

Community Forum

October 29, 2025

Agenda

01

PURPOSE

02

PLANS

03

DATA

04

BREAKOUTS

We have received over 600 responses from the K-2 School Consolidation Survey, with over 450 respondents providing written feedback.

A common concern emerged surrounding the timeline and level of community engagement. In response, the Board of Education is being asked to consider two plans for moving forward:

Plan A

- Maintain the current timeline.

Plan B

- Adjust the timeline to allow greater community engagement using four proposed committees:
 1. *School Safety/Walk Zones*
 2. *Transitioning Student Support Services*
 3. *Financial Impact*
 4. *Culture and Design*
- Would require the Board to make a final decision later in the school year, potentially creating implications for providing timely notice to impacted families.

APRIL 4, 2025



Data Discovery



City Schools of Decatur

United States[®]
Census
Bureau

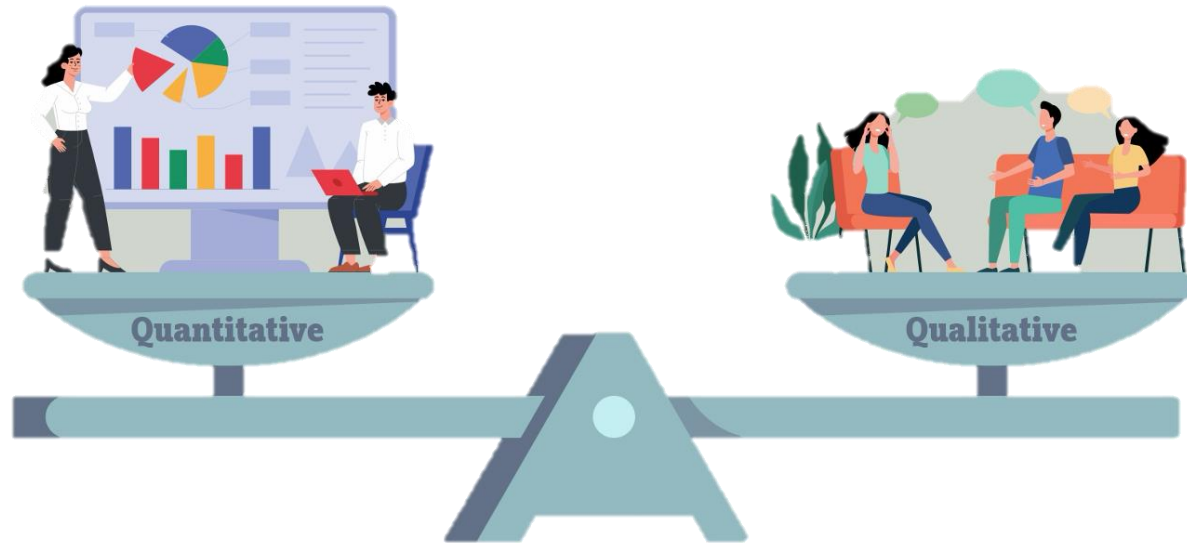
While the US Census is only conducted every 10 years, the American Community Survey collects social, housing, educational, financial, and other demographic data every year, as mandated by the U.S. Constitution.

DECATUR, GEORGIA



- Although Decatur's population has decreased by ~4.01% since the 2020 census and is currently declining at a rate of ~0.83% annually, the 50+ age group has increased over 40% since 2010.
- The median age in Decatur is 39.6 years, 41.6 years for females.
- Currently, 71% of households in Decatur do not have children. Of the households that do have children, 69% are enrolled in public school

Elements of a Comprehensive Plan



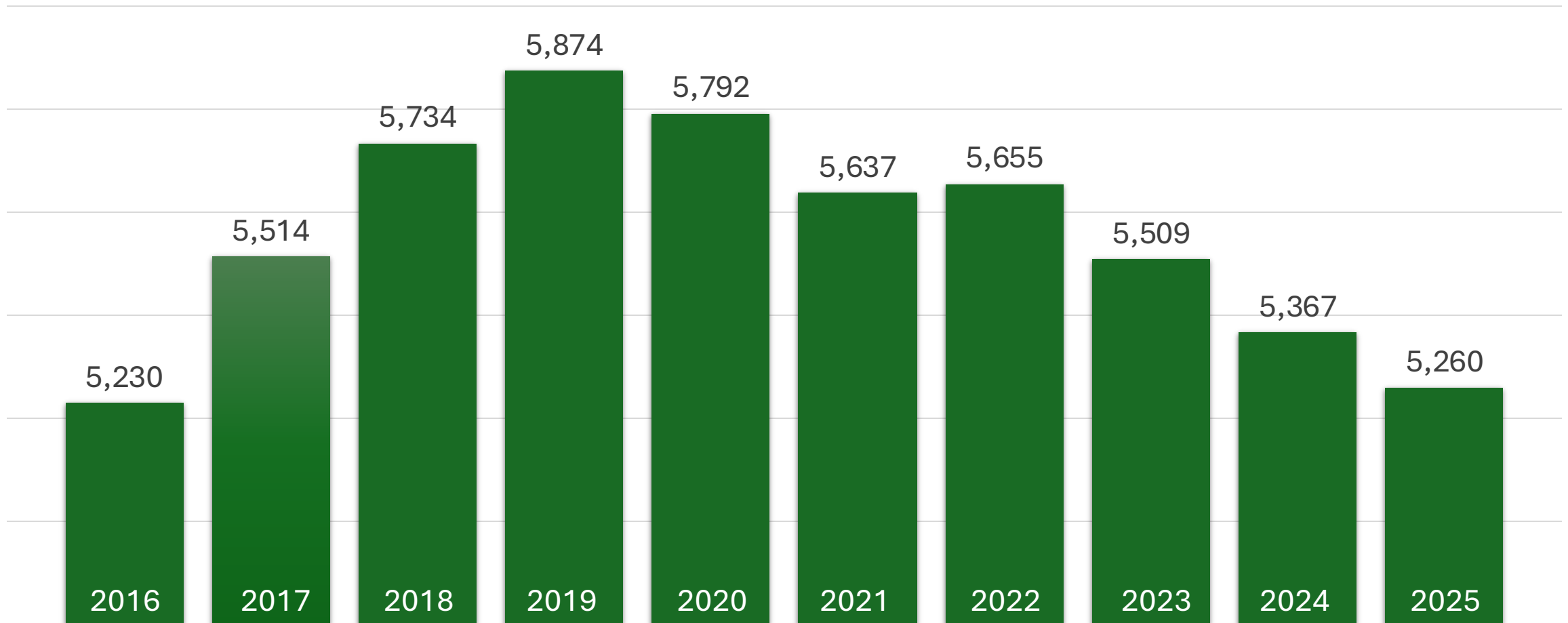
➤ Quantitative Data

- Demographic
 - Enrollment & Projections
 - Student Residence Analysis
 - Housing
 - Birth and Census
- Facility
 - Capacity / Utilization
 - Physical Condition
- Fiscal
 - Renovation / Replacement Costs
 - Annual Maintenance
 - Per Pupil Cost Analysis
 - Resource Distribution

➤ Qualitative Data

- Stakeholder Feedback

SINCE 2019, SYSTEM ENROLLMENT HAS BEEN ON A DECLINE



KINDERGARTEN ENROLLMENT HAS DROPPED BY OVER 30% SINCE 2020

2021 MARKED THE FIRST YEAR
THE INCOMING KINDERGARTEN CLASS
WAS SMALLER THAN THE GRADUATING CLASS

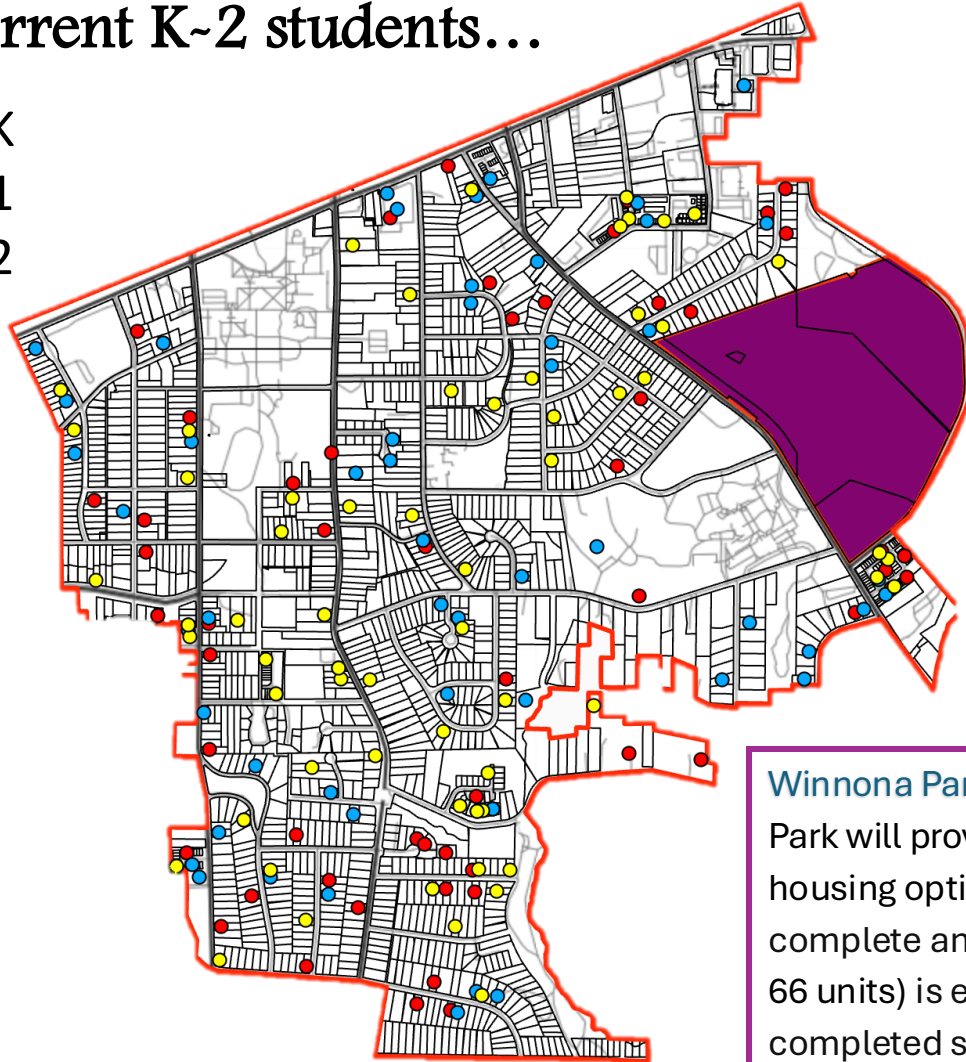
Now Graduating
more students
than Enrolling

OCT FTE	K	1	2	3	4	5	6	7	8	9	10	11	12
2025	269	264	298	329	365	381	433	437	441	459	470	449	510
2024	256	298	327	350	385	417	421	421	443	481	463	501	456
2023	288	327	354	386	421	424	428	439	455	444	503	439	448
2022	321	339	391	412	418	427	452	446	425	515	459	447	432
2021	321	382	400	413	433	448	431	423	485	447	430	431	415
2020	368	420	431	435	466	437	451	492	434	457	447	425	357
2019	444	452	457	492	459	452	490	443	449	454	426	377	300
2018	430	448	489	457	465	458	455	455	427	431	386	332	307
2017	436	474	451	469	458	441	453	405	391	411	340	323	265
2016	447	448	458	438	454	429	391	375	356	362	337	290	255
2015	422	440	429	432	411	356	364	336	313	347	311	267	233
2014	412	415	428	412	343	328	322	308	304	302	289	257	225
2013	376	402	398	330	321	298	313	286	261	287	259	247	197
2012	369	384	319	299	282	289	287	255	240	283	248	205	189

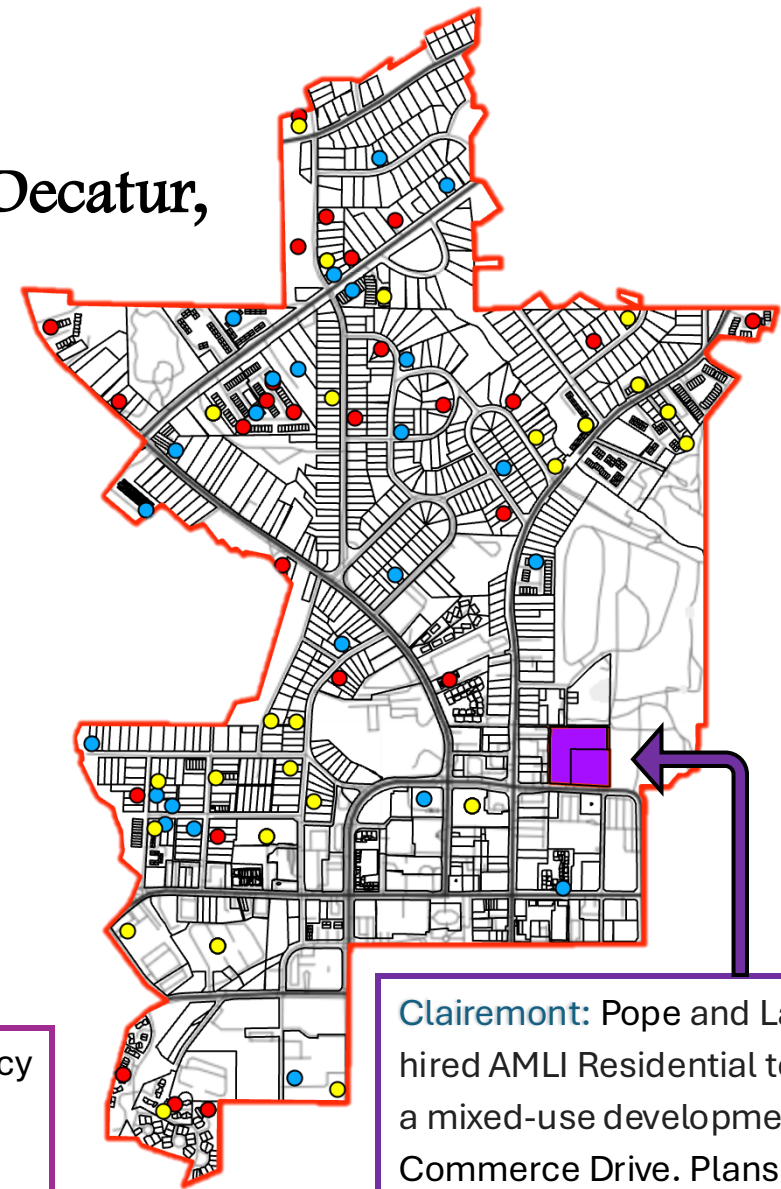
We Actively Monitor Building Permits...

Below are Two Examples Multi-Family Developments in Decatur,
And current K~2 students...

- K
- 1
- 2



Winnona Park: The Village at Legacy Park will provide 132 affordable housing options. Phase I is complete and Phase II (remaining 66 units) is expected to be completed spring 2026.



Clairemont: Pope and Land has hired AMLI Residential to develop a mixed-use development on Commerce Drive. Plans include 358 units, 36 reserved for affordable housing.

Historical Enrollment

ELEMENTARY HAS LOST

~850 STUDENTS SINCE 2019,

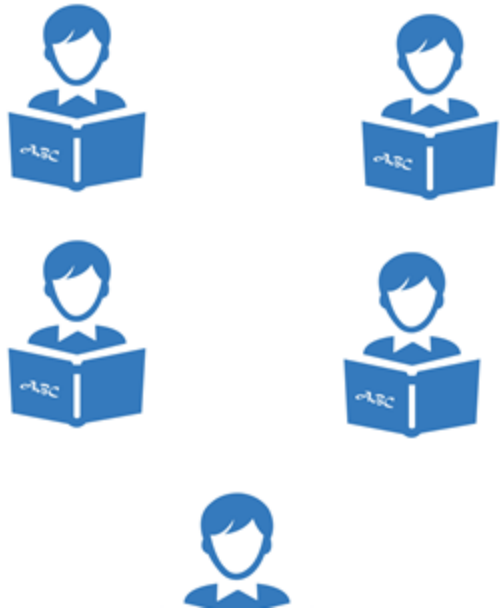
>60% COMING FROM K-2.

Grade	Difference from 2019 to 2025 FTE	Difference by Level
Pre-K	-25	
K	-175	-519
1 ST	-186	
2 ND	-158	
3 RD	-163	-328
4 TH	-94	
5 TH	-71	
6 TH	-69	-97
7 TH	-22	
8 TH	-6	
9 TH	+27	+344
10 th	+37	
11 th	+124	
12 th	+156	

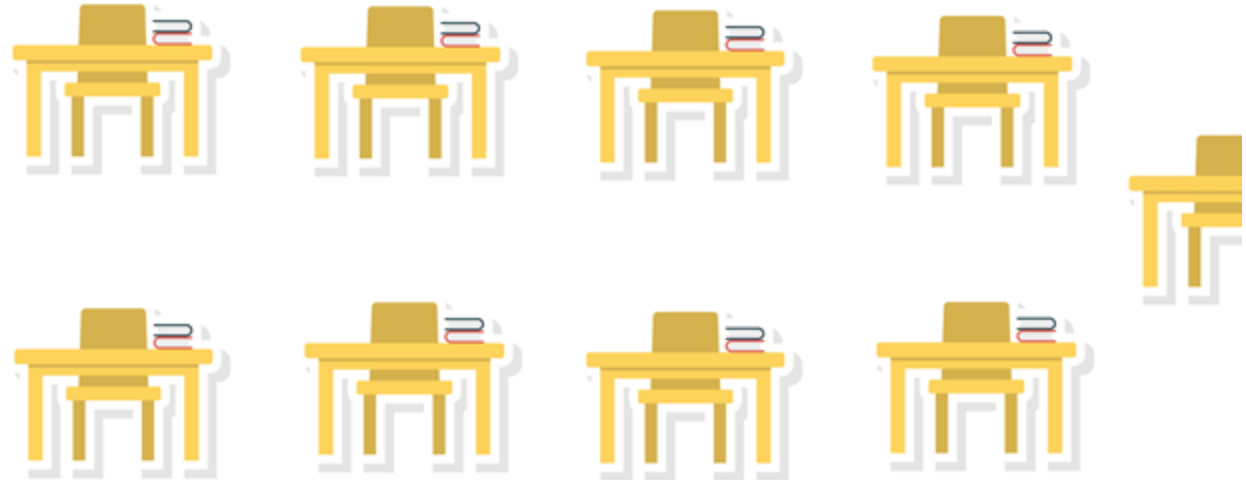
City Schools of Decatur K–2 Utilization Ratio

October 2025 FTE

831 Students | 1,778 Seats | 47% Utilization



vs.



Each icon represents 200 students or seats.

City Schools of Decatur currently operates below 50% utilization across K–2 campuses.

	STUDENT CAPACITY	2025 FTE (K-2)	BUILDING UTILIZATION	CLASSROOMS	
Clairemont	365	118	32%	17	9
Glennwood	319	157	49%	16	10
Oakhurst	479	212	44%	24	14
Westchester	296	123	42%	15	9
Winnona Park	319	221	69%	22	15
Lower ES	1,778	831	47%	94	57



GA DOE Instructional Unit Allocation

With 57 classrooms, Decatur is currently operating with 70% more classrooms than what is recommended by the Georgia Department of Education.



Lower Elementary

	2021	2025	Numerical change	5-Year Growth
Clairemont	183	118	-65	-36%
Glennwood	168	157	-11	-7%
Oakhurst	279	212	-67	-24%
Westchester	180	123	-57	-32%
Winnona Park	302	221	-81	-27%
	1,112	831	-278	-25%

Reflects
Tuition
Enrollment

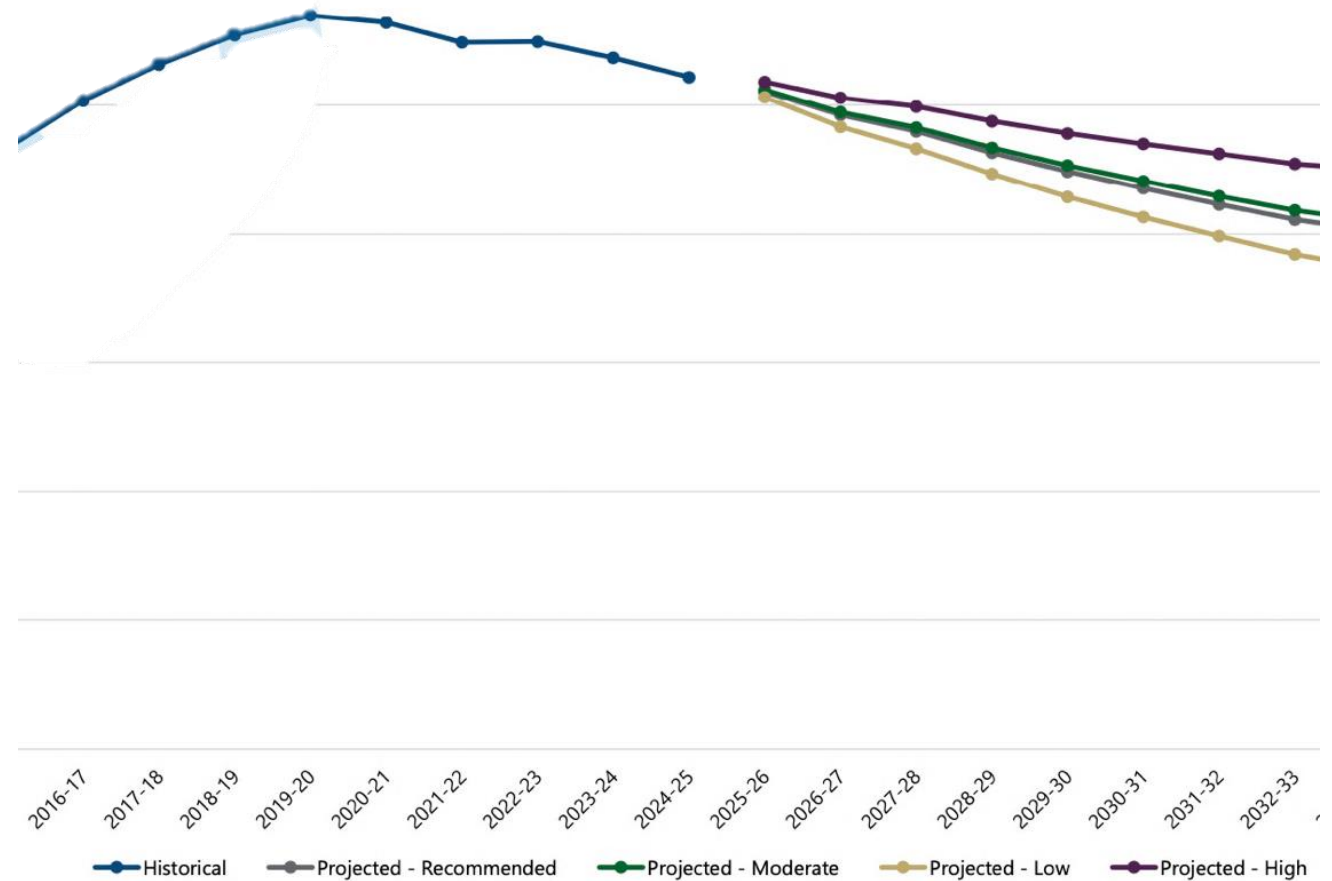


OCTOBER 2025 FTE	1-Year Change	K	1	2	Total	Capacity	Building Utilization
Lower	-50	+13	-34	-29	831	1,778	47%
Clairemont	-26	36	37	45	118	365	32%
Glennwood	-5	46	55	56	157	319	49%
Oakhurst	+15	78	54	80	212	479	44%
Westchester	-17	36	51	36	123	296	42%
Winnona Park	-17	73	67	81	221	319	69%

Projected Enrollment

Decline Projected to Continue...

- Housing developments & permit data may boost survival ratios, but declining birth rates could offset gains
- Enrollment projections are based on student residence, not school attendance
- Geocoded student records track enrollment trends within attendance boundaries
- Kindergarten forecasts use birth data, comparing births to Kindergarten enrollment five years later
- Survival ratios predict cohort progression and inform projections



Based on the Cohort Survival Methodology,
Woolpert projects overall student enrollment to decrease from
5,219 in 2024-25 to 3,975 in 2034-35 (-24%)

A Facility Condition Assessment (FCA) was completed during the 2023~2024 School Year by Woolpert. The report yields a Facility Condition Index (FCI) that indicates the overall physical condition of a building. FCI is calculated by dividing the cost of needed repairs/replacements by the building's current replacement value. A lower FCI generally indicates better condition, while a higher FCI suggests a greater need for repairs and maintenance.

District Summary

Name	Year Built	Total Square Footage	Replacement Budget	Physical Condition Budget	FCI
Beacon Hill Middle School	1970	200,620	\$82,240,410	\$9,695,692	11.79%
Clairemont Elementary School	1936	29,545	\$10,754,675	\$2,745,263	25.53%
College Heights Early Childhood Center	1955	27,020	\$9,835,550	\$1,311,253	13.33%
Decatur High School	1954	307,776	\$155,971,215	\$22,208,819	14.24%
Fifth Avenue Upper Elementary School	2013	58,806	\$21,405,972	\$1,434,287	6.70%
Glennwood Elementary School	1938	36,441	\$13,264,888	\$1,347,722	10.16%
Kentucky Office		16,837	\$5,731,491	\$767,693	13.39%
Oakhurst Elementary School	1915	44,225	\$16,098,342	\$3,093,371	19.22%
Talley Upper Elementary School	2019	85,000	\$30,940,850	\$102,265	0.33%
Westchester Elementary School	1955	30,388	\$11,061,536	\$2,184,781	19.75%
Wilson District Office	2014	28,334	\$10,380,592	\$414,202	3.99%
Winnona Park Elementary School	1923	40,114	\$14,601,897	\$2,155,841	14.76%

FISCAL RESPONSIBILITY

&

EQUAL ACCESS

Aged facilities are requiring costly renovations and system upgrades

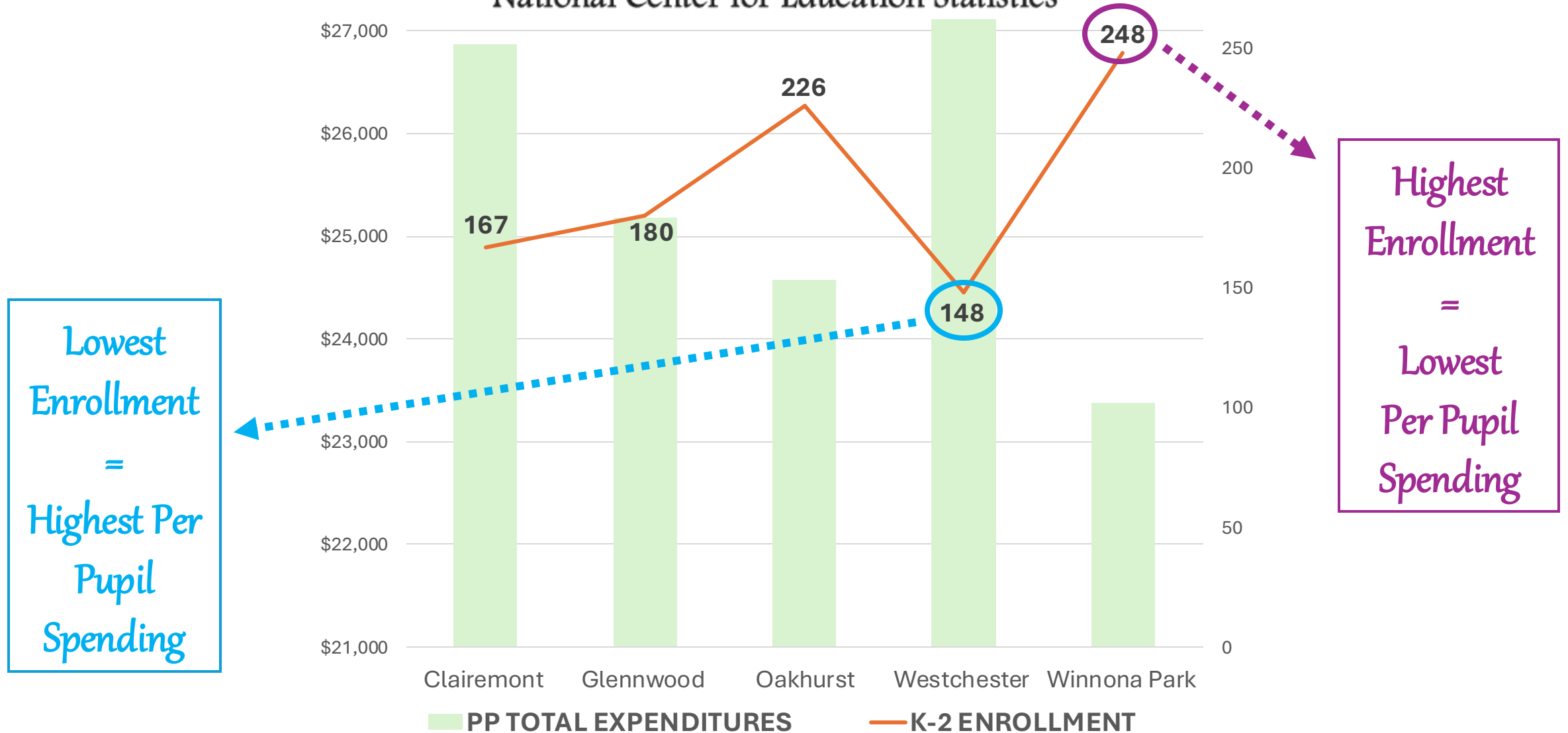
Elementary Enrollment of 200 is required for State of Georgia Capital Outlay funding

If a School System chooses to continue the operation of schools below the minim size, the schools in question will be excluded from all calculations involving the allotment of state capital outlay funds

Fully funded schools will bear the weight and lose earned money to support under-enrolled schools

2023 - 2024

Released in 2025, Most Recent Calculation from
National Center for Education Statistics



Designing Schools for Success



- Efficiency and Safety of Student Transportation
- Feeder Patterns that Increase Community Stability and Adhesion
- Feeder Schools Create Appropriate Enrollment and Capacity for Secondary Schools
- Natural/Existing Boundaries used for School Zones
- Historical Significance and Community-Centric
- Balanced Enrollment Ensures Equitable Resource Distribution
- Student Enrollment Meets Requirements for State Funding