



Student Population Forecast by Residence School Year 2024/25 – 2031/32 Report

Pleasanton Unified School District

FEBRUARY 11, 2025

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02/27/2025

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Executive Summary

Introduction and Background

Pleasanton Unified School District has contracted with MGT to develop and analyze demographic data relevant to the district's facility planning efforts. The scope of contracted work includes updating district mapping files, analyzing the district using the previous four years of geocoded student data files, developing, and researching pertinent demographic data in and around the district, identifying current and future residential development plans and preparing a seven-year student population forecast.

The purpose of this report is to identify and inform the district of the demographic trends occurring within the community, how these trends may affect future student populations, and to assist in illustrating facility adjustments that may be necessary to accommodate the potential student population shifts, to assist the district in evaluating future site requirements and the need for potential attendance area changes.

MGT, a non-biased third-party consultant, has been contracted to prepare and maintain a seven-year demographic study. In this study, MGT produced detailed neighborhood and attendance area population forecasts based on the residential address of students. MGT bases its forecasts on the belief that school facility planning is more accurate when facilities are located where the greatest number of students reside. This study is intended to help the district notice specific demographic trends that could assist them in making informed decisions regarding long-range planning efforts.

The Data Sources section details how the two sources of data – geographic and non-geographic -- are collected and used in the seven-year student population forecast model.

The Forecast Methodology section discusses, in detail, how the factors used in the study were calculated, and why they were used. These factors include area birthrates and their effect on incoming kindergarten classes, the effects of student mobility, student yield factors based on historic housing data and trends, and a detailed review of future residential development within the district.

The Student Resident Forecast Summary sections offer a review of this year's student resident forecast results. These sections include the district-wide student population forecast summary and a forecasted resident student population summary for both the existing attendance areas and the individual study areas from which they were calculated.

While reading this report, it is important to remember that it is based on data gathered at the time of the study. Due to potential population shifts, changes in development plans, fluctuating funding opportunities, and district priorities, all findings presented in this report are subject to change.

Key Items in the District-Wide Analysis:

- Overall, the resident student population for Pleasanton Unified School District is projected to decrease by 935 students over the next seven years, reflecting a declining rate of 7.5%. The resident student population has declined by 7.1% (954 students) since 2021.
- The TK-5 resident student population is forecasted to decrease by 4% by 2031 (loss of 202 TK-5 students).
- As smaller class sizes matriculate through, resident students in grades 6-8 are expected to decrease approximately 11.1% over the next seven years (a loss of 326 6-8 students).
- The resident district high school population is expected to decrease by 9% by SY 2031 (loss of 409 9-12 students). This is a result of many years where larger 12th grade classes graduate and have smaller 9th grades continuously enter the District's high schools.
- There are approximately 2,800 residential development units phased for the seven-year forecast.

1. Methodology

Data Sources

Geographic Map Data

Five (5) geographic data layers were modified or created for use in the seven-year student population forecasts:

STREET CENTERLINE DATA/PARCELS

Street centerline/parcel data files are utilized during the geocoding process of the student data. The geocoding process places a point on the map for every student in the exact location where the student resides. Each student is geocoded to the parcels by their given residence address. This enables MGT to analyze student data geographically.

STUDY AREAS

Study areas are small geographic areas – such as neighborhoods or portions of neighborhoods – that are considered the building blocks of school district attendance areas. Study areas are geographically defined following logical boundaries within a school district, such as freeways, streets, railroad tracks, or green space. Each study area is then coded with the corresponding elementary, middle, and high school that the students in the area are assigned to attend. By gathering information about the district at the study area level, MGT and PUSD can closely monitor growth and demographic trends in regions and identify the potential need for boundary or facility adjustments. Currently, 221 study areas make up the school district.

SCHOOLS

School facility information, including school names, addresses, unique identifying codes, grade ranges, and capacities, was provided to MGT by district staff.

PLANNED RESIDENTIAL DEVELOPMENT

Residential development data was obtained through discussions with the local municipalities. MGT researched possible new developments that could impact future student counts and reviewed the information with school district staff. This data includes the development name, location, housing type, and the total number of units within the development. The planned residential development information is subject to changes in the marketplace; therefore, this data should be reevaluated annually. MGT and Pleasanton Unified School District were monitoring projects closely during this study.

STUDENT DATA

HISTORIC STUDENT DATA - Historic population data is used to compare past student population trends as well as the effects of mobility (movement of students in or out of existing housing) throughout the district.

CURRENT STUDENT DATA - A student data file representing student membership as of School Year 2024 was provided to MGT by district staff. This data was summarized by grade level and each student was located by residential address to identify current study area populations. This data is used as a baseline for student population forecasts. The forecasts encompass the next seven years from SY2025/26 through SY2031/32.

Forecast Methodology

MGT has created seven-year, residence-based, modified cohort forecasts for each study area in PUSD. The forecast methodology used in this study combines historic student population counts, past and present demographic characteristics, and planned residential development to forecast future student populations at the study-area level. District-wide and school-level forecasts are summarized from the individual study area forecasts.

RESIDENCE-BASED

These forecasts are based on where the students reside and where they are assigned to attend school. To provide the most accurate estimate of where future school facilities may be needed, MGT uses the location of where the students reside as opposed to their school of enrollment because we believe that school facility planning is more accurate when facilities are located where the greatest number of students reside. The best way to plan for future student population shifts is to know where the next group of students will be living.

Typically, district-generated forecasts are based on school enrollments and are forecasted for staffing and budgetary needs. However, this method is often inadequate for long-range planning needs, such as the location of future school facilities, because the location of the students is not taken into consideration. A school's enrollment can fluctuate annually not only due to population trends but also due to variables in the curriculum, program changes, school administration, and open-enrollment policies. These variables can skew the apparent need for new or additional facilities in an area.

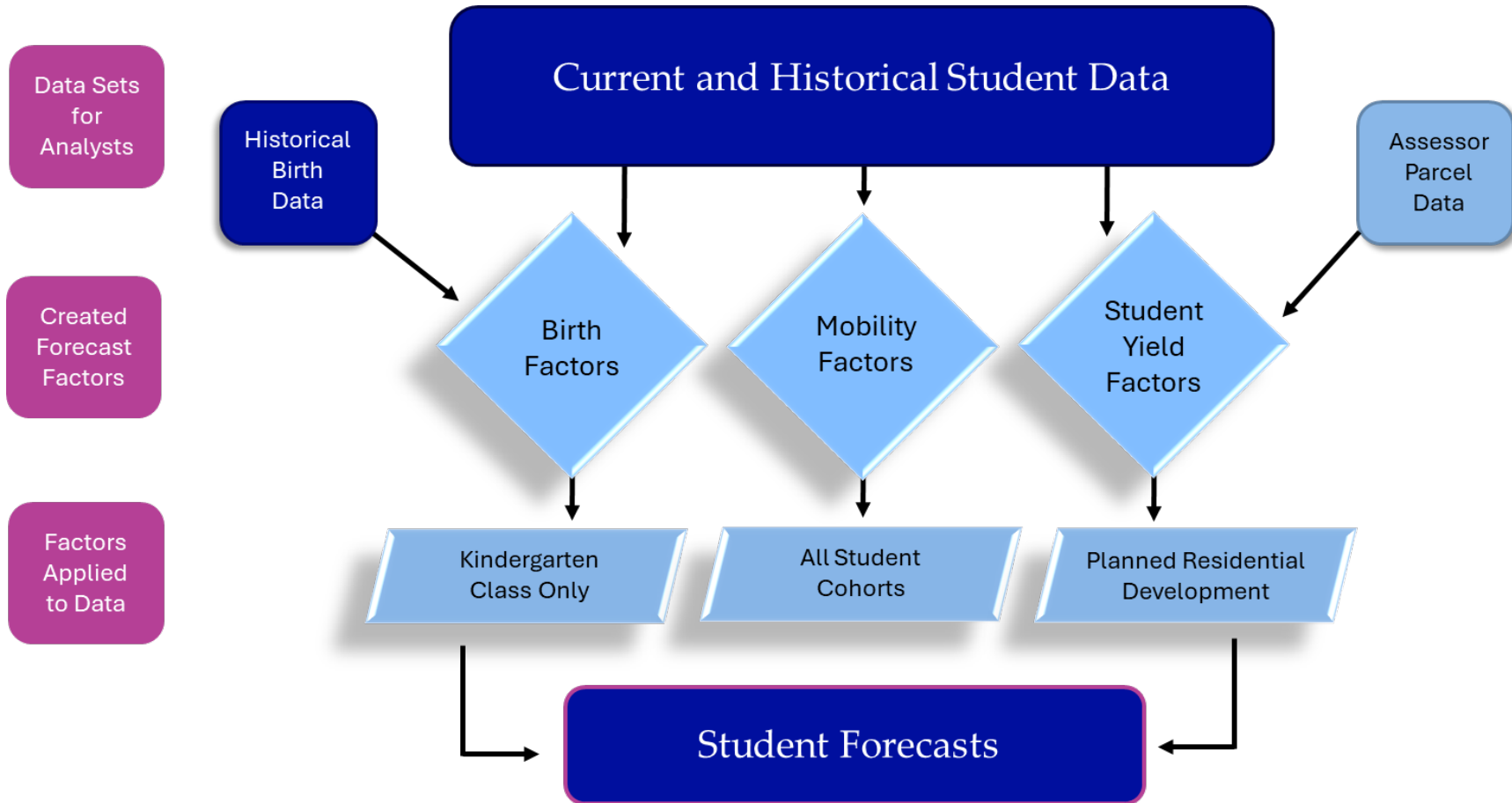
MODIFIED COHORT

The method used by MGT is unique because it modifies a standard cohort forecast with demographic factors and student residential location. For each year of the forecast, 12th grade students graduate and continue students' progress through to the next grade level. This normal progression of students is modified by the forecast variables detailed below.

SEVEN-YEAR FORECASTS

Projections are calculated seven years from the date of the forecast for several reasons. The planning horizon for any type of facility is typically no less than five years, often longer. Seven years is usually enough to adequately plan for any new facility. Forecasts beyond seven years are based on speculation due to the lack of reliable information on birth rates, new home construction, and economic conditions.

Chart 1: Forecasts by Residence Flowchart



Forecast Factors

There are three primary factors that can directly influence a forecast: birthrates, mobility, and student yield factors. If all factors register at a lower level, they suggest a decrease in the district’s population. Conversely, higher factors typically signal growth within the district. Frequently, it’s a blend of both scenarios. For instance, national birth rates may be on the decline, but a district can maintain stability or expansion by fostering adequate development to counterbalance the decreasing birth trend.

Birth Rates

MGT uses birth data correlating to the district boundary and applies the data accordingly. The assumption underlying the use of birth statistics from year to year is that increases or decreases in the number of births in the area will translate to increases or decreases in future kindergarten enrollment. For example, the SY2024 kindergarten class in PUSD was born five years previous in 2019. Any subsequent changes in births in 2020 compared to 2019 and 2021 to 2019, etc. would result in similar increases or decreases in future kindergarten class sizes.

In calculating birth rates, the capture rate of births is also taken into account. This consideration is crucial for assessing whether the current kindergarten class size is an anomaly. Should it be determined that the class size is atypical, future estimated capture rates can be adjusted to eliminate errors resulting from unusually high or low enrollment figures in kindergarten.

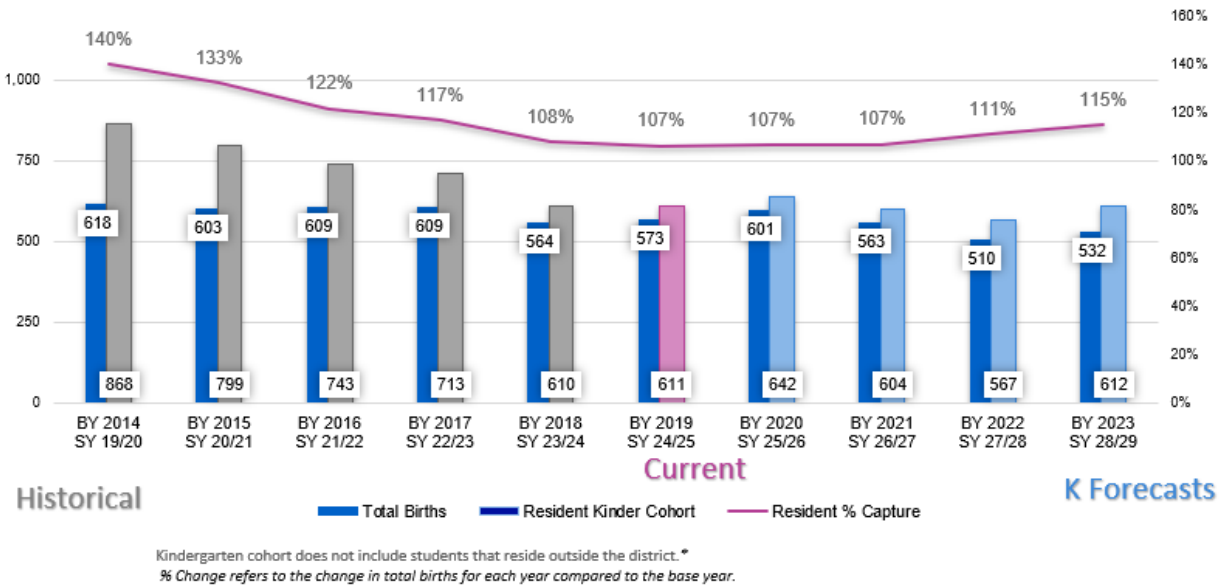
TABLE 1: BIRTH FACTORS

Birth data for the district was collected from the California Department of Health Statistics to calculate the birth rates applied in the forecast. The birth rates for PUSD are steadily declining which is a contributing factor to the declining kindergarten class sizes.

Births by (Subdistrict)					Birth Rate		Resident Kinder Cohort	Resident % Capture	
Birth Year	Kinder Year	94566	94588	Total	% Change*	School Year			
2014	2019	292	326	618	107.9%	Rates used in forecast	2019/20	868	140%
2015	2020	287	316	603	105.2%		2020/21	799	133%
2016	2021	274	335	609	106.3%		2021/22	743	122%
2017	2022	288	321	609	106.3%		2022/23	713	117%
2018	2023	265	299	564	98.4%		2023/24	610	108%
2019	2024	271	302	573	Base Year		2024/25	611	107%
2020	2025	289	312	601	104.9%	1.049	2025/26	642	107%
2021	2026	278	285	563	98.3%	0.983	2026/27	604	107%
2022	2027	260	250	510	89.0%	0.890	2027/28	567	111%
2023	2028	286	246	532	92.8%	0.928	2028/29	612	115%
2024	2029	Birth data was not available at time of study.			93.4%	0.934	2029/30		
2025	2030				91.7%	0.917	2030/31		
2026	2031				92.7%	0.927	2031/32		
2027	2032				92.6%	0.926	2032/33		
2028	2033				92.3%	0.923	2033/34		
2029	2034				92.5%	0.925	2034/35		

1. METHODOLOGY

CHART 2: CAPTURE RATE OF BIRTHS IN PLEASANTON UNIFIED SCHOOL DISTRICT



The chart above shows the capture rate or market share of births within the PUSD boundaries to the kindergarten class in the Pleasanton Unified School District in the last six years and the expected resident kindergarten class in the first four years of the forecast. As shown in the previous table, the live births from 2014-2023 continue to decline. However, the Capture Rates for the PUSD have exceeded 100% for over two decades. This essentially means that if the Capture Rate for a particular year is 140% (as it shows above comparing births in 2014 to Kindergarten 5 years later in 2019), then if 618 students were born in 2014, there were 868 students attending Kindergarten in PUSD 5 years later. This implies birth rates may not be the only factor in the size of the kindergarten class and may include such factors as out-of-district students attending PUSD schools, or families moving into the district, bringing in new students that were not born within district boundaries or simply, there is a lot of resales going on during those 5 years and the people moving in bring more school age children into the District that were not present before. As was said above, this has been a trend going on in the Pleasanton area for many years.

Student Mobility Factors

Student mobility factors further refine the student population forecasts. Mobility refers to the increase or decrease in the movement of students within and out of the district boundary’s existing housing. Mobility is a spatial cohort survival rate meaning that it calculates the movement of students from grade in that geographic area. Mobility factors consider apartment movement, housing resales, foreclosures, movement to non-district schools, early graduation, and high school dropout rates. Mobility, like a cohort, is applied as a percentage of increase/decrease to each grade for every year of the forecast.

Mobility is calculated using four years of student data. MGT uses current elementary school attendance areas as the basis to calculate Mobility Factors. Using small geographic areas helps identify and focus on trends within the district. A net increase or decrease of zero students over time is represented by a factor of **1.00** or a 100% pass-through rate. A net student loss is represented by a factor less than 1.000 (such as **.96** or a -4% net loss) and a net gain by a factor greater than **1.00** (such as **1.05** or a 5% net increase).

HOW IS MOBILITY APPLIED?

100 Kindergarten students in SY2024-25

Example: \times **1.05** (Alisal ES 1st-grade mobility)

= **105** 1st-grade students in SY2025-26

TABLE 2: MOBILITY FACTORS

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
Alisal ES	1.05	1.04	0.97	1.06	1.04	1.12	1.04	1.04	1.10	0.98	1.00	1.00
Donlon ES	1.04	1.03	0.98	1.07	0.98	1.04	1.03	1.01	1.02	0.98	1.00	0.98
Fairlands ES	0.99	1.02	1.01	0.96	0.97	0.98	0.99	0.99	0.97	0.98	1.00	0.96
Hearst ES	1.05	1.10	0.98	1.03	1.02	0.95	1.04	1.01	1.00	0.97	1.01	0.98
Henry P Mohr ES	1.07	0.98	0.96	1.05	1.04	0.95	1.02	1.00	1.00	1.04	0.97	0.98
Lydiksen ES	1.12	1.06	1.03	1.02	1.01	1.03	1.10	0.99	1.02	0.98	1.02	1.02
Valley View ES	1.07	1.02	1.00	1.03	1.02	1.04	1.04	1.05	1.06	1.03	0.97	0.99
Vintage Hills ES	1.08	1.04	1.01	1.03	0.99	0.95	1.02	1.02	1.09	1.00	1.01	0.98
Walnut Grove ES	1.10	1.07	1.08	1.03	1.05	1.08	1.01	1.01	1.01	0.98	1.00	1.00

Referencing the table above, it can be determined Pleasanton USD generally sees a positive influence from student mobility, meaning, that student classes are generally staying static or increasing slightly. It is typical to see an influx of students into the 1st, 6th and 9th grades, which is seen in the table above. Overall, these higher rates help PUSD from experiencing a steeper student population decline.

Student Yield Factors (SYF)

The Student Yield Factors, when applied to planned residential development units, determine how many additional students will be generated from new construction within the district.

Two sets of data are required to calculate Student Yield Factors: a current student file provided by PUSD and current housing unit data. In a full SYF Study, the geocoded student data file is overlaid with the housing data to determine how many students reside in each housing type. This allows MGT to associate each student with a specific housing unit. A full SYF study is recommended every 2-5 years depending on the amount of residential growth of the district, the economy or life altering events, such as a pandemic.

Student Yield Factors are an important tool for school districts to use in planning for future enrollment growth. By knowing the SYF for different types of housing, districts can get a better idea of how many students they can expect to enroll in the future. This information can be used to make decisions about staffing, facilities, and programming.

The Student Yield Factor (SYF) for Pleasanton Unified School District measures the number of school-aged children residing in housing units built within the last five years. For Pleasanton Unified School District in grades K-12, the SYF is 0.716 for single-family detached (SFD) homes, 0.723 for multi-family attached (MFA) homes, 0.264 for apartments (APT), and 0.196 for Transit Oriented Developments (TOD). This means that for every 100 single-family detached homes constructed in the past five years, the district gains approximately 72 school-aged children. For multi-family attached homes, such as townhomes, the district gains about 72 students for every 100 homes built. In the case of apartments, the SYF indicates a gain of 26 students for every 100 apartments constructed in the last five years. Moving forward with the forecast, the Pleasanton Unified School District can anticipate an increase in student enrollment from upcoming residential developments based on the Student Yield Factors (SYF).

TABLE 3: STUDENT YIELD FACTORS

		Student Counts				Yield Factors				
Unit Type	# of Units	K-5	6-8	9-12	K-12	K-5	6-8	9-12	K-12	Unit Type
SFD	225	85	37	39	161	0.378	0.164	0.173	0.716	SFD
MFA	94	37	20	11	68	0.394	0.213	0.117	0.723	MFA
TOD	506	57	17	25	99	0.113	0.034	0.049	0.196	TOD
APT	702	92	51	42	185	0.131	0.073	0.060	0.264	APT

SFD = Single Family Detached units

MFA = Multi-Family Attached units (i.e.: Condos, townhomes)

TOD = Transit Oriented Development (high-end apartments)

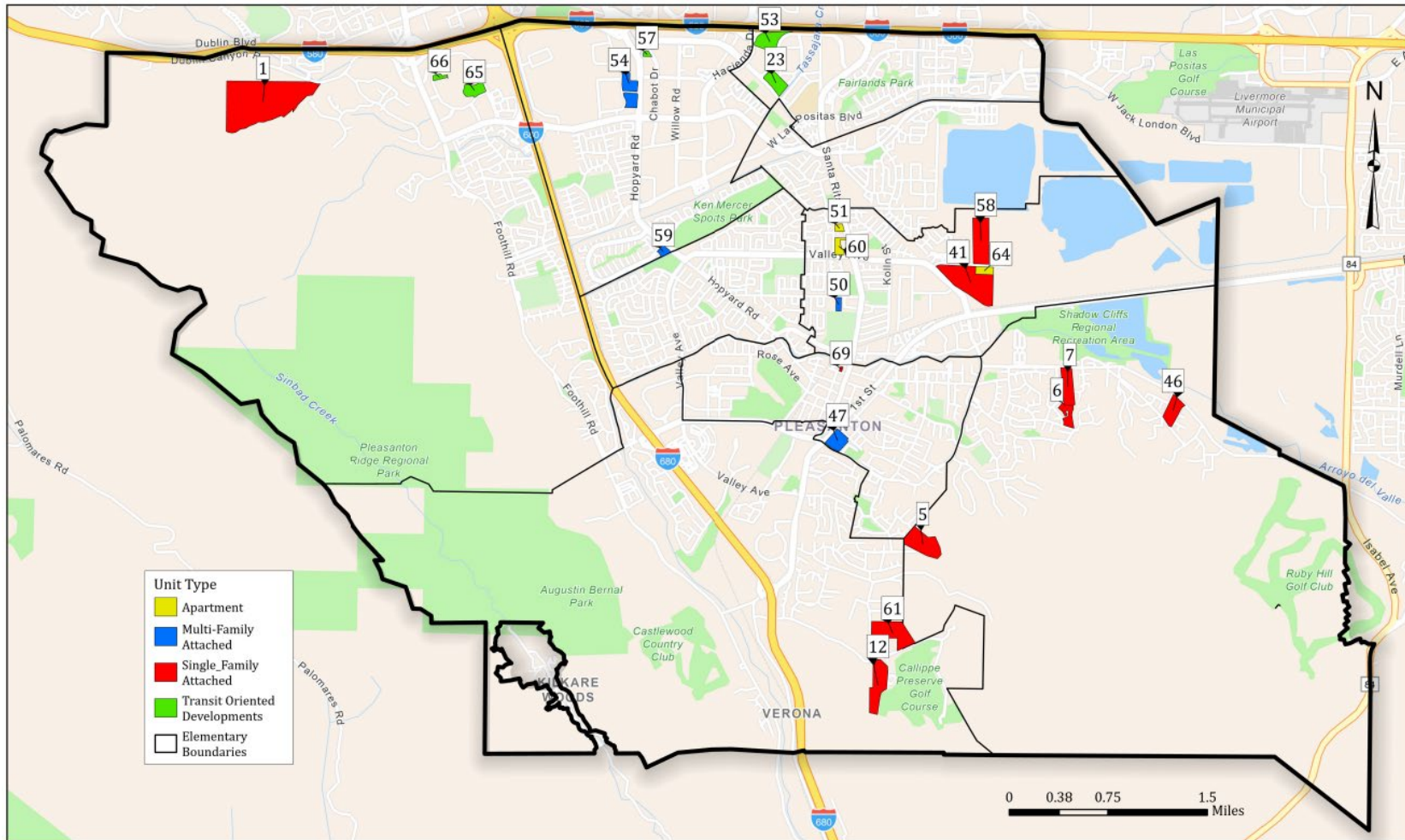
APT = Apartment units (non-TOD's)

1. METHODOLOGY

Planned Residential Development

Closely related to the Student Yield Factors are planned residential development units. Planned residential development data is collected to determine the number of new residential units that will be built over the time frame of the student population forecasts. MGT collected information from city planning departments as well as project developers regarding planned or active construction. Currently, there are 22 active or planned projects in Pleasanton Unified School District, totaling 2,826 units included in the forecast over the next seven years.

MAP 1: ACTIVE AND FUTURE RESIDENTIAL DEVELOPMENTS OVER THE NEXT SEVEN YEARS



1. METHODOLOGY

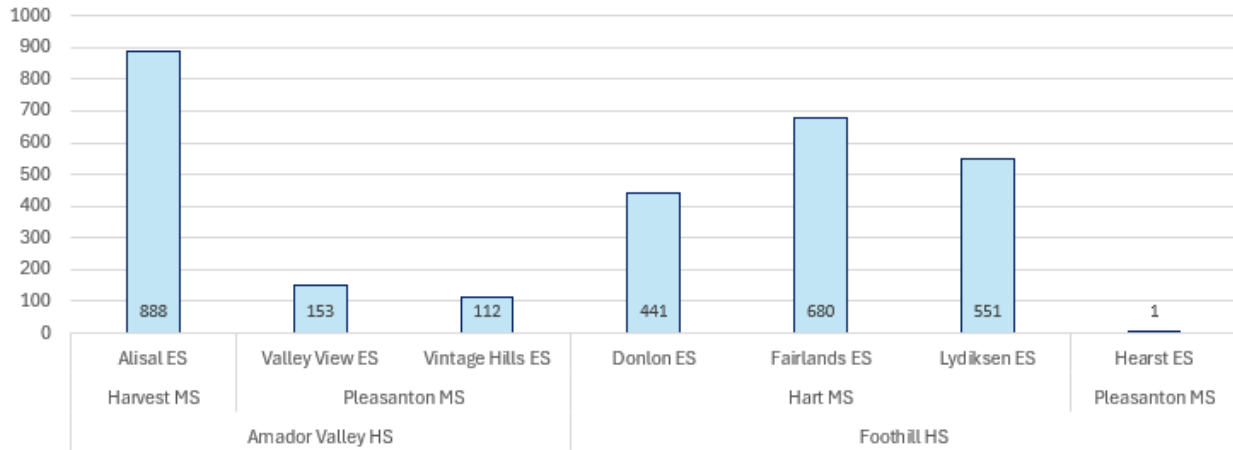
TABLE 4: LISTING OF RESIDENTIAL DEVELOPMENTS INCLUDED IN THE FORECAST

This is a list of residential development projects containing units that will affect the forecast.

Map ID#	Project	Developer	Unit Type	Status	Total Units	Total Units Occupied	Units Applied in Forecast	Estimated Full Occupancy
Alisal ES								
41	Kiewit	Unknown	SFD	Planning	310	0	310	2030
50	Black Avenue	Unknown	MFA	Planning	56	4	52	2026
51	Tri-Valley Inn	Unknown	APT	Planning	62	0	62	2026
58	Arroyo Lago	Steel Wave/Land Advisors	SFD	Planning	224	0	224	2029
60	Valley Plaza Project	Unknown	APT	Planning	138	0	138	2030
64	Kiewit	Unknown	APT	Planning	102	0	102	2028
Donlon ES								
54	Signature Center	Unknown	MFA	Planning	330	0	330	2028
57	Laborer Council	Unknown	TOD	Planning	56	2	54	2027
59	3200 Hopyard Road	Unknown	MFA	Planning	57	0	57	2027
Fairlands ES								
23	Rosewood Commons	Avalon Bay Communities	TOD	Active	305	0	305	2027
53	Metro 580	Unknown	TOD	Planning	375	0	375	2029
Hearst ES								
12	Serenity Terrace	Heartwood Communities	SFD	Active	12	11	1	2026
Lydiksen ES								
1	Lester/Hidden Valley Project	Ponderosa Homes	SFD	Planning	31	0	31	2027
65	Stone Ridge Shopping Center Property Site 3	Unknown	TOD	Planning	360	0	360	2029
66	Stone Ridge Shopping Center Property Site 3	Unknown	TOD	Planning	160	0	160	2030
Valley View ES								
47	PUSD District Office	Unknown	MFA	Planning	139	0	139	2030
69	Former Barone's Restaurant	Robson Homes	SFD	Planning	14	0	14	2027
Vintage Hills ES								
5	Diamond Canyon	Toll Brothers	SFD	Active	43	28	15	2025
6	Berattis Place	Unknown	SFD	Planning	15	2	13	2028
7	Stone Ridge Shopping Center Property Site 3	Unknown	SFD	Planning	14	2	12	2031
46	Neil Property/Vineyard	Trumark	SFD	Planning	28	0	28	2027
61	The Flat At Spotorno Ranch	Tim Lewis Communities	SFD	Planning	44	0	44	2029
NOTES								
Source: County Planning Office, District Input, Developers/Sales offices, aerial imagery status Note: Occupancy information is calculated as of October of each corresponding year. Explanation of Housing Types: SFD = Single-Family Dwelling MFA = Multi-Family Attached APT: Apartment TOD: Transient Oriented Dwelling								

1. METHODOLOGY

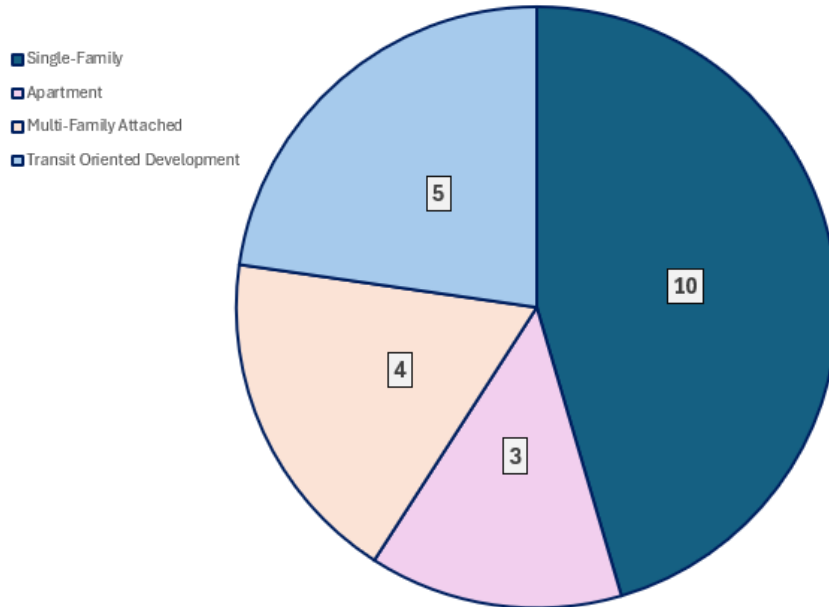
CHART 3: RESIDENTIAL DEVELOPMENT BY ELEMENTARY ATTENDANCE AREA



- 22 projects have units included in the forecast in 7 elementary attendance areas.
- 2,826 units included in the forecast.

CHART 4: RESIDENTIAL DEVELOPMENT UNITS BY UNIT TYPE

Single-Family Apartment Multi-Family Attached Transit Oriented Development



- 45% of the residential units are single family units
- Based on student yield factors, 100 single-family units is expect to yield 38 elementary, 16 middle school and 17 high school students

1. METHODOLOGY

TABLE 5: LISTING OF RESIDENTIAL DEVELOPMENTS NOT INCLUDED IN FORECAST

This is a list of residential development projects that are being monitored, however not enough information is available to include them in the forecast or the project is no longer active. These developments have been discussed with City Planning and they have mentioned that they do not see any of these projects happening over the next seven years.

Project	Developer	Unit Type	Status	Total Units
Alisal ES				
SteelWave	Unknown	SFD	Planned	1015
SteelWave	Unknown	SFD	Inactive	240
Boulder Court	Unknown	APT	Unknown	284
Donlon ES				
Roche	Unknown	TOD	Planned	372
Bart	Unknown	TOD	Planned	249
Cm Capital Properties	Unknown	APT	Planned	84
Donlon	CITY	SFD	Planned	28
Muslim Community Center (Mcc)	Unknown	MFA	Future	122
Oracle Site	Unknown	TOD	Unknown	225
Hearst ES				
Sunol Blvd Properties	Unknown	APT	Unknown	717
Sonoma Drive Area	Unknown	APT	Inactive	130
Henry P Mohr ES				
East Pleasanton Specific Plan	Unknown	SFD	Planned	17
St Elizabeth Seton	Unknown	MFA	Planned	51
Lydiksen ES				
Merritt	Unknown	SFD	Planned	91
Marriott Property Site 2	Unknown	TOD	Planned	99
Kaiser Property Site 4	Unknown	TOD	Planned	183
Valley View ES				
Auf Der Maur (4534 Bernal)	Unknown	SFD	Planned	51
NOTES				
Source: County Planning Office, District Input, Developers/Sales offices, aerial imagery status Note: Occupancy information is calculated as of October of each corresponding year. Explanation of Housing Types: SFD = Single-Family Dwelling MFA = Multi-Family Attached APT: Apartment TOD: Transient Oriented Dwelling				

2. Student Information

The forecast relies on student data as its cornerstone. Initially, we gather the latest four years of student information. Engaging in quality checks, including verification through Student Verification forms, we collaborated closely with the district to validate the accuracy of the acquired data. Subsequently, we move on to geocoding the students based on their home addresses. This process allows us to conduct spatial analyses such as creating a Student Density map, Attendance Matrices, and ultimately generating the Student Forecast.

TABLE 6: STUDENT ACCOUNTING SUMMARY

The Student Accounting Summary indicates the total student enrollment as of 10/2/2024, and the number of students used in the resident student forecast. The forecast model is based upon student residence and excludes students residing outside of the district boundaries and students with addresses that are not matched during geocoding. The forecast also may exclude other groups of students indicated in the summary below.

Student Accounting Summary	
School Year 2024/25	
Student data captured on: 10/2/2024	
Students in Forecast	
General Education Students	12,490
Total Students in Forecast	12,490
Students Not in Forecast	
Inter-District Students	523
Special Education Students	264
Other Students	29
Total Students Not in Forecast	816
Total Students in District Summary	
Total Students in Forecast	12,490
Total Students Not in Forecast*	816
Pleasanton Unified School District 2024/25 Enrollment	13,306
Other Students are in grade 13.	
No preschool students are included in the forecast.	

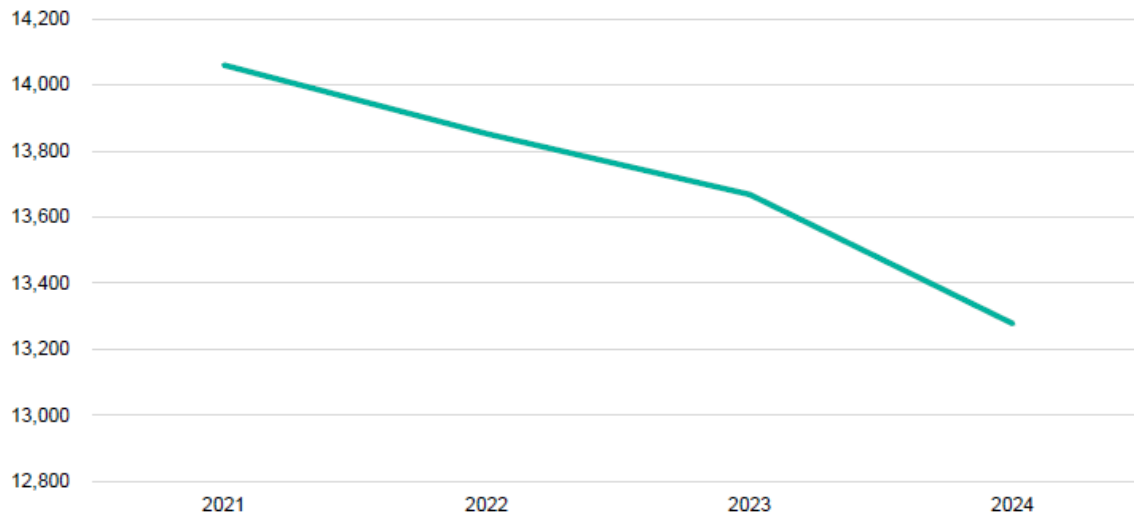
2. STUDENT INFORMATION

PRELIMINARY ANALYSIS BASED ON DATA VERIFICATION

Pleasanton Unified School District is declining in enrollment. 14 of 18 schools have decreased in enrollment since last year, with Henry P. Mohr ES experiencing the most significant decrease of 48 students. Of the 4 schools experiencing growth, Amador Valley High experienced the largest growth, of 13 students. Overall, the trend of student counts points to a likely gradual decrease in the district wide student population in the future.

TABLE 7: ENROLLMENT TREND BY GRADE

	Historical			Current	1-Yr Diff	Trend
	2021	2022	2023	2024		
TK	174	218	298	325	27	
K	788	738	648	647	-1	
1	851	850	783	689	-94	
2	929	886	889	813	-76	
3	932	933	890	902	12	
4	959	976	963	907	-56	
5	1045	969	1004	983	-21	
6	1085	1053	989	1027	38	
7	1135	1139	1093	1007	-86	
8	1171	1159	1187	1098	-89	
9	1189	1220	1221	1232	11	
10	1254	1184	1235	1207	-28	
11	1253	1271	1201	1240	39	
12	1295	1256	1267	1200	-67	
Total Enrollment	14,060	13,852	13,668	13,277		
Yearly Difference	-	-208	-184	-391		



2. STUDENT INFORMATION

TABLE 8: ENROLLMENT TREND BY SCHOOL

	Historical			Current	1-Yr Diff	Trend
	2021	2022	2023	2024		
Alisal Elementary	485	513	553	544	-9	
Amador Valley High School	2672	2640	2571	2584	13	
Donlon Elementary	727	739	729	700	-29	
Fairlands Elementary	726	726	696	670	-26	
Foothill High School	2184	2179	2208	2169	-39	
Hart Middle School	1176	1158	1164	1129	-35	
Harvest Park Middle School	1119	1086	1050	1016	-34	
Hearst Elementary	557	527	500	467	-33	
Lydiksen Elementary	605	604	611	586	-25	
Mohr Elementary	577	579	540	492	-48	
Pleasanton Middle School	1027	1050	1015	944	-71	
Pleasanton Virtual Academy 6-8 Grades	63	40	31	43	12	
Pleasanton Virtual Academy 9-12 Grades	0	0	71	70	-1	
Pleasanton Virtual Academy TK-5 Grades	212	45	22	25	3	
Valley View Elementary	573	641	657	631	-26	
Village High School	104	80	86	85	-1	
Vintage Hills Elementary	562	538	516	522	6	
Walnut Grove Elementary	652	648	644	629	-15	

2. STUDENT INFORMATION

TABLE 9: VERIFIED STUDENT DATA FORMS

File Name: StudentData_MGT_CBEDS
Total Student Records: 13306
Valid Address Fields: 13306
*Invalid - Empty - PO Box: 0

Data Fields Provided In File

The following fields were included in the file you provided. If additional fields are necessary to correctly identify students in various categories or programs for boundary planning or other types of analysis deemed important by the District, immediately notify Davis Demographics and send a new complete student data file with the added fields.

Student ID	City		
Grade Level	Zip		
School Name	Special Education		
School ID Number			
Street Address			

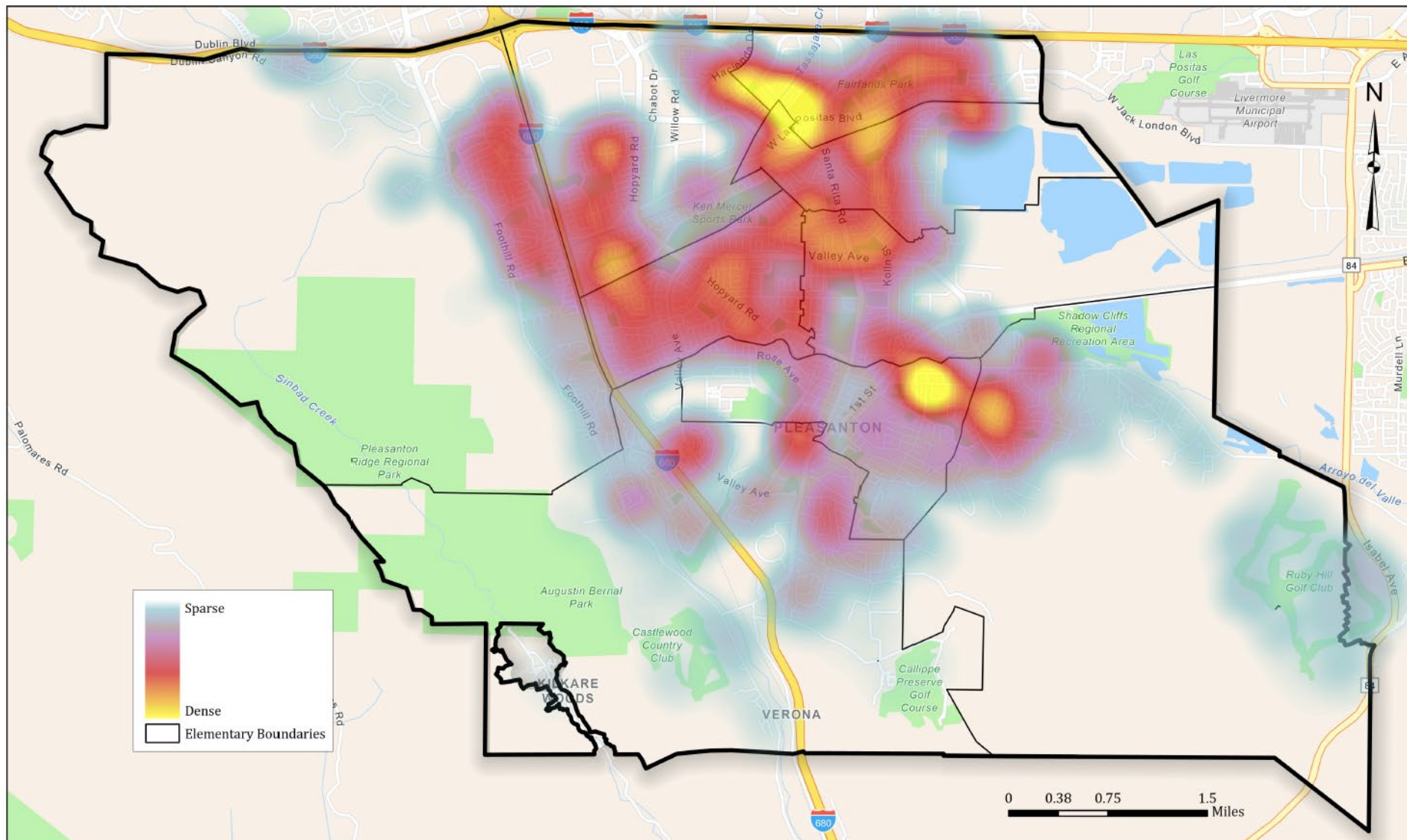
Attribute Details

School Name	Student Count by Grade and Enrollment														Total Enrl		
	PK/TK	0	1	2	3	4	5	6	7	8	9	10	11	12		13	
Allsal Elementary	48	71	75	77	79	96	98										544
Amador Valley High School											658	641	639	645	1		2,584
Donion Elementary	46	96	98	116	98	119	127										700
Fairlands Elementary	24	94	96	94	118	120	124										670
Foothill High School											559	551	556	503			2,169
Hart Middle School								381	368	380							1,129
Harvest Park Middle School								340	319	357							1,016
Hearst Elementary	48	48	48	72	96	62	93										467
Lydlksen Elementary	40	72	76	98	103	99	98										586
Mohr Elementary	47	48	67	72	72	93	93										492
Pleasanton Middle School								293	311	340							944
Pleasanton Virtual Academy 6-8 Grades								13	9	21							43
Pleasanton Virtual Academy 9-12 Grades											15	14	20	21			70
Pleasanton Virtual Academy TK-5 Grades		2	2	3	4	5	9										25
Valley View Elementary	24	72	84	111	110	112	118										631
Village High School												1	25	31	28		85
Vintage Hills Elementary	24	72	70	74	99	84	99										522
Walnut Grove Elementary	24	72	73	96	123	117	124										629
Total	325	647	689	813	902	907	983	1,027	1,007	1,098	1,232	1,207	1,240	1,200	29		13,306

Special Education	# of Records
No	13,013
Yes	293
Total	13,306

2. STUDENT INFORMATION

MAP 2: RESIDENT STUDENT DENSITY SY 2024/25



Attendance Matrix

An attendance matrix is included to clarify where students live versus where they attend school. It's important to note that MGT bases its forecasts on students' residences rather than their current school enrollments. This approach allows for the most accurate predictions of student population shifts and the optimal locations for future facilities, if needed. As a result, the resident forecast figures for each school may differ slightly from the actual reported enrollment. Given that programs and policies can change, the most effective way to plan for future facilities is by understanding where the upcoming student populations reside, rather than focusing solely on their current school enrollments.

Attendance matrices serve as a check and balance for student accounting by showing where students reside (their School of Residence) based on their geocoded addresses and where they attend (School of Attendance) according to district-provided data. This comparison is crucial for ensuring that the students included in the forecasts align with the district's enrollment records for each school. Additionally, by comparing School of Residence data with School of Attendance data, intra-district transfer patterns can be identified. The student counts in the matrix reflect HCS's enrollment as of the 2024 school year.

Reading the Matrix

The rows of the attendance matrix represent students living within each attendance area, while the columns show the number of students attending each school. As you read across a row, you'll see which schools the students from that attendance area are attending. Reading down a column reveals where the students attending that school live.

For example, on 10/2/2024, Alisal Elementary School had 435 students residing in its attendance area. Of those, 331 attended Alisal, 3 students attending Donlon ES, 1 attends Fairlands ES, and so on. In the column labeled Alisal ES, the total at the bottom shows that 544 students are enrolled there. Beyond the 331 who live in the Alisal attendance area, 9 live in the Donlon ES attendance area, 16 in the Fairlands ES attendance area, and so forth. Additionally, 17 students enrolled at Alisal live outside the district boundary and 40 are Special Education students.

Following the matrix, the Utilization and Transfer Analysis provides insights into each school's capacity, utilization based on residence, utilization based on enrollment, and student transfer patterns. For instance, Alisal ES has a capacity of 556 students. The Residence columns display the utilization percentage if all 435 students living within the Alisal ES attendance area were enrolled at their home campus. The Enrollment columns show the utilization based on actual enrollment compared to the school's capacity. The Resident Student Transfers column identifies the number of district students transferring in and out of the school, while the Inter-District Transfers column highlights the number of students attending from outside the district.

2. STUDENT INFORMATION

TABLE 10: ELEMENTARY SCHOOL ATTENDANCE MATRIX

Date of Student Data: 10/2/2024			School of Enrollment										*Non-Boundary
Attendance Area	Grade Range	Count of Students Living within Attendance Area	Alisal ES	Donlon ES	Fairlands ES	Hearst ES	Henry P Mohr ES	Lydiksen ES	Valley View ES	Vintage Hills ES	Walnut Grove ES	PUSD Virtual Academy TK5	
School of Residence	Alisal ES	TK-5	435	331	3	1	5	28	0	22	10	34	2
	Donlon ES	TK-5	621	9	520	19	4	29	10	19	2	9	0
	Fairlands ES	TK-5	696	16	42	562	6	26	9	29	3	1	2
	Hearst ES	TK-5	532	5	8	5	401	5	31	51	22	3	1
	Henry P Mohr ES	TK-5	577	78	27	65	3	363	5	24	3	9	0
	Lydiksen ES	TK-5	539	4	24	6	3	4	481	15	0	2	0
	Valley View ES	TK-5	446	12	3	4	22	2	3	361	36	2	1
	Vintage Hills ES	TK-5	458	3	0	0	13	4	0	38	400	0	0
	Walnut Grove ES	TK-5	691	29	45	4	6	16	4	20	5	561	1
	Total Resident		4,995	487	672	666	463	477	543	579	481	621	7
Inter-District Transfers		158	17	8	5	4	15	6	52	25	8	18	
Special Education		113	40	20	0	0	0	37	0	16	0	0	
Total Enrollment		5,266	544	700	671	467	492	586	631	522	629	25	

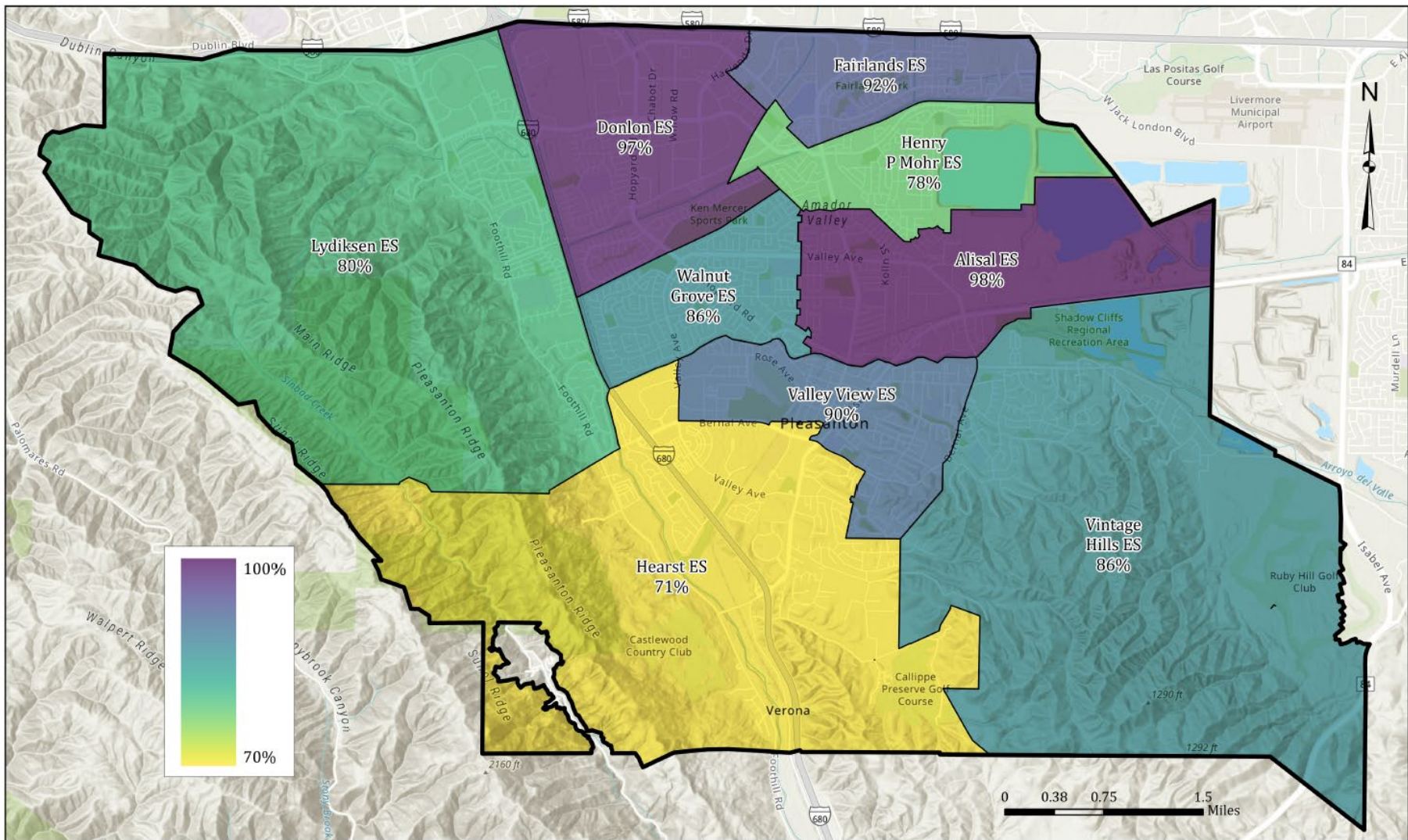
2. STUDENT INFORMATION

TABLE 11: ELEMENTARY SCHOOL UTILIZATION AND TRANSFER ANALYSIS

Attendance Area	Grade Range	School Capacity	Residence		Enrollment		Resident Student Transfers			Inter-District Transfers	Total Open Enrollment Rate
			Students	Utilization	Students	Utilization	In	Out	Out Rate	In	
Alisal ES	TK-5	556	435	78%	544	97.8%	156	104	23.9%	17	31.8%
Donlon ES	TK-5	722	621	86%	700	97.0%	152	101	16.3%	8	22.9%
Fairlands ES	TK-5	725	696	96%	671	92.6%	104	134	19.3%	5	16.2%
Hearst ES	TK-5	656	532	81%	467	71.2%	62	131	24.6%	4	14.1%
Henry P Mohr ES	TK-5	631	577	91%	492	78.0%	114	214	37.1%	15	26.2%
Lydiksen ES	TK-5	732	539	74%	586	80.1%	62	58	11%	6	11.6%
Valley View ES	TK-5	704	446	63%	631	89.6%	218	85	19%	52	42.8%
Vintage Hills ES	TK-5	609	458	75%	522	85.7%	81	58	13%	25	20.3%
Walnut Grove ES	TK-5	729	691	95%	629	86.3%	60	130	19%	8	10.8%

2. STUDENT INFORMATION

MAP 3: ELEMENTARY SCHOOL UTILIZATION (BASED ON ENROLLMENT)



2. STUDENT INFORMATION

TABLE 12: MIDDLE SCHOOL ATTENDANCE MATRIX

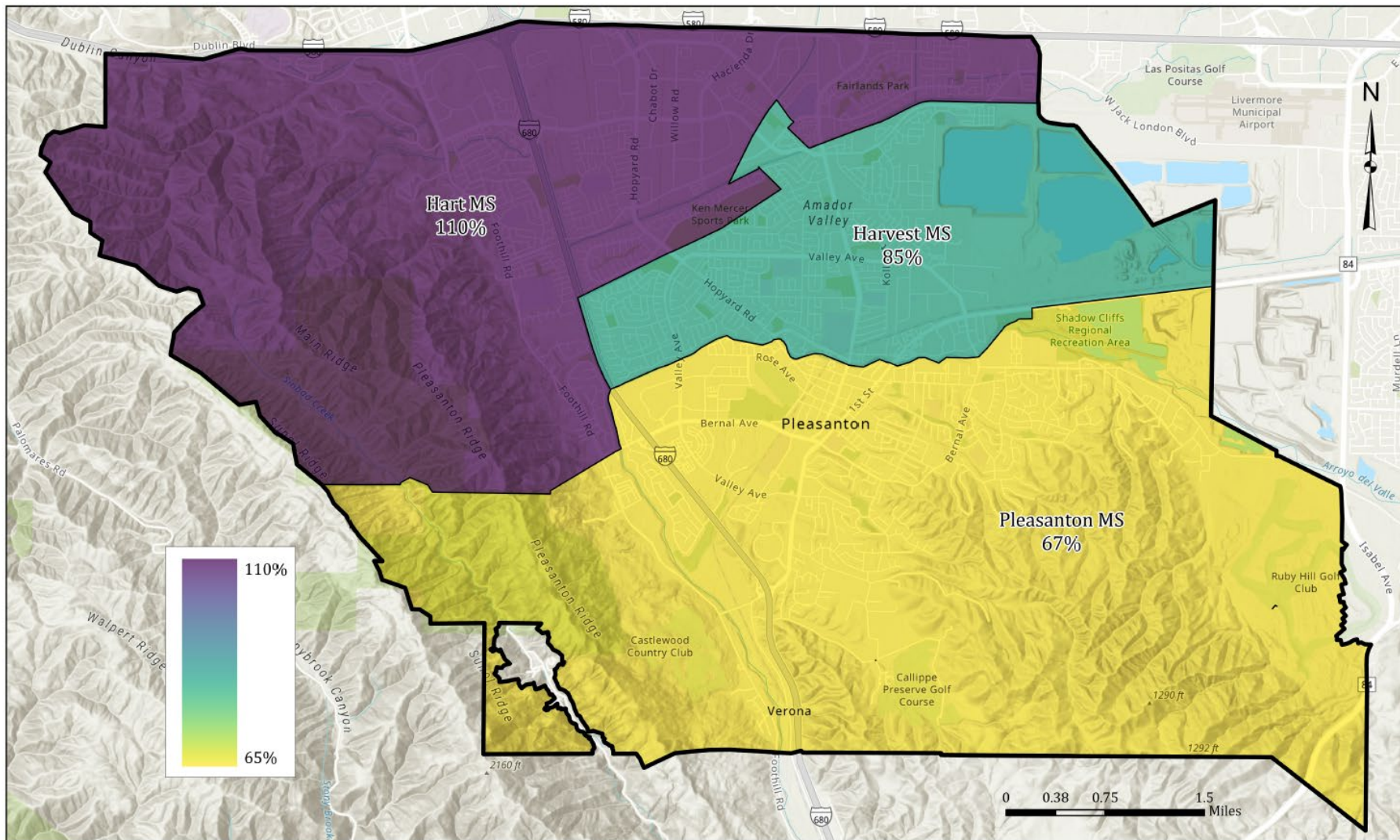
Date of Student Data: 10/2/2024			School of Enrollment			*Non-Boundary	
Attendance Area	Grade Range	Count of Students Living within Boundary	Hart MS	Harvest Park MS	Pleasanton MS	PUSD Virtual Academy 6-8	
School of Residence	Hart MS	6-8	1,036	964	41	29	2
	Harvest Park MS	6-8	1,057	113	907	33	4
	Pleasanton MS	6-8	846	21	34	785	6
	Total Resident		2,939	1,098	982	847	12
Inter-District Transfers		135	16	13	75	31	
Special Education		58	15	21	22	0	
Total Enrollment		3,132	1,129	1,016	944	43	

TABLE 13: MIDDLE SCHOOL UTILIZATION AND TRANSFER ANALYSIS

Attendance Area	Grade Range	School Capacity	Residence		Enrollment		Resident Student Transfers			Inter-District Transfers	Total Open Enrollment Rate
			Students	Utilization	Students	Utilization	In	Out	Out Rate	In	
Hart MS	6-8	1,025	1,036	101%	1,129	110.1%	134	72	6.9%	16	13.3%
Harvest Park MS	6-8	1,196	1,057	88%	1,016	84.9%	75	150	14.2%	13	8.7%
Pleasanton MS	6-8	1,412	846	60%	944	66.9%	62	61	7.2%	75	14.5%

2. STUDENT INFORMATION

MAP 4: MIDDLE SCHOOL UTILIZATION (BASED ON ENROLLMENT)



2. STUDENT INFORMATION

TABLE 14: HIGH SCHOOL ATTENDANCE MATRIX

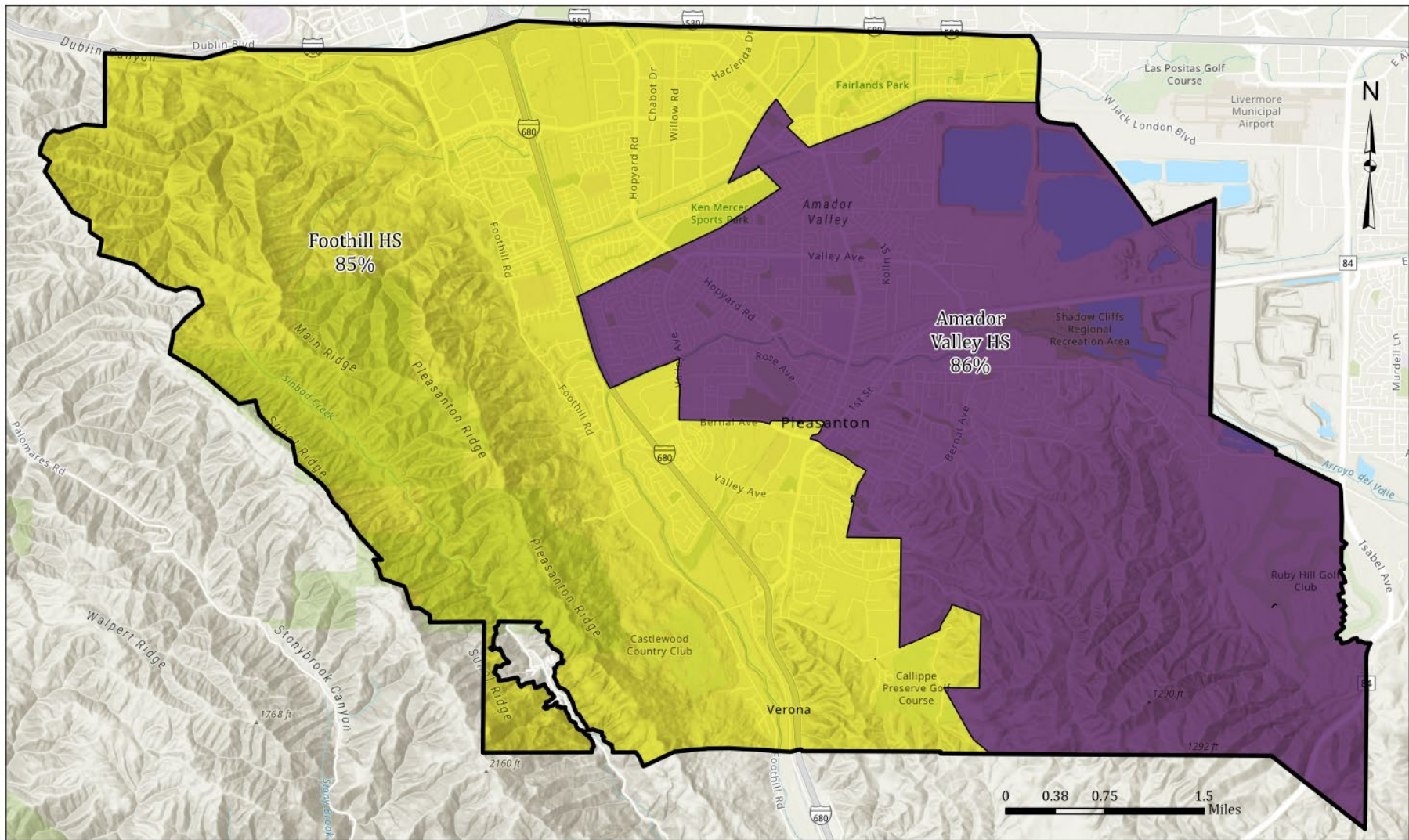
Date of Student Data: 10/2/2024			School of Enrollment		*Non-Boundary School		
Attendance Area	Grade Range	Count of Students Living within Boundary	Amador Valley HS	Foothill HS	Village HS	PUSD Virtual Academy 912	
School of Residence	Amador Valley HS	9-12	2,576	2,244	283	17	32
	Foothill HS	9-12	1,980	232	1,707	22	19
	Total Resident		4,556	2,476	1,990	39	51
	Inter-District Transfers		230	65	140	7	18
	Special Education		93	42	39	11	1
	Grade 13		29	1	0	28	0
	Total Enrollment		4,908	2,584	2,169	85	70

TABLE 15: HIGH SCHOOL UTILIZATION AND TRANSFER ANALYSIS

Attendance Area	Grade Range	School Capacity	Residence		Enrollment		Resident Student Transfers			Inter-District Transfers	Total Open Enrollment Rate
			Students	Utilization	Students	Utilization	In	Out	Out Rate	In	
Amador Valley HS	9-12	2,998	2,576	86%	2,584	86.2%	232	332	12.9%	65	11.5%
Foothill HS	9-12	2,542	1,980	78%	2,169	85.3%	283	273	14%	140	19.5%

2. STUDENT INFORMATION

MAP 5: HIGH SCHOOL UTILIZATION (BASED ON ENROLLMENT)



3. District-Wide Student Population Forecasts

The student population is forecasted out seven years for each of the study areas, attendance areas, and for the entire Pleasanton Unified School District. The district-wide summary enables the district to see a broad overview of future population shifts and what effect these shifts may have on existing and future facilities. Each attendance area is summarized to give a local view of population changes and identify variances within the district.

Together, these forecast summaries present the means for identifying the timing of future population shifts and overall facility adjustments needed to accommodate these shifts. Study areas and their forecasted resident students can be shifted between schools to assist in balancing enrollment through boundary changes, grade-level reassignments, or other means identified to better utilize school facilities. Forecasts provided in this report are based on students who live in the district School Year 2024.

Forecast Trends

The building blocks of the forecasts are the individual study areas. There are currently a total of 221 study areas in the Pleasanton Unified School District. The attendance areas and district summary are simply the compilation of all the study areas. For each study area, the student counts are forecasted over seven years (Current: SY2024/25; Forecasted: SY2025/26 through SY2031/32).

Pleasanton Unified School District has 9 elementary schools, 3 middle schools and, and 2 high schools with attendance area boundaries. As of 10/2/2024, the district reported a total enrollment of 13,306 students: 5,266 in grades TK-5, 3,123 in grades 6 through 8, 4,879 in grades 9 through 12, and 29 grade 13 students. Of those reported students, MGT used 12,490 students to calculate the seven-year forecast. The students living outside of the district boundaries (523 students), Special Education Students (264 students) and 29 Adult Education students were left out of the forecast. The preschool students are included in summaries but were not used in the forecast.

Overall, the total student population for PUSD is expected to decrease by 7.5% (997 students) over the next seven years. Low birth rates account for much of decline and the anticipated residential development was not enough to compensate for this decline. In addition, the declining kindergarten class will influence the school population, as larger grades are replaced by smaller incoming classes, leading to a further decrease in enrollment.

3. DISTRICT-WIDE STUDENT POPULATION FORECASTS

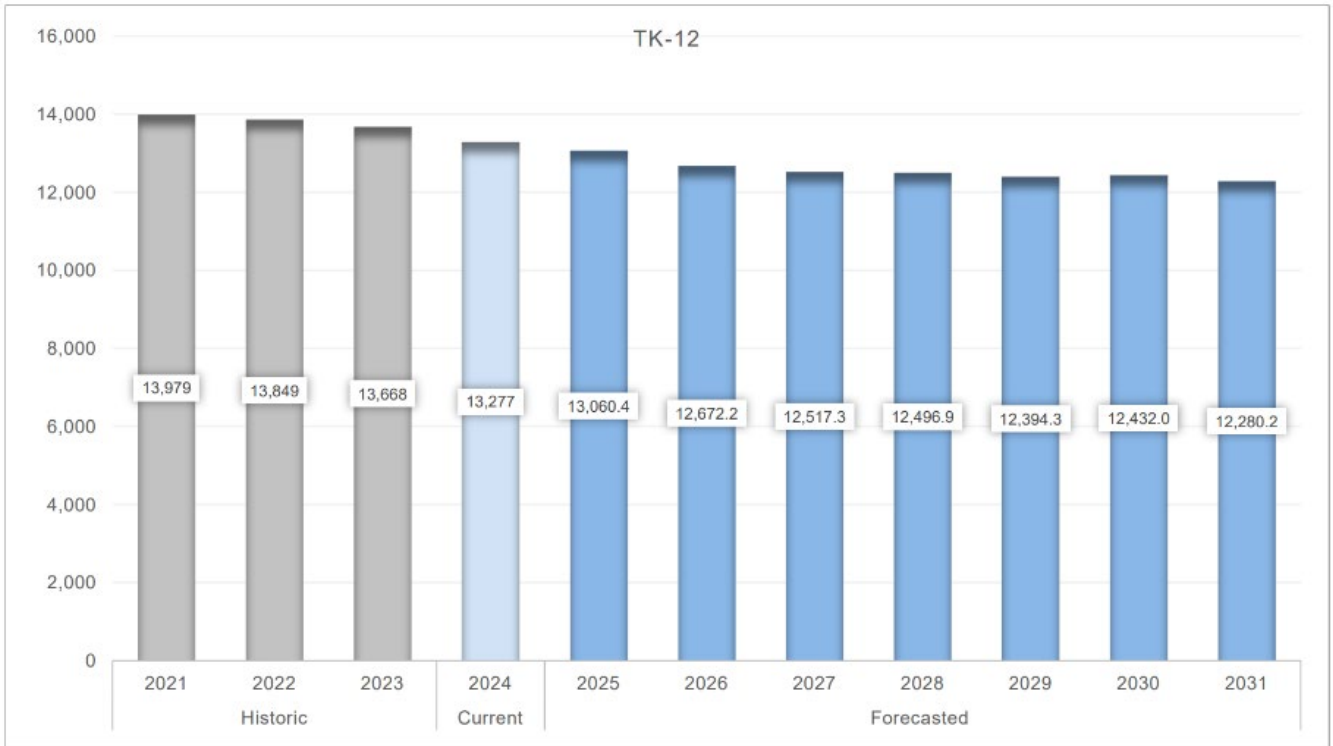
Table 16: District Forecast Summary

Forecast based on student data processed 10/2/2024.

Resident Students													
Grade	Historic			Current 2024	Forecasted								
	2021	2022	2023		2025	2026	2027	2028	2029	2030	2031		
TK	168	199	279	309	414.6	393.5	422.5	451.6	454.2	464.8	464.8		
K	743	713	610	611	641.8	604.6	568.3	613.0	615.8	632.0	633.4		
1	816	806	742	655	649.5	685.0	664.9	636.0	668.4	678.7	683.6		
2	888	845	844	770	681.0	679.8	735.9	724.7	679.8	720.5	719.2		
3	898	885	852	853	773.6	688.3	706.0	771.4	745.5	706.7	735.9		
4	918	931	912	868	877.7	800.6	730.8	759.5	812.4	792.8	741.3		
5	996	923	949	929	879.3	892.8	833.2	771.7	786.0	846.6	815.2		
6	1,041	999	944	966	942.6	897.0	929.3	878.2	803.3	824.1	877.6		
7	1,092	1,089	1,029	956	995.1	974.0	946.7	987.8	920.2	849.5	862.9		
8	1,129	1,106	1,126	1,017	968.1	1,009.1	1,007.1	987.3	1,014.1	952.8	872.7		
9	1,135	1,163	1,147	1,148	1,044.0	996.1	1,046.2	1,052.7	1,026.8	1,059.1	988.8		
10	1,206	1,125	1,165	1,134	1,139.7	1,039.0	999.4	1,055.5	1,054.4	1,033.3	1,057.4		
11	1,186	1,204	1,123	1,159	1,132.6	1,139.8	1,047.6	1,015.4	1,065.3	1,068.5	1,038.2		
12	1,228	1,177	1,182	1,115	1,146.8	1,121.5	1,137.2	1,052.2	1,014.9	1,067.6	1,063.5		
Resident Student Totals by Grade Configuration													
TK-5	5,427	5,302	5,188	4,995	4,917.5	4,744.6	4,661.6	4,727.9	4,762.1	4,842.1	4,793.4		
6-8	3,262	3,194	3,099	2,939	2,905.8	2,880.1	2,883.1	2,853.3	2,737.6	2,626.4	2,613.2		
9-12	4,755	4,669	4,617	4,556	4,463.1	4,296.4	4,230.4	4,175.8	4,161.4	4,228.5	4,147.9		
TK-12	13,444	13,165	12,904	12,490	12,286.4	11,921.1	11,775.1	11,757.0	11,661.1	11,697.0	11,554.5		
Special Day Class (SDC) Students (not used in forecast)													
TK-5	112	104	108	113	111.2	107.3	105.5	107.0	107.7	109.5	108.4		
6-8	56	58	57	58	57.3	56.8	56.9	56.3	54.0	51.8	51.6		
9-12	96	90	104	93	91.1	87.7	86.4	85.2	84.9	86.3	84.7		
TK-12	264	252	269	264	259.7	251.9	248.7	248.5	246.7	247.7	244.7		
Non-Resident Students (not used in forecast)													
TK-5	111	163	179	158	155.5	150.1	147.5	149.6	150.6	153.2	151.6		
6-8	48	98	113	135	133.5	132.3	132.4	131.1	125.7	120.6	120.0		
9-12	112	171	203	230	225.3	216.9	213.6	210.8	210.1	213.5	209.4		
TK-12	271	432	495	523	514.3	499.3	493.4	491.4	486.5	487.3	481.1		
Total Students													
TK-5	5,650	5,569	5,475	5,266	5,184.3	5,002.0	4,914.5	4,984.4	5,020.5	5,104.8	5,053.5	-212.5	-4.0%
6-8	3,366	3,350	3,269	3,132	3,096.6	3,069.2	3,072.4	3,040.7	2,917.4	2,798.9	2,784.8	-347.2	-11.1%
9-12	4,963	4,930	4,924	4,879	4,779.5	4,601.0	4,530.3	4,471.8	4,456.4	4,528.3	4,442.0	-437.0	-9.0%
TK-12	13,979	13,849	13,668	13,277	13,060.4	12,672.2	12,517.3	12,496.9	12,394.3	12,432.0	12,280.2	-996.8	-7.51%
Annual Net Change													
TK-5	-81	-94	-209	-81.7	-182.3	-87.5	69.9	36.1	84.3	-51.3			
6-8	-16	-81	-137	-35.4	-27.4	3.2	-31.8	-123.3	-118.5	-14.1			
9-12	-33	-6	-45	-99.5	-178.5	-70.7	-58.5	-15.4	71.9	-86.3			
TK-12	-130	-181	-391	-216.6	-388.2	-155.0	-20.3	-102.7	37.7	-151.7			
Notes													
Forecast based on student data as of 10/2/2024													
Resident students refer to General Education students who reside within the district boundary.													
Total for current 2024/25 students excludes 29 Grade 13 students													

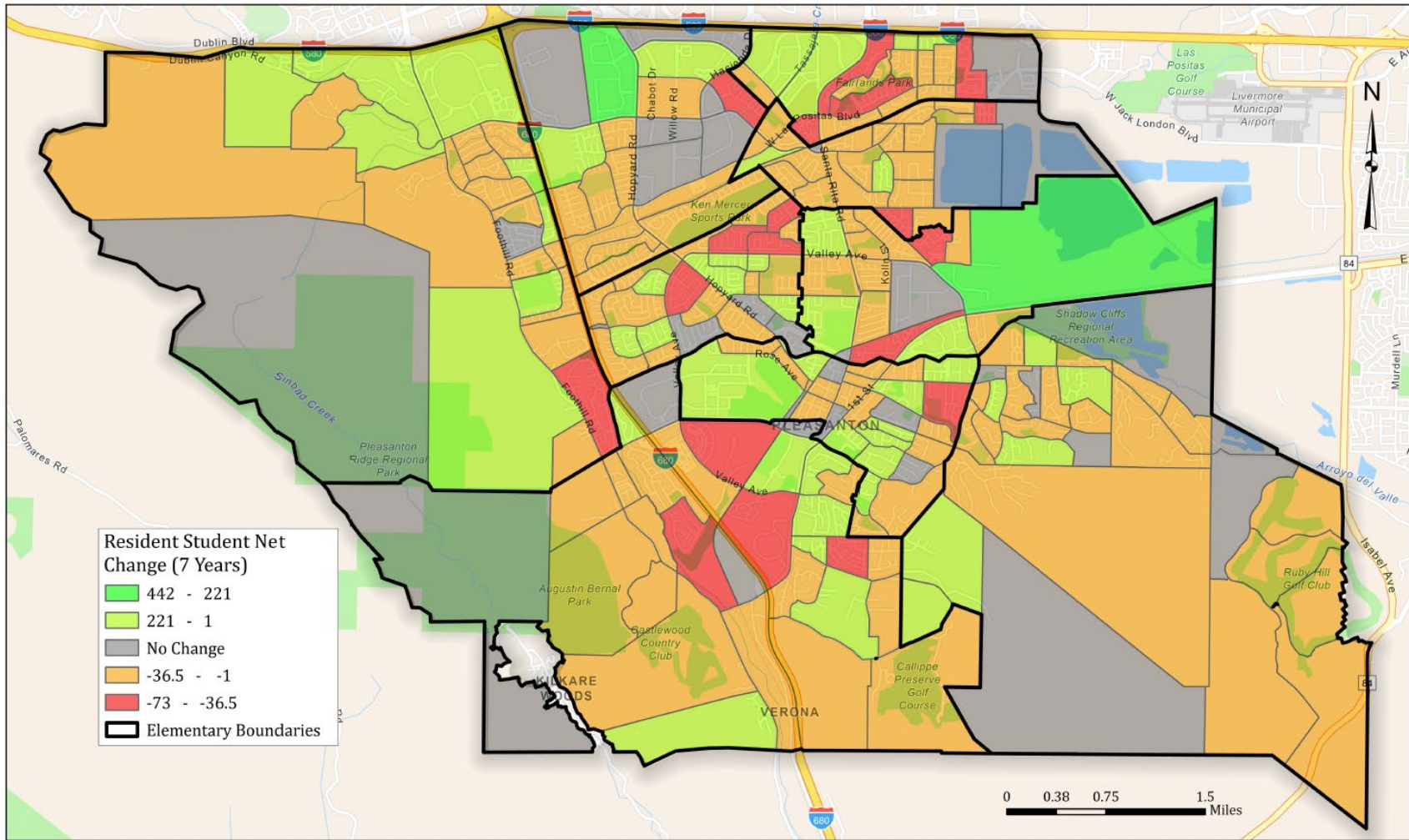
3. DISTRICT-WIDE STUDENT POPULATION FORECASTS

CHART 5: HISTORICAL, CURRENT AND FORECASTED TRENDS SY2024-SY2031



3. DISTRICT-WIDE STUDENT POPULATION FORECASTS

MAP 6: FORECASTED 7-YEAR CHANGE IN RESIDENT STUDENTS



The study areas within the color range are the planning areas that make up the titled attendance zone. Red/orange areas indicate forecasted student decline, and the green areas represent areas with growth. The gray zones represent “No Change” and frequently have little to no population. Data is based on School Year 2024 resident students and their existing zones. This map does not reflect any rezoning or changes since fall student report to state department of education.

4. Attendance Area Forecasts

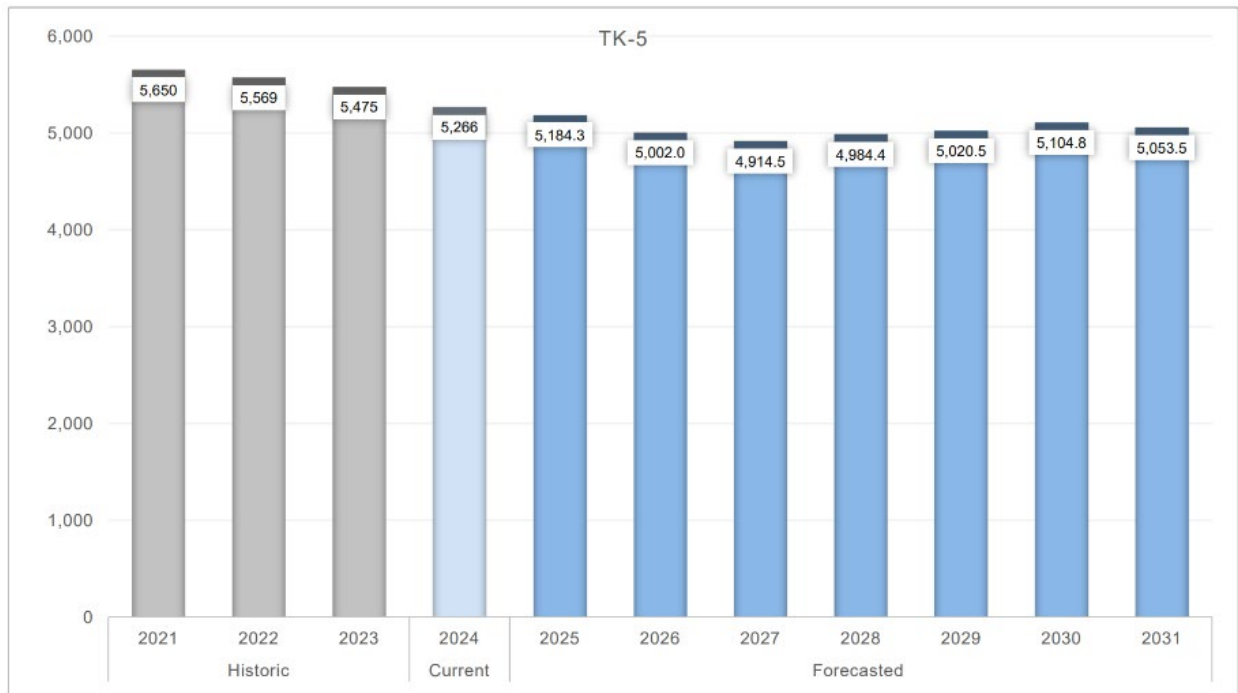
Trend Summaries by Elementary, Middle and High School

Elementary Attendance Area (TK-5) Student Population Forecast Trends

Pleasanton USD TK-5 enrollment decreased by 209 students when comparing last years 23/24 resident student population to 24/25. This will contribute to a slight decline in enrollment over the next seven years.

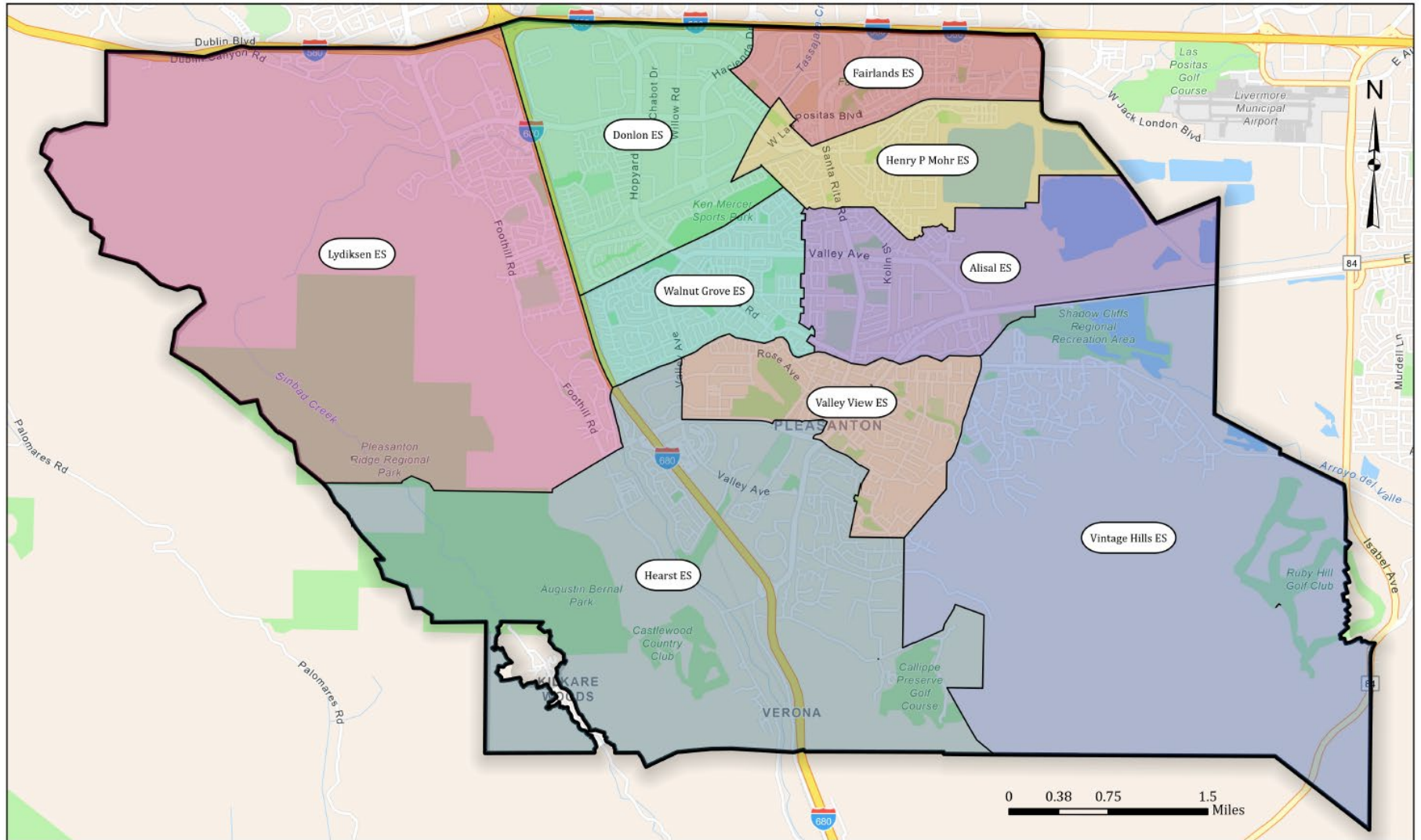
The largest contributor to the decrease in enrollment in grades TK-5 is Henry P Mohr Elementary School. Mohr ES resident enrollment has declined over the past several years and is expected to continue to decrease. There is a large drop in students transitioning from 5th to 6th grade in that attendance area. There is little planned growth in the area, not enough to offset the outward migration. Both Fairlands ES and Vintage Hills ES have similar mobility issues, and both attendance areas are expecting a slight decrease in the TK-5 student population.

CHART 6: GRADES TK-5 HISTORICAL, CURRENT AND FORECASTED TRENDS SY2024-SY2031



4. ATTENDANCE AREA FORECASTS

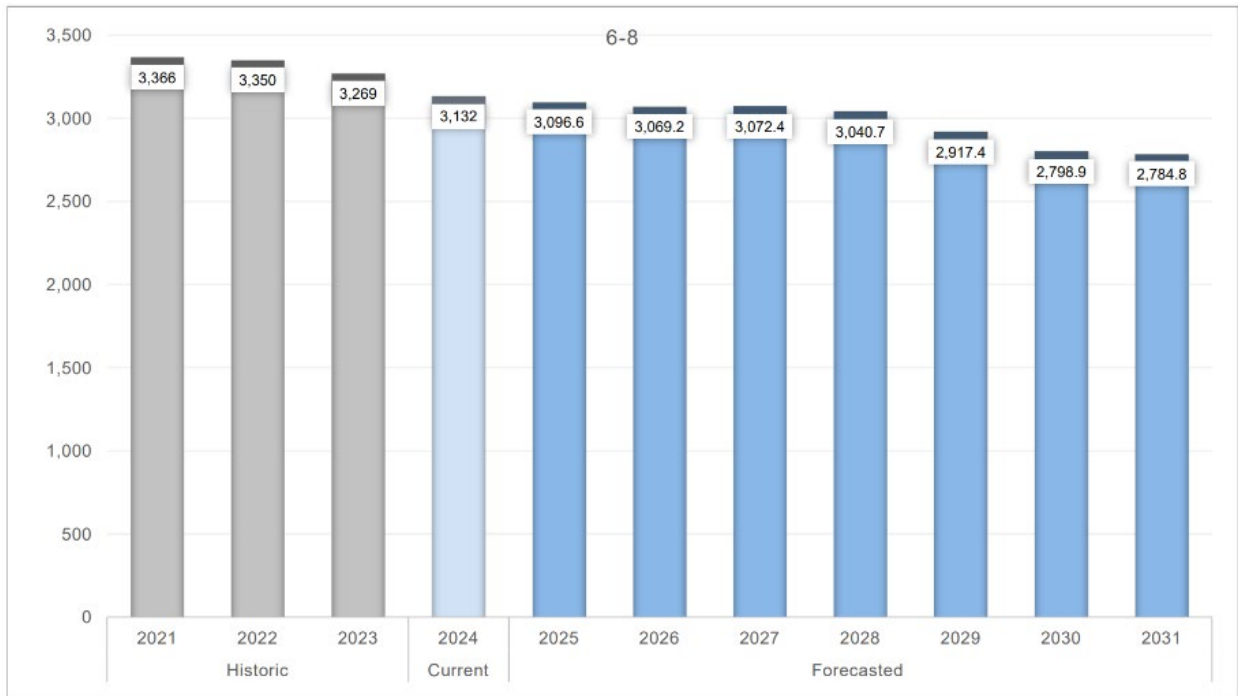
MAP 7: ELEMENTARY ATTENDANCE AREAS



Middle School Attendance Area (6-8) Student Population Forecast Trends

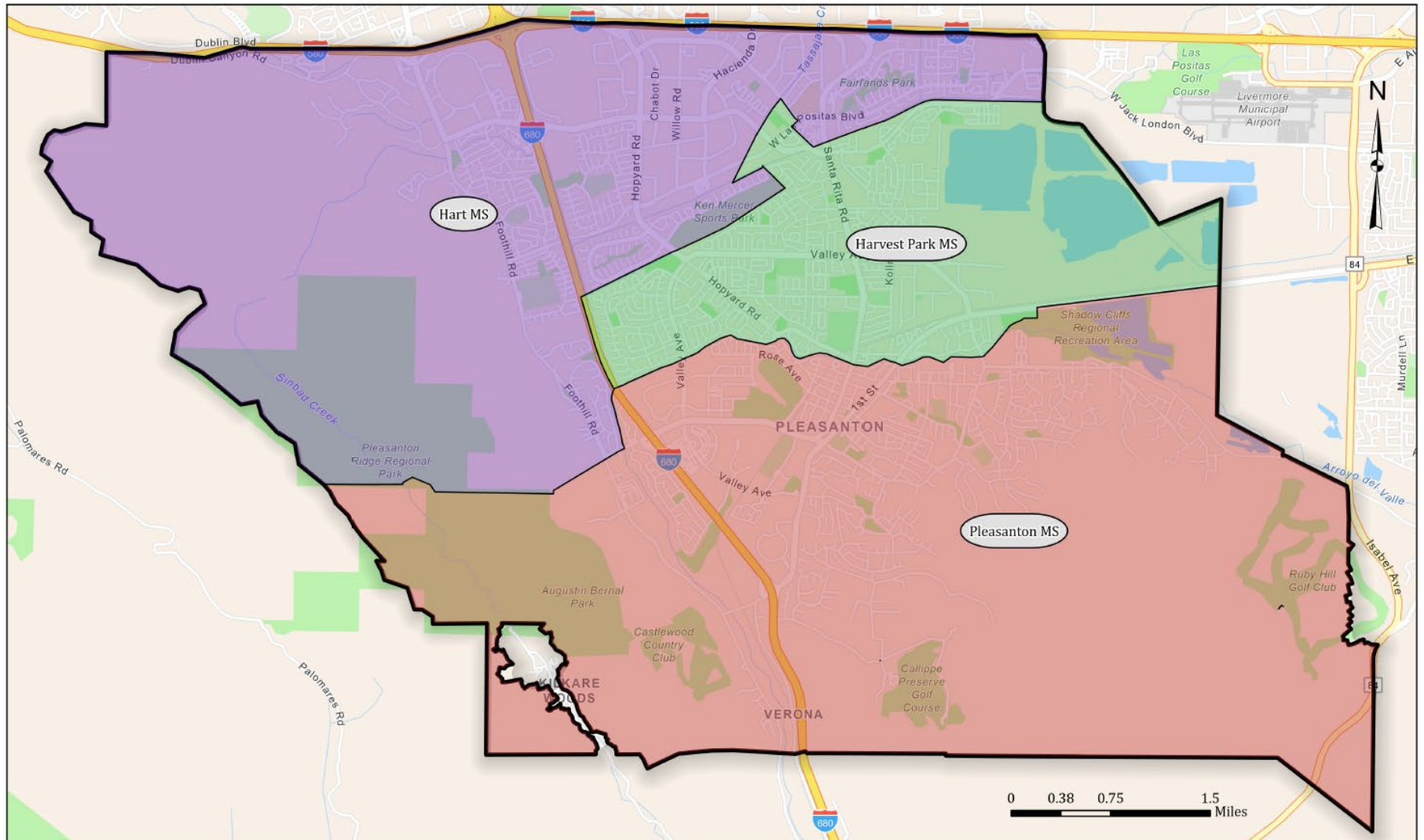
All three middle schools are expected to see declines over the next seven years, but Pleasanton MS will experience the most significant decrease in resident population of around 20%. The mobility rates for these grade levels are generally steady, implying that student matriculation is not a major factor in the student body decline. More likely, it is the smaller elementary school classes moving through the grades that contributes to the decline.

CHART 7: GRADES 6-8 HISTORICAL, CURRENT AND FORECASTED TRENDS SY2024-SY2031



4. ATTENDANCE AREA FORECASTS

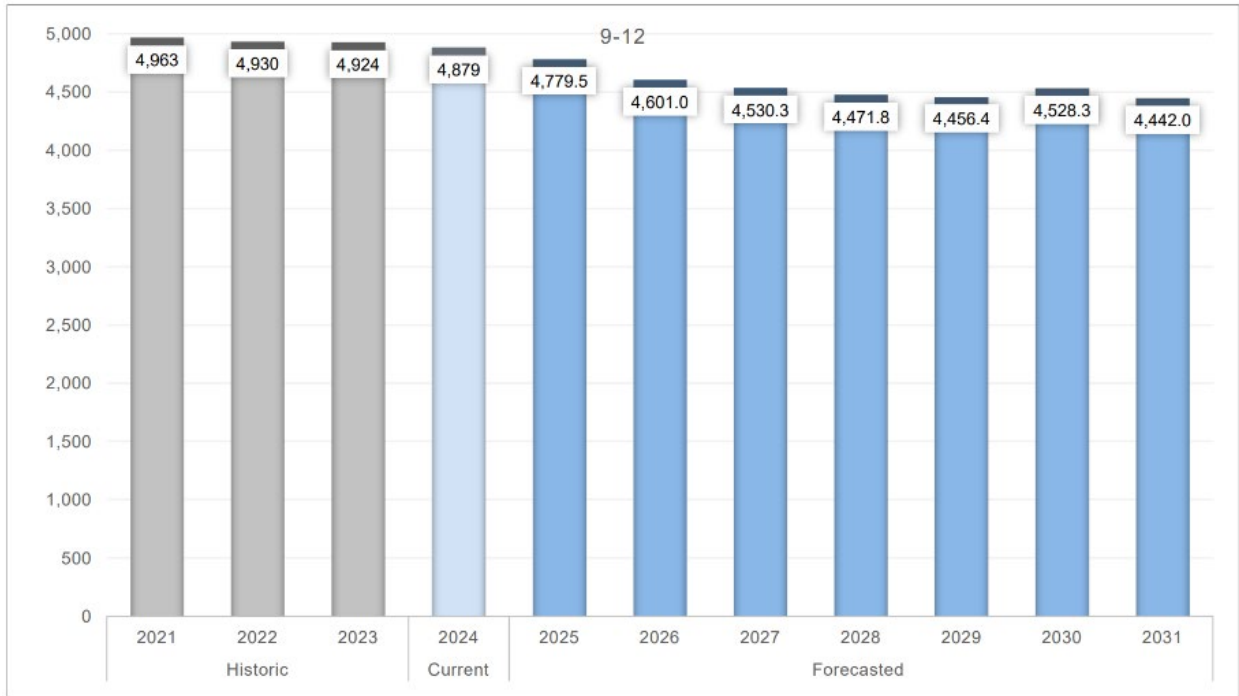
MAP 8: MIDDLE SCHOOL ATTENDANCE AREAS



High School Attendance Area (9-12) Student Population Forecast Trends

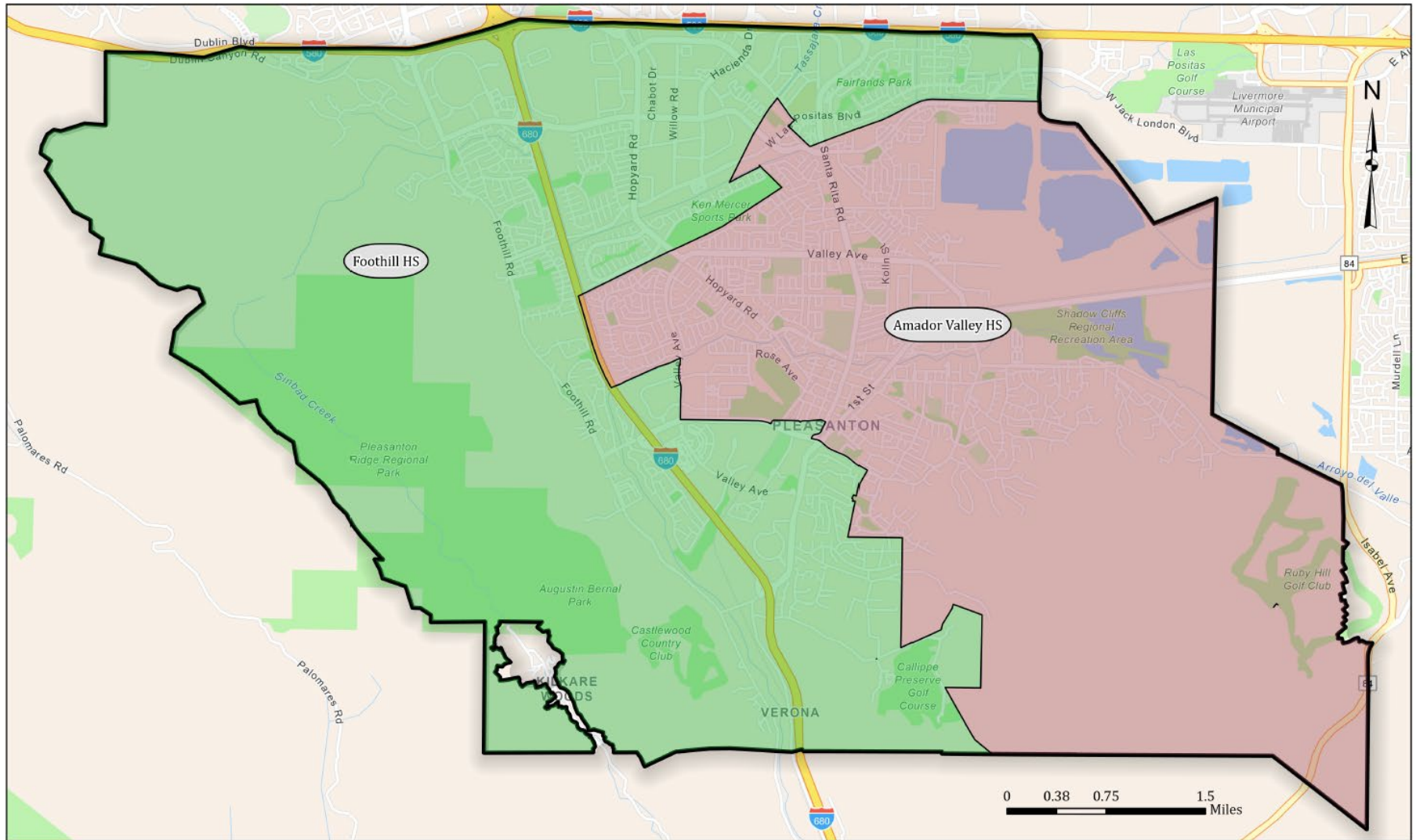
Both high schools will experience some decline over the seven-year forecast, although Amador Valley HS will be more affected. The same factors that are affecting the junior high school and elementary schools feeding into Amador Valley HS will affect them as well.

CHART 8: GRADES 9-12 HISTORICAL, CURRENT AND FORECASTED TRENDS SY2024-SY2031



4. ATTENDANCE AREA FORECASTS

MAP 9: HIGH SCHOOL ATTENDANCE AREAS

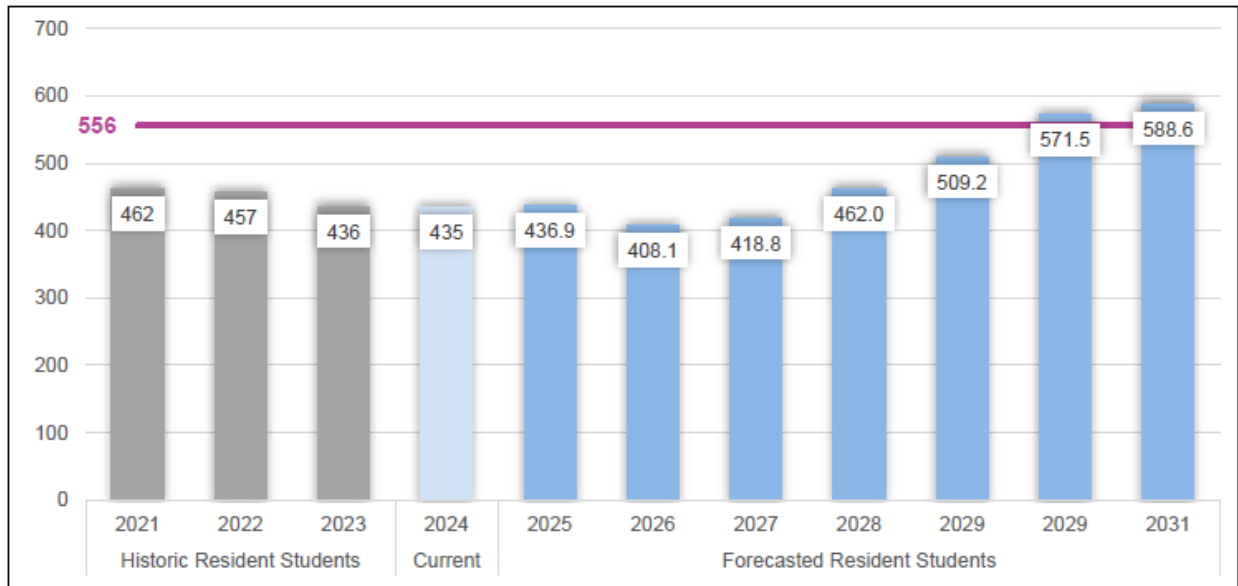


Elementary Attendance Area Forecasts

ALISAL ELEMENTARY SCHOOL

Alisal ES											
Grade	Historic Resident Students			Current	Forecasted Resident Students						
	2021	2022	2023	2024	2025	2026	2027	2028	2029	2029	2031
TK	20	17	20	31	43.4	40.9	44.3	47.7	48.1	49.3	49.3
K	61	71	53	50	52.4	49.8	48.9	58.8	64.9	72.1	72.8
1	81	65	68	61	52.5	55.8	56.6	61.7	72.9	80.8	82.3
2	63	81	68	69	63.4	55.3	62.3	69.1	75.2	88.4	90.6
3	75	61	81	65	66.9	62.2	57.6	69.9	77.3	84.7	91.9
4	88	73	70	86	68.9	71.7	70.3	71.5	85.4	94.8	96.5
5	74	89	76	73	89.4	72.4	78.8	83.3	85.4	101.4	105.2
Total TK-5	462	457	436	435	436.9	408.1	418.8	462.0	509.2	571.5	588.6
Capacity	Historic Capacity			Forecasted Capacity							
556	83%	82%	78%	78%	79%	73%	75%	83%	92%	103%	106%

Annual Change	2021 to 2022	2022 to 2023	2023 to 2024	2024 to 2025	2025 to 2026	2026 to 2027	2027 to 2028	2028 to 2029	2029 to 2030	2030 to 2031
		-5.0	-21.0	-1.0	1.9	-28.8	10.7	43.2	47.2	62.3
	-1.1%	-4.6%	-0.2%	0.4%	-6.6%	2.6%	10.3%	10.2%	12.2%	3.0%

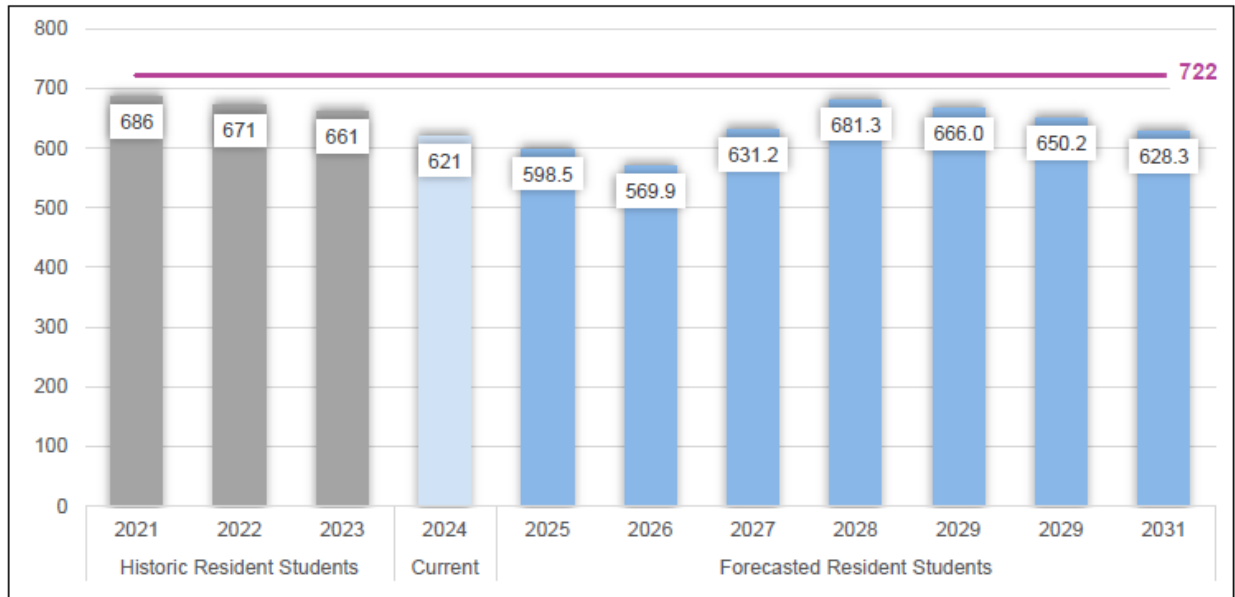


4. ATTENDANCE AREA FORECASTS

DONLON ELEMENTARY SCHOOL

Donlon ES											
Grade	Historic Resident Students			Current	Forecasted Resident Students						
	2021	2022	2023		2024	2025	2026	2027	2028	2029	2029
TK	21	20	36	33	46.2	43.6	47.2	50.8	51.2	52.5	52.5
K	85	97	79	76	79.7	74.7	80.4	90.5	85.0	84.8	84.8
1	102	89	102	82	79.0	82.9	91.0	97.3	94.7	88.4	88.1
2	127	102	96	104	84.5	81.4	98.6	107.3	100.7	97.5	91.0
3	105	126	104	91	101.9	82.8	92.3	109.5	105.6	98.7	95.6
4	122	118	126	112	97.4	109.1	102.3	112.8	117.7	113.0	105.6
5	124	119	118	123	109.8	95.4	119.4	113.1	111.1	115.3	110.7
Total TK-5	686	671	661	621	598.5	569.9	631.2	681.3	666.0	650.2	628.3
Capacity	Historic Capacity			Forecasted Capacity							
722	95%	93%	92%	86%	83%	79%	87%	94%	92%	90%	87%

Annual Change	2021 to 2022	2022 to 2023	2023 to 2024	2024 to 2025	2025 to 2026	2026 to 2027	2027 to 2028	2028 to 2029	2029 to 2030	2030 to 2031
	-15.0	-10.0	-40.0	-22.5	-28.6	61.3	50.1	-15.3	-15.8	-21.9
	-2.2%	-1.5%	-6.1%	-3.6%	-4.8%	10.8%	7.9%	-2.2%	-2.4%	-3.4%

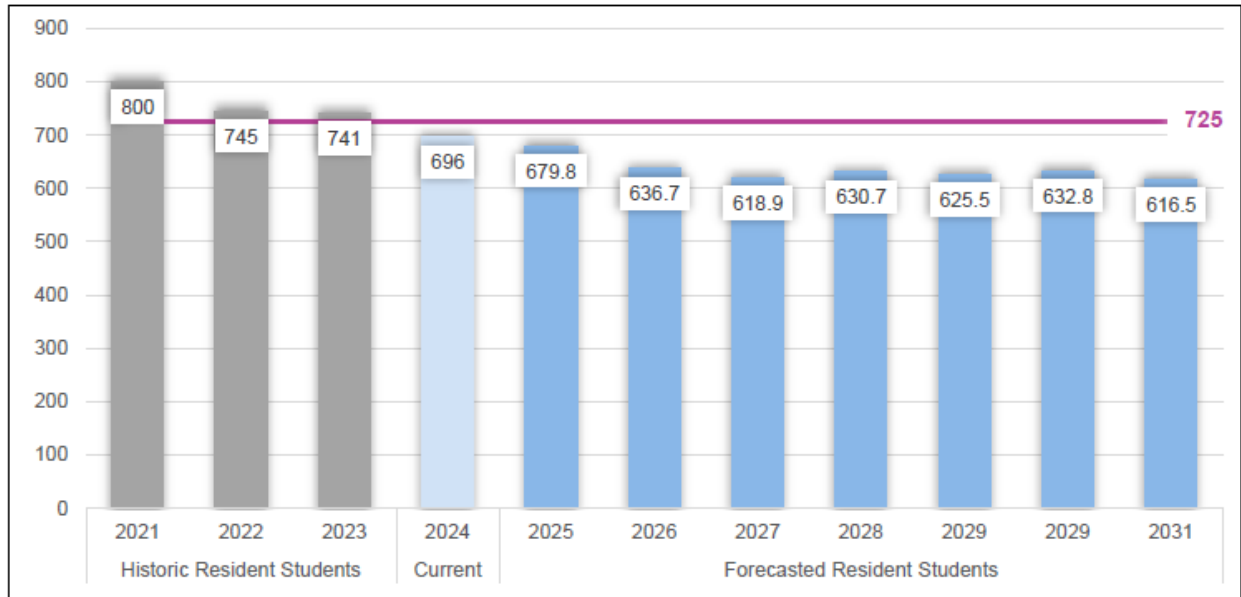


4. ATTENDANCE AREA FORECASTS

FAIRLANDS ELEMENTARY SCHOOL

Fairlands ES											
Grade	Historic Resident Students			Current	Forecasted Resident Students						
	2021	2022	2023		2024	2025	2026	2027	2028	2029	2029
TK	24	36	51	40	56.0	52.8	57.2	61.6	62.0	63.6	63.6
K	111	98	93	89	93.4	88.5	82.1	88.2	89.3	90.8	89.5
1	143	97	104	101	88.1	93.5	90.0	85.0	90.1	91.2	89.9
2	123	148	109	97	103.0	90.9	97.7	95.6	89.6	94.8	93.0
3	134	122	139	118	98.0	105.1	94.2	102.5	99.4	93.4	95.7
4	129	128	118	132	113.3	95.0	103.2	94.1	101.1	98.2	89.6
5	136	116	127	119	128.0	110.9	94.5	103.7	94.0	100.8	95.2
Total TK-5	800	745	741	696	679.8	636.7	618.9	630.7	625.5	632.8	616.5
Capacity	Historic Capacity			Forecasted Capacity							
725	110%	103%	102%	96%	94%	88%	85%	87%	86%	87%	85%

Annual Change	2021 to 2022	2022 to 2023	2023 to 2024	2024 to 2025	2025 to 2026	2026 to 2027	2027 to 2028	2028 to 2029	2029 to 2030	2030 to 2031
	-55.0	-4.0	-45.0	-16.2	-43.1	-17.8	11.8	-5.2	7.3	-16.3
	-6.9%	-0.5%	-6.1%	-2.3%	-6.3%	-2.8%	1.9%	-0.8%	1.2%	-2.6%

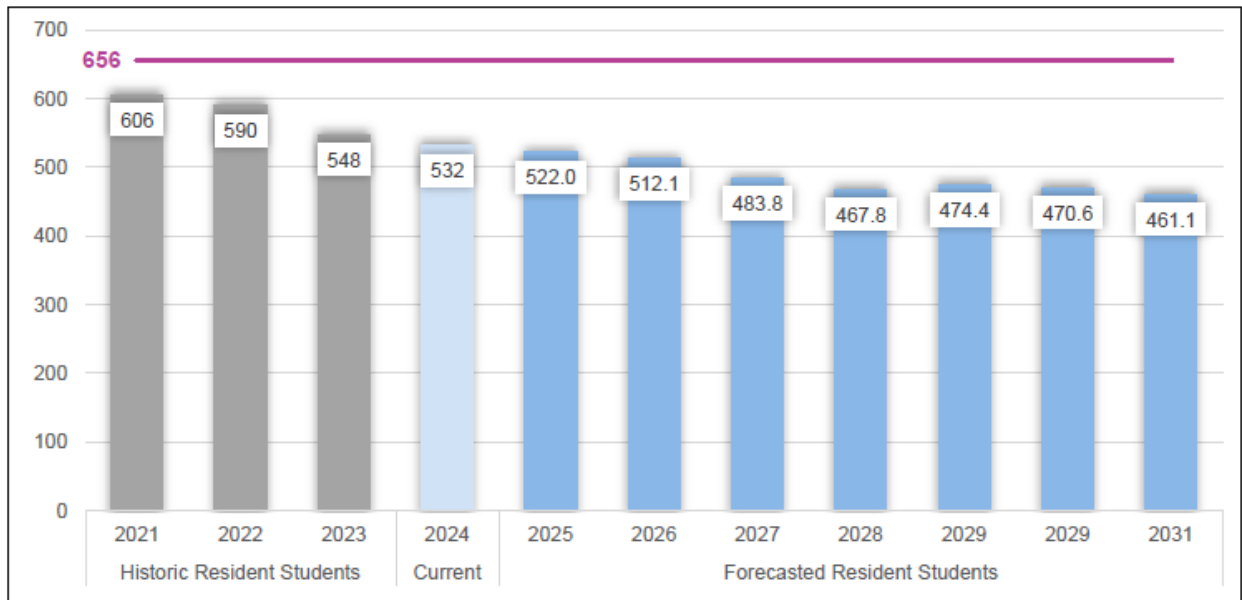


4. ATTENDANCE AREA FORECASTS

HEARST ELEMENTARY SCHOOL

Hearst ES											
Grade	Historic Resident Students			Current	Forecasted Resident Students						
	2021	2022	2023		2024	2025	2026	2027	2028	2029	2029
TK	23	15	28	35	49.0	46.2	50.1	53.9	54.3	55.7	55.7
K	76	81	57	65	68.2	63.9	57.9	60.4	60.4	60.4	60.4
1	76	90	77	58	68.2	71.6	67.2	60.8	63.4	63.4	63.4
2	110	79	97	89	63.8	75.1	78.8	73.9	66.9	69.7	69.7
3	101	110	74	98	87.2	62.5	73.6	77.2	72.4	65.6	68.3
4	105	103	107	83	100.9	89.8	64.5	75.8	79.6	74.6	67.5
5	115	112	108	104	84.7	103.0	91.7	65.8	77.4	81.2	76.1
Total TK-5	606	590	548	532	522.0	512.1	483.8	467.8	474.4	470.6	461.1
Capacity	Historic Capacity				Forecasted Capacity						
656	92%	90%	84%	81%	80%	78%	74%	71%	72%	72%	70%

Annual Change	2021 to 2022	2022 to 2023	2023 to 2024	2024 to 2025	2025 to 2026	2026 to 2027	2027 to 2028	2028 to 2029	2029 to 2030	2030 to 2031
		-16.0	-42.0	-16.0	-10.0	-9.9	-28.3	-16.0	6.6	-3.8
	-2.6%	-7.1%	-2.9%	-1.9%	-1.9%	-5.5%	-3.3%	1.4%	-0.8%	-2.0%

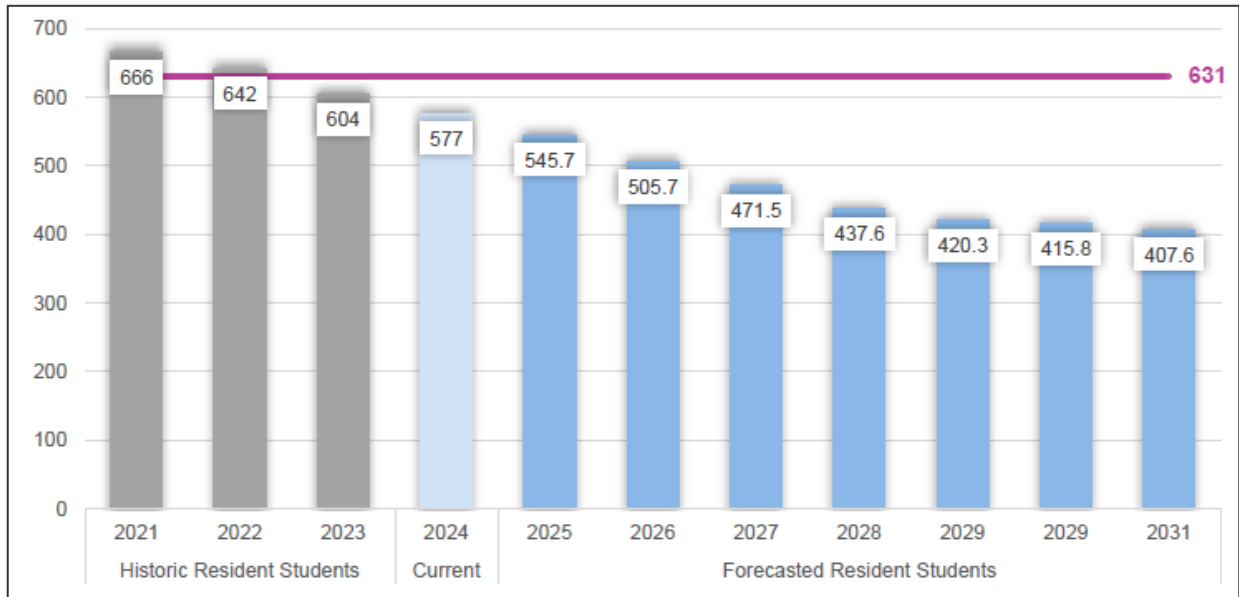


4. ATTENDANCE AREA FORECASTS

HENRY P MOHR ELEMENTARY SCHOOL

Henry P Mohr ES											
Grade	Historic Resident Students			Current	Forecasted Resident Students						
	2021	2022	2023	2024	2025	2026	2027	2028	2029	2029	2031
TK	15	22	29	45	45.0	45.0	45.0	45.0	45.0	45.0	45.0
K	83	80	79	62	65.0	60.9	55.2	57.5	57.5	57.5	57.5
1	119	97	83	79	66.3	69.6	65.2	59.0	61.6	61.6	61.6
2	99	112	92	93	77.4	65.0	68.2	63.9	57.9	60.3	60.3
3	106	92	107	89	89.3	74.3	62.4	65.5	61.4	55.5	57.9
4	118	116	97	105	93.5	93.7	78.0	65.5	68.7	64.4	58.3
5	126	123	117	104	109.2	97.2	97.5	81.2	68.2	71.5	67.0
Total TK-5	666	642	604	577	545.7	505.7	471.5	437.6	420.3	415.8	407.6
Capacity	Historic Capacity			Forecasted Capacity							
631	106%	102%	96%	91%	86%	80%	75%	69%	67%	66%	65%

Annual Change	2021 to 2022	2022 to 2023	2023 to 2024	2024 to 2025	2025 to 2026	2026 to 2027	2027 to 2028	2028 to 2029	2029 to 2030	2030 to 2031
		-24.0	-38.0	-27.0	-31.3	-40.0	-34.2	-33.9	-17.3	-4.5
	-3.6%	-5.9%	-4.5%	-5.4%	-7.3%	-6.8%	-7.2%	-4.0%	-1.1%	-2.0%

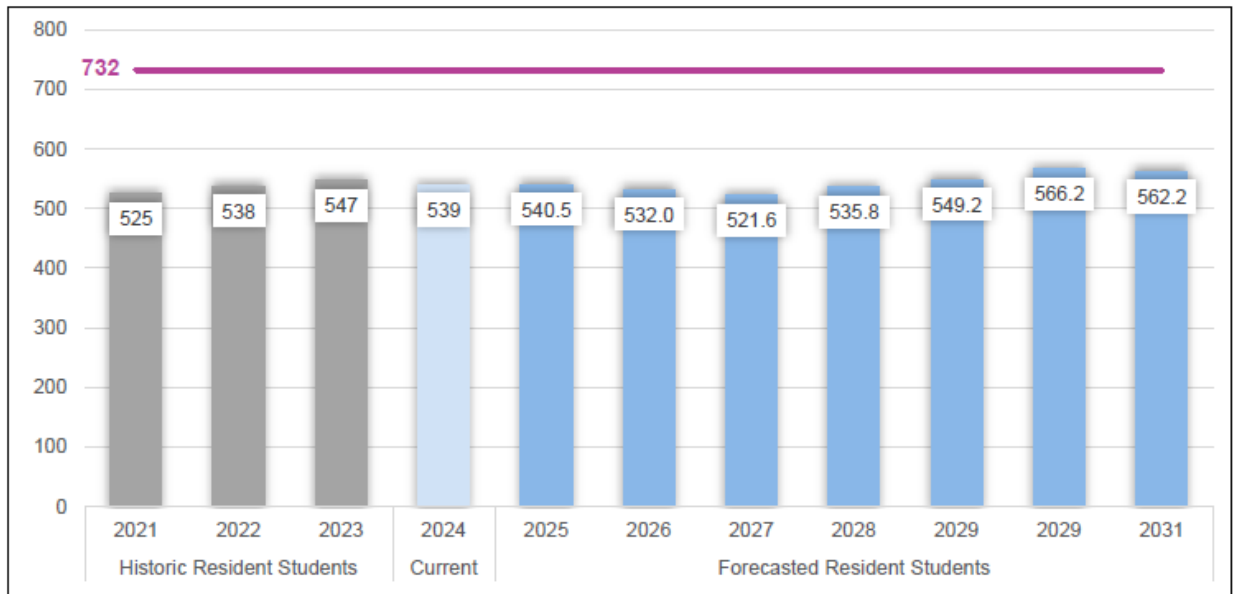


4. ATTENDANCE AREA FORECASTS

LYDIKSEN ELEMENTARY SCHOOL

Lydiksen ES											
Grade	Historic Resident Students			Current	Forecasted Resident Students						
	2021	2022	2023		2024	2025	2026	2027	2028	2029	2029
TK	15	26	24	31	43.4	40.9	44.3	47.7	48.1	49.3	49.3
K	76	68	67	68	71.3	66.8	61.5	66.9	67.6	70.4	70.1
1	71	89	78	71	76.2	79.9	75.9	72.5	77.4	80.0	80.5
2	100	81	89	84	75.3	80.7	85.7	83.9	79.2	86.1	86.4
3	90	95	90	95	86.5	77.5	84.1	91.6	88.8	85.5	90.2
4	89	93	99	90	96.9	88.3	80.0	89.1	95.8	94.4	88.8
5	84	86	100	100	90.9	97.9	90.1	84.1	92.3	100.5	96.9
Total TK-5	525	538	547	539	540.5	532.0	521.6	535.8	549.2	566.2	562.2
Capacity	Historic Capacity			Forecasted Capacity							
732	72%	73%	75%	74%	74%	73%	71%	73%	75%	77%	77%

Annual Change	2021 to 2022	2022 to 2023	2023 to 2024	2024 to 2025	2025 to 2026	2026 to 2027	2027 to 2028	2028 to 2029	2029 to 2030	2030 to 2031
		13.0	9.0	-8.0	1.5	-8.5	-10.4	14.2	13.4	17.0
	2.5%	1.7%	-1.5%	0.3%	-1.6%	-2.0%	2.7%	2.5%	3.1%	-0.7%

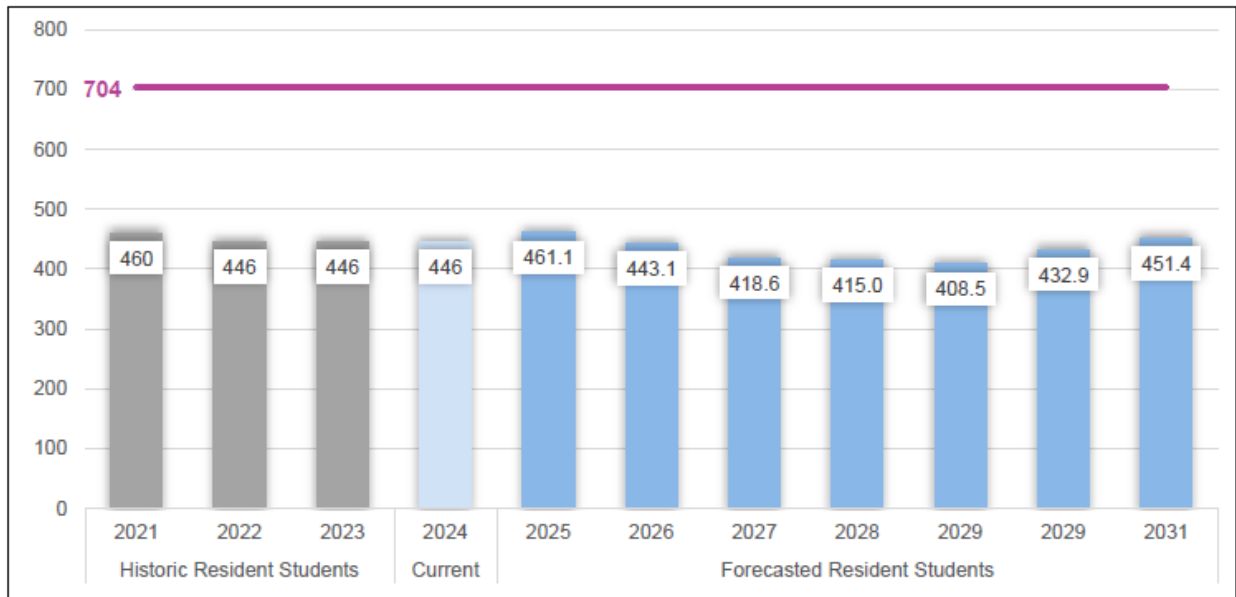


4. ATTENDANCE AREA FORECASTS

VALLEY VIEW ELEMENTARY SCHOOL

Valley View ES											
Grade	Historic Resident Students			Current	Forecasted Resident Students						
	2021	2022	2023	2024	2025	2026	2027	2028	2029	2029	2031
TK	21	16	22	33	46.2	43.6	47.2	50.8	51.2	52.5	52.5
K	77	66	53	56	58.7	55.0	50.2	52.7	52.4	57.0	59.5
1	73	81	68	62	59.9	62.9	59.2	54.3	56.4	61.0	65.9
2	59	75	86	67	63.2	61.1	64.4	61.0	55.4	62.1	66.9
3	72	57	78	84	67.0	63.2	61.4	65.0	61.0	59.9	66.7
4	78	73	63	78	86.5	69.0	65.5	63.9	67.0	67.5	66.4
5	80	78	76	66	79.6	88.3	70.7	67.3	65.1	72.9	73.5
Total TK-5	460	446	446	446	461.1	443.1	418.6	415.0	408.5	432.9	451.4
Capacity	Historic Capacity			Forecasted Capacity							
704	65%	63%	63%	63%	65%	63%	59%	59%	58%	61%	64%

Annual Change	2021 to 2022	2022 to 2023	2023 to 2024	2024 to 2025	2025 to 2026	2026 to 2027	2027 to 2028	2028 to 2029	2029 to 2030	2030 to 2031
		-14.0	0.0	0.0	15.1	-18.0	-24.5	-3.6	-6.5	24.4
	-3.0%	0.0%	0.0%	3.4%	-3.9%	-5.5%	-0.9%	-1.6%	6.0%	4.3%

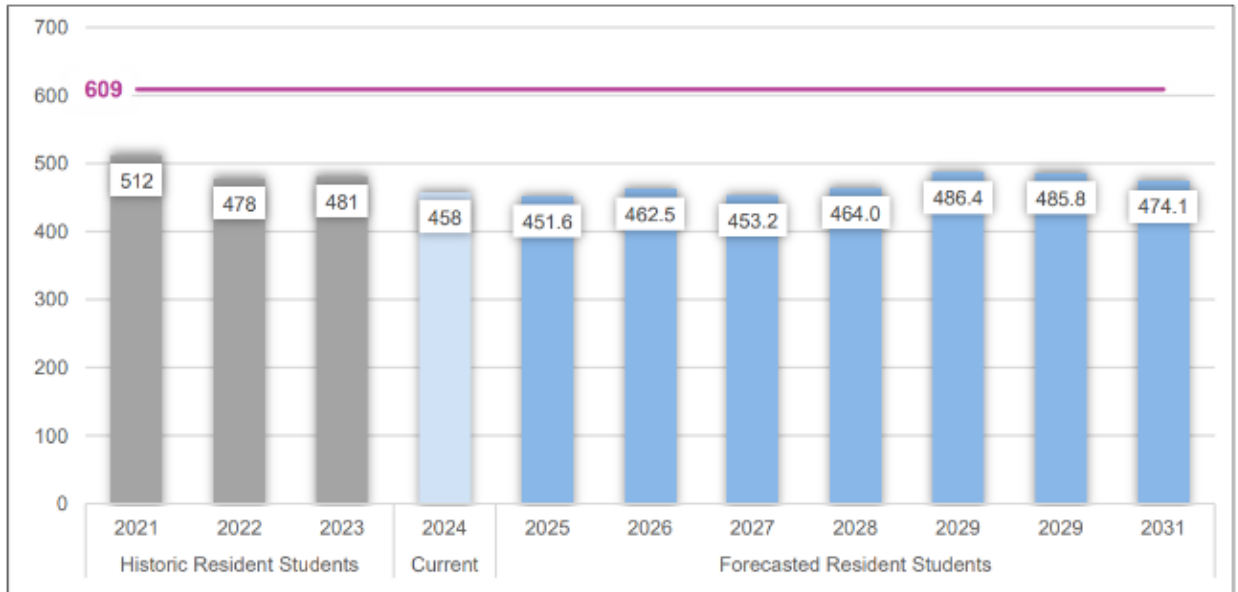


4. ATTENDANCE AREA FORECASTS

VINTAGE HILLS ELEMENTARY SCHOOL

Vintage Hills ES											
Grade	Historic Resident Students			Current	Forecasted Resident Students						
	2021	2022	2023		2024	2025	2026	2027	2028	2029	2029
TK	12	16	36	29	40.6	38.3	41.5	44.7	45.0	46.1	46.1
K	76	60	43	63	67.0	64.2	59.1	61.9	62.6	63.1	62.7
1	57	86	64	48	69.0	74.3	71.1	65.1	68.2	68.7	68.2
2	87	63	87	64	50.8	73.7	78.9	75.1	69.0	72.0	71.6
3	87	92	65	85	65.5	53.2	76.0	80.8	77.1	70.7	72.8
4	74	88	98	70	88.5	69.4	56.4	79.4	84.6	80.5	72.9
5	119	73	88	99	70.2	89.4	70.2	57.0	79.9	84.7	79.8
Total TK-5	512	478	481	458	451.6	462.5	453.2	464.0	486.4	485.8	474.1
Capacity											
Historic Capacity				Forecasted Capacity							
609	84%	78%	79%	75%	74%	76%	74%	76%	80%	80%	78%

Annual Change	2021 to 2022	2022 to 2023	2023 to 2024	2024 to 2025	2025 to 2026	2026 to 2027	2027 to 2028	2028 to 2029	2029 to 2030	2030 to 2031
		-34.0	3.0	-23.0	-6.4	10.9	-9.3	10.8	22.4	-0.6
	-6.6%	0.6%	-4.8%	-1.4%	2.4%	-2.0%	2.4%	4.8%	-0.1%	-2.4%

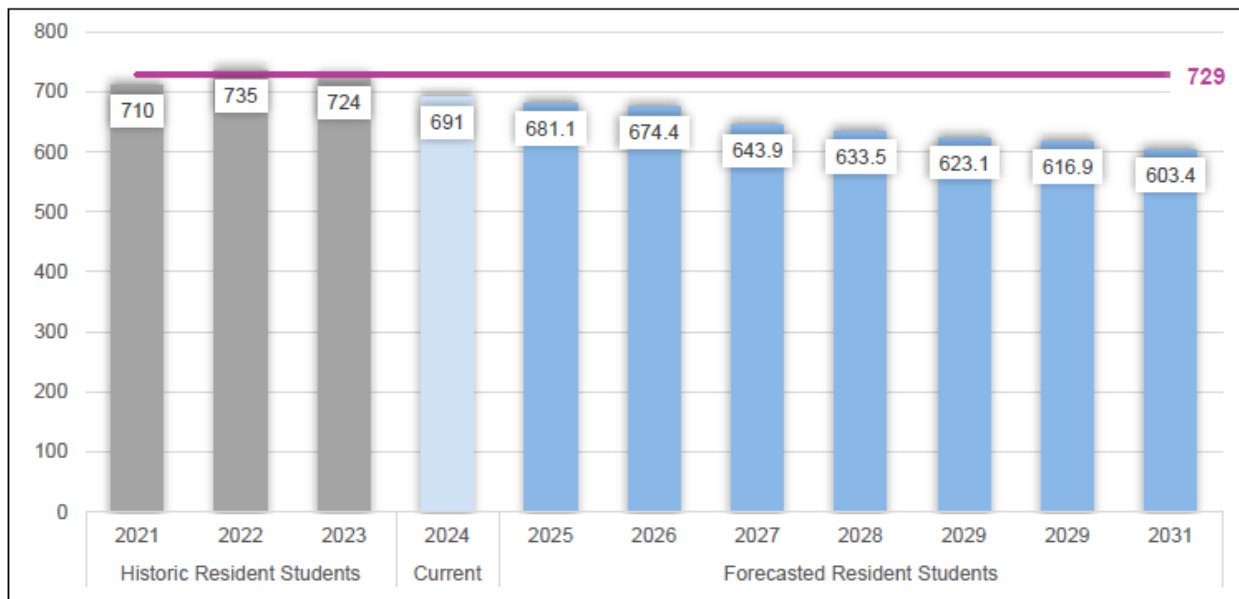


4. ATTENDANCE AREA FORECASTS

WALNUT GROVE ELEMENTARY SCHOOL

Walnut Grove ES											
Grade	Historic Resident Students			Current	Forecasted Resident Students						
	2021	2022	2023		2024	2025	2026	2027	2028	2029	2029
TK	17	31	33	32	44.8	42.2	45.8	49.3	49.6	50.9	50.9
K	98	92	86	82	86.0	80.6	73.0	76.1	76.1	76.1	76.1
1	94	112	98	93	90.2	94.6	88.7	80.3	83.7	83.7	83.7
2	120	104	120	103	99.5	96.5	101.2	94.9	85.9	89.6	89.6
3	128	130	114	128	111.2	107.5	104.2	109.3	102.5	92.8	96.7
4	115	139	134	112	131.8	114.6	110.7	107.4	112.6	105.5	95.6
5	138	127	139	141	117.6	138.4	120.3	116.2	112.7	118.3	110.8
Total TK-5	710	735	724	691	681.1	674.4	643.9	633.5	623.1	616.9	603.4
Capacity	Historic Capacity			Forecasted Capacity							
729	97%	101%	99%	95%	93%	93%	88%	87%	85%	85%	83%

Annual Change	2021 to 2022	2022 to 2023	2023 to 2024	2024 to 2025	2025 to 2026	2026 to 2027	2027 to 2028	2028 to 2029	2029 to 2030	2030 to 2031
		25.0	-11.0	-33.0	-9.9	-6.7	-30.5	-10.4	-10.4	-6.2
	3.5%	-1.5%	-4.6%	-1.4%	-1.0%	-4.5%	-1.6%	-1.6%	-1.0%	-2.2%

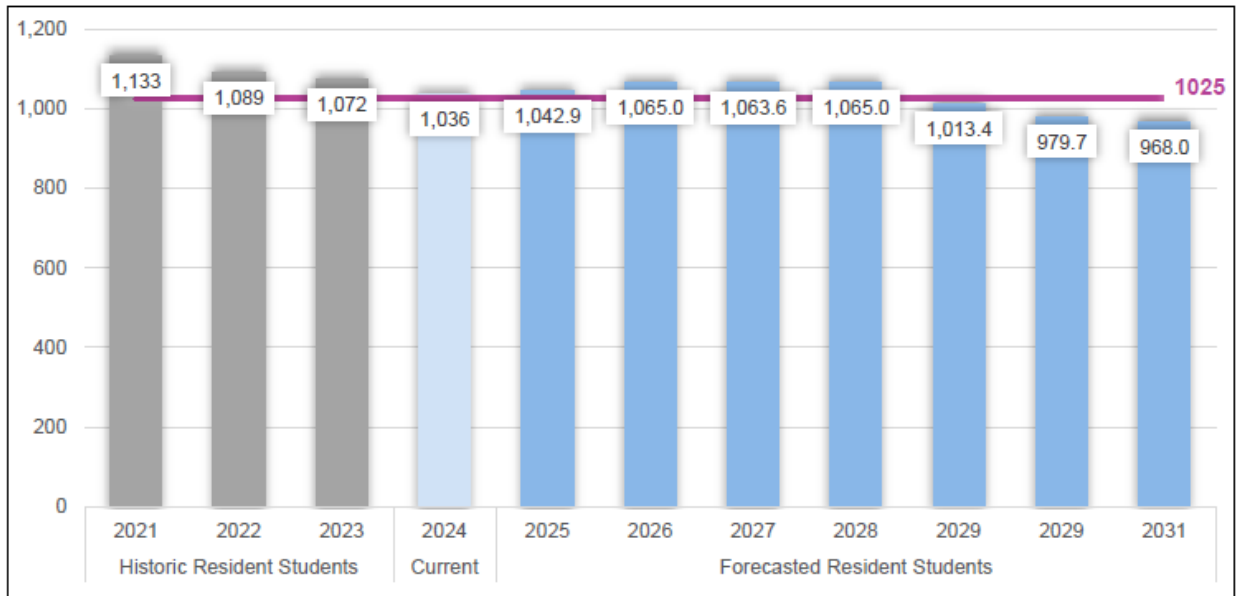


Middle School Attendance Area Forecasts

HART MIDDLE SCHOOL

Hart MS												
Grade	Historic Resident Students			Current	Forecasted Resident Students							
	2021	2022	2023	2024	2025	2026	2027	2028	2029	2029	2031	
6	351	344	327	358	347.5	333.9	325.3	328.6	309.3	306.7	323.2	
7	381	368	363	326	370.4	361.1	362.0	356.9	344.8	324.8	320.0	
8	401	377	382	352	325.0	370.0	376.3	379.5	359.3	348.2	324.8	
Total 6-8	1,133	1,089	1,072	1,036	1,042.9	1,065.0	1,063.6	1,065.0	1,013.4	979.7	968.0	
Capacity	Historic Capacity			Forecasted Capacity								
1025	111%	106%	105%	101%	102%	104%	104%	104%	104%	99%	96%	94%

Annual Change	2021 to 2022	2022 to 2023	2023 to 2024	2024 to 2025	2025 to 2026	2026 to 2027	2027 to 2028	2028 to 2029	2029 to 2030	2030 to 2031
		-44.0	-17.0	-36.0	6.9	22.1	-1.4	1.4	-51.6	-33.7
	-3.9%	-1.6%	-3.4%	0.7%	2.1%	-0.1%	0.1%	-4.8%	-3.3%	-1.2%

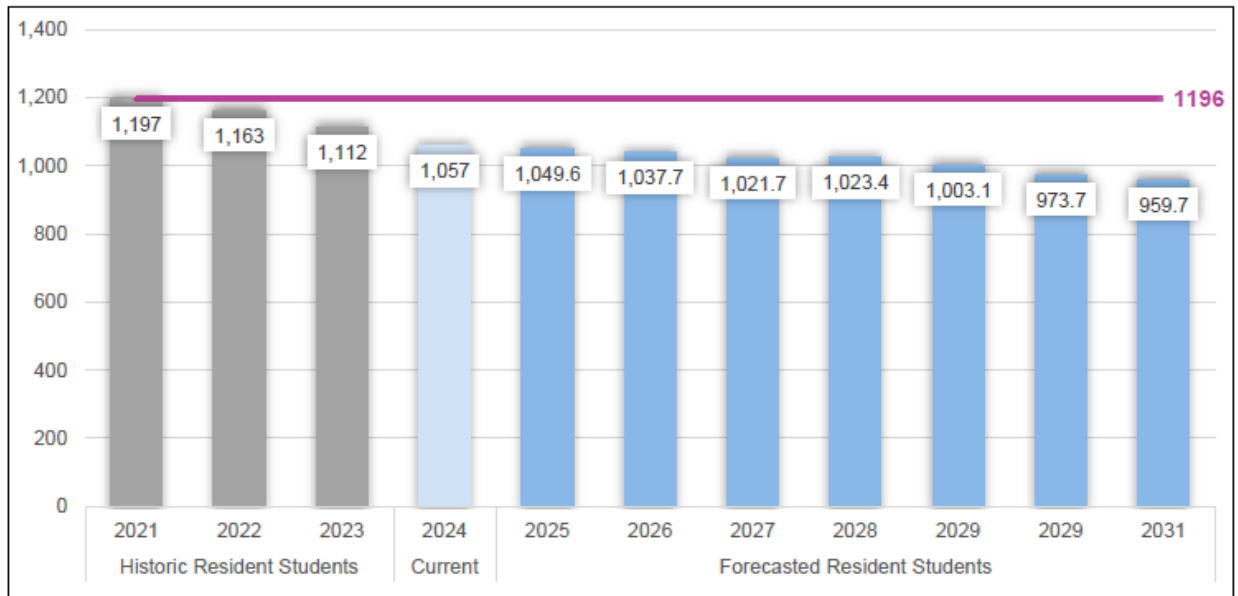


4. ATTENDANCE AREA FORECASTS

HARVEST PARK MIDDLE SCHOOL

Harvest Park MS											
Grade	Historic Resident Students			Current	Forecasted Resident Students						
	2021	2022	2023		2024	2025	2026	2027	2028	2029	2029
6	379	355	349	352	332.8	331.8	327.9	320.8	306.4	294.3	315.7
7	404	393	360	352	359.4	340.4	343.8	343.9	337.6	324.7	307.2
8	414	415	403	353	357.4	365.5	350.0	358.7	359.1	354.7	336.8
Total 6-8	1,197	1,163	1,112	1,057	1,049.6	1,037.7	1,021.7	1,023.4	1,003.1	973.7	959.7
Capacity											
Historic Capacity				Forecasted Capacity							
1196	100%	97%	93%	88%	88%	87%	85%	86%	84%	81%	80%

Annual Change	2021 to 2022	2022 to 2023	2023 to 2024	2024 to 2025	2025 to 2026	2026 to 2027	2027 to 2028	2028 to 2029	2029 to 2030	2030 to 2031
		-34.0	-51.0	-55.0	-7.4	-11.9	-16.0	1.7	-20.3	-29.4
	-2.8%	-4.4%	-4.9%	-0.7%	-1.1%	-1.5%	0.2%	-2.0%	-2.9%	-1.4%

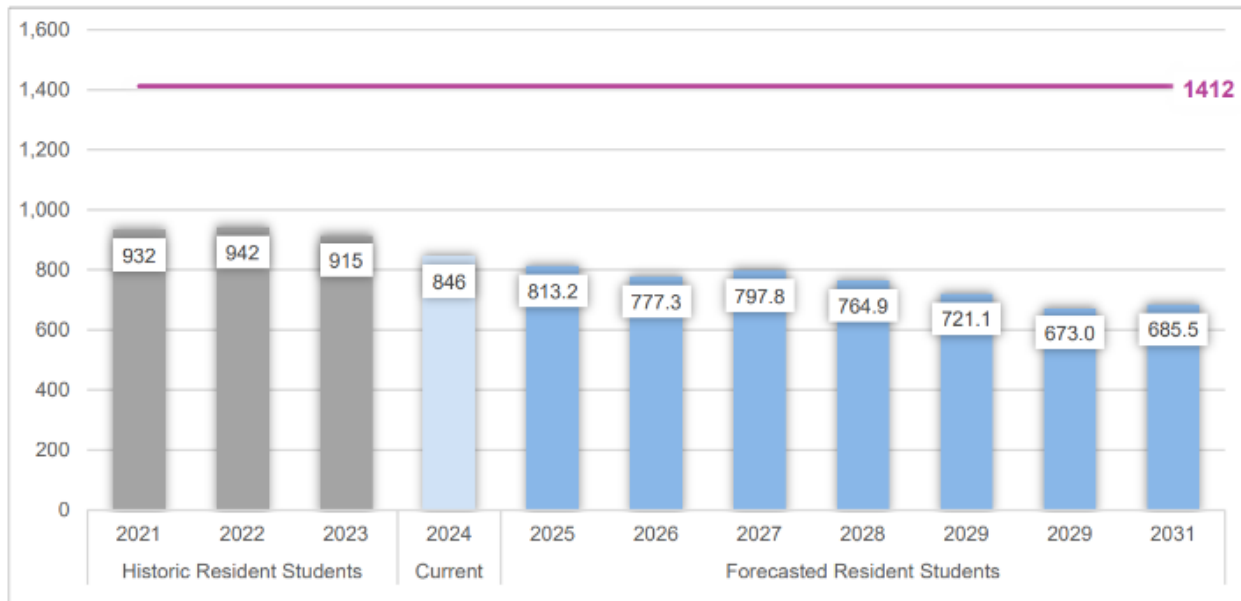


4. ATTENDANCE AREA FORECASTS

PLEASANTON MIDDLE SCHOOL

Pleasanton MS											
Grade	Historic Resident Students			Current	Forecasted Resident Students						
	2021	2022	2023		2024	2025	2026	2027	2028	2029	2029
6	311	300	268	256	262.2	231.3	276.1	228.8	187.7	223.0	238.7
7	307	328	306	278	265.3	272.4	241.0	287.0	237.7	200.1	235.7
8	314	314	341	312	285.7	273.6	280.7	249.1	295.7	249.9	211.1
Total 6-8	932	942	915	846	813.2	777.3	797.8	764.9	721.1	673.0	685.5
Capacity											
Historic Capacity				Forecasted Capacity							
1412	66%	67%	65%	60%	58%	55%	57%	54%	51%	48%	49%

Annual Change	2021 to 2022	2022 to 2023	2023 to 2024	2024 to 2025	2025 to 2026	2026 to 2027	2027 to 2028	2028 to 2029	2029 to 2030	2030 to 2031
		10.0	-27.0	-69.0	-32.8	-35.9	20.5	-32.9	-43.8	-48.1
	1.1%	-2.9%	-7.5%	-3.9%	-4.4%	2.6%	-4.1%	-5.7%	-6.7%	1.9%

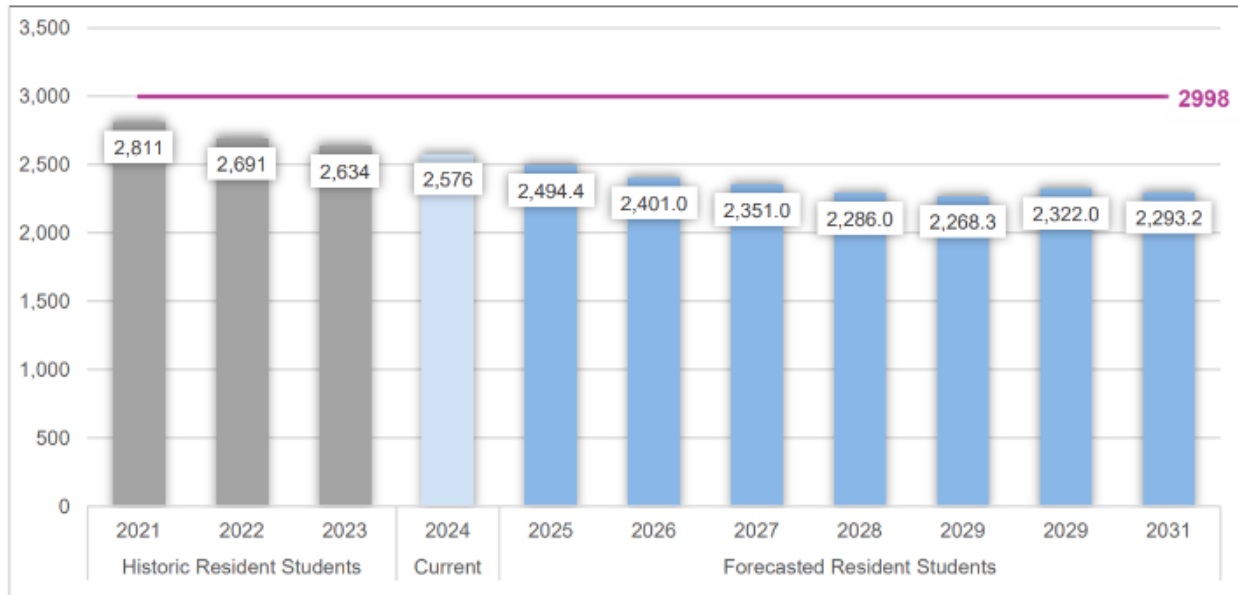


High School Attendance Area Forecasts

AMADOR VALLEY HIGH SCHOOL

Amador Valley HS											
Grade	Historic Resident Students			Current	Forecasted Resident Students						
	2021	2022	2023	2024	2025	2026	2027	2028	2029	2029	2031
9	670	635	625	643	586.3	551.2	566.5	560.2	557.9	591.1	546.0
10	709	665	652	626	646.2	590.8	556.9	576.1	569.3	570.4	598.9
11	696	702	662	646	620.9	641.8	588.7	559.1	579.0	575.7	571.3
12	736	689	695	661	641.0	617.2	638.9	590.6	562.1	584.8	577.0
Total 9-12	2,811	2,691	2,634	2,576	2,494.4	2,401.0	2,351.0	2,286.0	2,268.3	2,322.0	2,293.2
Capacity	Historic Capacity			Forecasted Capacity							
2998	94%	90%	88%	86%	83%	80%	78%	76%	76%	77%	76%

Annual Change	2021 to 2022	2022 to 2023	2023 to 2024	2024 to 2025	2025 to 2026	2026 to 2027	2027 to 2028	2028 to 2029	2029 to 2030	2030 to 2031
		-120.0	-57.0	-58.0	-81.6	-93.4	-50.0	-65.0	-17.7	53.7
	-4.3%	-2.1%	-2.2%	-3.2%	-3.7%	-2.1%	-2.8%	-0.8%	2.4%	-1.2%

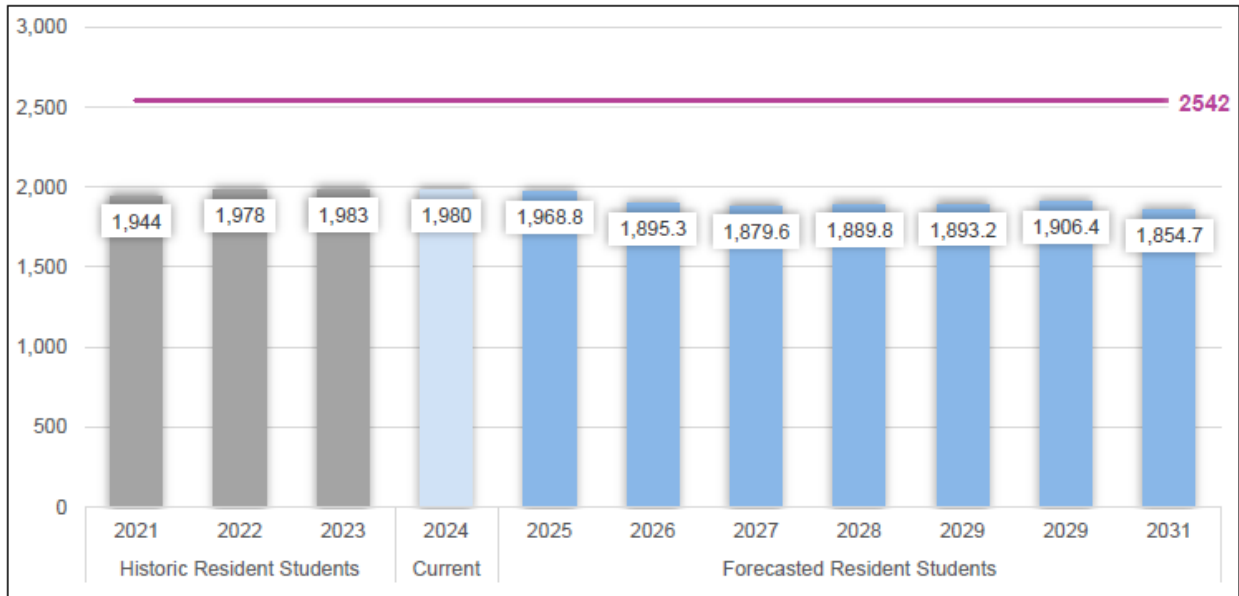


4. ATTENDANCE AREA FORECASTS

FOOTHILL HIGH SCHOOL

Foothill HS											
Grade	Historic Resident Students			Current	Forecasted Resident Students						
	2021	2022	2023	2024	2025	2026	2027	2028	2029	2029	2031
9	465	528	522	505	457.7	444.9	479.7	492.5	468.9	467.9	442.8
10	497	460	513	508	493.6	448.1	442.6	479.4	485.2	462.9	458.5
11	490	502	461	513	511.7	497.9	459.0	456.3	486.3	492.8	466.9
12	492	488	487	454	505.8	504.4	498.3	461.6	452.8	482.8	486.5
Total 9-12	1,944	1,978	1,983	1,980	1,968.8	1,895.3	1,879.6	1,889.8	1,893.2	1,906.4	1,854.7
Capacity	Historic Capacity				Forecasted Capacity						
2542	76%	78%	78%	78%	77%	75%	74%	74%	74%	75%	73%

Annual Change	2021 to 2022	2022 to 2023	2023 to 2024	2024 to 2025	2025 to 2026	2026 to 2027	2027 to 2028	2028 to 2029	2029 to 2030	2030 to 2031
	34.0	5.0	-3.0	-11.2	-73.5	-15.7	10.2	3.4	13.2	-51.7
	1.7%	0.3%	-0.2%	-0.6%	-3.7%	-0.8%	0.5%	0.2%	0.7%	-2.7%



Appendix A: Census Data

DEMOGRAPHIC AND INCOME PROFILE PROVIDED BY CENSUS

Data provided on the following pages is based on geographically related information from Pleasanton Unified School District based on a third-party source using Esri analytics in combination with Census information and American Community Survey. This information is provided by MGT as supplemental information about the district. Davis did not research nor guarantee the accuracy of the Census data. Demographic and Income Profile Provided by Census.

METHODOLOGY STATEMENT

- **Demographic and Income Profile:** Esri forecasts for 2024 and 2029. Esri Updated Demographics are point estimates representing July 1 of the current and forecast years. The following table summarizes the updated demographic variables. Also included are select averages, medians, aggregates, and per capita values.
- **American Community Survey (ACS) Housing Summary:** Esri provides reports, data enrichment, and thematic mapping for ACS estimates in standard geographies, current ZIP codes, and user-defined polygons. Reports include two summary profiles, Population, and Housing. Esri's reports/maps are designed to simplify the data and enhance its usability with reliability thresholds. ACS data provide much of the information previously available through the decennial census. ACS uses a continuous measurement or "rolling" sample, in which a small percent of the population is sampled every month. The ACS is updated and released more frequently than the decennial census—every year instead of every ten years. Smaller sample sizes and variable collection times have introduced a margin of error into their estimates.



Demographic and Income Profile

Prepared using SchoolSite by DDP

Summary	Census 2010		Census 2020		2024		2029	
Population	70,698		80,386		80,274		82,498	
Households	25,461		28,743		28,321		28,813	
Families	19,321		21,944		21,240		21,661	
Average Household Size	2.76		2.77		2.81		2.83	
Owner Occupied Housing Units	18,043		18,609		18,439		18,394	
Renter Occupied Housing Units	7,418		10,134		9,882		10,419	
Median Age	40.6		41.4		42.3		43.6	
Trends: 2024-2029 Annual Rate	Area		State		National			
Population	0.55%		0.09%		0.38%		0.38%	
Households	0.35%		0.38%		0.64%		0.64%	
Families	0.39%		0.37%		0.56%		0.56%	
Owner HHs	-0.05%		0.58%		0.97%		0.97%	
Median Household Income	0.00%		2.70%		2.95%		2.95%	
Households by Income			2024		2029			
			Number	Percent	Number	Percent		
<\$15,000			1,065	3.8%	868	3.0%		
\$15,000 - \$24,999			698	2.5%	461	1.6%		
\$25,000 - \$34,999			643	2.3%	466	1.6%		
\$35,000 - \$49,999			814	2.9%	609	2.1%		
\$50,000 - \$74,999			1,760	6.2%	1,397	4.8%		
\$75,000 - \$99,999			1,984	7.0%	1,673	5.8%		
\$100,000 - \$149,999			3,315	11.7%	3,151	10.9%		
\$150,000 - \$199,999			3,822	13.5%	4,071	14.1%		
\$200,000+			14,220	50.2%	16,117	55.9%		
Median Household Income			\$200,001		\$200,001			
Average Household Income			\$253,737		\$284,301			
Per Capita Income			\$89,533		\$99,307			
Population by Age	Census 2010		Census 2020		2024		2029	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4	3,905	5.5%	3,568	4.4%	3,552	4.4%	3,570	4.3%
5 - 9	5,244	7.4%	5,161	6.4%	4,464	5.6%	3,997	4.8%
10 - 14	5,993	8.5%	6,464	8.0%	5,603	7.0%	5,049	6.1%
15 - 19	5,346	7.6%	6,036	7.5%	5,549	6.9%	5,175	6.3%
20 - 24	2,911	4.1%	3,865	4.8%	4,753	5.9%	4,530	5.5%
25 - 34	6,408	9.1%	7,944	9.9%	8,152	10.2%	9,674	11.7%
35 - 44	10,931	15.5%	11,447	14.2%	11,522	14.4%	10,824	13.1%
45 - 54	13,644	19.3%	12,396	15.4%	12,538	15.6%	12,493	15.1%
55 - 64	8,451	12.0%	10,901	13.6%	10,503	13.1%	11,015	13.4%
65 - 74	4,551	6.4%	6,664	8.3%	7,011	8.7%	8,221	10.0%
75 - 84	2,418	3.4%	4,208	5.2%	4,705	5.9%	5,595	6.8%
85+	896	1.3%	1,731	2.2%	1,923	2.4%	2,355	2.9%
Race and Ethnicity	Census 2010		Census 2020		2024		2029	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	47,555	67.3%	36,556	45.5%	33,971	42.3%	32,122	38.9%
Black Alone	1,185	1.7%	1,382	1.7%	1,328	1.7%	1,384	1.7%
American Indian Alone	232	0.3%	301	0.4%	306	0.4%	319	0.4%
Asian Alone	16,224	22.9%	31,506	39.2%	33,727	42.0%	37,051	44.9%
Pacific Islander Alone	135	0.2%	126	0.2%	125	0.2%	134	0.2%
Some Other Race Alone	2,018	2.9%	2,886	3.6%	3,000	3.7%	3,243	3.9%
Two or More Races	3,349	4.7%	7,629	9.5%	7,818	9.7%	8,246	10.0%
Hispanic Origin (Any Race)	7,331	10.4%	8,013	10.0%	8,256	10.3%	8,850	10.7%

Data Note: Income is expressed in current dollars.

Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

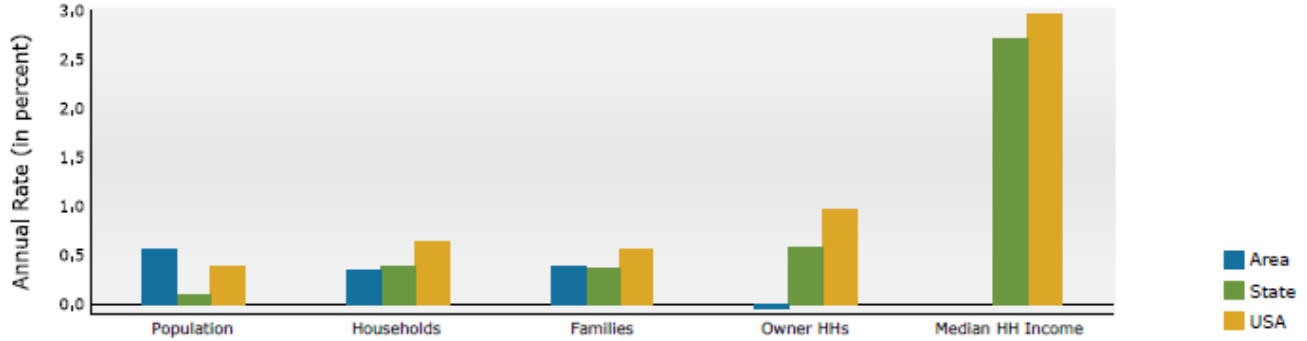
February 04, 2025



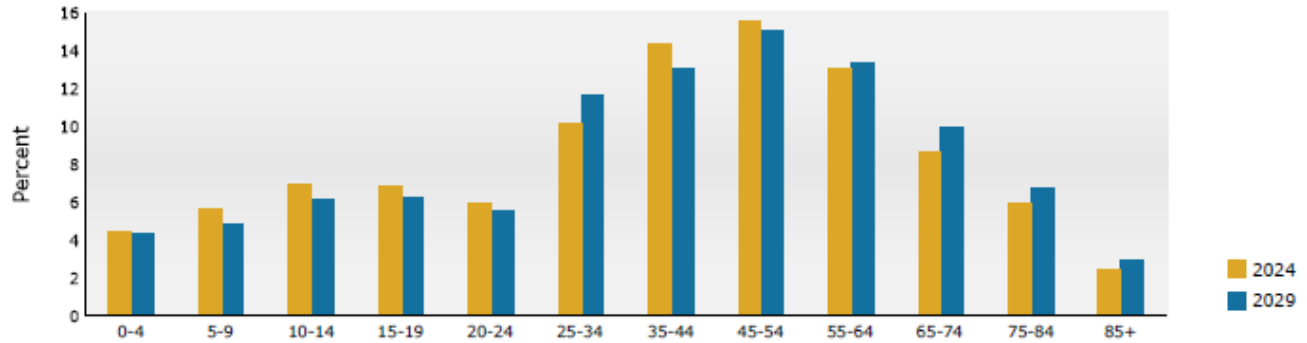
Demographic and Income Profile

Prepared using SchoolSite by DDP

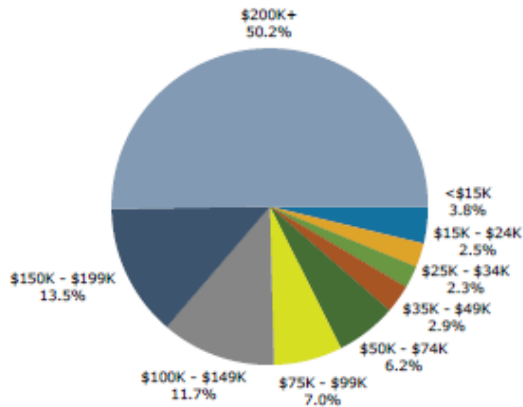
Trends 2024-2029



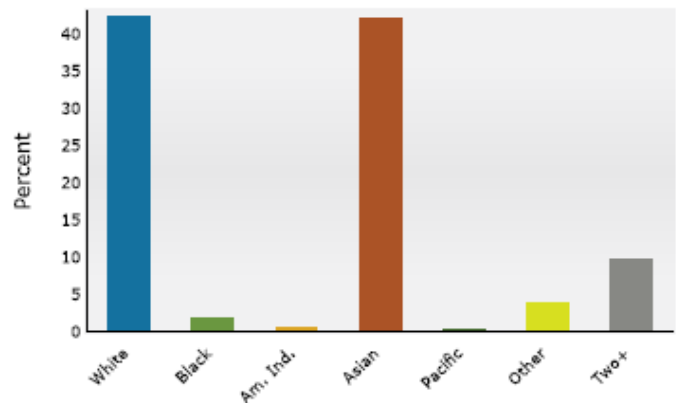
Population by Age



2024 Household Income



2024 Population by Race



2024 Percent Hispanic Origin: 10.3%

Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

February 04, 2025



ACS Housing Summary

Prepared using SchoolSite by DDP

	2018-2022 ACS Estimate	Percent	MOE(±)	Reliability
TOTALS				
Total Population	79,079		2,949	High
Total Households	28,022		883	High
Total Housing Units	29,059		911	High
OWNER-OCCUPIED HOUSING UNITS BY MORTGAGE STATUS				
Total	19,150	100.0%	706	High
Housing units with a mortgage/contract to purchase/similar debt	13,953	72.9%	628	High
No Second Mortgage and No Home Equity Loan	10,964	57.3%	585	High
Multiple Mortgages	2,704	14.1%	336	High
Second mortgage and Home Equity Loan	35	0.2%	29	Low
Only Home Equity Loan	2,416	12.6%	318	High
Only Second Mortgage	253	1.3%	108	Medium
Home Equity Loan without Primary Mortgage	285	1.5%	110	Medium
Housing units without a mortgage	5,197	27.1%	463	High
AVERAGE VALUE BY MORTGAGE STATUS				
Housing units with a mortgage	N/A		N/A	
Housing units without a mortgage	N/A		N/A	
OWNER-OCCUPIED HOUSING UNITS BY MORTGAGE STATUS & SELECTED MONTHLY OWNER COSTS				
Total	19,150	100.0%	706	High
With a mortgage: Monthly owner costs as a percentage of household income in past 12 months				
Less than 10.0 percent	1,148	6.0%	209	High
10.0 to 14.9 percent	1,978	10.3%	276	High
15.0 to 19.9 percent	3,182	16.6%	365	High
20.0 to 24.9 percent	2,423	12.7%	321	High
25.0 to 29.9 percent	1,400	7.3%	214	High
30.0 to 34.9 percent	1,003	5.2%	228	Medium
35.0 to 39.9 percent	541	2.8%	139	Medium
40.0 to 49.9 percent	815	4.3%	182	Medium
50.0 percent or more	1,425	7.4%	228	High
Not computed	40	0.2%	31	Low
Without a mortgage: Monthly owner costs as a percentage of household income in past 12 months				
Less than 10.0 percent	3,133	16.4%	382	High
10.0 to 14.9 percent	754	3.9%	179	Medium
15.0 to 19.9 percent	364	1.9%	155	Medium
20.0 to 24.9 percent	249	1.3%	105	Medium
25.0 to 29.9 percent	119	0.6%	45	Medium
30.0 to 34.9 percent	74	0.4%	50	Low
35.0 to 39.9 percent	43	0.2%	46	Low
40.0 to 49.9 percent	173	0.9%	63	Medium
50.0 percent or more	210	1.1%	66	Medium
Not computed	78	0.4%	74	Low

Source: U.S. Census Bureau, 2018-2022 American Community Survey

Reliability: High Medium Low

February 04, 2025



ACS Housing Summary

Prepared using SchoolSite by DDP

	2018-2022 ACS Estimate	Percent	MOE(±)	Reliability
RENTER-OCCUPIED HOUSING UNITS BY CONTRACT RENT				
Total	8,872	100.0%	648	High
With cash rent	8,557	96.4%	641	High
Less than \$100	12	0.1%	21	Low
\$100 to \$149	8	0.1%	12	Low
\$150 to \$199	52	0.6%	52	Low
\$200 to \$249	60	0.7%	49	Low
\$250 to \$299	10	0.1%	16	Low
\$300 to \$349	0	0.0%	0	
\$350 to \$399	0	0.0%	0	
\$400 to \$449	0	0.0%	0	
\$450 to \$499	0	0.0%	0	
\$500 to \$549	0	0.0%	0	
\$550 to \$599	12	0.1%	21	Low
\$600 to \$649	58	0.7%	81	Low
\$650 to \$699	62	0.7%	80	Low
\$700 to \$749	0	0.0%	0	
\$750 to \$799	0	0.0%	0	
\$800 to \$899	68	0.8%	56	Low
\$900 to \$999	145	1.6%	106	Low
\$1,000 to \$1,249	545	6.1%	193	Medium
\$1,250 to \$1,499	394	4.4%	173	Medium
\$1,500 to \$1,999	524	5.9%	184	Medium
\$2,000 to \$2,499	1,691	19.1%	301	High
\$2,500 to \$2,999	1,904	21.5%	333	High
\$3,000 to \$3,499	1,216	13.7%	293	High
\$3,500 or more	1,795	20.2%	307	High
No cash rent	315	3.6%	108	Medium
Median Contract Rent	\$2,667		N/A	
Average Contract Rent	N/A		N/A	
RENTER-OCCUPIED HOUSING UNITS BY INCLUSION OF UTILITIES IN RENT				
Total	8,872	100.0%	648	High
Pay extra for one or more utilities	8,327	93.9%	641	High
No extra payment for any utilities	545	6.1%	136	Medium

Source: U.S. Census Bureau, 2018-2022 American Community Survey

Reliability: High Medium Low

February 04, 2025



ACS Housing Summary

Prepared using SchoolSite by DDP

	2018-2022 ACS Estimate	Percent	MOE(±)	Reliability
RENTER-OCCUPIED HOUSING UNITS BY GROSS RENT				
Total:	8,872	100.0%	648	High
With cash rent:	8,557	96.4%	641	High
Less than \$100	12	0.1%	21	Low
\$100 to \$149	0	0.0%	0	
\$150 to \$199	29	0.3%	34	Low
\$200 to \$249	21	0.2%	32	Low
\$250 to \$299	44	0.5%	37	Low
\$300 to \$349	24	0.3%	37	Low
\$350 to \$399	0	0.0%	0	
\$400 to \$449	0	0.0%	0	
\$450 to \$499	12	0.1%	19	Low
\$500 to \$549	0	0.0%	0	
\$550 to \$599	0	0.0%	0	
\$600 to \$649	12	0.1%	21	Low
\$650 to \$699	13	0.1%	21	Low
\$700 to \$749	49	0.6%	77	Low
\$750 to \$799	58	0.7%	81	Low
\$800 to \$899	0	0.0%	0	
\$900 to \$999	139	1.6%	98	Low
\$1,000 to \$1,249	415	4.7%	170	Medium
\$1,250 to \$1,499	429	4.8%	166	Medium
\$1,500 to \$1,999	446	5.0%	167	Medium
\$2,000 to \$2,499	1,274	14.4%	263	Medium
\$2,500 to \$2,999	2,076	23.4%	364	High
\$3,000 to \$3,499	1,205	13.6%	267	Medium
\$3,500 or more	2,298	25.9%	345	High
No cash rent	315	3.6%	108	Medium
Median Gross Rent	\$2,813		N/A	Low
Average Gross Rent	N/A		N/A	Low

Source: U.S. Census Bureau, 2018-2022 American Community Survey

Reliability: High Medium Low

February 04, 2025



ACS Housing Summary

Prepared using SchoolSite by DDP

	2018-2022 ACS Estimate	Percent	MOE(±)	Reliability
HOUSING UNITS BY UNITS IN STRUCTURE				
Total	29,059	100.0%	911	High
1, detached	17,913	61.6%	699	High
1, attached	3,497	12.0%	427	High
2	345	1.2%	114	Medium
3 or 4	1,413	4.9%	283	Medium
5 to 9	1,016	3.5%	197	High
10 to 19	1,026	3.5%	284	Medium
20 to 49	966	3.3%	245	Medium
50 or more	2,470	8.5%	377	High
Mobile home	397	1.4%	84	Medium
Boat, RV, van, etc.	16	0.1%	26	Low
HOUSING UNITS BY YEAR STRUCTURE BUILT				
Total	29,059	100.0%	911	High
Built 2020 or later	106	0.4%	93	Low
Built 2010 to 2019	2,522	8.7%	332	High
Built 2000 to 2009	2,546	8.8%	307	High
Built 1990 to 1999	4,972	17.1%	412	High
Built 1980 to 1989	6,804	23.4%	553	High
Built 1970 to 1979	5,995	20.6%	487	High
Built 1960 to 1969	4,278	14.7%	395	High
Built 1950 to 1959	1,046	3.6%	219	Medium
Built 1940 to 1949	367	1.3%	122	Medium
Built 1939 or earlier	423	1.5%	154	Medium
Median Year Structure Built	1984		N/A	
OCCUPIED HOUSING UNITS BY YEAR HOUSEHOLDER MOVED INTO UNIT				
Total	28,022	100.0%	883	High
Owner occupied				
Moved in 2021 or later	566	2.0%	185	Medium
Moved in 2018 to 2020	1,970	7.0%	289	High
Moved in 2010 to 2017	5,895	21.0%	479	High
Moved in 2000 to 2009	4,706	16.8%	392	High
Moved in 1990 to 1999	3,175	11.3%	360	High
Moved in 1989 or earlier	2,838	10.1%	353	High
Renter occupied				
Moved in 2021 or later	781	2.8%	211	Medium
Moved in 2018 to 2020	3,961	14.1%	487	High
Moved in 2010 to 2017	3,296	11.8%	383	High
Moved in 2000 to 2009	580	2.1%	170	Medium
Moved in 1990 to 1999	175	0.6%	168	Low
Moved in 1989 or earlier	80	0.3%	59	Low
Median Year Householder Moved Into Unit	2012		N/A	

Source: U.S. Census Bureau, 2018-2022 American Community Survey

Reliability: High Medium Low

February 04, 2025



ACS Housing Summary

Prepared using SchoolSite by DDP

	2018-2022 ACS Estimate	Percent	MOE(±)	Reliability
OCCUPIED HOUSING UNITS BY HOUSE HEATING FUEL				
Total	28,022	100.0%	883	High
Utility gas	19,530	69.7%	789	High
Bottled, tank, or LP gas	556	2.0%	206	Medium
Electricity	7,366	26.3%	551	High
Fuel oil, kerosene, etc.	15	0.1%	22	Low
Coal or coke	0	0.0%	0	
Wood	49	0.2%	41	Low
Solar energy	360	1.3%	135	Medium
Other fuel	2	0.0%	5	Low
No fuel used	144	0.5%	70	Medium
OCCUPIED HOUSING UNITS BY VEHICLES AVAILABLE				
Total	28,022	100.0%	883	High
Owner occupied				
No vehicle available	291	1.0%	129	Medium
1 vehicle available	3,160	11.3%	348	High
2 vehicles available	9,034	32.2%	545	High
3 vehicles available	4,592	16.4%	445	High
4 vehicles available	1,527	5.4%	221	High
5 or more vehicles available	546	1.9%	144	Medium
Renter occupied				
No vehicle available	821	2.9%	223	Medium
1 vehicle available	4,096	14.6%	480	High
2 vehicles available	3,132	11.2%	428	High
3 vehicles available	671	2.4%	168	Medium
4 vehicles available	102	0.4%	66	Medium
5 or more vehicles available	52	0.2%	43	Low
Average Number of Vehicles Available	N/A		N/A	
VACANT HOUSING UNITS				
Total vacant housing units	1,053	100.0%	321	Medium
For rent	462	43.9%	233	Medium
Rented, not occupied	111	10.5%	150	Low
For sale only	124	11.8%	79	Medium
Sold, not occupied	68	6.5%	48	Low
Seasonal/occasional	50	4.7%	52	Low
For migrant workers	0	0.0%	0	
Other	237	22.5%	134	Medium

Source: U.S. Census Bureau, 2018-2022 American Community Survey

Reliability: High Medium Low

February 04, 2025



ACS Housing Summary

Prepared using SchoolSite by DDP

	2018-2022 ACS Estimate	Percent	MOE(±)	Reliability
OWNER-OCCUPIED HOUSING UNITS BY VALUE				
Total	19,150	100%	706	High
Less than \$10,000	112	0.6%	62	Medium
\$10,000 to \$14,999	19	0.1%	28	Low
\$15,000 to \$19,999	56	0.3%	44	Low
\$20,000 to \$24,999	13	0.1%	16	Low
\$25,000 to \$29,999	0	0.0%	0	
\$30,000 to \$34,999	0	0.0%	0	
\$35,000 to \$39,999	0	0.0%	0	
\$40,000 to \$49,999	7	0.0%	11	Low
\$50,000 to \$59,999	9	0.0%	14	Low
\$60,000 to \$69,999	0	0.0%	0	
\$70,000 to \$79,999	0	0.0%	0	
\$80,000 to \$89,999	22	0.1%	26	Low
\$90,000 to \$99,999	43	0.2%	34	Low
\$100,000 to \$124,999	107	0.6%	57	Medium
\$125,000 to \$149,999	12	0.1%	14	Low
\$150,000 to \$174,999	68	0.4%	41	Medium
\$175,000 to \$199,999	15	0.1%	18	Low
\$200,000 to \$249,999	128	0.7%	44	Medium
\$250,000 to \$299,999	75	0.4%	58	Low
\$300,000 to \$399,999	203	1.1%	104	Medium
\$400,000 to \$499,999	163	0.9%	64	Medium
\$500,000 to \$749,999	809	4.2%	184	Medium
\$750,000 to \$999,999	2,238	11.7%	317	High
\$1,000,000 to \$1,499,999	7,588	39.6%	520	High
\$1,500,000 to \$1,999,999	3,706	19.4%	387	High
\$2,000,000 or more	3,757	19.6%	322	High
Median Home Value	\$1,360,833		N/A	Low
Average Home Value	N/A		N/A	Low

Data Note: N/A means not available.

2018-2022 ACS Estimate: The American Community Survey (ACS) replaces census sample data. Esri is releasing the 2018-2022 ACS estimates, five-year period data collected monthly from January 1, 2018 through December 31, 2022. Although the ACS includes many of the subjects previously covered by the decennial census sample, there are significant differences between the two surveys including fundamental differences in survey design and residency rules.

Margin of error (MOE): The MOE is a measure of the variability of the estimate due to sampling error. MOEs enable the data user to measure the range of uncertainty for each estimate with 90 percent confidence. The range of uncertainty is called the confidence interval, and it is calculated by taking the estimate +/- the MOE. For example, if the ACS reports an estimate of 100 with an MOE of +/- 20, then you can be 90 percent certain the value for the whole population falls between 80 and 120.

Reliability: These symbols represent threshold values that Esri has established from the Coefficients of Variation (CV) to designate the usability of the estimates. The CV measures the amount of sampling error relative to the size of the estimate, expressed as a percentage.

- High Reliability: Small CVs (less than or equal to 12 percent) are flagged green to indicate that the sampling error is small relative to the estimate and the estimate is reasonably reliable.
- Medium Reliability: Estimates with CVs between 12 and 40 are flagged yellow-use with caution.
- Low Reliability: Large CVs (over 40 percent) are flagged red to indicate that the sampling error is large relative to the estimate. The estimate is considered very unreliable.

Source: U.S. Census Bureau, 2018-2022 American Community Survey

Reliability: high medium low

February 04, 2025