

DJUSD

DAVIS JOINT UNIFIED
SCHOOL DISTRICT

Resident Student Forecast

SY2023/24 to SY2028/29

March 7, 2024



Work accomplished by Davis Demographics for Davis Joint Unified School District

1

Spatial and
tabular data
setup for
District

2

Researched
active,
proposed, and
future
residential
development
projects.

3

Analyzed
current and
future
demographic
dynamics of the
district and
attendance
areas.

4

Developed
population
forecasts by
grade and
attendance area
for the next 5
years

Davis Demographics and the DJUSD

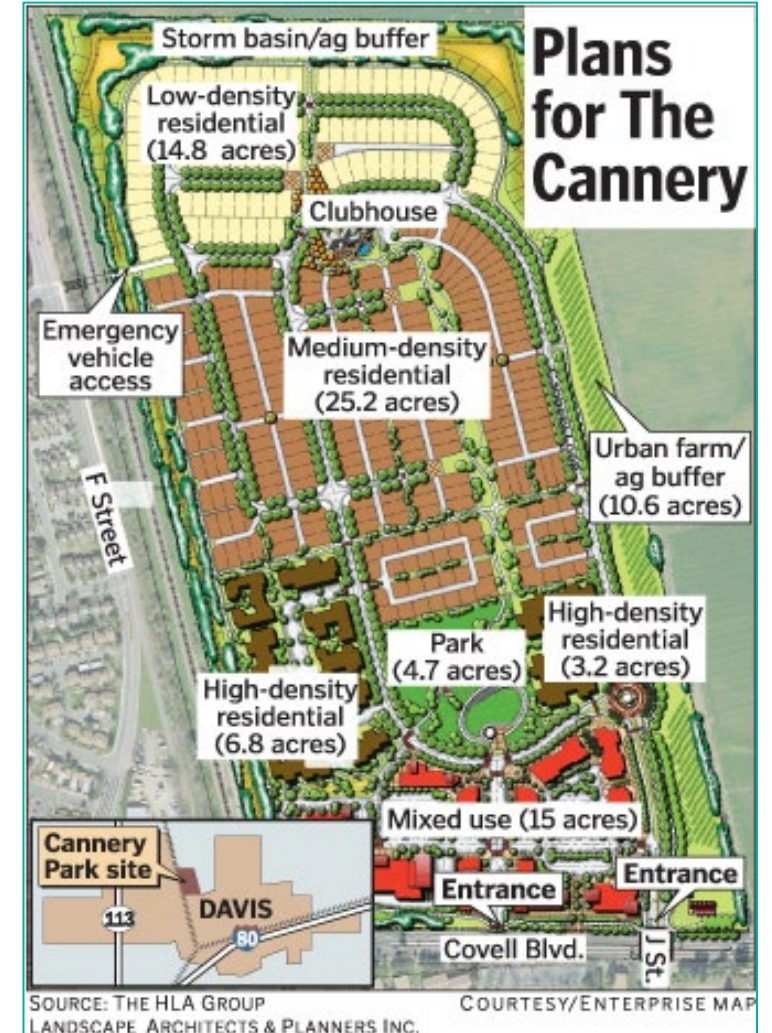
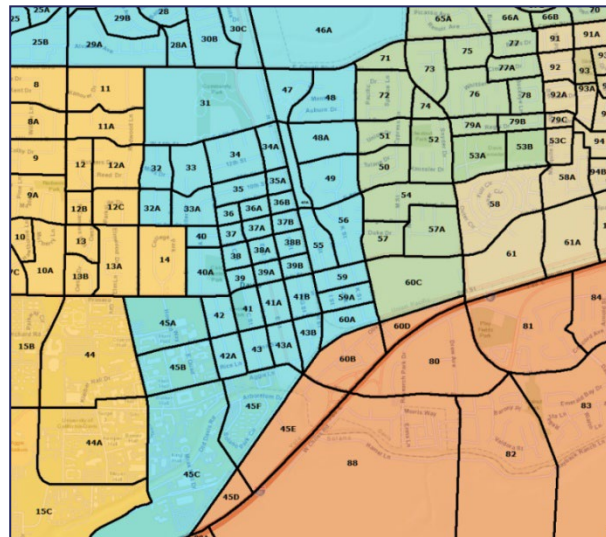
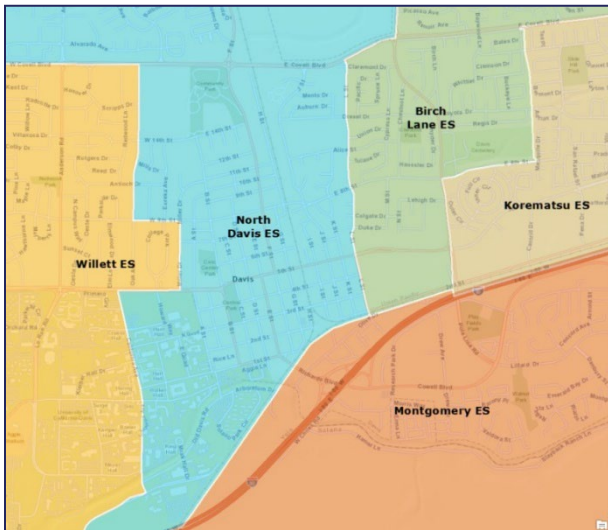
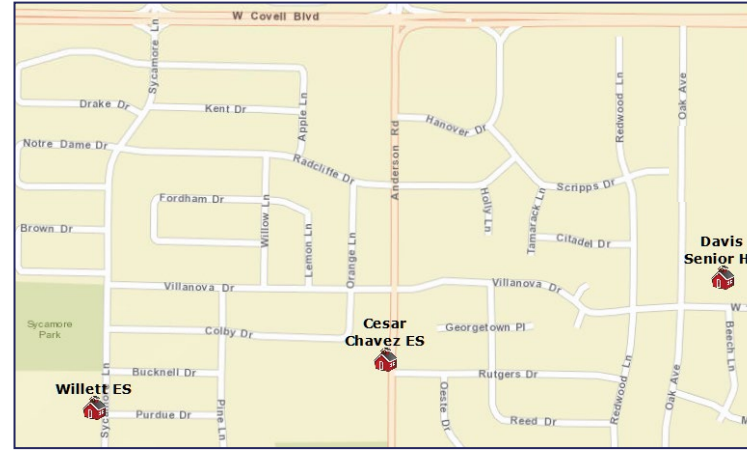
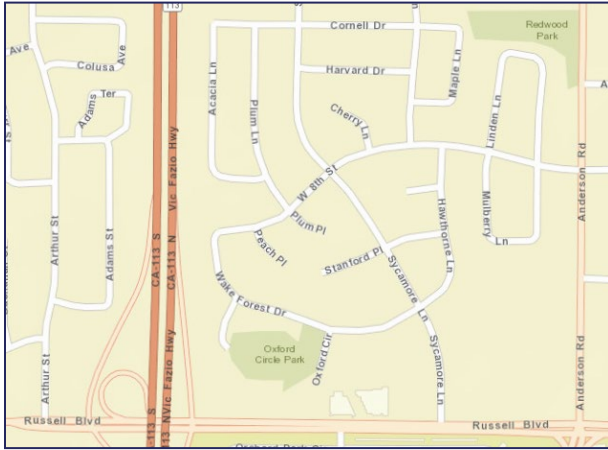
Philosophy

- Planning Based upon Residence of Students
 - Actual school enrollments do not necessarily reflect area demographics
 - School enrollment is influenced by many non-spatial variables
 - Enrollment trends can potentially change annually while community demographics evolve over a longer period
 - Allows District to proactively align future facilities with resident trends
 - Resident forecasts for schools with attendance areas
 - Two-year enrollment forecasts for all schools including schools of choice

History with the DJUSD

- DDP has been assisting the DJUSD since the 2005-06 school year
- Assisted in past boundary planning efforts
- Recently merged with MGT America
 - Greatly expanding our scope of services

Data



Data

Student Density Fall 2023



Yellow areas indicate a higher concentration of student population, while areas shaded blue have fewer students.

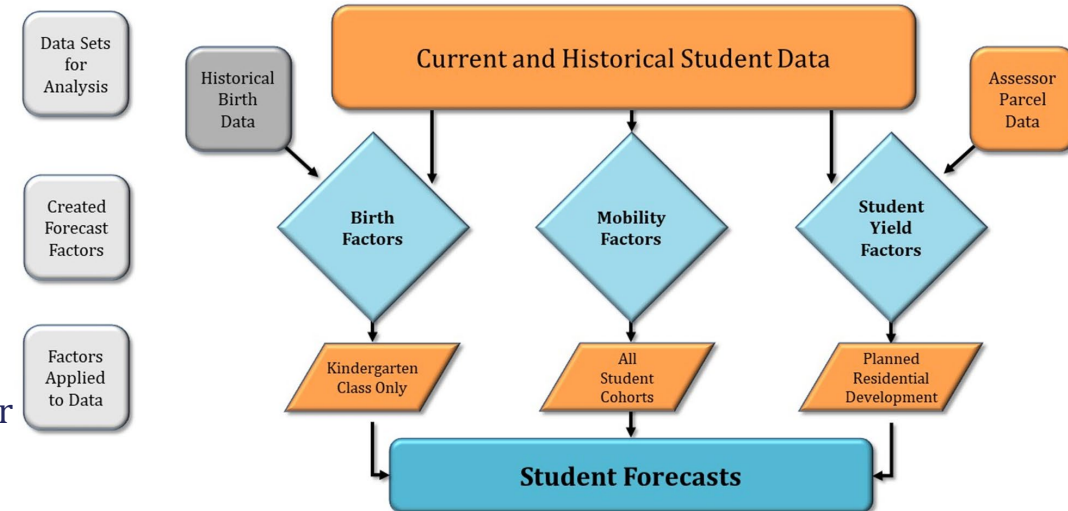
Forecast Calculations

Forecast

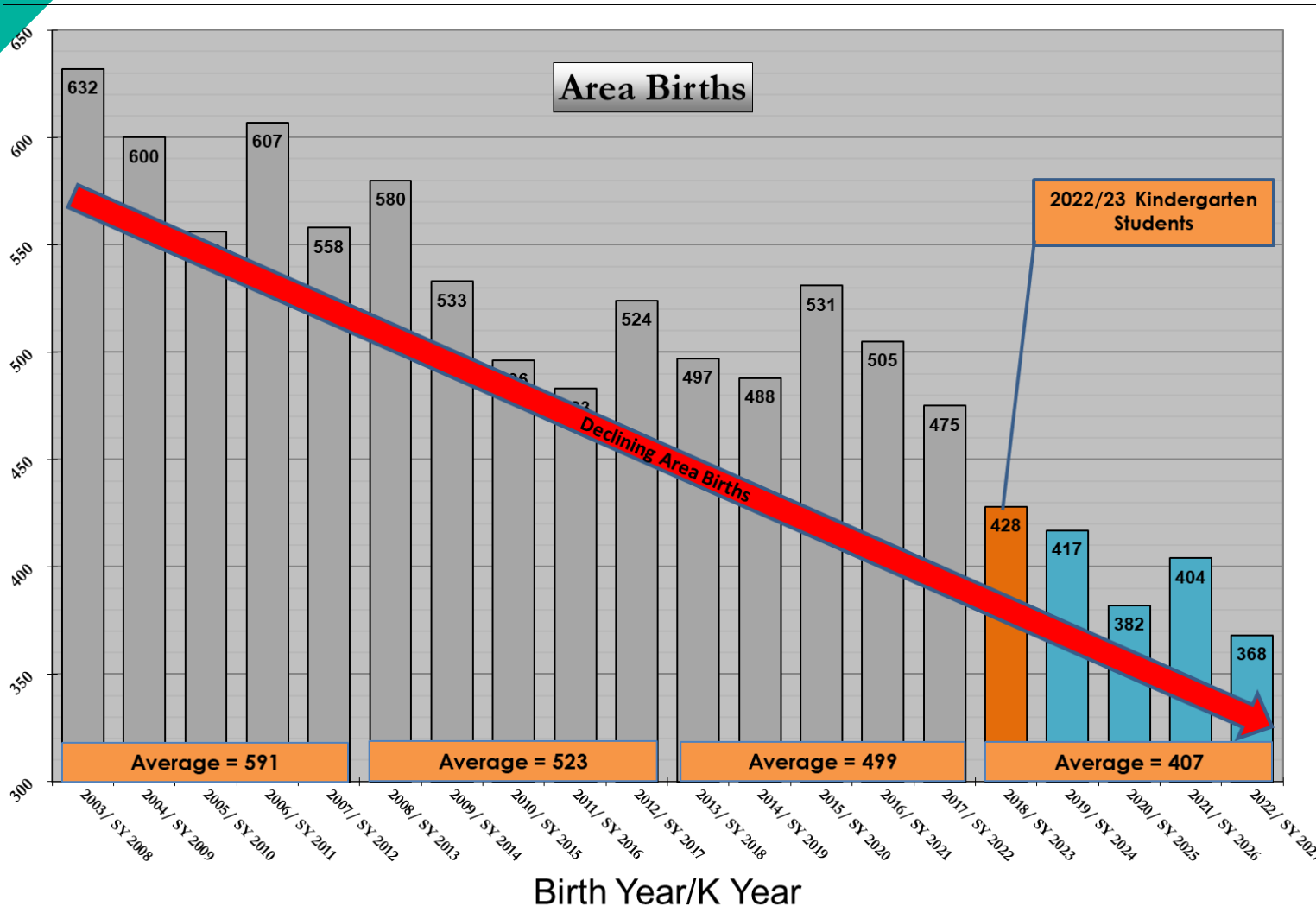
- Calculated for each of the district's 247 Study Areas
- Based upon October 2023 student data and historical student data
- Based upon student residence rather than current school of enrollment
- Graduate 12th grade; Move up other grades

Factors Influencing Future Student Population

- Future Kindergarten Enrollment
 - Future K enrollment is based upon ratio of current K enrollment and area births
- Families Moving In or Out of the District (mobility)
 - Tracks students moving in and out of district by grade
 - Three-year average of student migration pattern
 - Biggest influence on forecast
- New Housing
 - Residential development researched and included in the report
 - Future students calculated based upon occupancy and a student yield factor



Incoming K Students



Comparison of Births vs. Kindergarten ¹			
Birth Year / K Year	Birth Total	Resident K Class	Capture Rate
2009 / 2014	533	560	105%
2010 / 2015	496	539	109%
2011 / 2016	483	494	102%
2012 / 2017	524	509	97%
2013 / 2018	497	545	110%
2014 / 2019	488	497	102%
2015 / 2020	531	465	88%
2016 / 2021	505	472	93%
2017 / 2022	475	448	94%
2018 / 2023	428	429	100%
Average Capture Rate			100%

1. Does not include TK Students or K students residing outside of the district boundaries

Incoming Kindergarten Students

- Calculated as ratio of area births
- As births in area fluctuate so does kindergarten 5 years later
- Average births down by 184 since 2004-2008
- 2022 Births lowest in over 20 years

Mobility Factors

Mobility is used to estimate future student retention pattern

- Tracks students moving in and out of district by grade
- Three-year average of student migration pattern
- Applied by elementary attendance area
- Biggest influence on forecast

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

Residential Development

Student Yield Factors - District Wide*

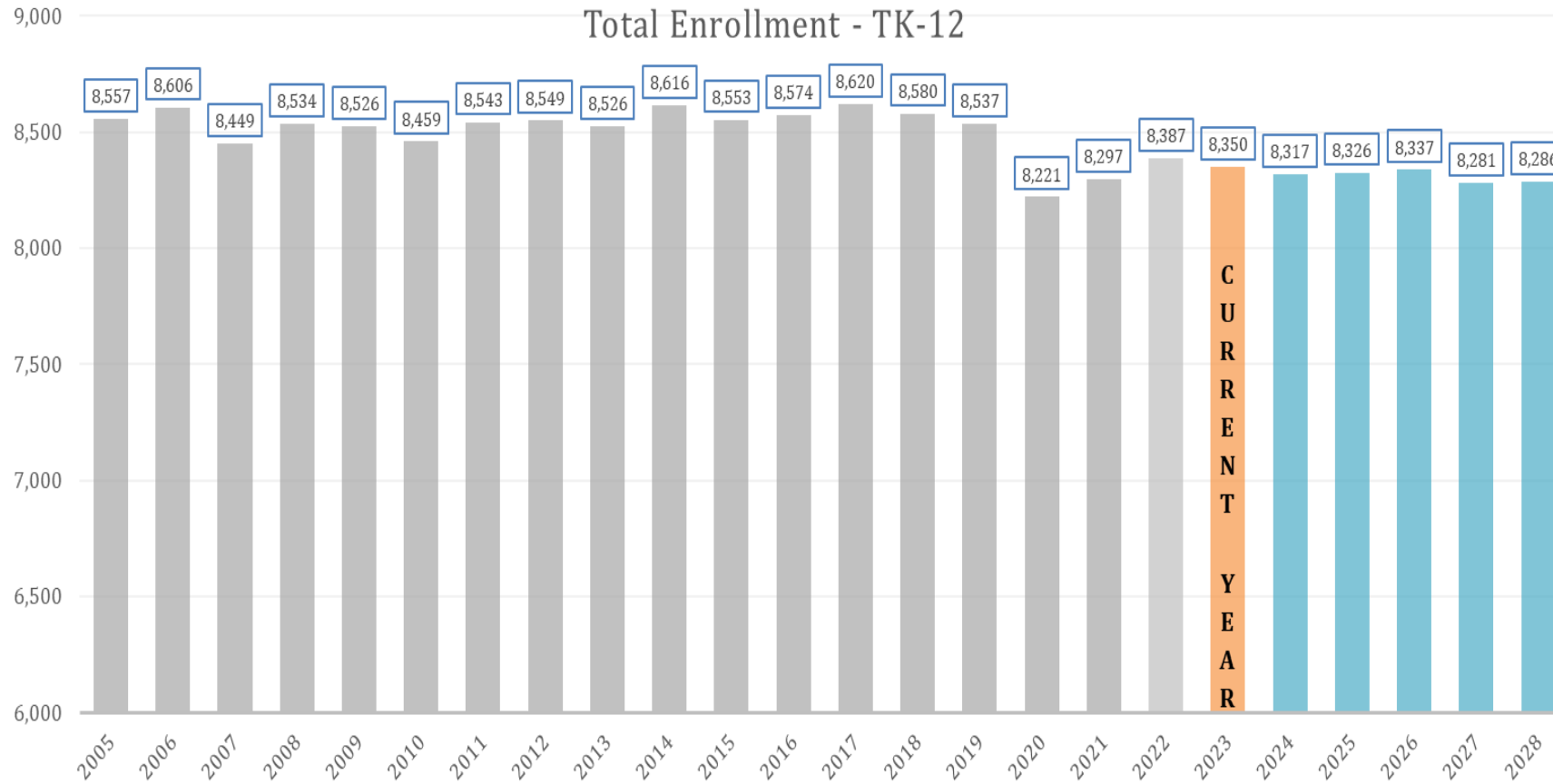
Type	K-6 Yield	7-8 Yield	9-12 Yield
SFD	0.265	0.082	0.102
MFA	0.104	0.061	0.017
APT	0.147	0.047	0.037

SFD – Single Family Detached
MFA – Multi-Family Attached
APT – Apartments

- Development info from City of Davis
- Future students calculated based upon occupancy and appropriate student yield factor
- Only city approved, non-student and non-senior housing developments are included in forecast

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.								

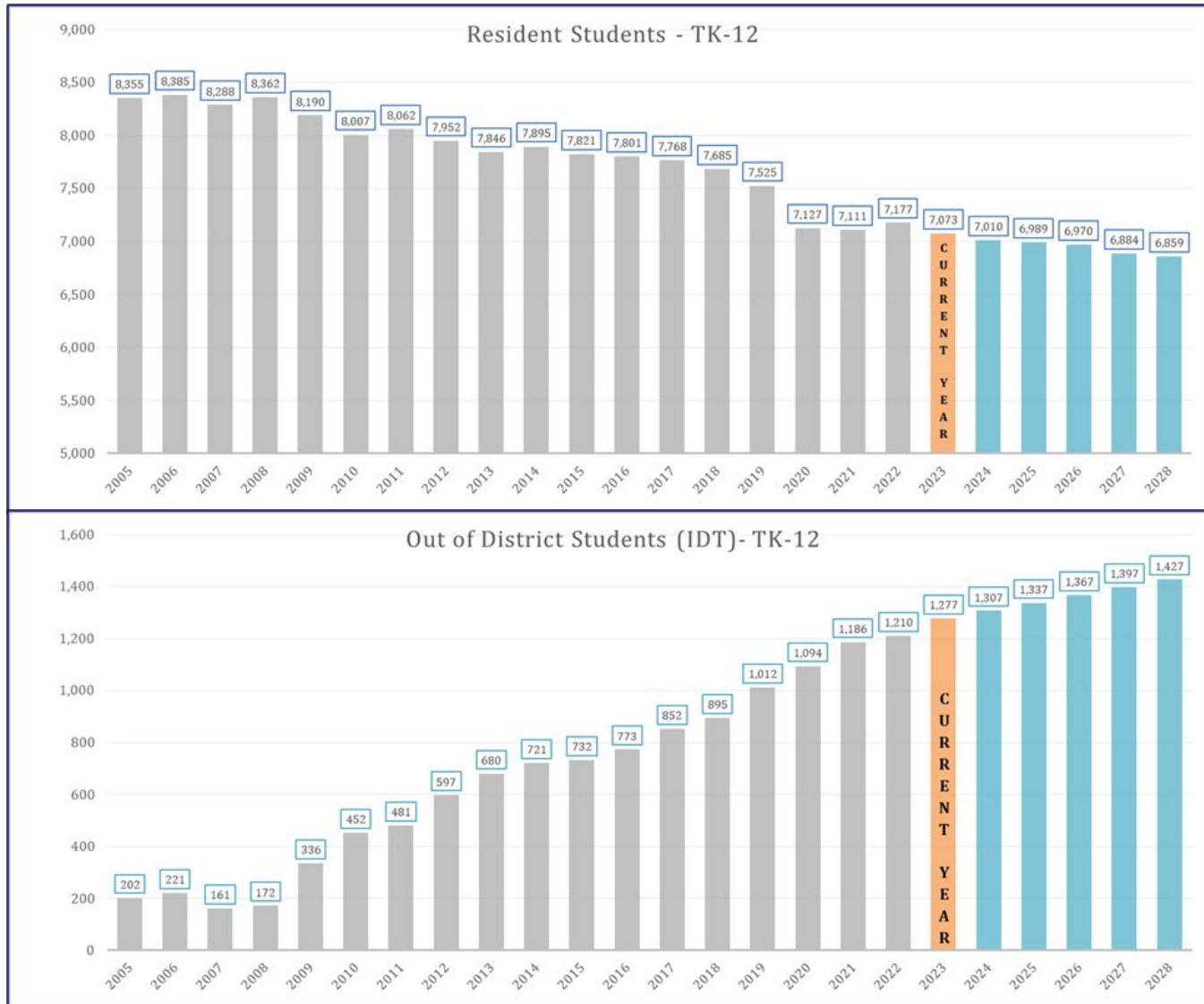
District Forecast



Forecast Assumptions

- Future resident kindergarten population will be lower than pre-pandemic due to continued decrease in area births and aging population
- An increase in TK enrollment is expected due to expansion from AB 130, however full implementation is almost complete
- Mobility remains positive, however natural decrease is expected due to larger classes graduating out due
- Built in a 30 student per year increase to IDT's

District Forecast



Resident Enrollment

- Declined by 1,282 since 2005-06
- Average -56 annually

Non-Resident Enrollment

- Increased by 1,075 since 2005-06
- Average +48 annually
- Majority of the increase occurred after the 2008/09 SY

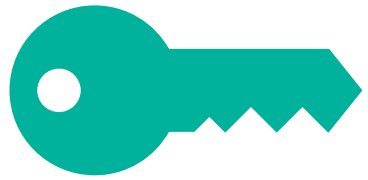
District Forecast

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

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, Magnets, Programs, etc.														





Key Items in Districtwide Analysis

- ❖ Average births per 5-year increment dropped from 591 to 407 between 2003 to 2022
- ❖ 600 city approved residential units planned within the next 5 years
- ❖ 83% are multi-family that typically do not house school age children
- ❖ Total enrollment had been relatively stable pre-pandemic
- ❖ Resident student population declining
- ❖ Increased IDT's have helped mask decline
- ❖ Continued decline of resident students

