

# Dripping Springs ISD

## Demographic Update

*February 28, 2013*



# DEMOGRAPHIC REPORT

## ➔ *DSISD Demographic Trends*

*Employment Trends*

*Housing Projections*

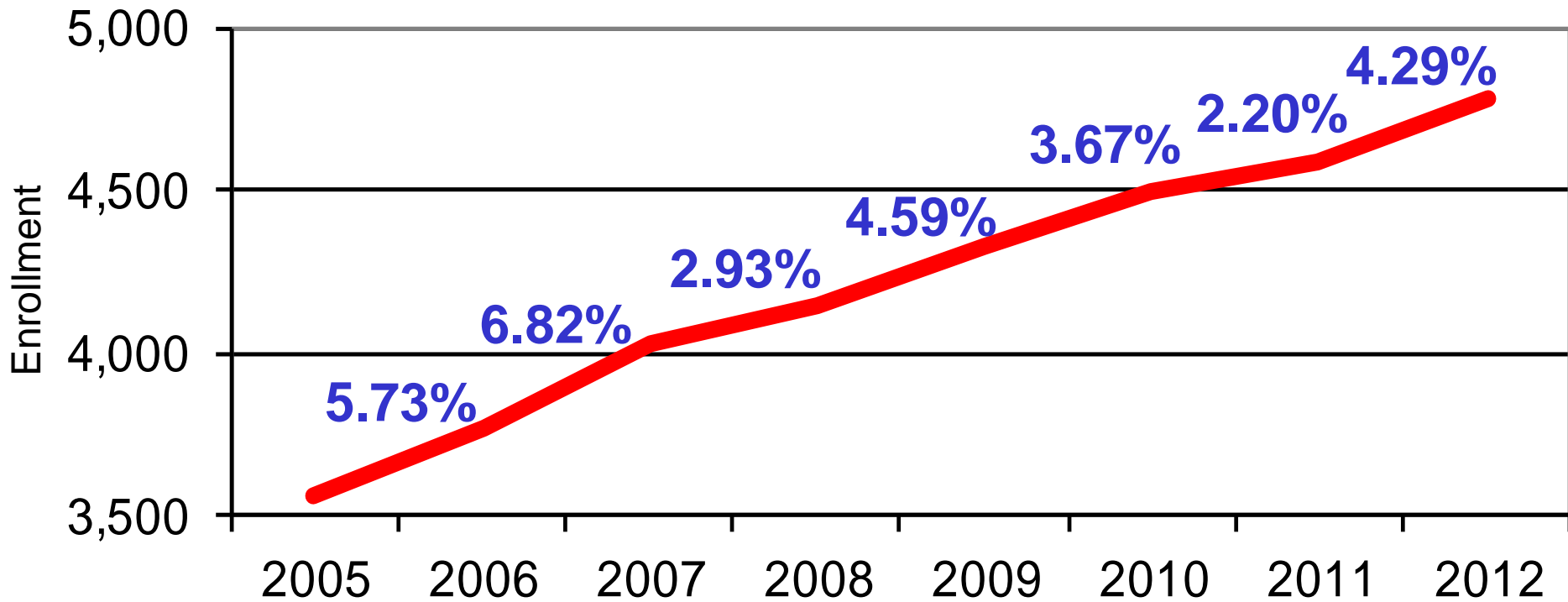
*Ratios: Students per Household*

*Projected Student Enrollment*

*Long-Range Planning*



# Past Growth Rates



# ***Drivers of High Growth: 2001-2007***

- \* High immigration to urban core areas propelled existing Austin area residents outward**
- \* Readily available mortgages, typically with low interest rates and a low downpayment**
- \* Higher quality of life in suburban locations (based on various socioeconomic factors)**
- \* Readily available, large undeveloped parcels**



# ***Changes in Socioeconomic Characteristics***

## **2010 to 2011**

**The population living in Dripping Springs ISD is becoming:**

- \* Younger – median age dropped from 42.5 to 41.4 years**
- \* More educated – 60% of population holds bachelor's degree or higher, compared to 54.7% in 2010 and 26% statewide**
- \* More affluent – median household income is \$107,557, compared to \$50,266 statewide.**

# ***Characteristics of Dripping Springs ISD That Favor Development***

- Relatively short travel times to work – for a rural fringe school district
- Low economically disadvantaged student population (14.7%)
- High passage rates on state assessments
- Highly educated population (60% have bachelor's degree or higher)
- High median income level (\$107,557) – 2<sup>nd</sup> in Austin area behind Eanes ISD (w/\$124,578)
- ~20% increase in housing starts in District



# *Characteristics of DSISD That Will Propel Future Growth*

- \* **Accelerated housing starts**
- \* **Improving utility infrastructure**
- \* **Transportation improvements**
- \* **Upper socioeconomic demographics and quality of life factors**



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# *Employment Trends Within DSISD*

**Employed population living in Dripping Springs ISD=11,390  
(out of 23,086)**

- **Largest Sectors of Employment:**
  - Professional, scientific, management 21%
  - Education 17%
  - Construction 12%
  - Retail 11%
- **Dropping Unemployment Rates in Travis, Hays counties**

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# ***Water and Wastewater Services***

- \* Public utility agencies are adding new water lines and wastewater pipelines and plants**
- \* A large number of “holes” in what would be “paths” of future residential developments caused by unavailability of wastewater and/or water**
- \* Large parcels may become a part of conservation easements or preserves, in order to prevent runoff into watersheds**
- \* Hays County has become more stringent, not allowing new wells without minimum acreage for newly permitted lots**

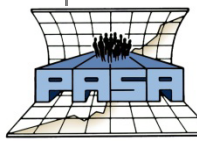


# High-Growth Residential Developments

Planning Unit	Subdivision	New Housing Occupancies		
		2012-17	2017-22	2012-22
37	Belterra (SF)	479	296	775
41	Highpointe (SF)	403	124	527
45	Rim Rock	225	164	389
47	Reunion Ranch	102	165	267
20	Stuart Shaw's Cypress Creek apts. (MF)	240	0	240
37	Belterra (MF)	100	130	230
23	Caliterra	24	191	215
23	Slaughter family parcel (MF)	20	180	200
19	Headwaters of Barton Creek	23	162	185
23	Slaughter family development (SF)	27	119	146
15	Linwood Estates	27	111	138
22	Arrowhead Ranch (fmr. Star Ranch) - SF	27	103	130
9	Scenic Greens	15	94	109
30	Howard Ranch	31	72	103
22	Arrowhead Ranch (fmr. Star Ranch) - MF	27	73	100
20	Ledge Stone	97	0	97

# Student Growth by Type of Housing

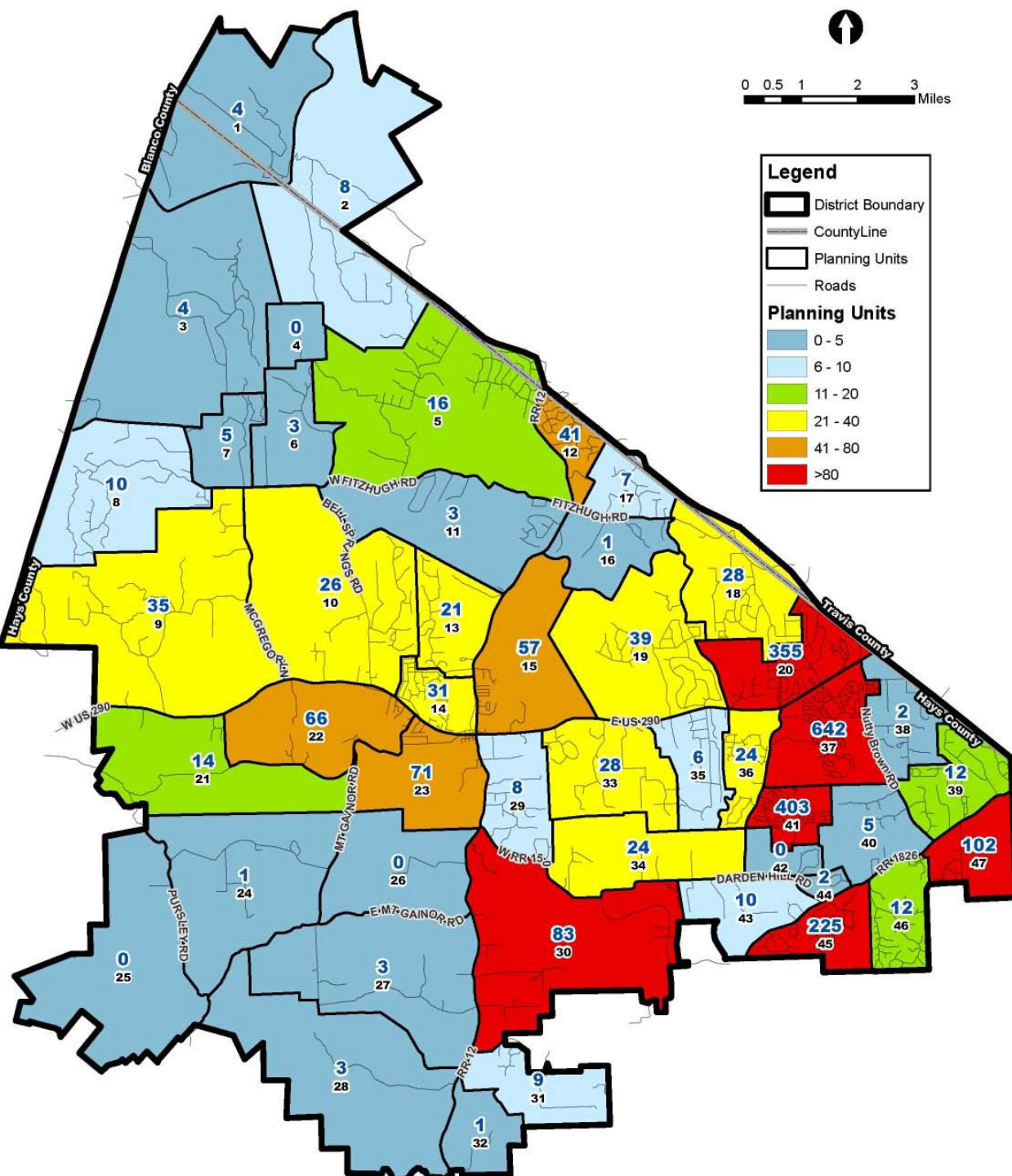
	Resident Students in 2011	Resident Students in 2012	Added Students 2011 to 2012		Percent of Growth
			#	%	
MHP	83	75	-8	-10%	-23%
Apartments	39	50	11	28%	7%
Subdivisions - Built-Out	2,304	2,336	32	1%	19%
Subdivisions - Actively Building	1,588	1,710	122	8%	74%



# Student Growth by Master Planned Community

	Elementary Students			Proportion of Growth in EE-5th	
	2007	2011	2012	2007 - 2011	2011 - 2012
Belterra - actively building	37	117	149	74%	76%
Belterra - built-out	213	337	355	51%	50%
Highpointe - actively building	51	122	140	55%	39%
Highpointe - built-out	56	81	83	45%	20%
	Middle School Students			Proportion of Growth in 6th-8th	
	2007	2011	2012	2007 - 2011	2011 - 2012
Belterra - actively building	32	60	70	26%	24%
Belterra - built-out	137	255	273	49%	50%
Highpointe - actively building	30	88	116	45%	61%
Highpointe - built-out	23	53	61	55%	80%

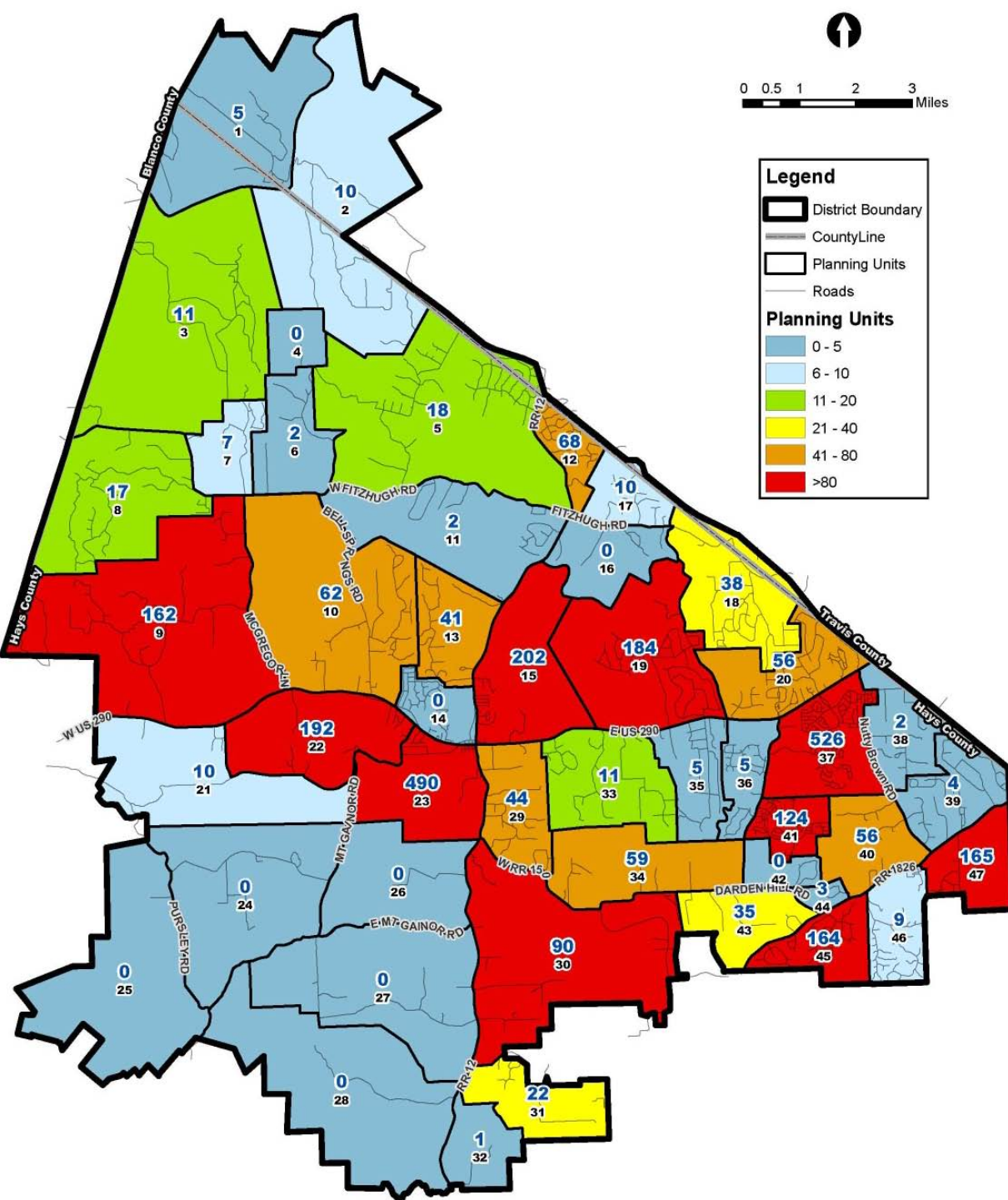




# Projected New Housing Occupancies

Nov 2012  
to  
Oct 2017





# Projected New Housing Occupancies

Oct 2017  
to  
Oct 2022





# Projected New Housing Occupancies 2013 – 2022

Year Ending in October:	Multi- Family	Single Family	Total New Housing Units
<b>2013</b>	<b>61</b>	<b>264</b>	<b>325</b>
<b>2014</b>	<b>80</b>	<b>333</b>	<b>413</b>
<b>2015</b>	<b>100</b>	<b>416</b>	<b>516</b>
<b>2016</b>	<b>112</b>	<b>476</b>	<b>588</b>
<b>2017</b>	<b>95</b>	<b>513</b>	<b>608</b>
<b>2018</b>	<b>119</b>	<b>508</b>	<b>627</b>
<b>2019</b>	<b>109</b>	<b>482</b>	<b>591</b>
<b>2020</b>	<b>95</b>	<b>496</b>	<b>591</b>
<b>2021</b>	<b>94</b>	<b>452</b>	<b>546</b>
<b>2022</b>	<b>66</b>	<b>491</b>	<b>557</b>
<b>2012-2017</b>	<b>448</b>	<b>2,002</b>	<b>2,450</b>
<b>2017-2022</b>	<b>483</b>	<b>2,429</b>	<b>2,912</b>
<b>2012-2022</b>	<b>931</b>	<b>4,431</b>	<b>5,362</b>



# Housing Units in Dripping Springs ISD

## Current and Future

	Single-Family		Multi-Family	
	#	%	#	%
<b>Current (2011)</b>	<b>8,014</b>	<b>98%</b>	<b>180</b>	<b>2%</b>
<b>Estimated Growth (2011-2012)</b>	<b>200</b>	<b>100%</b>	<b>0</b>	<b>0%</b>
<b>Projected Added (2013-2022)</b>	<b>4,431</b>	<b>83%</b>	<b>931</b>	<b>17%</b>
<b>Projected Total (2021)</b>	<b>12,645</b>	<b>92%</b>	<b>1,111</b>	<b>8%</b>



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# *Ratio of Students per Household*

**Single-Family Homes  
(students per home) 0.54**

**Apartments  
(students per unit) 0.69**

# *Other Education Options*

<b>Area Private Schools (8) Current Enrollment</b>	<b>200 residents</b>
<b>Area Private Schools (8) Projected Enrollment (5 years)</b>	<b>258 residents</b>
<b>Home-Schooled</b>	<b>Not Available</b>

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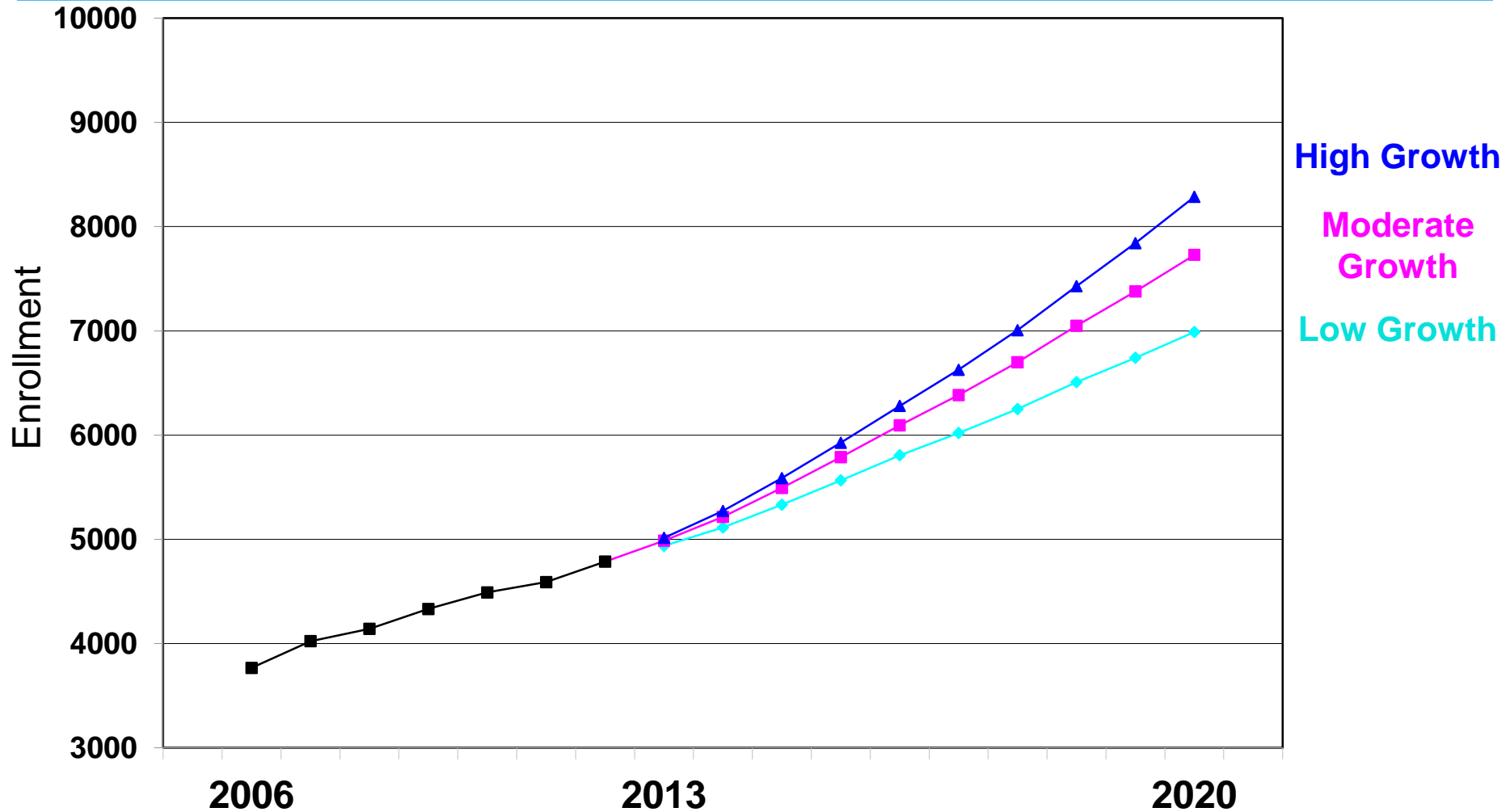


# Model for Developing Student Projections

- ***New Housing Growth –***
  - 325 new housing occupancies by Oct. 2013***
  - 2,450 new housing occupancies by Oct. 2017***
  - 5,362 TOTAL ADDED OCCUPANCIES (10 years)***
- ***Ratio of Students per House***
  - District-wide: 0.54 students per house***
- ***Increasing Density of Students in Existing Homes***
  - 19% of new students moved into built-out subdivisions in past year***
  - (i.e., no new homes added)***



# Three Scenarios of Growth





# Moderate Growth Scenario

	Projected Enrollment at PEIMS Snapshot									
	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Enrollment	4,987	5,215	5,493	5,789	6,094	6,384	6,699	7,048	7,378	7,729
Growth	201	228	278	297	305	290	315	349	330	351
% Growth	4.19%	4.57%	5.33%	5.40%	5.27%	4.76%	4.93%	5.21%	4.68%	4.75%

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# Long-Range Planning

	Current	Fall	Fall	Fall	Fall	Fall	Fall	Fall	Fall	Fall	Fall
	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
<b>Elementary Schools</b>											
Dripping Springs	848	894	956	1,016	1,053	1,111	1,153	1,199	1,251	1,303	1,353
Rooster Springs	710	751	767	799	828	889	928	963	1,005	1,051	1,096
Walnut Springs	735	739	749	781	808	877	933	1,012	1,103	1,186	1,273
TOTAL EE-5th:	2,293	2,384	2,472	2,596	2,689	2,877	3,014	3,174	3,359	3,540	3,722
Margin:	307	216	128	4	-89	-277	-414	-574	-759	-940	-1,122
<b>Middle Schools</b>											
6th-8th:	1,123	1,148	1,226	1,281	1,390	1,419	1,486	1,495	1,606	1,681	1,762
Margin:	77	52	-26	-81	-190	-219	-286	-295	-406	-481	-562



# Long-Range Planning

	Fall	Fall	Fall	Fall	Fall	Fall
	2017	2018	2019	2020	2021	2022
<b>Elementary Schools</b>						
Dripping Springs	709	734	768	808	858	908
Rooster Springs	701	728	748	771	796	821
Walnut Springs	788	846	921	1,012	1,095	1,182
Elem #4	679	709	737	768	791	811
<b>Middle Schools</b>						
Dripping Springs MS	784	824	829	910	965	1,026
MS #2	635	661	666	697	716	737



# High School Long-Range Planning

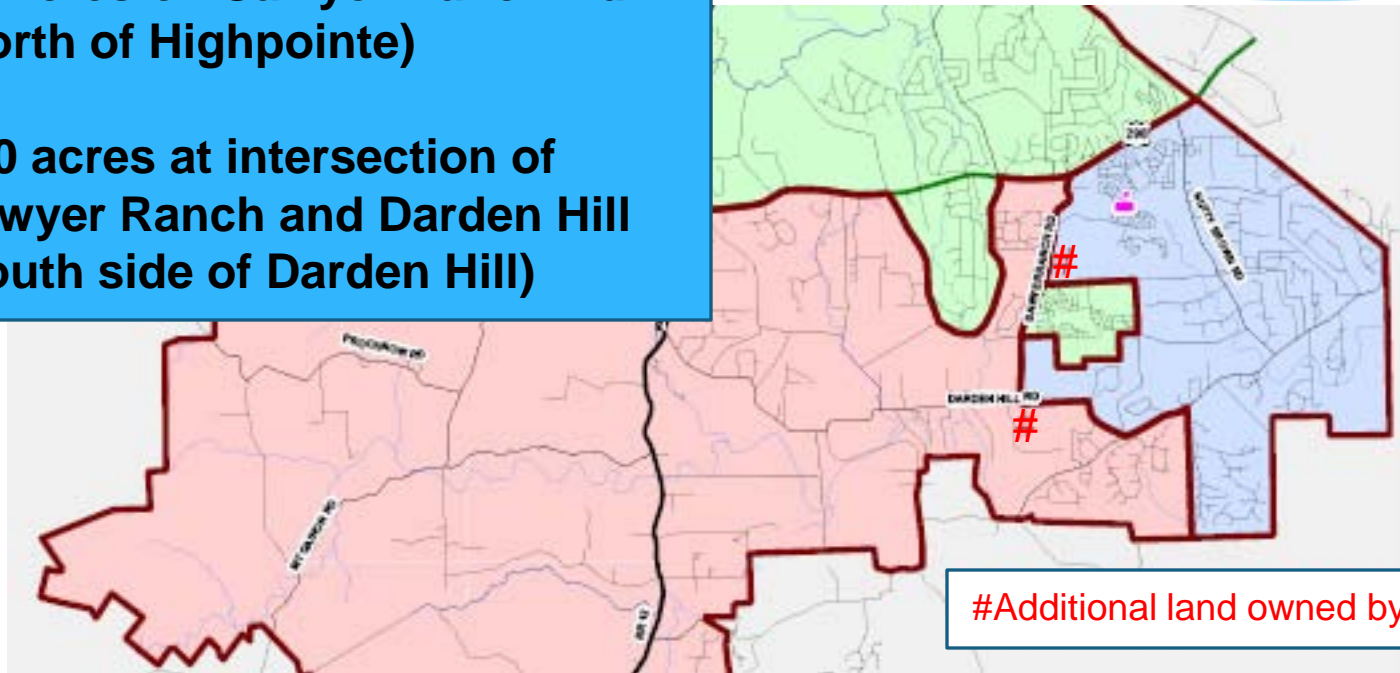
	Current	Fall	Fall	Fall	Fall	Fall	Fall	Fall	Fall	Fall	Fall
	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Capacity	1,850	1,850	1,850	1,850	1,850	1,850	1,850	1,850	1,850	1,850	1,850
Students Projected	1,367	1,457	1,511	1,613	1,710	1,801	1,884	2,029	2,083	2,158	2,246
Margin	483	393	339	237	140	49	-34	-179	-233	-308	-396



# District-Owned Property

**49 Acres on Sawyer Ranch Rd.  
(north of Highpointe)**

**150 acres at intersection of  
Sawyer Ranch and Darden Hill  
(south side of Darden Hill)**



#Additional land owned by DSISD

# What Comes Next?

- \* Long-Range Planning Committee
- \* Recommendations for Bond Program
- \* Bond Election and Outcome
  - *if successful* –
- \* Plans for New Boundaries
- \* Architectural Design(s)
- \* Construction
- \* Campus Opening(s)



**QUESTIONS?**