



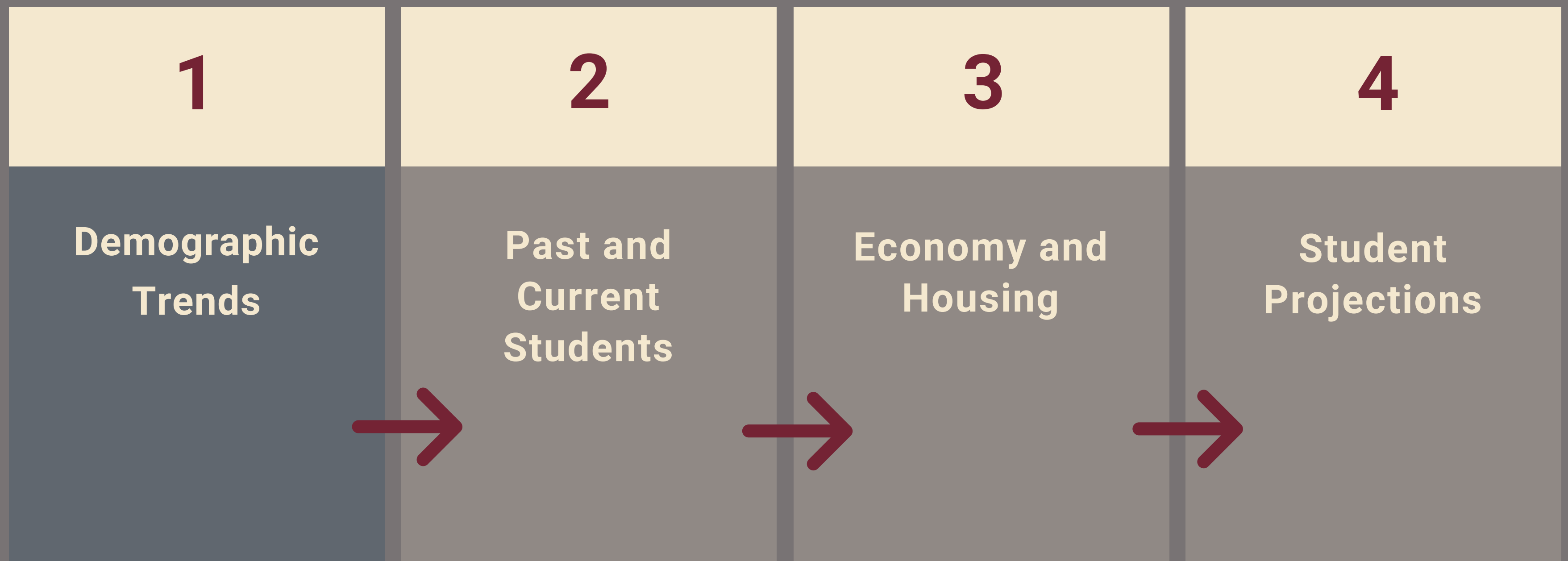
Population &  
Survey Analysts  
[www.pasatx.com](http://www.pasatx.com)

# Dripping Springs ISD Demographic Study

## Spring 2024

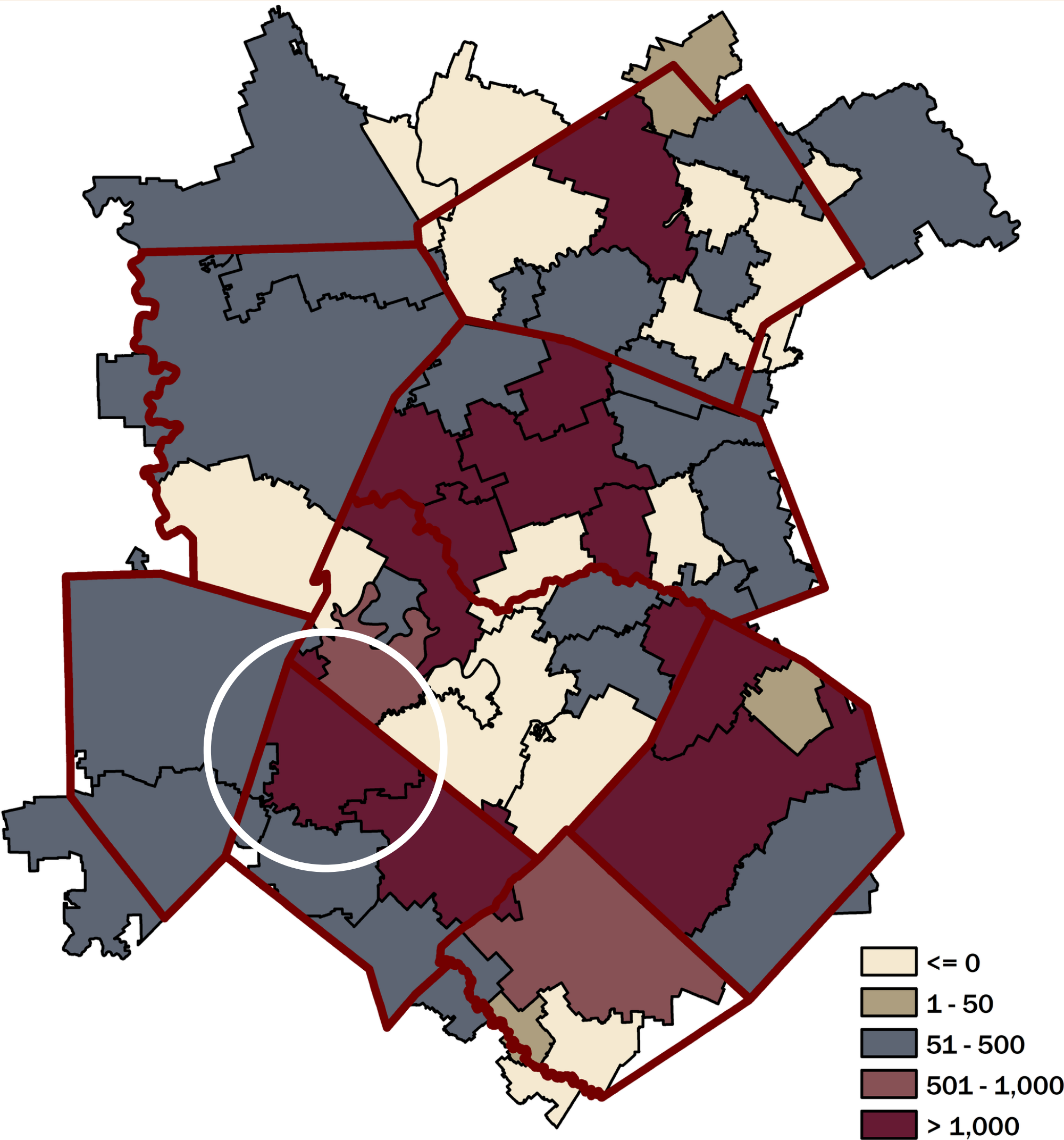


## Demographic Study Components



# 5- Year Numerical Change in Enrollment

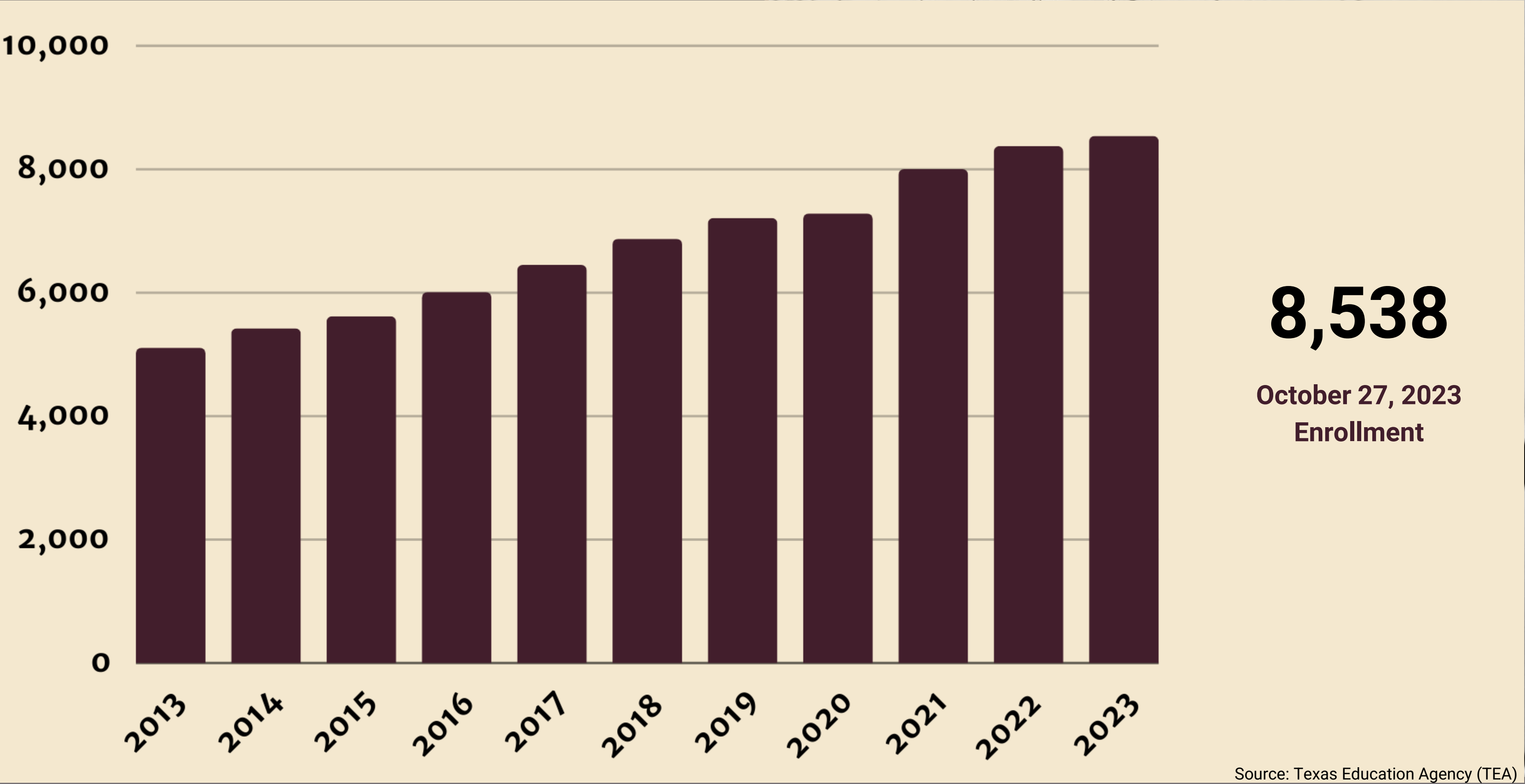
Fall 2017 - Fall 2022



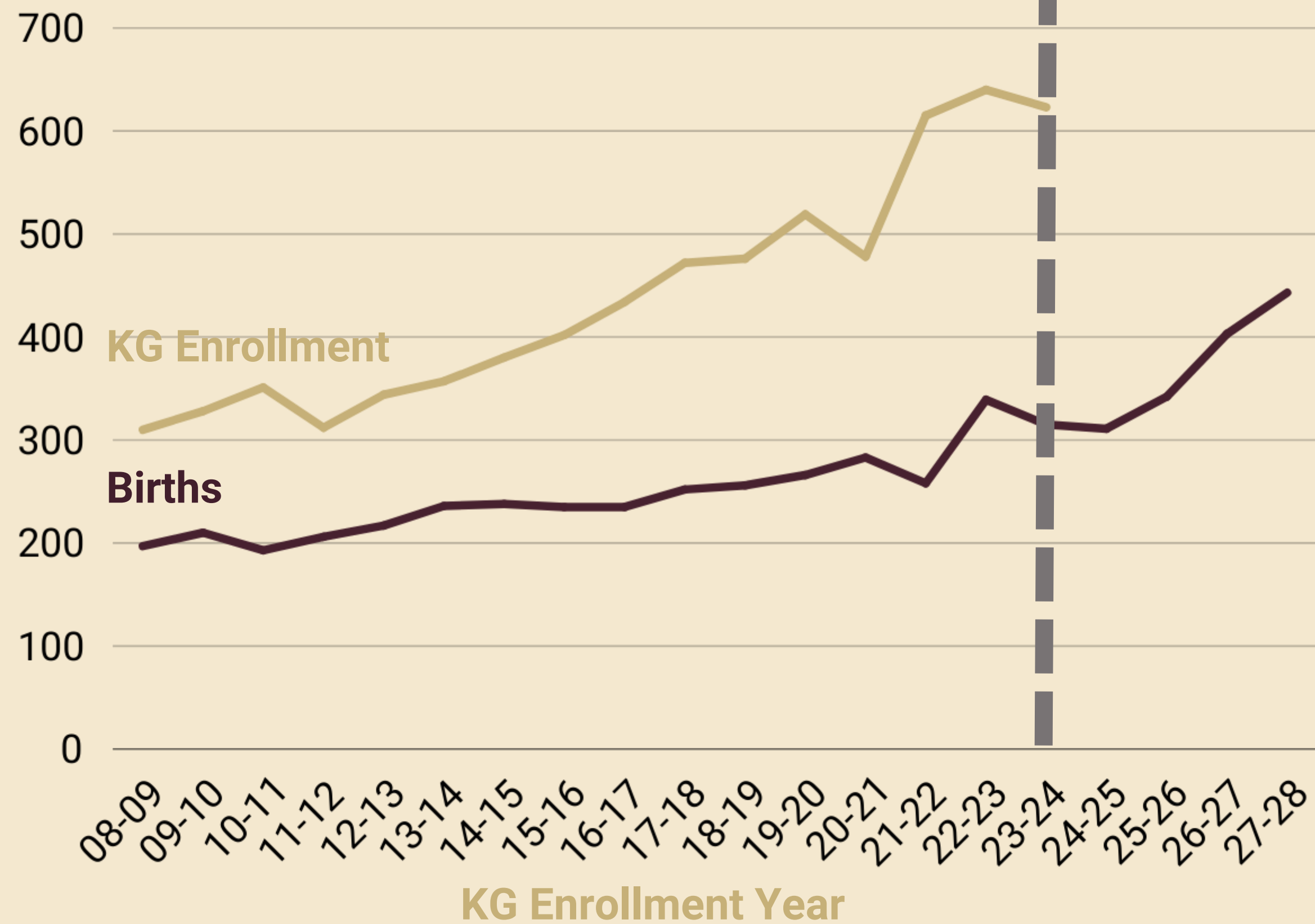
	District	Change
1	Liberty Hill ISD	3846
2	Leander ISD	3387
3	Hays CISD	2435
4	Hutto ISD	2380
5	Belton ISD	2115
6	Dripping Springs ISD	1925
7	Jarrell ISD	1655
8	Georgetown ISD	1618
9	Bastrop ISD	1607
10	Elgin ISD	1083
11	Lake Travis ISD	989
12	Lockhart ISD	518
13	Salado ISD	473
14	Lago Vista ISD	323
15	Academy ISD	276

Source: Texas Education Agency (TEA)

# Past Enrollment Change



# KG Enrollment vs. Births



Difference between two lines shows in-migration of young children after birth

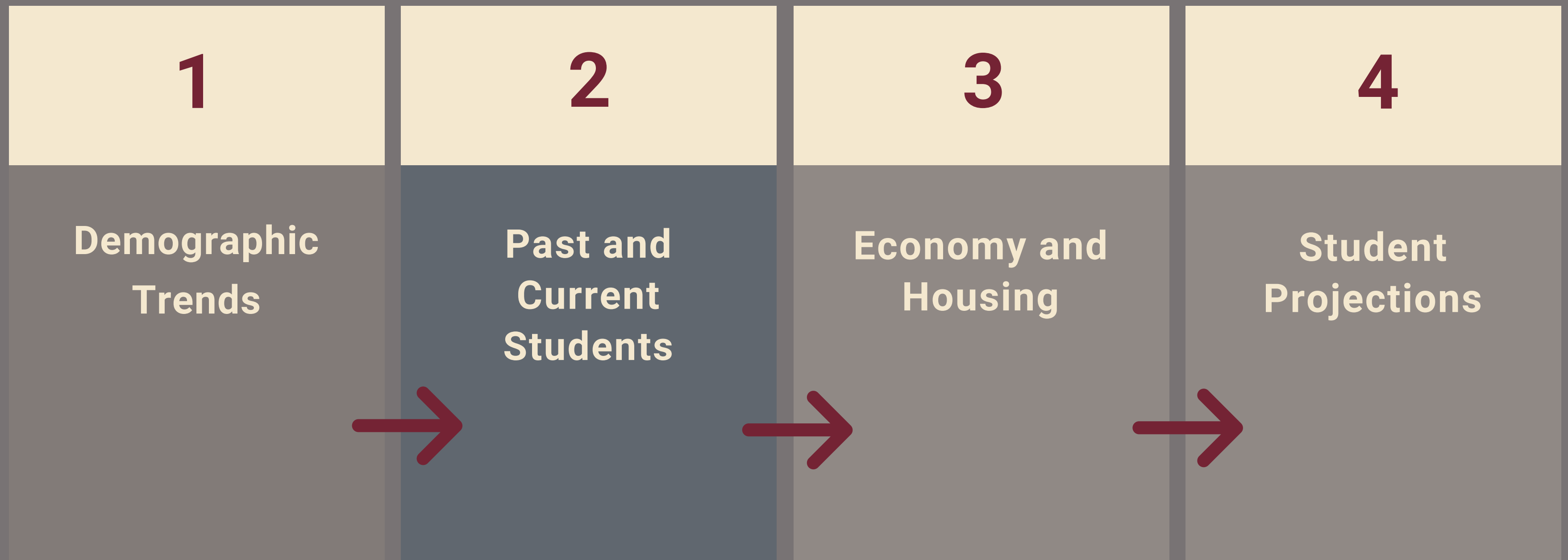
Births adjusted 5 years to align with KG Enrollment

Births by Zip Code of Birth Mother

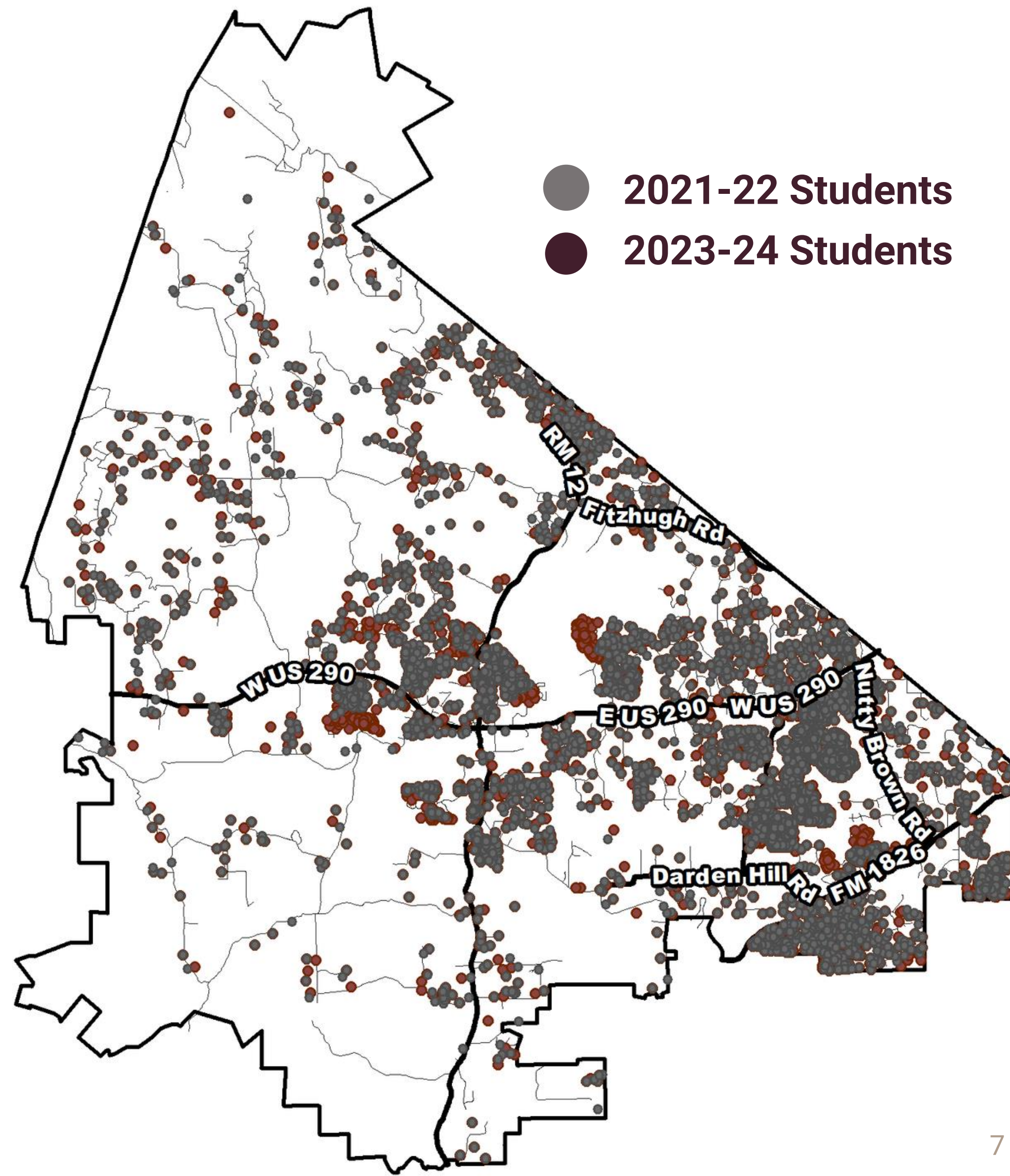
Source: Texas Education Agency (TEA)  
Source: Texas Department of Health and Human Services, Vital Statistics



# Demographic Study Components



# Student Geocode



- Place each student on the map
- 99% accuracy
- Starting point for projections

**Maroon areas highlight  
new students that  
didn't exist in 2021-22**

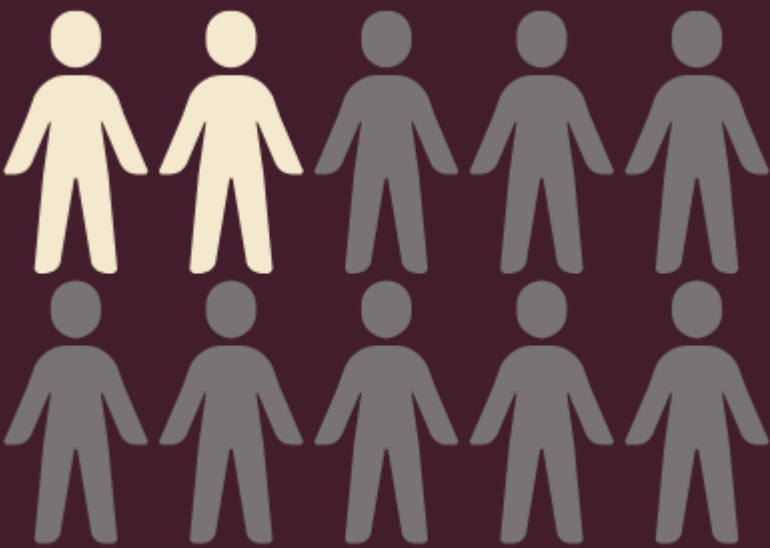
# Students Per Home

Single-Family

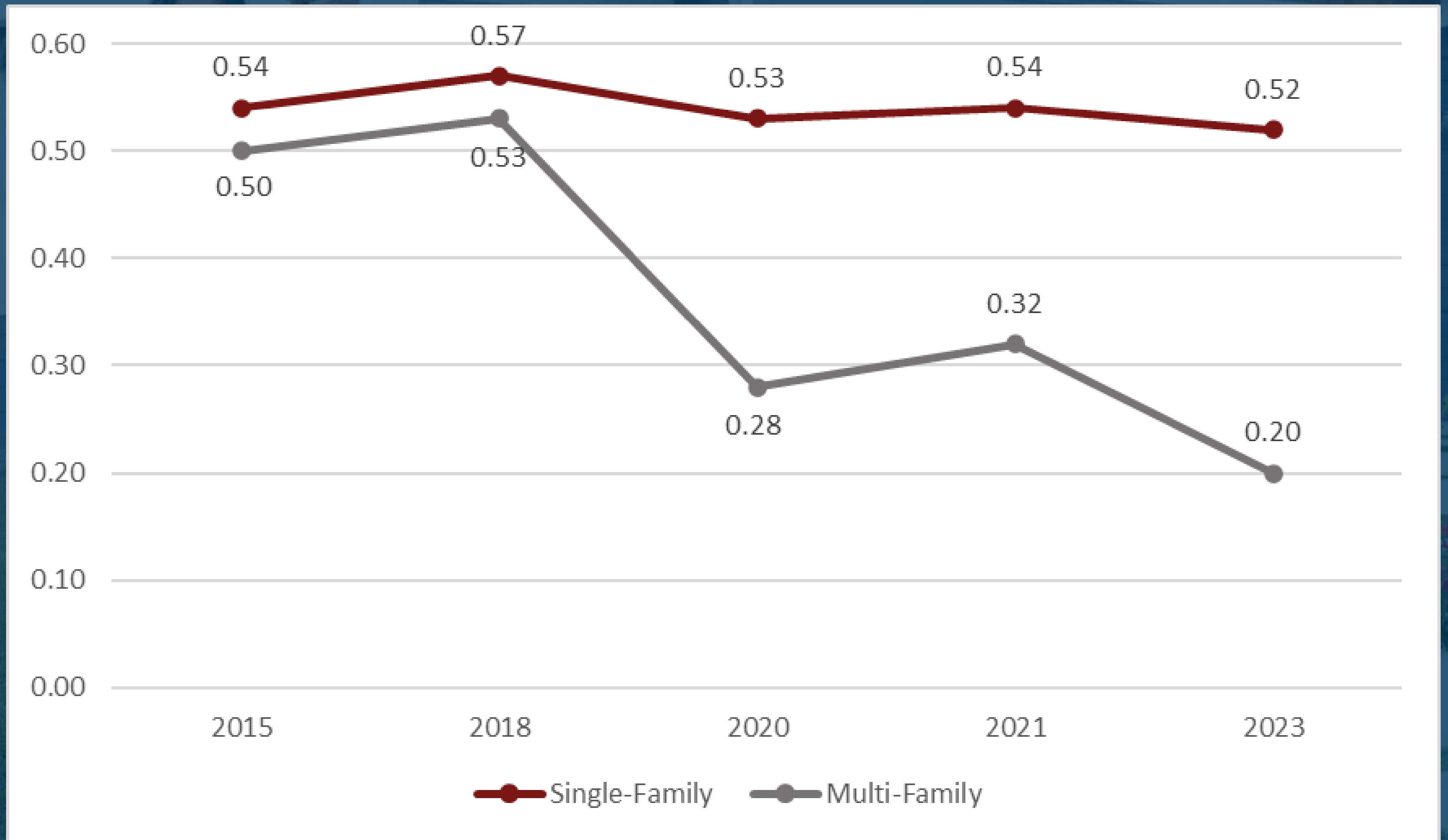
Multi-Family

0.52

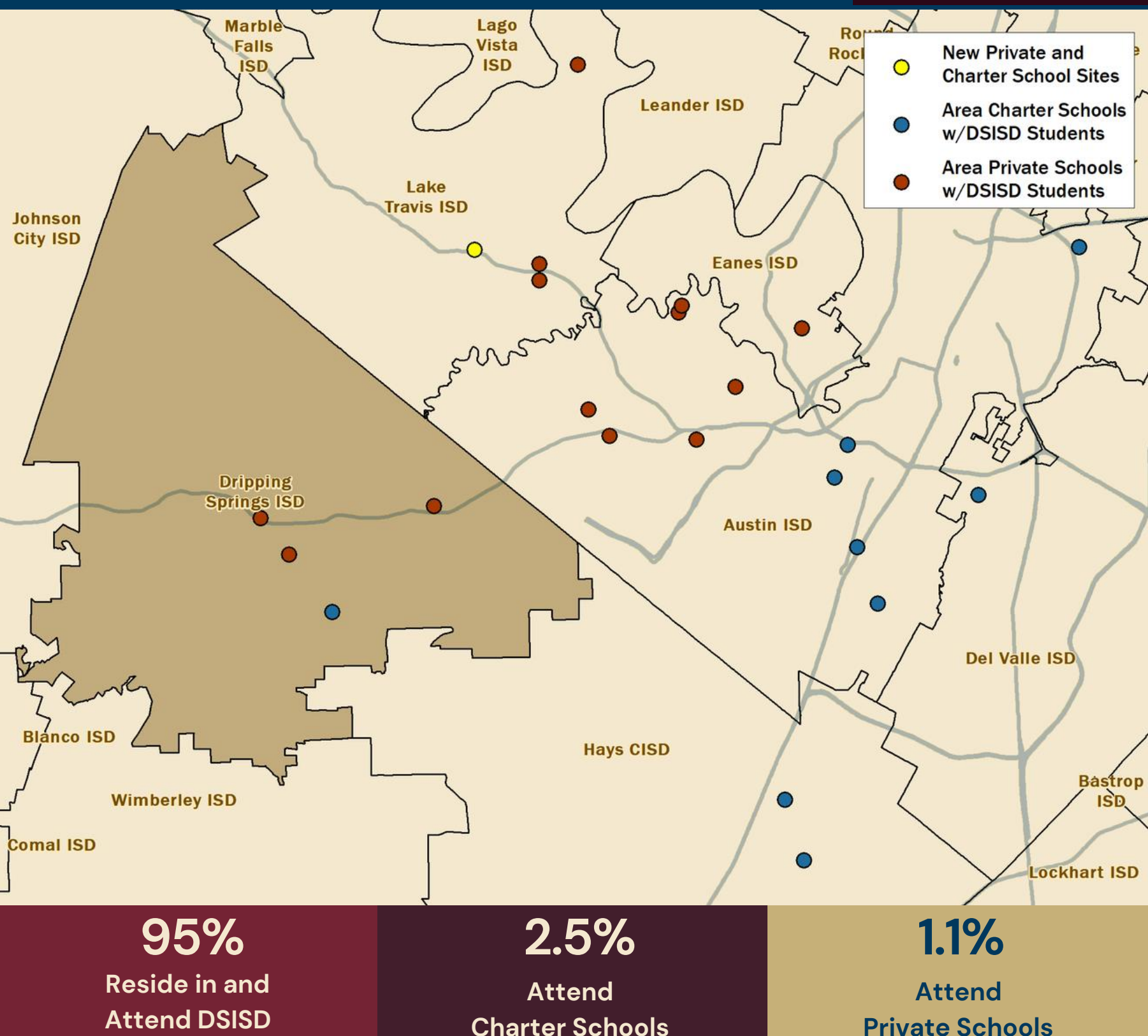
0.20



# Historical Students Per Home

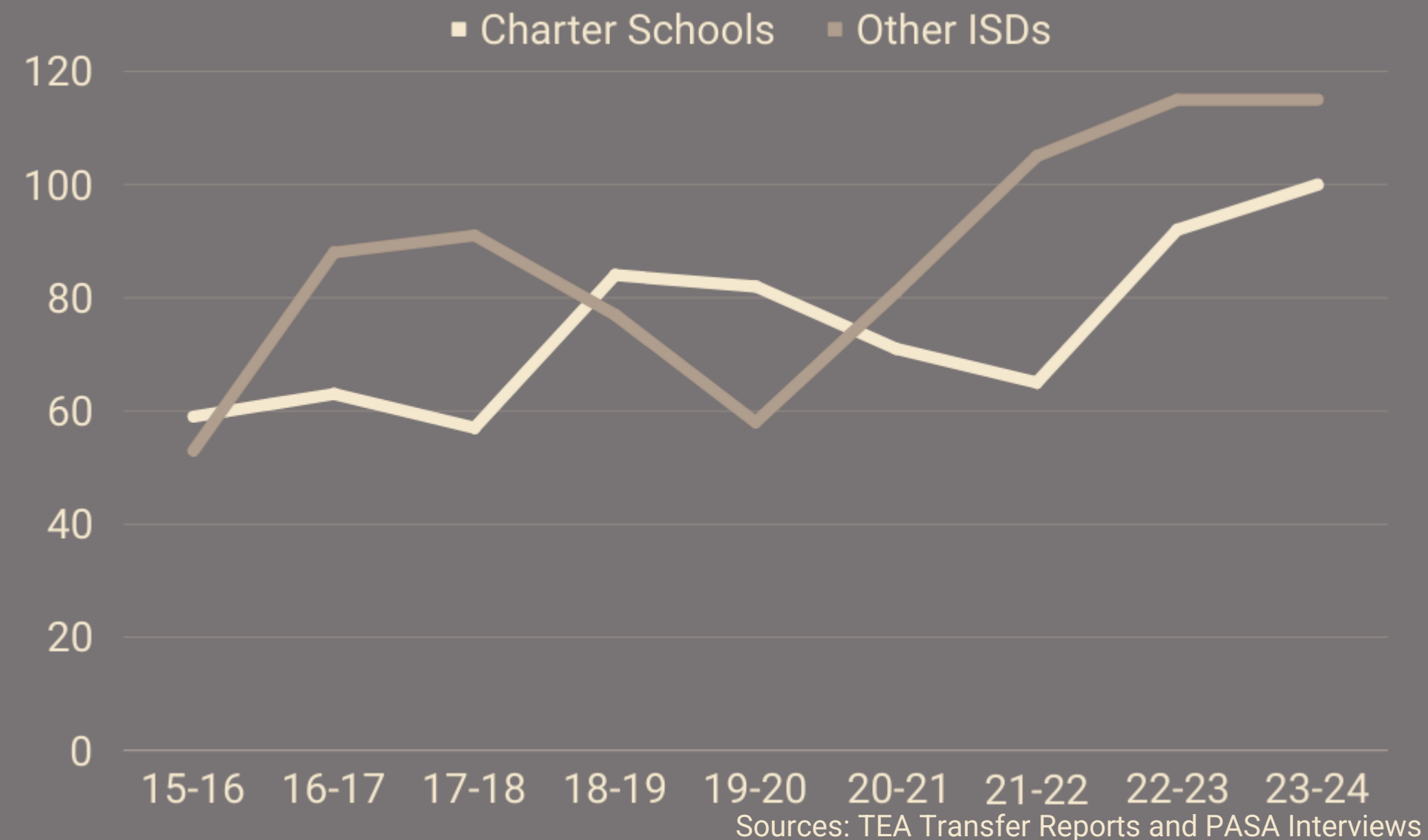


# Charter Schools



Currently, TEA does not provide data regarding Homeschooling.

## DSISD Residents Attending Charter Schools



There are numerous charter and private schools in the Central and South Austin area, but they do not yet have a significant impact on Dripping Springs ISD in terms of resident student transfers.

PASA continues to monitor future plans for expansion of charter systems into the DSISD area, as this could have a quick and significant impact on enrollment.



# Demographic Study Components

**1**

**Demographic  
Trends**

**2**

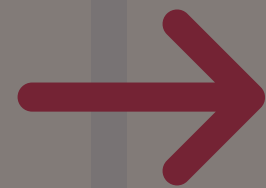
**Past and  
Current  
Students**

**3**

**Economy and  
Housing**

**4**

**Student  
Projections**



# Economic and Housing Highlights



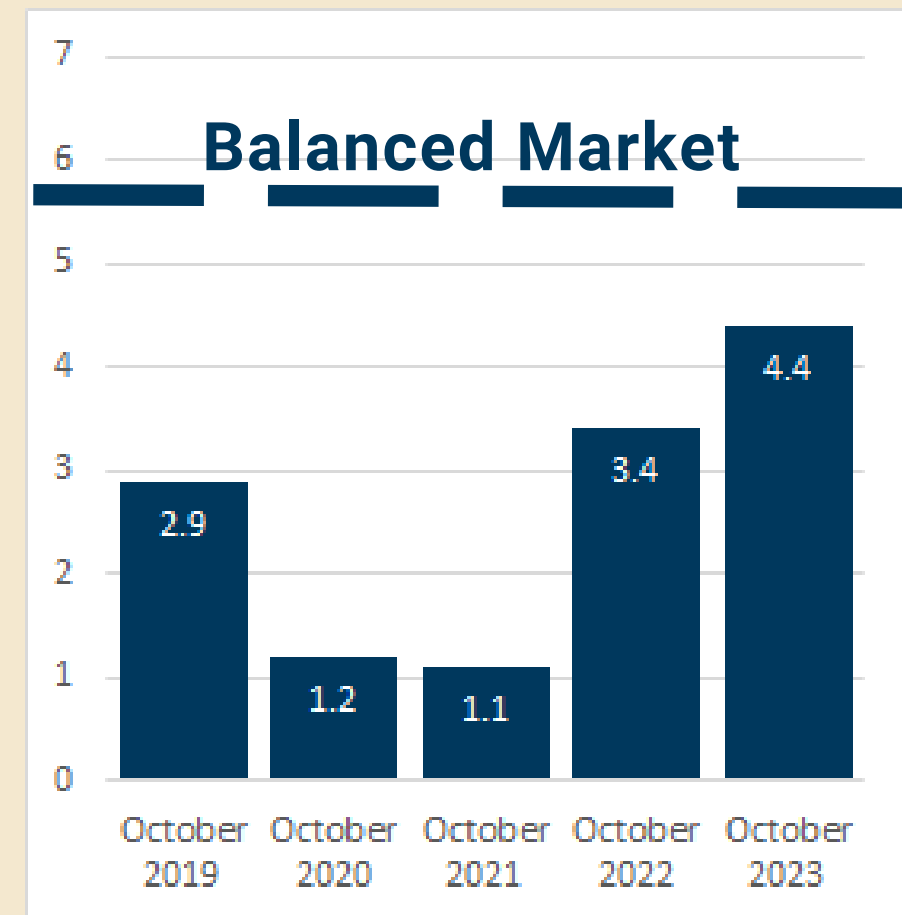
**Robust  
2020 & 2021**



**Cooling  
2022 & 2023**

## Months Inventory Hays County

Source: TRERC



## 30-Year Fixed Rate Mortgage Payments

Principal & Interest Only *\*assumes 20% down payment*

	Mortgage Rate					
Home Price	3.00%	4.00%	5.00%	6.00%	7.00%	8.00%
\$250,000	\$843	\$955	\$1,074	\$1,199	\$1,331	\$1,468
\$300,000	\$1,012	\$1,146	\$1,288	\$1,439	\$1,597	\$1,761
\$350,000	\$1,180	\$1,337	\$1,503	\$1,679	\$1,863	\$2,055
\$400,000	\$1,349	\$1,528	\$1,718	\$1,919	\$2,129	\$2,348
\$500,000	\$1,686	\$1,910	\$2,147	\$2,398	\$2,661	\$2,935
\$600,000	\$2,024	\$2,292	\$2,577	\$2,878	\$3,193	\$3,522

# Multiple Listing Service Data



Approximately 18% of existing homes in Dripping Springs ISD sold in 2020-21



Approximately 12% of existing homes in sold in 2022-23



MLS showed a ~23% drop in existing home resales in 2021-22, and another 16% decline in 2022-2023 (compared to a ~23% decline across the Austin area)



In Dripping Springs ISD, ~440 fewer homes resold in the last 12 months, compared to two years previous

# Housing Projections v. Actual Occupancies

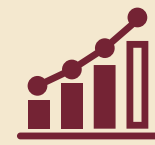
March 2022 - Oct 2023



## 1,500 ACTUAL OCCUPANCIES

01

PASA estimates that actual occupancies for the time between the last study (spring 2022) and October 2023 were ~1,500, which is ~90 lower than the 1,590 projected.



## LARGEST OCCUPANCIES

02

Headwaters added 330 occupancies, Big Sky Ranch added 231, Parten Ranch added 173, Caliterra added 159, and Arrowhead Ranch added another 148, in total, ~2/3 of all occupancies.



## OTHERS SLOWED OR DID NOT OCCUPY

03

Village Grove and Double L Ranch did not begin to occupy as projected, while Heritage and Esparanza started, but occupied slower than estimated.



## LARGEST DIFFERENCES

04

Headwaters (+94) and Big Sky Ranch (+69) saw the largest difference between projected and actual occupancies on the positive side, while Heritage (-50), Double L Ranch (-40), and Village Grove (-39) realized the largest shortfalls from projections.



## Housing Changes Since Last Study



**Double L Ranch (+3)**



**Village Grove (+3)**



**Wild Ridge (+2)**



**Gateway Village (+2)**

# Projected New Housing Occupancies

Nov 2023-Oct 2033

**10,637**

80% of Total

SINGLE-FAMILY

**1,901**

14% of Total

MULTI-FAMILY

**744**

6% of Total

AGE-RESTRICTED

**13,320**

TOTAL PROJECTED  
NEW OCCUPANCIES

**38**

0.3% of Total

MANUFACTURED

# Developments with Largest 10-year Single-Family Projections

**1,585  
units**

## **Double L Ranch** (Trend)

~1,600 acres east and west of RM12  
0 occupancies as of 10/23  
~2,175 occupancies at buildout with  
~1,585 of those over the next 10  
years starting in year three

**843  
units**

## **Wild Ridge** (Meritage)

~280 acres immediately NE of Big  
Sky Ranch  
0 occupancies as of 10/23  
~1,000 occupancies at buildout with  
~850 of those over the next 10 years  
starting in year three

**568  
units**

## **Heritage** (M/I and Tri Pointe Homes)

~170 acres west of RM12  
~18 homes occupied 10/23  
~570 additional homes projected to  
be occupied over the next six years

**375  
units**

## **Cannon Ranch** (Ashton Woods)

~100 acres  
0 occupancies as of 10/23; site  
development underway  
~375 occupancies (buildout) by year  
six; first occupancies expected in  
year one

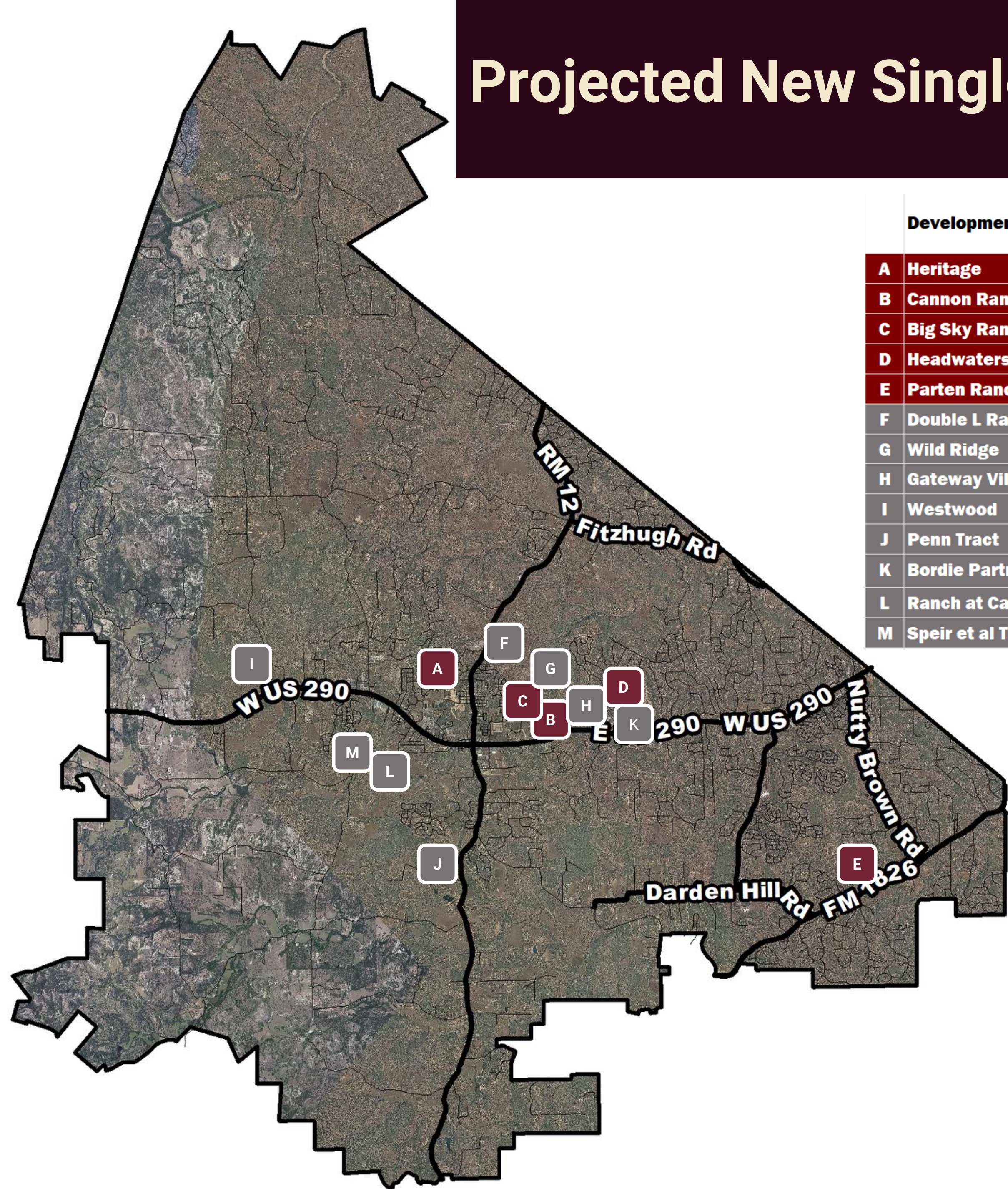
**337  
units**

## **Big Sky Ranch** (Meritage)

~210 acres  
~468 homes occupied 10/23  
~337 additional homes projected to  
be occupied over the next three years

# Projected New Single-Family Occupancies

	Development	Units Projected	Currently Occupied	Status
A	Heritage	568	18	Developing
B	Cannon Ranch	375	0	Developing
C	Big Sky Ranch	337	468	Developing
D	Headwaters	315	691	Developing
E	Parten Ranch	273	302	Developing
F	Double L Ranch	1,585	0	Coming Soon
G	Wild Ridge	843	0	Coming Soon
H	Gateway Village	307	0	Coming Soon
I	Westwood	290	0	Coming Soon
J	Penn Tract	265	0	Coming Soon
K	Bordie Partners LP Tract	255	0	Coming Soon
L	Ranch at Caliterra	233	0	Coming Soon
M	Speir et al Tract	230	0	Coming Soon



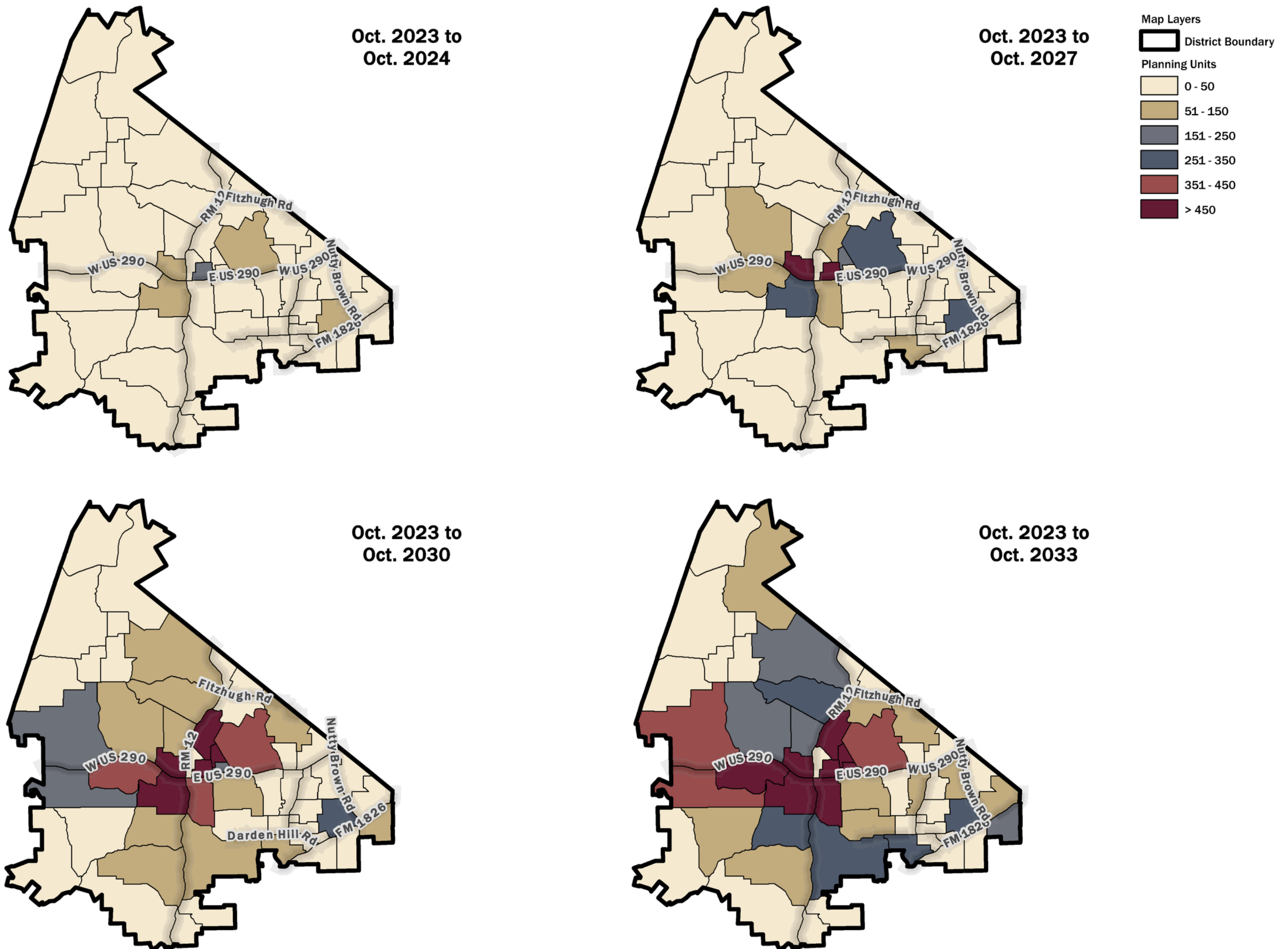
# Projected New Housing Occupancies - Single-Family

October 2023 to October 2033

Dripping Springs ISD



0 1 2 4 Miles



# Multi-Family & Rental Projections

Including Age-Restricted

## Leasing-Up or Under Construction

PU	COMPLEX
37A	Jovie at Belterra - 55+
29	The Local
20A	Lookout
20A	Skye Living - 55+
22/23	New Growth - BTR
29	Village Grove - BTR

2,652  
rental  
occupancies  
projected

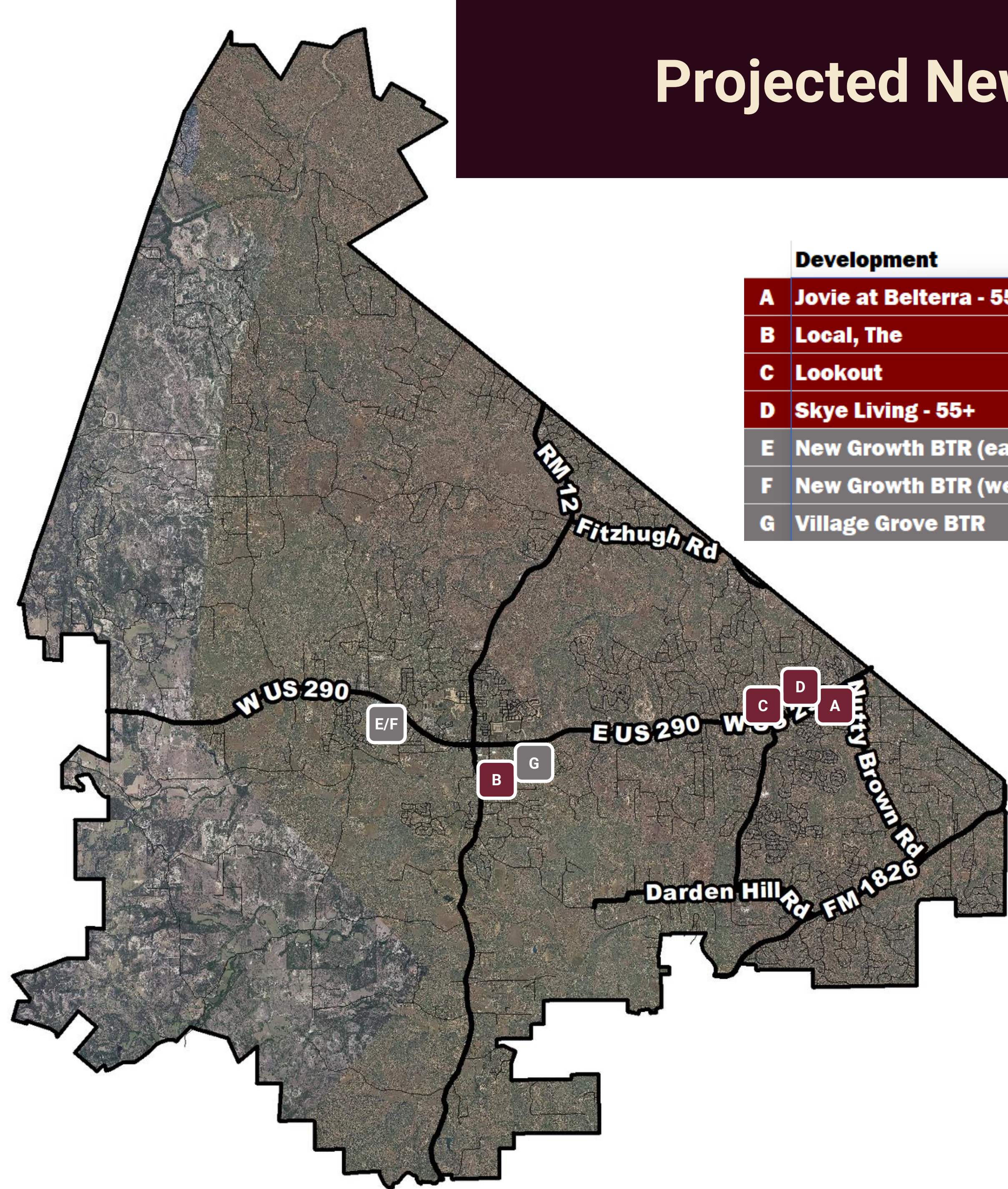
4  
developments  
leasing-up or  
under  
construction

20%  
of total projected  
new housing

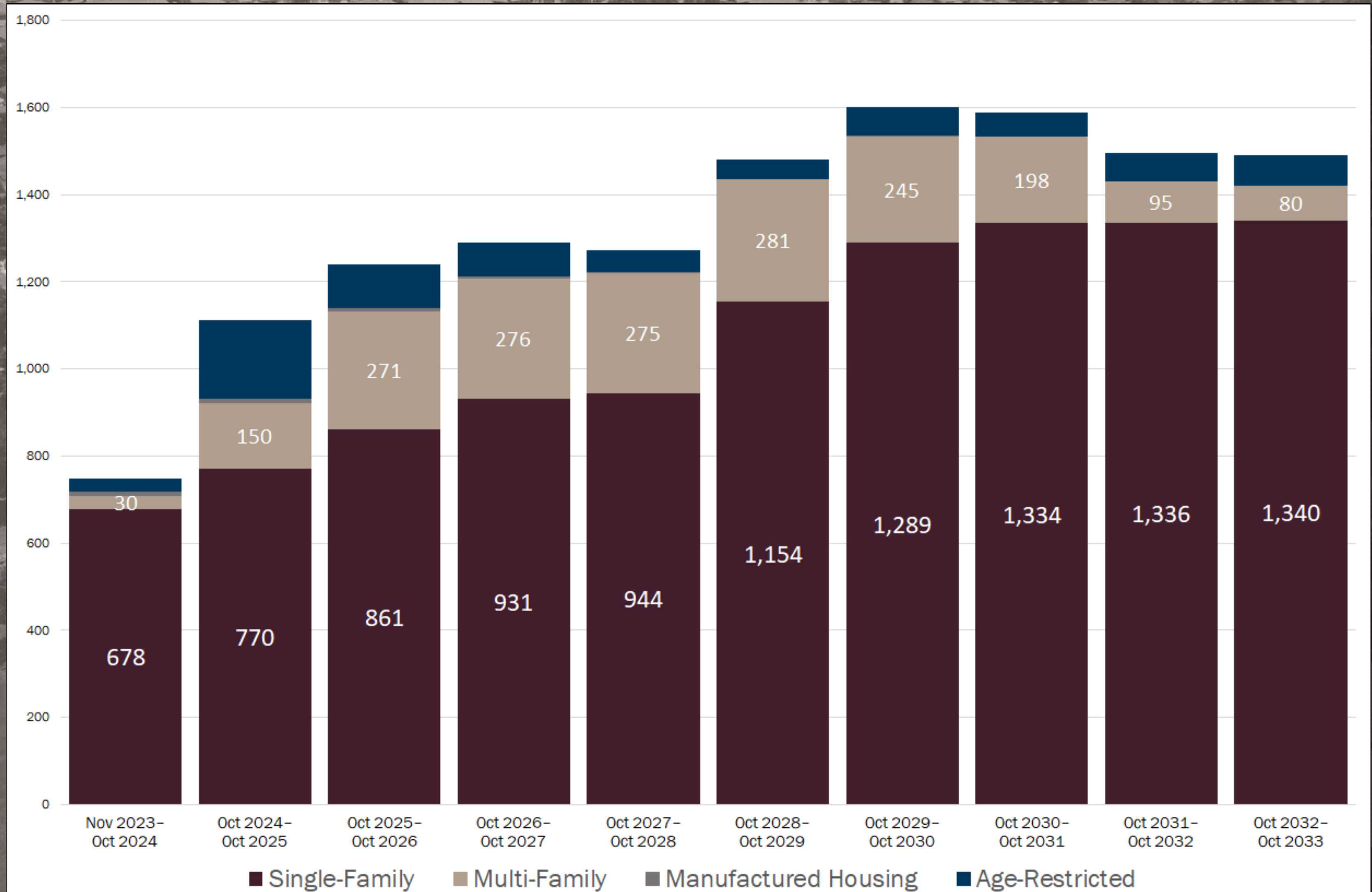
1,032  
units to be added  
from these  
complexes in  
next five years

# Projected New Rental Occupancies

	Development	Status	Units
A	Jovie at Belterra - 55+	Under Construction	150
B	Local, The	Under Construction	206
C	Lookout	Under Construction	241
D	Skye Living - 55+	Under Construction	120
E	New Growth BTR (east)	Coming Soon	90
F	New Growth BTR (west)	Coming Soon	150
G	Village Grove BTR	Coming Soon	511



# Housing Projections by Year of Occupancy





## Demographic Study Components

**1**

**Demographic  
Trends**

**2**

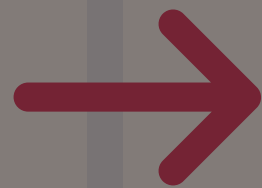
**Past and  
Current  
Students**

**3**

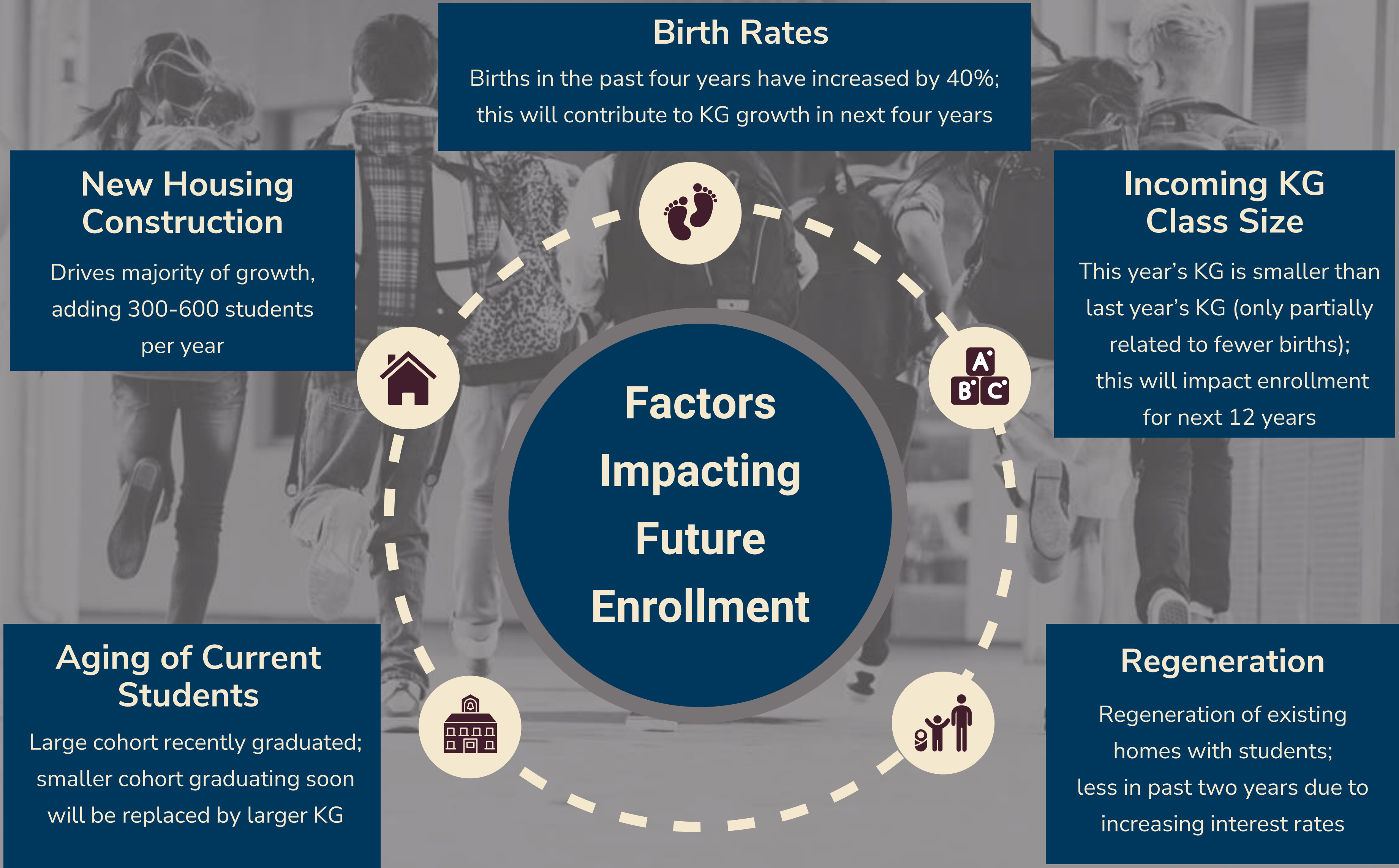
**Economy and  
Housing**

**4**

**Student  
Projections**

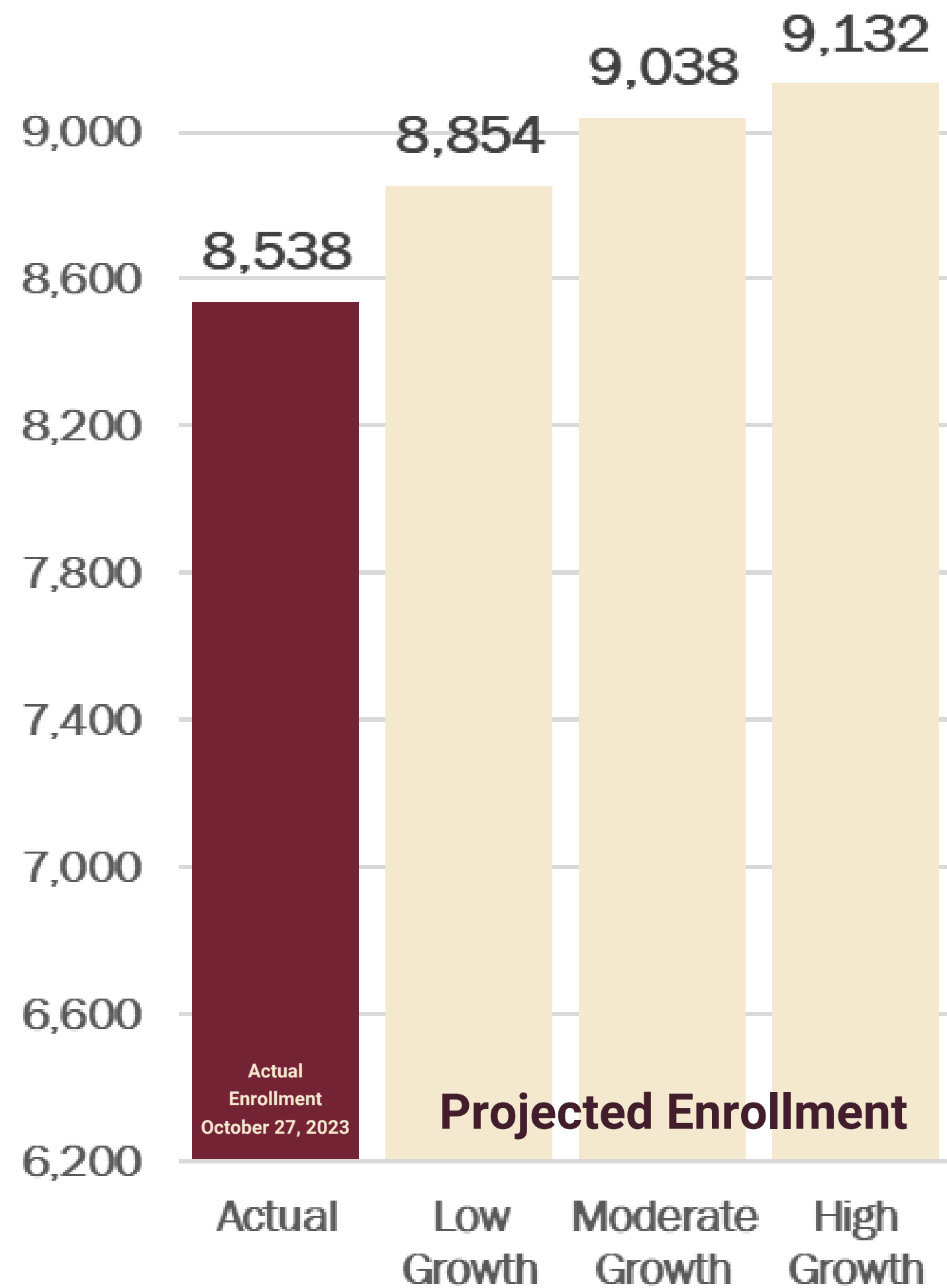


# Student Projection Factors



# Comparison to Projections

## Projections from Previous PASA Study vs. 2023-24 Actual Enrollment



## What Changed?



### New Housing Construction

- Mortgage rates have increased >50% from the last study (March 2022 = ~4.7%) to this one (Dec. 2023 = ~7.2%)
- Housing market cooled significantly
- ~100 homes fewer homes were built than projected over the 20-month projection period; resulting overall in ~110 fewer students from new housing



### Established Housing

- MLS sales dropped by -16% and -23% annually for past two years
- Fewer homes resold --> less regeneration with younger families



### KG Enrollment

- Kindergarten enrollment this year is smaller than last year, despite increased birth rate

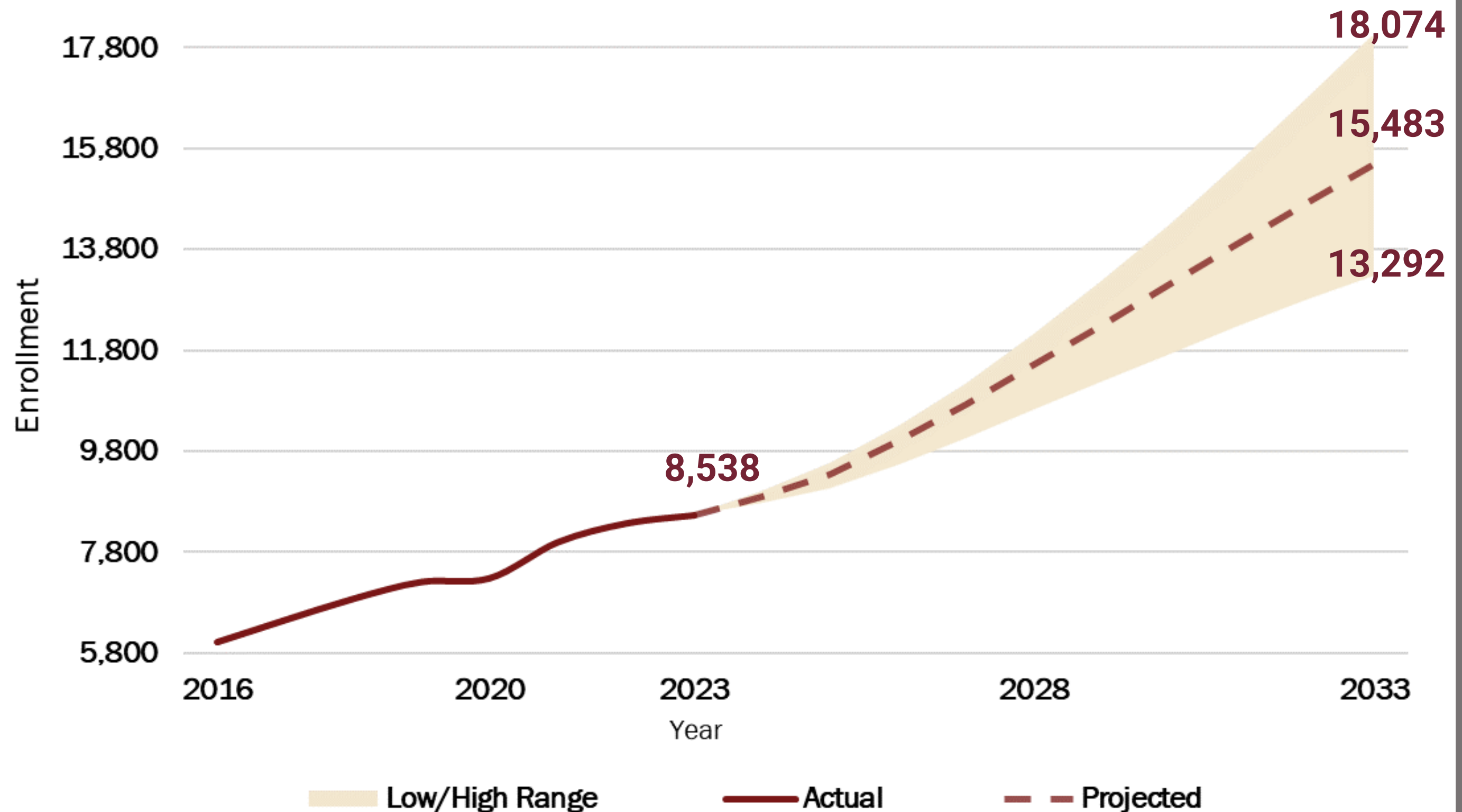
Source: PASA 2021-22 Demographic Study

# Three Scenarios of Growth

Every year starts with a clean slate -- not impacted by previous year's accuracy

Moderate Growth Scenario is "most likely" based on all the best information available at the time

Low and High Growth Scenarios are feasible, assuming changing circumstances



# Three Scenarios of Growth

**13,292**

2033 Enrollment

## Low Growth Assumptions

- Birth rates do not increase, less KG growth
- Increasing interest rates
- 1-2 additional charters open near DSISD

**15,483**

2033 Enrollment

## Moderate Growth Assumptions

- KG slight growth until uptick with births in 2026 and 2027
- Mortgage rates stabilize or drop slightly later in the year
- Slight dampening of the multi-family market
- Home resales increase slightly
- Unemployment rates remain unchanged

**18,074**

2033 Enrollment

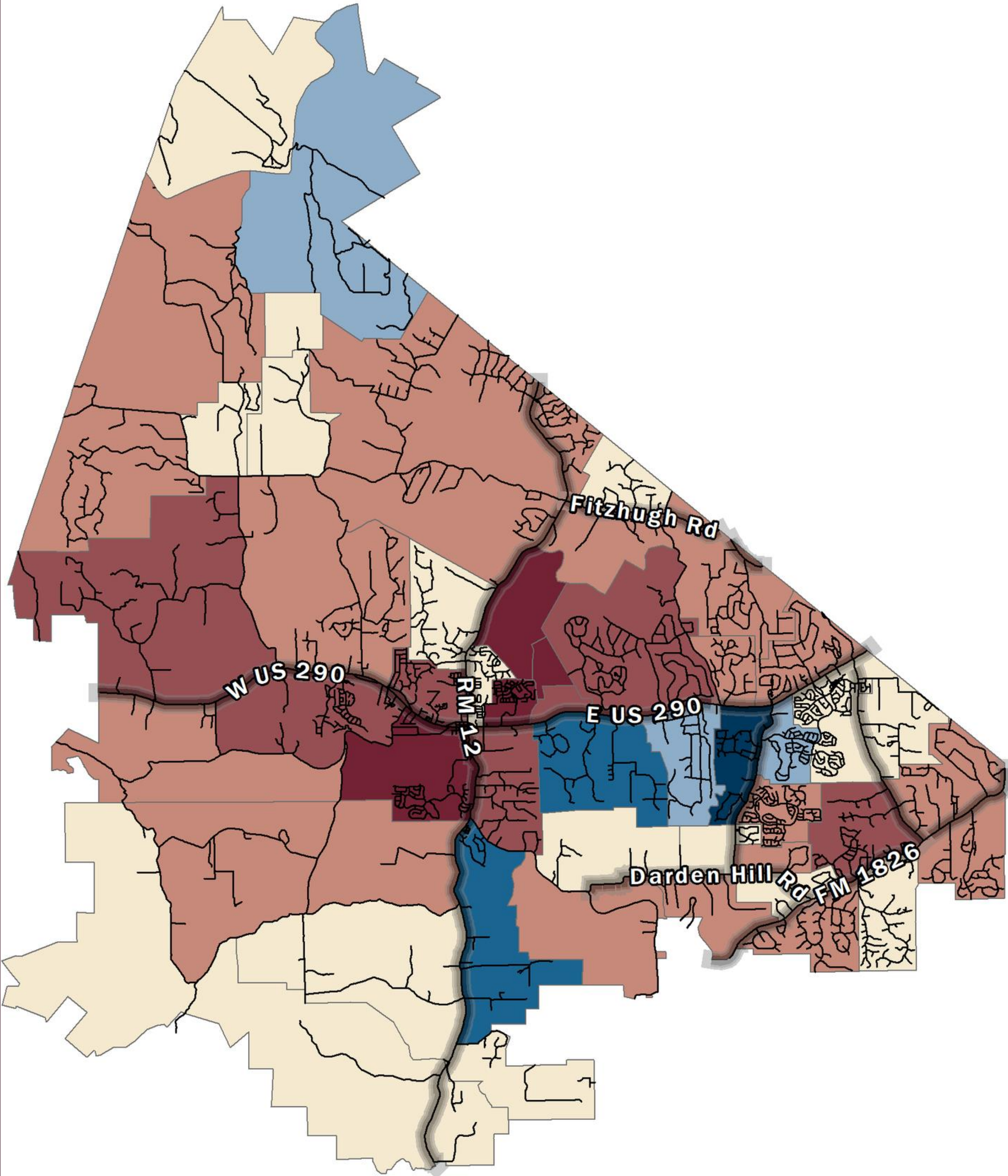
## High Growth Assumptions

- Birth rates accelerate
- KG classes grow at a higher rate
- Mortgage rates decrease below 5.5%
- Accelerated regeneration in existing homes

Projected  
Growth in  
Elementary  
Students

Fall 2023 - Fall 2033

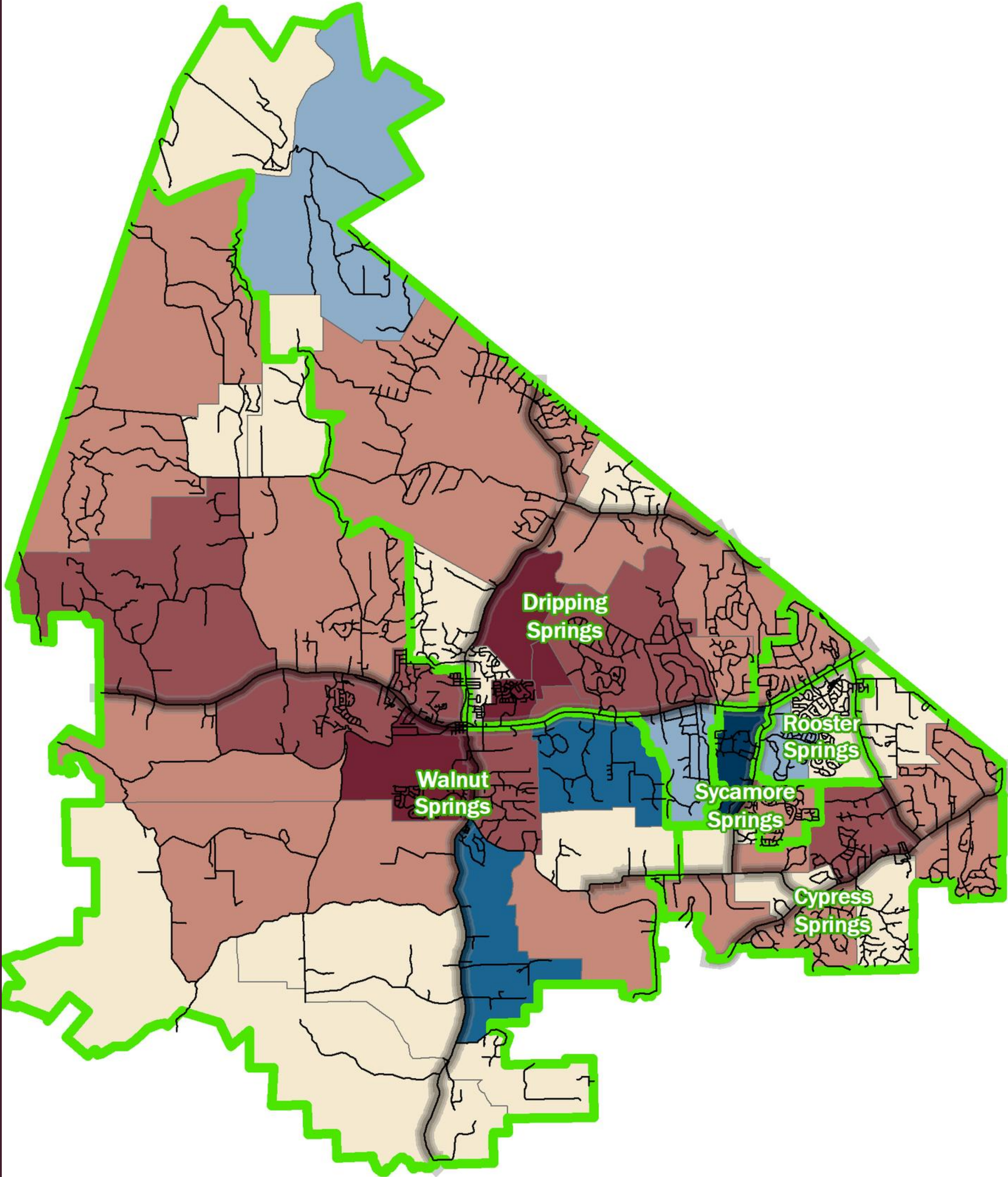
by Planning Unit



Projected  
Growth in  
Elementary  
Students

Fall 2023 - Fall 2033

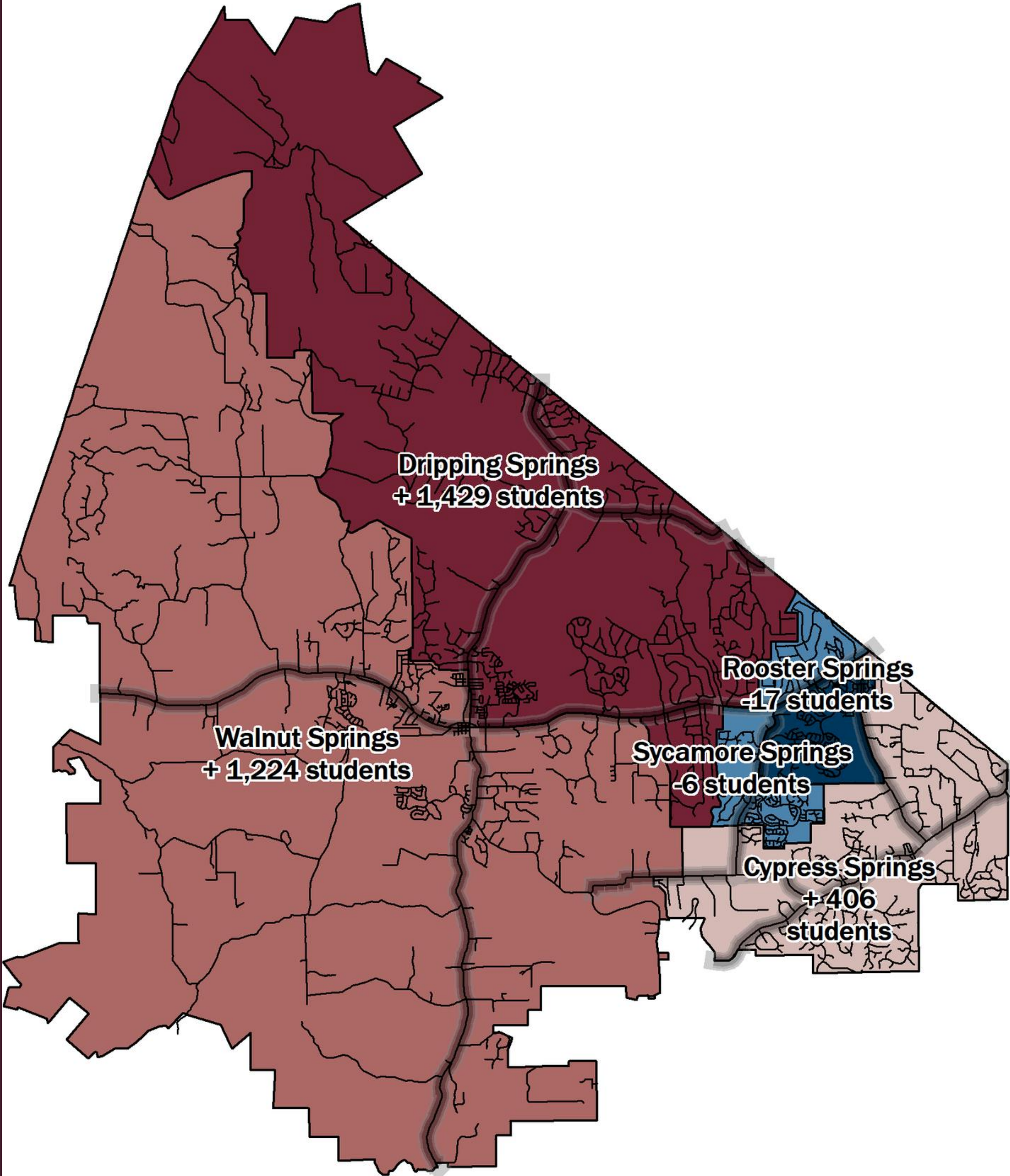
by Planning Unit  
with Elem Attendance Zones



Projected  
Growth in  
Elementary  
Students

Fall 2023 - Fall 2033

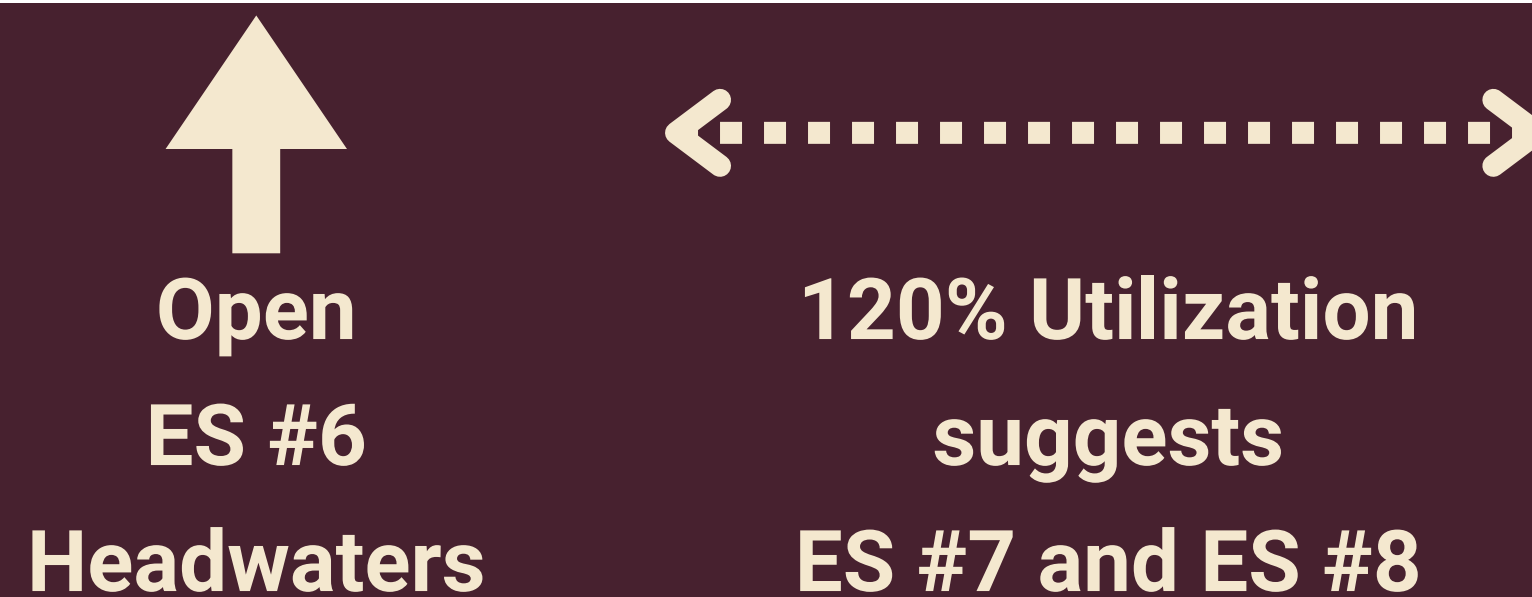
by Attendance Zone



# Projected Resident EE-5th Grade Students

Elementary Schools	Capacity	Current	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	Net Transfers 2023-24
Cypress Springs	850	664	719	784	868	908	971	1,003	1,036	1,061	1,071	1,070	1
Dripping Springs	900	991	1,100	1,216	1,358	1,531	1,685	1,844	2,026	2,186	2,313	2,420	68
Rooster Springs	850	756	727	710	713	711	711	736	760	772	762	739	7
Sycamore Springs	850	689	657	662	668	657	668	688	707	714	704	683	26
Walnut Springs	850	1,018	1,085	1,178	1,307	1,457	1,618	1,798	1,960	2,108	2,195	2,242	-102
<b>Elem Total</b>		<b>4,118</b>	<b>4,288</b>	<b>4,550</b>	<b>4,914</b>	<b>5,264</b>	<b>5,653</b>	<b>6,069</b>	<b>6,489</b>	<b>6,841</b>	<b>7,045</b>	<b>7,154</b>	

Yellow highlights = resident student population exceeds 120% of capacity



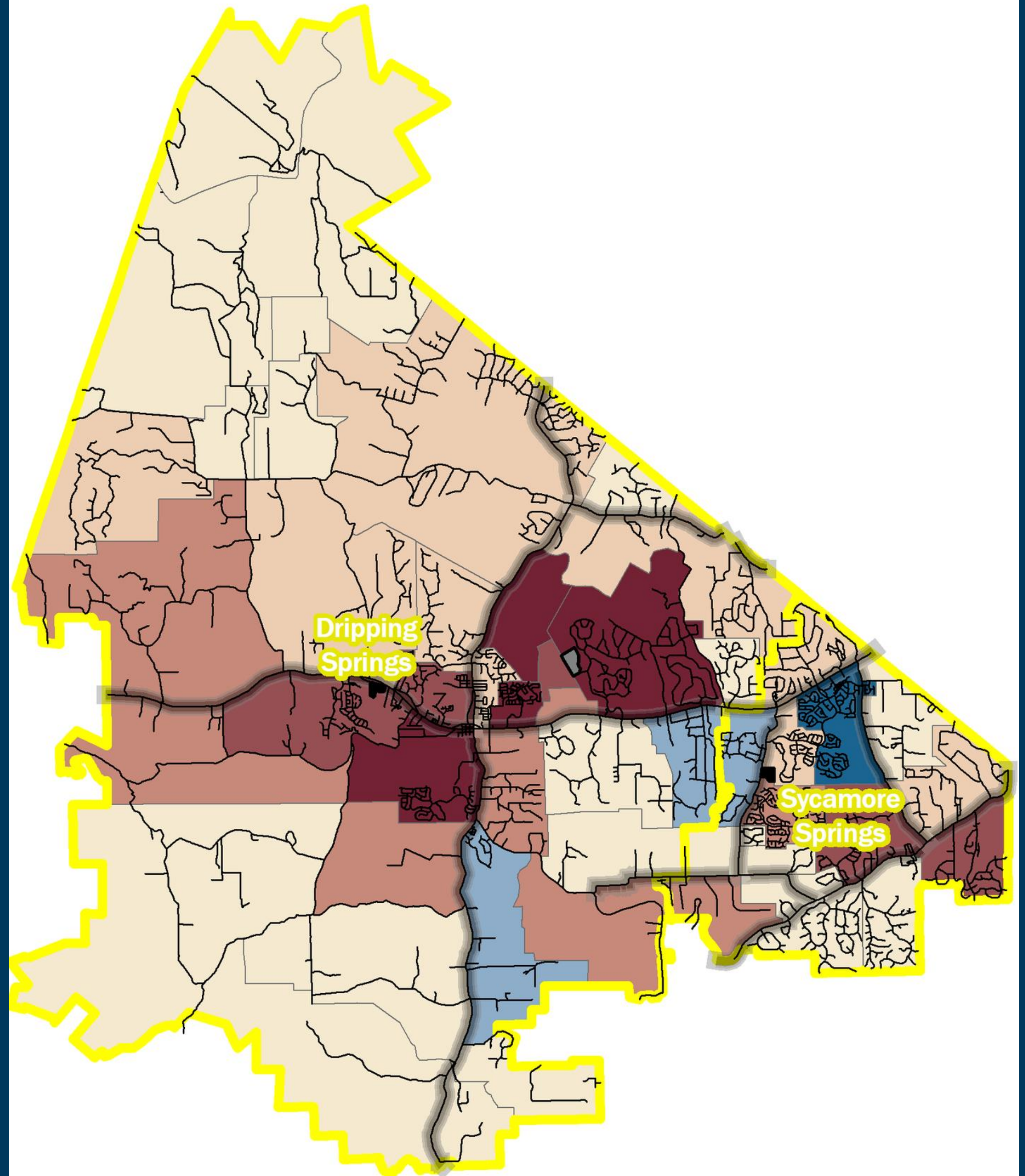
The timing for ES #7 will be determined by the attendance zones approved when opening ES #6. There are also many other, non-demographic factors that will impact when ES #7 and ES #8 should be opened.

This should be used as a starting point for DSISD internal long-range planning.

# Projected Growth in Middle School Students

Fall 2023 - Fall 2033

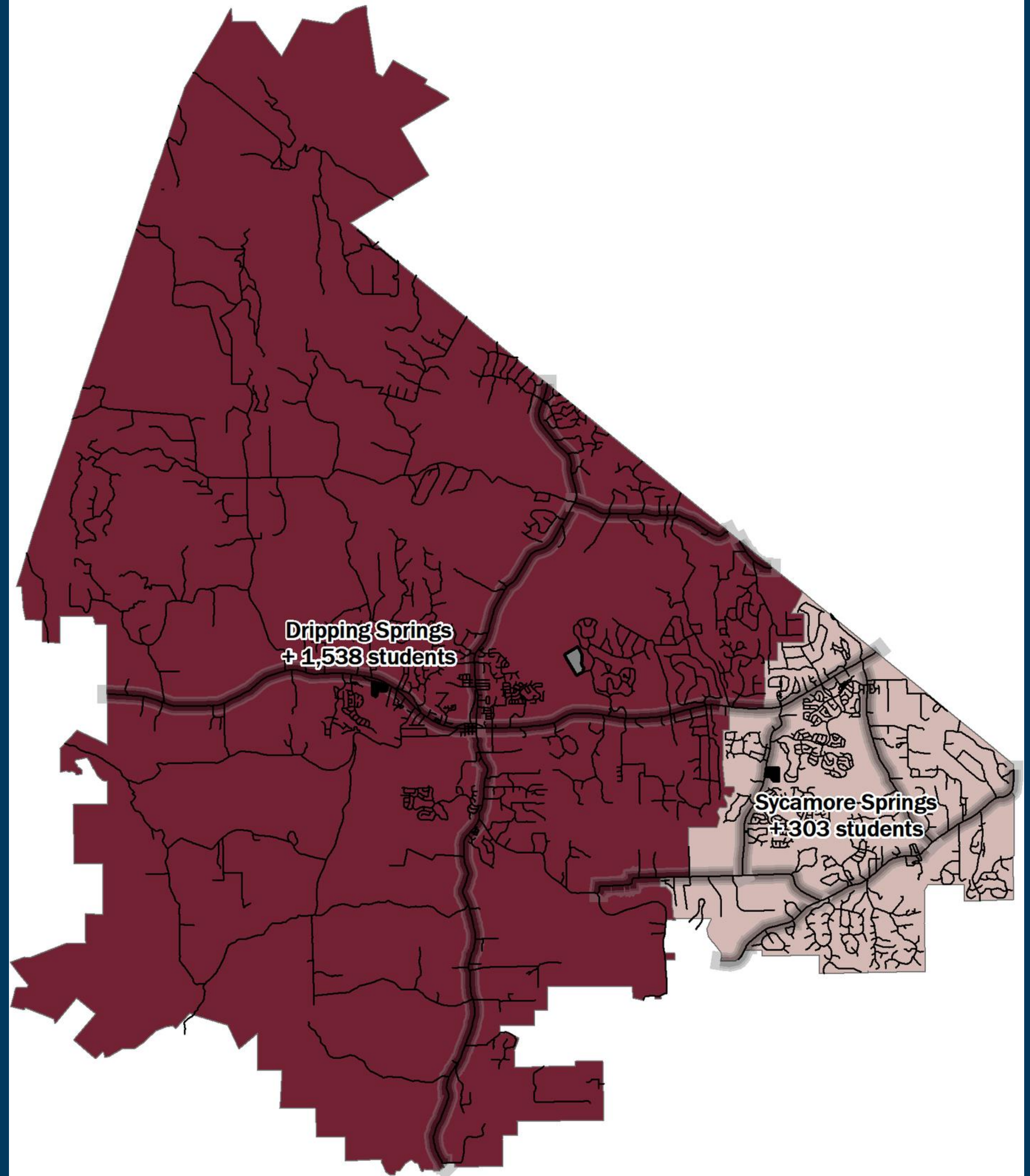
by Planning Unit  
with MS Attendance Zones



# Projected Growth in Middle School Students

Fall 2023 - Fall 2033

by Attendance Zone



# Projected Resident 6th-8th Grade Students

Middle Schools	Planned Capacity	Current	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	Net Transfers 2023-24
Dripping Springs	1,200	932	984	1,088	1,168	1,330	1,498	1,658	1,790	1,938	2,176	2,470	-12
Sycamore Springs	850/1,200	1,004	1,035	1,012	1,039	1,109	1,148	1,145	1,064	1,075	1,170	1,307	12
<b>MS Total</b>		<b>1,936</b>	<b>2,019</b>	<b>2,100</b>	<b>2,207</b>	<b>2,439</b>	<b>2,646</b>	<b>2,803</b>	<b>2,854</b>	<b>3,013</b>	<b>3,346</b>	<b>3,777</b>	

Yellow highlights = resident student population exceeds 120% of capacity

↑  
**Expand  
SSMS**

↑  
**120%  
Utilization**

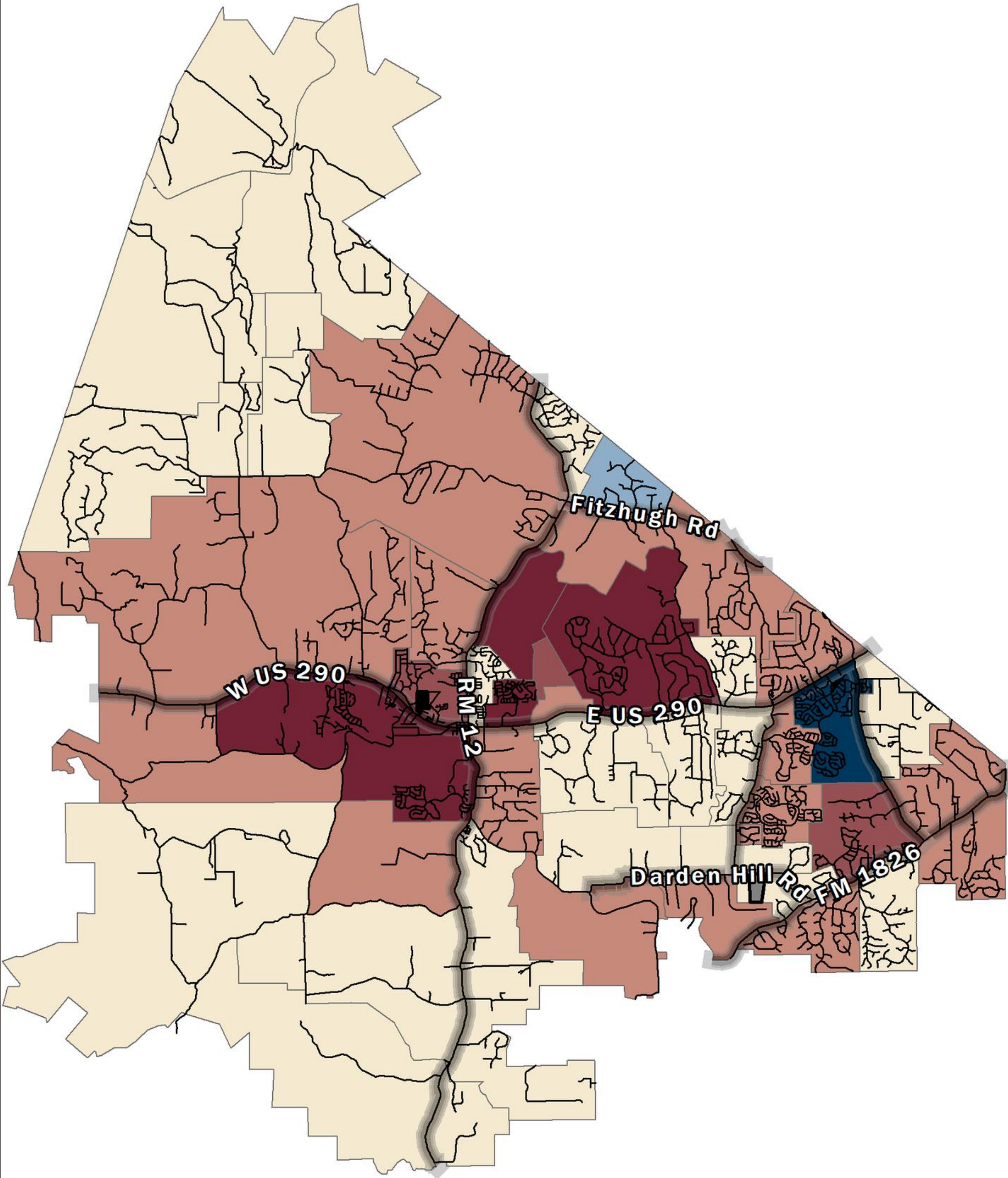
One estimate of “overcrowding threshold” is when population exceeds capacity by 120% capacity. In reality, there are many other, non-demographic factors that will also impact when new schools might actually be needed.

This should be used as a starting point for DSISD internal long-range planning.

# Projected Growth in High School Students

Fall 2023 - Fall 2033

by Planning Unit



# Projected Resident 9th-12th Grade Students

High Schools	Planned Capacity	Current	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34
Dripping Springs	2,500	2,484	2,593	2,703	2,884	3,019	3,220	3,433	3,758	4,056	4,323	4,552

Yellow highlights = resident student population exceeds 120% of capacity



120%

Utilization

One estimate of “overcrowding threshold” is when population exceeds capacity by 120% capacity. In reality, there are many other, non-demographic factors that will also impact when new schools might actually be needed.

This should be used as a starting point for DSISD internal long-range planning.

# Long-Range Planning Summary

	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34
<b>Elementary School</b>		ES #6 Headwaters		ES #7		ES #8				
<b>Middle School</b>		Expand SSMS			MS #3					
<b>High School</b>				HS #2						

New schools shown here are based on when existing schools are projected to reach 120% capacity. In reality, there are many other, non-demographic factors that will impact when new schools might actually open.

This should be used as a starting point for DSISD internal long-range planning.

# Questions?



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