

Dripping Springs I.S.D.

Demographic Update

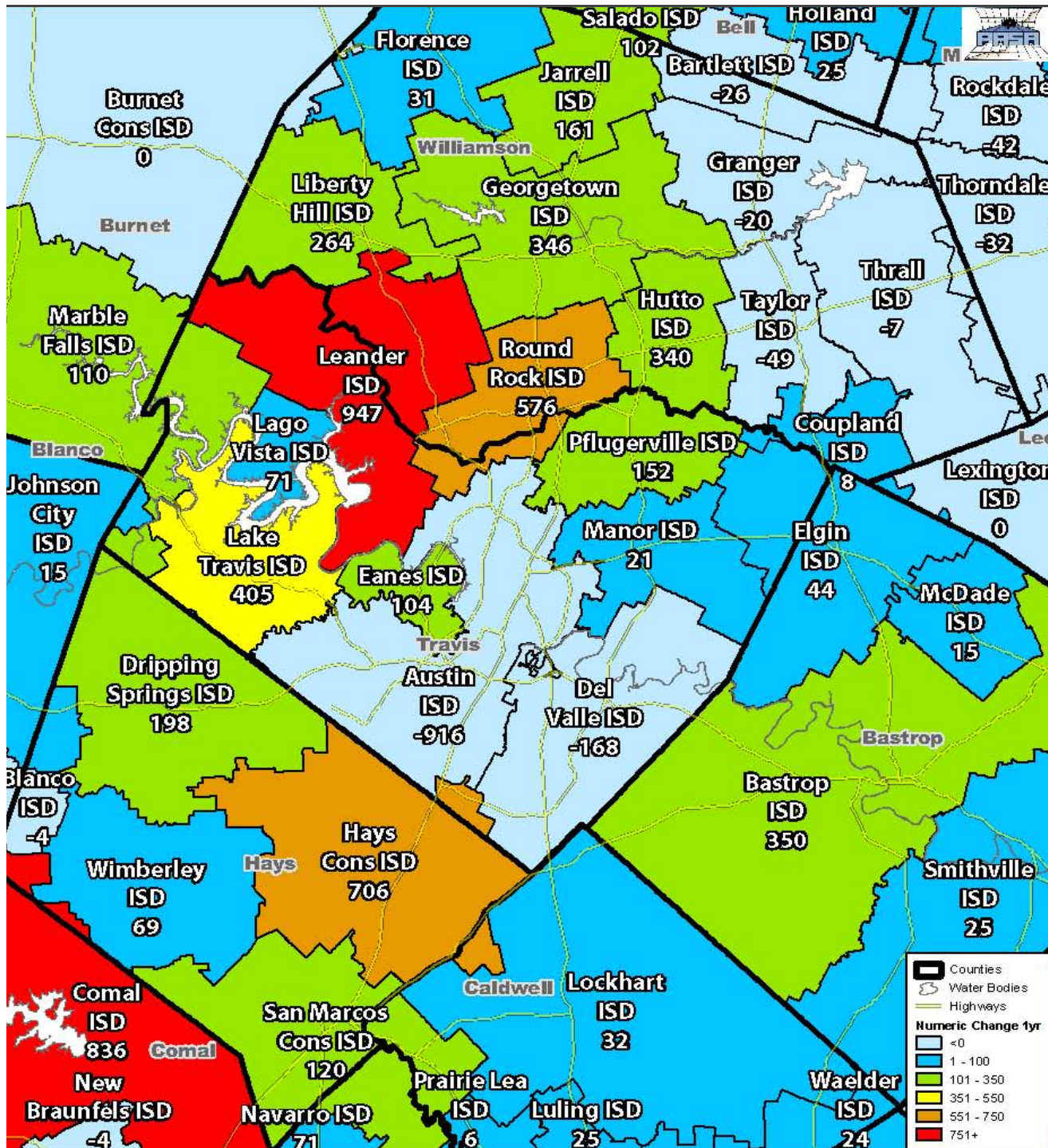
June 27, 2016



Population & Survey Analysts

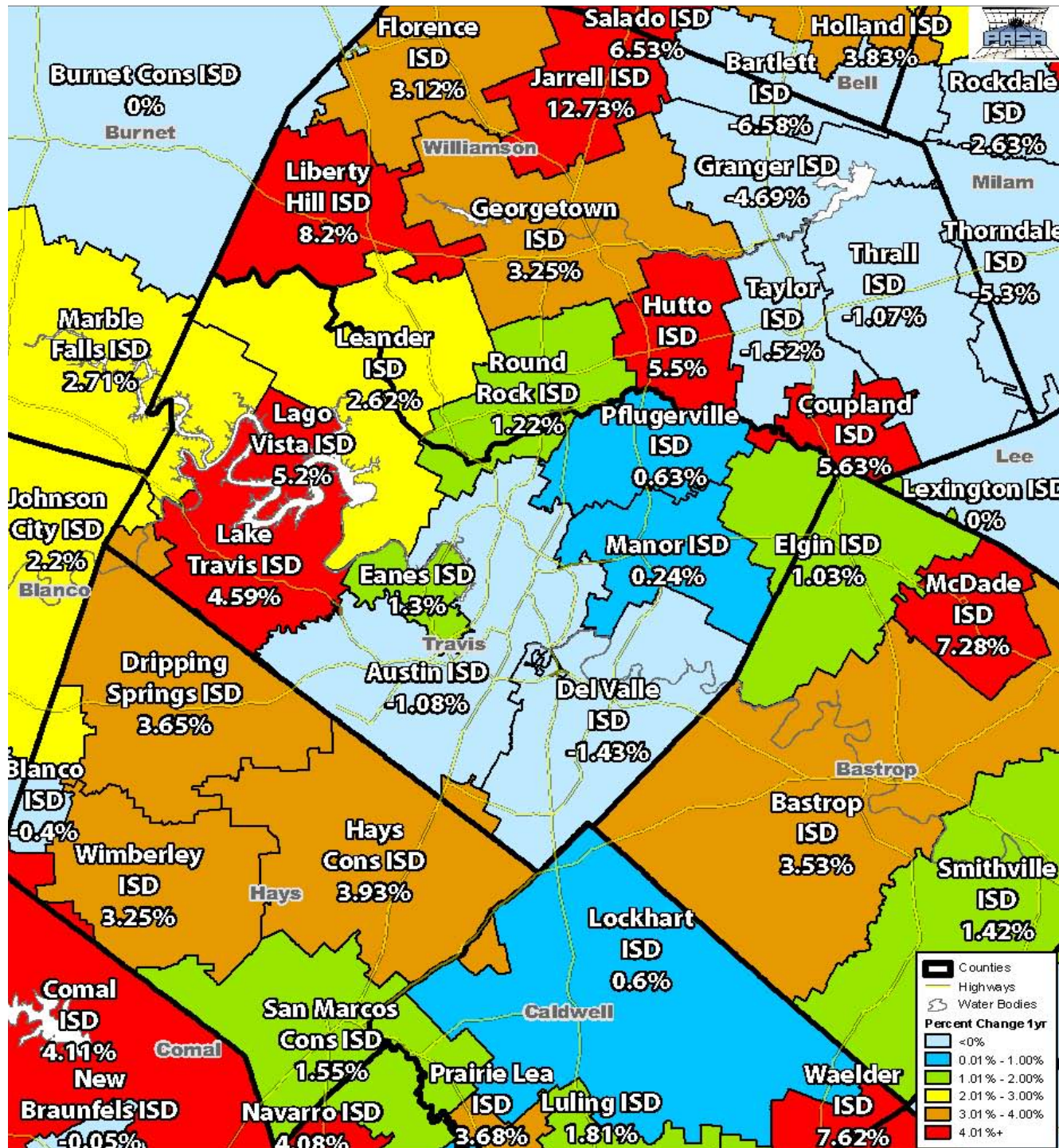
- ➔ **D.S.I.S.D. Demographic Trends**
 - Employment Trends
 - Housing Projections
 - Ratios: Students per Household
 - Projected Student Enrollment





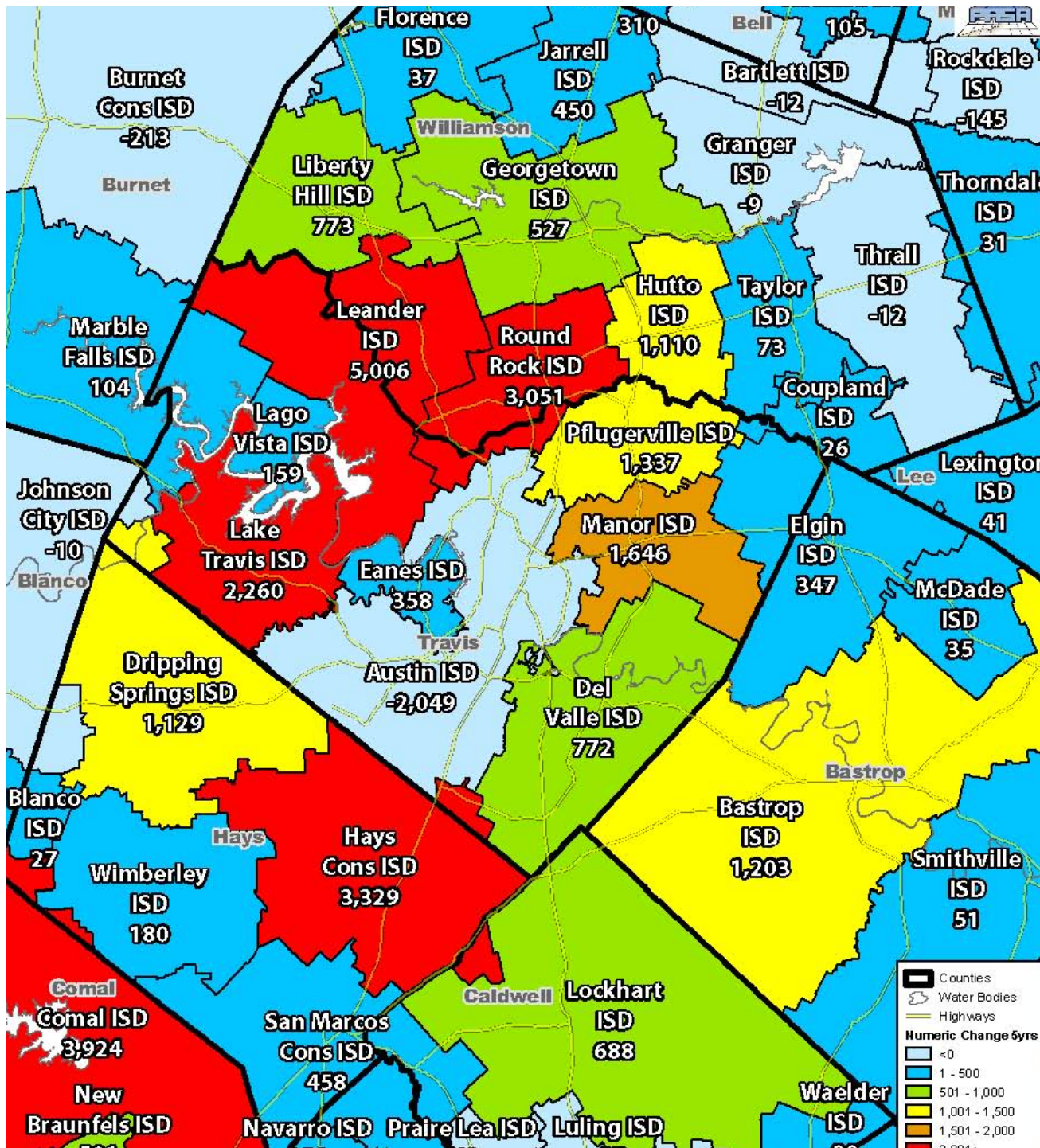
Numeric Change In Student Enrollment

2014-15
to
2015-16



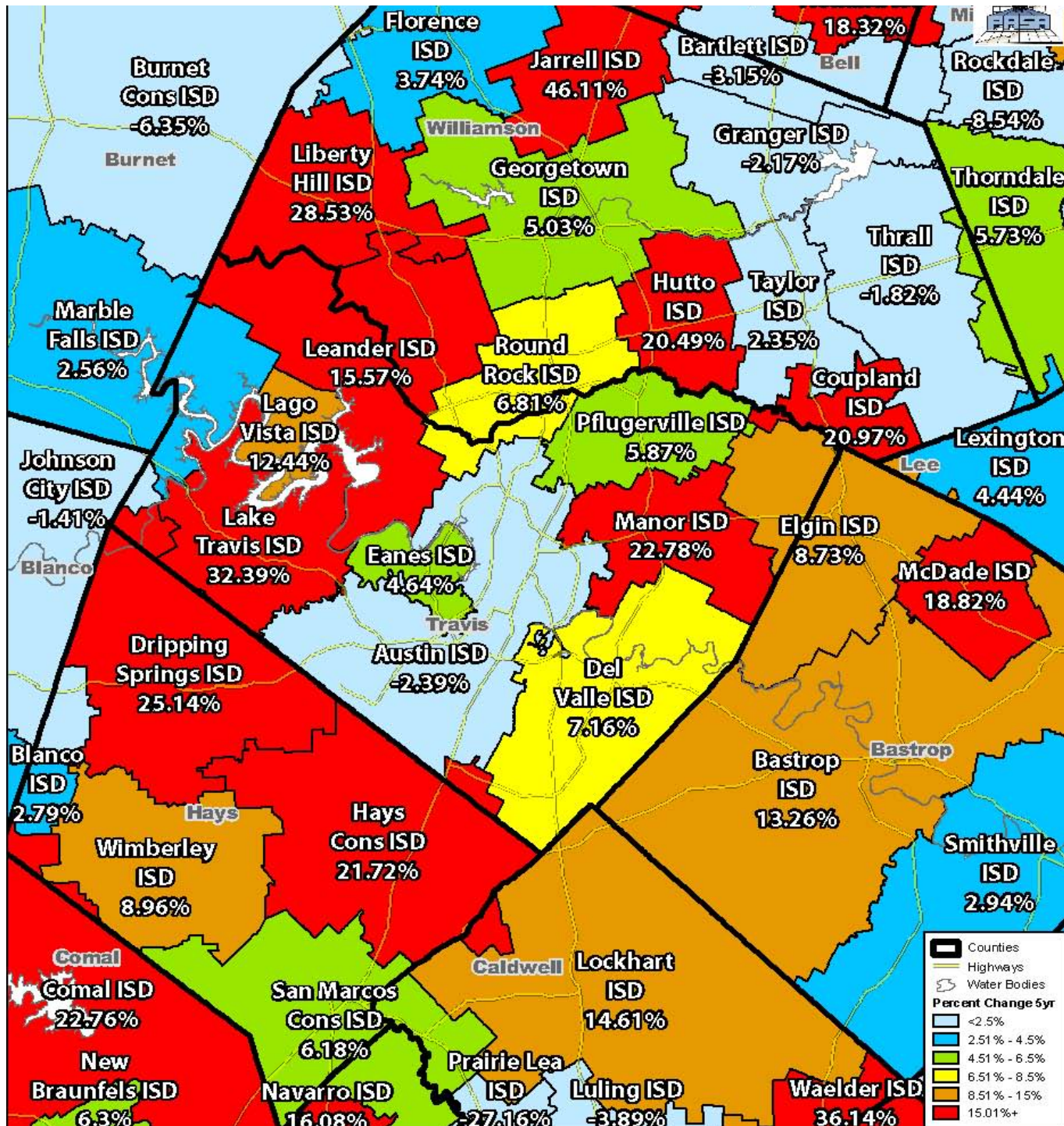
Percent Change In Student Enrollment

2014-15
to
2015-16



Numeric Change In Student Enrollment

2010-11
to
2015-16

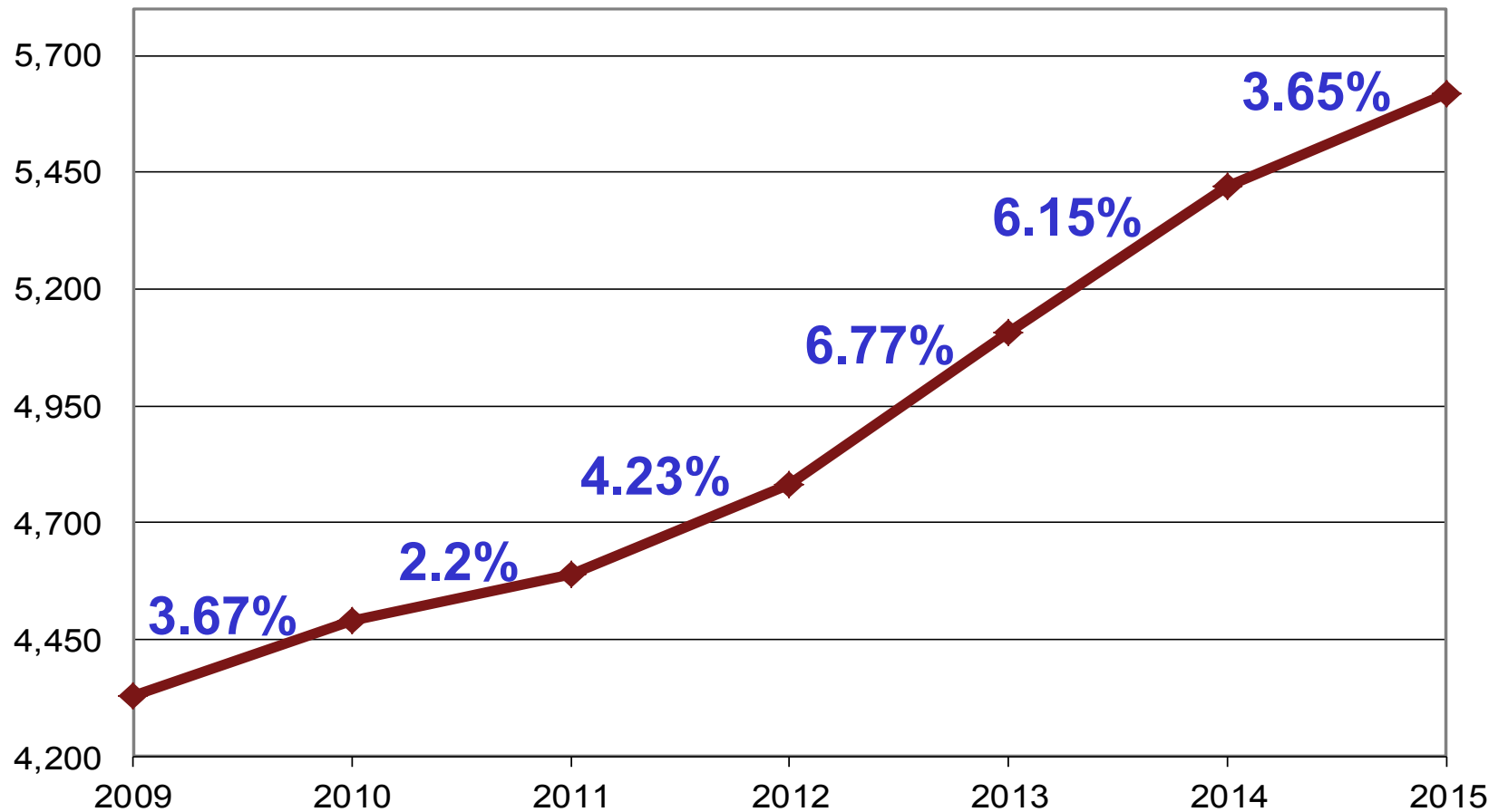


Percent Change In Student Enrollment

2010-11 to 2015-16

Past Growth Rates

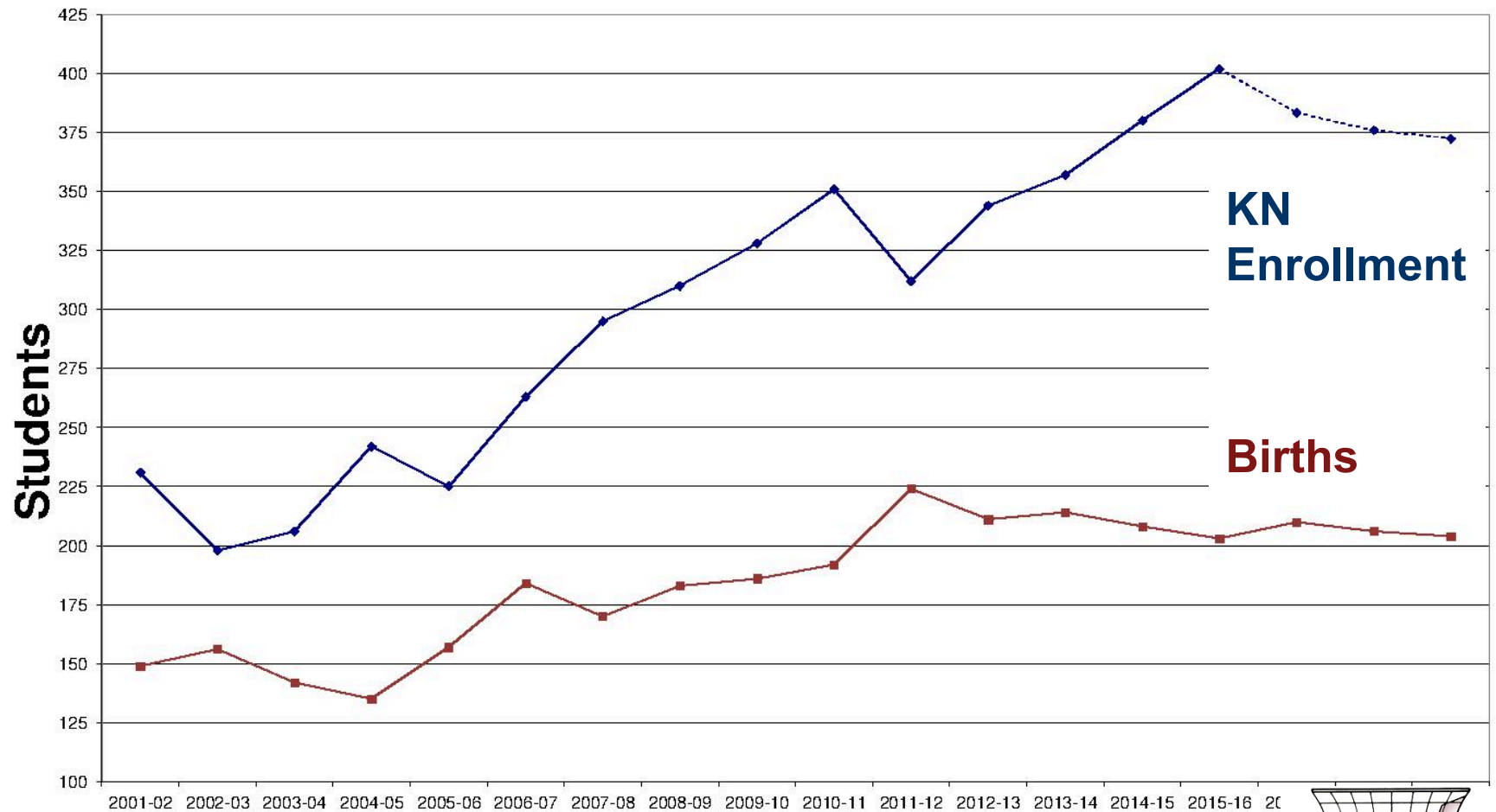
Enrollment



Historical Growth Trends

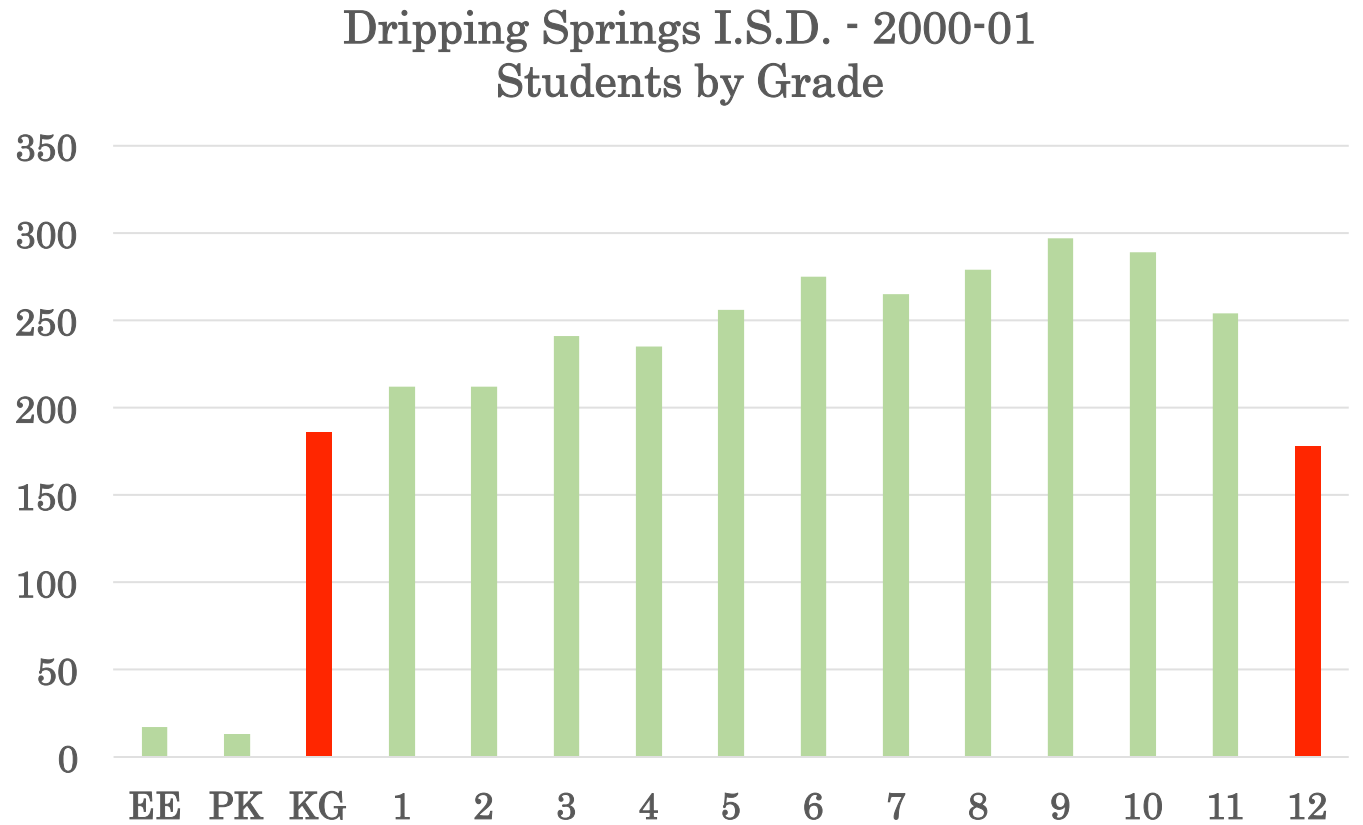
	2014-15	% Change 2013-14 to 2014-15	2015-16	% Change 2014-15 to 2015-16
EE	32	-30.43%	28	-12.50%
PK	123	14.95%	143	16.26%
KN	380	6.44%	402	5.79%
1	388	3.47%	382	-1.55%
2	410	17.48%	417	1.71%
3	391	-9.49%	434	11.00%
4	450	14.80%	407	-9.56%
5	423	9.02%	472	11.58%
6	412	5.64%	433	5.10%
7	410	2.24%	431	5.12%
8	416	6.67%	401	-3.61%
9	463	8.94%	449	-3.02%
10	411	7.59%	447	8.76%
11	379	6.46%	406	7.12%
12	333	5.05%	367	10.21%
Total	5,421	6.15%	5,619	3.65%

Kindergarten Enrollment vs. Births



Students by Grade 2000-2001

2000-01	
EE	17
PK	13
KG	186
1	212
2	212
3	241
4	235
5	256
6	275
7	265
8	279
9	297
10	289
11	254
12	178
	3209

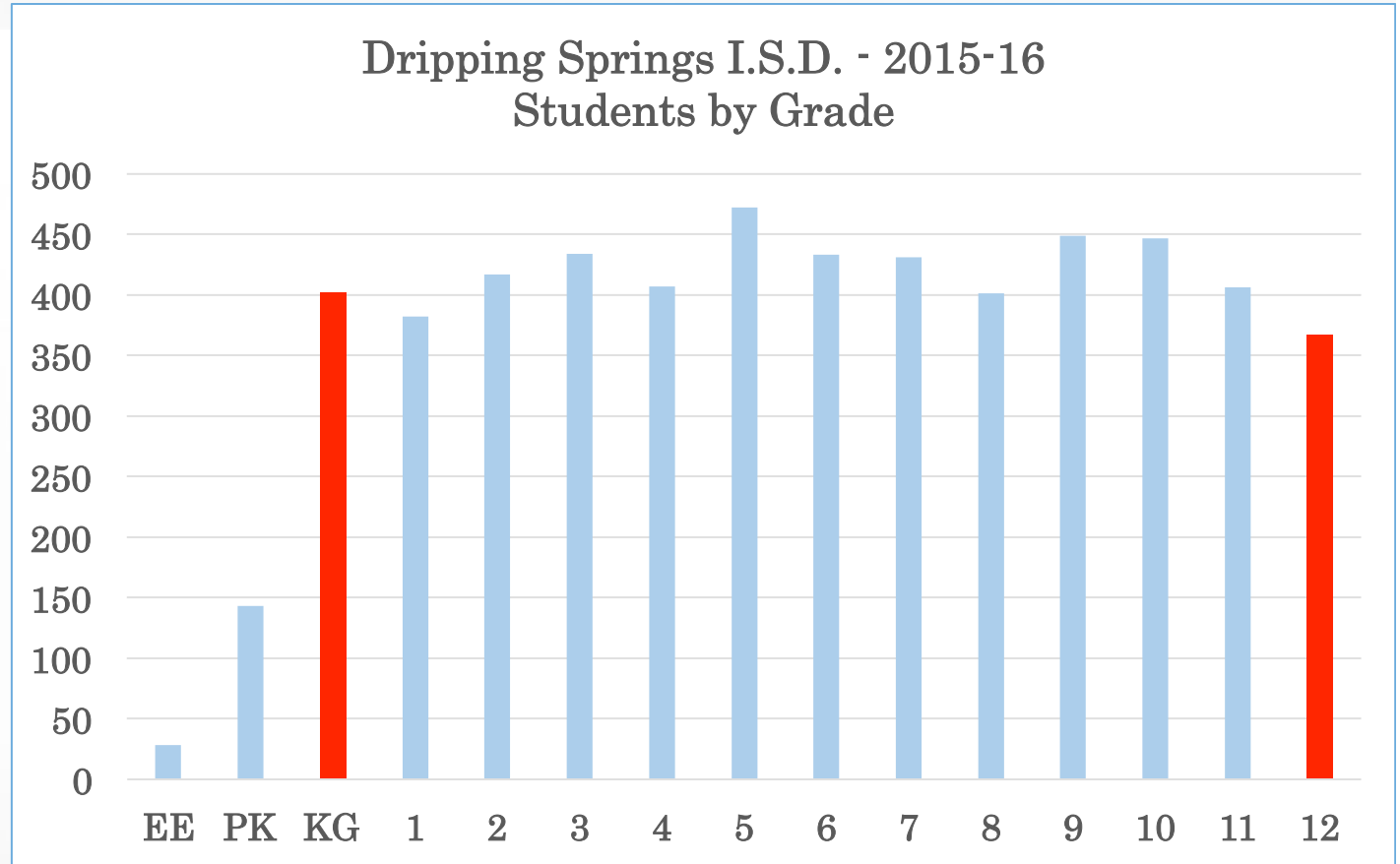


*It is particularly important to understand the size of the incoming Kindergarten class as compared to the outgoing 12th grade class.



Students by Grade 2015-2016

2015-16	
EE	28
PK	143
KG	402
1	382
2	417
3	434
4	407
5	472
6	433
7	431
8	401
9	449
10	447
11	406
12	367
	5619



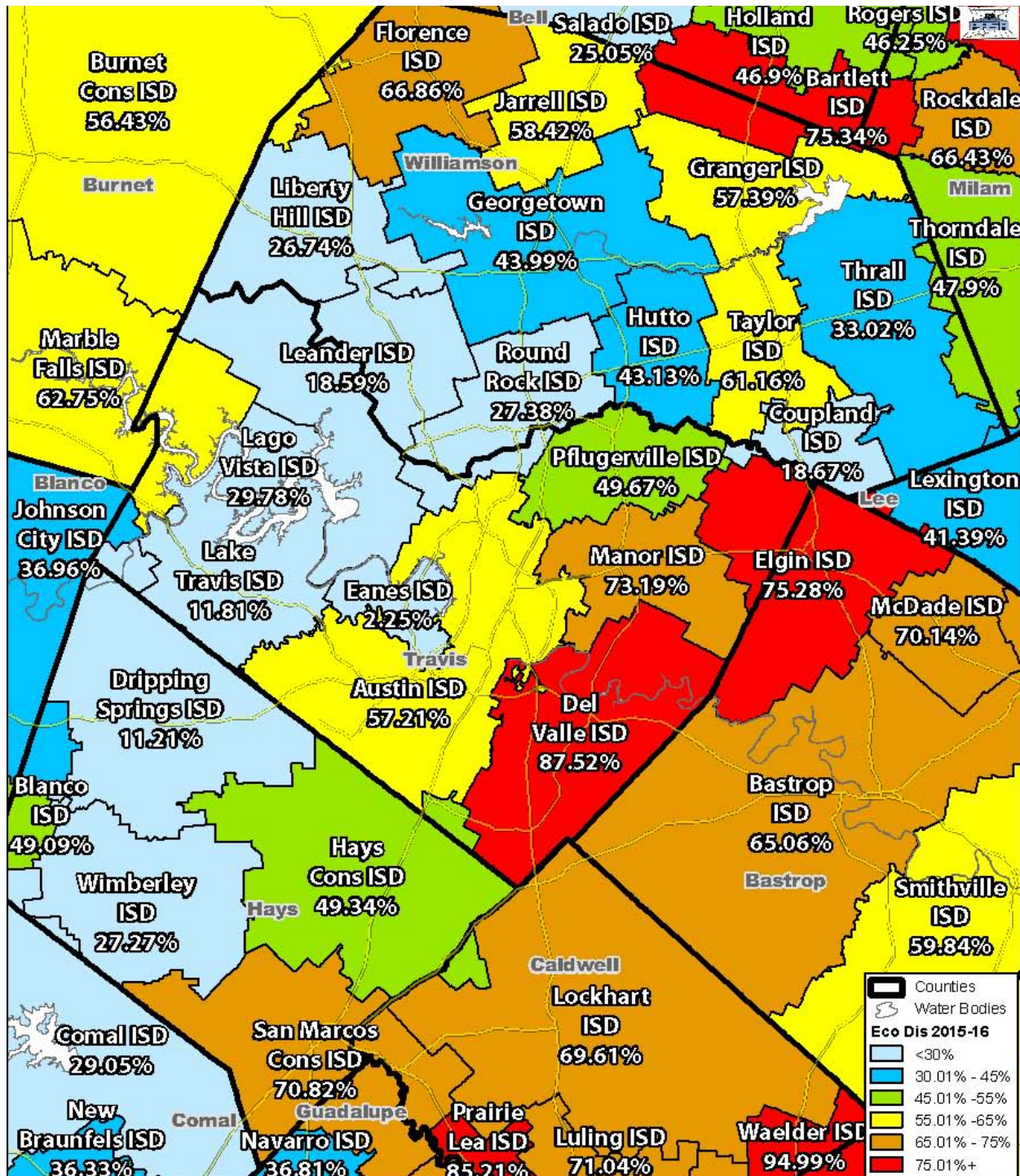
*It is particularly important to understand the size of the incoming Kindergarten class as compared to the outgoing 12th grade class.



Unique Demographic Characteristics Dripping Springs I.S.D.

- **Low Economically Disadvantaged population (11.21%)**
 - Relative to 27.27% in Wimberley I.S.D., 49.09% in Blanco I.S.D., 36.96% in Johnson City I.S.D., 49.34% in Hays I.S.D, and 57.21% in Austin I.S.D.
- **High STAAR passage rate (88.69%)**
 - Relative to 71.8% for State
 - Dripping Springs I.S.D. - 14th highest in the State of districts larger than 5,000 students
- **Slightly older population (Median age = 41.3 years)**
 - Relative to the Austin Metro median age = 33.9 years
- **Highly educated (55% have bachelor's degree)**
 - Relative to 41% in the Austin area.
- **High median income level (\$107,413)**
 - D.S.I.S.D. has the second highest median income in the Austin area, behind Eanes I.S.D. with \$127,991.





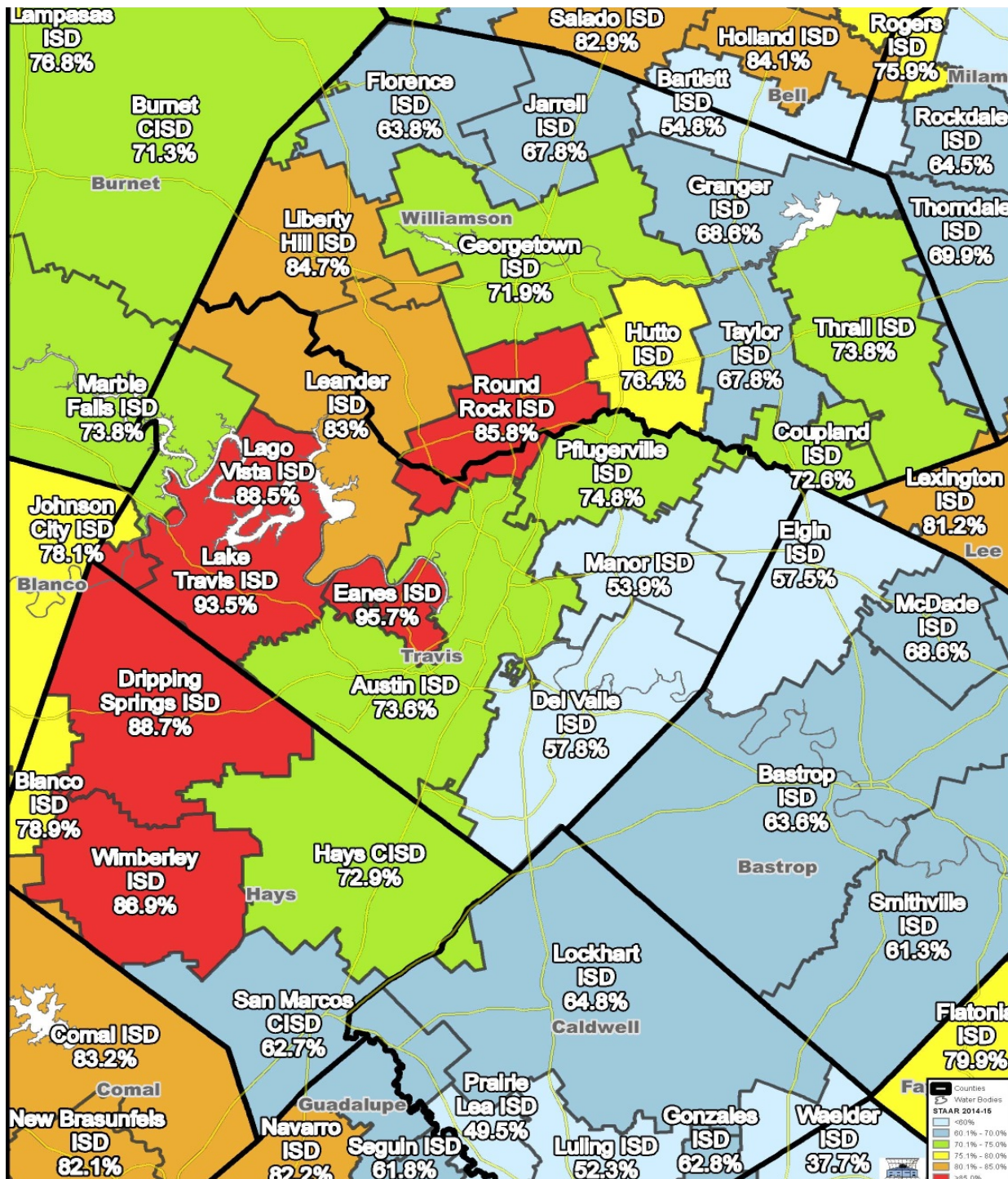
Percent of Economically Disadvantaged Students 2015-16

Districts with Lowest Economically Disadvantaged Student Population: 2014-15

Rank	District Name	Economically Disadvantaged Students 2015-16	Total Enrollment 2015-16	% Disadvantaged 2015-16
1	HIGHLAND PARK ISD	0	7,081	0.00%
2	CARROLL ISD	113	8,068	1.40%
3	EANES ISD	182	8,075	2.25%
4	PROSPER ISD	550	8,296	6.63%
5	COPPELL ISD	1,048	11,881	8.82%
6	FRIENDSWOOD ISD	555	6,133	9.05%
7	FRISCO ISD	5,753	53,300	10.79%
8	DRIPPING SPRINGS ISD	630	5,619	11.21%
9	LAKE TRAVIS ISD	1,091	9,238	11.81%
10	ALEDO ISD	674	5,249	12.84%

**Of 179
Districts
with 5,000
or More
Students**





Percent
of
Students
Passing STAAR
(Level II & III)
3rd-8th Grade
2014-15

2014-15 STAAR Results 3rd-8th Grade

Rank	District Name	2014-15 Enrollment	STAAR Passage Rate			
			2014-15	2013-14	2012-13	2011-12
1	CARROLL ISD	7,884	98.08%	97.35%	96.31%	96.97%
2	EANES ISD	7,971	95.69%	94.65%	93.67%	94.67%
3	HIGHLAND PARK ISD	7,091	94.87%	95.39%	95.80%	96.24%
4	LAKE TRAVIS ISD	8,833	93.47%	92.92%	93.20%	91.73%
5	FRIENDSOOS ISD	6,106	92.63%	90.49%	88.67%	88.60%
6	FRISCO ISD	49,644	90.69%	91.90%	92.37%	91.92%
7	ALLEN ISD	20,663	90.25%	92.04%	92.05%	91.77%
8	WYLIE ISD	14,039	90.13%	88.26%	85.09%	82.67%
9	ALEDO ISD	5,037	89.82%	90.50%	88.23%	87.19%
10	COPPELL ISD	11,570	88.97%	89.75%	88.87%	88.78%
11	PROSPER ISD	7,076	88.94%	90.13%	89.50%	90.08%
12	PEARLAND ISD	20,550	88.91%	85.83%	85.46%	84.98%
13	TOMBALL ISD	13,238	88.78%	87.49%	86.04%	85.34%
14	DRIPPING SPRINGS ISD	5,421	88.69%	88.84%	89.53%	89.91%

**Of 177
Districts
with 5,000
or More
Students**



Private & Charter Schools

School	Grades	Current Enrollment			Projected Enrollment in 5 Years		
		Current Enrollment	Estimated Students from DSISD	Estimated Students from DSISD in KN-12th	Enrollment in 5 yrs.	Estimated Students from DSISD	Estimated Students from DSISD in KN-12th
AESA Preparatory Academy	4 th -12 th	105	53	53	105	53	53
Altamira Academy – Charter	PK-2 nd	290	0	0	700	0	0
Austin Waldorff School	K-12 th	392	39	39	400	40	40
Cedars Montessori School	3yrs-K, 1 st -6 th	125	88	5	200	140	8
Dripping Springs Christian Academy	K-10 th	32	26	26	50	40	40
Eden Park Academy – Charter	PK-6 th	460	0	0	460	0	0
Katherine Ann Porter School – Charter	9 th -12 th	163	33	33	170	34	34
KIPP Austin Vista MS – Charter	5 th -8 th	424	0	0	430	0	0
Olympia Hills – Charter	K-12 th	512	26	26	524	26	26
Pathfinder Camp	6 th -12 th	19	19	19	20	20	20
Regents School of Austin	K-12 th	1009	30	30	1050	32	32



Private & Charter Schools (cont'd)

School	Grades	Current Enrollment			Projected Enrollment in 5 Years		
		Current Enrollment	Estimated Students from DSISD	Estimated Students from DSISD in KN-12th	Enrollment in 5 yrs.	Estimated Students from DSISD	Estimated Students from DSISD in KN-12th
Sci-Tech Prep – Charter	6 th -12 th	400	0	0	1000	0	0
St. Andrew's Epsicopal School	1 st -12 th	842	17	17	900	18	18
St. Gabreil's Catholic Academy	PK-8 th	418	8	8	420	8	8
St. Michael's Catholic Academy	9 th -12 th	375	4	4	400	4	4
The King's Academy	K4-11 th	52	42	37	60	48	43
Total		5652	400	297	6923	480	327

**Students from DSISD in private/
charter schools:**

5.02%

4.10%



Population & Survey Analysts

D.S.I.S.D. Demographic Trends

➔ **Employment Trends**

Housing Projections

Ratios: Students per Household

Projected Student Enrollment

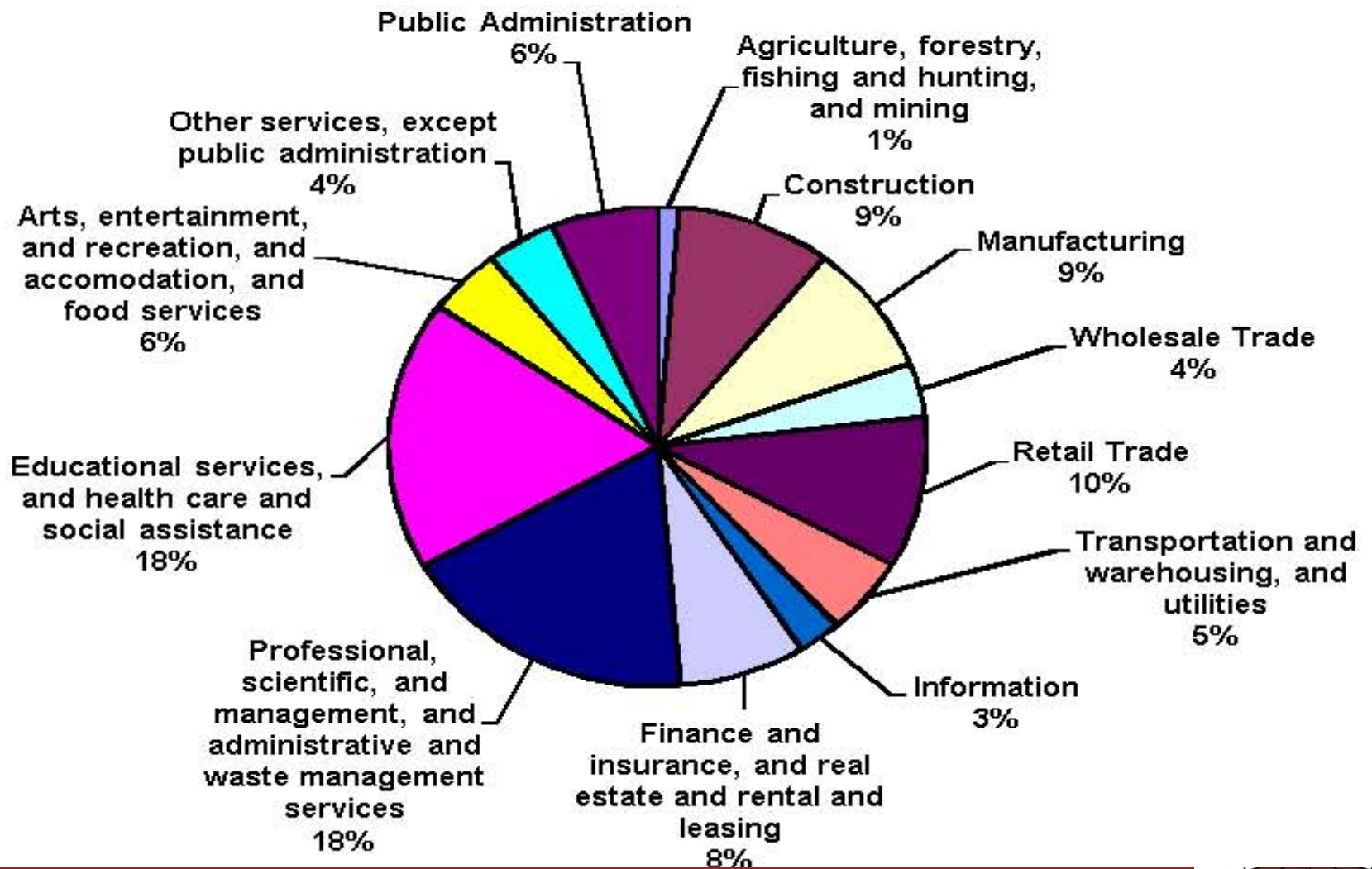


Annual Employment Trends

	March 2015	September 2015	March 2016	6-Month Pct. Change	Annual Pct. Change
City of Austin					
Employment	518,056	529,463	537,995	1.61%	3.85%
Unemployment Rate	2.9	2.9	2.7		
Hays County					
Employment	91,787	93,713	95,274	1.67%	3.80%
Unemployment Rate	3.3	3.4	3.2		
Travis County					
Employment	629,926	643,844	654,171	1.60%	3.85%
Unemployment Rate	3.2	3.2	3.0		



Dripping Springs ISD Employment by Sector
(Out of Civilian Employed Population 16 Years and Over)
Employed Population: 11,731 (out of 24,679 Total Residents in DSISD)
As Reported by 2014 5-year American Community Survey Data



Employment Trends in Dripping Springs I.S.D.

- * **Growth** in the percent of workers in largest sector in the past five years – i.e., professional and management jobs.
- * **Growth** in the proportion of employees in (1) information technology, (2) public administration, and (3) arts and entertainment and recreation.
- * **Declines** in the proportion of jobs in (1) agriculture, (2) manufacturing, and (3) finance, insurance and real estate in the past 5 years.



Historical Employment by Sector

	Agri- culture, forestry, fishing	Con- struction	Manu- facturing	Wholesale Trade	Retail Trade	Transp., ware- housing, utilities	Infor- mation
2010	1.7%	10.0%	9.5%	3.1%	8.3%	5.2%	1.9%
2011	1.2%	9.8%	9.2%	4.1%	11.7%	3.6%	1.9%
2012	1.2%	10.5%	9.3%	3.4%	11.4%	4.6%	2.1%
2013	1.8%	9.0%	9.1%	3.9%	11.1%	5.1%	2.1%
2014	1.2%	9.4%	8.8%	3.6%	10.2%	5.2%	2.6%

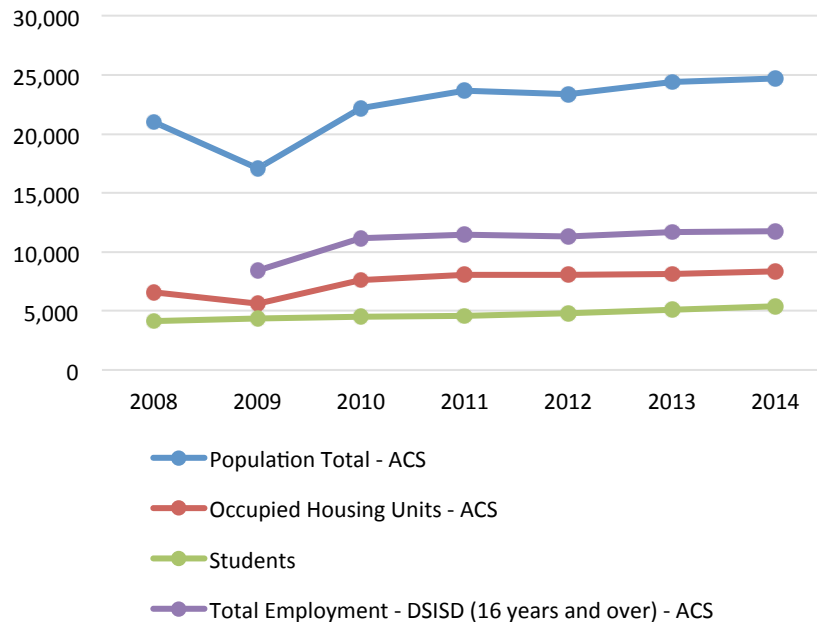
	Finance, insurance, real estate	Pro- fessional, scientific, mgmt	Education, health care	Arts, enter- tainment, recreation	Other services	Public Admin
2010	8.9%	17.3%	19.7%	3.9%	4.7%	5.7%
2011	7.7%	19.5%	18.9%	3.5%	3.7%	5.2%
2012	8.1%	18.7%	18.4%	3.6%	4.2%	4.6%
2013	8.3%	19.0%	17.3%	3.7%	4.4%	5.0%
2014	7.6%	18.1%	18.2%	4.5%	4.2%	6.4%



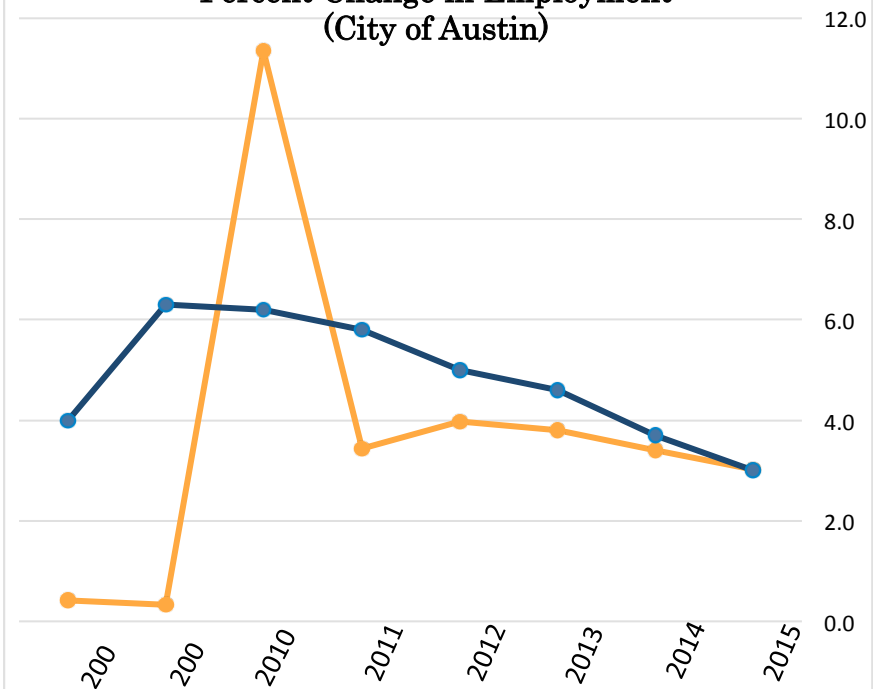
Population, Housing, & Employment Variables

	2008	2009	2010	2011	2012	2013	2014	2015
Population Total - ACS	20,981	17,063	22,216	23,628	23,388	24,421	24,679	
Occupied Housing Units - ACS	6,610	5,613	7,619	8,029	8,047	8,149	8,321	
Students	4,141	4,331	4,490	4,589	4,783	5,107	5,421	5,619
Total Employment - DSISD (16 years and over) - ACS		8,424	11,175	11,452	11,345	11,688	11,731	
Total Employment - City of Austin (TX Workforce Cmsn.)	394,138	395,445	440,312	455,426	473,514	491,499	508,262	523,592
Percent Change in Employment	0.42%	0.33%	11.35%	3.43%	3.97%	3.80%	3.41%	3.02%
Unemployment Rate - City of Austin (TX Workforce Cmsn.)	4.0	6.3	6.2	5.8	5.0	4.6	3.7	3.0

Housing, Population, & Employment Data
(Dripping Springs I.S.D.)



Unemployment Rate &
Percent Change in Employment
(City of Austin)



Population & Survey Analysts

D.S.I.S.D. Demographic Trends
Employment Trends

➔ **Housing Projections**

Ratios: Students per Household
Projected Student Enrollment
Long Range Planning



Current Single Family Housing Activity: New Home Trends

- * **MetroStudy data suggests 40% more new Austin-area home starts in 1Q 2016 than a year prior.**
- * **This 40% increase follows a 2% decrease in 4Q 2015 (compared to a year prior).**
- * **Annualized housing starts have increased 9% for the year ending March 2016 for the Austin area.**



Current Multi-Family Housing Activity: Multi-Family Trends

- * More apartments are being built in suburban locations away from Austin's urban core (lower land costs).
- * 9,500 new units were built in the Austin area in 2015 – and Austin area apartments have reached record high rental rates.
- * In D.S.I.S.D., Belterra Springs Apartments are open and leasing, with 54 D.S.I.S.D. students living there as of May 2016.

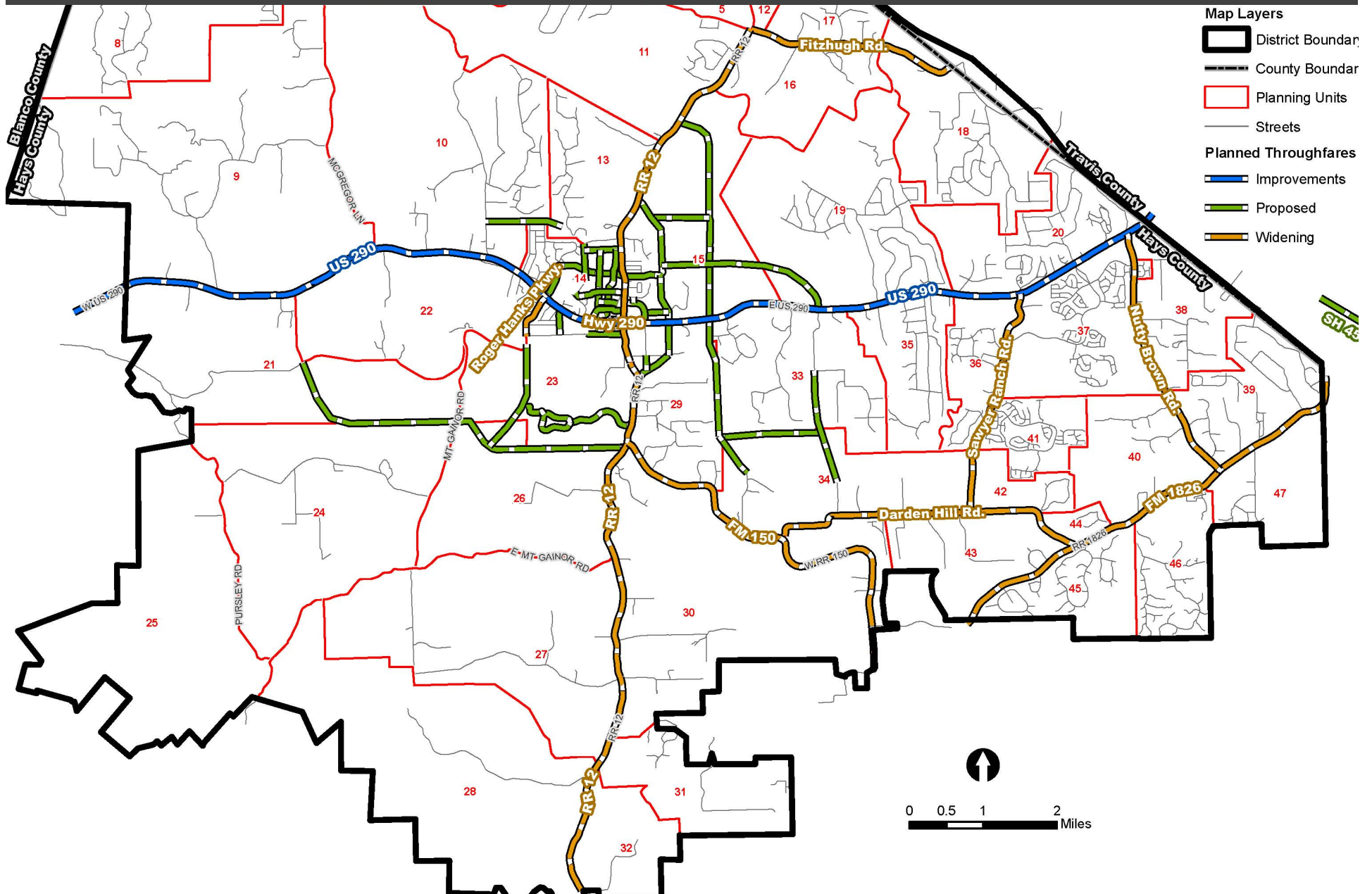


Student Growth by Type of Housing

Type of development	Resident Students in 2012	Resident Students in 2014	Added Students 2012 to 2014		Resident Students in 2015	Added Students: 2014 to 2015	
			Actual Change	Percent Change		Actual Change	Percent Change
MHP	76	82	6	8%	83	1	1%
Apartments	50	41	-9	-18%	63	22	54%
Subdivisions-existing built-out	2,696	2,949	253	9%	2,913	-36	-1%
Subdivisions-actively building	1,351	1,633	282	21%	1,910	277	17%
			Percent of Growth 2012 to 2014			Percent of Growth 2014 to 2015	
MHP			1%			0%	
Apartments			--			7%	
Subdivisions - existing, built-out			47%			--	
Subdivisions - actively building			52%			92%	



Transportation Improvements

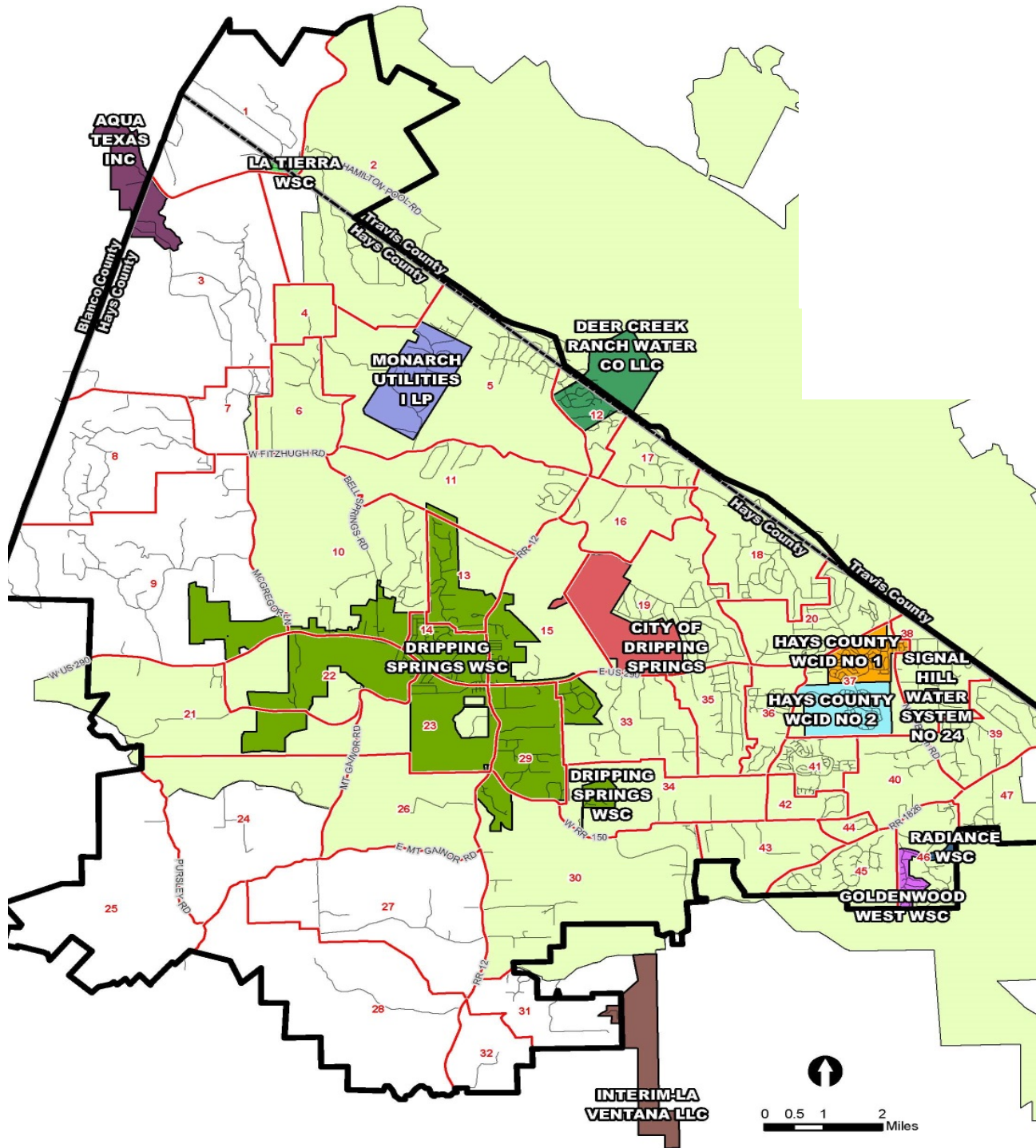


Future Transportation Improvements

A Critical Predictor of Residential Development

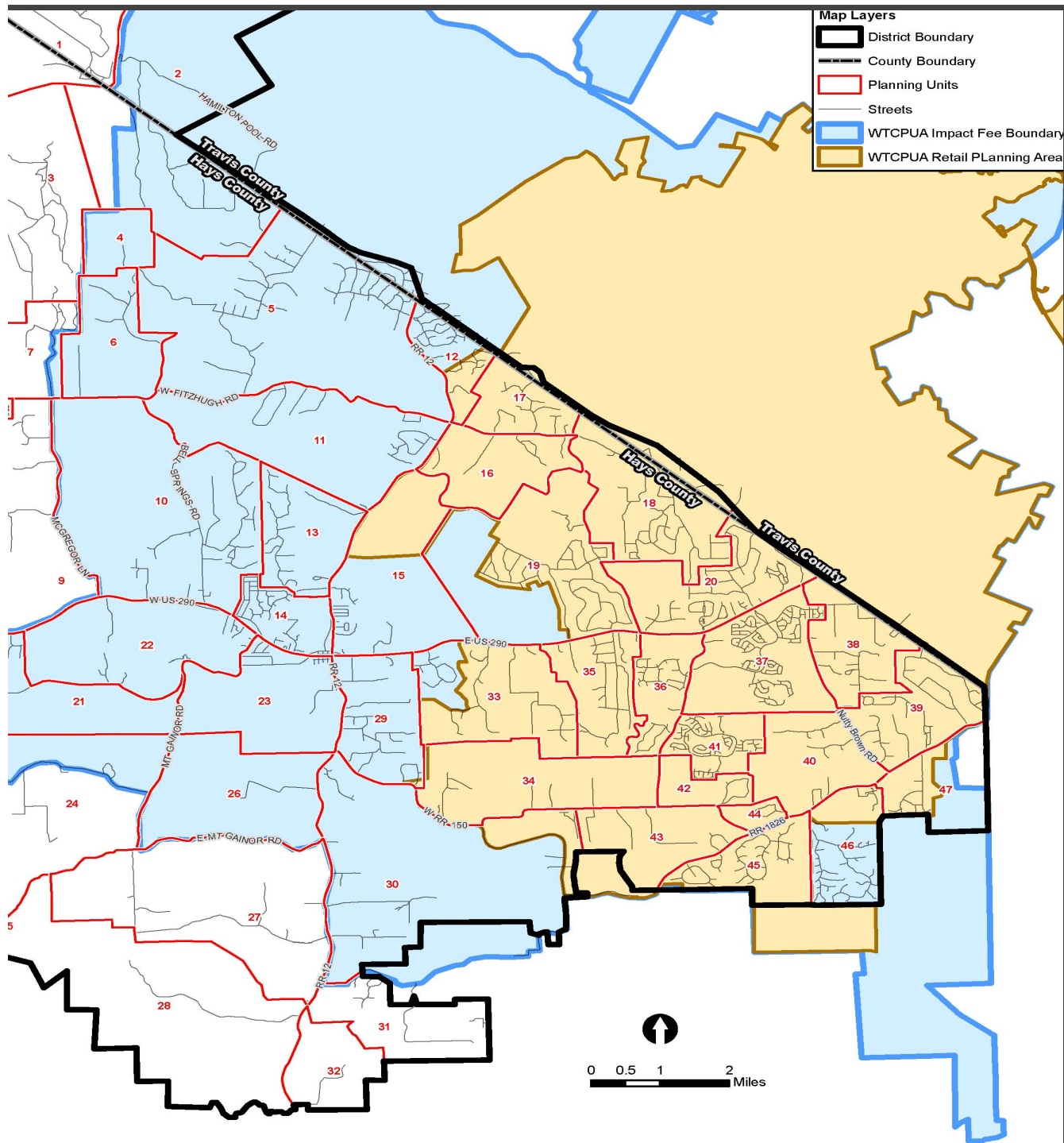
- * Rob Shelton Blvd (north of US 290) has spawned significant commercial development plans and two more minor arterials;
- * Tentative plans for minor arterials as part of the Heritage Sustainable Places Plan;
- * Planned Improvements in the South:
 - * Improving FM 1826 – will perhaps have greatest impact on future residential development
 - * Widening of RR12, FM 150, W. Fitzhugh Rd (east of RR 12), Sawyer Ranch Rd to Darden Hill Rd and Nutty Brown down to FM 1826;
 - * Caliterra - major thoroughfare planned north off Mt. Gainor Rd;
- * SH 45 Long Range Mobility Plan – though outside DSISD boundaries, will speed up travel times to and from work



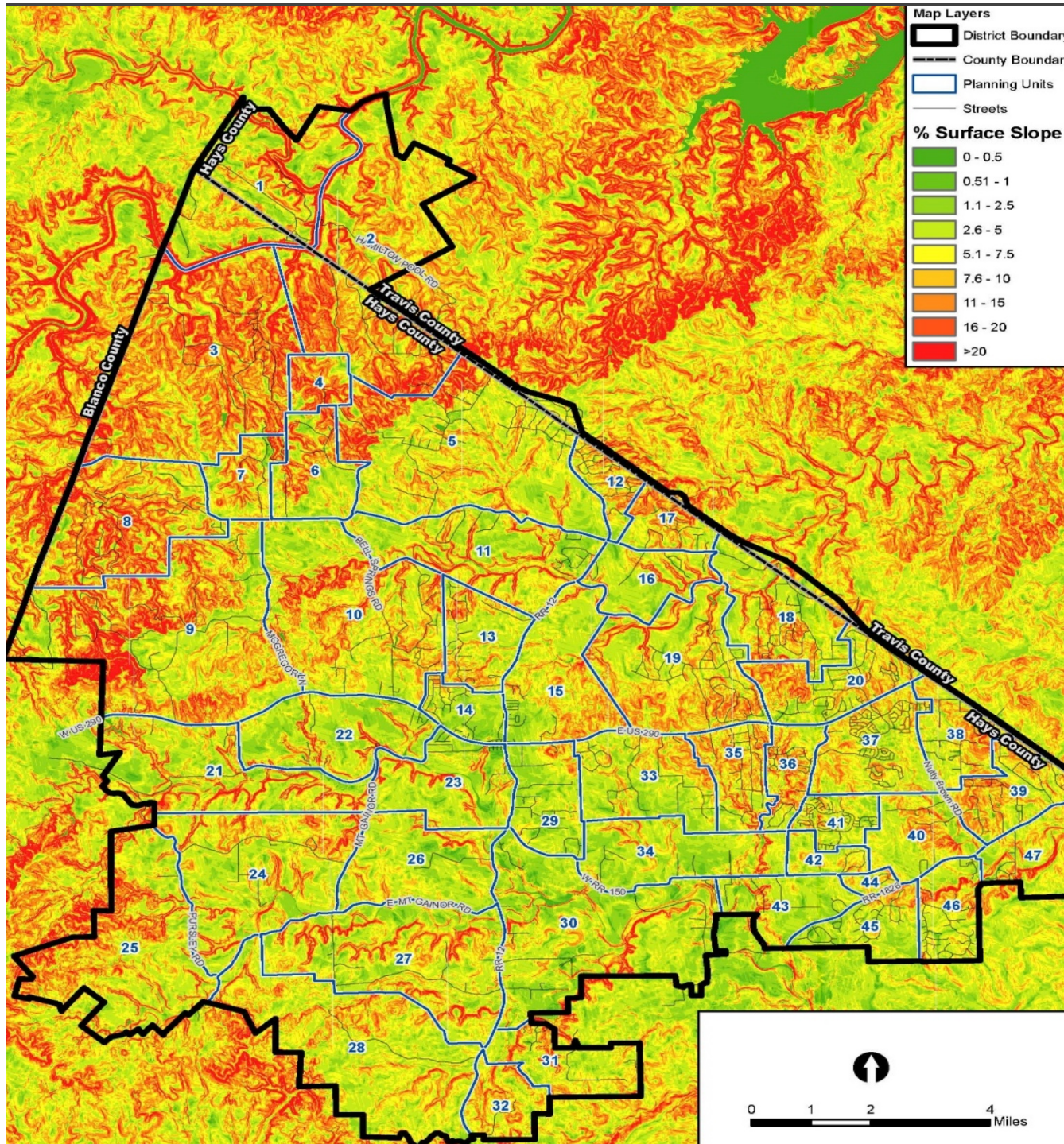


Utility Districts in Dripping Springs I.S.D.

(per the PUC)



West Travis County Public Utility Agency *Retail Planning Area* and *Impact Fee Boundaries*



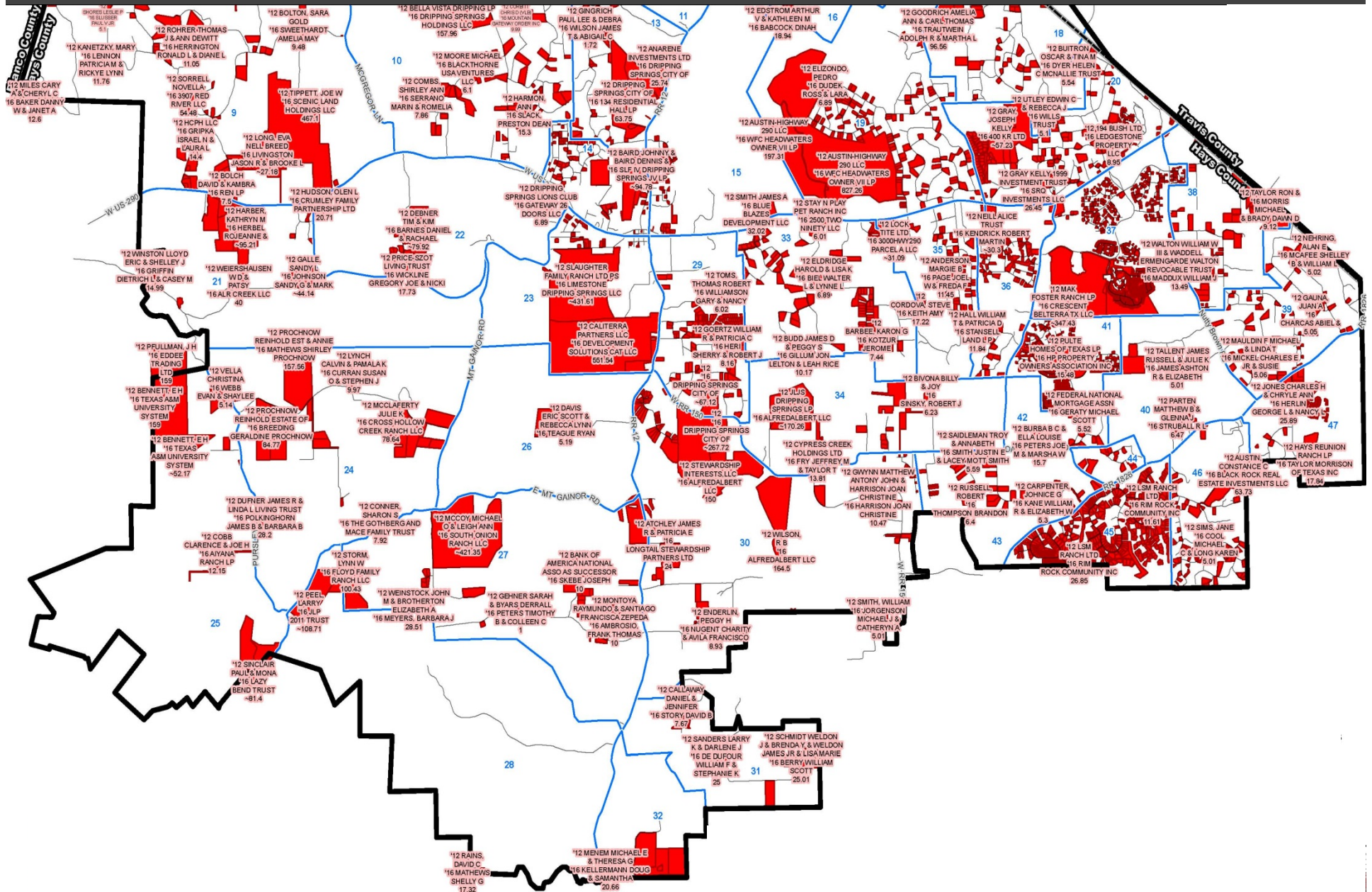
Surface Slopes Affecting Residential Development

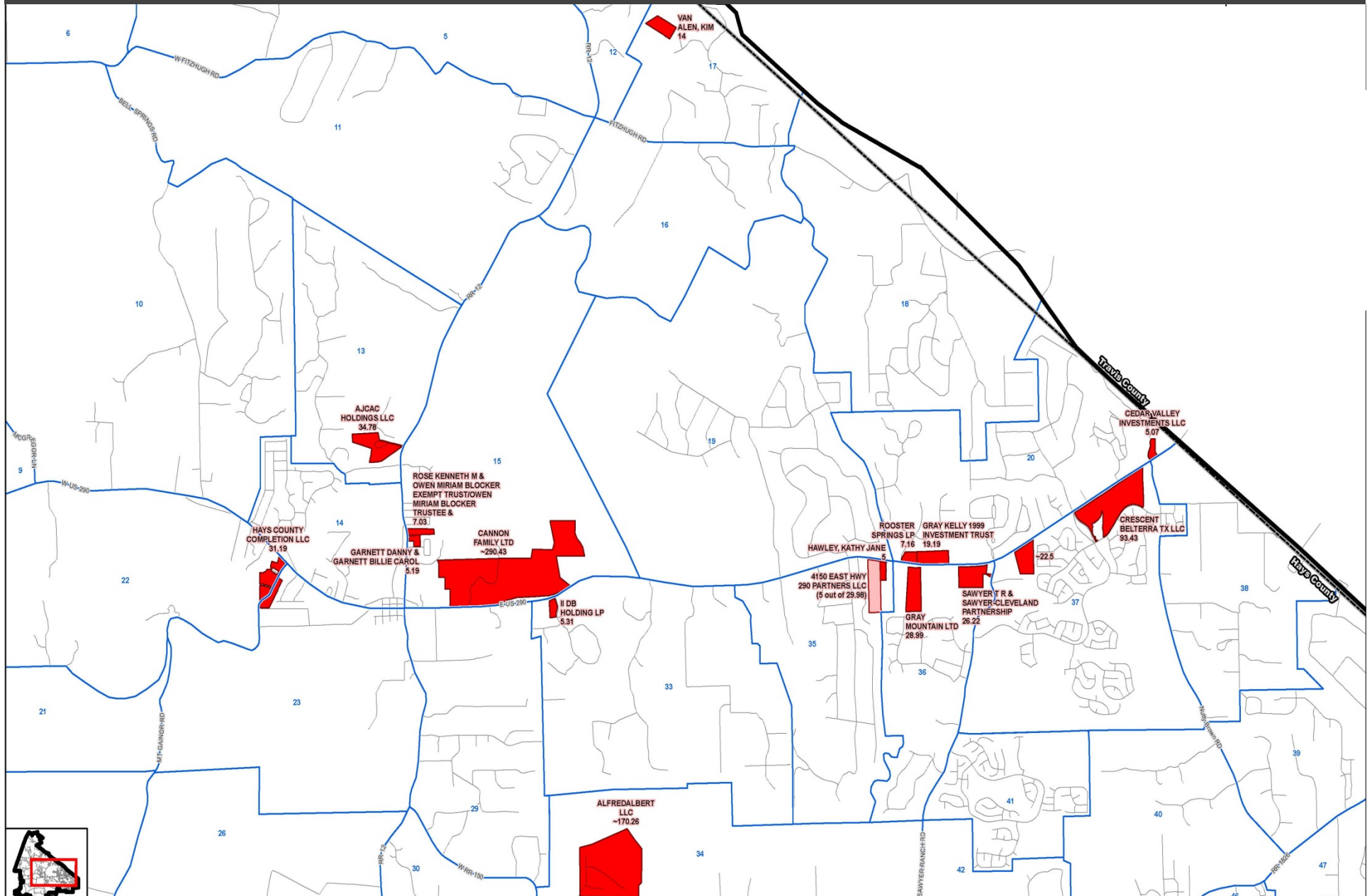
This map illustrates land ownership in Travis County, Texas, with sections numbered 1 through 38. Landowners are labeled with their names and acreage. Key features include:

- Section 1:** 12 GRIFITH BALIE J & BEVERLY D (61.09), 12 BISHOP RALPH G & SHIRLEY A (12.55), 12 DONDINGER JAMES C (59), 12 JESSEE DANIEL J (6.49), 12 JESSEE DANIEL J (100.43), 12 JESSEE DANIEL J (37.8), 12 BOROWSKI JOSEPH (11), 12 EHLS TOBIN & WENDI (13.18), 12 EVERMAN JASON K & VANESSA M (6), 12 MILLETTE DAVID M & TATYANA J (16.12), 12 WESTWICK ALAN L & SHERYL K (43.19), 12 CAPPS KYLE F (10.62), 12 HOGGE JOSEPH A & STACEY (10.62), 12 EREKSON KATHRYN C (10.08), 12 SIMPSON SCOTT A & DEBORAH A (16), 12 CLEVENGER GAY LYNN (9.66), 12 TURNER PETAR & VICTORIA (9.66), 12 PARKER ROBERT CHARLES JR & PRISCILLA KAY (8.83), 12 DAVID MARY L (100), 12 COUCH ROBERT STEVE & (100), 12 DUNNELL RODDY G (16.35), 12 MOORE ROSEMARY (16.35), 12 GROSS WILLIAM J & ELLEN (10.28), 12 RUSSELL ELWOOD A III & BELIA (10.28), 12 KANETZKY MARY L (11.76), 12 LENNOR PATRICIA M & RICKY LYNN (11.76), 12 SORRELL NOVELLA (16.397), 12 RED RIVER LLC (54.48), 12 HCPH LLC (14.4), 12 GRIPIKA ISRAEL N & LAURA L (14.4), 12 LONG EVA NELL BREED (27.18), 12 LIVINGSTON JASON R & BROOKE L (27.18), 12 TIPPETT JOE W (457.1), 12 SCENIC LAND HOLDINGS LLC (457.1).
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Recent Changes in Ownership in D.S.I.S.D. – South

Oct 2012 – Feb 2016





Largest Growth Single-Family Developments

Planning Unit	Subdivision Name or Owner's Name	New Housing Units		
		2016-2020	2020-2025	2016-2025
11, 13, 15	Anarene	26	713	739
37	Belterra	452	207	659
19	Headwaters	196	381	577
23	Caliterra	195	329	524
14	Heritage Sustainable Places Plan	83	335	418
47	Reunion Ranch	209	180	389
22	Arrowhead Ranch	141	234	375
9	Scenic Greens	63	217	280
41	Highpointe	224	54	278
45	Rim Rock	242	12	254
Total (Above-Listed Subdivisions):		1,831	2,662	4,493
Total Single Family Housing Projected:		3,255	6,279	9,534



Future Single Family Developments

Anarene – This Double L Investments development is in three Planning Units (11, 13, & 15) and is approved for ~1,700 lots, as per the City of Dripping Springs (May, 2016). There had also been discussion of up to 8,000 homes. At this time, there are ~150 septic-based lots for Phase I, which will require large lots. However, future lots may have water treatment facilities and could be higher density. This ~1,667 acre development will be other land uses, such as apartments and commercial uses also. Easy access to US 290 is available, such that this development will ultimately be the epicenter of residential growth in D.S.I.S.D. (as Headwaters and other smaller new developments become built-out).

Belterra – Older Master-Planned Community of 1,500+ acres. This development is rapidly building out, and is expected to continue to occupy 100+ homes per year in various sections of the development. Build-out is expected in the next 7-8 years. There should be an additional 659 homes occupied by build-out.

Headwaters – This mixed-use development, on ~1,340 acres, is expected to consist of single-family, apartments, and townhomes. The concept plan expects 983 total single-family lots. Roads and infrastructure are currently being added. Trendmaker, Drees, and David Weekley Homes are current builders in the development. It is expected to build-out throughout the ten-year projection period.

Caliterra - New development of 560+ acres. In April, 2016, Caliterra had 1 home occupied and 16 homes available. Expectations are for ~70 homes per year occupied. Builders include Scott Delfer, Grand Haven, Drees, and Lake Travis Builders.



Future Single Family Developments (cont'd)

Heritage/Sustainable Places Plan – This Heritage town center concept could have up to 600 or 800 units in the Baird parcel; the Davidson tract will have an unknown number of units. There will be other mixed land uses such that this will be a town center concept implemented on ~187 or more acres. There are three parcels which could have multi-family also.

Arrowhead Ranch – formerly Star D Ranch. It consists of ~365 acres, and infrastructure and roadways are currently being added. M/I Homes is the current active builder. About 2.9 lots/acre are expected by the City. A total of ~375 occupied homes can be expected at build-out.

Scenic Greens – This project consists of ~695 acres, and has had an earlier plan for 918 lots. This project had stalled, but the City Engineer states that they would now expect home construction in 6 to 24 months. PASA is conservatively projecting occupancy of 280 homes in the next 10 years.

Highpointe – This older Master-Planned Community has approximately 740 acres. Highpointe has homes currently under construction, as well as completed homes currently available. It is verging on completion, but still adding approximately 50+ homes per year, until total built-out in the next 8-9 years. There should be an additional 278 homes occupied during that time period.



Future Multi-Family Developments

Belterra Springs – construction is complete and open for leasing

Ledgestone Senior Apartments – under construction

Merritt Hill Country Apts – Denison Development has received approval to develop this Senior Living complex

Heritage Sustainable Places Plan – PASA expects at least one of three possible parcels to become a multi-family development

The “Carter” parcel – tentatively planned for multi-family; east of RR 12, north of Founders Park

Headwaters Apartments and Townhomes – planned on reserve parcels north of US 290

Arrowhead Ranch – apartments (or possibly condos) are included in concept plan

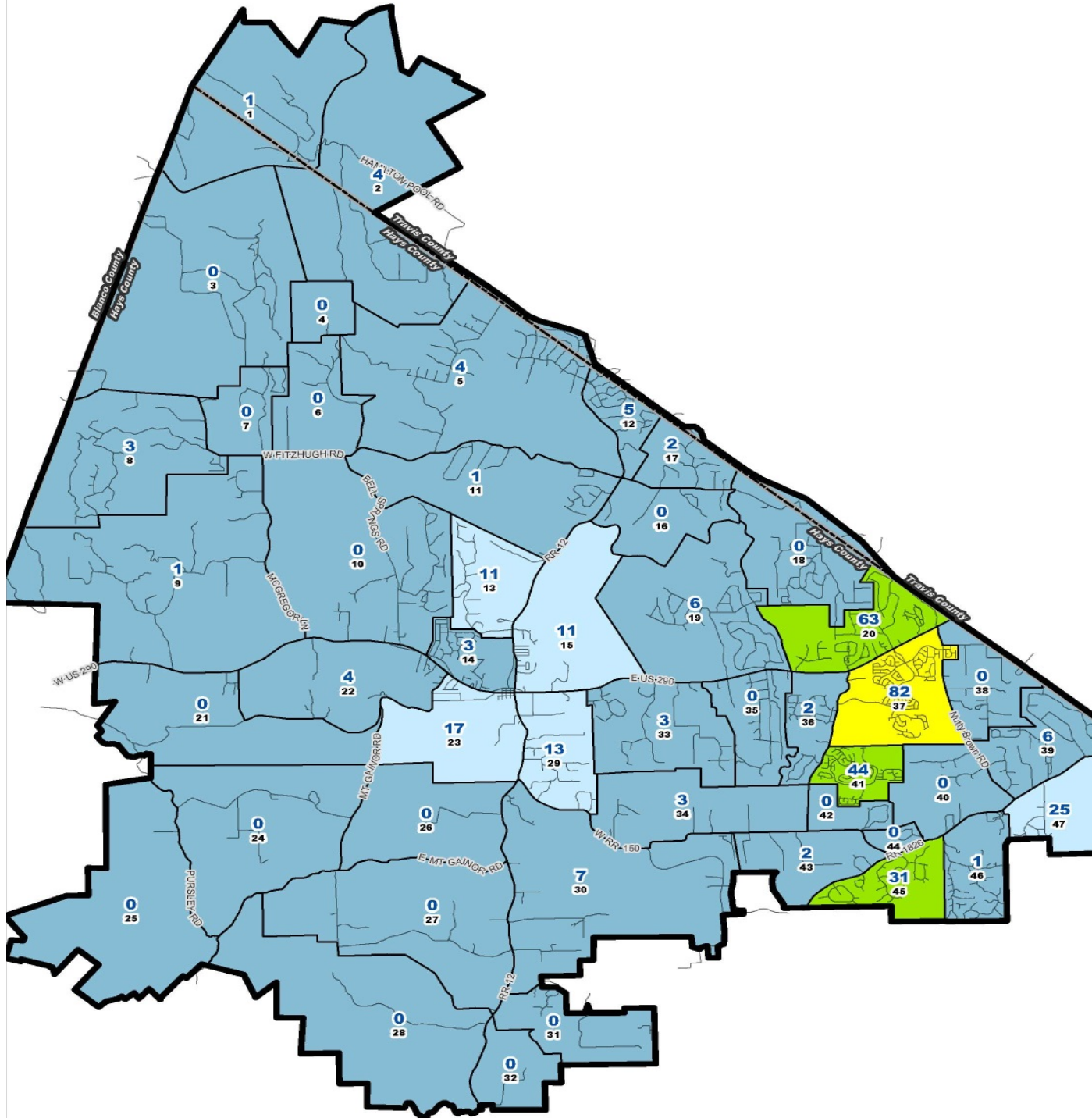
Anarene – multi-family can be expected as a part of this community

“The Domain-like” commercial and mixed use development has plans for two multi-family complexes



Projected New Housing Occupancies 2016 – 2025

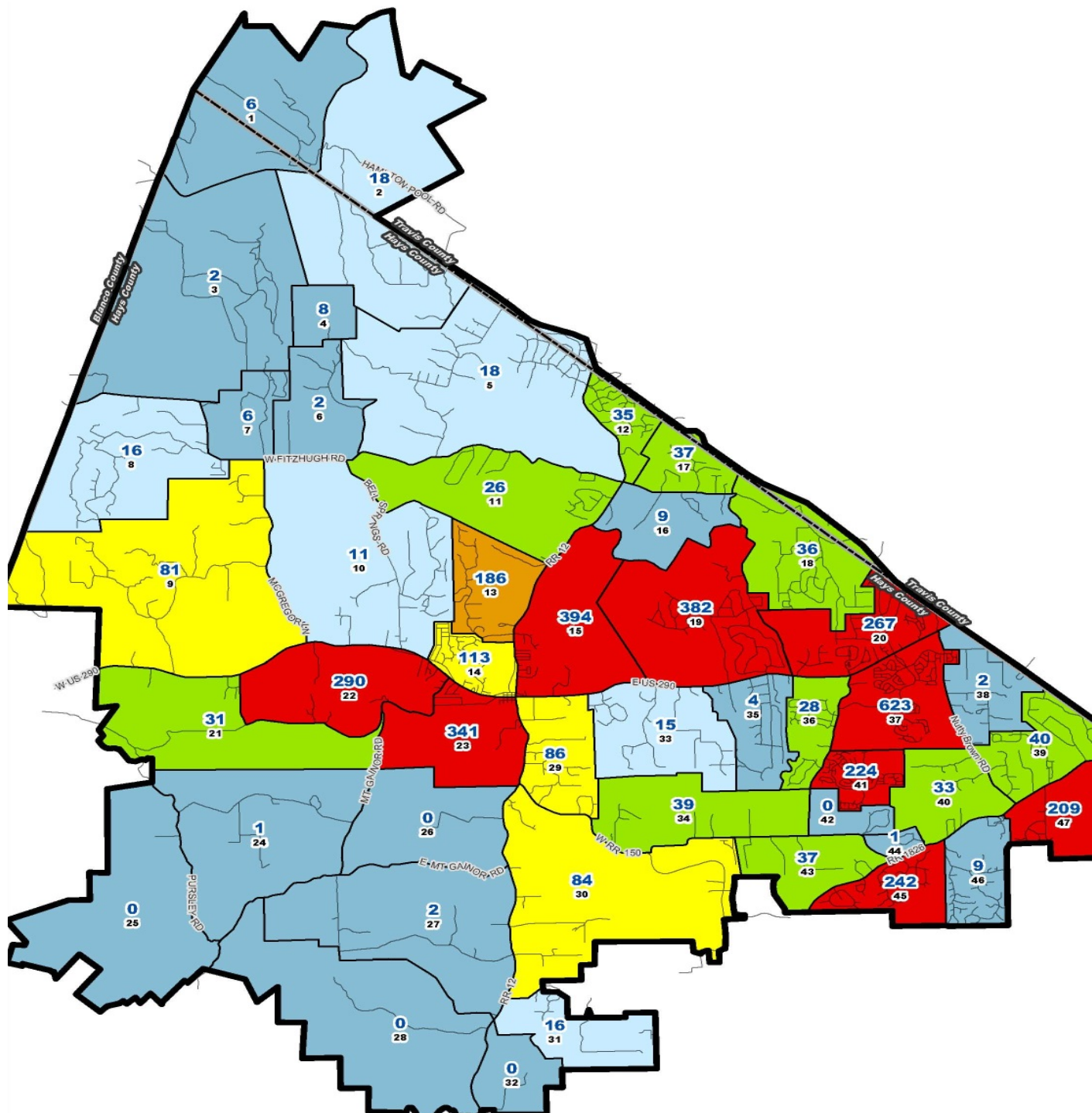
	<i>Single- Family Housing Total</i>	<i>Multi- Family Housing Total</i>	<i>Senior Living</i>	<i>Condos/ Townhomes</i>	Grand Total
Mar. 2016-Oct. 2016	270	35	50	0	355
Oct. 2016-Oct. 2017	547	25	80	0	652
Oct. 2017-Oct. 2018	729	50	30	4	813
Oct. 2018-Oct. 2019	808	117	0	34	959
Oct. 2019-Oct. 2020	901	275	0	55	1,231
Oct. 2020-Oct. 2021	1,022	350	0	55	1,427
Oct. 2021-Oct. 2022	1,196	340	0	55	1,591
Oct. 2022-Oct. 2023	1,296	285	0	33	1,614
Oct. 2023-Oct. 2024	1,355	140	0	0	1,495
Oct. 2024-Oct. 2025	1,410	60	0	0	1,470
<i>Mar. 2016-Oct 2020</i>	3,255	502	160	93	4,010
<i>Oct 2021-Oct 2025</i>	6,279	1,175	0	143	7,597
<i>Mar. 2016-Oct 2025</i>	9,534	1,677	160	236	11,607



Projected New Housing Occupancies

April 2016
to
Oct 2016

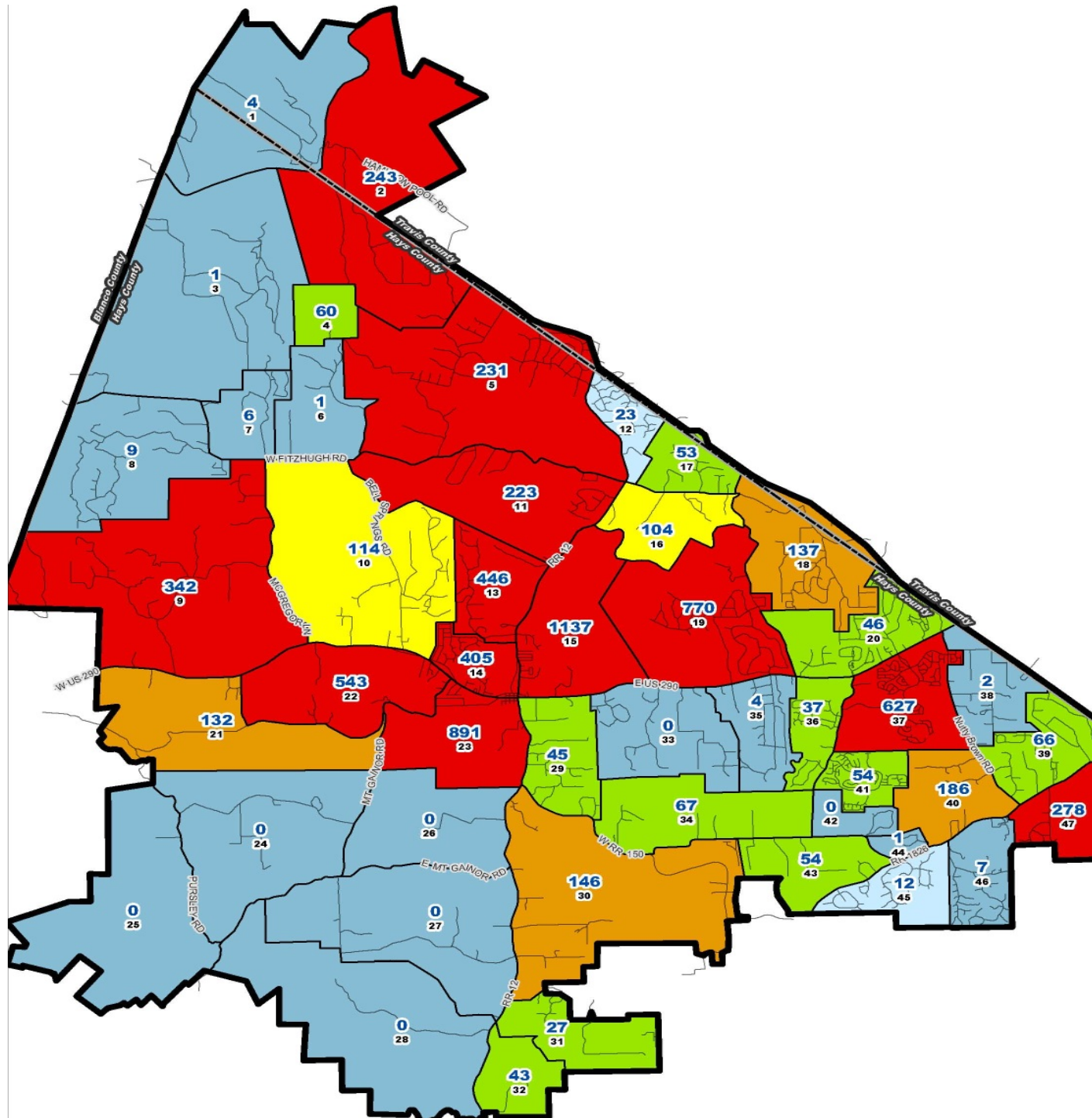




Projected
New
Housing
Occupancies

April 2016
to
Oct 2020

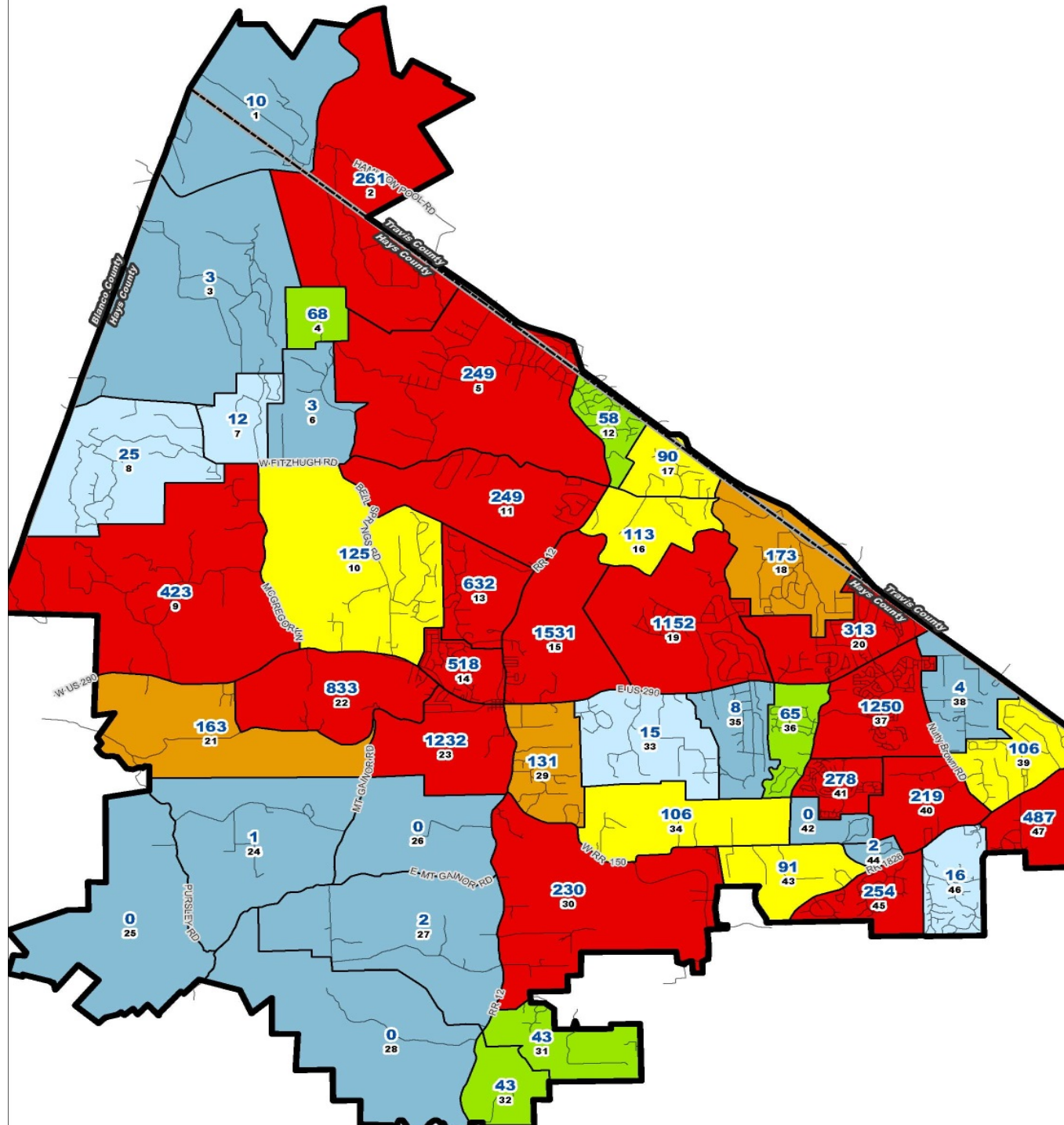




Projected New Housing Occupancies

Oct 2020
to
Oct 2025





Projected New Housing Occupancies

April 2016
to
Oct 2025



Population & Survey Analysts

D.S.I.S.D. Demographic Trends

Employment Trends

Housing Projections

➔ Ratios: Students per Household

Projected Student Enrollment



Ratios of Students per Household

	2012	2016
Single-Family Students per Occupied	0.54	0.54
Multi-Family Students per Occupied Unit	0.69	0.50



Highest Ratios of Students per Occupied Home

<i>Planning Unit</i>	<i>Subdivision</i>	<i>Ratio</i>
14	Hidden Springs Ranch	1.39
41	Emerald Ridge	1.33
37	Aspen Hills	1.15
21	Dos Lagos	1.10
37	Palisades	1.07
41	Laurel Crest	1.05
10	Douglas Estates	1.00
41	Boulder Springs	0.98
37	Grafton Oaks	0.98



Lowest Ratios of Students per Occupied Home

<i>Planning Unit</i>	<i>Subdivision</i>	<i>Ratio</i>
39	Bear Creek Oaks	0.21
2	Stagecoach Ranches	0.22
47	Reunion Ranch	0.28
18	Big Country	0.29
20	Heritage Oaks	0.30
43	Onion Creek Ranch	0.32
39	Friendship Ranch	0.32
5	River Oaks Ranch	0.34
38	Regal Oaks	0.36



Population & Survey Analysts

D.S.I.S.D. Demographic Trends

Employment Trends

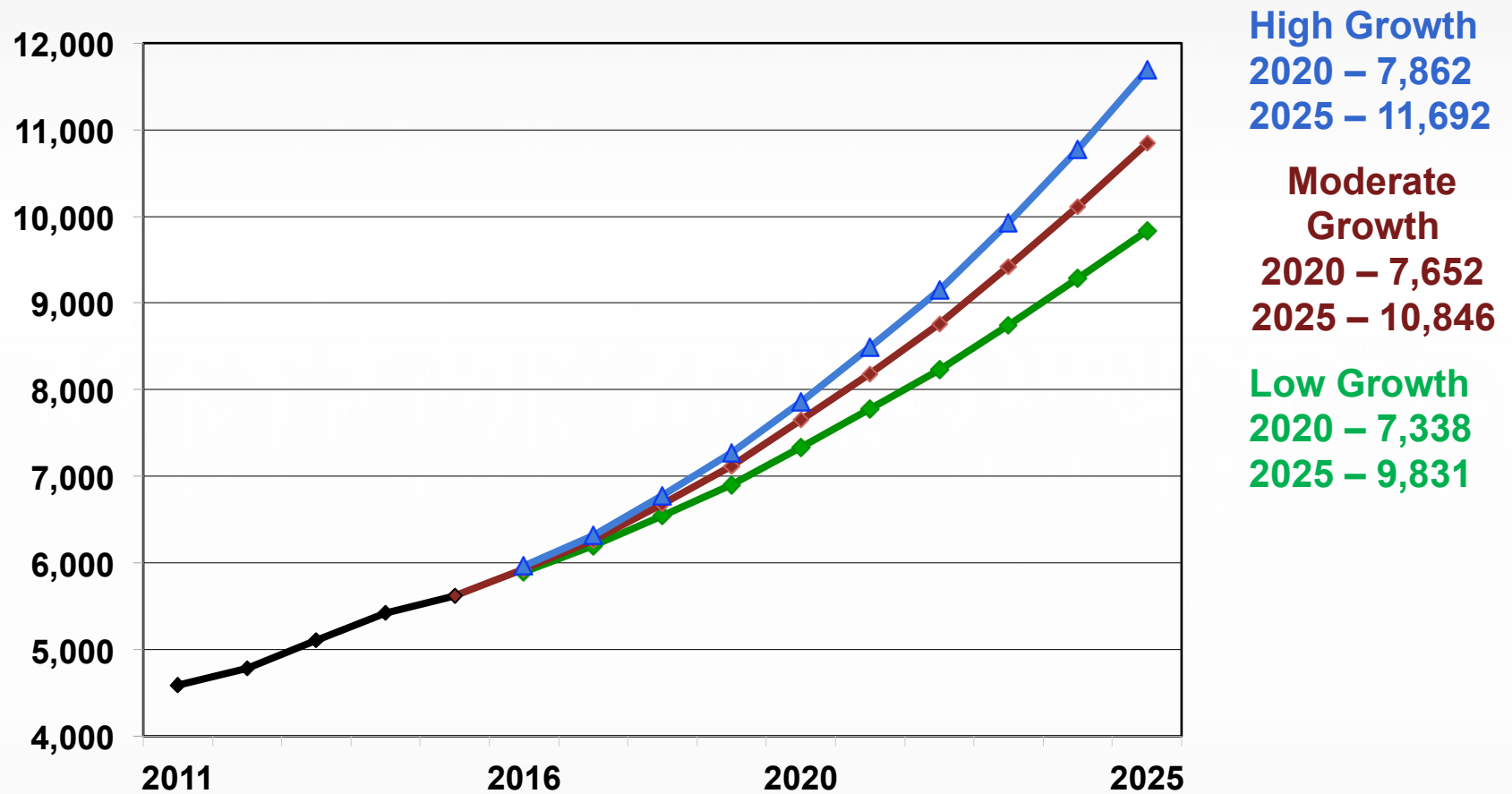
Housing Projections

Ratios: Students per Household

➡ Projected Student Enrollment



Three Scenarios of Growth

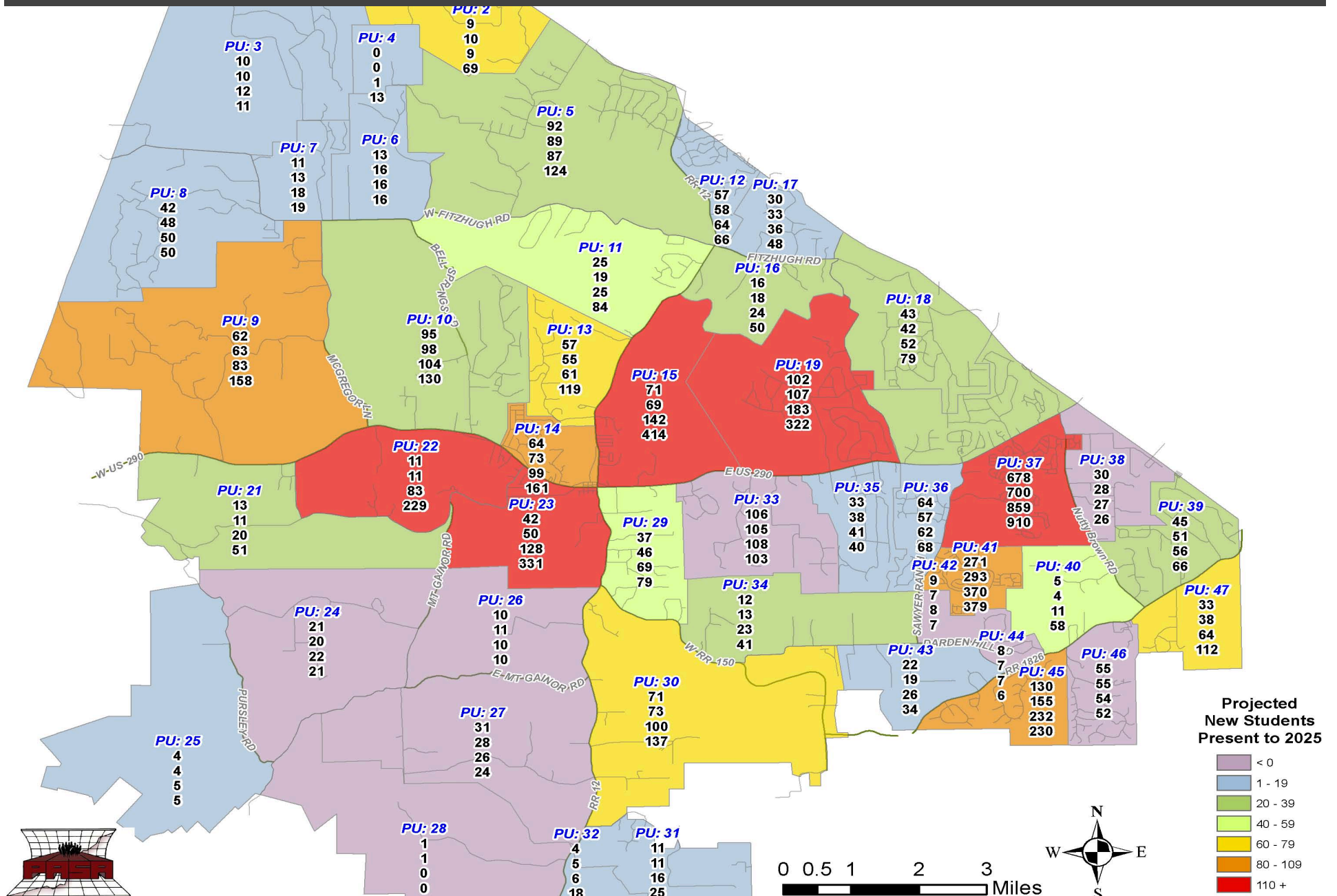


Moderate Growth Scenario

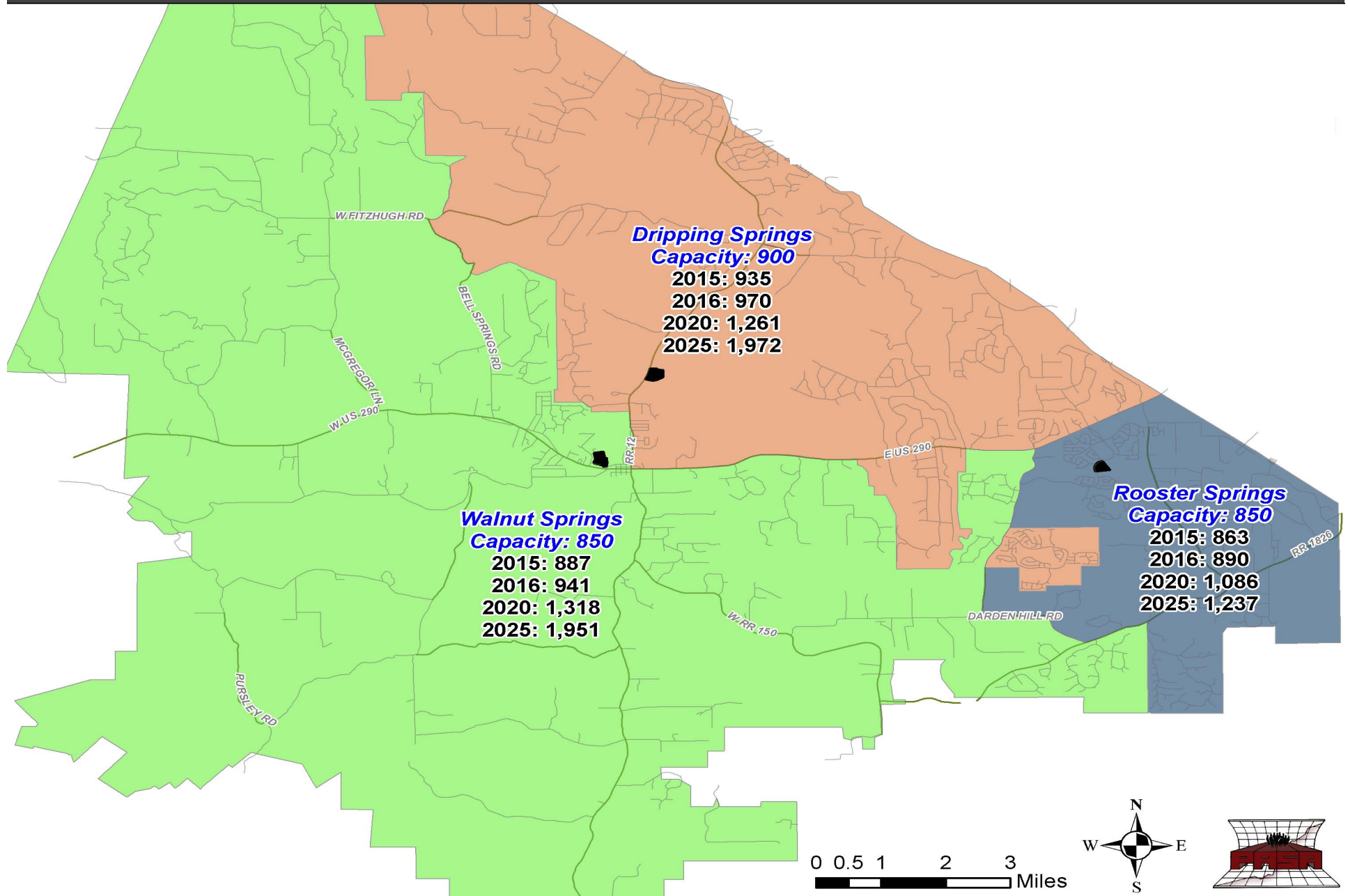
	Projected Enrollment at PEIMS Snapshot Date									
	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
Enrollment	5,933	6,261	6,679	7,118	7,652	8,183	8,763	9,423	10,117	10,846
% Growth	5.58%	5.53%	6.68%	6.58%	7.49%	6.94%	7.10%	7.53%	7.36%	7.21%
Growth	314	328	418	439	533	531	581	660	694	729



Projected Growth in Elementary Students 2015 - 2025

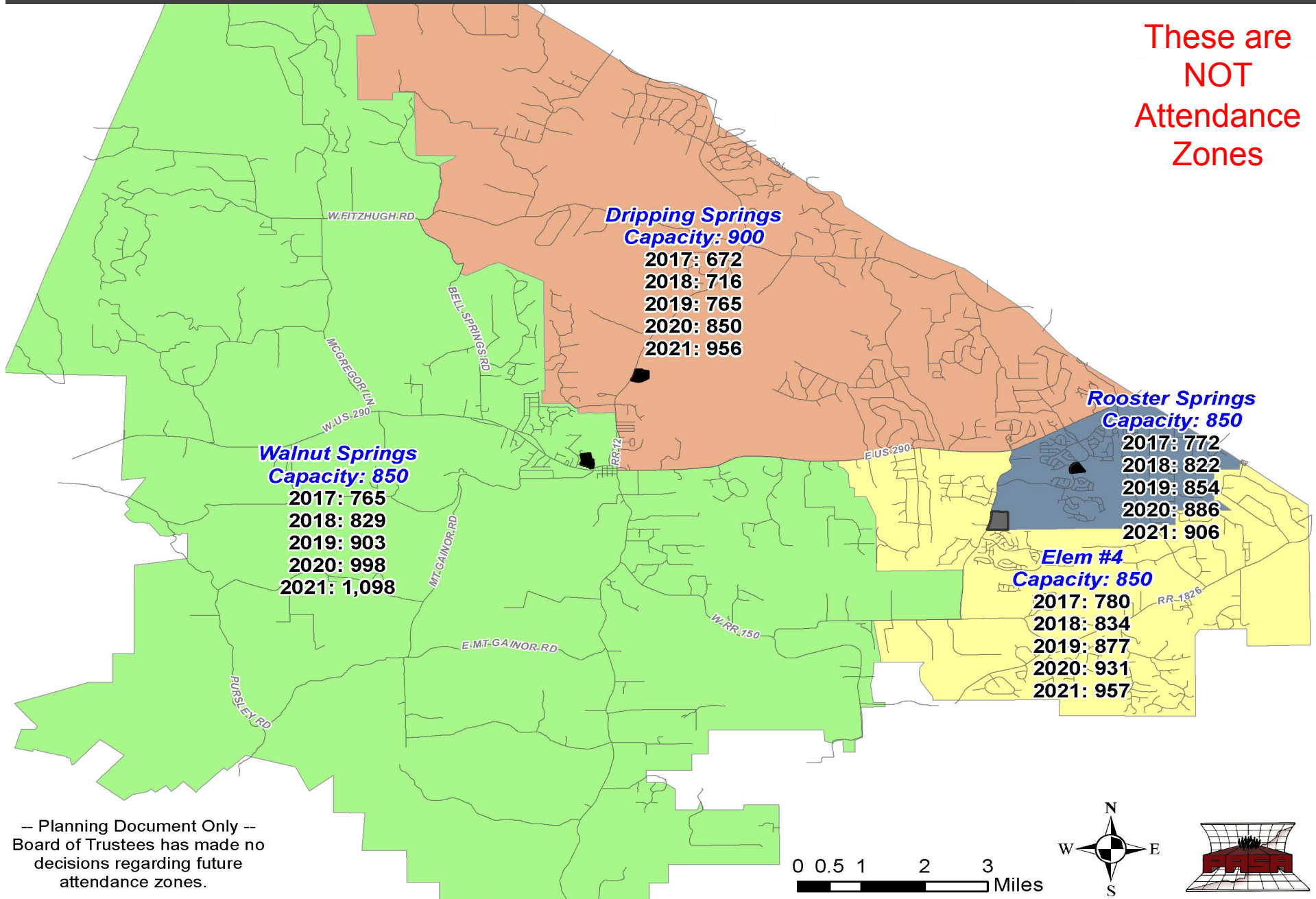


Current Elementary Attendance Zones



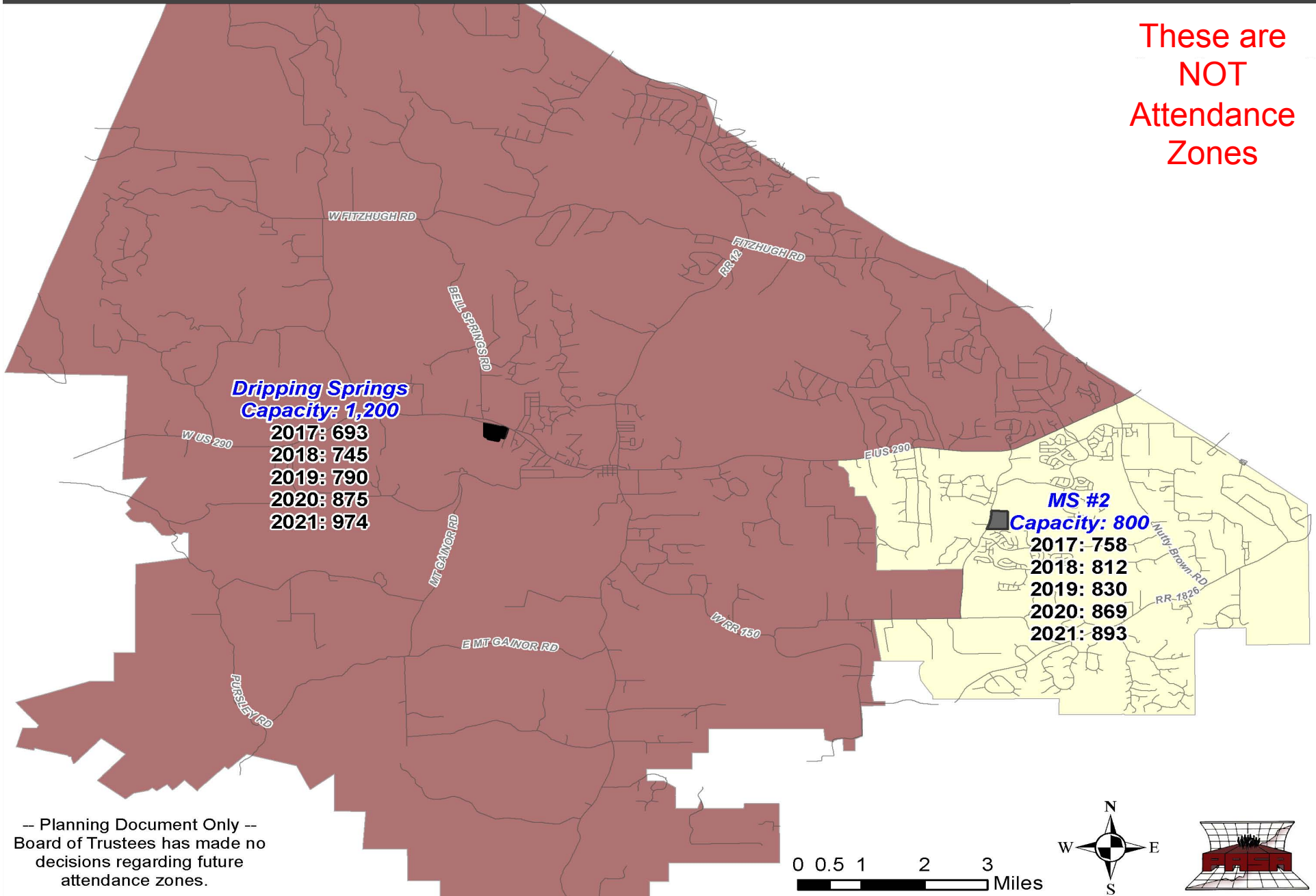
Open Elem #4 in 2017-18

These are
NOT
Attendance
Zones



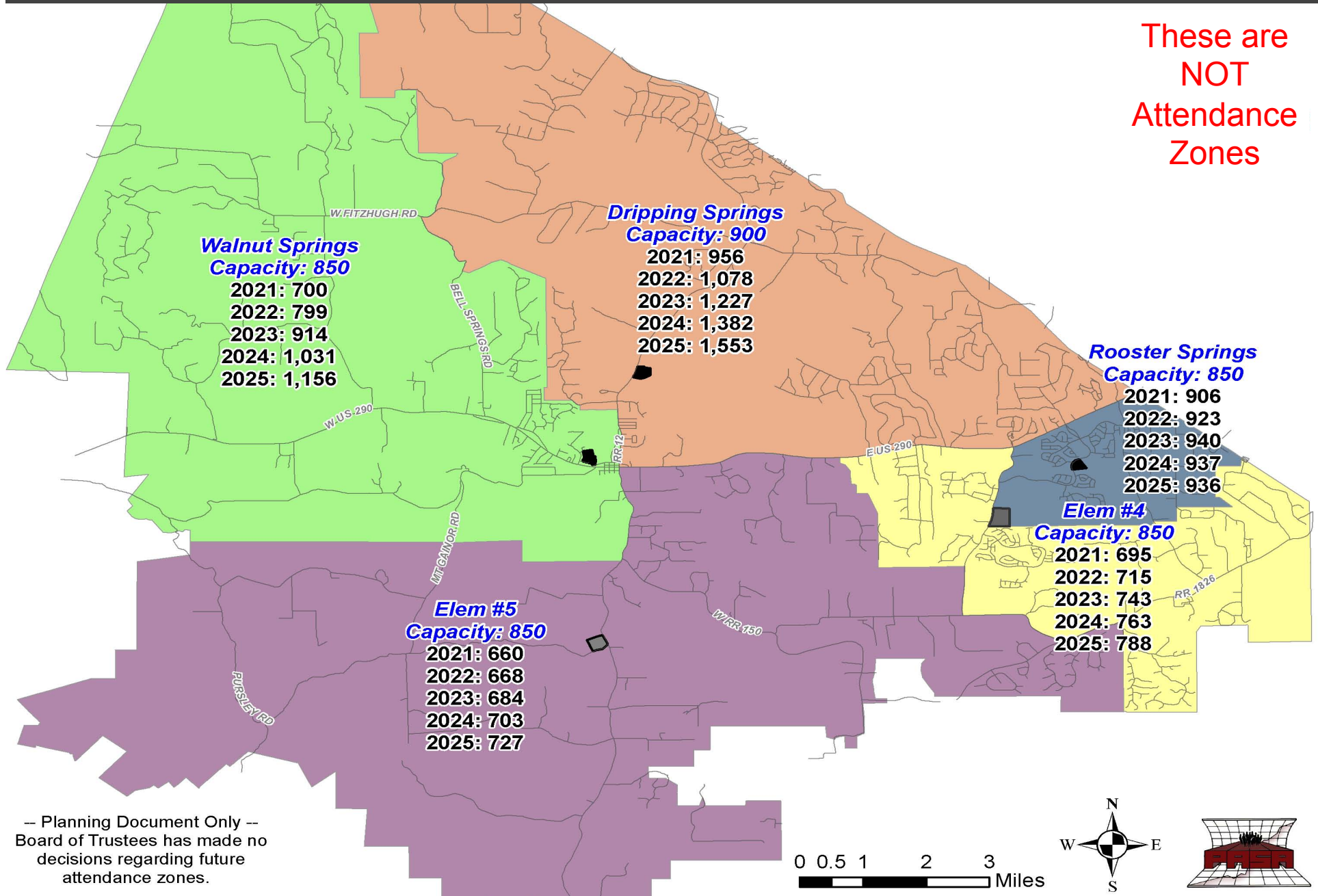
Open Middle School #2 in 2017-18

These are
NOT
Attendance
Zones



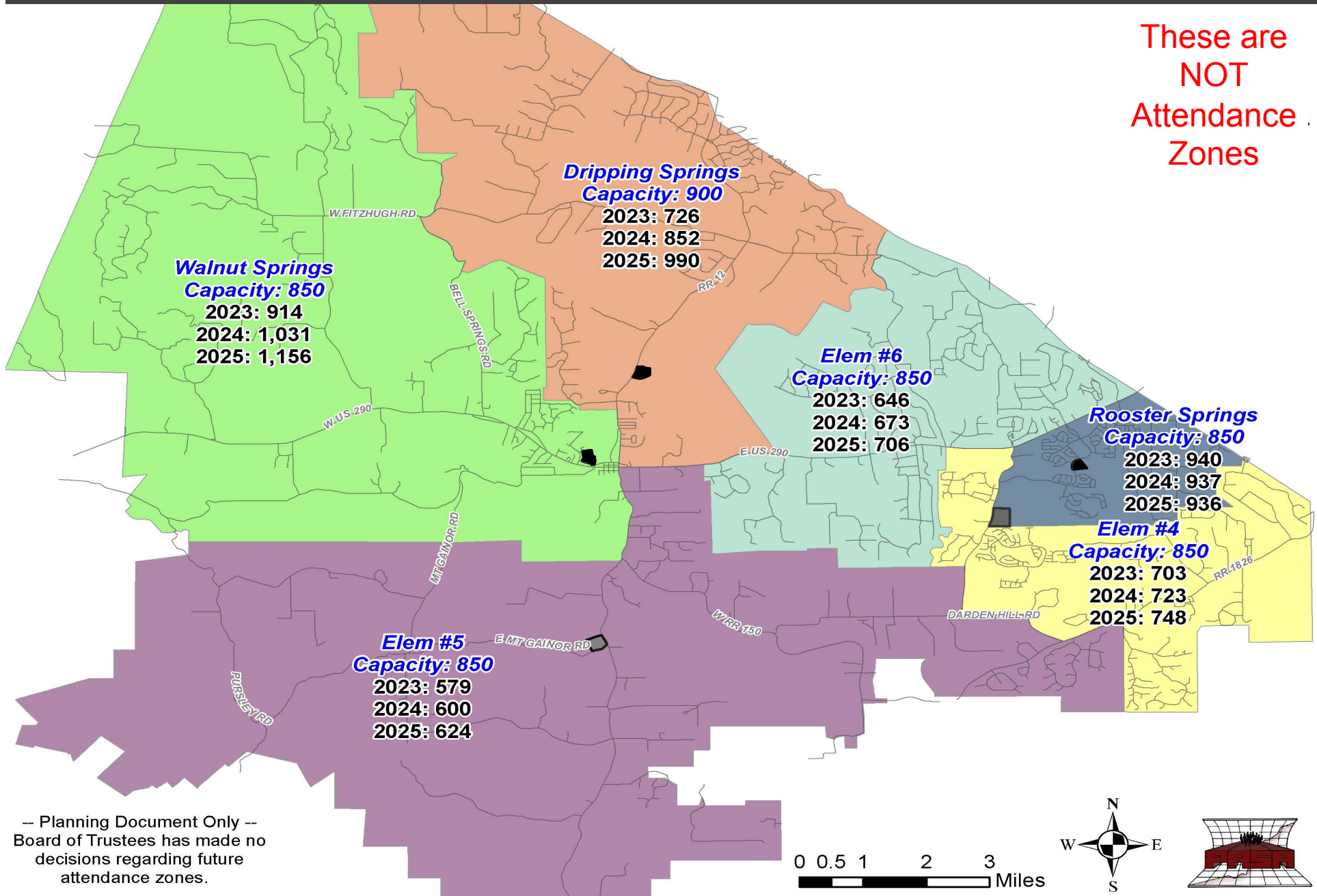
Open Elem #5 in 2021-22

These are
NOT
Attendance
Zones



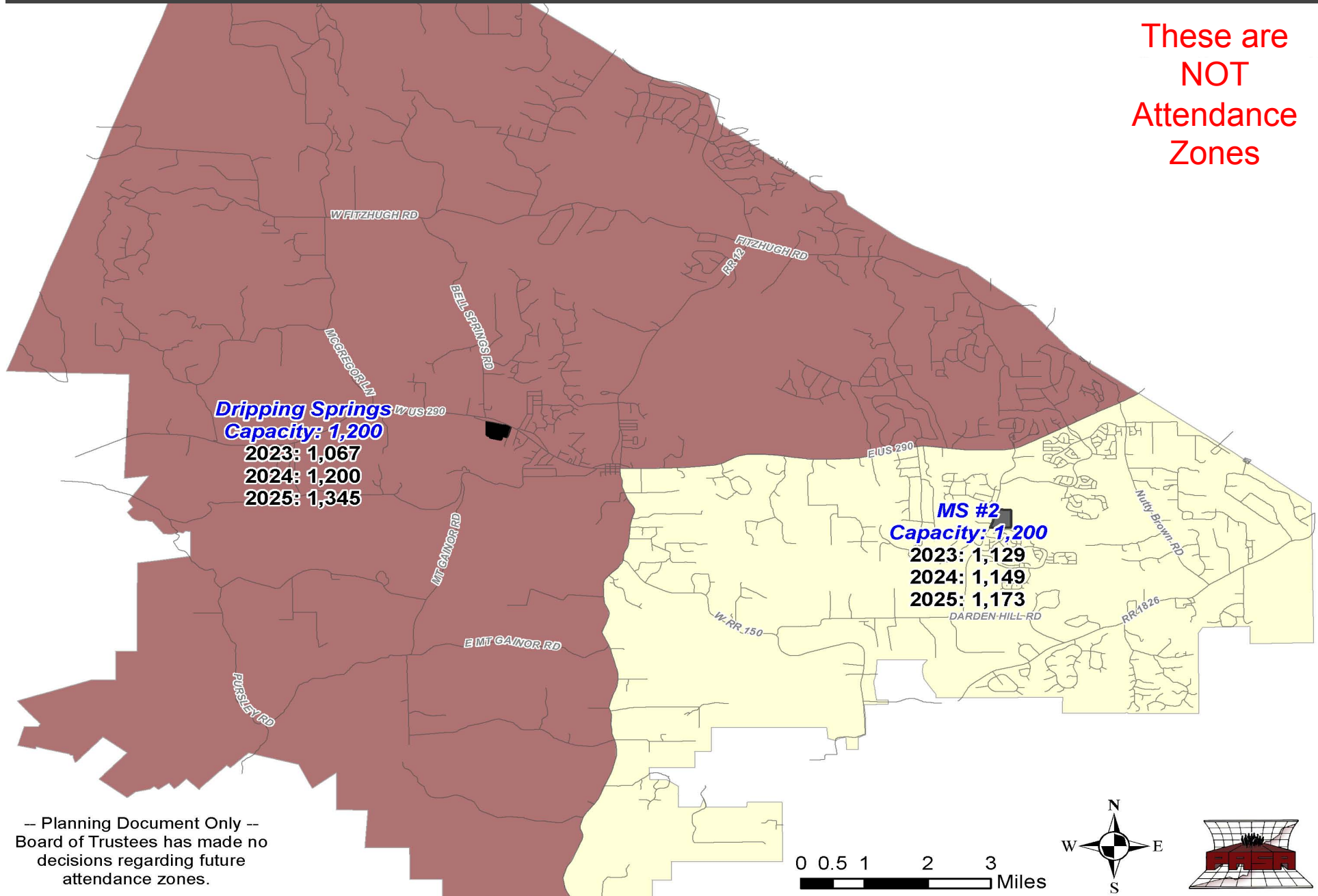
Open Elem #6 in 2023-24

These are
NOT
Attendance
Zones



Expand Middle School #2 in 2023-24

These are
NOT
Attendance
Zones



Long Range Planning Summary

Additional Permanent Capacity Needed

	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	post-2025
Elementary		Elem #4				Elem #5		Elem #6			
Middle School		MS #2						MS #2 expansion			
High School						HS expansion					HS #2

Dripping Springs I.S.D.

Demographic Update

June 27, 2016

