



# Demographic Study

Resident Student Projections  
Ten Year Forecast SY2020/21 to SY2030/31





## Work accomplished by Davis Demographics for Mt. Diablo USD

- ✓ Created data set for District
- ✓ Research active, proposed, and future residential development projects.
- ✓ Analyzed current and future demographic dynamics of the district and attendance areas.
- ✓ Developed population forecasts by school attendance area by grade for the next 10 years (i.e. 2020/21 through 2030/31)

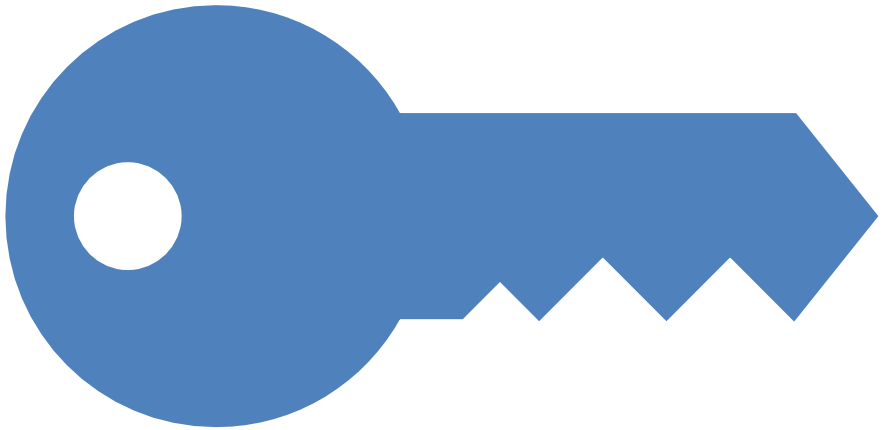
# Key Items in District-wide Analysis

- Mt. Diablo Unified School District is expected to decline annually for the next ten years, if current trends continue.
- There are 20 projects actively under construction or currently planned within Mt. Diablo Unified School District boundaries.
  - Ultimately there could be as many as 1,305 units built.
  - Of the 1,305 units, there will be an estimated 487 SFD, 77 SFA and 741 APT.
- 39% of all active construction or planned building with phasing is in Wren Avenue ES Zone, approximately 507 units.

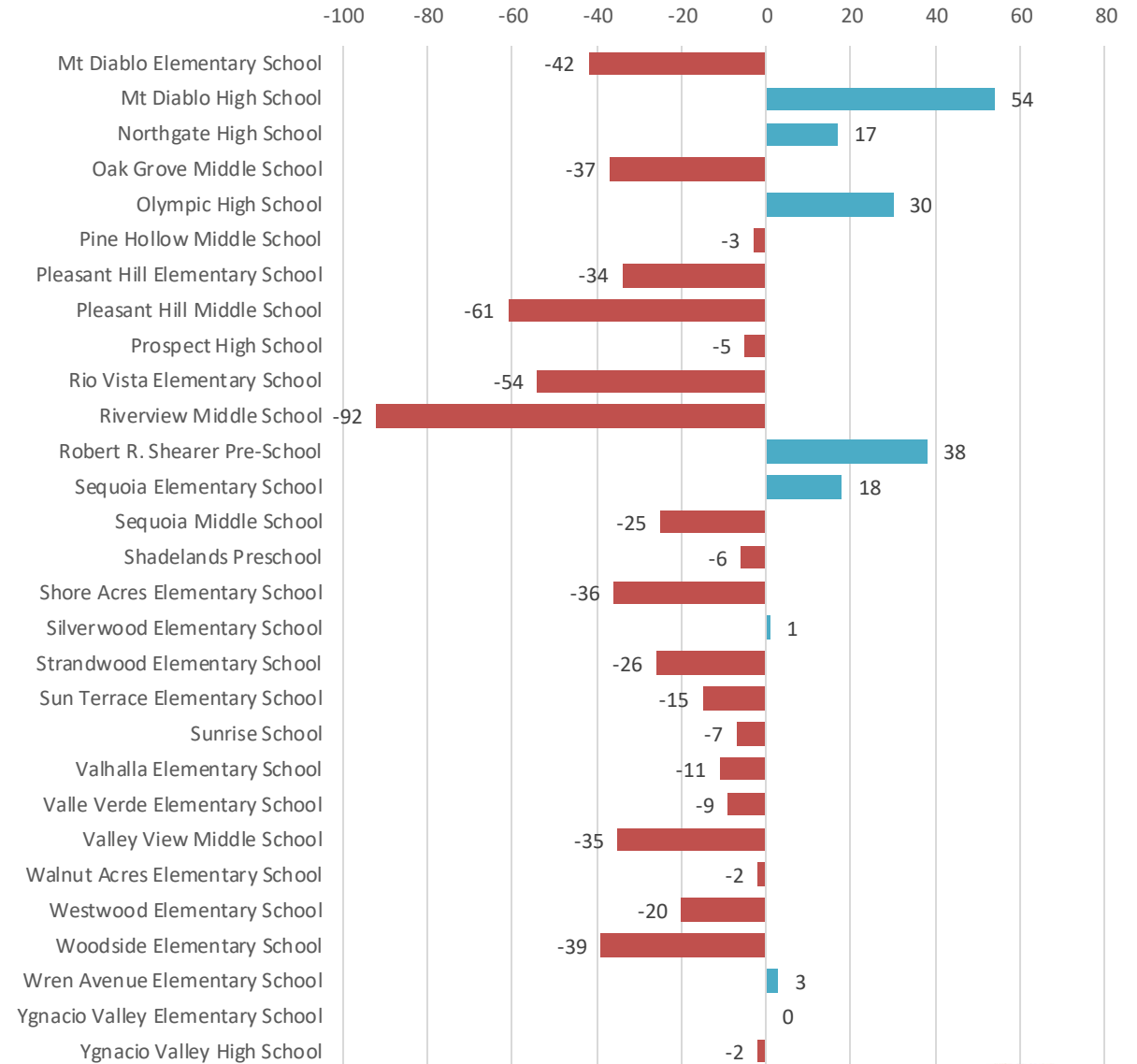
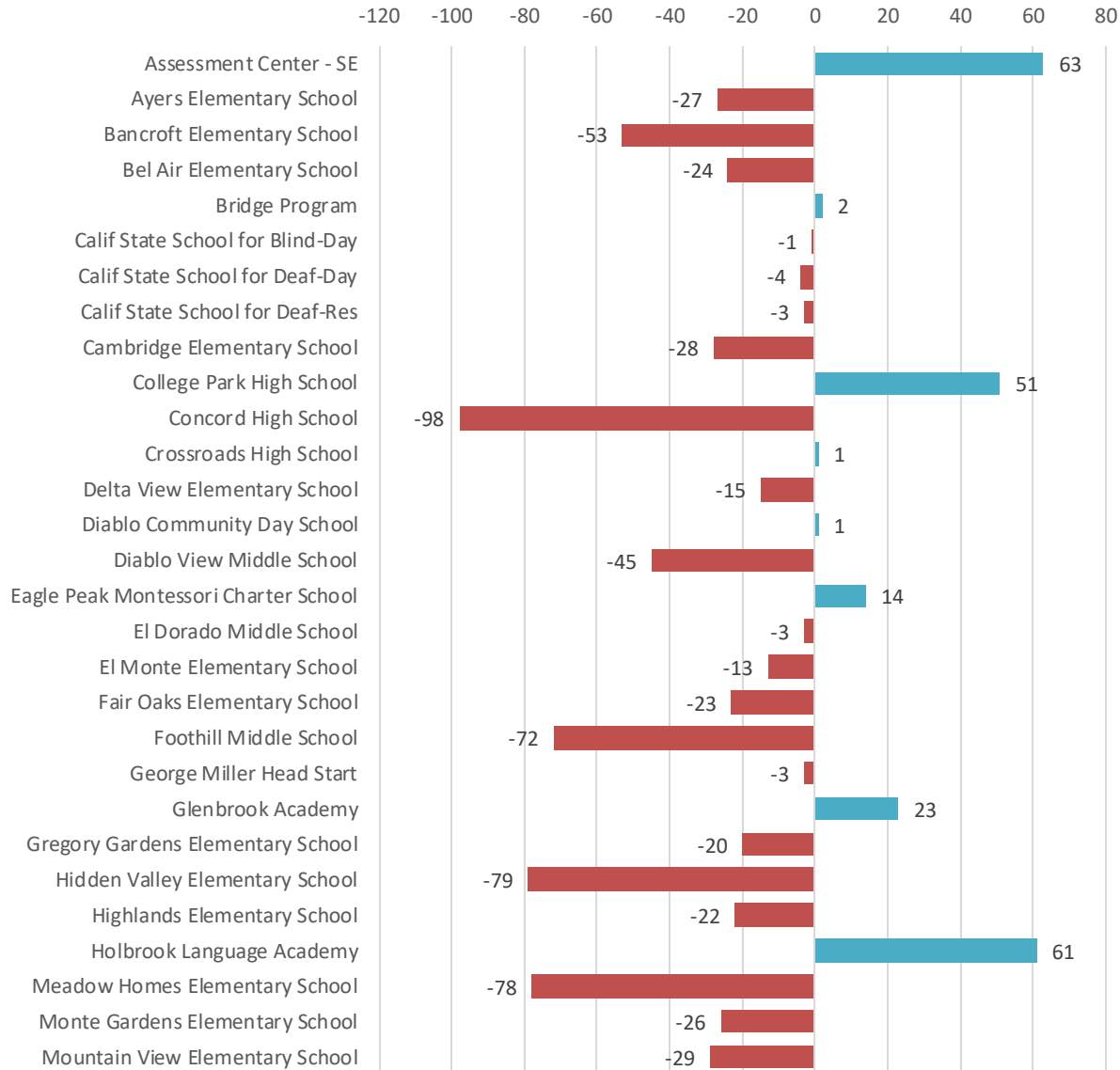


# Key Items in District-wide Analysis

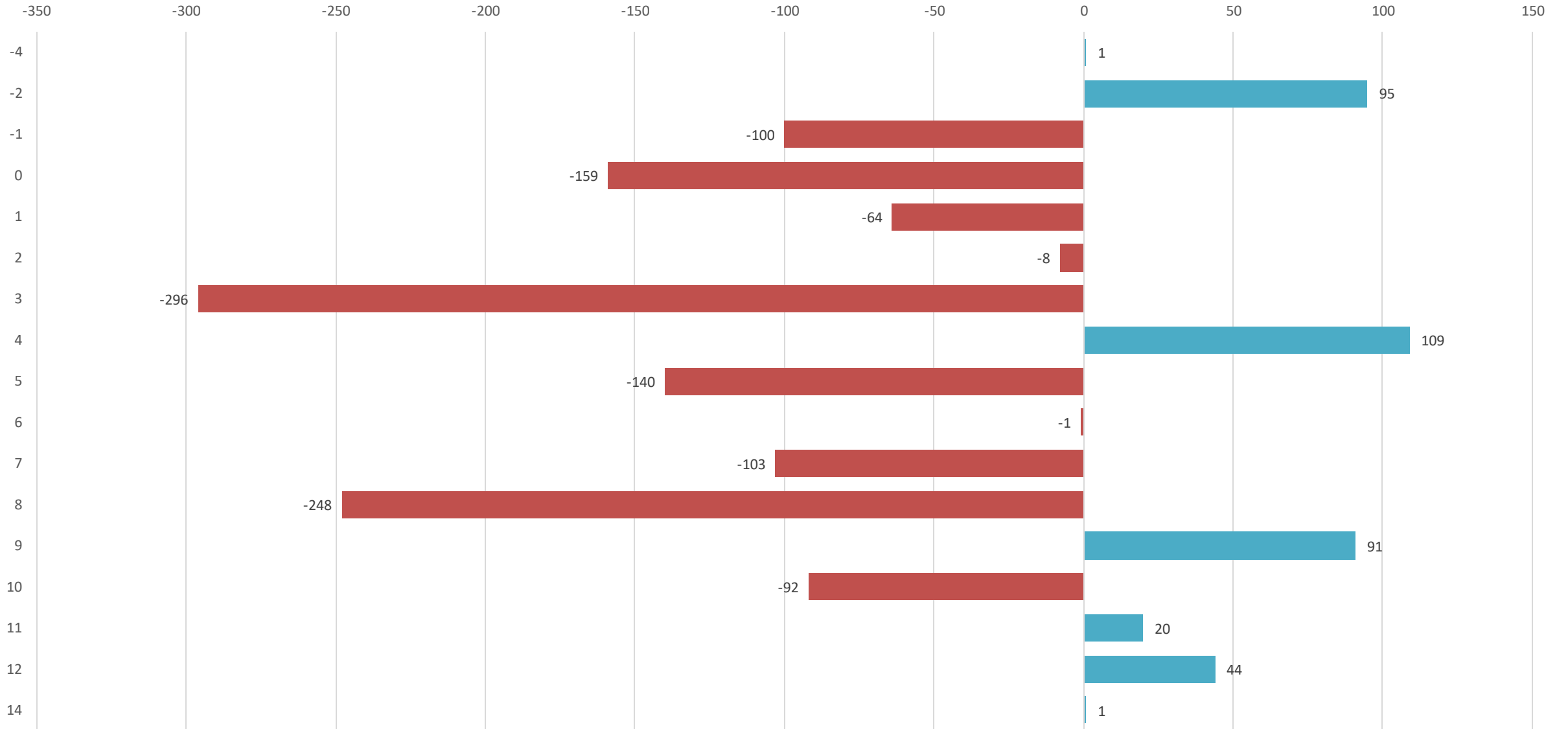
- Mt. Diablo Unified School District can expect a small increase in K classes, regardless of the decrease in birthrates, due to inward mobility.
- The District's high school population may continue to experience decline approx. 5% over the next five years as larger classes graduate.
- The District's middle school population are projected to increase by 5% as larger class sizes matriculate from elementary grades.
- The elementary school population (K-5) is projected to have a 2.9% increase over the next five years, possibly reaching an enrollment of 14,660 students.



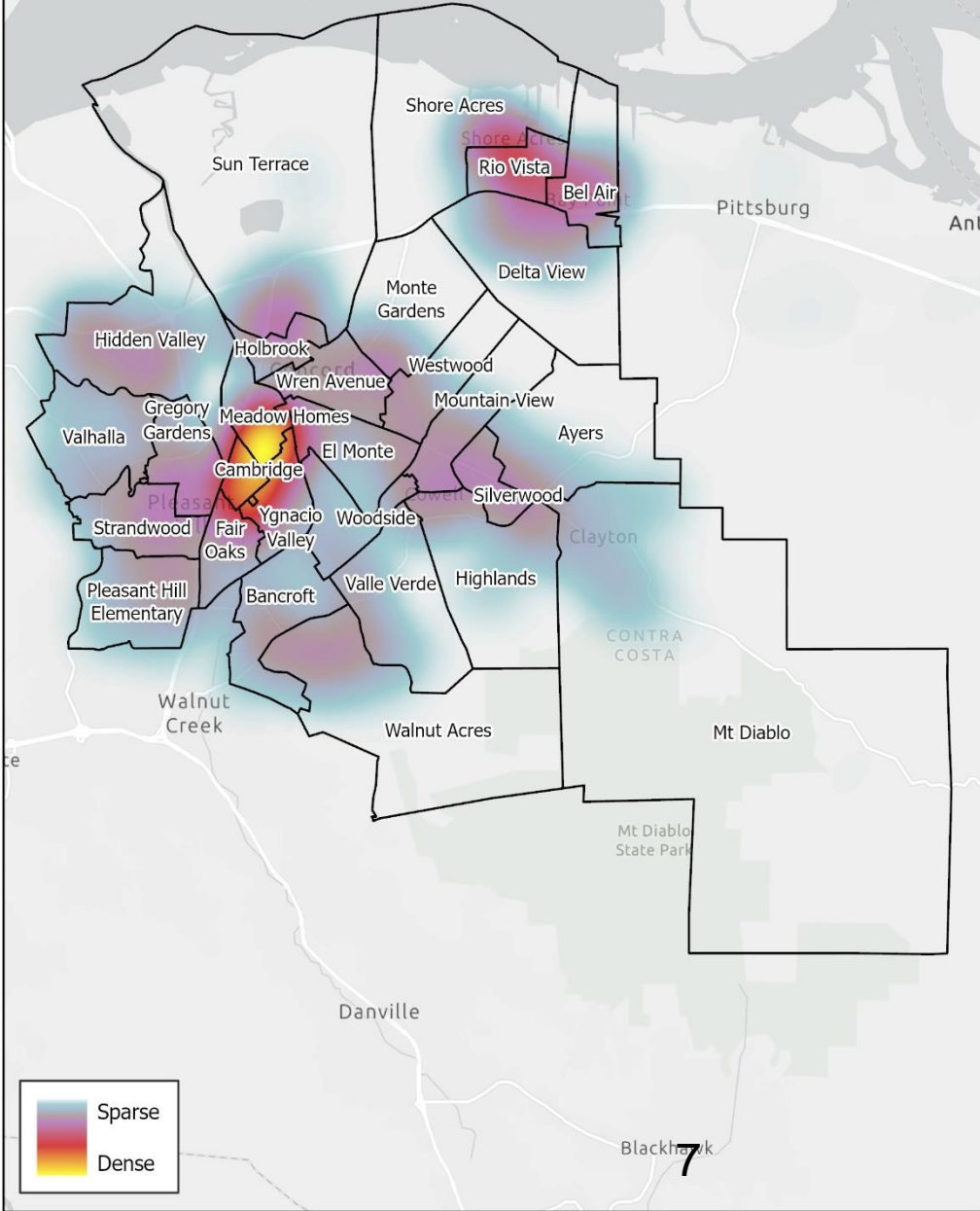
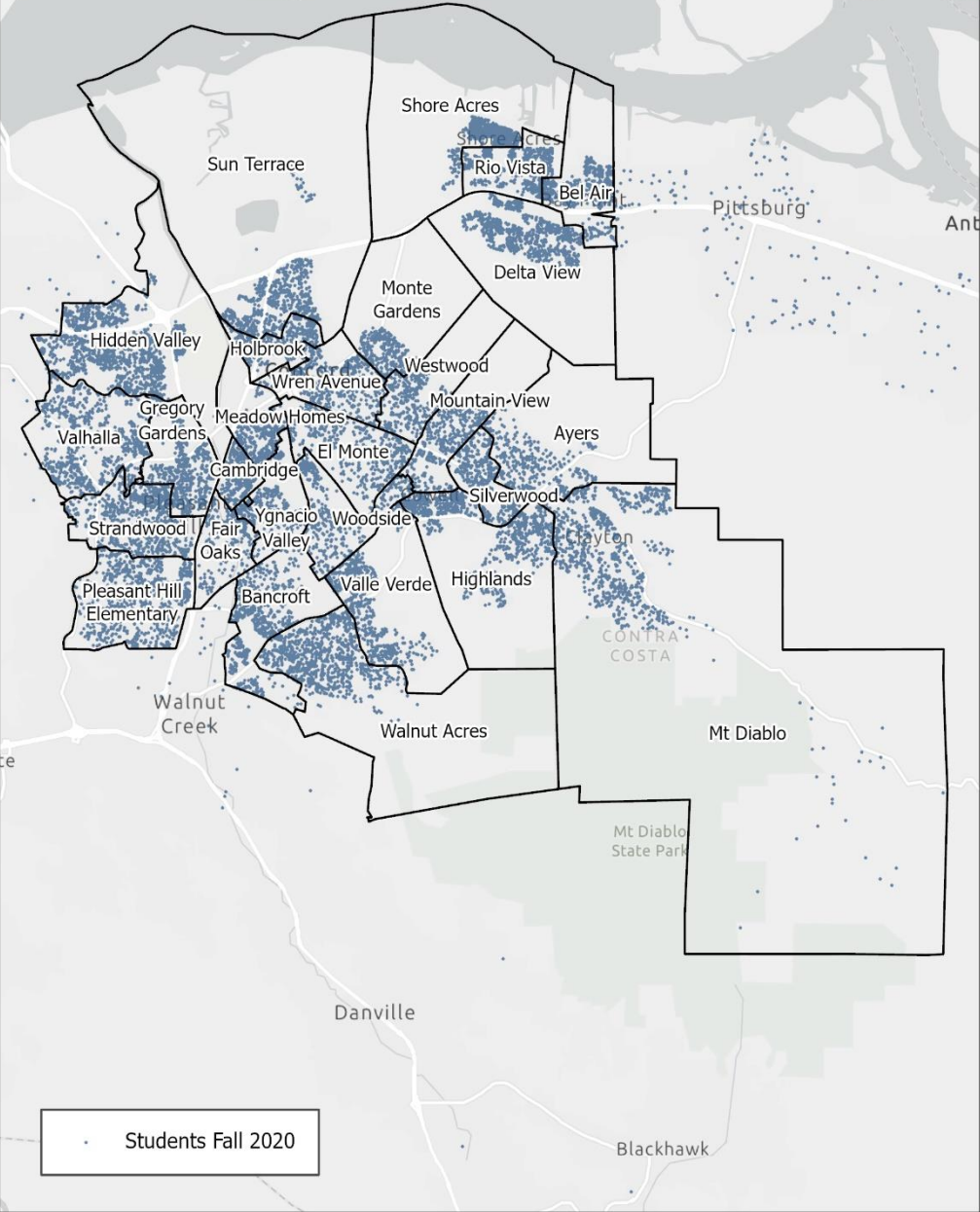
# Student Enrollment by School

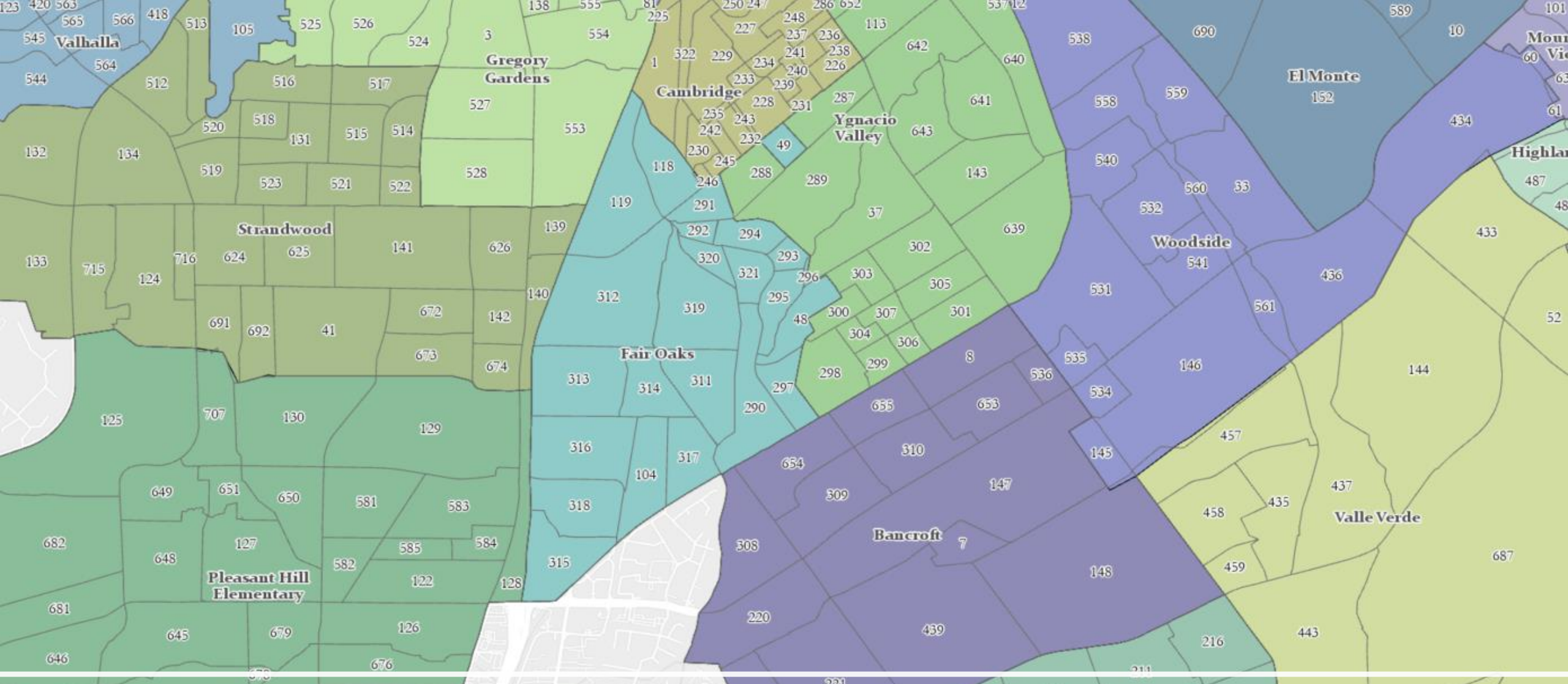


# Student Enrollment by Grade



# Student Population





# Planning Units or Study Areas



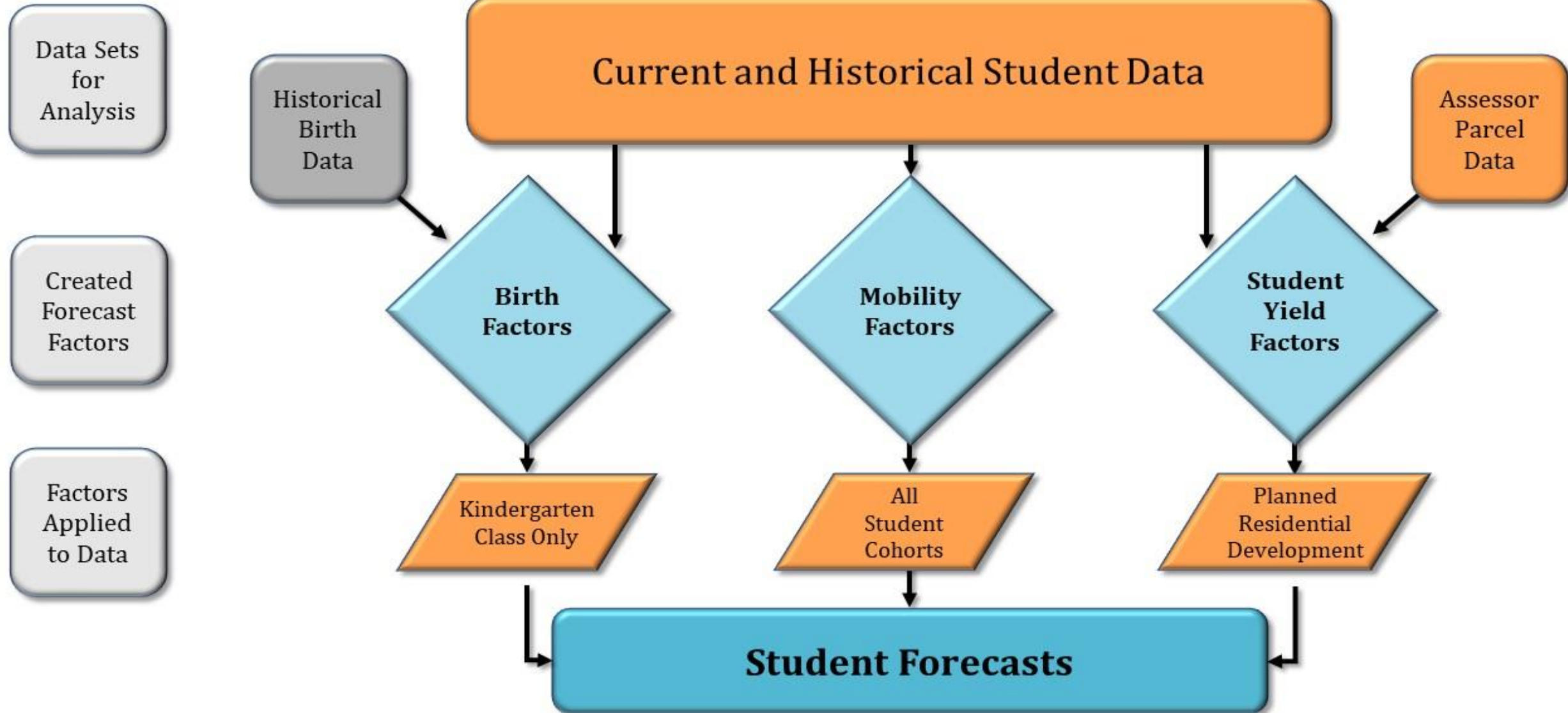
# Attendance Matrices

## Enrollment vs. Resident Student Counts

Attendance Area	Count of Students Living in Attendance Area	SCHOOL OF ENROLLMENT																														
		AYERS ES	BANCROFT ES	BEL AIR ES	CAMBRIDGE ES	DELTA VIEW ES	EL MONTE ES	FAIR OAKS ES	GREGORY GARDENS ES	HIDDEN VALLEY ES	HIGHLANDS ES	HOLBROOK ES	MEADOW HOMES ES	MONTE GARDENS ES	MOUNTAIN VIEW ES	MT DIABLO ES	PLEASANT HILL ELEMENTARY	RIO VISTA ES	SHORE ACRES ES	SILVERWOOD ES	STRANDWOOD ES	SUN TERRACE ES	VALHALLA ES	VALLE VERDE ES	WALNUT ACRES ES	WESTWOOD ES	WOODSIDE ES	WREN AVENUE ES	YGNACIO VALLEY ES	EAGLE PEAK MONTESSORI	SEQUOIA ES	SUNRISE SPECIAL EDUCATION
AYERS ES	359	302	2	0	0	1	1	0	2	0	2	2	0	9	2	11	1	0	0	8	0	0	0	0	3	0	4	2	3	3	1	
BANCROFT ES	469	0	429	0	0	0	0	2	0	0	0	0	1	0	0	2	0	0	0	1	0	0	2	3	0	0	0	0	17	12	0	
BEL AIR ES	554	5	0	419	4	15	3	1	0	6	0	9	2	9	2	3	0	9	37	2	0	4	0	0	8	1	8	1	0	4	2	
CAMBRIDGE ES	578	2	6	0	477	0	4	14	4	2	0	3	12	3	2	0	3	0	0	2	5	1	2	1	0	2	3	3	12	3	12	0
DELTA VIEW ES	732	4	1	2	0	601	4	0	0	1	0	7	0	37	3	4	3	3	6	5	3	2	1	1	1	2	1	2	2	33	1	
EL MONTE ES	439	4	6	0	3	0	304	2	2	0	1	17	0	17	11	1	2	0	0	11	1	3	4	0	0	7	0	5	3	7	28	0
FAIR OAKS ES	354	1	11	1	8	0	2	218	14	2	0	0	1	3	0	0	8	0	0	1	2	2	14	1	1	3	2	0	6	6	46	1
GREGORY GARDENS ES	384	0	4	0	0	0	0	2	271	6	0	1	1	6	1	0	10	0	0	0	9	0	12	1	3	0	1	0	0	6	50	0
HIDDEN VALLEY ES	881	0	6	1	0	0	0	2	14	728	1	5	0	3	4	0	5	0	0	1	8	5	12	0	4	4	2	0	2	13	58	3
HIGHLANDS ES	564	5	19	0	0	0	0	0	0	0	464	4	0	3	0	6	0	0	0	10	0	1	0	11	0	1	0	1	0	26	13	0
HOLBROOK ES	274	0	2	0	4	0	4	0	3	3	0	145	0	13	4	0	1	0	0	0	1	38	0	0	0	2	1	37	2	4	9	1
MEADOW HOMES ES	840	4	1	1	13	0	21	16	8	3	3	10	693	6	2	0	5	0	1	2	2	6	6	3	1	2	1	4	18	2	6	0
MONTE GARDENS ES	258	1	0	0	0	1	5	0	0	0	0	2	0	215	4	0	0	0	0	1	0	1	0	0	1	8	0	11	1	0	7	0
MOUNTAIN VIEW ES	271	2	4	0	0	0	4	0	0	0	3	10	0	17	203	0	0	0	0	1	0	2	0	0	0	4	1	4	2	9	5	0
MT DIABLO ES	717	11	5	0	0	0	0	0	0	0	3	1	0	2	2	676	0	0	0	4	1	0	0	4	0	1	0	0	0	3	4	0
PLEASANT HILL ES	636	0	17	0	1	0	0	3	1	1	1	1	2	0	0	0	511	1	0	0	4	0	3	0	0	1	2	0	0	11	75	1
RIO VISTA ES	543	11	3	8	0	6	4	1	0	1	1	7	2	13	6	1	1	408	35	1	4	3	0	2	2	7	2	3	4	0	7	0
SHORE ACRES ES	389	2	0	0	0	3	4	1	0	3	0	2	0	11	2	0	1	8	339	2	2	1	1	0	0	3	0	1	0	0	3	0
SILVERWOOD ES	509	10	2	0	0	1	2	0	0	0	5	3	1	6	2	11	2	0	0	438	0	1	0	2	2	4	5	2	0	4	6	0
STRANDWOOD ES	596	0	4	0	0	1	1	3	3	4	0	1	1	1	0	0	6	0	0	1	500	0	5	0	0	0	0	0	1	5	59	0
SUN TERRACE ES	552	6	2	0	3	0	6	3	4	1	0	78	6	23	3	0	3	2	0	1	4	340	7	7	1	7	5	12	1	2	25	0
VALHALLA ES	551	0	9	0	0	0	0	0	2	2	0	2	0	2	2	0	2	0	0	1	7	0	474	0	0	0	0	0	0	6	42	0
VALLE VERDE ES	417	1	10	0	0	0	2	0	0	0	1	1	0	0	0	0	0	0	0	0	0	2	0	378	2	0	2	0	0	18	0	0
WALNUT ACRES ES	650	0	21	0	0	0	0	0	0	1	0	0	0	0	0	1	0	0	0	0	1	0	0	4	591	0	1	0	0	30	0	0
WESTWOOD ES	259	2	3	0	1	0	5	1	1	0	2	5	2	27	7	2	2	0	0	2	1	3	0	0	0	169	0	5	0	3	12	4
WOODSIDE ES	323	3	20	0	0	0	1	8	0	0	2	0	2	2	0	0	1	0	0	2	0	0	0	9	0	0	228	4	2	16	21	2
WREN AVENUE ES	439	6	5	1	5	0	8	1	0	2	1	27	5	44	7	4	1	0	2	5	0	5	0	3	1	17	4	244	1	12	26	2
YGNACIO VALLEY ES	500	2	8	0	13	0	3	12	11	0	5	6	7	4	1	1	3	0	0	2	4	1	6	4	0	4	4	4	363	7	25	0
Resident Students	14,038	384	600	433	532	629	388	290	340	766	495	349	737	477	270	721	573	431	420	503	560	421	547	433	613	259	266	354	423	215	591	18
Out of District Students	195	2	7	5	2	7	8	5	10	15	4	5	3	3	8	1	2	5	4	11	1	5	7	1	0	17	4	9	4	34	2	4
Unmatched Students	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0
Total Enrollment	14,234	386	607	438	534	636	396	295	350	781	499	354	740	480	278	722	575	436	424	514	561	426	554	434	613	276	270	363	427	249	594	22

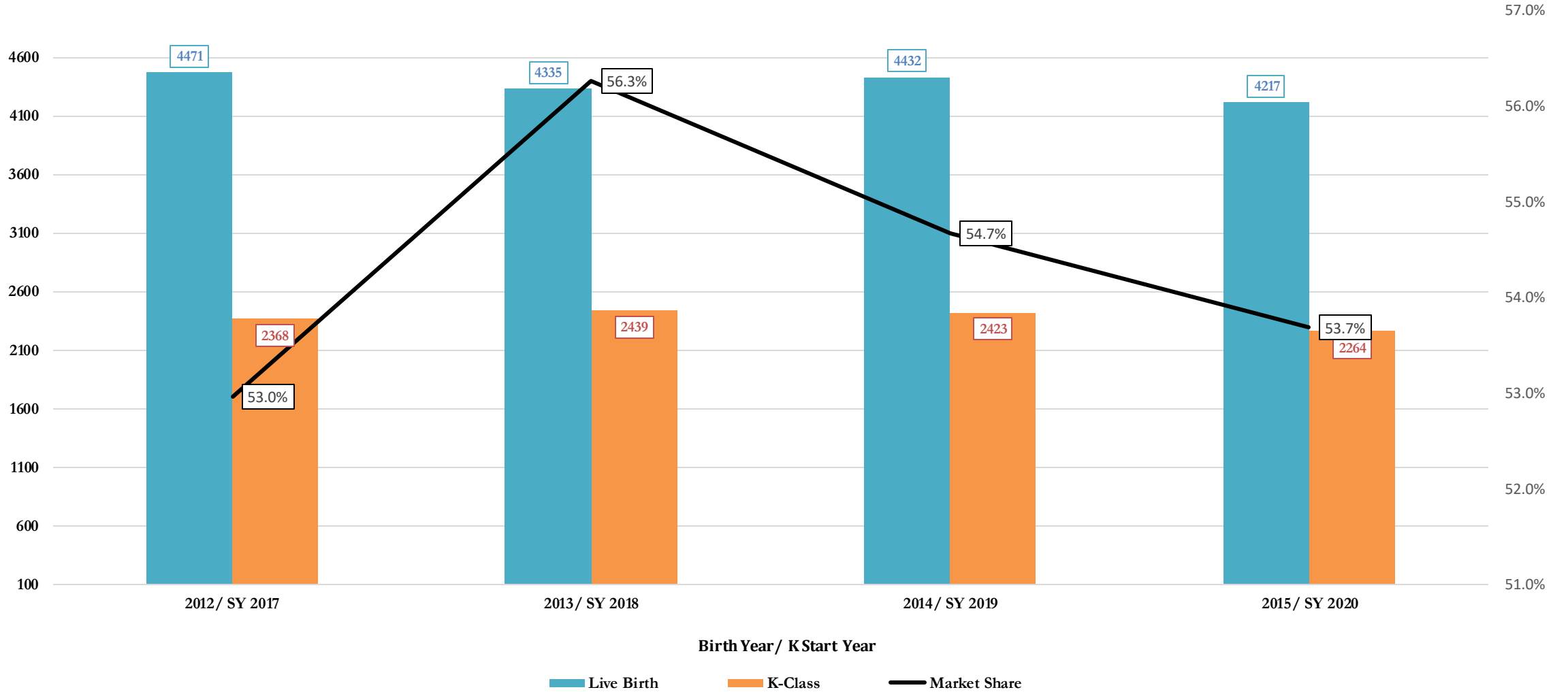
SCHOOL OF RESIDENCE

# Davis Demographics Projection Methodology



# Historic, Current and Trending Birthrates

## Historical Correlation of Births vs. Kindergarten Class



# Mobility Factors

## Students SY 2017 – 2020

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
Ayers ES	1.06	1.00	1.02	0.97	1.01	0.98	1.02	1.03	0.25	0.98	1.00	1.14
Bancroft ES	0.95	0.92	0.95	1.00	0.92	0.89	1.00	0.91	0.96	0.94	0.90	0.95
Bel Air ES	1.00	0.99	0.98	1.03	1.01	0.97	1.03	0.93	0.87	0.99	0.94	1.12
Cambridge ES	0.96	0.90	0.95	0.94	0.92	0.96	0.99	0.99	0.93	0.97	0.95	0.99
Delta View ES	1.07	0.97	1.02	1.00	0.96	0.81	0.93	0.97	0.66	0.98	1.08	1.05
El Monte ES	1.04	0.98	0.98	1.05	0.96	0.96	0.97	0.99	0.87	0.98	1.03	0.94
Fair Oaks ES	0.97	1.01	0.95	1.03	1.00	0.94	0.98	0.91	0.84	0.99	0.99	0.99
Gregory Gardens ES	1.00	0.92	1.02	0.97	1.01	0.97	1.03	1.00	1.09	1.01	0.98	0.99
Hidden Valley ES	0.98	0.97	0.94	0.97	0.98	1.00	0.99	1.00	1.01	0.99	0.95	0.94
Highlands ES	1.07	0.99	0.96	0.96	0.98	0.97	1.03	0.99	0.61	0.97	0.97	1.01
Holbrook ES	1.00	0.96	0.89	1.09	0.98	0.95	0.98	0.97	0.91	0.98	1.03	1.07
Meadow Homes ES	1.03	0.99	1.00	1.00	0.96	0.90	0.98	0.95	0.95	1.01	0.98	1.05
Monte Gardens ES	0.89	1.03	0.99	1.02	0.96	0.95	0.89	1.05	0.81	1.03	1.03	0.97
Mountain View ES	0.97	0.95	0.90	0.99	0.98	0.88	0.98	1.01	0.76	0.99	0.95	1.00
Mt Diablo ES	1.00	1.01	0.99	0.96	1.00	1.00	0.96	1.01	0.17	0.95	1.03	0.98
Pleasant Hill Elementary	0.91	0.97	0.99	0.96	0.98	0.97	0.95	0.97	0.97	0.93	0.97	0.98
Rio Vista ES	1.00	0.99	1.01	0.98	1.02	0.90	1.04	0.96	0.82	0.99	0.95	0.98
Shore Acres ES	0.97	1.00	0.94	0.95	1.03	0.97	0.98	0.99	0.85	1.01	0.96	1.03
Silverwood ES	0.98	1.04	0.99	1.00	1.07	1.01	0.97	0.98	0.24	1.15	0.97	1.14
Strandwood ES	1.01	0.94	1.01	0.99	0.94	0.93	1.01	1.03	0.96	0.94	0.97	0.95
Sun Terrace ES	1.04	0.99	1.00	1.01	1.00	0.98	0.97	0.97	0.85	1.09	0.95	1.03
Valhalla ES	0.94	0.95	0.97	0.95	0.88	0.88	0.93	0.92	0.91	0.96	0.86	0.90
Valle Verde ES	1.06	1.00	0.98	1.00	1.03	0.97	1.00	0.99	1.04	1.02	1.00	1.01
Walnut Acres ES	1.08	1.04	1.00	1.00	1.02	0.95	1.01	0.97	0.96	1.00	0.98	0.97
Westwood ES	1.05	0.96	1.08	0.93	1.02	1.00	1.04	0.97	0.89	1.04	0.93	0.98
Woodside ES	1.00	0.92	0.96	0.91	0.93	0.77	0.97	0.95	0.92	1.00	1.06	1.13
Wren Avenue ES	1.04	1.02	0.97	0.97	0.97	0.99	0.99	0.96	0.79	1.04	0.99	0.96
Ygnacio Valley ES	1.03	1.07	0.97	1.03	0.99	0.98	1.02	1.00	1.00	0.97	0.97	1.05

- Determined from 4 years current/historical mapped student data.
- Tracks the percentage gain or loss for each grade level as student's progress through the grades.
- Factors are applied at the elementary attendance area.
- Addresses move-ins/outs, private school movement, attrition at upper grades.

### How is Mobility calculated?

	100	Kindergarten students in SY2020-21
Example:	<b>X 1.06</b>	(Ayers ES 1st grade mobility)
	= 106	1st grade students in SY2021-22

Student Yield  
Factors Used  
in Study

All Units - All Years				
Grade	Apartments		Single Family Detached	
	22,046 Units		3,316 Units	
	Students	Factor	Students	Factor
K-6	2,934	0.133	767	0.231
7-8	769	0.035	147	0.044
9-12	1,352	0.061	229	0.069

# Residential Development List

Map ID#	Project	Developer	Study Area	Total Units	Unit Type	*Units Remaining	Status	Estimate First Occupancies	Estimate Full Occupancy	
28	401 Taylor Blvd II	CDP Pleasant Hill LLC		525	31	SFD	31	PLN	2022	2024
2	Bailey Estates			39	0	SFD	0	PLN	NA	NA
18	Concord Village	Nicholson Development		91	230	APT	230	PLN	2023	2024
35	Diablo Meadows			34	18	SFD	18	PLN	2023	2025
30	Downtown Cleaveland	Blake-Griggs Properties Inc		626	189	APT	189	PLN	2022	2023
19	Enclave at Willow Pass	Discovery Homes		734	17	SFA	17	ACT	2023	2023
3	Esperanza Apartments			356	0	MFA	0	PLN	NA	NA
20	Galindo Terrace			256	62	APT	62	PLN	2023	2024
21	Grant Street			86	228	APT	228	ACT	2022	2023
32	Larkey Estates	Haven Development		679	4	SFD	4	ACT	2021	2021
33	Oak Park Properties	Multiple		129	34	SFD	34	ACT	2022	2023
34	Reliez Terraces (The Reserve)			691	17	SFD	17	ACT	2021	2022
24	Salmon Run Apartments			86	32	APT	32	PLN	2023	2023
7	San Marco - Capri (Unit 13)	Discovery Homes		721	114	SFD	114	ACT	2022	2024
8	San Marco - Positano	Discovery Homes		367	7	SFD	7	ACT	2021	2021
12	San Marco MFA			726	0	MFA	0	PLN	NA	NA
13	San Marcos Apartments			365	0	MFA	0	ACT	NA	NA
14	Vista del Mar II - Haven	Taylor Morrison (Alves Ranch)		354	60	SFA	60	ACT	2022	2024
15	Vista del Mar II - Retreat	Taylor Morrison (Alves Ranch)		354	142	SFD	142	ACT	2022	2025
16	Vista del Mar II - Serene	Taylor Morrison (Alves Ranch)		730	120	SFD	120	ACT	2025	2027
<b>FUTURE</b>										
1	Ambrose Village Mixed Use			364	350	MFA	0	FUT		
29	Clayton Road Townhomes	Catalyst Development		29	70	SFA	0	FUT		
17	Coast Guard Property	Lennar		694	12000	UNK	0	FUT		
4	Faria/Southwest Hills Annexation + Master Plan			719	1500	SFD	0	FUT		
5	Pittsburg/Bay Point BART Master Plan Area			354	1168	MFA	0	FUT		
6	Ridge Farm/Debonneville			353	258	SFD	0	FUT		
23	RMG Affordable Housing			256	75	APT	0	FUT		
9	San Marco - Unit 14	Discovery Homes		721	0	UNK	0	FUT		
10	San Marco - Unit 15	Discovery Homes		721	0	UNK	0	FUT		
11	San Marco - Village N	Discovery Homes		721	0	UNK	0	FUT		
25	The Argent	DK Engineering		92	181	APT	0	FUT		
26	The Ashbury	Maracor Development Inc		112	313	APT	0	FUT		

### NOTES

\*Date as of the fall snapshot day 10/01/2020

Source: Davis Demographics, Mt. Diablo USD Staff, Various City Development Sites

Note: Occupancy information within the last 2 columns is as of October of each corresponding year.

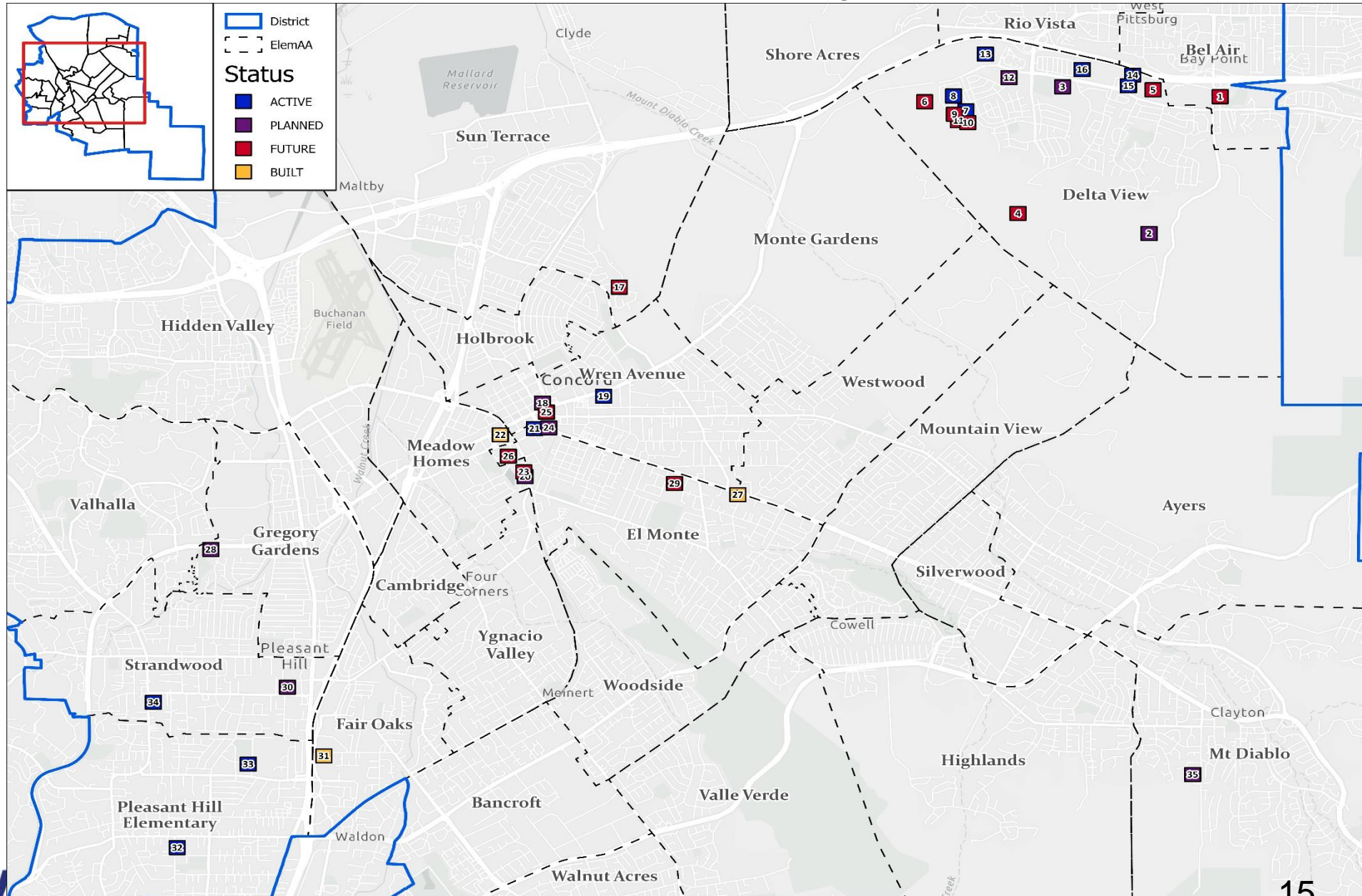
SFD=Single Family Detached

SFA=Single Family Attached

MFA=Multi Family Attached (Townhomes/Condos)

APT=Apartments

# Residential Development



Historic Resident Counts				Current	Forecasted Resident Counts									
Grade	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
TK	421	401	427	329	423.2	402.7	406.9	411.2	406.9	408.2	408.6	408.2	408.2	408.2
K	2,323	2,408	2,397	2,204	2,310.8	2,379.9	2,252.9	2,276.4	2,304.3	2,277.4	2,286.6	2,289.8	2,284.1	2,286.5
1	2,597	2,371	2,435	2,341	2,441.2	2,359.3	2,435.5	2,299.1	2,319.2	2,347.3	2,319.6	2,328.1	2,331.3	2,325.5
2	2,407	2,563	2,359	2,333	2,417.0	2,433.9	2,355.5	2,426.3	2,286.3	2,305.8	2,333.8	2,305.3	2,313.8	2,317.0
3	2,433	2,369	2,566	2,244	2,345.4	2,413.5	2,436.2	2,353.1	2,420.2	2,280.1	2,300.1	2,326.8	2,298.3	2,306.9
4	2,378	2,416	2,382	2,463	2,567.5	2,354.9	2,431.6	2,446.7	2,358.7	2,426.1	2,285.4	2,304.6	2,331.4	2,302.9
5	2,465	2,392	2,412	2,234	2,395.1	2,588.9	2,374.7	2,447.7	2,462.4	2,372.7	2,442.3	2,298.3	2,318.6	2,345.8
6	2,542	2,344	2,265	2,248	2,288.6	2,281.7	2,471.8	2,259.1	2,329.1	2,344.0	2,257.4	2,322.3	2,184.5	2,206.4
7	2,437	2,552	2,327	2,191	2,261.5	2,287.6	2,288.1	2,472.9	2,253.0	2,323.7	2,338.2	2,250.6	2,318.1	2,179.7
8	2,394	2,394	2,506	2,243	2,292.1	2,229.2	2,257.3	2,255.1	2,431.0	2,212.6	2,288.1	2,306.2	2,219.0	2,286.8
9	1,997	1,997	1,943	2,019	2,056.6	1,869.4	1,829.1	1,844.3	1,828.6	1,963.1	1,793.0	1,847.4	1,878.9	1,814.1
10	1,909	1,926	1,989	1,887	1,945.4	2,062.8	1,880.9	1,836.2	1,846.5	1,831.5	1,968.1	1,796.0	1,850.3	1,881.6
11	1,939	1,847	1,897	1,900	1,950.4	1,909.7	2,024.7	1,846.5	1,796.8	1,810.6	1,792.9	1,929.2	1,759.6	1,816.4
12	2,121	1,906	1,874	1,901	1,899.5	1,957.6	1,922.2	2,034.7	1,846.6	1,798.3	1,813.9	1,794.4	1,931.0	1,761.0
Resident Student Totals by Grade Configuration														
K-5	14,603	14,519	14,551	13,819	14,477	14,530	14,286	14,249	14,151	14,009	13,968	13,853	13,878	13,885
6-8	7,444	7,290	7,098	6,682	6,842	6,799	7,017	6,987	7,013	6,880	6,884	6,879	6,722	6,673
9-12	7,890	7,676	7,703	7,707	7,852	7,800	7,657	7,562	7,319	7,404	7,368	7,367	7,420	7,273
K-12	29,937	29,485	29,352	28,208	29,171.1	29,128.4	28,960.5	28,798.1	28,482.7	28,293.2	28,219.4	28,099.0	28,018.9	27,830.6

Impact from Housing Projects

Impact from Mobility Factor

# District-wide 10-Year Resident Student Projections



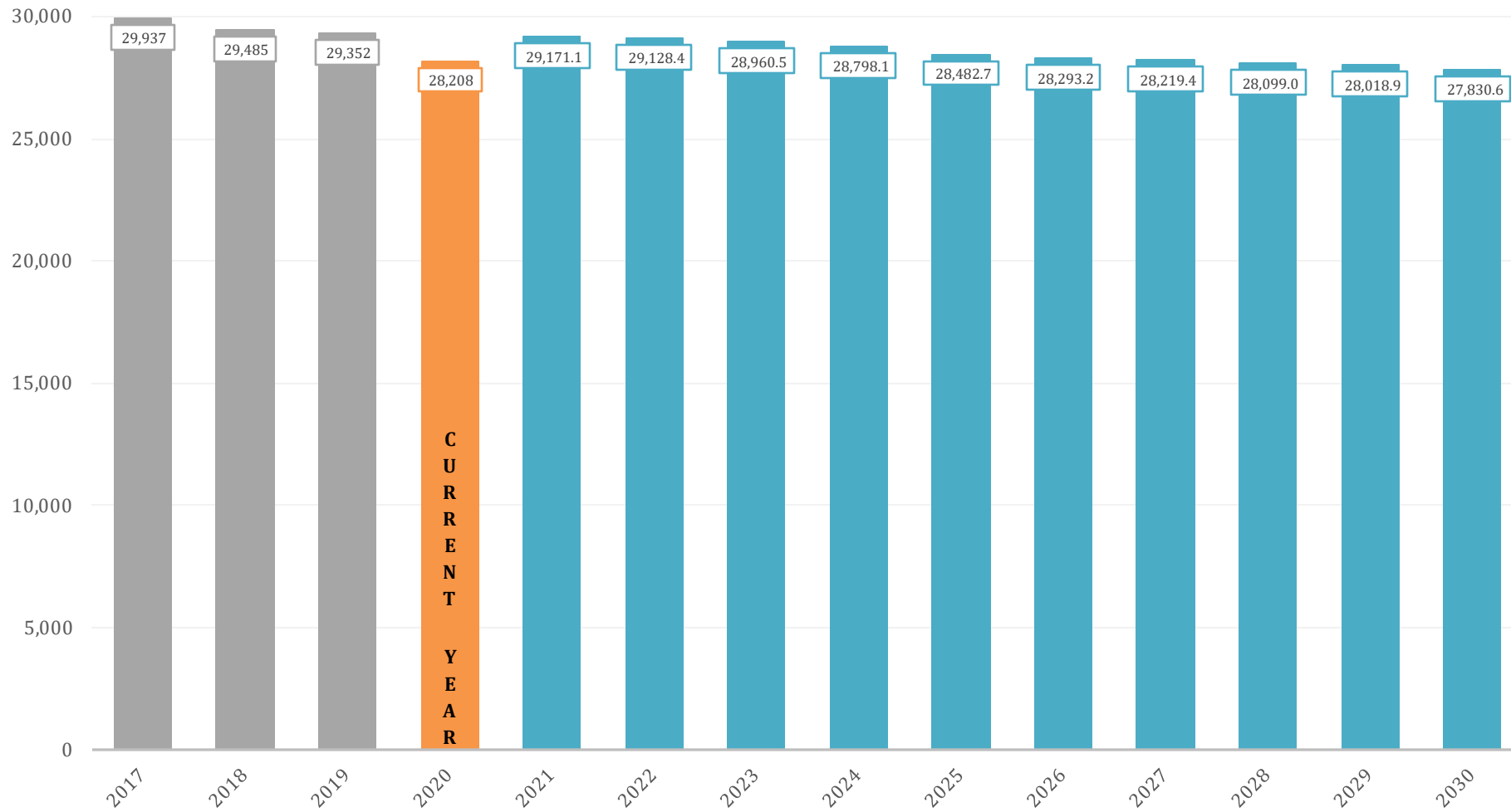


# District-wide 10-year Projections- Total Enrollment

Unmatched Students														
TK	0	0	0	0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
K-5	2	0	0	1	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
6-8	0	1	0	0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
9-12	2	1	3	2	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
K-12	4	2	3	3	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Out-of-District Students														
TK	17	9	8	6	6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0
K-5	241	252	241	195	195.0	195.0	195.0	195.0	195.0	195.0	195.0	195.0	195.0	195.0
6-8	122	105	111	86	86.0	86.0	86.0	86.0	86.0	86.0	86.0	86.0	86.0	86.0
9-12	240	234	187	124	124.0	124.0	124.0	124.0	124.0	124.0	124.0	124.0	124.0	124.0
K-12	603	591	539	405	405.0	405.0	405.0	405.0	405.0	405.0	405.0	405.0	405.0	405.0
Total Students*														
TK	438	410	435	335	429.2	408.7	412.9	417.2	412.9	414.2	414.6	414.2	414.2	414.2
K-5	14,846	14,771	14,792	14,015	14,672.0	14,725.4	14,481.4	14,444.3	14,346.1	14,204.4	14,162.8	14,047.9	14,072.5	14,079.6
6-8	7,566	7,396	7,209	6,768	6,928.2	6,884.5	7,103.2	7,073.1	7,099.1	6,966.3	6,969.7	6,965.1	6,807.6	6,758.9
9-12	8,132	7,911	7,893	7,833	7,975.9	7,923.5	7,780.9	7,685.7	7,442.5	7,527.5	7,491.9	7,491.0	7,543.8	7,397.1
K-12	30,544	30,078	29,894	28,616	29,576.1	29,533.4	29,365.5	29,203.1	28,887.7	28,698.2	28,624.4	28,504.0	28,423.9	28,235.6



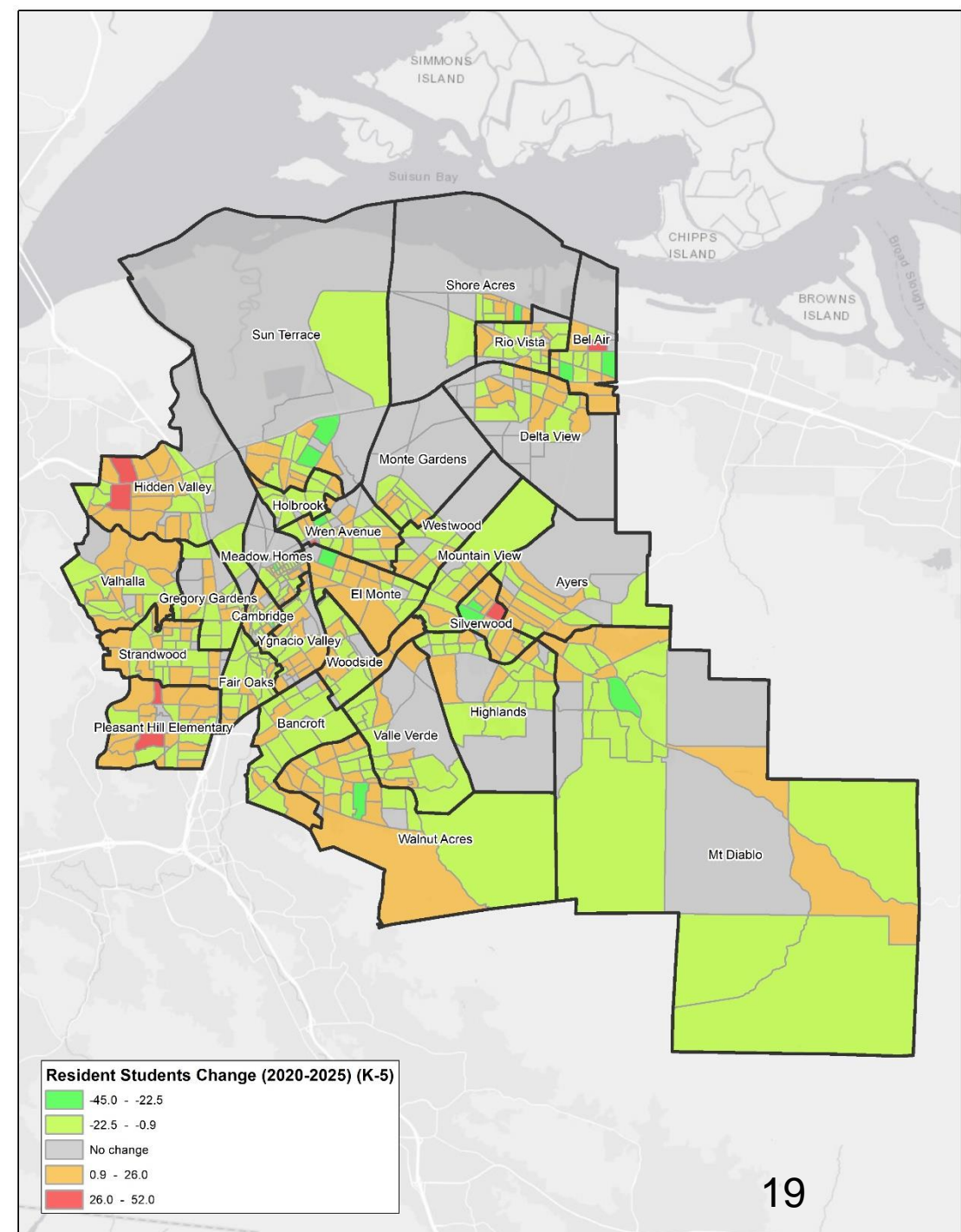
# Grades K-12



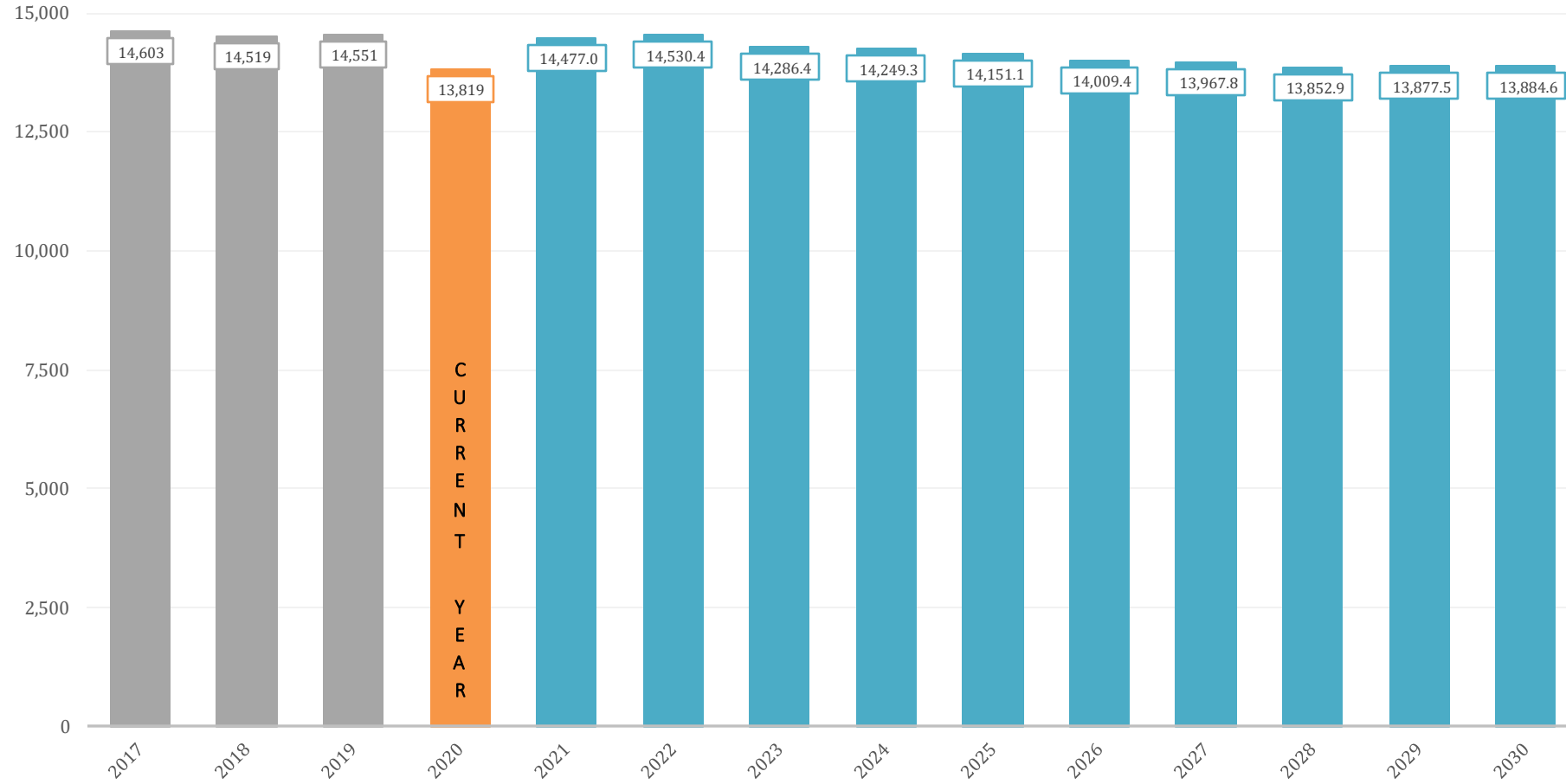
## Historic, Current and Forecasted Student Counts Grades K to 12



# Resident Student Change Grades K-5



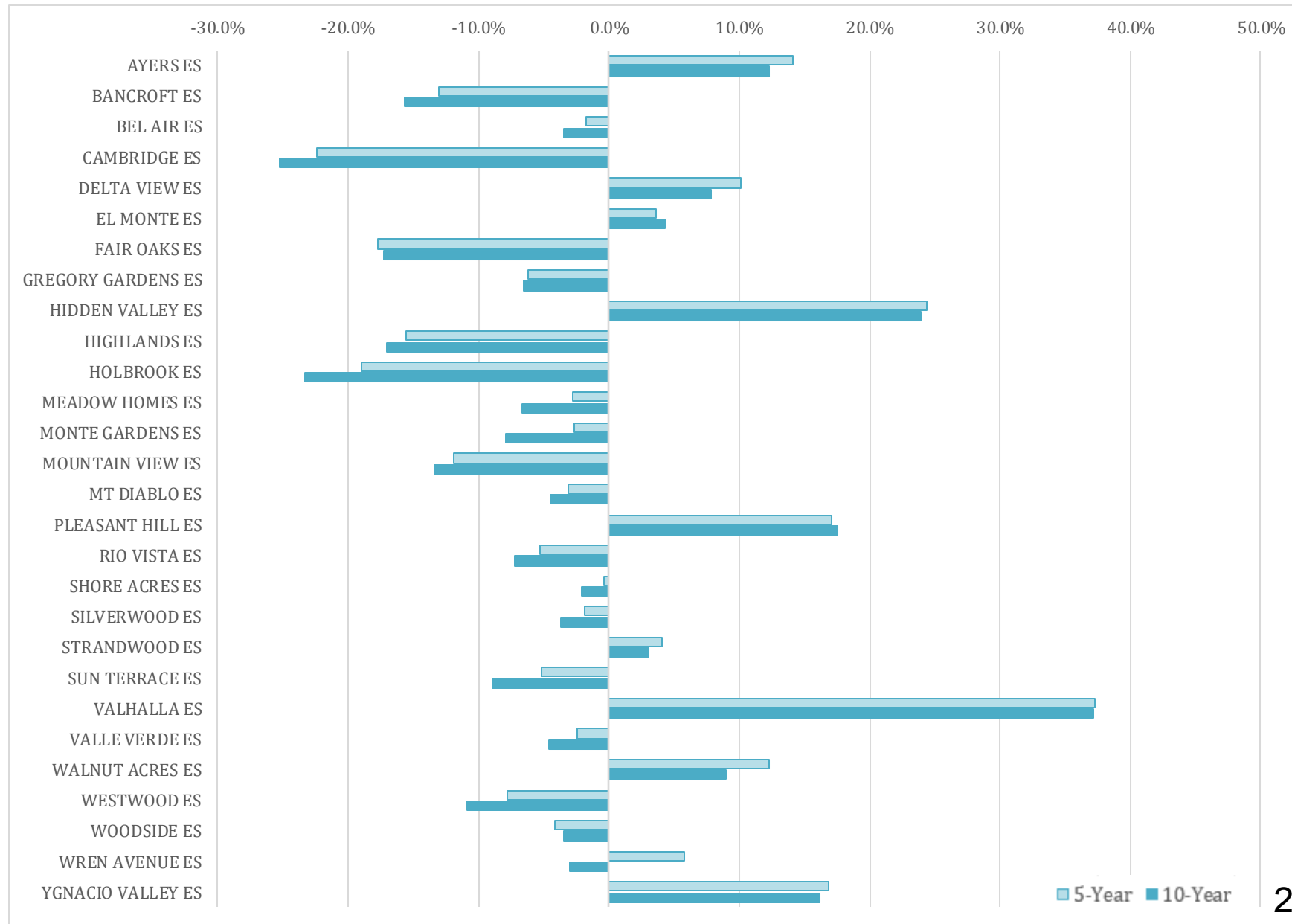
# Grades K-5



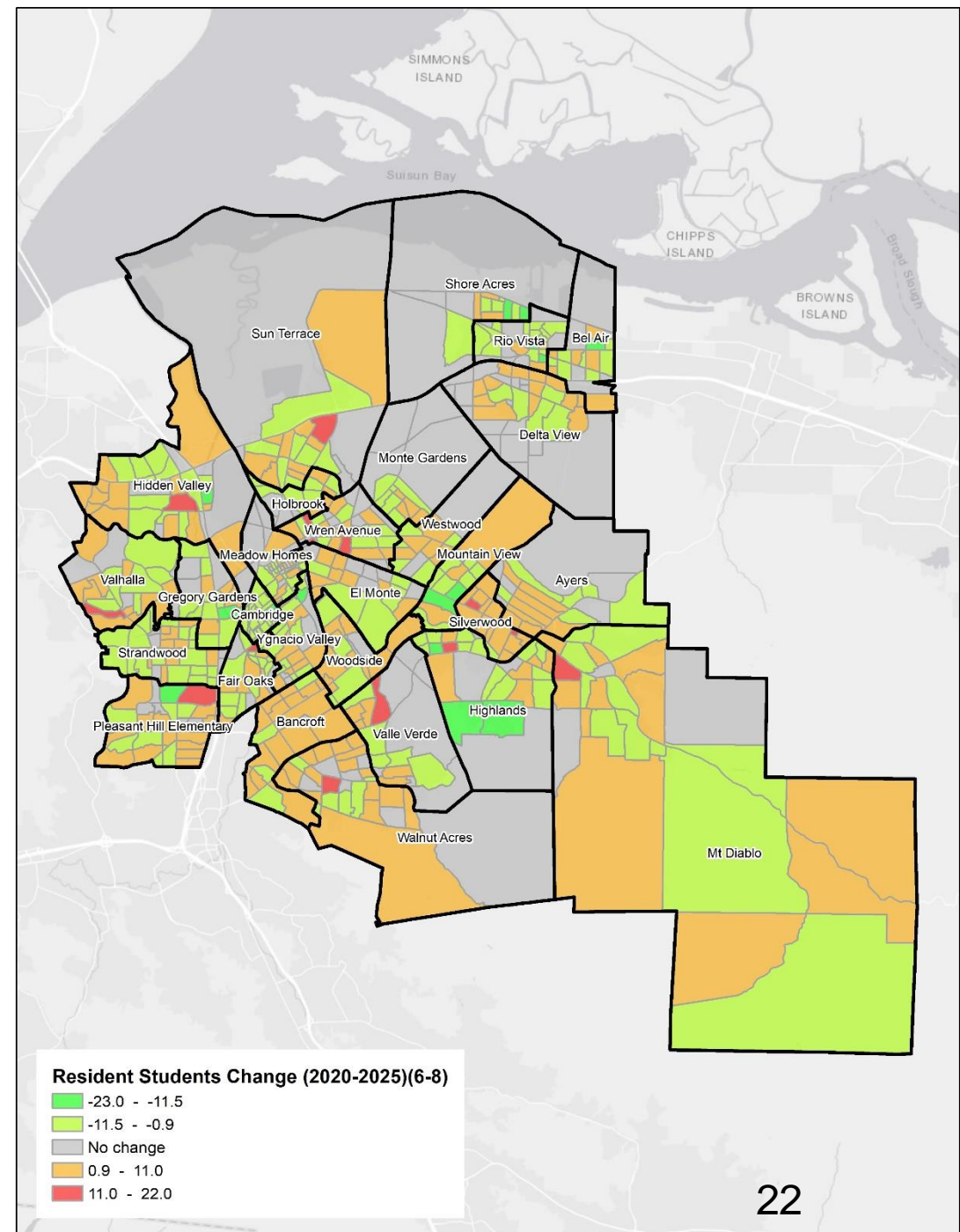
## Historic, Current and Forecasted Student Counts Grades K to 5



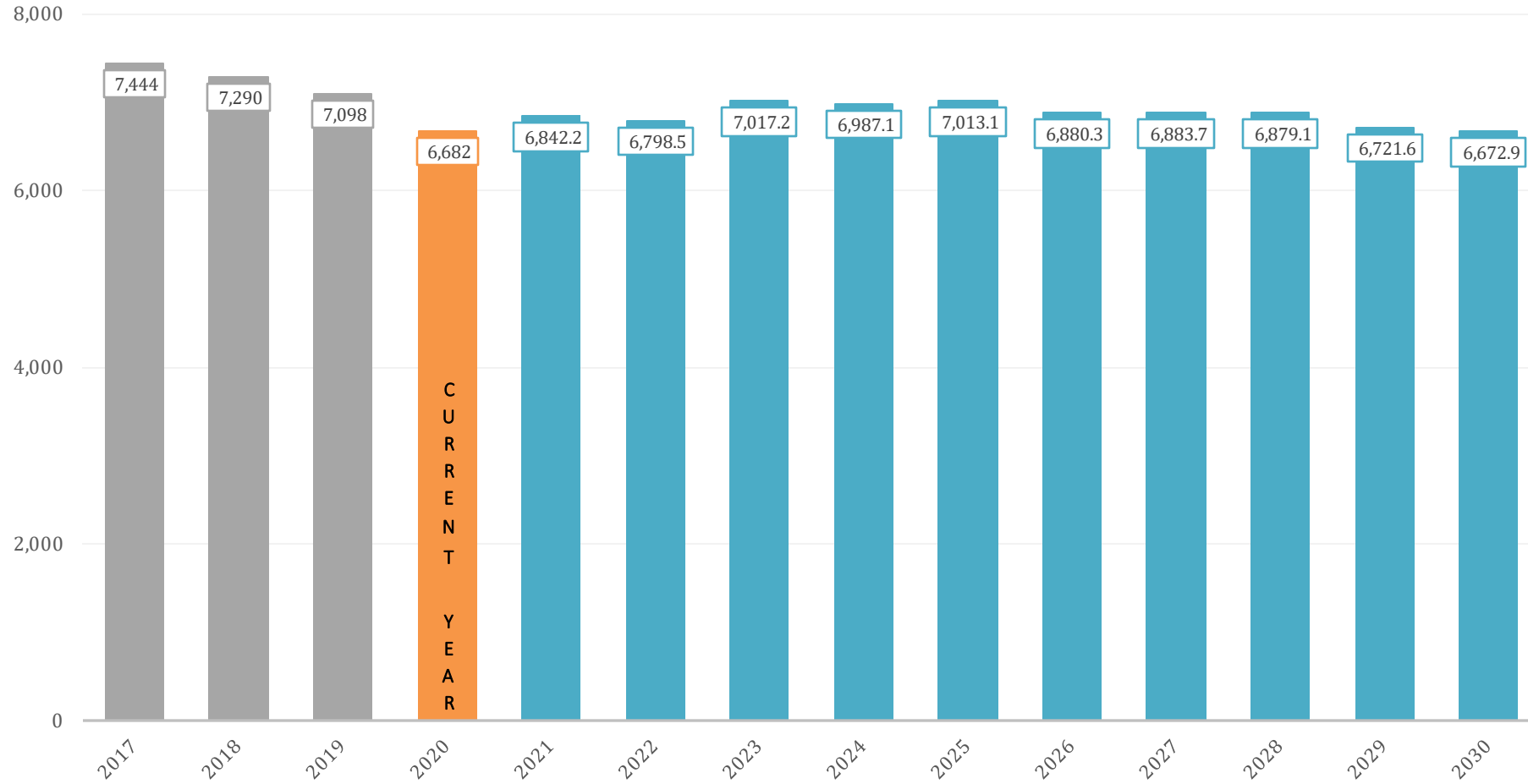
# Projected Change in Resident ES Student Population



# Resident Student Change Grades 6-8



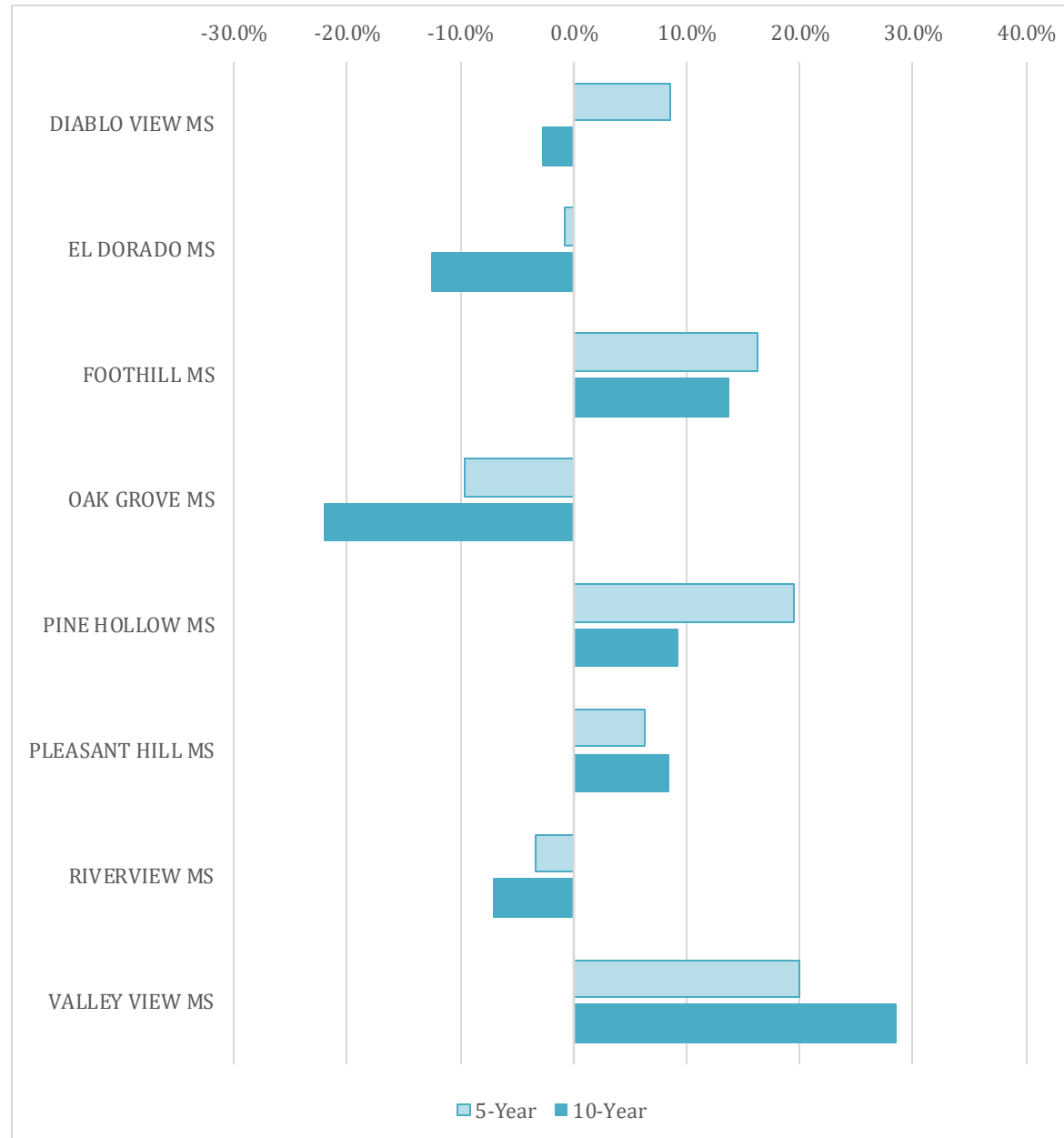
# Grades 6-8



## Historic, Current and Forecasted Student Counts Grades 6 to 8

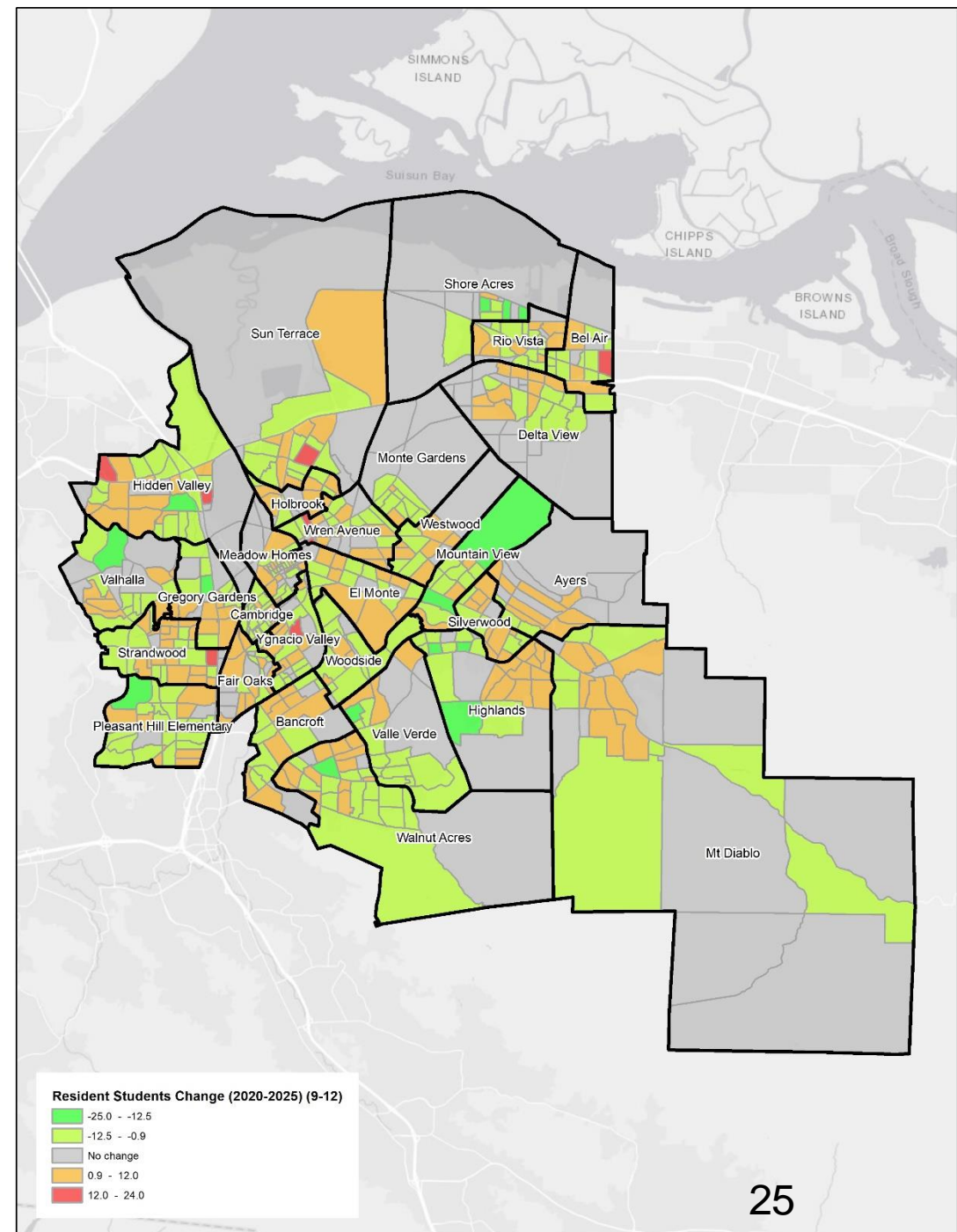


# Projected Change in Resident MS Student Population

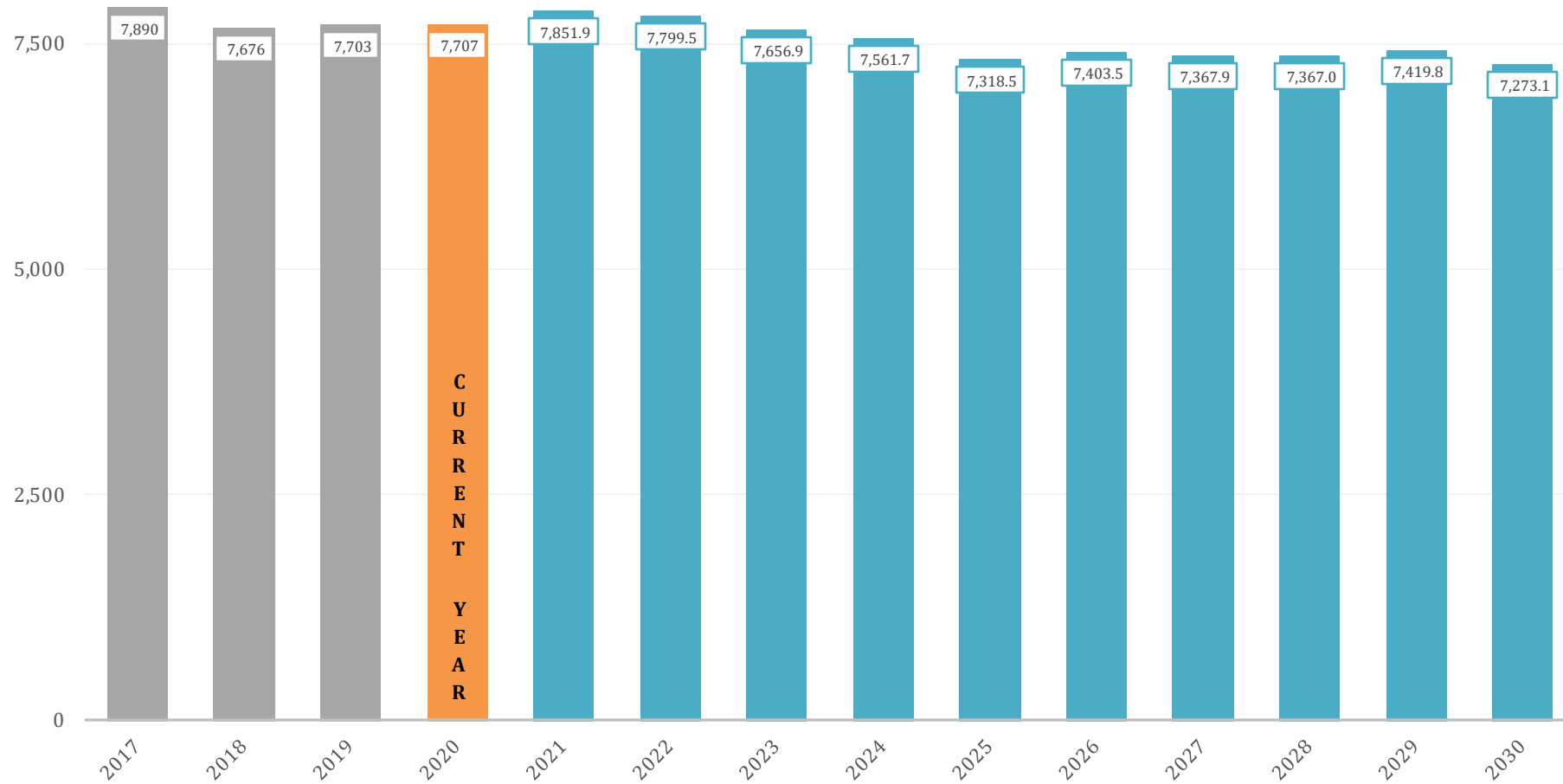




# Resident Student Change Grades 9-12



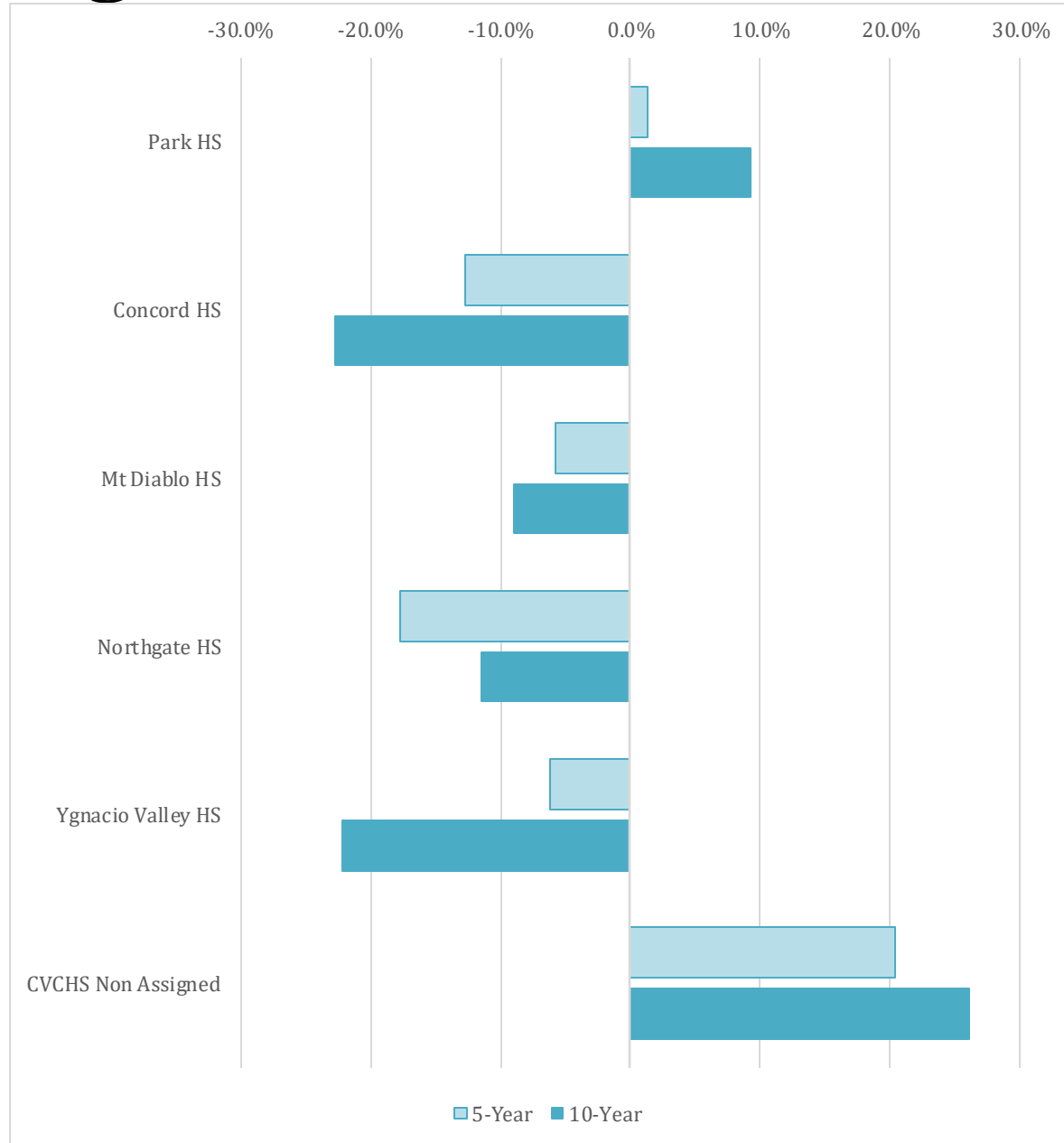
# Grades 9-12



## Historic, Current and Forecasted Student Counts Grades 9 to 12



# Projected Change in Resident HS Student Population



**Current and Forecasted Student Enrollment**

	CURRENT SY2020-21	FORECAST FIVE YEARS OUT SY2025-26	FORECAST TEN YEARS OUT SY2030-31
<b>K-5</b>	<b>14,015</b>	<b>14,346.1</b>	<b>14,079.6</b>
<b>6-8</b>	<b>6,768</b>	<b>7,099.1</b>	<b>6,758.9</b>
<b>9-12</b>	<b>7,833</b>	<b>7,442.5</b>	<b>7,397.1</b>
<b>TK-12</b>	<b>28,951</b>	<b>29,300.6</b>	<b>28,649.8</b>

- These figures represent **Total Enrollment**; including resident, “out of district” enrolled students and “unmatched” students.
- MDUSD has enrolled an average of 545 “out of district” students and 3 “unmatched” students the last four years.

Any  
Questions