



# DJUSD

DAVIS JOINT UNIFIED  
SCHOOL DISTRICT

# Fall 2018-19 Report

Student Population Forecast  
Fall 2019-20 to 2028-29

Presented to the  
DJUSD Board of Education  
March 21, 2019

# DDP and the DJUSD

## DDP's Philosophy

- Planning based upon Residence of Students
  - Actual school enrollments do not necessary reflect area demographics
  - School enrollment is influenced by many non-spatial variables

## DDP and the DJUSD

- DDP has been assisting the DJUSD since the 2006-07 school year
- Between 2009-10 to 2017-18 the forecast for the 2018-19 school year has averaged an accuracy of +/-1.3%

## Comments from 2017-18 Board Presentation

- What to watch for?
  - Migration patterns: 65% positive (3<sup>rd</sup> straight year of increase)
  - In-district population: 8 of last 12 years have shown resident student decline
  - Future kindergarten enrollment: Declining area births = smaller K enrollment?

# What to Watch For?

- 2016-17 Migration Patterns: 62% positive (2<sup>nd</sup> straight year of increase)
- 2017-18 Migration Patterns: 65% positive (3<sup>rd</sup> straight year of increase)
- 2018-19 Migration Patterns: 55% positive (declined from previous years)
- 2016-17 Resident Students: 7 of last 11 years have declined
- 2017-18 Resident Students: 8 of last 12 years have declined
- 2018-19 Resident Students: 9 of last 13 years have declined
- 2016-17 Future K Enrollment: Declining area births = smaller K enrollment?
- 2017-18 Future K Enrollment: K enrollment increased in 2018-19 despite area births decline
- 2018-19 Future K Enrollment: Resident K capture rate has fluctuated from 97% to 109% from 2014-15 through 2018-19

# Observations

## Births in the Area

- Average births per year dropped from 625 to 497 from 2000 to 2014
- Small increase in births in 2015 and 2016
- 2017 lowest area births in 18 years

## New Housing

- 400+ city approved residential units planned within the next 7 years

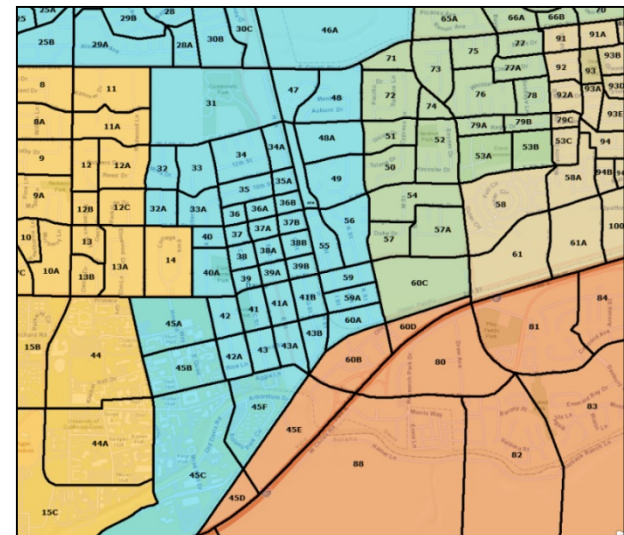
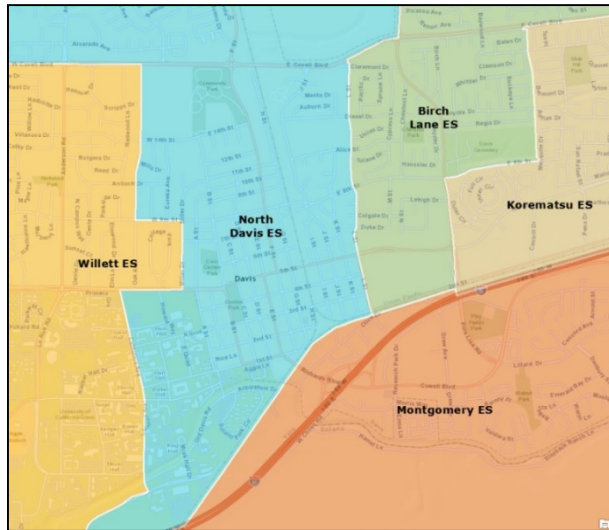
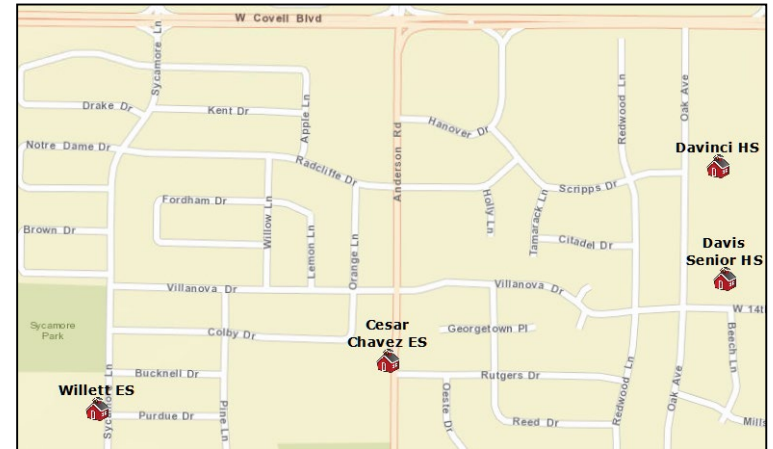
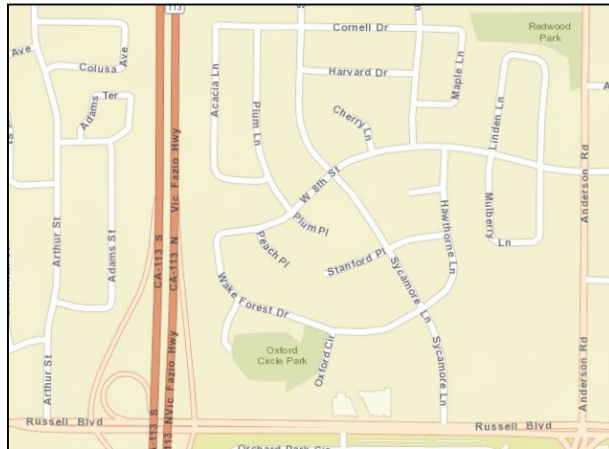
## Resident Student Population/Overall Enrollment

- Total enrollment has been fairly level over last 10 years
  - Resident student population declining
  - Increased IDT's have helped mask decline

## What does the future hold?

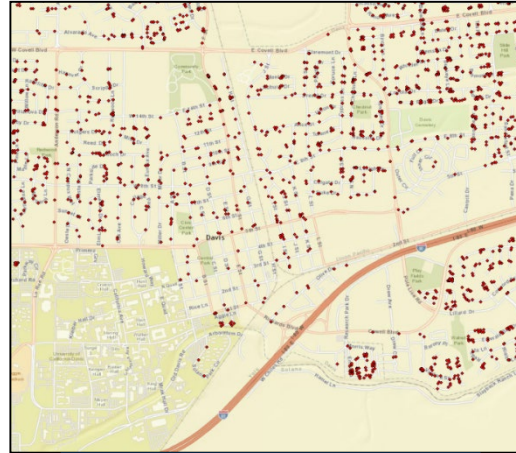
- TK-12 total enrollment going forward is between a range of 8,222 (Low) to 8,439 (High) students

# Data Collection



# Data Collection

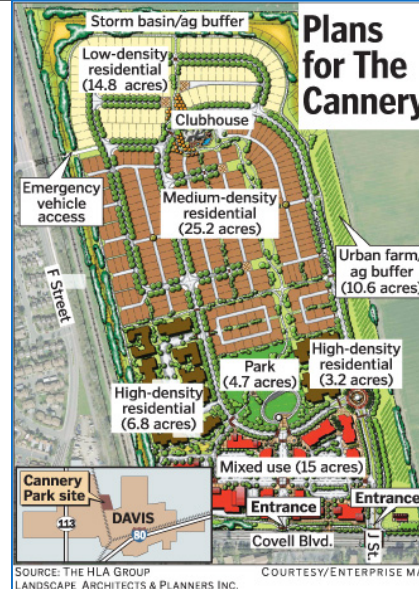
Each student is geocoded to their given address



Identify	
Identify from:	StudentsAll
StudentsAll	
Location:	6,635,509.705 1,964,307.721 Ft
Field	Value
StudentID	78453
SchoolNumber	212
grade	KN
resaddr1	1225 H St #19
rescity	Davis
resstate	CA
reszip	95616
Ethnicity	AsianChinese
ConcurSchStat	Active
IsHomeSchool	X
EnglishProf	Beginning
InstrSetting	Regular
ELPlacement	ELD and SDAIE
ELInstr	ELStructured English Immersion
SerLevel	
primDisab	
FreeReduced	X
Title3Imm	X
GATE	
Title1	

Identified 2 features

Planned future residential development is researched and input



SOURCE: THE HLA GROUP  
LANDSCAPE ARCHITECTS & PLANNERS INC.  
COURTESY/ENTERPRISE MAP

Identify	
Identify from:	Tracts
Tracts	
Location:	6,635,896.650 1,966,450.968 Ft
Field	Value
STDYAREA	46A
TRACTNUM	0
TYPE	Apartment
UNITS	44
PROJECT	Bungalow Alleys
DEVELOPER	New American Homes
PH1_	44
PH1_COMP	10/1/2016
PH2_	0
PH2_COMP	10/1/2017
PH3_	0
PH3_COMP	10/1/2018
PH4_	0
PH4_COMP	10/1/2019
PH5_	0
PH5_COMP	10/1/2020
COMMENTS	Starting to move forward
STATUS	Planning

Identified 1 feature

# Projection Calculations

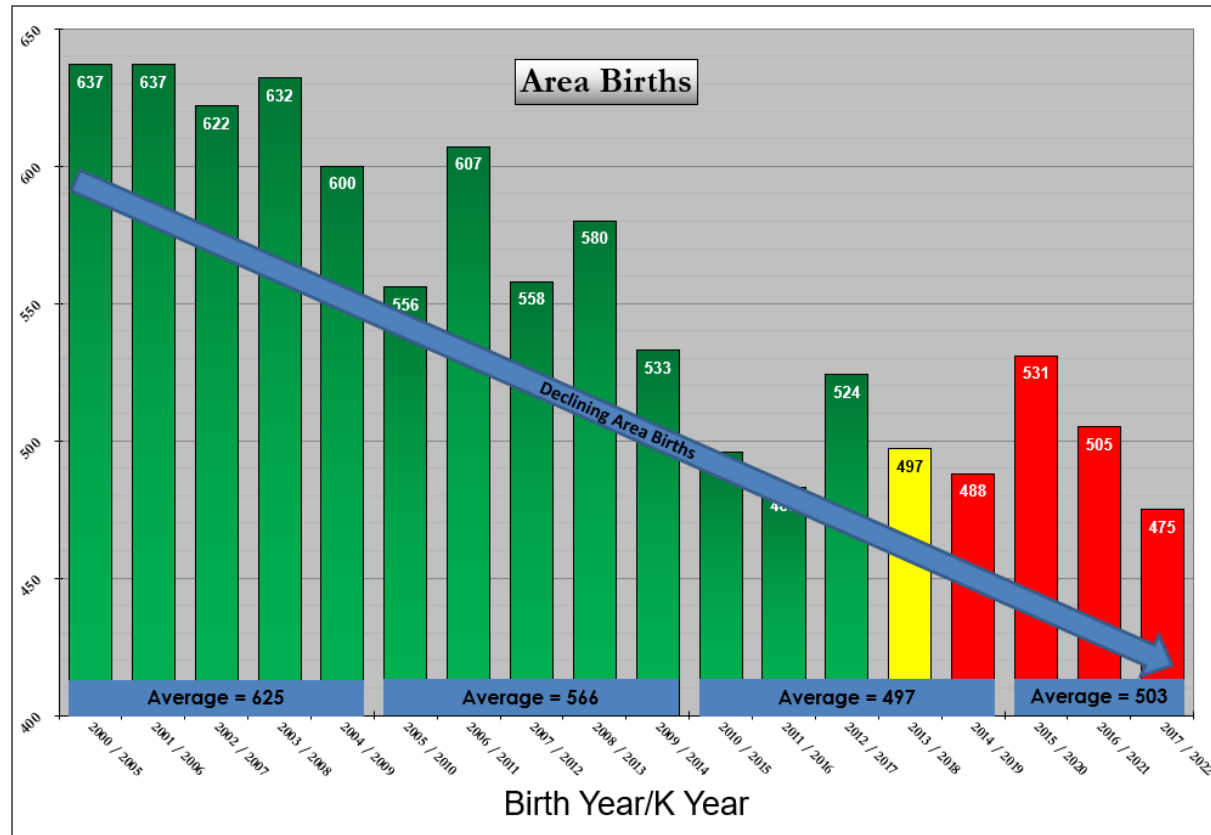
## Projections

- Calculated for each of the district's 247 Study Areas
- Based upon student data October 2018-19 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
- New Housing
  - Residential development researched and included in the report
  - Future students calculated based upon occupancy and a student yield factor
- 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
  - Applied district wide
  - Biggest influence on forecast

# Future Resident Kindergarten



Comparing 2000-04, 2005-09, 2010-14 and 2015-17



# New Housing

Study Area	Project Name	Type	Total Units	Developer	City Approval	Student Housing	Status	Included in Forecast
4A	Bretton Woods	SFD	70	David Taormino	No	No	Planning	No
7C	Davis Live	APT	71	Latigo Group LLC	No	Yes	Planning	No
10A	University Mall Redev	APT	264	Unknown	No	Yes	Planning	No
15	West Village	SFD	3,300	West Village LLC	Yes	Yes	Active	No
30	Grande Village	SFD	41	Fouts Homes	Yes	No	Active	Yes
61	Sterling 5th Apts	APT	38	Davis LLC	Yes	No	Active	Yes
80	Research Park Mixed	APT	144	Planning	No	No	Planning	No
81	Plaza 2555 Apts	APT	200	Richard Harris	No	No	Planning	No
85	Willow Creek	SFD	35	Comstock Homes	Yes	No	Active	Yes
45E	Nishi	MFA	700	N/A	Yes	Yes	Planning	No
46A	Persimmon 2/2	SFD	22	Shea Homes	Yes	No	Completed	No
46A	Heirloom 2/2 The Cannery	MFA	30	New Home Company	Yes	No	Completed	No
46A	Tilton 2/2 The Cannery	SFD	38	Shea Homes	Yes	No	Completed	No
46A	Beech 1/2 The Cannery	SFD	42	CalAtlantic	Yes	No	Completed	No
46A	Gala 1/2 The Cannery	MFA	60	New American Homes	Yes	No	Active	Yes
46A	Gala 2/2 The Cannery	MFA	60	New American Homes	Yes	No	Active	Yes
46A	Heirloom 1/2 The Cannery	MFA	42	New Home Company	Yes	No	Completed	No
46A	Beech 2/2 The Cannery	SFD	30	CalAtlantic	Yes	No	Completed	No
46A	Persimmon 1/2	SFD	22	Shea Homes	Yes	No	Completed	No
46A	Tilton 1/2 The Cannery	SFD	38	Shea Homes	Yes	No	Completed	No
46A	Sage 1/2 The Cannery	SFD	69	New Home Company	Yes	No	Completed	No
46A	Sage 2/2 The Cannery	SFD	4	New Home Company	Yes	No	Completed	No
46A	Cannery Market Place	APT	90	CFY Development	No	No	Planning	No
53B	Chiles Ranch	SFD	96	Fouts Homes	Yes	No	Planning	Yes
59A	Trackside Center	APT	27	Trackside LLC	Yes	No	Planning	Yes
60B	Lincoln 40 Apts	APT	130	City	Yes	Yes	Planning	No
100	Creekside Apts	APT	72	City	Yes	No	Planning	Yes
102A	3820 Chiles Road Apts	APT	222	Chuck Cunningham	No	No	Planning	No
109	The Villas at El Macero	SFD	16	Fouts Homes	Yes	No	Active	Yes

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

\*Student Yields Factors based upon Verona development

\*Only city approved, non-student housing developments are included in forecast

Development info from City of Davis, Local Developers and DJUSD staff

# Families Moving In or Out of the District (mobility)

Mobility is used to estimate future student retention patterns

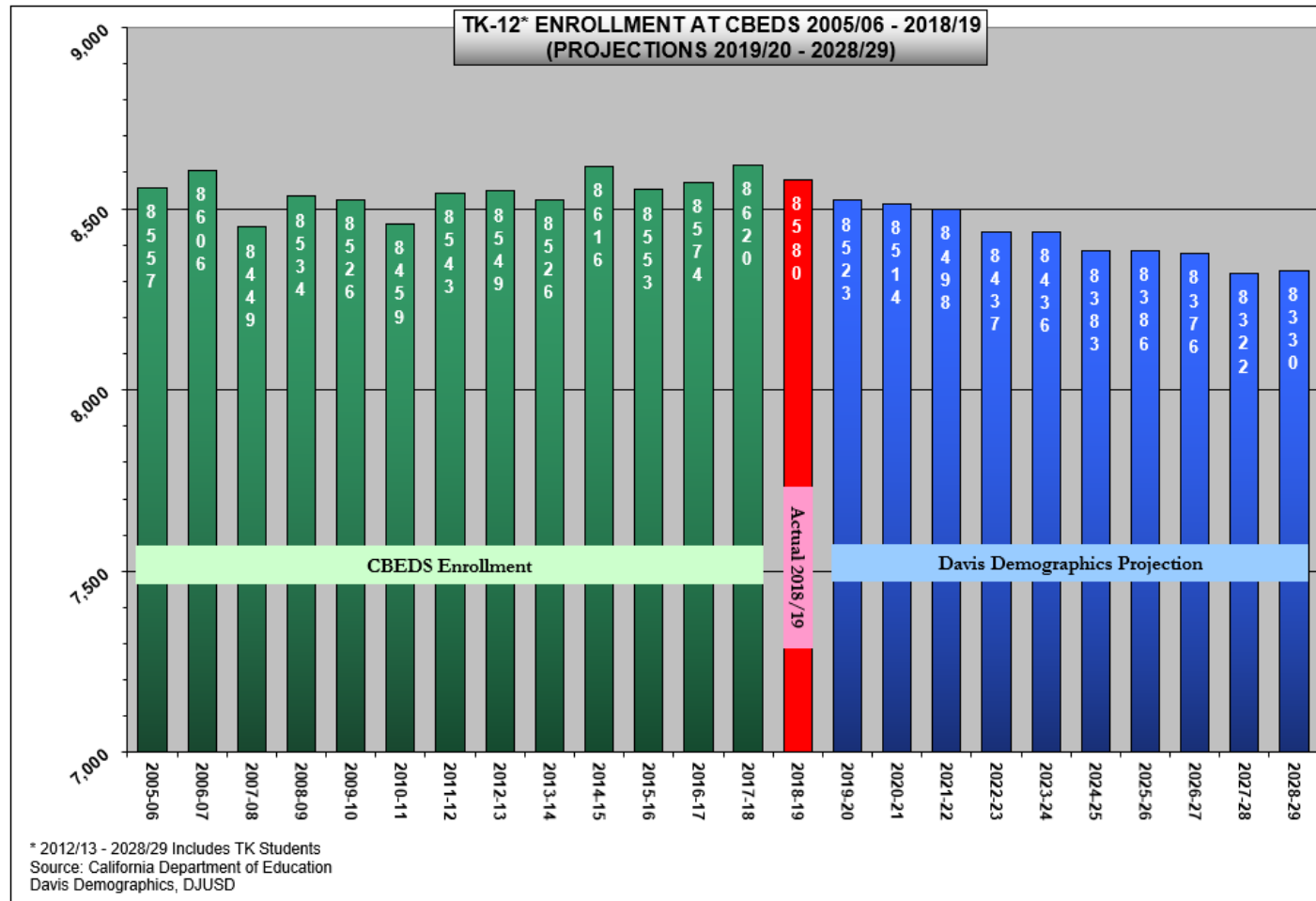
- Tracks students moving in and out of district by grade
- Three year average of student migration pattern
- Applied district wide
- Biggest influence on forecast

Areas with a mobility above 100% are experiencing a positive retention pattern

55% of the district is experiencing positive retention rates, lower than past years

Davis Joint Union School District												
Mobility by Elementary Attendance Area 2015/16 - 2018/19												
	K → G1	G1 → G2	G2 → G3	G3 → G4	G4 → G5	G5 → G6	G6 → G7	G7 → G8	G8 → G9	G9 → G10	G10 → G11	G11 → G12
Birch Lane E.S.	100%	101%	102%	102%	104%	103%	105%	99%	97%	105%	98%	96%
Korematsu E.S.	99%	107%	99%	103%	102%	99%	101%	97%	101%	101%	95%	97%
Montgomery E.S.	96%	95%	94%	99%	99%	101%	100%	93%	101%	93%	95%	97%
North Davis E.S.	100%	99%	100%	98%	106%	103%	109%	104%	103%	110%	122%	101%
Patwin E.S.	105%	102%	105%	99%	95%	97%	105%	102%	95%	99%	92%	98%
Pioneer E.S.	109%	106%	103%	104%	95%	97%	92%	101%	95%	97%	101%	97%
Willett E.S.	108%	102%	100%	97%	106%	98%	100%	100%	106%	95%	99%	100%

# District Wide Projections



Page 13 – Fall 2018-19 Projection Forecast; Includes IDT's at current growth rate of 14 students per year

# Past Forecast Variability

TK-12 Resident Student Variability				
Forecast Date	Forecast 2018/19 Resident Students	Actual 2018/19 Resident Students	Percentage of Actual	Variability
2009/10	7,828	7,626	102.7%	-2.7%
2010/11	7,694	7,626	100.9%	-0.9%
2011/12	7,775	7,626	102.0%	-2.0%
2012/13	7,468	7,626	97.9%	2.1%
2013/14	7,780	7,626	102.0%	-2.0%
2014/15	7,824	7,626	102.6%	-2.6%
2015/16	7,757	7,626	101.7%	-1.7%
2016/17	7,730	7,626	101.4%	-1.4%
2017/18	7,688	7,626	100.8%	-0.8%
Average Variability +/- 1.3%				

Current	2018/19 Forecast									
2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29
8,580	8,523	8,514	8,498	8,437	8,436	8,383	8,386	8,376	8,322	8,330

Low

Current	2018/19 Forecast with -1.3% Adjustment									
2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29
8,580	8,412	8,403	8,387	8,328	8,326	8,274	8,277	8,267	8,214	8,222

High

Current	2018/19 Forecast with +1.3% Adjustment									
2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29
8,580	8,634	8,624	8,608	8,547	8,545	8,492	8,495	8,485	8,431	8,439

When +/- 1.3% is added to the 2018-19 forecast the potential 2028-29 enrollment ranges from 8,222 to 8,439 TK-12 students\*

\*Assuming all other factors and trends continue as they are currently

# Questions?

