



DJUSD

DAVIS JOINT UNIFIED
SCHOOL DISTRICT

Fall 2021-22 Report

Student Population Forecast
Fall 2022-23 to 2026-27

Presented to the
DJUSD Board of Education
March 3, 2022

Davis Demographics and the DJUSD

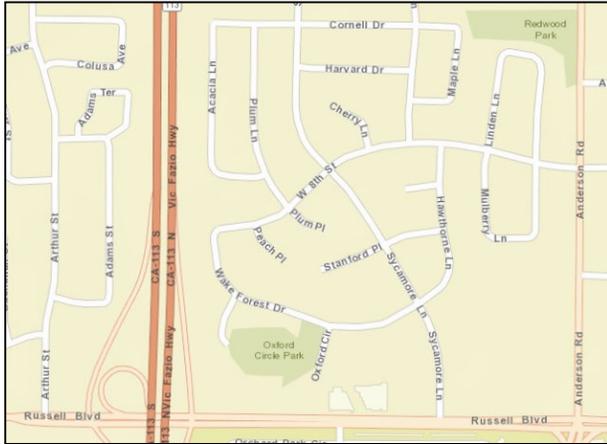
Philosophy

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

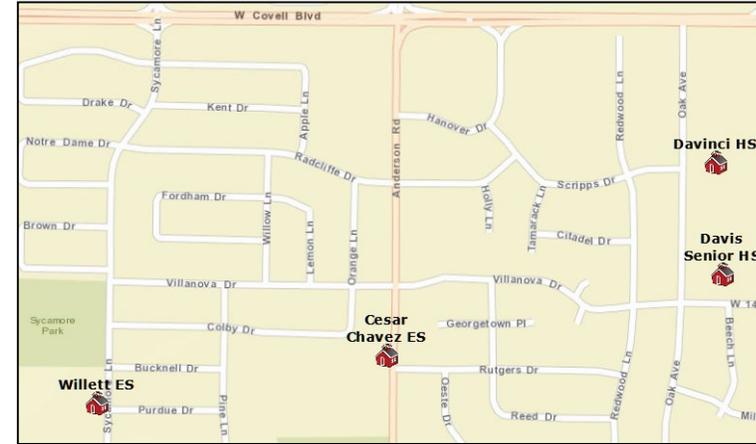
History with the DJUSD

- DDP has been assisting the DJUSD since the 2005-06 school year
- Assisted in past redistricting efforts
- Between 2009-10 to 2018-19 the resident forecast for the 2019-20 school year has averaged an accuracy of +/-2.4% (pre-covid)
- The resident TK-12 forecast calculated in 2020/21 for 2021/22 was off by 1.2%
(TK-6: 0.3% G7-9: 1.8% G10-12: 2.3%)

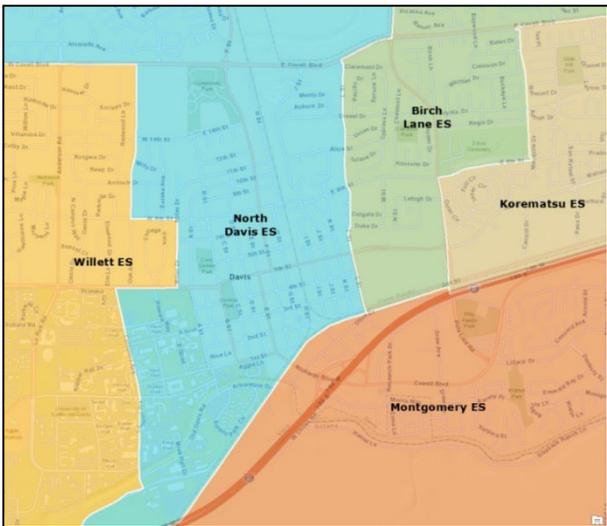
Data Collection



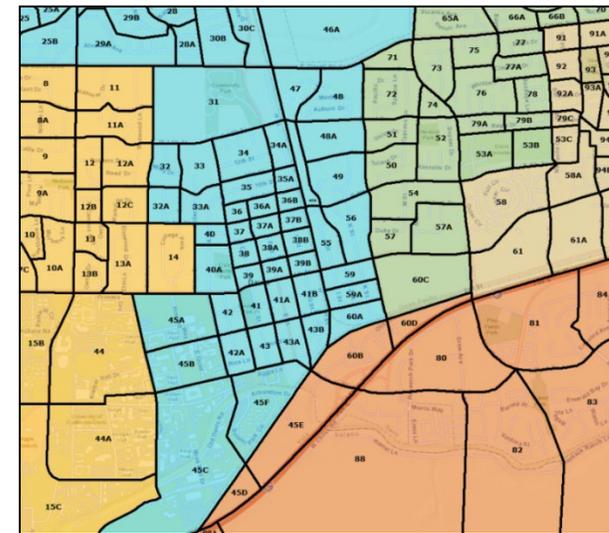
Address Information



Schools



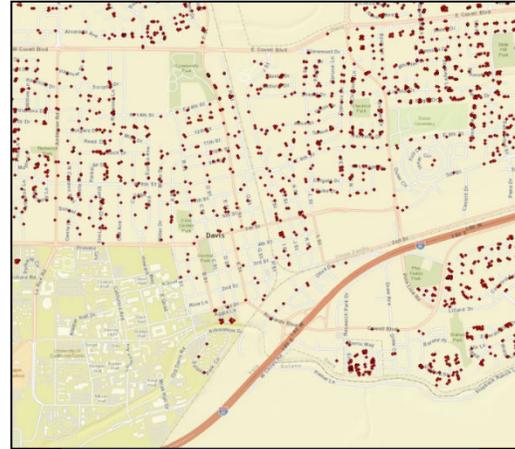
Attendance Areas



Study Areas

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
gradec	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



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

Forecast Calculations

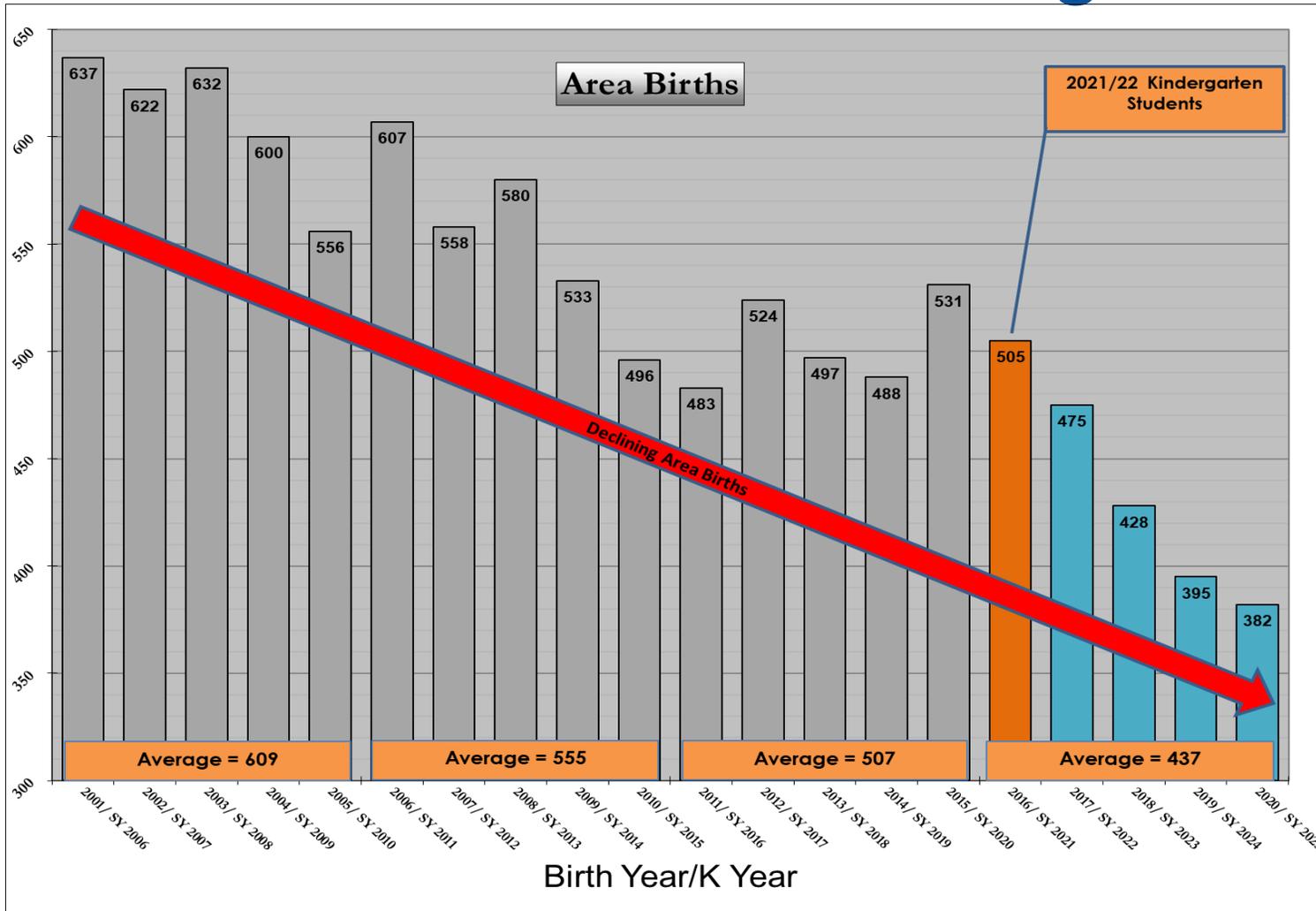
Forecast

- Calculated for each of the district's 247 Study Areas
- Based upon October 2021 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
- 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
 - Biggest influence on forecast

Future Resident Kindergarten



Comparing 2001-2020 in five-year increments

Future K enrollment is based upon ratio of current K enrollment and area births

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 / 2020	505	472	93%
Average Capture Rate			101%

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

Adjustments made to future K factors due to the Covid-19 pandemic

- Adjust K factors due to low resident K count in 2021-22
- Assumes 2022-23 resident K will be near the pre-pandemic average of 508
- Incrementally lower 2022-23 to 2026-27 K classes to account for decline in area births
- TK Forecast provided by DJUSD staff

New Housing

Project Name	Study Area	Type	Total Units	Developer	City Approval	Student Housing	Status	Years Until Buildout	Included in Forecast
3820 Chiles Road Apts	102A	APT	222	Chuck Cunningham	Yes	No	Planning	Not started/potential BO 2024	Yes
715 Pole Line Rd	57A	MFA	30	Fouts Homes	Yes	No	Planning	Not started/potential 2023	Yes
Bretton Woods	4A	SFD	70	David Taormino	Yes	No	Planning	Potential BO 2023	Yes
Cannery Market Place	46A	APT	90	Leeland Development	Yes	No	Planning	Not started/potential 2023	Yes
Chiles Ranch	53B	SFD	96	Fouts Homes	Yes	No	Planning	Starting in 2021 BO 2023	Yes
Davis Live	7C	APT	71	Latigo Group LLC	Yes	Yes	Planning	2022	No
DISC (Davis Innovation and Sustainability Campus)	90B	-	-	Yolo 101 JV	No	No	Planning	Waiting Approval	No
Gala 1/2 The Cannery	46A	MFA	60	New American Homes	Yes	No	Active	2021	Yes
Grande Village	30	SFD	41	Fouts Homes	Yes	No	Active	2021	Yes
Lincoln 40 Apts	60B	APT	130	City	Yes	Yes	Planning	2021	No
Nishi	45E	MFA	700	N/A	Yes	Yes	Planning	Not started	No
Olive Drive Mixed Use	60B	MFA	0	Hallmark Micro	No	No	Planning		No
Plaza 2555 Apts	81	APT	200	Richard Harris	Yes	No	Planning	Not started	Yes
Research Park Mixed	80	APT	144	Planning	Yes	No	Planning	Not started	Yes
Sterling 5th Apts	61	APT	38	Davis LLC	Yes	Yes	Active	2021	No
The Villas at El Macero	109	SFD	16	Fouts Homes	Yes	No	Active	2021	Yes
Trackside Center	59A	APT	27	Trackside LLC	Yes	No	Planning	Not started	Yes
University Mall Redev	10A	APT	264	Unknown	Yes	Yes	Planning	Not started	No
University View Townhomes	14	MFA	4	RMDBT Properties	Yes	No	Approved	Not started/Potential 2022	Yes
West Village	15	SFD	475	West Village LLC	Yes	Yes	Active	UCD	No

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

Residential Development

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

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

Mobility - Families Moving In or Out of the District

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

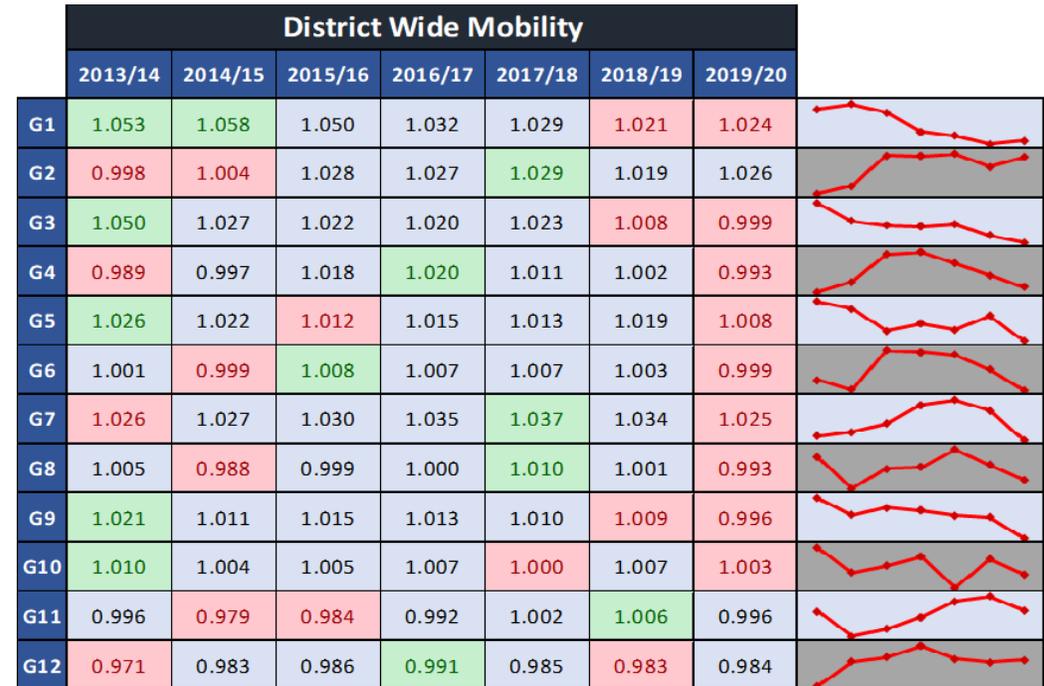
Attendance Area	K to 1	1 to 2	2 to 3	3 to 4	4 to 5	5 to 6	6 to 7	7 to 8	8 to 9	9 to 10	10 to 11	11 to 12
Birch Lane ES	1.00	1.04	1.00	1.00	0.99	0.96	0.97	1.02	1.00	1.00	1.01	1.01
Korematsu ES	0.96	0.94	0.95	0.93	1.05	0.97	1.06	1.03	0.98	1.04	1.04	1.00
North Davis ES	0.97	1.01	0.96	0.96	1.02	0.93	1.05	1.06	0.99	0.97	0.97	0.95
Patwin ES	1.00	1.03	0.98	0.93	0.99	0.96	0.96	0.98	0.97	0.97	1.00	0.99
Pioneer ES	1.04	1.16	0.94	0.94	0.93	0.96	1.00	1.00	0.96	1.01	0.96	1.00
Willett ES	1.03	1.07	0.95	0.93	0.94	0.98	1.00	0.96	0.97	1.01	0.94	0.97

Mobility - Families Moving In or Out of the District

In the 2020/21 forecast adjustments to the mobility rates were made due to the Covid-19 pandemic. No adjustments were made for the 2021/22 forecast.

Rationale:

- Declining mobility rates have been trending for several years prior to the pandemic
- The mobility rates used for the 2021/22 forecast are lower, but similar with the rates used in 2019/20
- The length and influence on student population of the pandemic has been longer than anticipated



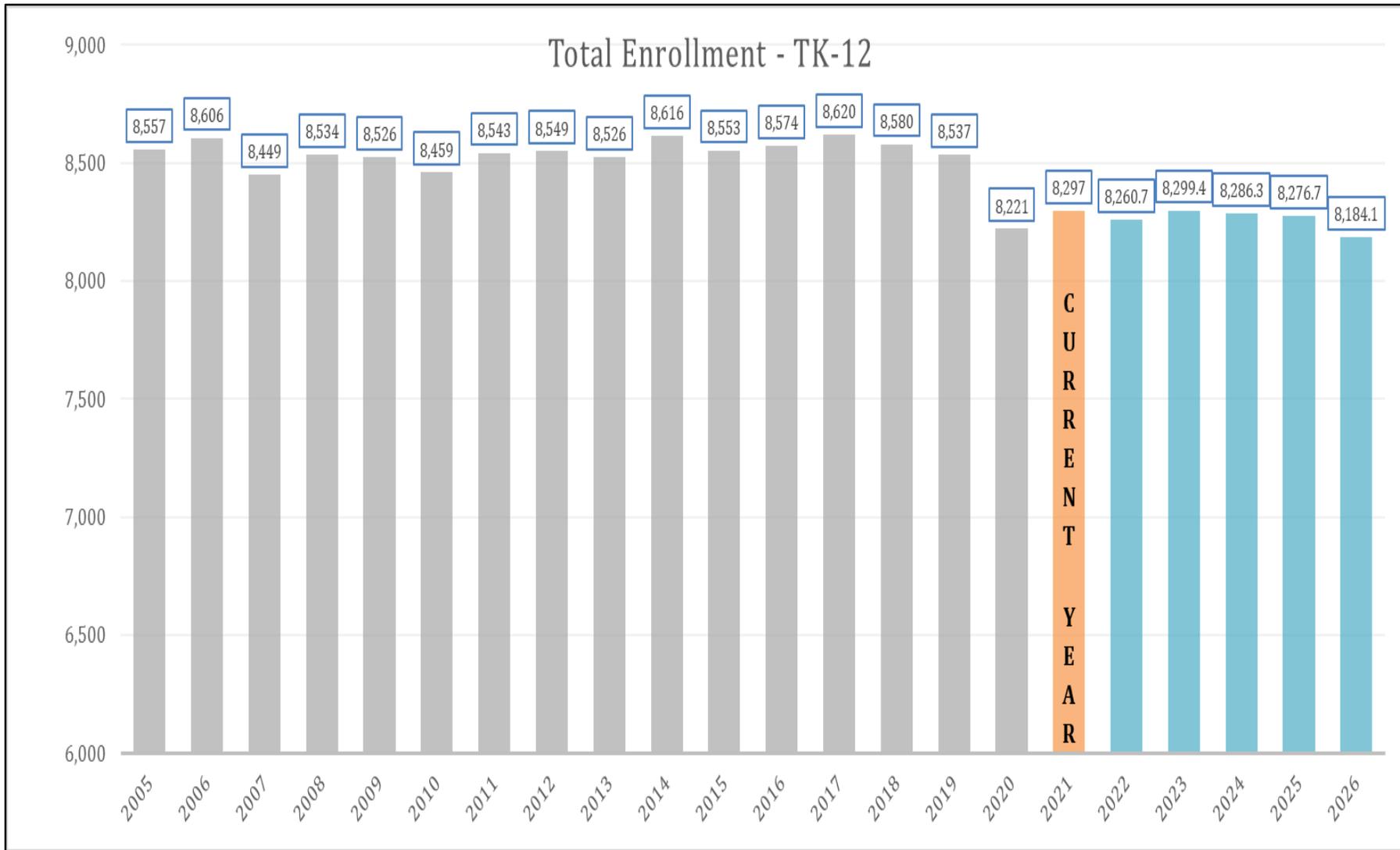
* Excludes Out of District

Denotes Top 2
Denotes Bottom 2

This analysis is not the average Mobility for each year. These numbers are the overall mobility for each grade regardless of where the students reside.

Each grade mobility is based upon the previous three (3) years of student data.

District Wide Projections

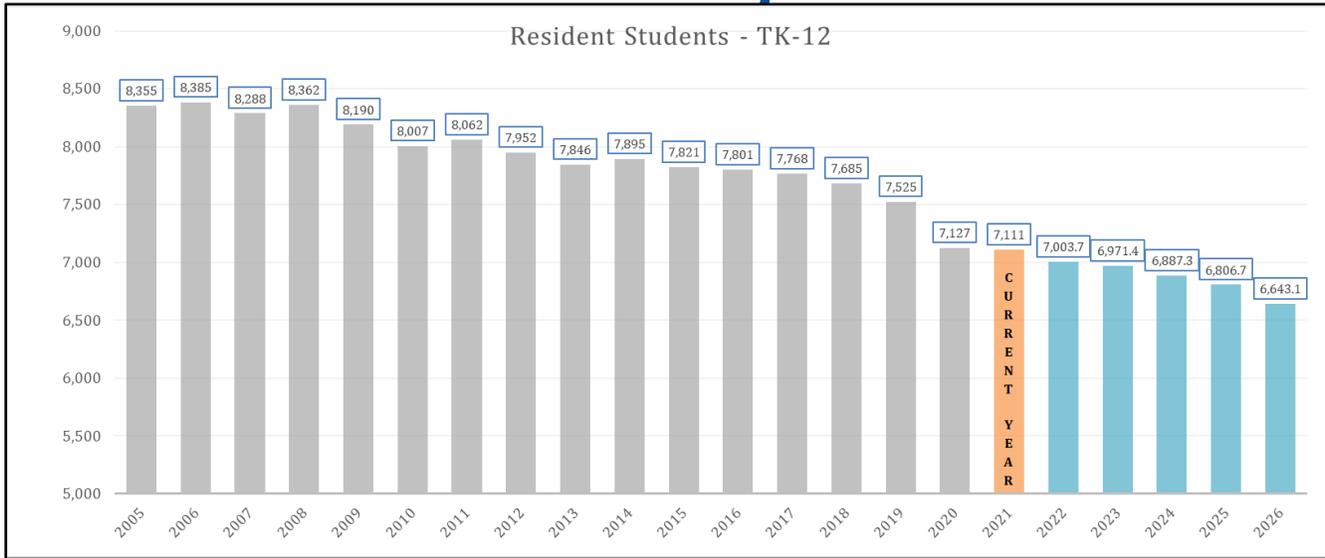


Forecast Assumptions

- Future resident kindergarten population will be lower than pre-pandemic due to continued decrease in area birth and aging population
- An increase in TK enrollment is expected due to expansion from AB 130*
- IDT's will continue to increase at pre-pandemic levels
- Mobility trends are slightly lower than pre-pandemic levels but may represent the new normal
- An unknown number of students currently opting for alternative learning environments will not return to DJUSD

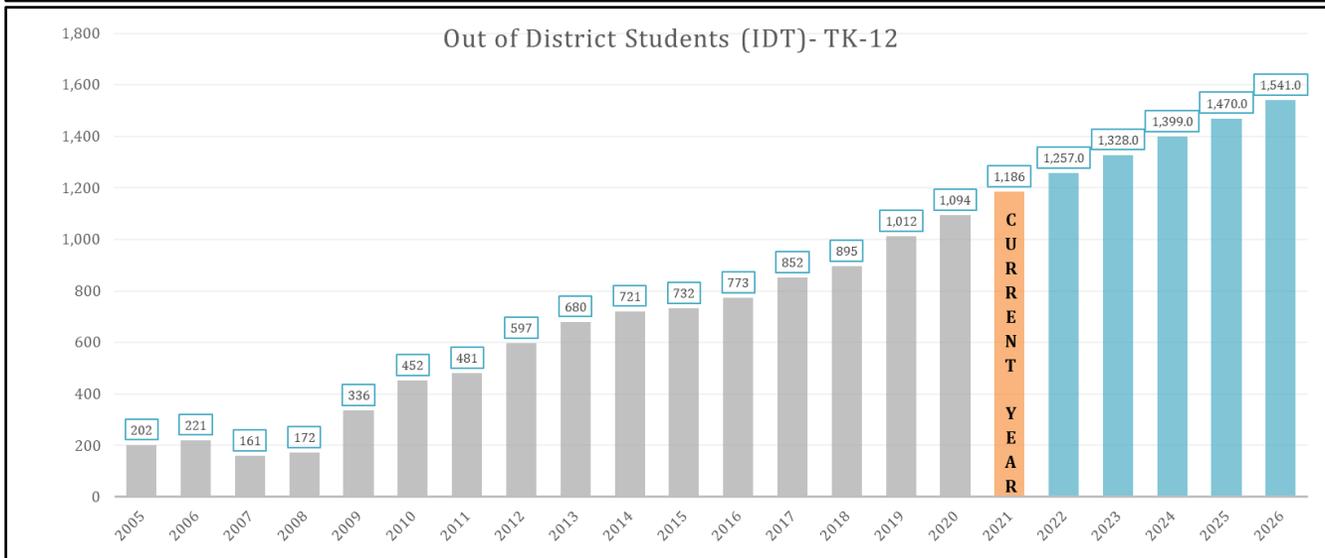
*TK forecasts provided by D.J.U.S.D. staff.

District Wide Projections – Resident/Non-Resident



Resident Enrollment

- Declined by 1,244 since 2005-06
- Average -78 annually
- Trend continues through foreseeable future



Non-Resident Enrollment

- Increased by 984 since 2005-06
- Average +61 annually
- Majority of the increase occurred after the 2008/09 SY
- Average +71 annually since 2008/09
- The more recent trend is built into forecast

*TK forecasts provided by D.J.U.S.D. staff.

Past Forecast Variability

TK-12 Resident Student Forecast Variability				
Forecast Date	Forecast for 2021-22 Resident Students	Actual 2021-22 Resident Students	Percentage of Actual	Variance
TK-6	3,528	3,537	99.7%	0.3%
7-9	1,700	1,732	98.2%	1.8%
10-12	1,799	1,842	97.7%	2.3%
TK-12	7,027	7,111	98.8%	1.2%
Average Variance +/- 1.2%				

Current	2021-22 Forecast				
2021-22	2022-23	2023/24	2024/25	2025/26	2026-27
8,297	8,261	8,299	8,286	8,277	8,184

Low

Current	2021-22 Forecast with -1.2% Adjustment				
2021-22	2022-23	2023/24	2024/25	2025/26	2026-27
8,297	8,162	8,200	8,187	8,177	8,086

High

Current	2021-22 Forecast with +1.2% Adjustment				
2021-22	2022-23	2023/24	2024/25	2025/26	2026-27
8,297	8,360	8,399	8,386	8,376	8,282

Forecast Variability

- Comparing past 2021-22 resident forecast to the actual 2021-22 resident TK-12
- Range from 0.3% to 2.0% with an average 1.2% (84 TK – 12 Students)
 - TK-6 = 0.3% (9 TK-6 students)
 - G7-9 = 1.8% (32 G7-9 students)
 - G10-12 = 2.3% (43 G10-12 students)

Variable Applied to Forecast

- Assumes all other trends stay as current
- Results in +/-196 TK-12 student difference from forecast in 2026-27
 - Spread over 13 grades
 - Spread through the District

*TK forecasts provided by D.J.U.S.D. staff.

Student Choice Analysis

		SCHOOL OF ENROLLMENT										
SCHOOL OF RESIDENCE	Attendance Area	Count of Students Living in Attendance Area	Birch Lane ES	Korematsu ES	North Davis ES	Patwin ES	Pioneer ES	Willett ES	Chavez ES	Davis School Independent Study	Fairfield School	Montgomery ES
	Birch Lane ES	509	289	43	21	7	3	24	62	19	3	38
	Korematsu ES	521	50	338	11	4	22	14	39	24	1	18
	North Davis ES	833	71	19	414	28	10	85	145	18	7	36
	Patwin ES	426	9	2	4	244	1	58	70	16	15	7
	Pioneer ES	847	30	30	12	13	446	21	46	22	1	226
	Willett ES	401	8	1	9	34	0	218	110	6	9	6
	Total Resident Students	3,537	457	433	471	330	482	420	472	105	36	331
	Out of District Students	496	74	44	42	56	53	62	46	34	3	82
	Total Enrollment	4,033	531	477	513	386	535	482	518	139	39	413

Students Attending School of Residence	
School	Percentage
Birch Lane ES	57%
Korematsu ES	65%
North Davis ES	50%
Patwin ES	57%
Pioneer ES	53%
Willett ES	54%

Ranked Comparison				
School	Enrollment	Residence	Difference Enrollment/Residence	
Birch Lane ES	2	4	22	4%
Korematsu ES	5	3	-44	-8%
North Davis ES	3	2	-320	-38%
Patwin ES	6	5	-40	-9%
Pioneer ES	1	1	-312	-37%
Willett ES	4	6	81	20%

Observations

Births in the Area

- Average births per 5-year increment dropped from 609 to 437 between 2001 to 2020
- An increase in TK students expected from AB 130

New Housing

- 800+ city approved residential units planned within the next 5 years
- 82% are multi-family that typically do not house school age children

Resident Student Population/Overall Enrollment

- Total enrollment had been relatively stable pre-pandemic
 - Large decline in the 2020/21 school year (pandemic related)
 - Resident student population declining
 - Increased IDT's have helped mask decline

What does the future hold?

- Continued decline of resident students

Questions?

