



BOUNDARIES & Planning

The Housing-Schools Connection

Presentation by the
Davis Joint Unified School District

Agenda



Declining Enrollment



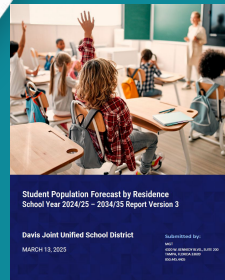
Declining Enrollment Trends



Declining Birth Rates



Housing Affordability/Availability



Data in this presentation is from the Student Population Forecast by Residence Davis Demographics MGT report from March 13, 2025. The report is based on DJUSD student data from October 2024.

DJUSD Declining Enrollment

DJUSD Total Enrollment TK-12

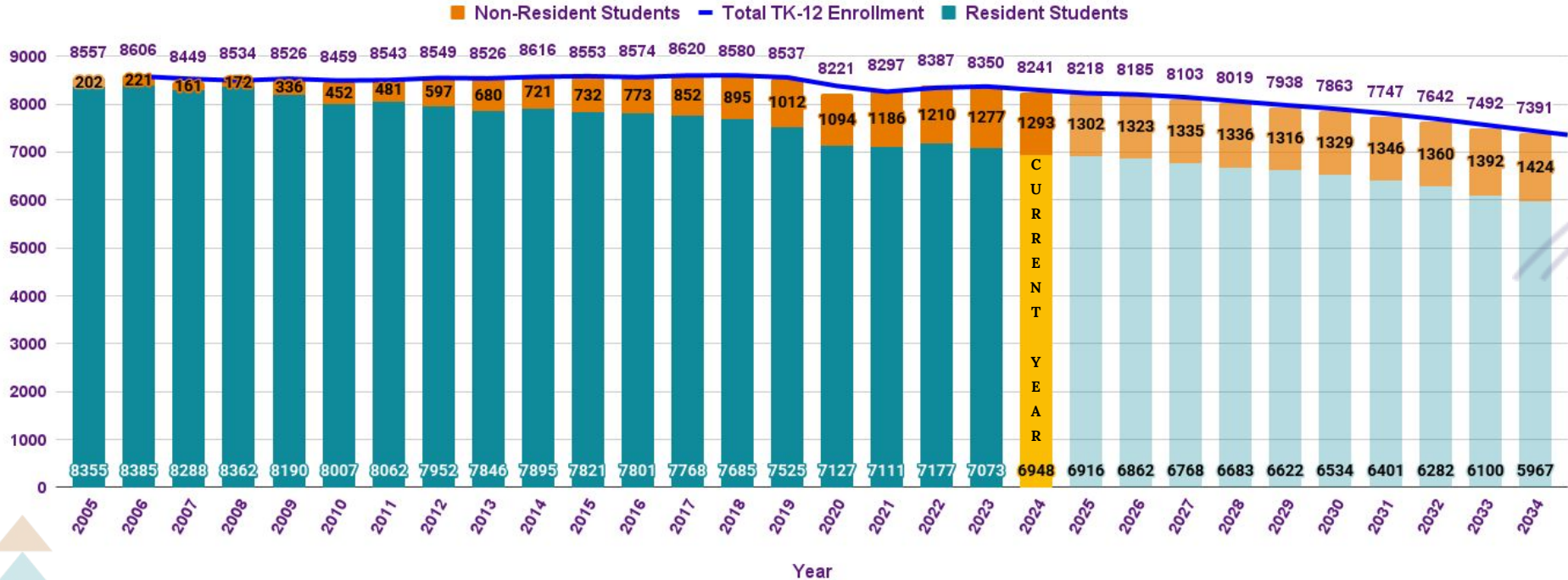


Chart data from Student Population Forecast by Residence Davis Demographics MGT Report from March 13, 2025

Declining Birth Rates & Drop in DJUSD Kinder Enrollment



Area Births and Resident Students Enrolled in Kindergarten

Unexpected Drop in Total Kindergarten Enrollment

2023-24 School Year

500 students

(on 9/24/2023)

2024-25 School Year

412 students

(on 9/24/2024)

Birth Total Declining Birth Rate Resident Kinder Enrollment



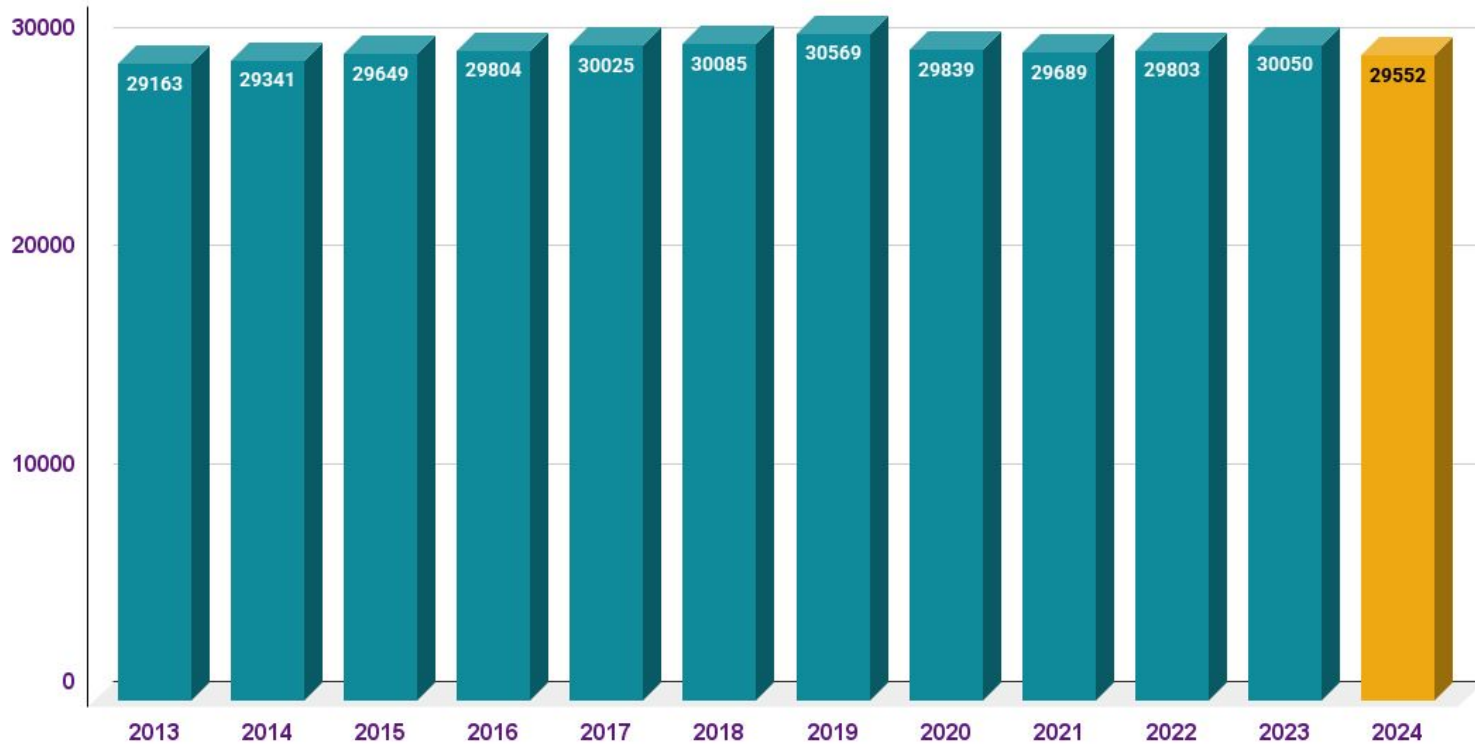
Chart does not include non-resident students



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Yolo County Total Student Enrollment

TK-12 Enrollment Across Yolo County

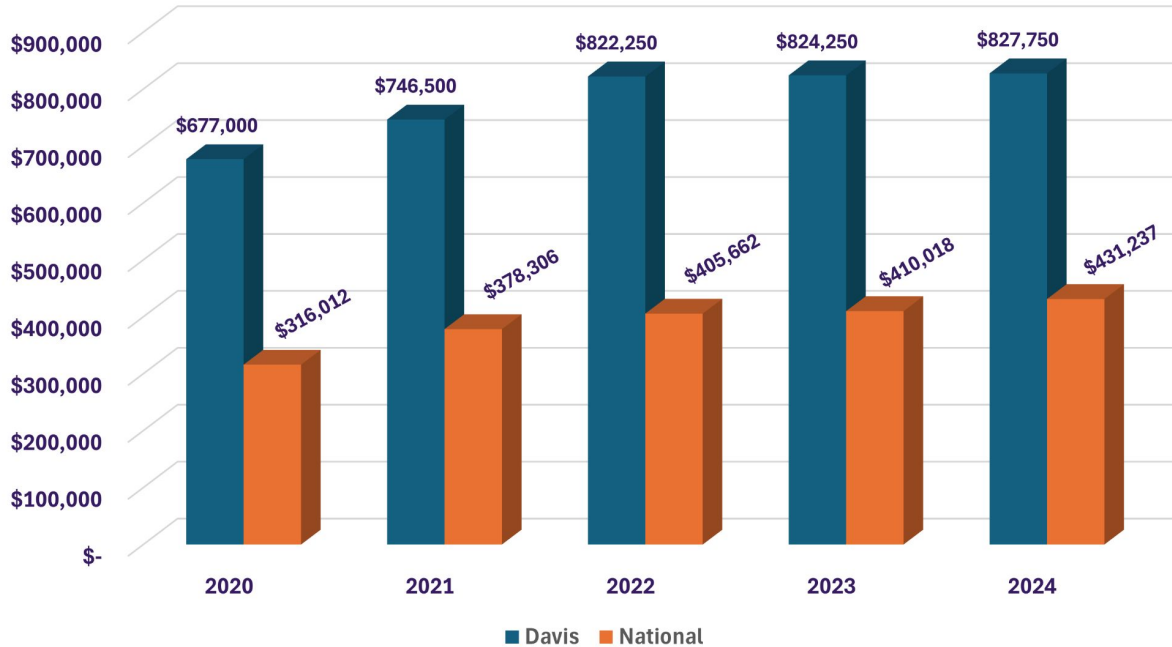


Data is from the Public Policy Institute of California, posted on June 20, 2024.
<https://www.ppic.org/blog/shifting-school-enrollment-trends-across-californias-regions/>

Davis Housing Affordability and Availability

In January 2025, Davis home prices were up 12.9% compared to last year, selling for a median price of \$869K.

Median Price of Houses in Davis, CA vs. National Average



Data from Redfin.com on 2/25/2025 <https://www.redfin.com/city/4690/CA/Davis/housing-market>

Apartment Vacancy Rates in Davis

About 4% of market-rate apartments in Davis were vacant in fall 2024, up a combined average of 1.6% in one year.

Source: UC Davis [Report on the Apartment Vacancy and Rental Rate Survey](#)

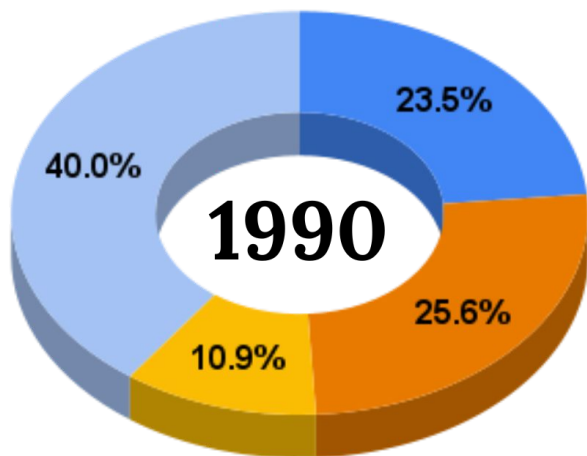
Rental Rates in Davis

In February 2025: The average rental rate in Davis for all property types is \$2,495.

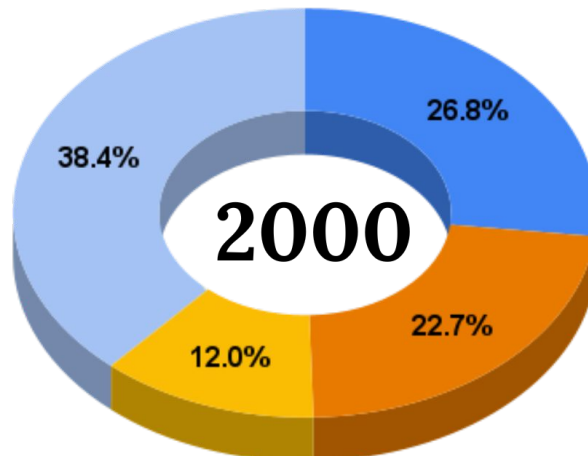
Data from Zillow on 2/21/2025
<https://www.zillow.com/rental-manager/market-trends/davis-ca/>

Age Group Percent of Population by Year

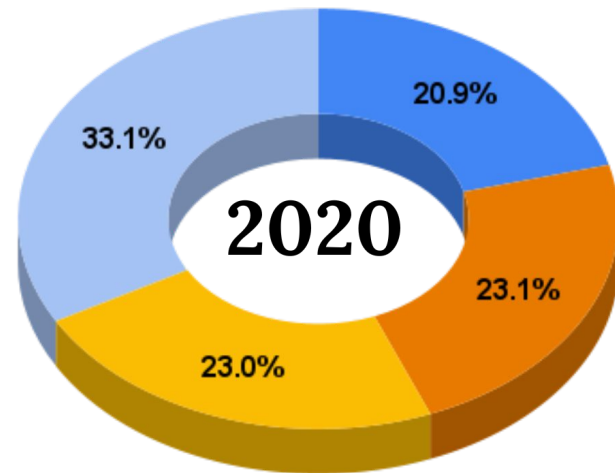
- (Ages 01-19) Children
- (Ages 20-24) College Age
- (Ages 55+) Seniors
- (Ages 25-54) Adults



1990 City Population: 46,209
1990 UCD Enrollment: 23,230



2000 City Population: 60,308
2000 UCD Enrollment 25,312

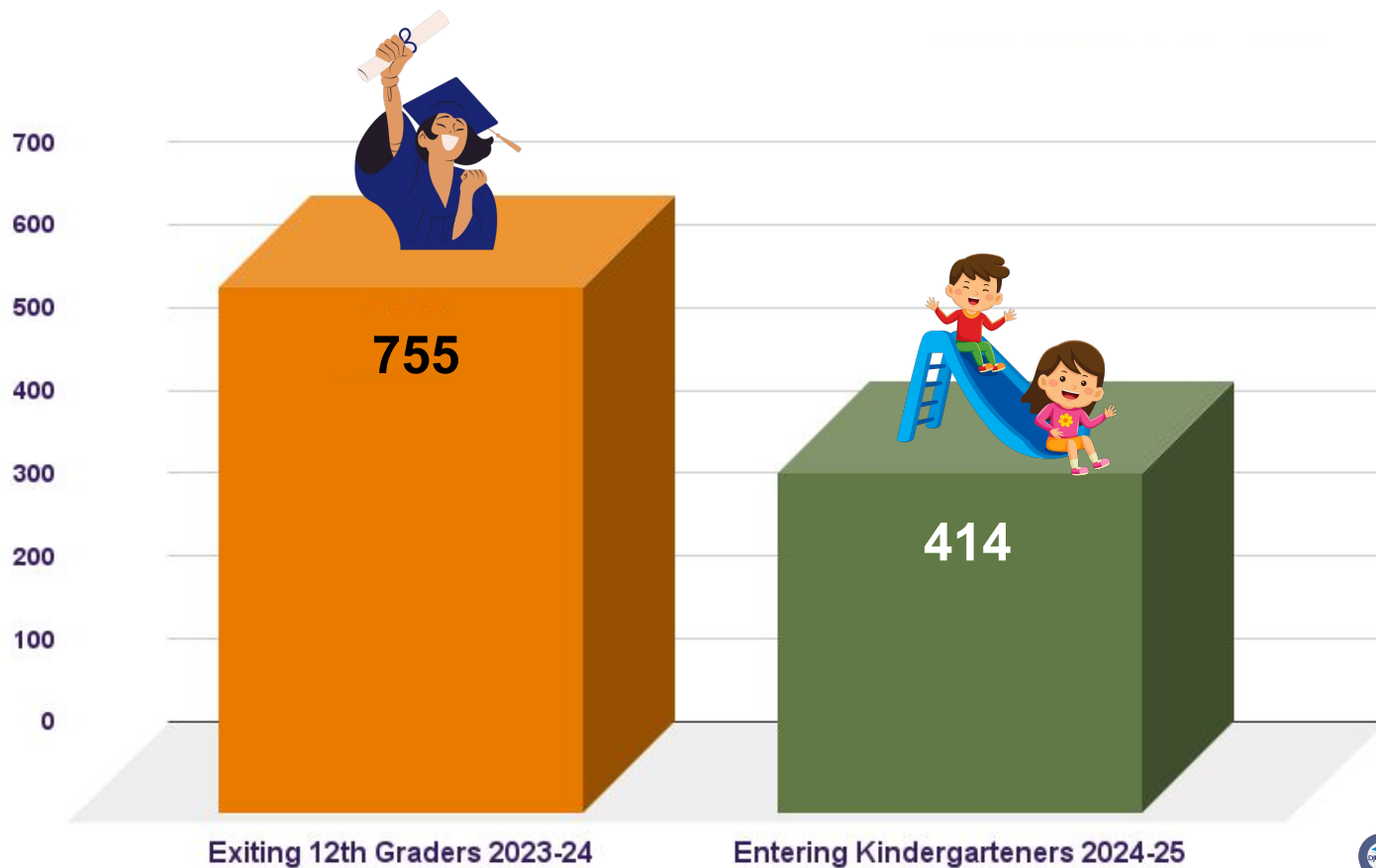


2020 City Population: 66,850
2020 UCD Enrollment 39,074

Sources: U.S. Census Data for 1990, 2000 and 2020

UCD data: <https://www.universityofcalifornia.edu/about-us/information-center/historical-enrollment>

Inbound vs. Outbound Cohort for DJUSD



Enrollment Determines School Funding



In order to maintain existing staff, academic programs and schools we must maintain stable student enrollment.

The economics of declining enrollment are very challenging for any district, and especially for DJUSD, which is one of the lowest funded Districts in the state despite local parcel taxes.

Proposed Development Projects



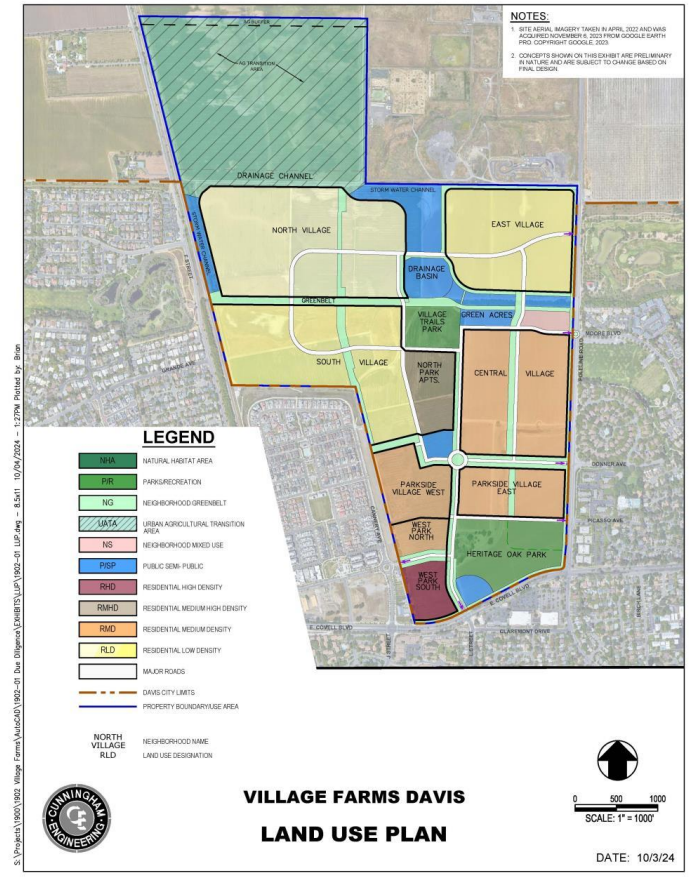
Proposed Development

Facts About Village Farms

- Potential Ballot Date: *TBD*
- ~1800 Units
- Estimated Student Yield: 700+
- Estimated Build-out: 15 years

Location: north of Covell Blvd and north and east of the Cannery

Boundary: North Davis/Holmes/Davis Senior High



Proposed Development

Facts About Willowgrove (formerly called **Shriners Property**)

- Potential Ballot Date: June 2026
- ~1250 Units
- Estimated Student Yield: 300+
- Estimated completion: 2033

Location: north of Covell Blvd and east of Wildhorse neighborhood

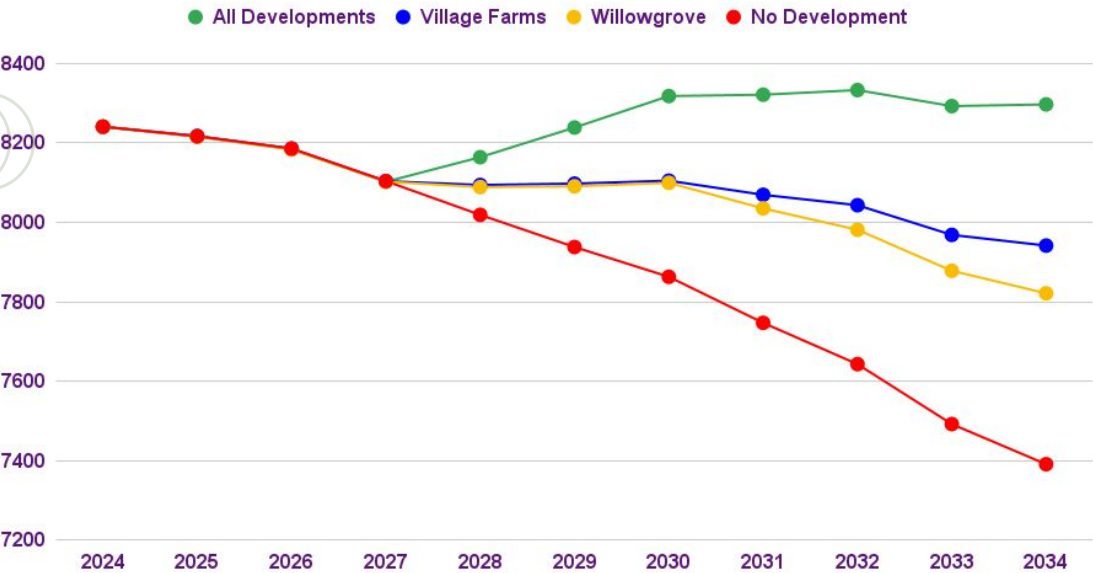
Boundary: Korematsu/Harper/Davis Senior High



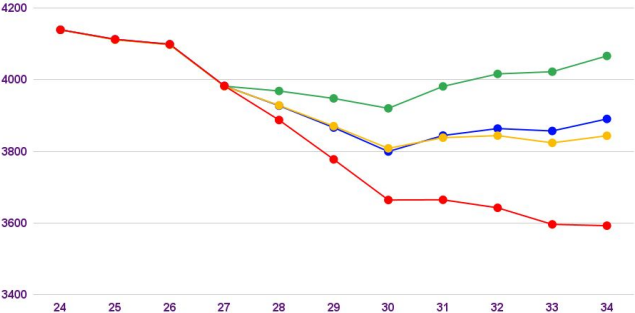
DJUSD Enrollment Projections (2024-2034)

Per Development Scenario

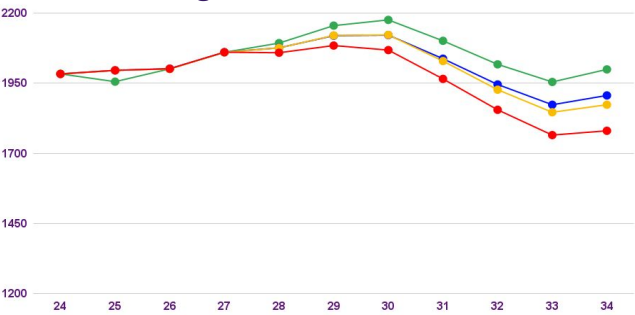
DJUSD



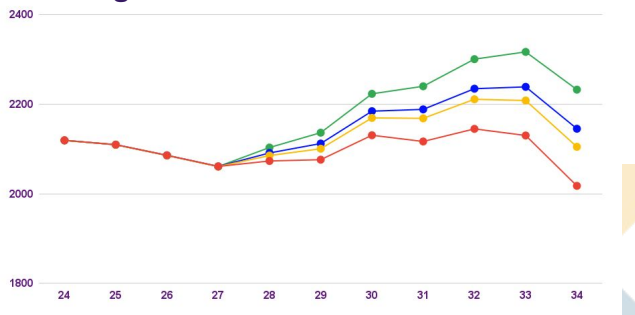
DJUSD Elementary Schools



DJUSD Junior High Schools



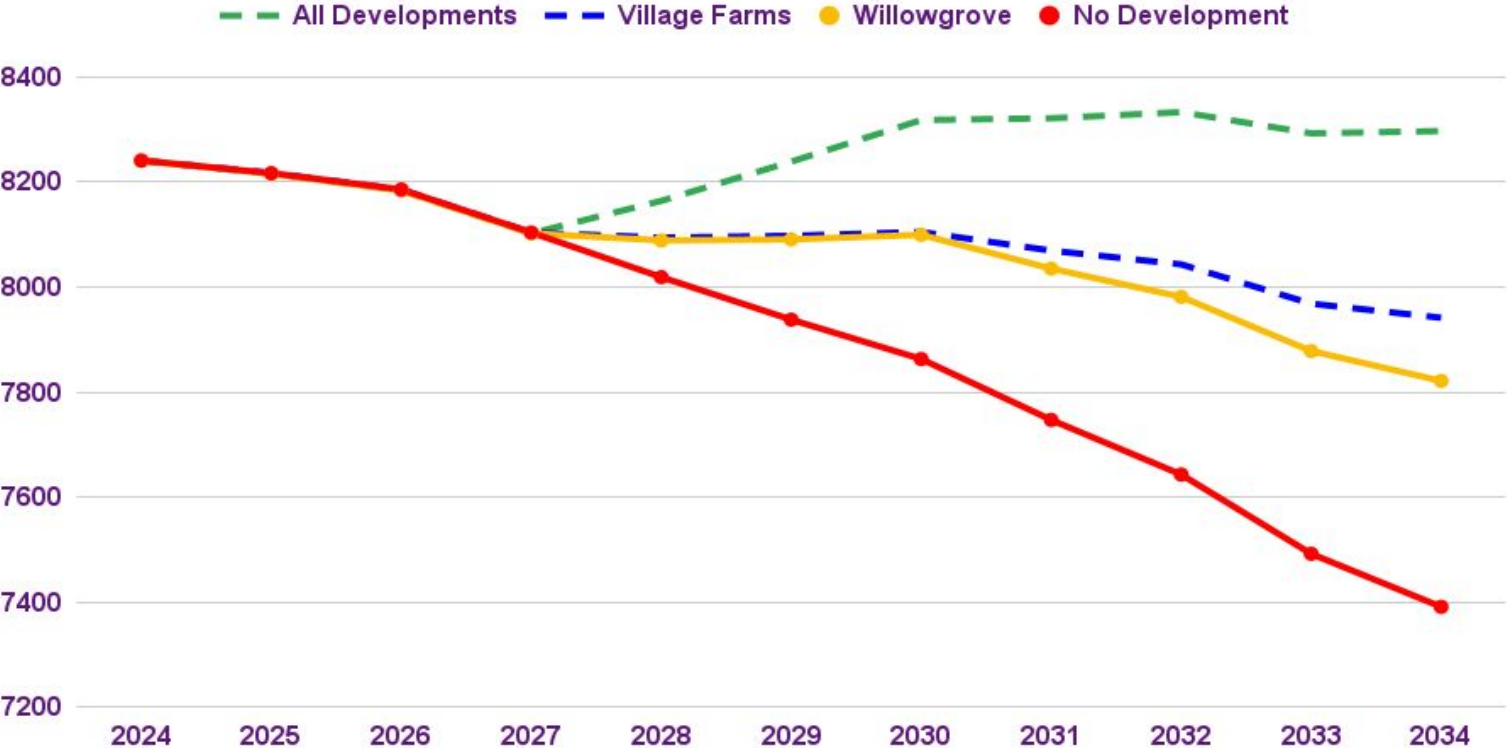
DJUSD High Schools



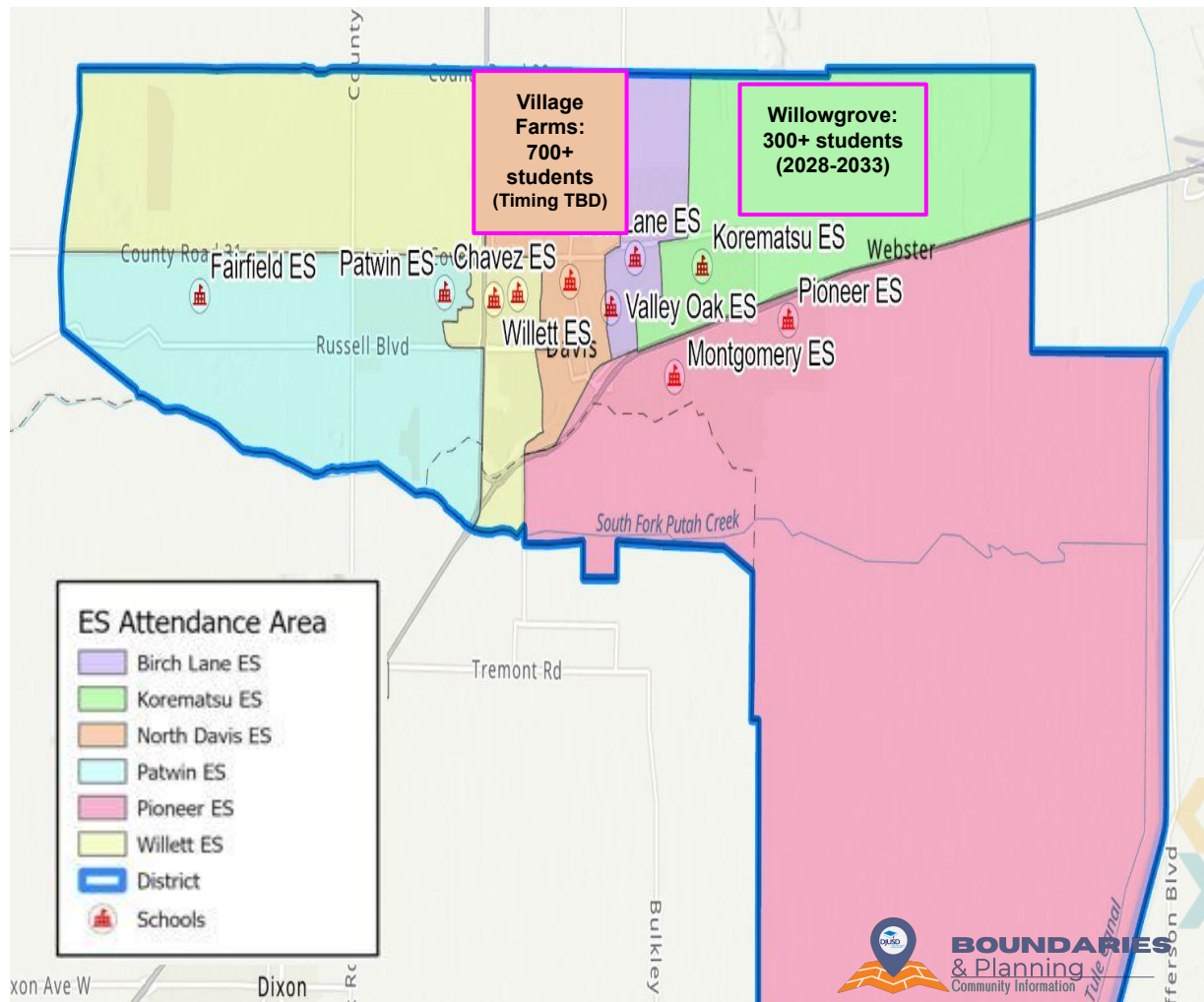
DJUSD Enrollment Projections (2024-2034)

Per Development Scenario

DJUSD



Current Elementary Boundaries With Where Proposed Development Would Be Located



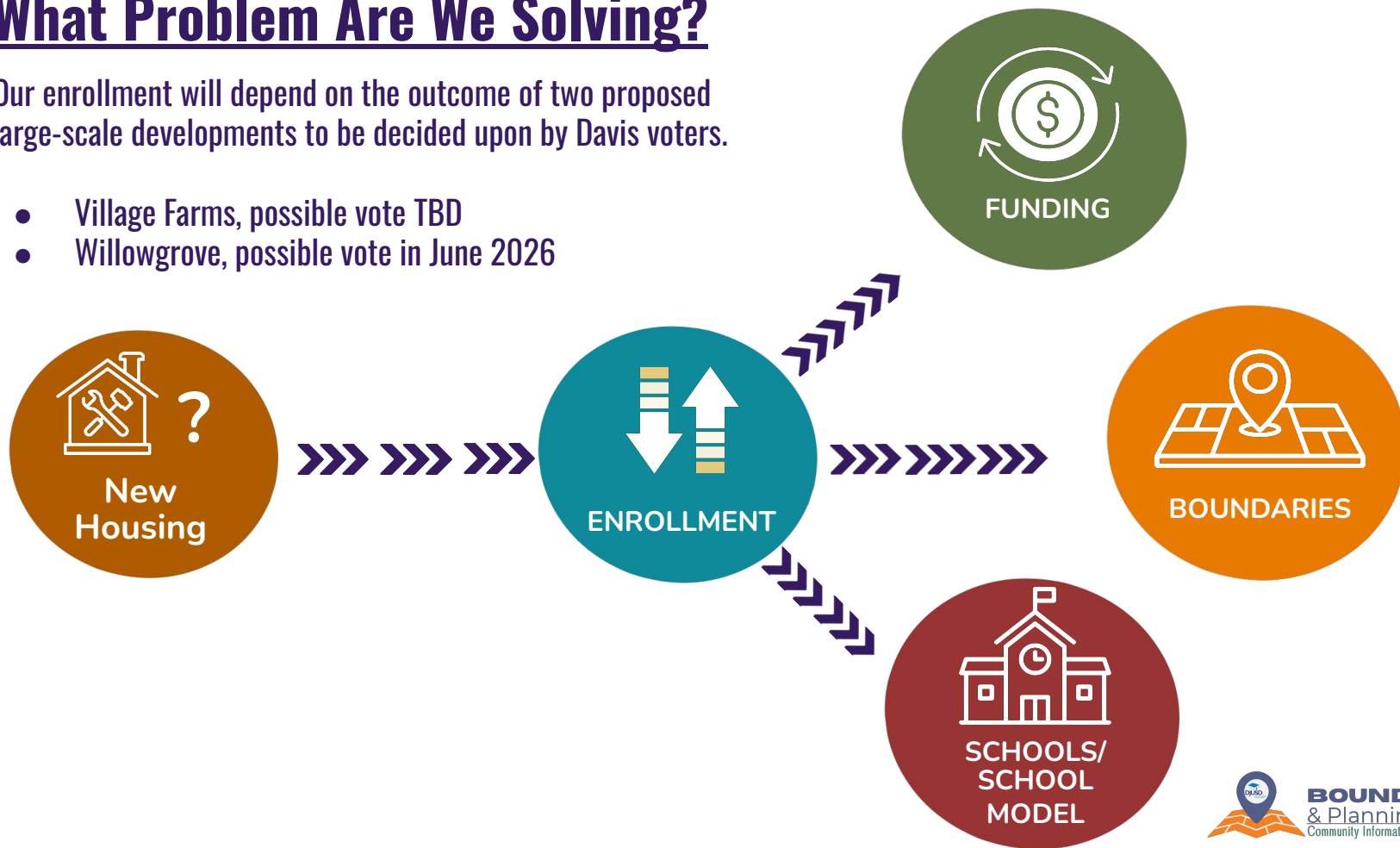
Defining The Challenge Ahead



What Problem Are We Solving?

Our enrollment will depend on the outcome of two proposed large-scale developments to be decided upon by Davis voters.

- Village Farms, possible vote TBD
- Willowgrove, possible vote in June 2026



What You Can Expect



Factors Guiding Our Timeline



Annual Demographics Report (March)



Annual Actual Enrollment (September)



State and District Budgets Within Multi-year Projections



Village Farms Development

- Possible Vote - TBD
- Expected Build-out: 700+ students, timing TBD



Willowgrove Development

- Possible Vote - June 2026
- Expected Build-out: 300+ students by 2033



NEXT STEPS



Community Education Effort: Housing-Schools Connection

- Fact-based education on DJUSD declining enrollment and how local housing development decisions impact school enrollment



Community Process

- Develop solutions to address the challenge to enrollment that DJUSD will face ahead
- Engage staff, students, families and community in the process
- Expected to begin January 2026



Board of Education Final Decision

- Final decision expected October 2026
- Implementation 2027-28 school year

DJUSD S.P.A.R.K.

Supportive Partnerships &
Active Recreation for Kids



District-Provided Before and
After School Care

Community and
Family Support



High Graduation
Rates

NEW Full Day Kindergarten



GRADUATE PROFILE



Diverse Programming

21st Century Learning
Environments



Positive and Safe
School Culture

The very best
educational
experience for
each child in a
safe and
nurturing
environment.



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The Housing-Schools Connection



Without new housing, DJUSD will need a significant restructure in the coming years.

This will include school consolidation or closure, boundary rebalancing and/or school model adjustment.

Questions?

Chief Strategy Officer

DJUSD / Departments / Chief Strategy Officer
/ BOUNDARIES & PLANNING

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Workforce Housing

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Overview

DJUSD has experienced declining enrollment for over a decade. Over the course of the 2024-25 school year, the DJUSD Board of Education received updates and analyses of the factors driving our declining enrollment including declining birth rates and challenges to housing affordability and availability in Davis. This drop in enrollment has been exacerbated by a softening in the number of interdistrict transfer applications and an unexpected precipitous drop in kindergarten enrollment for 2024-25 school year.

Board of Education Study Sessions

Starting in October 2024, the Board of Education has undertaken a deliberate approach to studying the challenges and opportunities as they relate to district enrollment and boundaries. After several months of Board Study sessions, the challenge is quite clear. Unless something changes, DJUSD enrollment is projected to continue to drop by hundreds of students (an estimated decline of close to 1000 students in the next ten years), beginning at the elementary level and eventually rolling through the upper grades. This will have devastating impacts for our schools and school funding.



The Housing-Schools Connection

As part of this work, the Board has reviewed enrollment projections for how the District and schools will look in the decade to come. Just what enrollment context we will face, depends heavily on the outcome of two proposed large-scale developments to be decided upon by Davis voters (Village Farms expected vote in November 2025 and Willowgrove (formerly called Shriners Property) expected vote in June 2026). If both developments are approved, together they are projected to add about 1000 new students to our schools over 15 years. This



www.djUSD.net/boundaries_planning



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Community Information

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