and their forecasted resident students can be shifted between schools to assist in balancing enrollment through boundary changes, grade-level reassignments, or other means identified to better utilize school facilities. Forecasts provided in this report are based on students who live in the district Fall 2023.

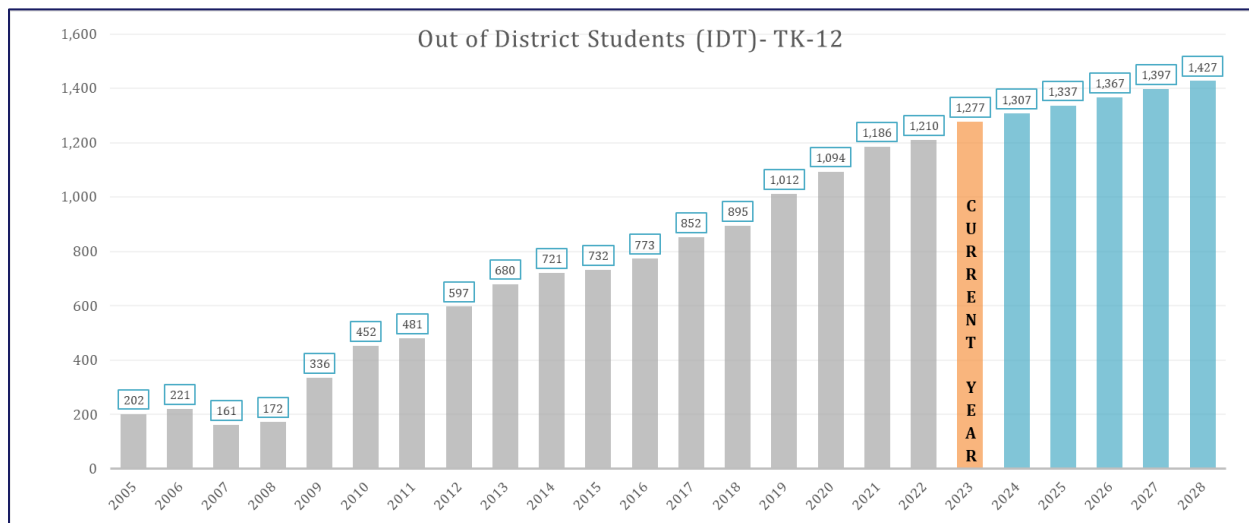
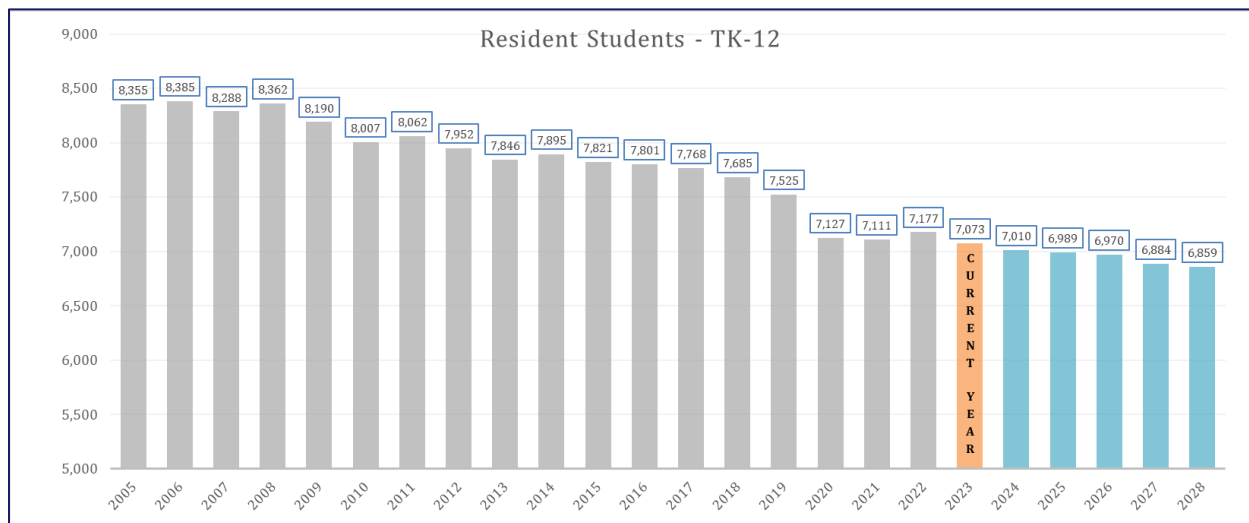
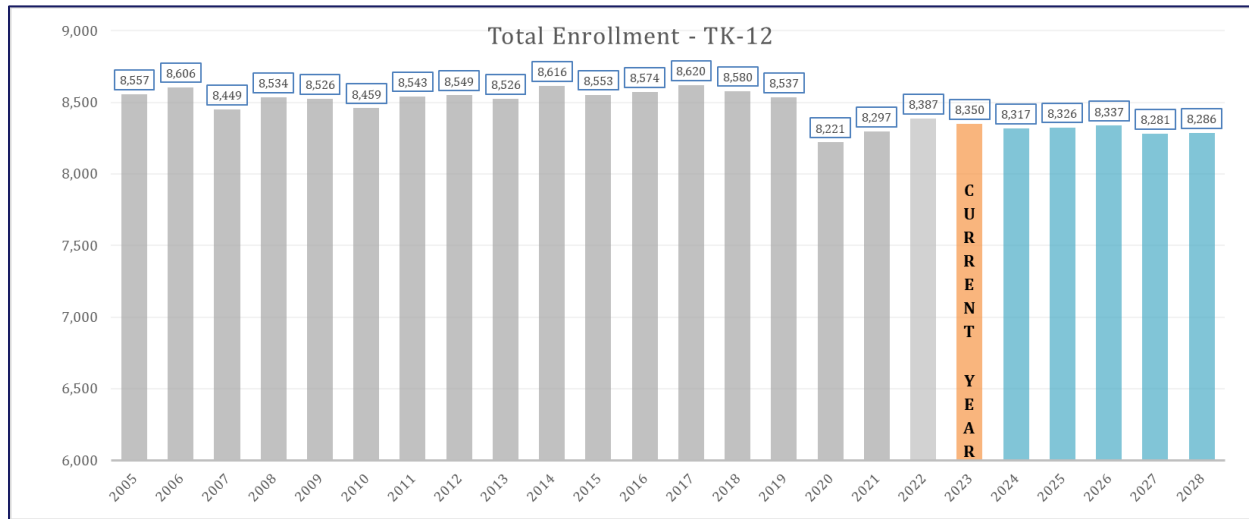
Forecast Trends

The building blocks of the forecasts are the individual study areas. There are currently a total of 247 study areas in the Davis Joint Unified School District. The attendance areas and district summary are simply the compilation of all the study areas. For each study area, the student counts are forecasted over five years (Current: SY2023-24; Forecasted: SY2024-25 through SY2033-34).

Davis Joint Unified School District has 6 elementary schools, 3 junior high schools and, and 1 comprehensive high school. As of 10/4/2023, the district reported a total enrollment of 8,350 students: 4,149 in grades TK-6, 2,033 in grades 7 through 9, and 2,168 in grades 10 through 12. Of those reported students, Davis Demographics used 7,073 students to calculate the five-year resident forecast. The students living outside of the district boundaries (1,277 students) were added back into the forecast. The out of district students (inter-district transfers) are forecast to increase by 60 students annually.

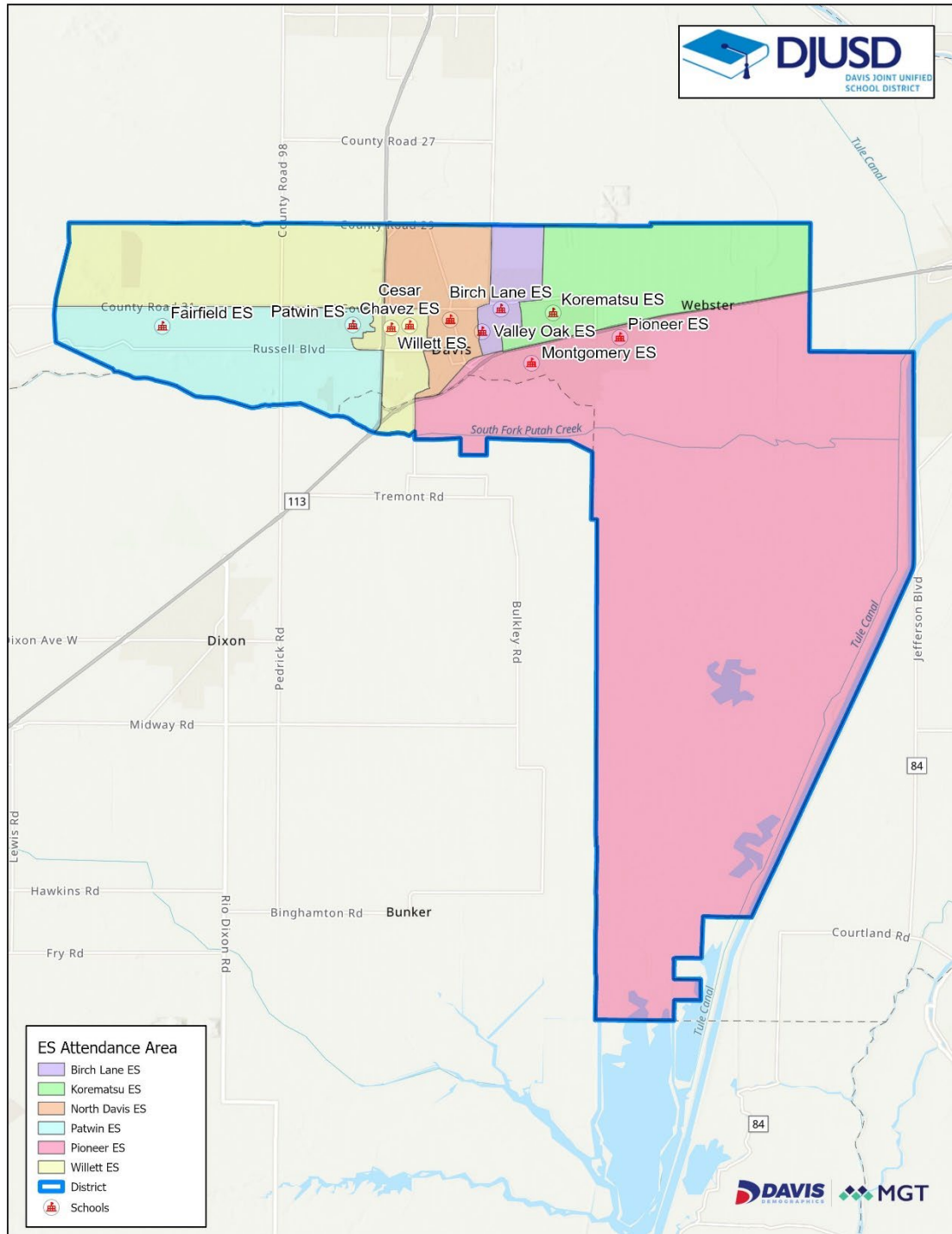
Overall, the resident student population for DJUSD is expected to decrease by 3% over the next 5 years with total enrollment increasing by 1% due to an increase in IDT's. The kindergarten class is expected to decline annually, and combined with a decline in mobility, the class size will gradually decrease over time. The upper grade levels will graduate and be replaced by smaller class sizes thus further decreasing enrollment.

3. DISTRICT-WIDE STUDENT POPULATION FORECASTS



4. Attendance Area Forecasts

Elementary Attendance Area Forecasts

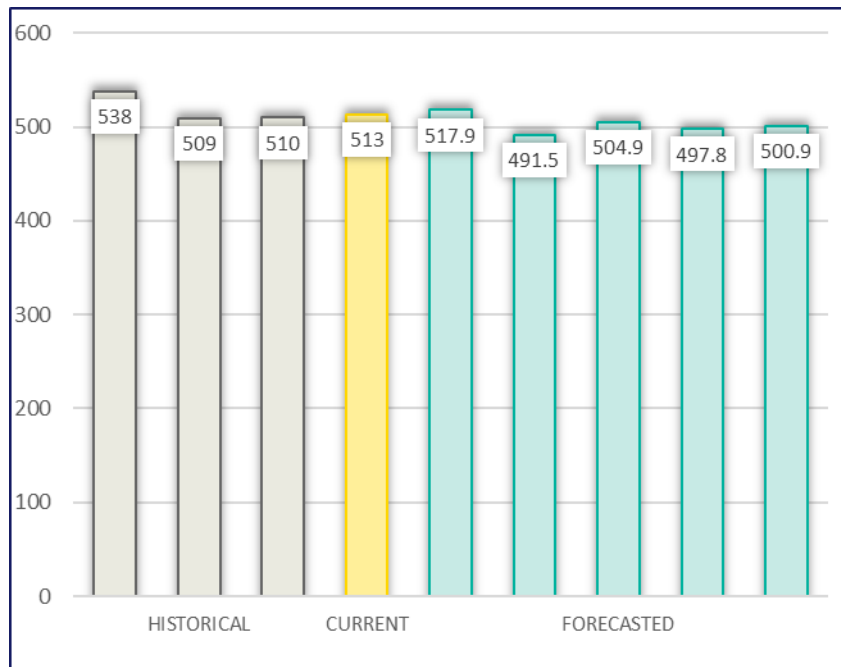


4. ATTENDANCE AREA FORECASTS

BIRCH LANE ELEMENTARY SCHOOL

Birch Lane ES									
Grade	Historic Resident Students			Current	Forecasted Resident Students				
	SY 2020	SY 2021	SY 2022	SY 2023	SY 2024	SY 2025	SY 2026	SY 2027	SY 2028
TK	8	6	14	16	20.0	20.8	20.8	22.4	24.7
K	69	66	60	63	61.2	56.1	60.1	55.7	62.0
1	58	73	71	64	66.8	64.9	60.3	65.1	60.2
2	85	61	78	72	67.2	70.1	69.0	64.6	69.4
3	62	83	63	77	71.3	66.5	70.2	69.5	65.0
4	70	64	91	60	79.3	73.4	69.3	73.6	72.7
5	88	68	65	90	59.4	78.5	73.5	69.9	73.9
6	98	88	68	71	92.7	61.2	81.7	77.0	73.0
Total	538	509	510	513	517.9	491.5	504.9	497.8	500.9

Annual Change	2020 to 2021	2021 to 2022	2022 to 2023	2023 to 2024	2024 to 2025	2025 to 2026	2026 to 2027	2027 to 2028
	-29.0	1.0	3.0	4.9	-26.4	13.4	-7.1	3.1
	-5.4%	0.2%	0.6%	1.0%	-5.1%	2.7%	-1.4%	0.6%

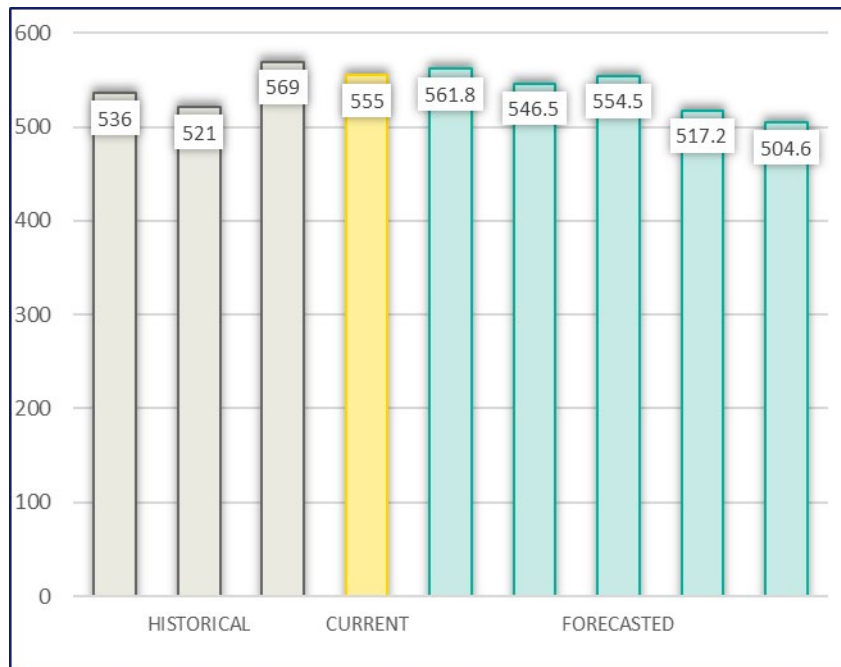


4. ATTENDANCE AREA FORECASTS

KOREMATSU ELEMENTARY SCHOOL

Korematsu ES									
Grade	Historic Resident Students			Current	Forecasted Resident Students				
	SY 2020	SY 2021	SY 2022	SY 2023	SY 2024	SY 2025	SY 2026	SY 2027	SY 2028
TK	6	13	12	25	31.3	32.5	32.5	32.5	32.5
K	83	67	68	63	61.2	56.1	59.3	54.1	59.9
1	62	81	77	73	67.4	65.5	60.0	63.5	57.8
2	72	56	103	78	75.9	70.1	68.1	62.4	66.0
3	72	75	62	99	79.6	77.4	71.5	69.5	63.6
4	79	71	90	61	103.0	82.7	80.5	74.4	72.3
5	74	86	72	85	61.0	103.0	82.7	80.5	74.4
6	88	72	85	71	82.4	59.2	99.9	80.3	78.1
Total	536	521	569	555	561.8	546.5	554.5	517.2	504.6

Annual Change	2020 to 2021	2021 to 2022	2022 to 2023	2023 to 2024	2024 to 2025	2025 to 2026	2026 to 2027	2027 to 2028
	-15.0	48.0	-14.0	6.8	-15.3	8.0	-37.3	-12.6
	-2.8%	9.2%	-2.5%	1.2%	-2.7%	1.5%	-6.7%	-2.4%

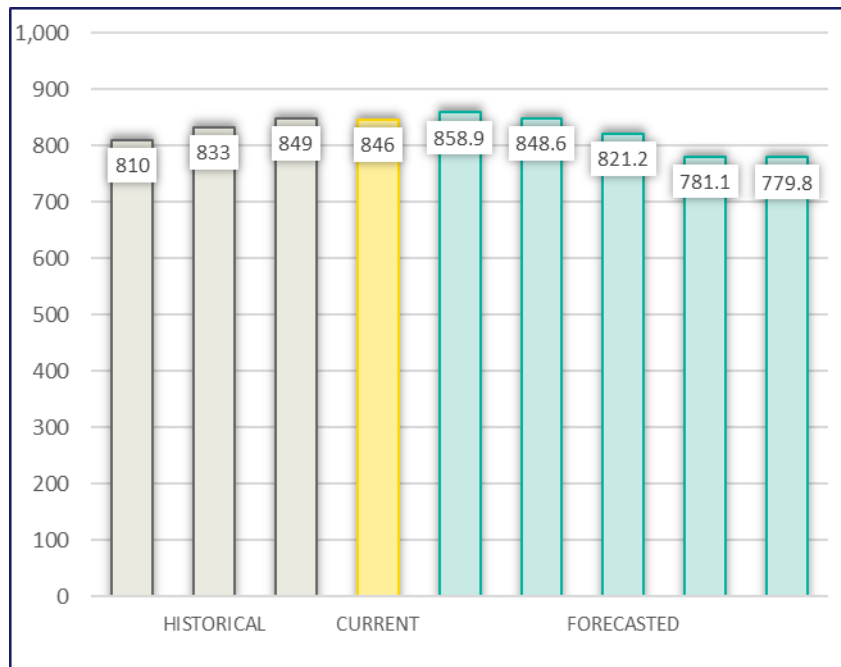


4. ATTENDANCE AREA FORECASTS

NORTH DAVIS ELEMENTARY SCHOOL

North Davis ES									
Grade	Historic Resident Students			Current	Forecasted Resident Students				
	SY 2020	SY 2021	SY 2022	SY 2023	SY 2024	SY 2025	SY 2026	SY 2027	SY 2028
TK	15	14	18	27	36.3	37.6	38.3	38.3	38.3
K	121	107	108	106	104.0	95.1	100.5	91.6	101.4
1	129	138	100	114	110.2	107.4	98.0	103.5	94.4
2	112	126	142	107	117.3	112.7	109.5	99.9	105.6
3	107	116	131	132	105.8	115.2	110.4	107.4	97.9
4	113	105	116	128	131.7	105.0	114.0	109.3	106.3
5	101	116	112	115	134.1	137.2	109.2	118.6	113.7
6	112	111	122	117	119.5	138.4	141.3	112.5	122.2
Total	810	833	849	846	858.9	848.6	821.2	781.1	779.8

Annual Change	2020 to 2021	2021 to 2022	2022 to 2023	2023 to 2024	2024 to 2025	2025 to 2026	2026 to 2027	2027 to 2028
	23.0	16.0	-3.0	12.9	-10.3	-27.4	-40.1	-1.3
	2.8%	1.9%	-0.4%	1.5%	-1.2%	-3.2%	-4.9%	-0.2%

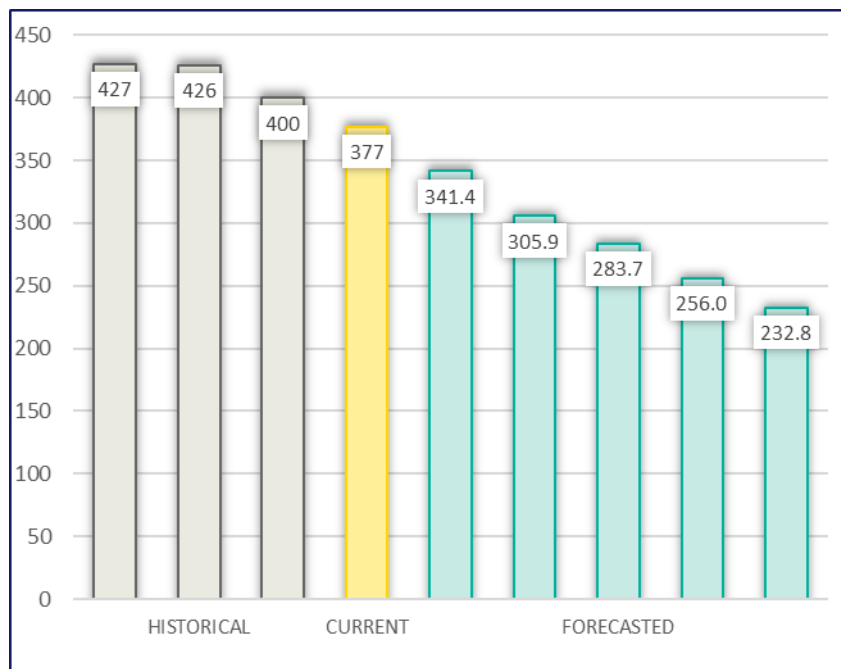


4. ATTENDANCE AREA FORECASTS

PATWIN ELEMENTARY SCHOOL

Patwin ES									
Grade	Historic Resident Students			Current	Forecasted Resident Students				
	SY 2020	SY 2021	SY 2022	SY 2023	SY 2024	SY 2025	SY 2026	SY 2027	SY 2028
TK	7	6	8	10	12.5	13.0	13.0	13.0	13.0
K	46	58	47	29	28.2	25.8	27.3	24.9	27.5
1	53	54	53	50	30.2	29.3	26.8	28.4	25.9
2	62	59	56	54	53.0	32.0	31.1	28.5	30.1
3	67	61	53	55	51.3	50.4	30.4	29.5	27.0
4	52	67	56	48	52.3	48.7	47.8	28.9	28.0
5	69	57	68	64	51.8	56.4	52.6	51.7	31.2
6	71	64	59	67	62.1	50.3	54.7	51.1	50.1
Total	427	426	400	377	341.4	305.9	283.7	256.0	232.8

Annual Change	2020 to 2021	2021 to 2022	2022 to 2023	2023 to 2024	2024 to 2025	2025 to 2026	2026 to 2027	2027 to 2028
	-1.0	-26.0	-23.0	-35.6	-35.5	-22.2	-27.7	-23.2
	-0.2%	-6.1%	-5.8%	-9.4%	-10.4%	-7.3%	-9.8%	-9.1%

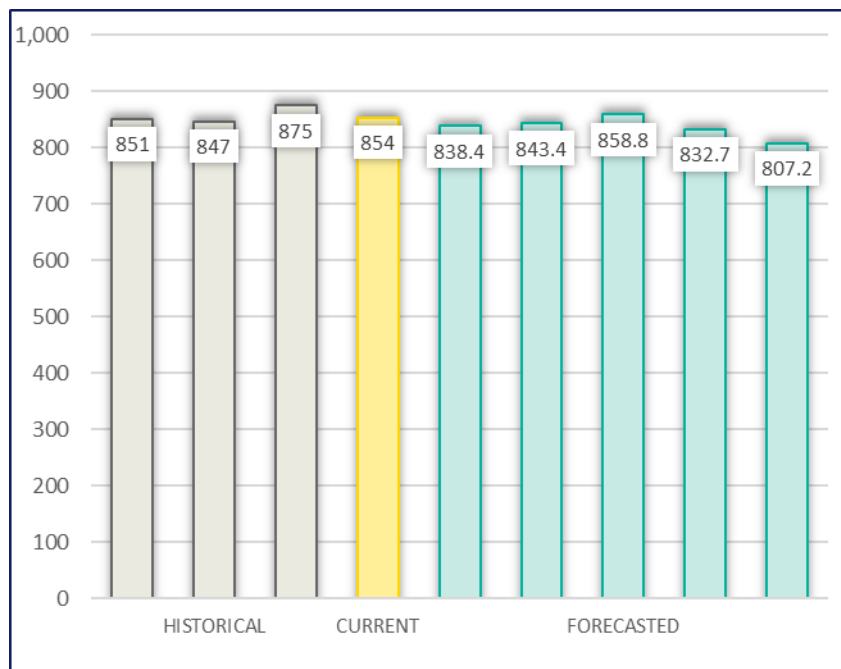


4. ATTENDANCE AREA FORECASTS

PIONEER ELEMENTARY SCHOOL

Pioneer ES									
Grade	Historic Resident Students			Current	Forecasted Resident Students				
	SY 2020	SY 2021	SY 2022	SY 2023	SY 2024	SY 2025	SY 2026	SY 2027	SY 2028
TK	22	16	25	25	31.3	32.5	43.5	54.4	54.4
K	110	126	108	97	94.3	90.6	97.9	87.8	96.8
1	122	115	129	115	99.9	101.5	97.7	100.9	90.5
2	107	133	124	123	121.9	110.4	112.1	103.6	106.9
3	139	105	130	125	123.0	126.2	114.7	112.1	103.6
4	109	128	119	124	125.0	127.3	130.4	114.7	112.1
5	114	110	121	118	120.3	125.4	127.6	126.5	111.3
6	128	114	119	127	122.7	129.5	134.9	132.7	131.6
Total	851	847	875	854	838.4	843.4	858.8	832.7	807.2

Annual Change	2020 to 2021	2021 to 2022	2022 to 2023	2023 to 2024	2024 to 2025	2025 to 2026	2026 to 2027	2027 to 2028
	-4.0	28.0	-21.0	-15.6	5.0	15.4	-26.1	-25.5
	-0.5%	3.3%	-2.4%	-1.8%	0.6%	1.8%	-3.0%	-3.1%

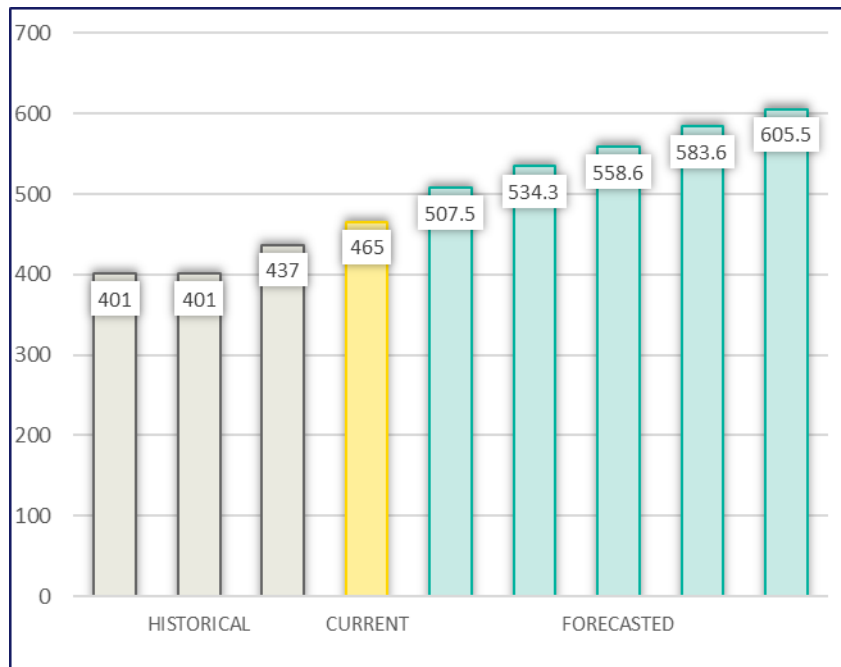


4. ATTENDANCE AREA FORECASTS

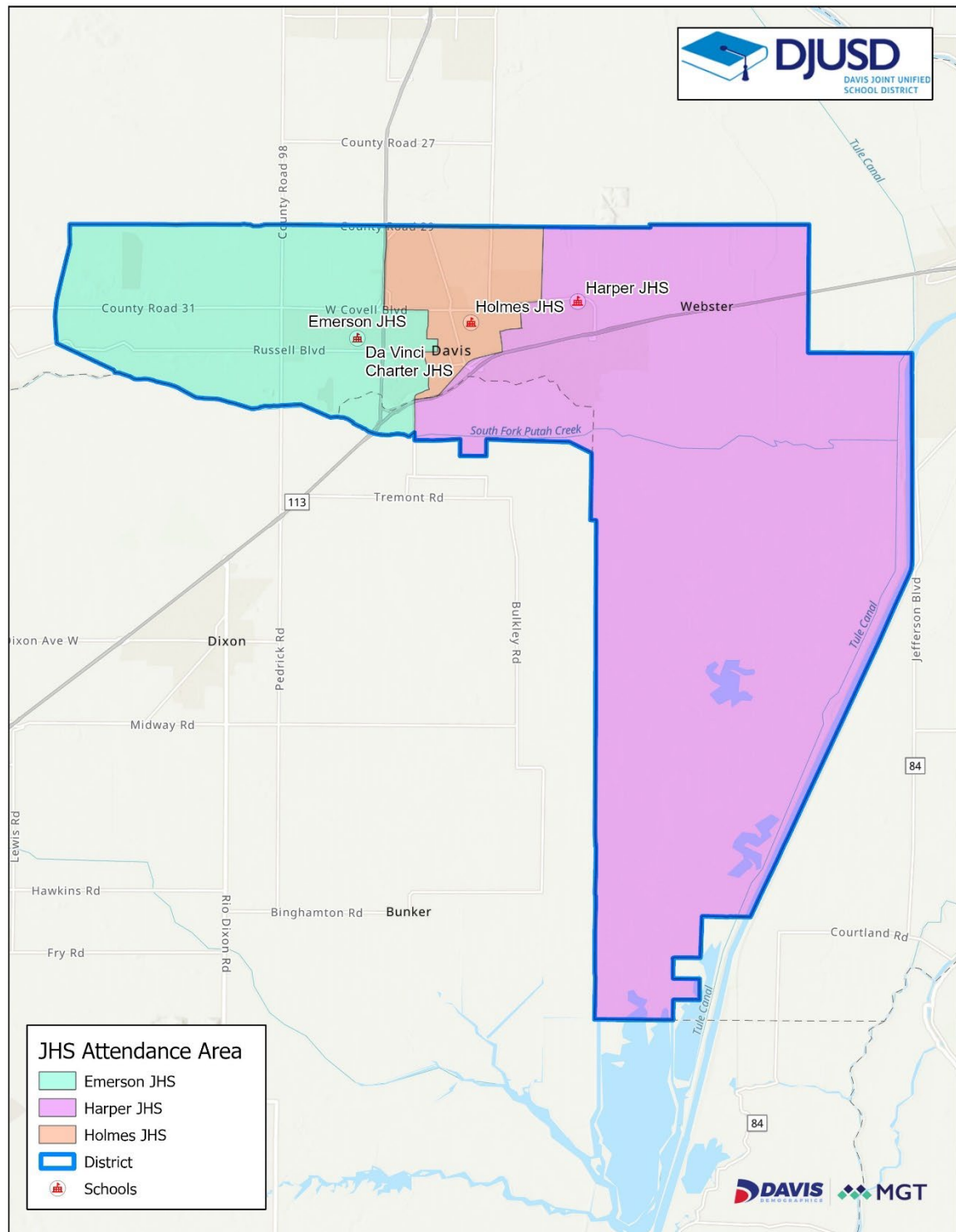
WILLETT ELEMENTARY SCHOOL

Willett ES									
Grade	Historic Resident Students			Current	Forecasted Resident Students				
	SY 2020	SY 2021	SY 2022	SY 2023	SY 2024	SY 2025	SY 2026	SY 2027	SY 2028
TK	5	4	17	14	17.7	18.4	18.4	18.4	18.4
K	36	48	57	70	68.1	62.3	66.0	60.1	66.5
1	58	48	56	57	79.2	77.0	70.4	74.5	67.9
2	56	63	53	66	65.0	90.3	87.7	80.3	85.0
3	54	57	69	62	71.3	70.3	97.5	94.7	86.7
4	59	57	60	69	63.3	72.8	71.7	99.4	96.6
5	65	60	58	67	73.2	67.1	77.1	76.0	105.4
6	68	64	67	60	69.7	76.1	69.8	80.2	79.0
Total	401	401	437	465	507.5	534.3	558.6	583.6	605.5

Annual Change	2020 to 2021	2021 to 2022	2022 to 2023	2023 to 2024	2024 to 2025	2025 to 2026	2026 to 2027	2027 to 2028
	0.0	36.0	28.0	42.5	26.8	24.3	25.0	21.9
	0.0%	9.0%	6.4%	9.1%	5.3%	4.5%	4.5%	3.8%



Junior High Attendance Area Forecasts

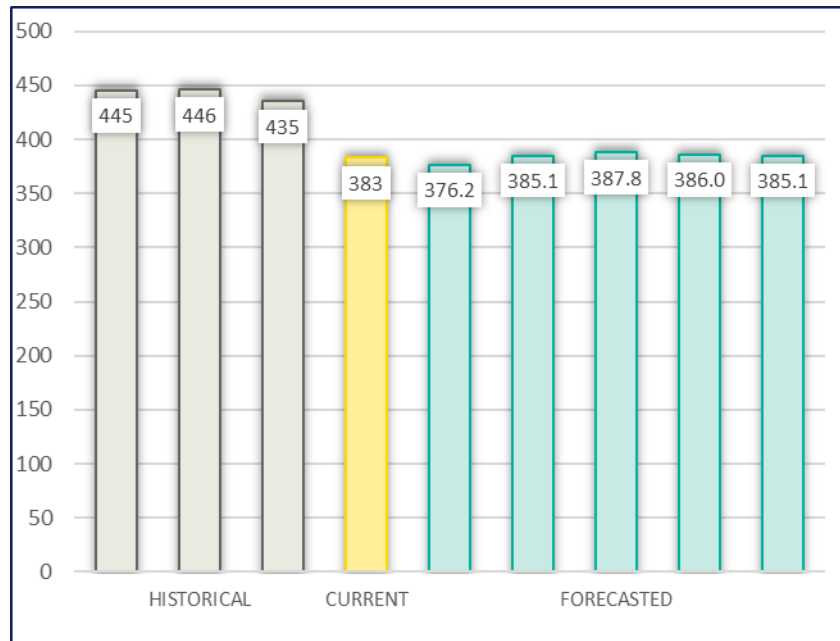


4. ATTENDANCE AREA FORECASTS

EMERSON JUNIOR HIGH SCHOOL

Emerson JHS									
Grade	Historic Resident Students			Current	Forecasted Resident Students				
	SY 2020	SY 2021	SY 2022	SY 2023	SY 2024	SY 2025	SY 2026	SY 2027	SY 2028
TK	12	10	25	24	30.2	31.4	31.4	31.4	31.4
K	82	106	104	99	96.3	88.1	93.3	85.0	94.1
1	111	102	109	107	109.3	106.3	97.3	103.0	93.8
2	118	122	109	120	118.0	122.2	118.8	108.7	115.1
3	121	118	122	117	122.6	120.6	127.8	124.3	113.8
4	111	124	116	117	115.6	121.5	119.5	128.3	124.7
5	134	117	126	131	125.0	123.5	129.8	127.6	136.5
6	139	128	126	127	131.8	126.4	124.5	131.3	129.1
7	155	134	127	121	123.9	128.6	123.4	121.5	128.1
8	138	172	141	127	128.7	131.2	136.5	131.6	129.2
9	152	140	167	135	123.6	125.3	127.9	132.9	127.8
Total	445	446	435	383	376.2	385.1	387.8	386.0	385.1

Annual Change	2020 to 2021	2021 to 2022	2022 to 2023	2023 to 2024	2024 to 2025	2025 to 2026	2026 to 2027	2027 to 2028
	1.0	-11.0	-52.0	-6.8	8.9	2.7	-1.8	-0.9
	0.2%	-2.5%	-12.0%	-1.8%	2.4%	0.7%	-0.5%	-0.2%

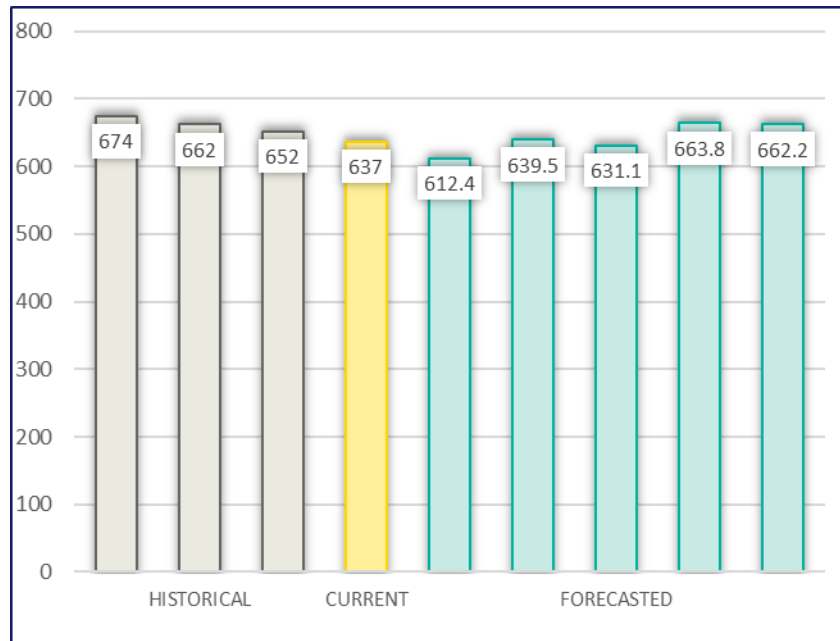


4. ATTENDANCE AREA FORECASTS

HARPER JUNIOR HIGH SCHOOL

Harper JHS									
Grade	Historic Resident Students			Current	Forecasted Resident Students				
	SY 2020	SY 2021	SY 2022	SY 2023	SY 2024	SY 2025	SY 2026	SY 2027	SY 2028
TK	28	29	37	50	62.5	65.0	76.0	86.9	86.9
K	193	193	176	160	155.5	146.7	157.3	141.9	156.6
1	184	196	206	188	167.3	167.0	157.7	164.4	148.3
2	179	189	227	201	197.8	180.6	180.3	166.0	173.0
3	211	180	192	224	202.6	203.6	186.2	181.6	167.2
4	188	199	209	185	228.0	210.0	211.0	189.1	184.4
5	188	196	193	203	181.3	228.4	210.3	207.1	185.6
6	216	186	204	198	205.2	188.7	234.7	213.0	209.7
7	222	224	196	210	202.6	215.7	196.7	242.0	218.3
8	224	223	235	200	215.0	212.5	225.6	202.0	247.3
9	228	215	221	227	194.8	211.3	208.8	219.8	196.6
Total	674	662	652	637	612.4	639.5	631.1	663.8	662.2

Annual Change	2020 to 2021	2021 to 2022	2022 to 2023	2023 to 2024	2024 to 2025	2025 to 2026	2026 to 2027	2027 to 2028
	-12.0	-10.0	-15.0	-24.6	27.1	-8.4	32.7	-1.6
	-1.8%	-1.5%	-2.3%	-3.9%	4.4%	-1.3%	5.2%	-0.2%

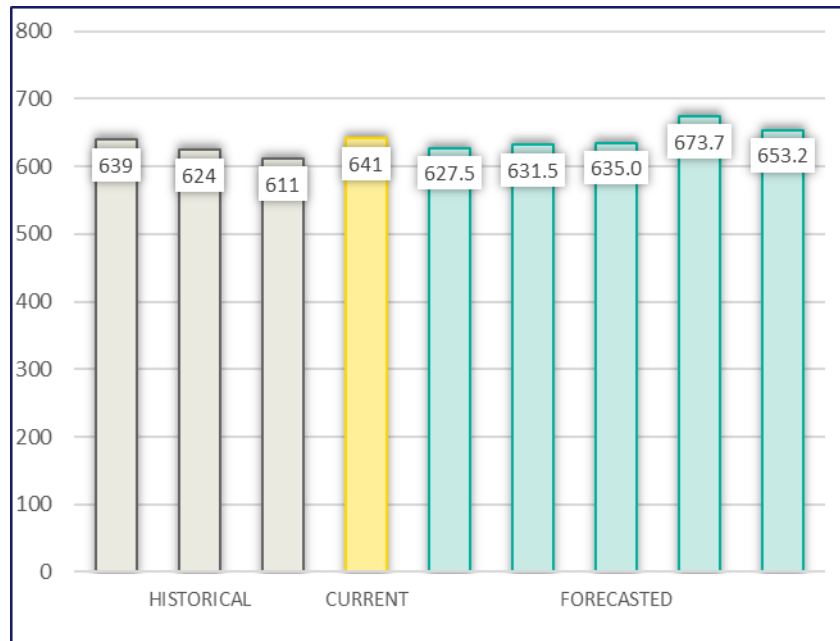


4. ATTENDANCE AREA FORECASTS

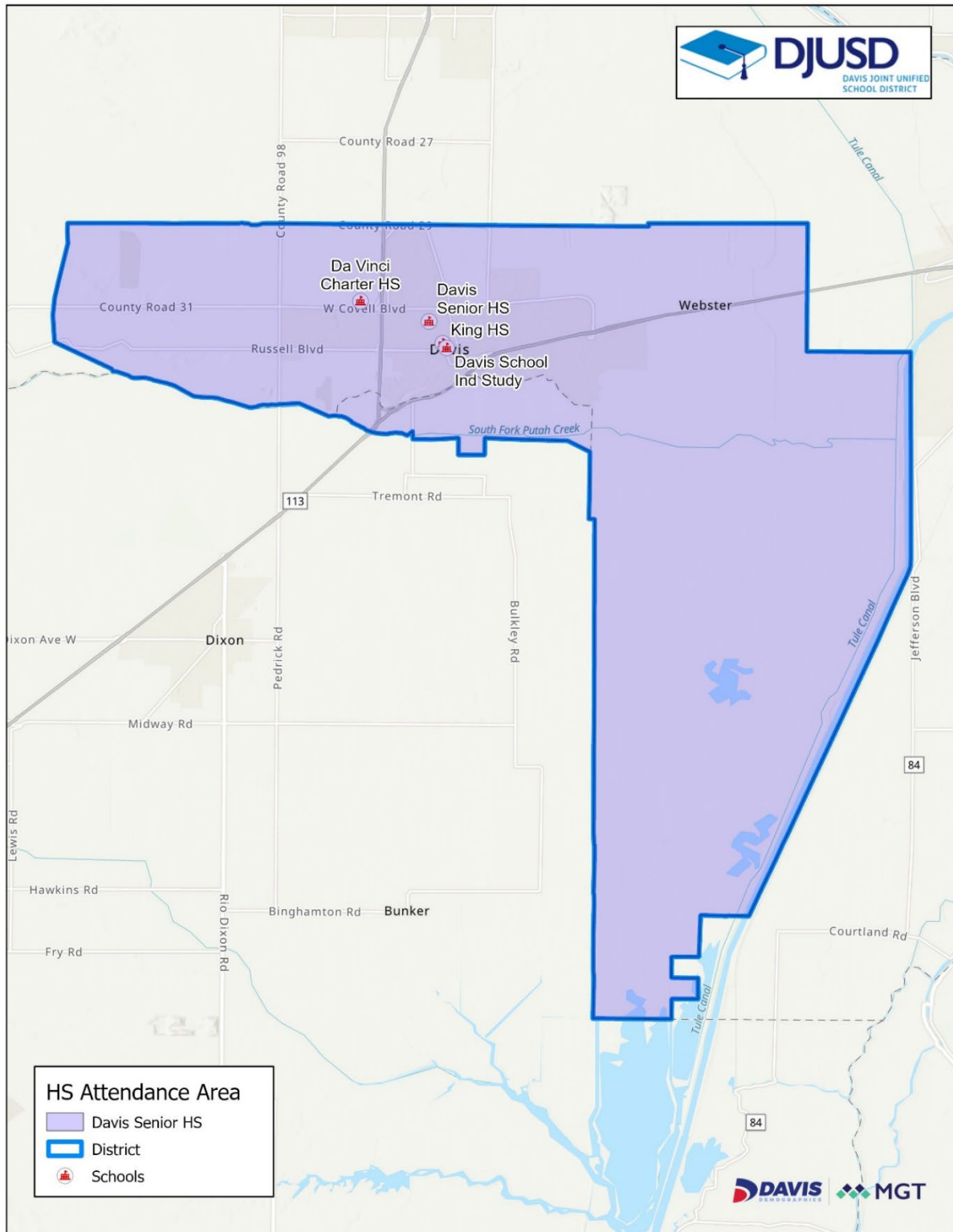
HOLMES JUNIOR HIGH SCHOOL

Holmes JHS									
Grade	Historic Resident Students			Current	Forecasted Resident Students				
	SY 2020	SY 2021	SY 2022	SY 2023	SY 2024	SY 2025	SY 2026	SY 2027	SY 2028
TK	23	20	32	43	56.3	58.4	59.1	60.7	63.0
K	190	173	168	169	165.3	151.2	160.7	147.3	163.3
1	187	211	171	178	177.0	172.3	158.2	168.6	154.5
2	197	187	220	179	184.5	182.8	178.5	164.5	175.0
3	169	199	194	209	177.1	181.7	180.6	176.9	162.9
4	183	169	207	188	211.0	178.4	183.4	182.9	178.9
5	189	184	177	205	193.5	215.7	182.7	188.5	187.5
6	210	199	190	188	212.2	199.6	223.0	189.4	195.2
7	189	213	206	203	194.5	218.2	206.8	231.0	195.8
8	211	192	211	217	206.7	197.3	221.7	211.3	235.1
9	239	219	194	221	226.3	216.0	206.5	231.4	222.3
Total	639	624	611	641	627.5	631.5	635.0	673.7	653.2

Annual Change	2020 to 2021	2021 to 2022	2022 to 2023	2023 to 2024	2024 to 2025	2025 to 2026	2026 to 2027	2027 to 2028
	-15.0	-13.0	30.0	-13.5	4.0	3.5	38.7	-20.5
	-2.3%	-2.1%	4.9%	-2.1%	0.6%	0.6%	6.1%	-3.0%



High School Attendance Area Forecasts



4. ATTENDANCE AREA FORECASTS

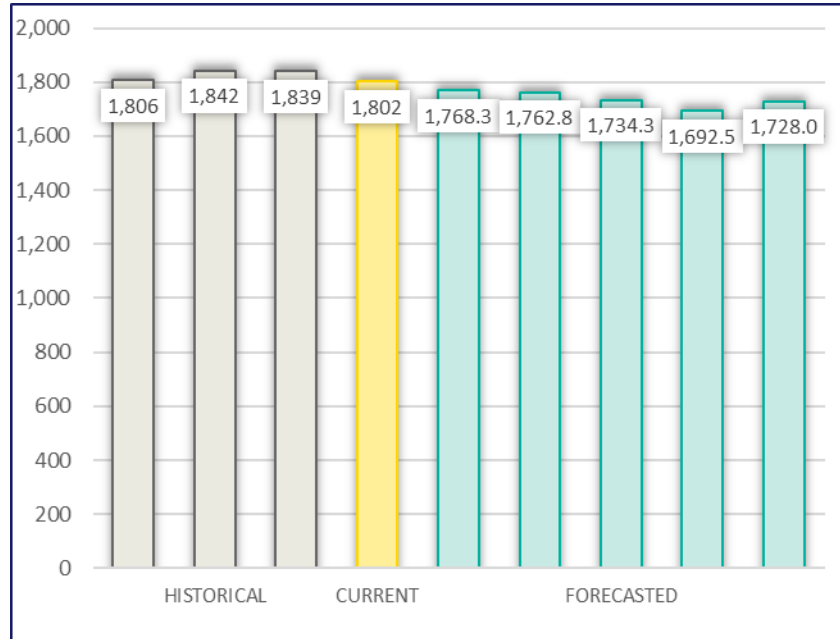
DAVIS SENIOR HIGH SCHOOL

Davis Senior HS									
Grade	Historic Resident Students			Current	Forecasted Resident Students				
	SY 2020	SY 2021	SY 2022	SY 2023	SY 2024	SY 2025	SY 2026	SY 2027	SY 2028
TK	63	59	94	117	149.0	154.8	166.5	179.0	181.3
K	465	472	448	428	417.1	386.0	411.2	374.2	414.0
1	482	509	486	473	453.6	445.6	413.2	435.9	396.6
2	494	498	556	500	500.4	485.5	477.6	439.3	463.1
3	501	497	508	550	502.3	505.9	494.7	482.8	443.9
4	482	492	532	490	554.5	510.0	513.8	500.2	488.1
5	511	497	496	539	499.9	567.6	522.8	523.2	509.7
6	565	513	520	513	549.2	514.7	582.2	533.7	534.0
7	566	571	529	534	521.0	562.4	526.9	594.5	542.3
8	573	587	587	544	550.4	541.0	583.9	544.8	611.6
9	619	574	582	583	544.7	552.6	543.2	584.1	546.6
10	582	632	583	598	593.4	556.7	565.3	553.3	595.2
11	602	599	644	568	600.5	598.5	562.3	569.0	556.4
12	622	611	612	636	574.4	607.6	606.7	570.2	576.4
Total	1,806	1,842	1,839	1,802	1,768.3	1,762.8	1,734.3	1,692.5	1,728.0

Annual Change	2020 to 2021	2021 to 2022	2022 to 2023	2023 to 2024	2024 to 2025	2025 to 2026	2026 to 2027	2027 to 2028
	36.0	-3.0	-37.0	-33.7	-5.5	-28.5	-41.8	35.5
	2.0%	-0.2%	-2.0%	-1.9%	-0.3%	-1.6%	-2.4%	2.1%

4. ATTENDANCE AREA FORECASTS

DAVIS SENIOR HIGH SCHOOL



Appendix A: Census Data

DEMOGRAPHIC AND INCOME PROFILE PROVIDED BY CENSUS

Data provided on the following pages is based on geographically related information from Davis Joint Unified School District based on a third-party source using Esri analytics in combination with Census information and American Community Survey. This information is provided by Davis Demographics as supplemental information about the district. Davis did not research nor guarantee the accuracy of the Census data. Demographic and Income Profile Provided by Census.

METHODOLOGY STATEMENT

- **Demographic and Income Profile / Community Profile:** Esri forecasts for 2023 and 2028. Esri Updated Demographics are point estimates representing July 1 of the current and forecast years. The following table summarizes the updated demographic variables. Also included are select averages, medians, aggregates, and per capita values.
- **American Community Survey (ACS) Housing Summary:** Esri provides reports, data enrichment, and thematic mapping for ACS estimates in standard geographies, current ZIP codes, and user-defined polygons. Reports include two summary profiles, Population, and Housing. Esri's reports/maps are designed to simplify the data and enhance its usability with reliability thresholds. ACS data provide much of the information previously available through the decennial census. ACS uses a continuous measurement or "rolling" sample, in which a small percent of the population is sampled every month. The ACS is updated and released more frequently than the decennial census—every year instead of every ten years. Smaller sample sizes and variable collection times have introduced a margin of error into their estimates.
- **Tapestry Segmentation:** provides an accurate, detailed description of America's neighborhoods—U.S. residential areas are divided into 67 distinctive segments based on their socioeconomic and demographic composition—then further classifies the segments into LifeMode and Urbanization Groups. Each year, the population and household count by Tapestry segment are updated. While most geographic areas retain their original Tapestry Segment assignment, select areas may be assigned a new market segment when research uncovers new or significant local growth. The entire Tapestry Segmentation system is refreshed every three to five years, resulting in a more comprehensive reassignment in rapidly changing neighborhoods. Tapestry is a geodemographic segmentation system that integrates consumer traits with residential characteristics to identify markets and classify US neighborhoods. Neighborhoods with the most similar characteristics are grouped together, while neighborhoods with divergent characteristics are separated. Internally homogenous, externally heterogeneous market segments depict consumers' lifestyles and life stages. Tapestry Segmentation combines the "who" of lifestyle demography with the "where" of local geography to create a classification model with 67 distinct, behavioral market segments.

APPENDIX A: CENSUS DATA



Demographic and Income Profile

Prepared using SchoolSite by DDP

Summary	Census 2010		Census 2020		2023	2028			
Population	74,514		78,483		78,801	79,391			
Households	27,179		28,269		28,605	29,067			
Families	13,212		14,589		13,633	13,899			
Average Household Size	2.54		2.51		2.50	2.48			
Owner Occupied Housing Units	11,673		12,105		12,459	12,653			
Renter Occupied Housing Units	15,505		16,164		16,146	16,414			
Median Age	24.8		26.3		27.3	28.5			
Trends: 2023-2028 Annual Rate	Area		State		National				
Population	0.15%		0.13%		0.30%				
Households	0.32%		0.25%		0.49%				
Families	0.39%		0.24%		0.44%				
Owner HHs	0.31%		0.40%		0.66%				
Median Household Income	3.51%		2.95%		2.57%				
Households by Income			2023		2028				
			Number	Percent	Number	Percent			
	<\$15,000		4,513	15.8%	4,215	14.5%			
	\$15,000 - \$24,999		1,558	5.4%	1,203	4.1%			
	\$25,000 - \$34,999		1,437	5.0%	1,265	4.4%			
	\$35,000 - \$49,999		2,290	8.0%	1,990	6.8%			
	\$50,000 - \$74,999		3,776	13.2%	3,542	12.2%			
	\$75,000 - \$99,999		2,651	9.3%	2,677	9.2%			
	\$100,000 - \$149,999		4,195	14.7%	4,536	15.6%			
	\$150,000 - \$199,999		2,084	7.3%	2,469	8.5%			
\$200,000+		6,103	21.3%	7,170	24.7%				
Median Household Income		\$80,741		\$95,931					
Average Household Income		\$136,058		\$155,776					
Per Capita Income		\$49,710		\$57,340					
Census 2010		Census 2020		2023		2028			
Population by Age	Number	Percent	Number	Percent	Number	Percent	Number	Percent	
0 - 4	2,746	3.7%	2,864	3.6%	2,485	3.2%	2,599	3.3%	
5 - 9	3,189	4.3%	3,073	3.9%	2,761	3.5%	2,755	3.5%	
10 - 14	3,561	4.8%	3,386	4.3%	3,070	3.9%	2,881	3.6%	
15 - 19	9,938	13.3%	10,021	12.8%	8,807	11.2%	8,353	10.5%	
20 - 24	18,557	24.9%	18,116	23.1%	19,139	24.3%	18,719	23.6%	
25 - 34	9,709	13.0%	10,870	13.9%	12,338	15.7%	11,557	14.6%	
35 - 44	6,740	9.0%	6,756	8.6%	6,898	8.8%	8,512	10.7%	
45 - 54	7,299	9.8%	6,591	8.4%	6,231	7.9%	6,079	7.7%	
55 - 64	6,511	8.7%	6,563	8.4%	7,185	9.1%	6,631	8.4%	
65 - 74	3,351	4.5%	5,883	7.5%	5,700	7.2%	6,111	7.7%	
75 - 84	1,910	2.6%	2,996	3.8%	2,907	3.7%	3,660	4.6%	
85+	1,003	1.3%	1,364	1.7%	1,281	1.6%	1,533	1.9%	
Census 2010		Census 2020		2023		2028			
Race and Ethnicity	Number	Percent	Number	Percent	Number	Percent	Number	Percent	
White Alone	47,477	63.7%	43,035	54.8%	41,681	52.9%	39,482	49.7%	
Black Alone	1,699	2.3%	2,026	2.6%	2,059	2.6%	2,117	2.7%	
American Indian Alone	386	0.5%	638	0.8%	654	0.8%	711	0.9%	
Asian Alone	17,023	22.8%	17,140	21.8%	18,008	22.9%	19,313	24.3%	
Pacific Islander Alone	146	0.2%	275	0.4%	277	0.4%	283	0.4%	
Some Other Race Alone	3,720	5.0%	6,010	7.7%	6,355	8.1%	6,875	8.7%	
Two or More Races	4,063	5.5%	9,359	11.9%	9,768	12.4%	10,610	13.4%	
Hispanic Origin (Any Race)		9,416	12.6%	13,350	17.0%	14,132	17.9%	15,105	19.0%

Data Note: Income is expressed in current dollars.

Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

February 06, 2024