



Fall 2020-21 Report

Student Population Forecast
Fall 2021-22 to 2025-26

Presented to the
DJUSD Board of Education
March 4, 2021

Davis Demographics and the DJUSD

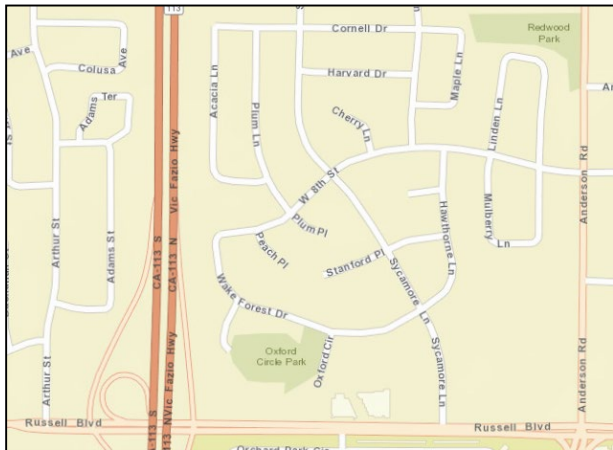
Our Philosophy

- 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

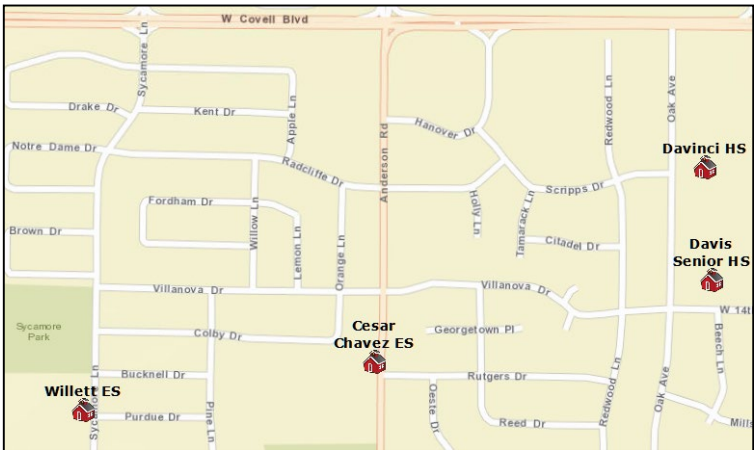
Our History with the DJUSD

- DDP has been assisting the DJUSD since the 2005-06 school year
- Assisted in past redistricting efforts
- Between 2009-10 to 2018-19 the forecast for the 2019-20 school year has averaged an accuracy of +/-2.4%

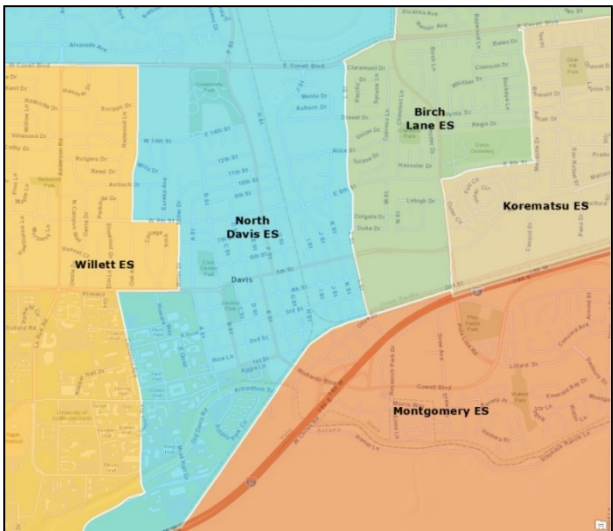
Data Collection



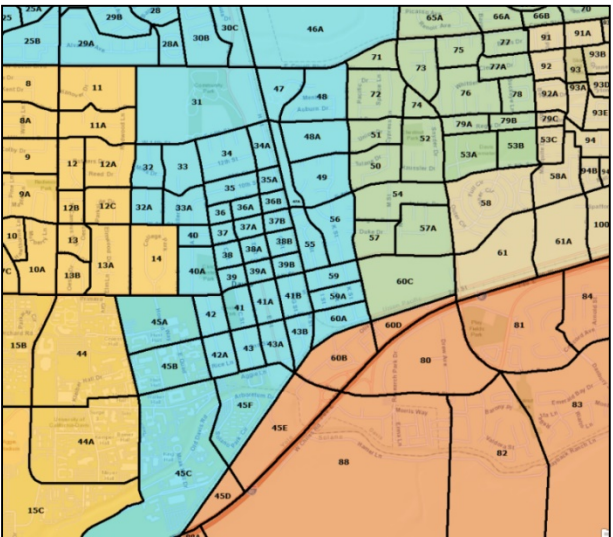
Address
Information



Schools



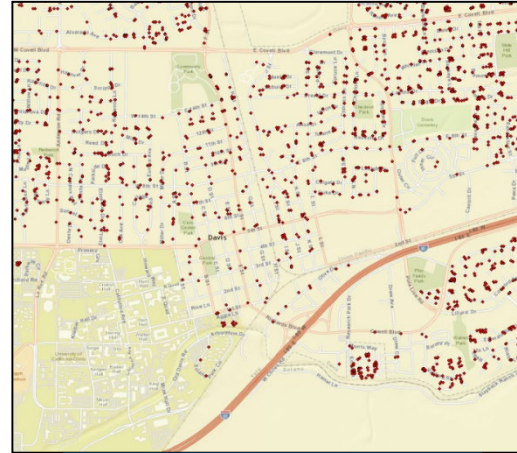
Attendance
Areas



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 F
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



Identify	
Identify from:	Tracts
Tracts	
Location:	6,635,896.650 1,966,450.968 F
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

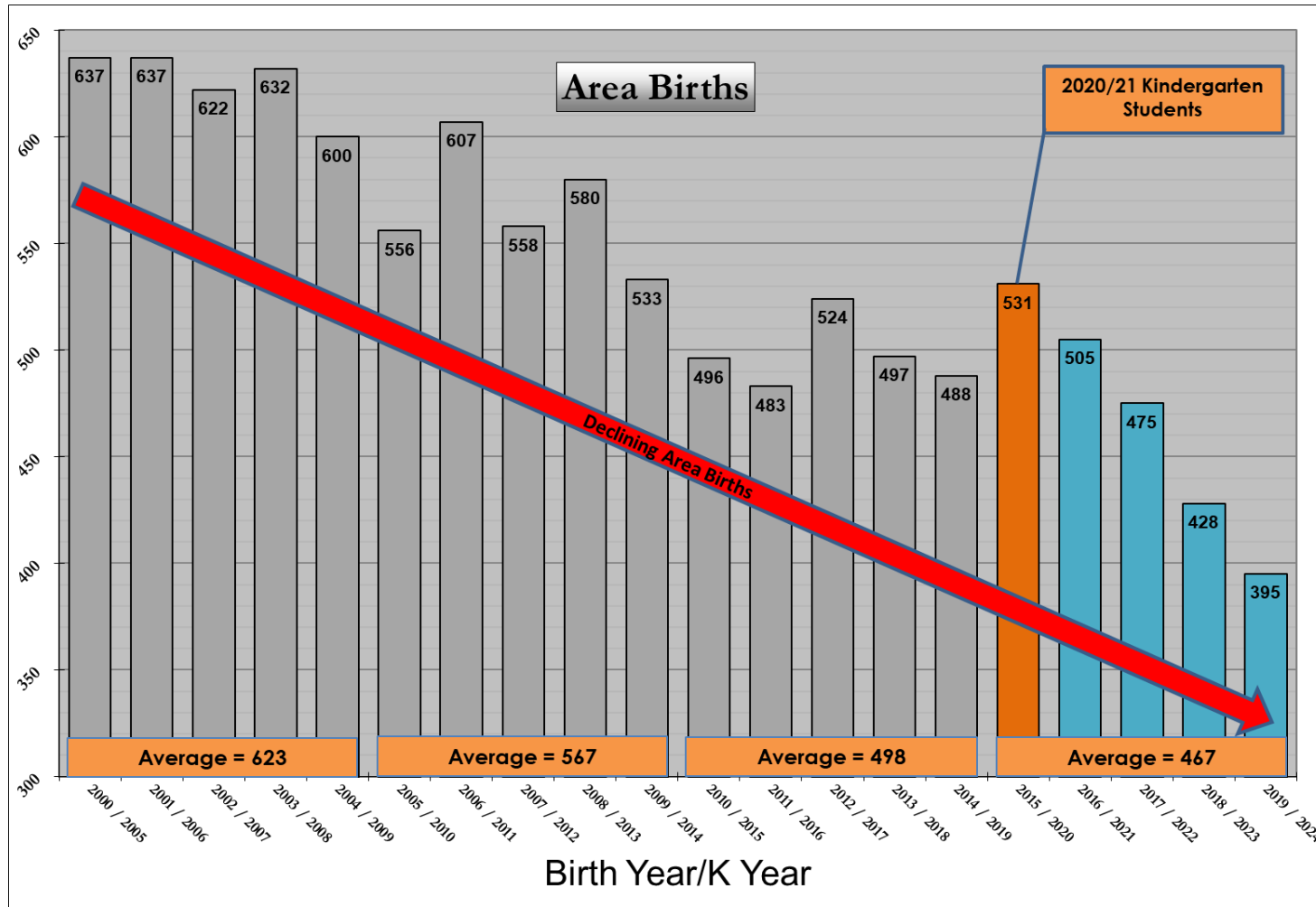
Forecast

- Calculated for each of the district's 247 Study Areas
- Based upon October 2020-21 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 2000-2019 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	523	105%
2014 / 2019	488	495	101%
2015 / 2020	531	465	88%
Average Capture Rate			101%

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

Adjustments made to mobility due to the Covid-19 pandemic

- Adjust K factors due to low resident K count in 2020-21
- Assumes 2021-22 resident K will be near the pre-pandemic average of 513
- Incrementally lower 2022-23 to 2025-26 K classes to account for decline in area births

New Housing

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

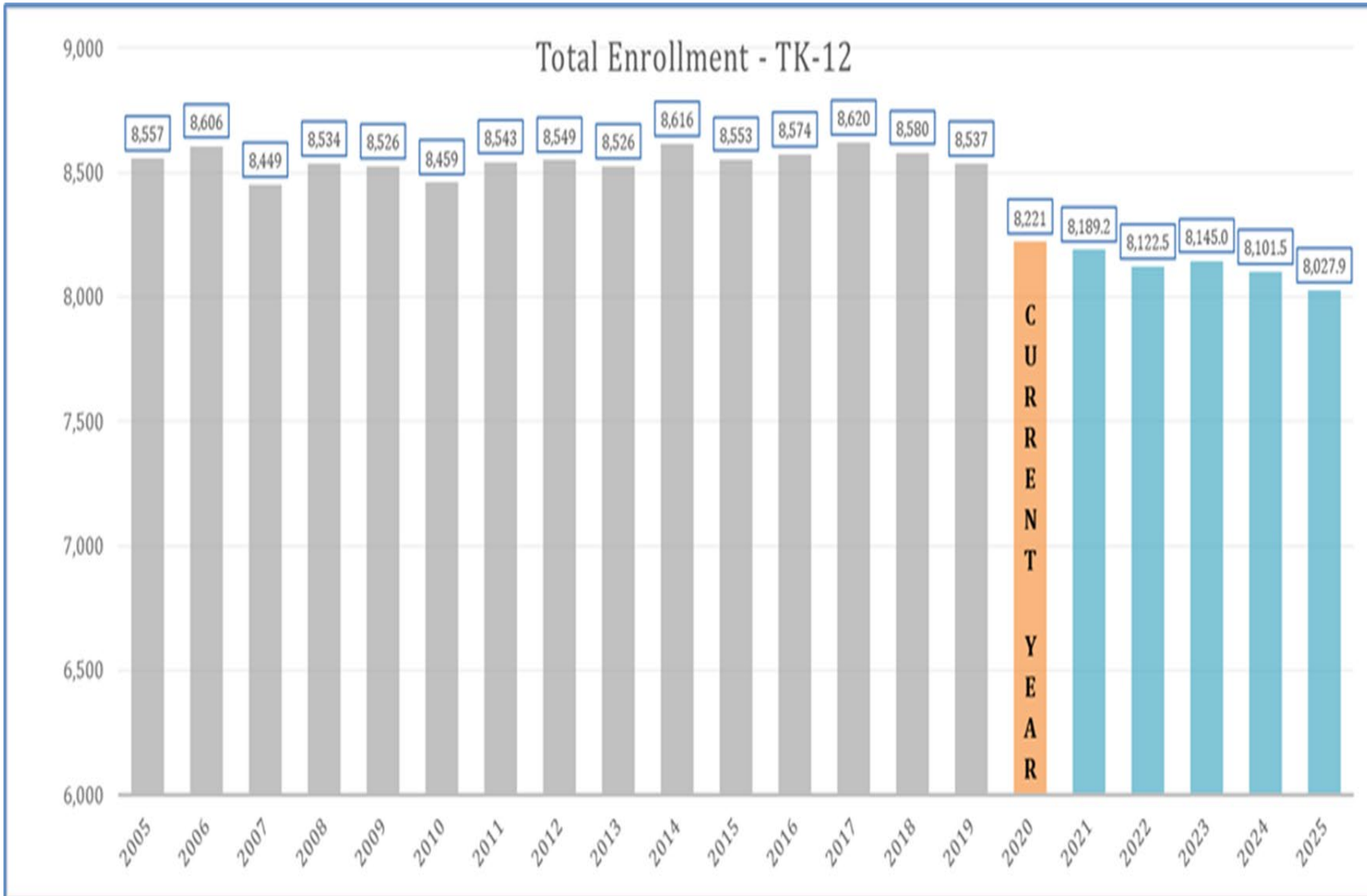
Mobility is used to estimate future student retention pattern

- 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

Adjustments made to mobility due to the Covid-19 pandemic

- The model utilizes all four years of student data equally
 - This skewed the mobility factor to the negative
- Weighted 2017-18, 2018-19 and 2019-20 student data higher than 2020-21 student data
- Pandemic is a one-time event
- Applied district wide

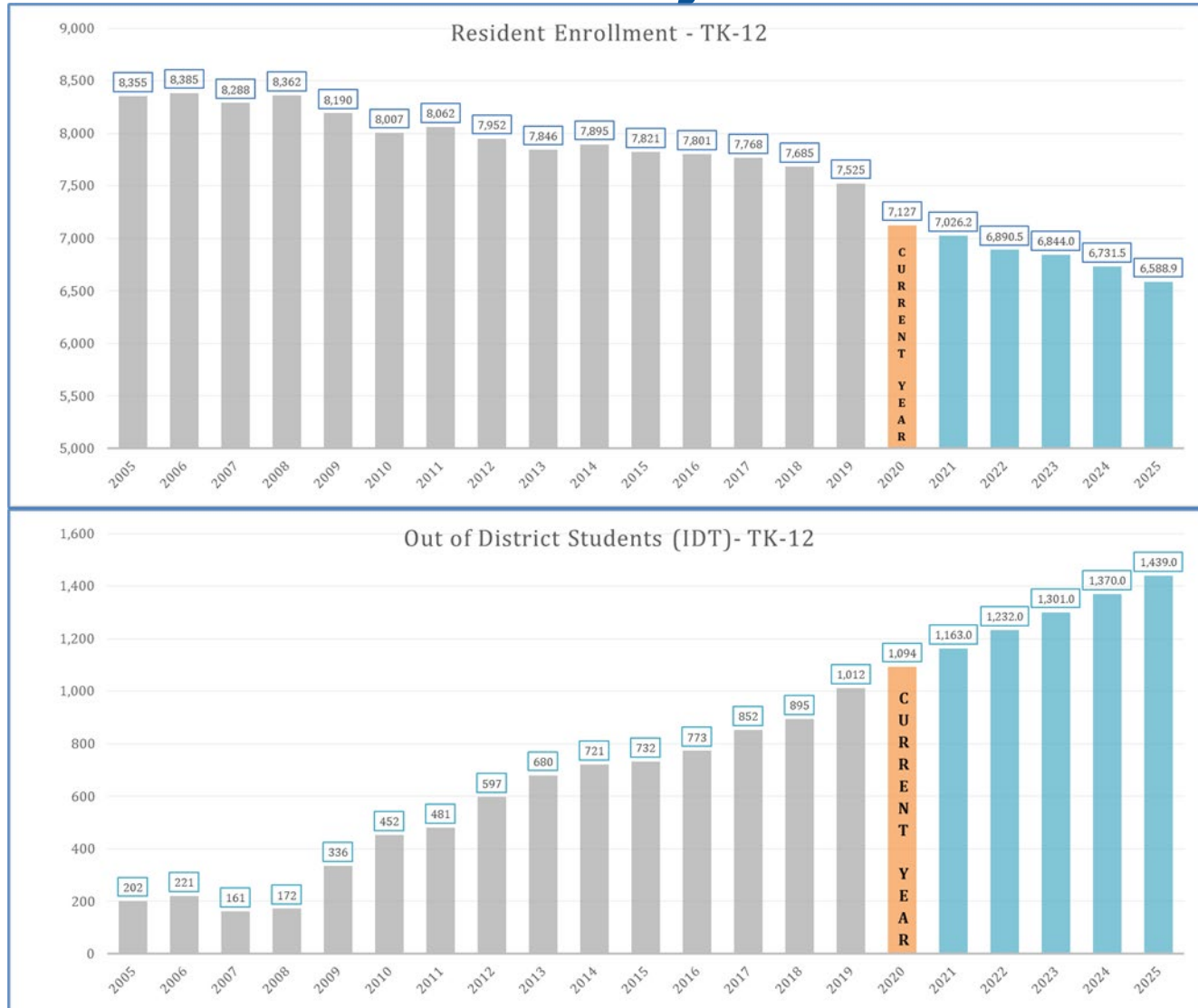
District Wide Projections



Forecast Assumptions

- Future resident kindergarten population will be near pre-pandemic levels and then decline due to continued decrease in area birth and aging population
- IDT's will continue to increase at pre-pandemic levels
- Mobility will return to pre-pandemic levels
- 2021-22 1st grade will include students that did not enroll in a DJUSD for kindergarten and continue in a District school
- An unknown number of students currently opting for alternative learning environments will not return to DJUSD

District Wide Projections – Resident/Non-Resident



Resident Enrollment

- Declined by 1,228 since 2005-06
- Average -76 annually
- Trend continues through foreseeable future

Non-Resident Enrollment

- Increased by 892 since 2005-06
- Average 56 annually
- Trend is built into forecast

Past Forecast Variability

TK-12 Resident Student Variability				
Forecast Date	Forecast for 2019-20 Resident Students	Actual 2019-20 Resident Students	Percentage of Actual	Variance
2009-10	7,777	7,525	103.3%	-3.3%
2010-11	7,679	7,525	102.0%	-2.0%
2011-12	7,775	7,525	103.3%	-3.3%
2012-13	7,430	7,525	98.7%	1.3%
2013-14	7,805	7,525	103.7%	-3.7%
2014-15	7,884	7,525	104.8%	-4.8%
2015-16	7,775	7,525	103.3%	-3.3%
2016-17	7,744	7,525	102.9%	-2.9%
2017-18	7,677	7,525	102.0%	-2.0%
2018-19	7,552	7,525	100.4%	-0.4%
Average Variance +/- 2.4%				

Current	2020-21 Forecast				
2020-21	2021-22	2022-23	2023/24	2024/25	2025/26
8,221	8,190	8,123	8,145	8,102	8,027

Low

Current	2020-21 Forecast with -2.4% Adjustment				
2020-21	2021-22	2022-23	2023/24	2024/25	2025/26
8,221	7,993	7,928	7,950	7,908	7,834

High

Current	2020-21 Forecast with +2.4% Adjustment				
2020-21	2021-22	2022-23	2023/24	2024/25	2025/26
8,221	8,387	8,318	8,340	8,296	8,220

Forecast Variability

- Comparing past 2019-20 forecast to actual 2019-20 resident TK-12
- Omits 2020-21 forecast due to pandemic
- Range from 0.4% to 4.8% with an average 2.4%
 - 2018-19 = 0.4% (1 year from actual)
 - 2014-15 = -4.8% (4 years from actual)

Variable Applied to Forecast

- Assumes all other trends stay as current
- Results in +/-193 TK-12 student difference from forecast in 2025-26
 - Spread over 13 grades
 - Spread through the District

Observations

Births in the Area

- Average births per year dropped from 623 to 467 from 2000 to 2019
- Small increase in births in 2015 and 2016
- 2019 lowest area births in 20 years

New Housing

- 800+ city approved residential units planned within the next 5 years
- 75% are apartments that typically do not house school age children

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?

- Some recovery of students as in-person learning resumes
- Continued decline of resident students

Questions?

