



Dripping Springs ISD

March 25, 2019



Pat Guseman, Ph.D.
CEO



Justin Silhavy
Demographer



Stacey Tepera, Ph.D.
President



Kris Pool
Data Manager



Grant Guseman
Demographer



Travis Scott
GIS Director



Jennifer Steen
Mapping Coordinator



Genevieve Le
Data Analyst



Ben Strickland
GIS Analyst



Matthew Vathauer
GIS Analyst

WHO WE ARE



- ▶ Large Demographic Firm Located in College Station, TX
- ▶ 39+ Year History
- ▶ Clients are almost Exclusively School Districts
- ▶ Over 100 Years Combined Demographic Experience

Housing Projections

- Ten-Year Projections for Single-Family and Multi-Family Developments
- Projections for Vacant Parcels

Economic Data

- Employment Projections
- Recent Employment Trends for District

Current Students

- Geocode population
- Count by grade and/or special population

Mapping

- Aerial Imagery
- Existing and Future Residential Development
- Factors Affecting or Limiting Development

WHAT WE DO



Long Range Planning

- Attendance Zone Projections
- Site Selection
- Long Range Facilities Plan



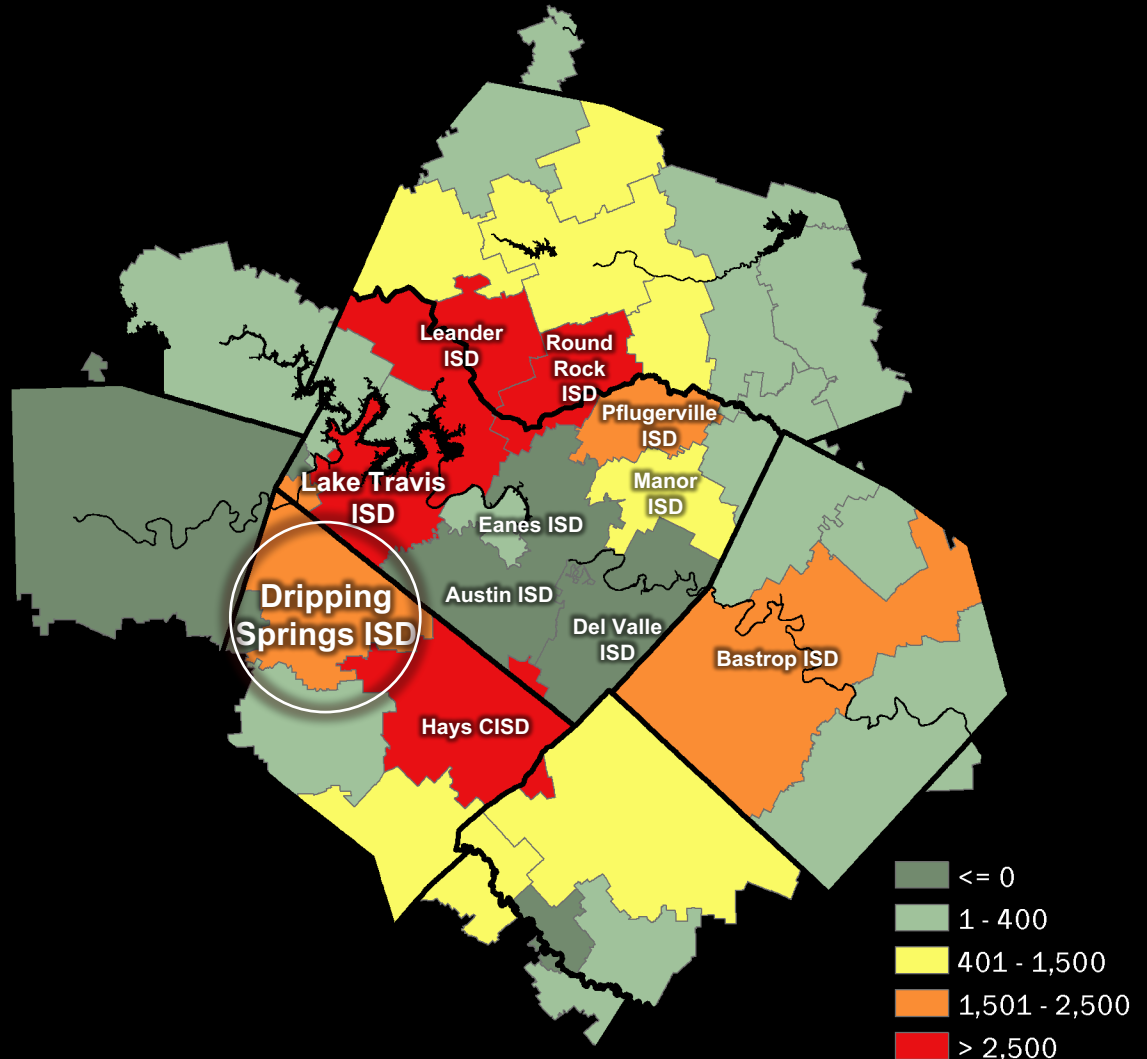
THE DISTRICT

Numeric Change in Enrollment

Fall 2012 to Fall 2017, Austin Metro



	School District	Change
1	Leander ISD	4,647
2	Round Rock ISD	3,337
3	Hays CISD	3,294
4	Lake Travis ISD	2,601
5	Pflugerville ISD	1,959
6	Dripping Springs ISD	1,667
7	Bastrop ISD	1,597
8	Hutto ISD	1,486
9	Liberty Hill ISD	1,172
10	Georgetown ISD	1,167
11	Manor ISD	1,022
12	Lockhart ISD	956
13	San Marcos CISD	648
14	Jarrell ISD	625
15	Wimberley ISD	396

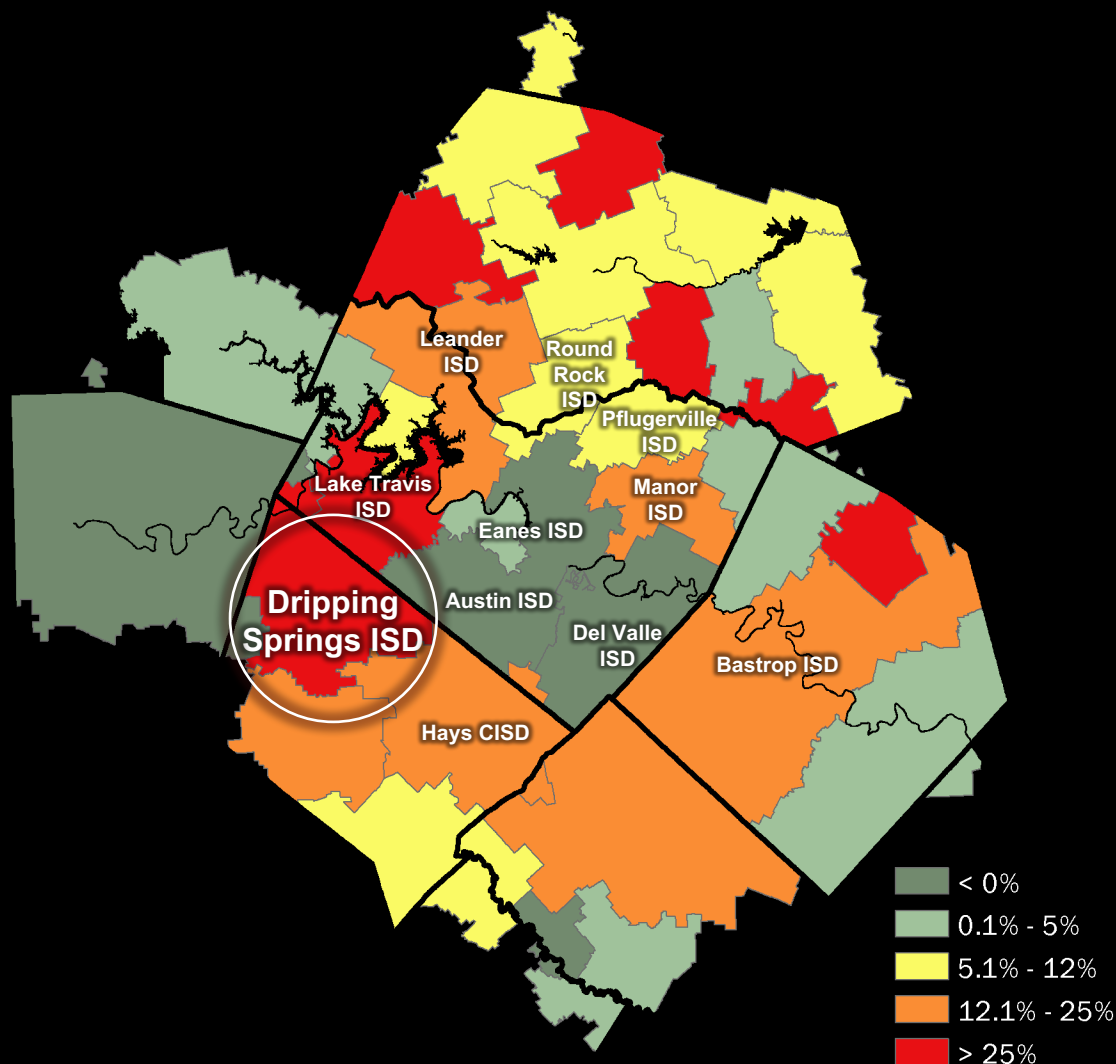


Percent Change in Enrollment

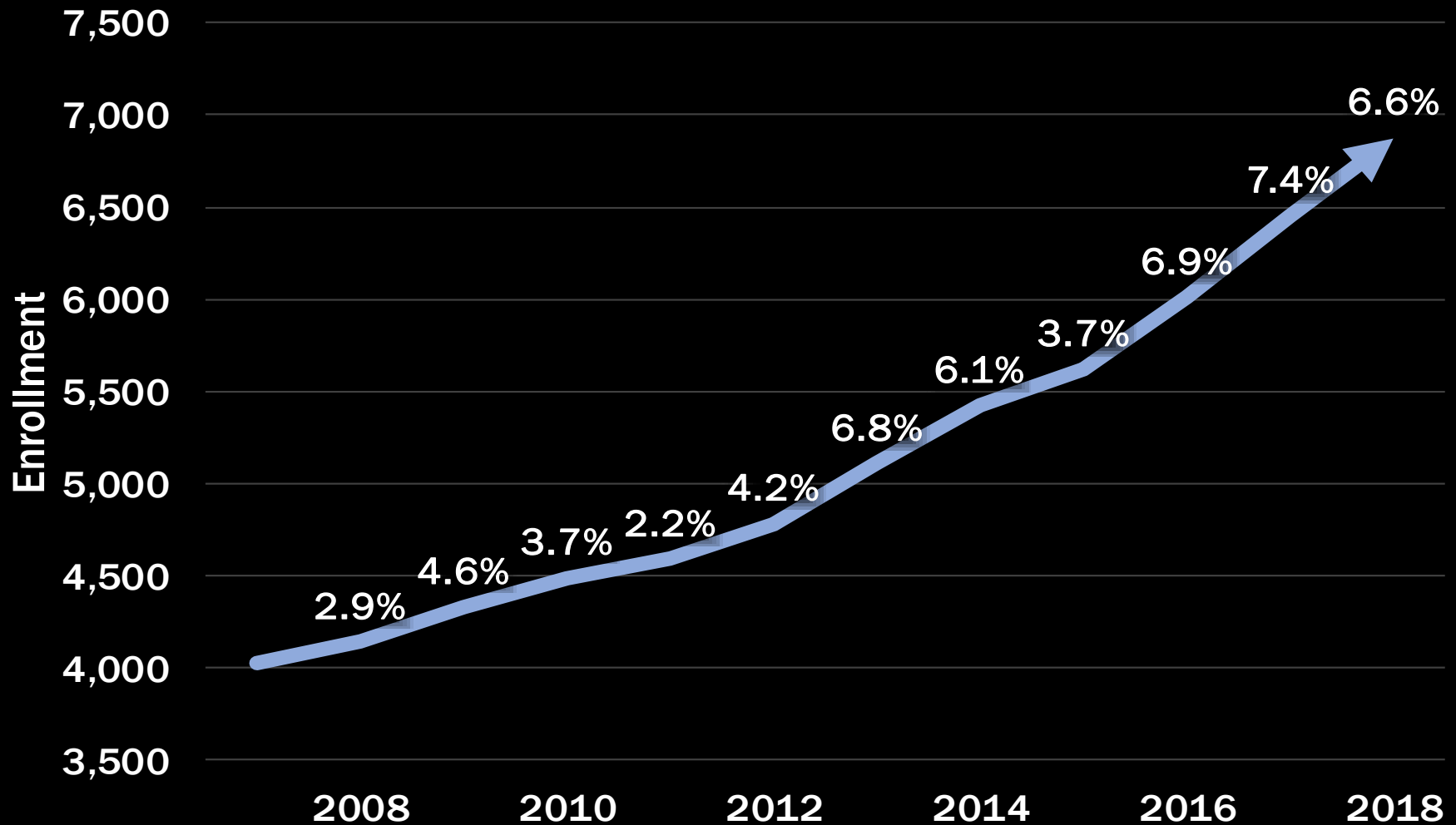
Fall 2012 to Fall 2017, Austin Metro



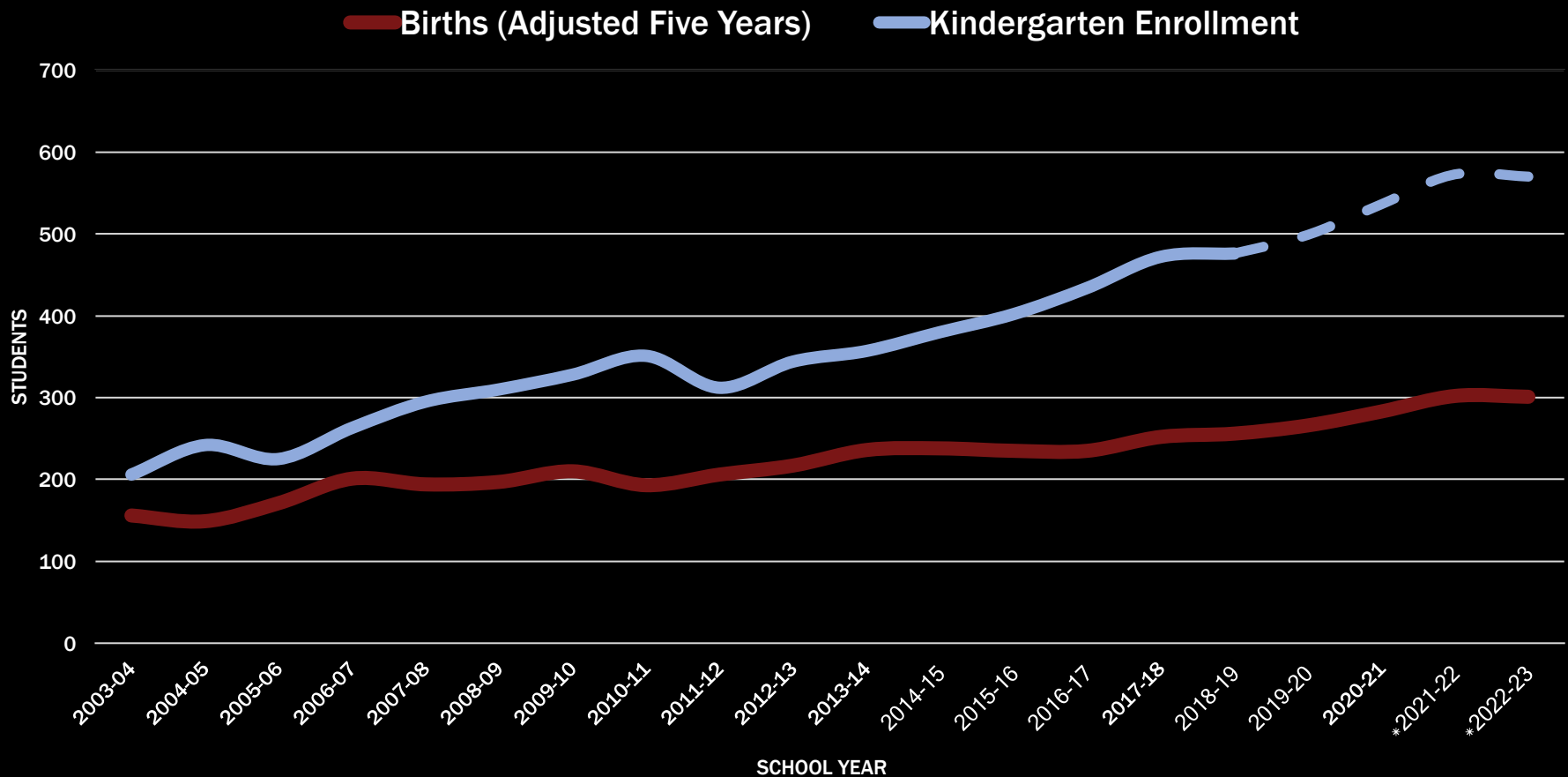
	School District	Change
1	Jarrell ISD	57.9%
2	Coupland ISD	55.7%
3	McDade ISD	50.5%
4	Liberty Hill ISD	41.1%
5	Dripping Springs ISD	34.9%
6	Lake Travis ISD	33.3%
7	Hutto ISD	25.8%
8	Hays CISD	19.9%
9	Wimberley ISD	19.3%
10	Lockhart ISD	19.2%
11	Bastrop ISD	17.2%
12	Leander ISD	13.5%
13	Manor ISD	12.6%
14	Thrall ISD	11.3%
15	Georgetown ISD	11.3%



Annual Growth Rates



Kindergarten vs. Births



Demographic Characteristics



43.0 Median Age

Austin Metro 34.7

Population
Ages 5–17



23%

Austin Metro 17%



Median
Household
Income

\$113,919

Austin Metro \$73,097

Mean Travel
Time to Work

35.3



Austin Metro 27 minutes

STAAR Passage Rate

State of Texas 73.1%

88.4%



Bachelor's Degree

53%



Austin Metro 45%

9%

Economically Disadvantaged Student Population

State of Texas 58.1%



Percent Economically Disadvantaged



Texas School Districts with 5,000+ Students, 2017-18

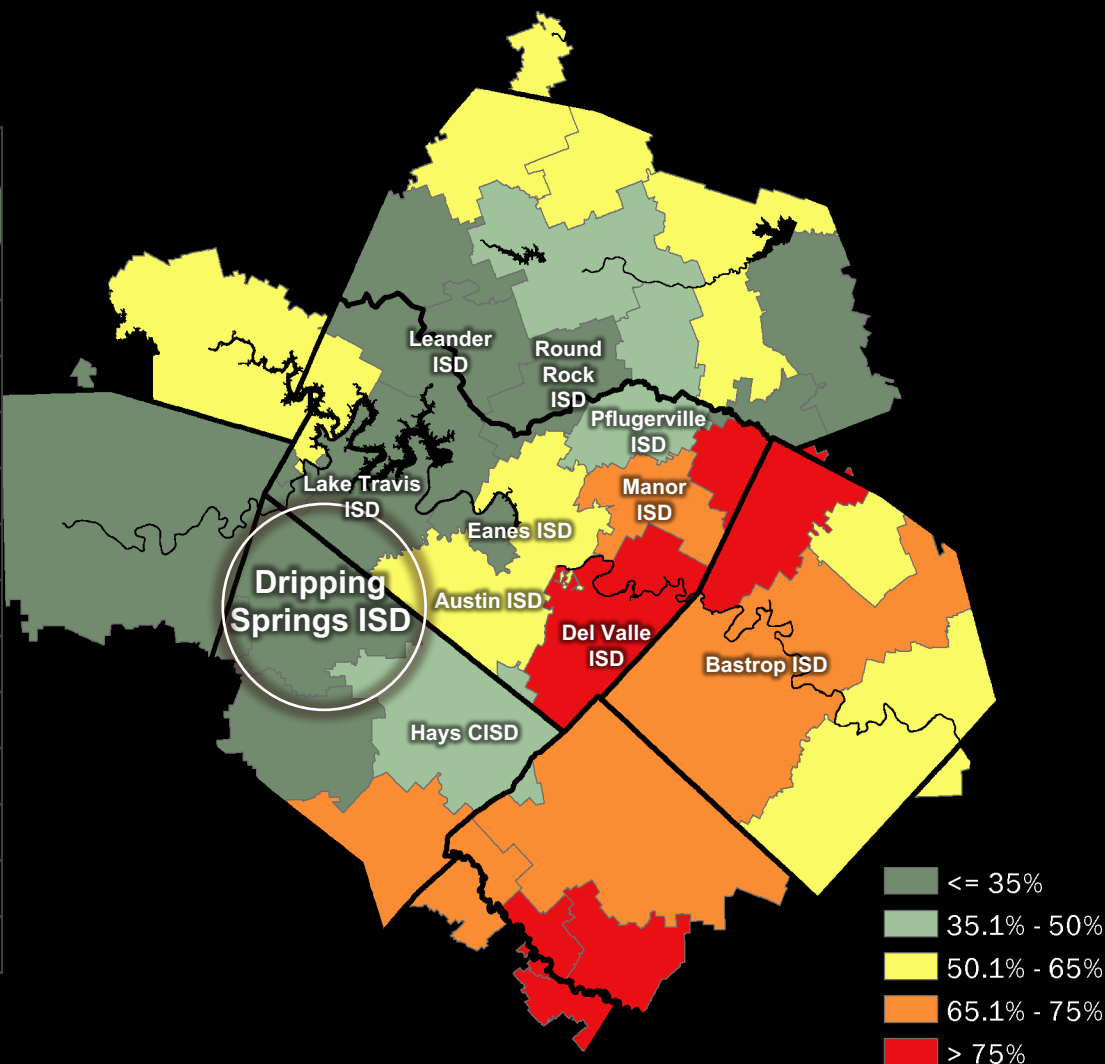
	District Name	Disadvantaged Students	Total Enrollment	Percent of Enrollment
1	HIGHLAND PARK ISD	0	6,991	0.0%
2	CARROLL ISD	120	8,360	1.4%
3	EANES ISD	212	8,061	2.6%
4	PROSPER ISD	713	12,133	5.9%
5	COPPELL ISD	1,070	12,625	8.5%
6	DRIPPING SPRINGS ISD	581	6,450	9.0%
7	FRIENDSWOOD ISD	629	6,071	10.4%
8	FRISCO ISD	6,376	58,450	10.9%
9	LAKE TRAVIS ISD	1,207	10,410	11.6%
10	ALEDO ISD	688	5,718	12.0%
State of Texas:		2,841,120	4,886,215	58.1%

Percent Economically Disadvantaged



Fall 2017, Austin Metro

	School District	Econ. Dis.
1	Eanes ISD	2.6%
2	Dripping Springs ISD	9.0%
3	Lake Travis ISD	11.6%
4	Leander ISD	19.1%
5	Liberty Hill ISD	21.8%
6	Lago Vista ISD	24.1%
7	Wimberley ISD	25.7%
8	Round Rock ISD	25.8%
9	Thrall ISD	28.3%
10	Coupland ISD	28.5%
11	Johnson City ISD	31.6%
12	Hutto ISD	38.0%
13	Georgetown ISD	42.3%
14	Pflugerville ISD	42.4%
15	Hays CISD	47.3%



STAAR Passage Rates



Texas School Districts with 5,000+ Students, 2017-18

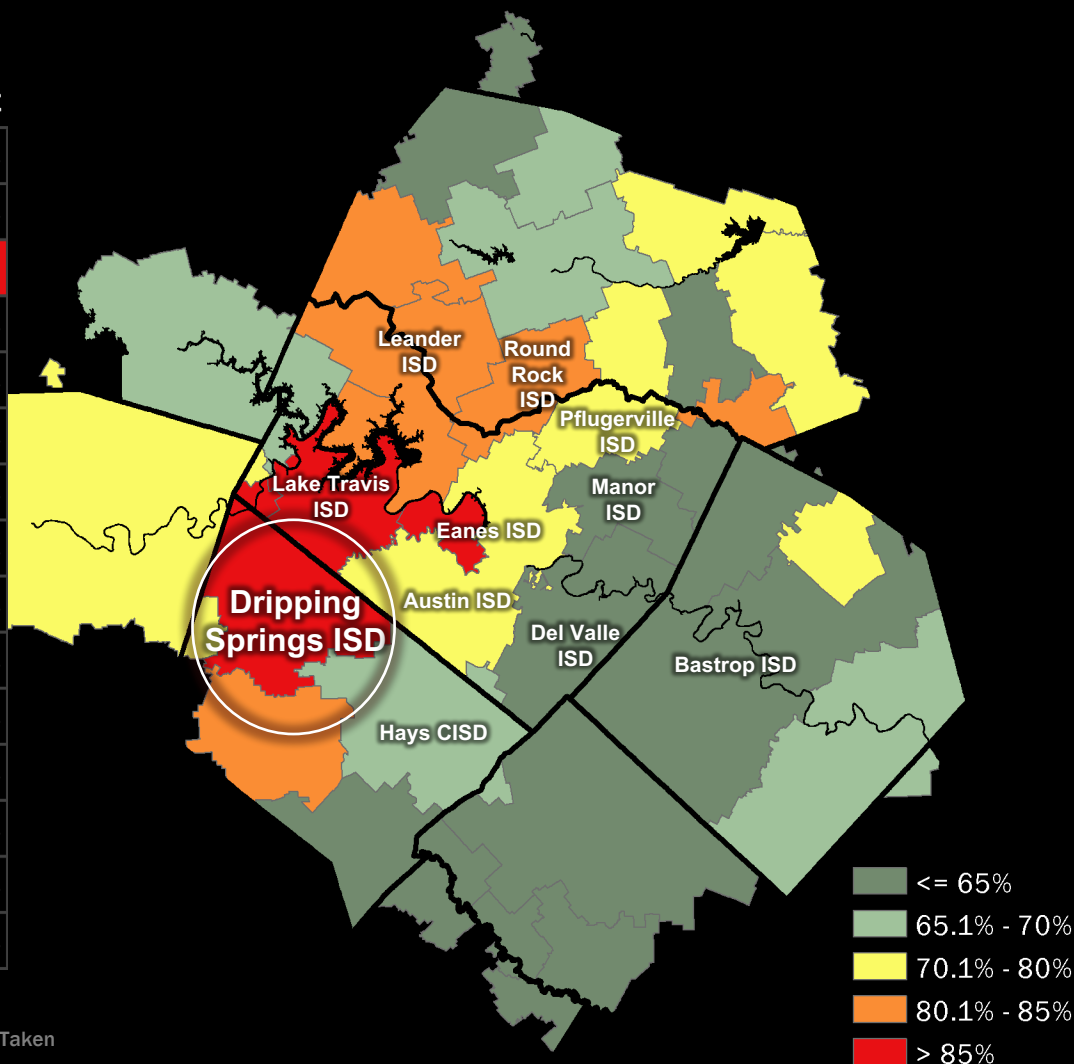
Rank	District Name	2017-18 Enrollment	STAAR Passage Rate			
			2017-18	2016-17	2015-16	2014-15
1	CARROLL ISD	8,360	96.7%	96.9%	98.4%	98.1%
2	HIGHLAND PARK ISD	6,991	95.5%	95.7%	97.2%	94.9%
3	EANES ISD	8,061	94.9%	94.8%	95.5%	95.7%
4	COPPELL ISD	12,625	92.3%	91.1%	91.6%	89.0%
5	FRIENDSWOOD ISD	6,071	91.3%	90.2%	94.1%	92.6%
6	ALLEN ISD	21,159	91.2%	90.7%	91.9%	90.3%
7	BARBERS HILL ISD	5,390	90.9%	87.4%	87.8%	87.4%
8	LAKE TRAVIS ISD	10,410	90.5%	91.1%	93.4%	93.5%
9	PROSPER ISD	12,133	90.5%	89.4%	91.2%	88.9%
10	FRISCO ISD	58,450	90.2%	89.8%	90.6%	90.7%
15	DRIPPING SPRINGS	6,450	88.4%	87.6%	91.4%	88.7%

Percent of Students Passing STAAR

Spring 2018, Austin Metro



	School District	Percent
1	Eanes ISD	94.9%
2	Lake Travis ISD	90.5%
3	Dripping Springs ISD	88.4%
4	Leander ISD	84.7%
5	Round Rock ISD	84.3%
6	Coupland ISD	83.8%
7	Liberty Hill ISD	83.4%
8	Wimberley ISD	83.1%
9	Lago Vista ISD	82.3%
10	Johnson City ISD	78.4%
11	Thrall ISD	77.1%
12	McDade ISD	76.4%
13	Hutto ISD	76.0%
14	Pflugerville ISD	75.2%
15	Austin ISD	73.3%





EMPLOYMENT TRENDS

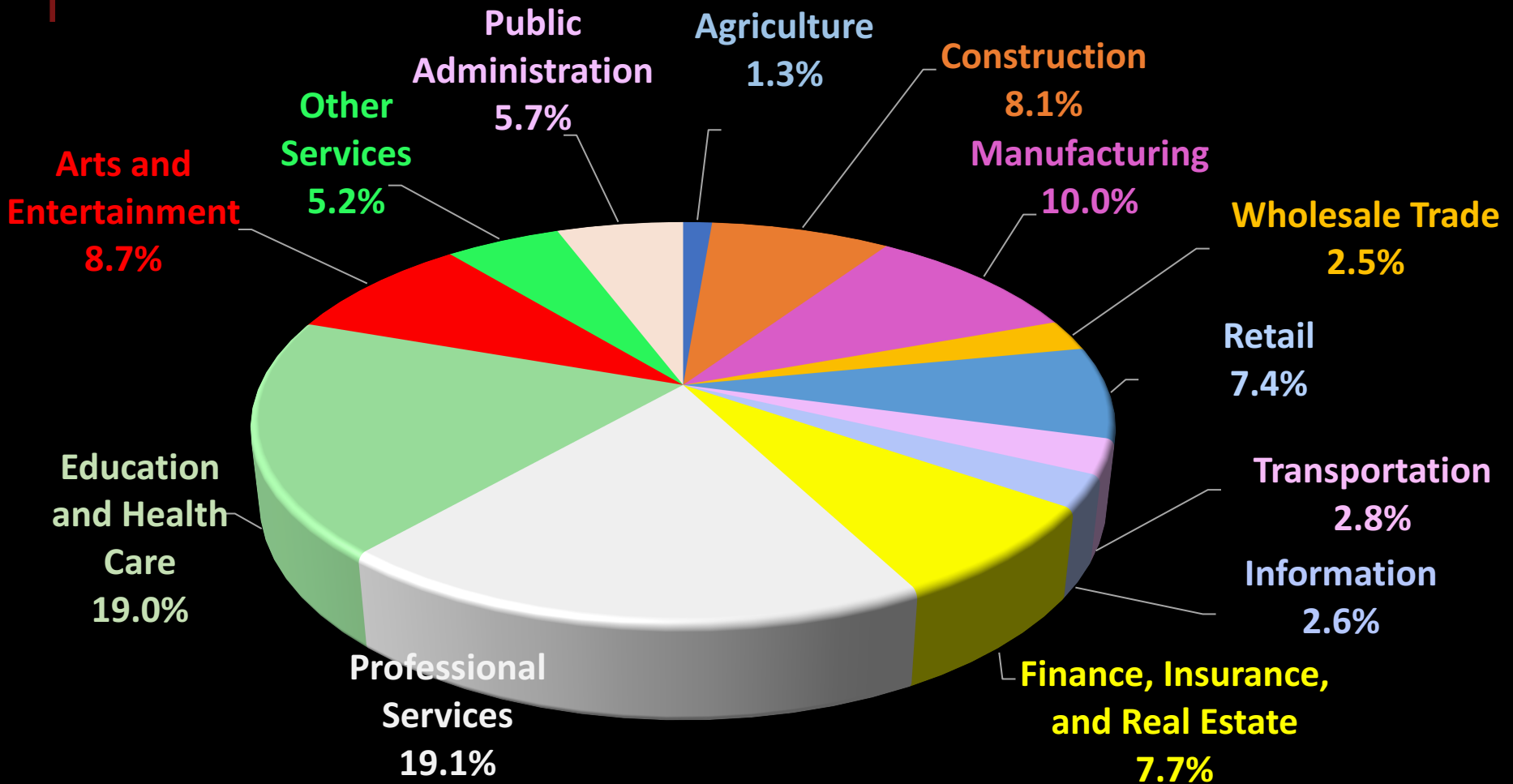
Annual Employment Trends



	January 2018	July 2018	January 2019	6-Month Pct. Change	Annual Pct. Change
Austin					
Employment	553,968	565,388	566,594	0.21%	2.28%
Unemployment Rate	2.9	2.9	3.1		
Travis County					
Employment	689,994	704,152	705,696	0.22%	2.28%
Unemployment Rate	3.0	3	3.2		
Hays County					
Employment	109,101	111,439	111,598	0.14%	2.29%
Unemployment Rate	3.1	3.2	3.5		

Employment by Sector

District Residents in the Workforce



Employment/Economy

- ▶ Austin area GDP will be down ~one percent in 2019
 - ▶ But will be greater by far (at 6% to 6.5%) than other large Texas metro areas
 - ▶ The U.S. should have ~2.5% growth in GDP
- ▶ Construction may slower for housing for Austin area overall in 2019, relative to the pace of retail infrastructure, industrial space and mixed use space should increase
- ▶ Technology employment should be increasing during 2019, even with some firms struggling to bring new products online, such as Dell and AMD





HOUSING

TRENDS

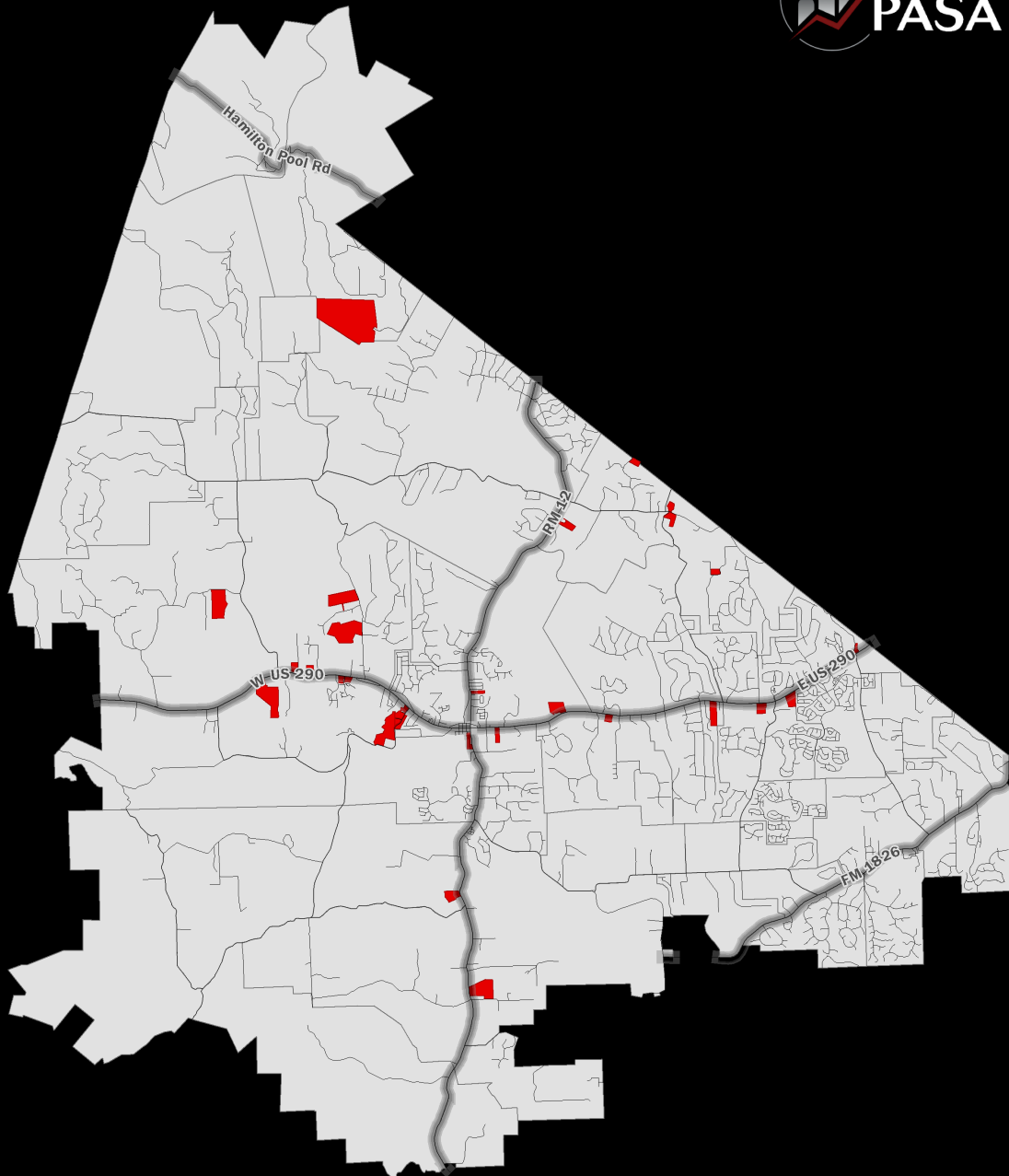
Recent Housing Sales

- ▶ **New Construction – MetroStudy – Austin Metro Area**
 - Austin metro new home starts are at their highest since 2006
 - 4th Q 2018 new home starts were 3% higher than 4th Q 2017
 - Annual new home closings were 9% higher in 2018 than 2017
- ▶ **Sales of Existing Homes – MLS data**
 - DSISD annual home sales increased 12.9% from 2017 to 2018
 - Austin metro annual homes sales increased only 2.4% from 2017 to 2018
 - DSISD homes sales ~2X any other western Austin district



Factors Contributing to Housing Projections

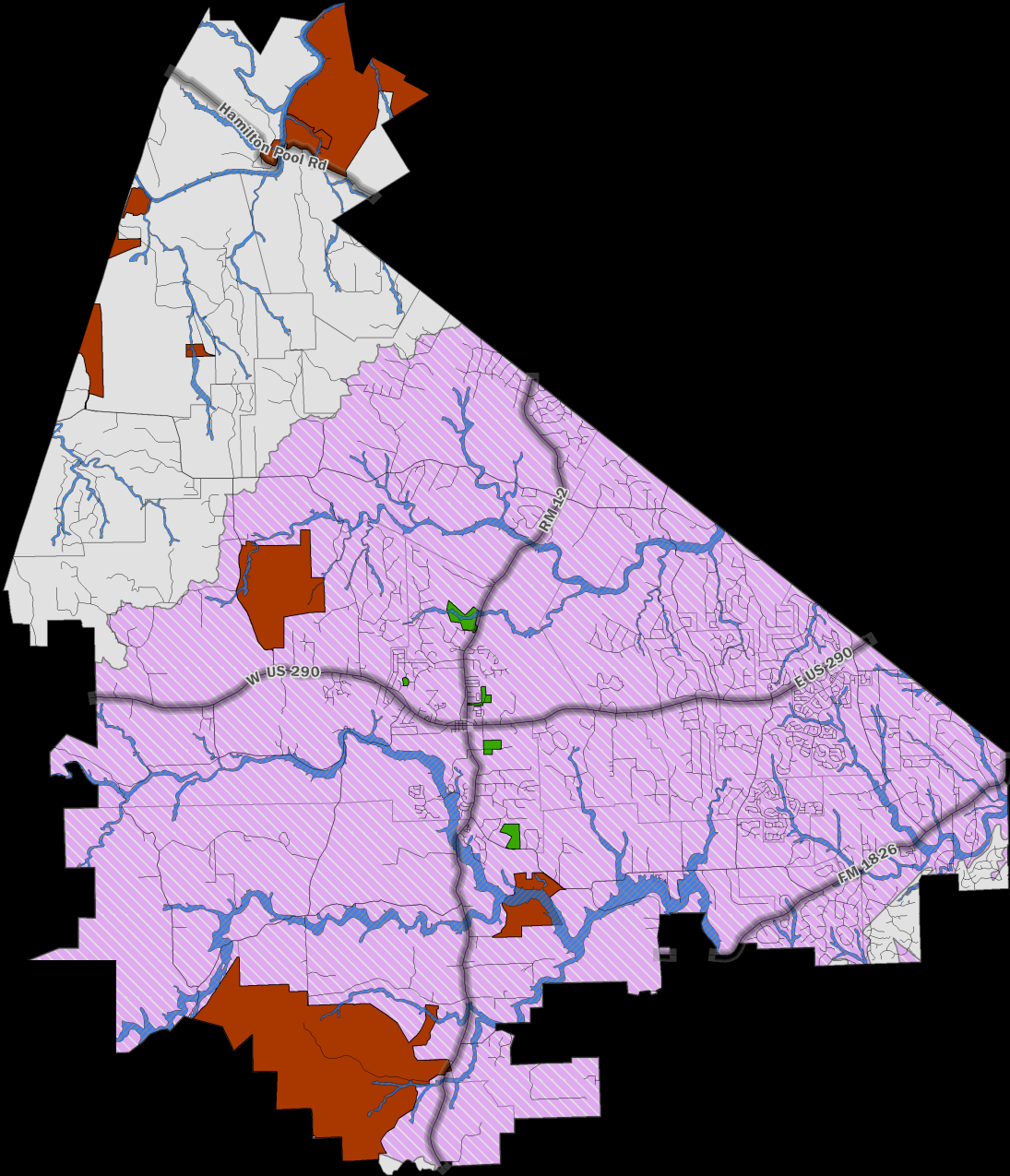
Large Parcels
For Sale
(>5 Acres)
27 parcels



Factors Contributing to Housing Projections

Inhibitors of Development

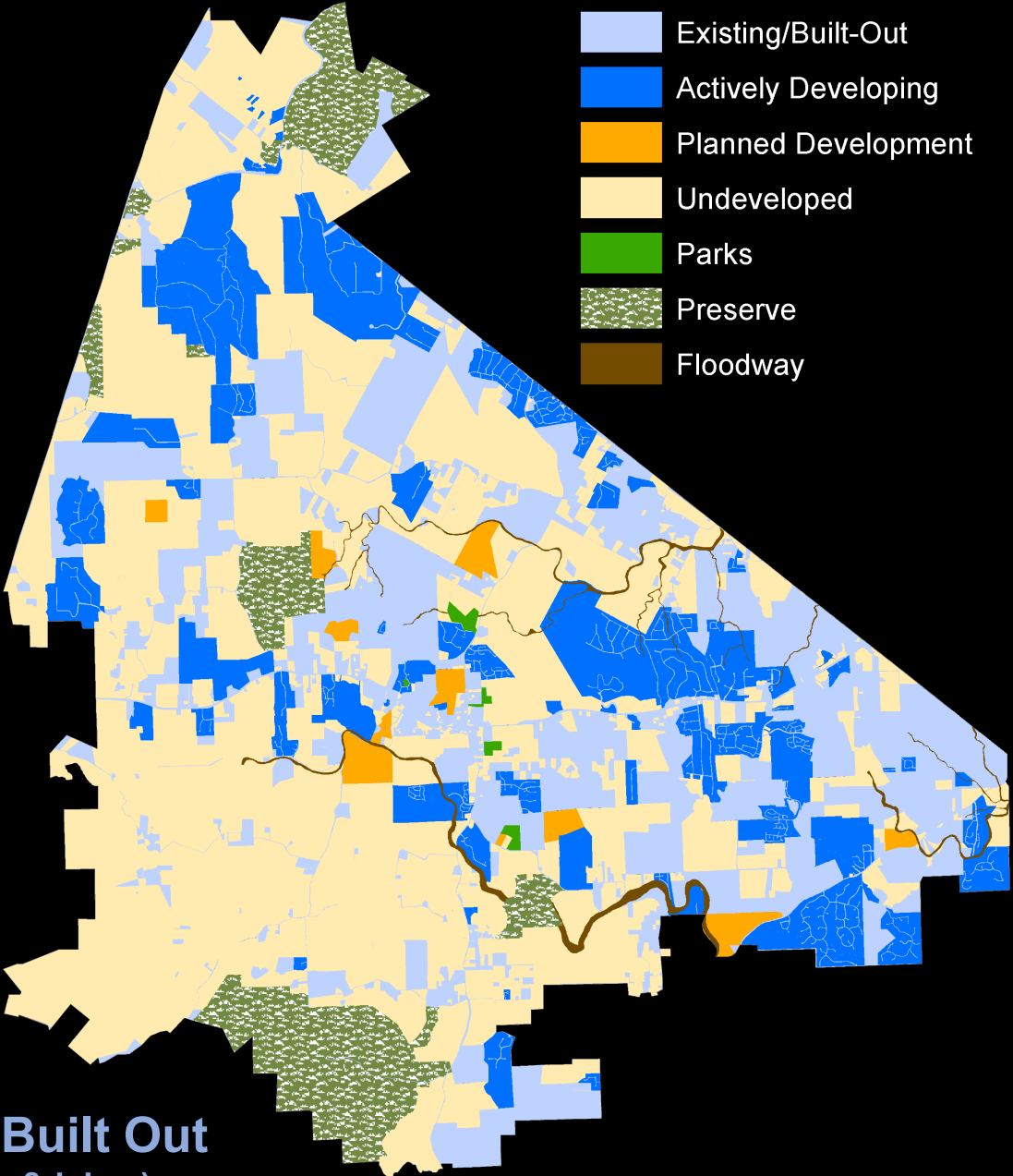
Acres	%	
7,466	6%	Floodplain/Floodway
249	0.2%	Parks/Recreation
9,285	7.5%	Preserves
93,739	75%	Edwards Aquifer Contributing Zone



Factors Contributing to Housing Projections

Development Density

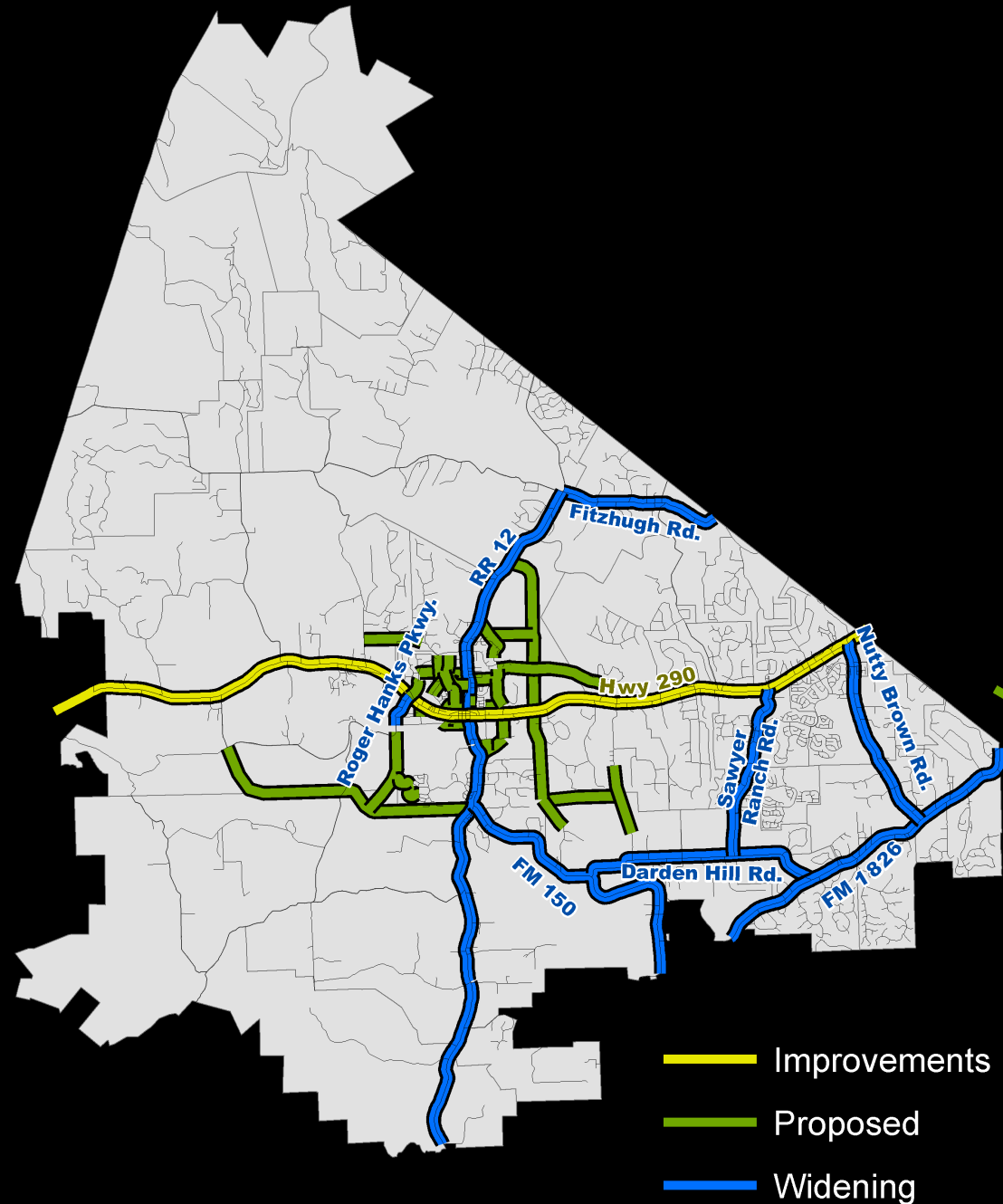
	Square <u>Miles</u>	% <u>District</u>
Existing/Building	82.3	42%
Undeveloped	95.2	49%
Undevelopable	16.6	9%
	<u>194.1</u>	<u>100%</u>



Dripping Springs ISD is 51% Built Out
(including parks, preserves, floodplain & lakes)

Factors Contributing to Housing Projections

Transportation Improvements Planned



Transportation Improvements

- ▶ Rob Shelton Blvd. north of E. US 290 – significant commercial and residential plans
- ▶ Roger Hanks Pkwy. and others – Heritage Sustainable Places Plan
- ▶ Caliterra Tract arterial to the west
- ▶ Creek Rd. extended to RR 12
- ▶ *Hamilton Pool Rd. improvements from RM 12 to Pedernales River & new bridge over Hamilton Creek*
- ▶ *SH 45 to curve near the District*
- ▶ *RR 620 to be widened outside District*



Water & Utility Infrastructure Trends

- ▶ Continued need for water supply in underserved areas in DSISD
- ▶ 2nd treatment plan adjacent to Onion Creek
(Arrowhead also provides temporary, secondary wastewater capacity)
- ▶ Current suppliers – City of D.S. and West Travis County Public Utility Agency – adding new pipelines in service area
- ▶ Trinity Aquifer may supply water via a regulated groundwater supplier – pending Texas legislation: HB 922





Current SF Development

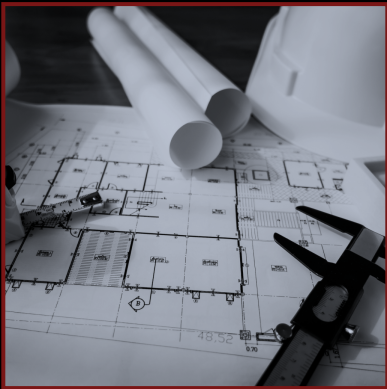
▶ Belterra

- ▶ Lacks ~205 homes/lots to be occupied – then built-out
- ▶ Popular community for resales
- ▶ Two planned apartments



▶ Highpointe

- ▶ Virtually built-out
- ▶ 28 under construction, 168 remaining to be occupied



▶ Rim Rock

- ▶ 85 lots or homes left to be occupied

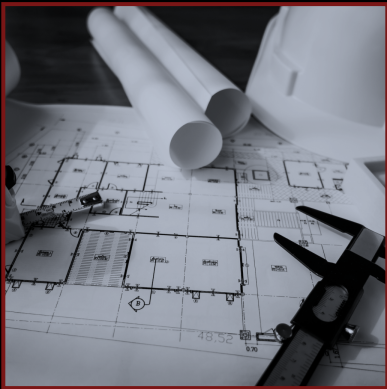
▶ Caliterra

- ▶ ~450 total lots
- ▶ Possible apartment complex could emerge near the entry



Current SF Development

- ▶ **Reunion Ranch**
 - ▶ Building out rapidly, ~244 homes or lots still available
- ▶ **Arrowhead Ranch**
 - ▶ ~64 homes occupied, 375 total expected at build-out
- ▶ **Bunker Ranch**
 - ▶ ~147 lots in the first phases, with another ~160 more lots possible on new acreage
 - ▶ 35-40 condos planned near the frontage of US 290
- ▶ **Headwaters**
 - ▶ Mixed-use development on ~1,340 acres, with 983 SF lots (74 now occupied); also apartment and townhomes





Future SF Development

▶ Westwood

- ▶ Stalled project, earlier plan showed 918 lots
- ▶ Construction expected in 6 to 24 months

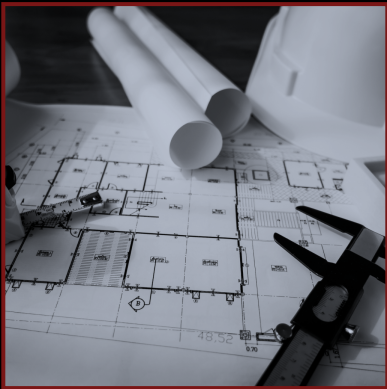


▶ Heritage/Sustainable Places Plan

- ▶ Town center concept
- ▶ ~700 units of varying densities

▶ Driftwood Golf and Ranch Club

- ▶ Should add 150 lots around golf course (in Hays CISD)
- ▶ Only about 30-36 lots now in D.S.I.S.D.

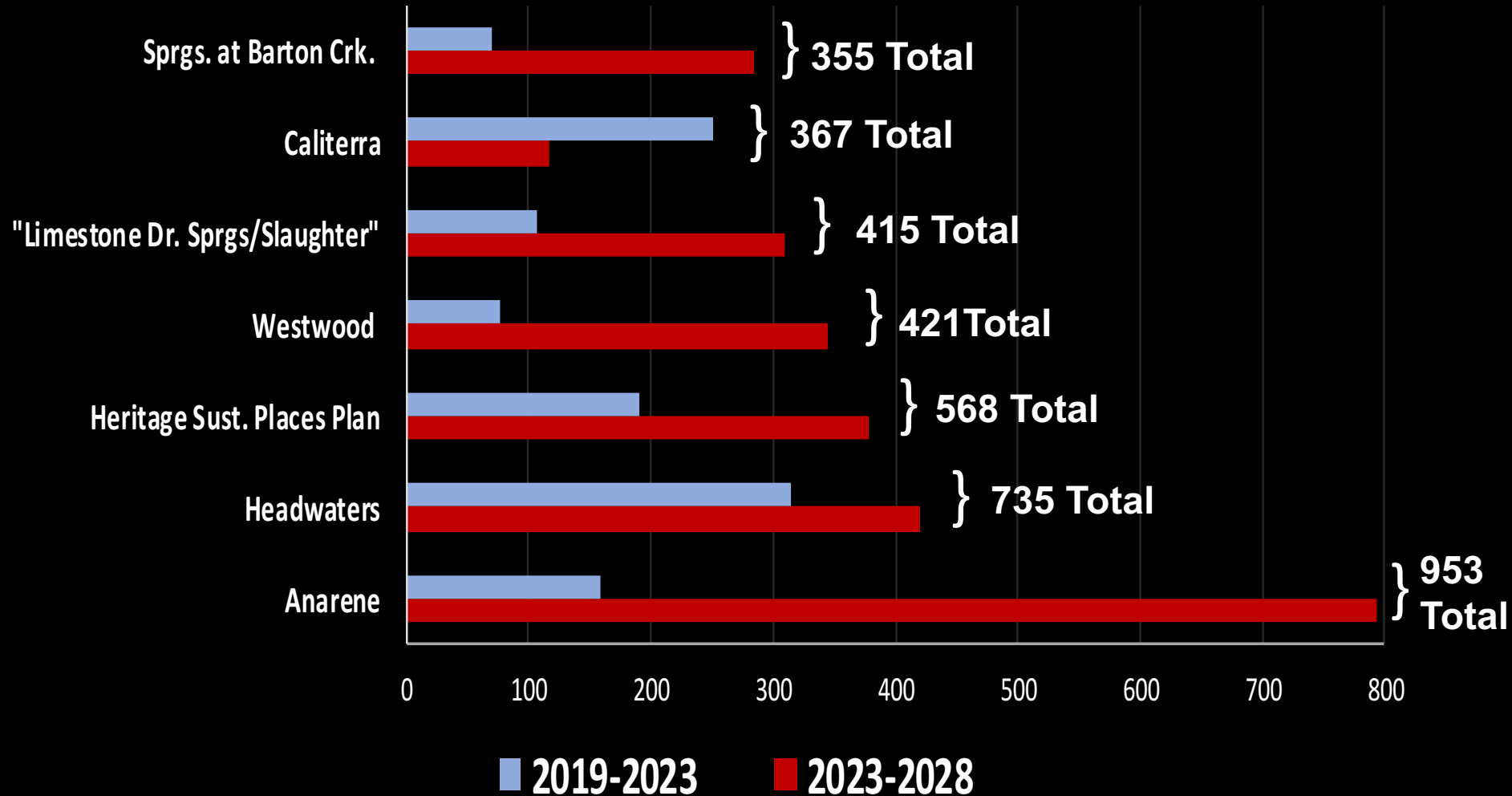


▶ Anarene

- ▶ ~1,600 total lots expected
- ▶ Also apartments and commercial uses
- ▶ Likely to begin construction in ~3 years

Largest Growth Developments

Single-Family



Largest Growth Developments

Multi-Family



<u>PU</u>	<u>Name</u>	<u>Units to be Occupied</u>	Timeline	
			2019	2028
13	Anarene	340		
20A	Anthem at Ledgestone	270		
37A	"Belterra"	215		
15	"Carter"	190		
19	Headwaters	187		
23	Farmstead at Caliterra	114		

Apartments Under Construction

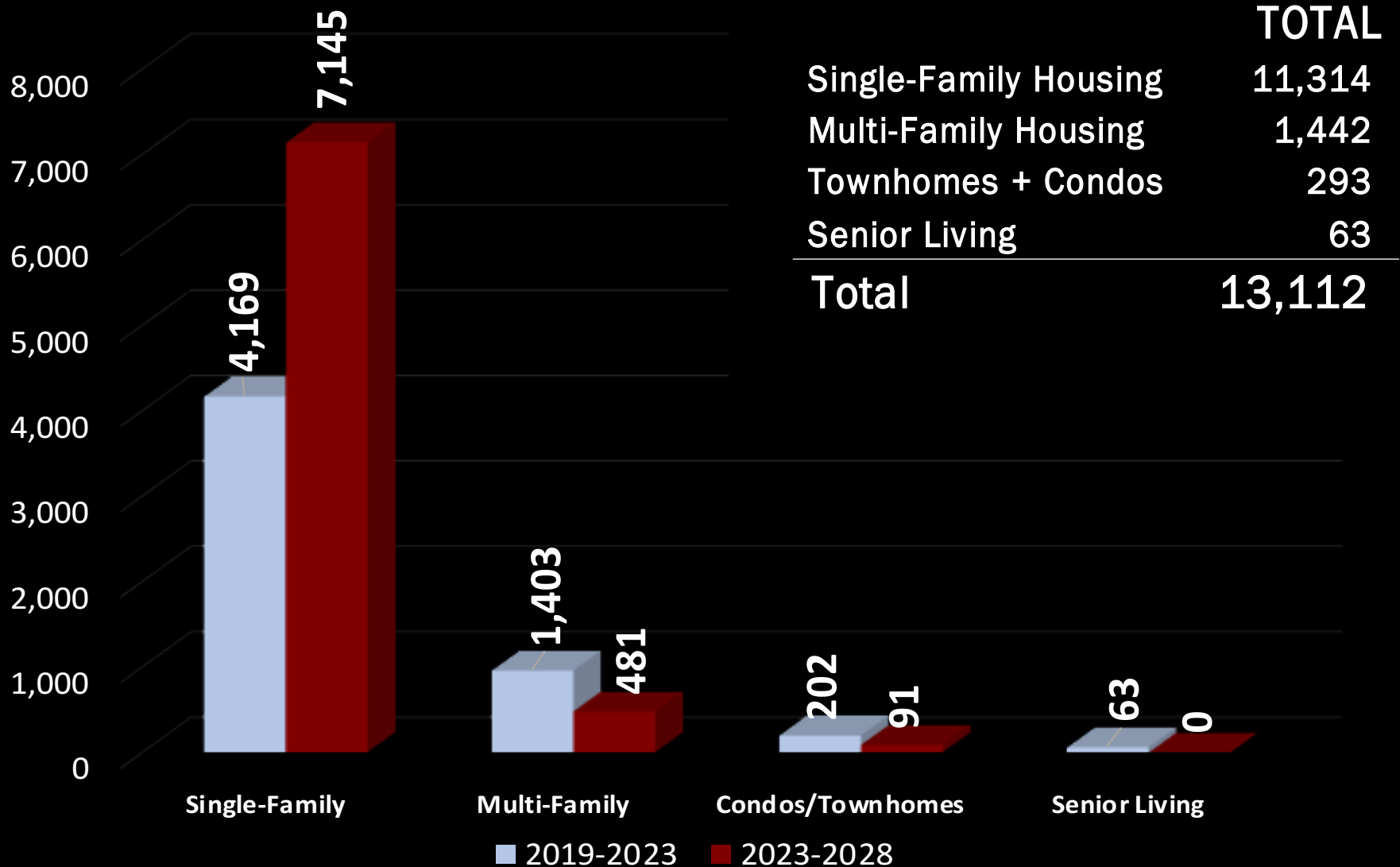


<u>PU</u>	<u>Name</u>	<u>Units</u>	<u>Status</u>
20A	Anthem at Ledgestone	270	Under construction
37A	"Belterra"	215	Site development work
23	Western Springs (TDHCA)	75	Construction starting soon
20A	LedgeStone <u>Senior</u> Apts	120	Under construction
13	Merritt Hill Country <u>Senior</u> Living		Recently completed

Projected New Housing Occupancies

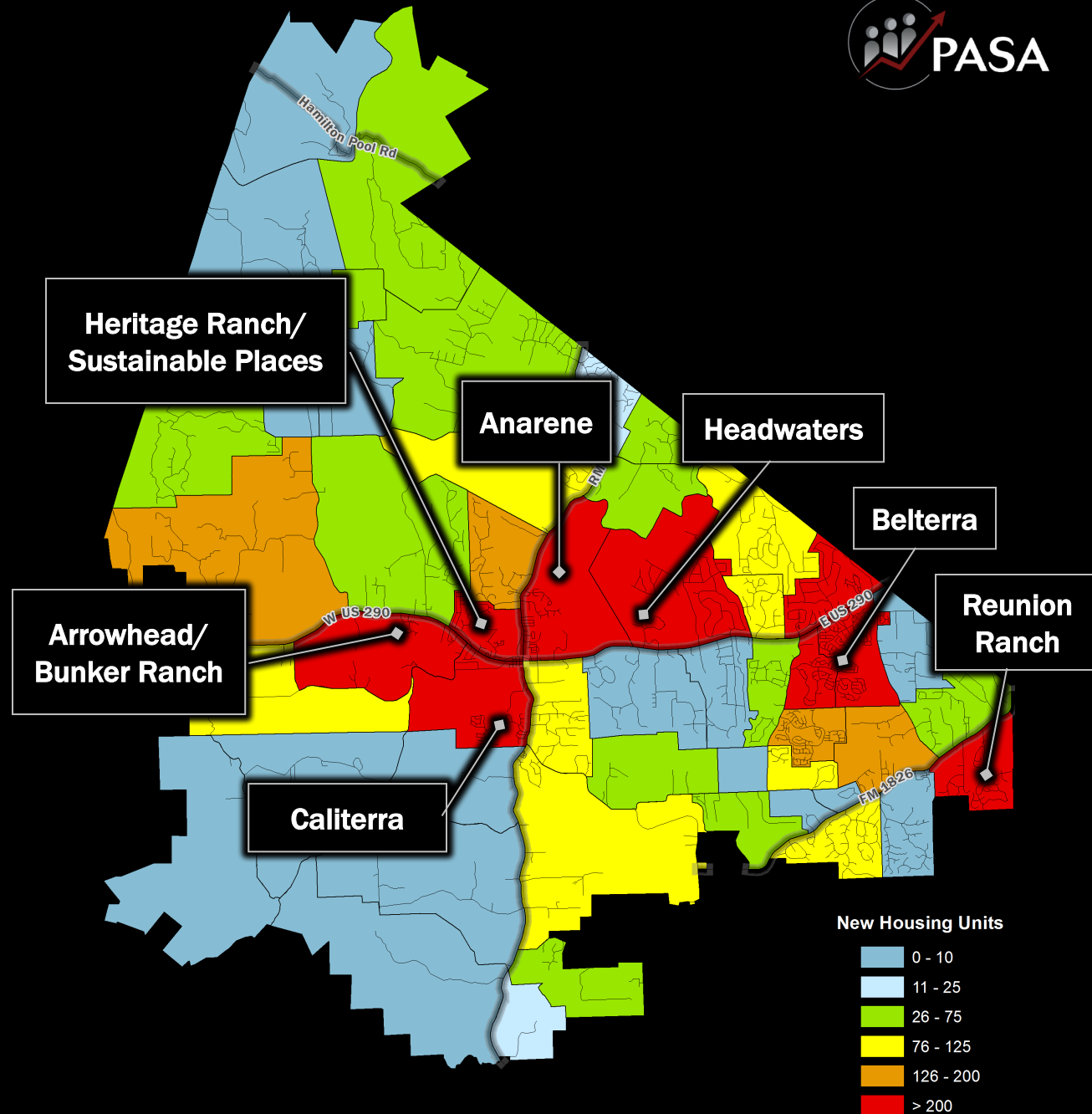


2019-2028



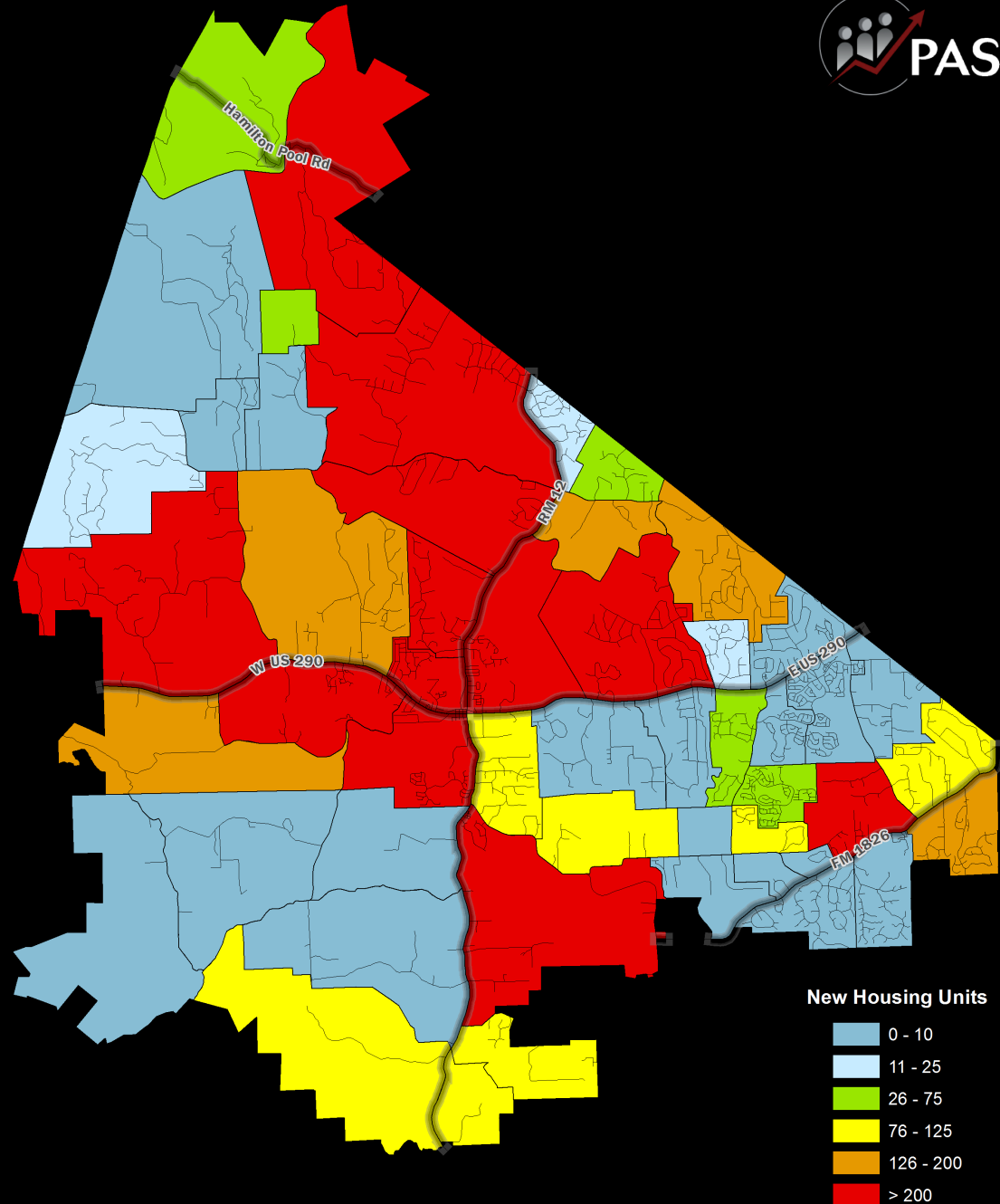
Projected Housing Occupancies

Oct 2018
through
Oct 2023



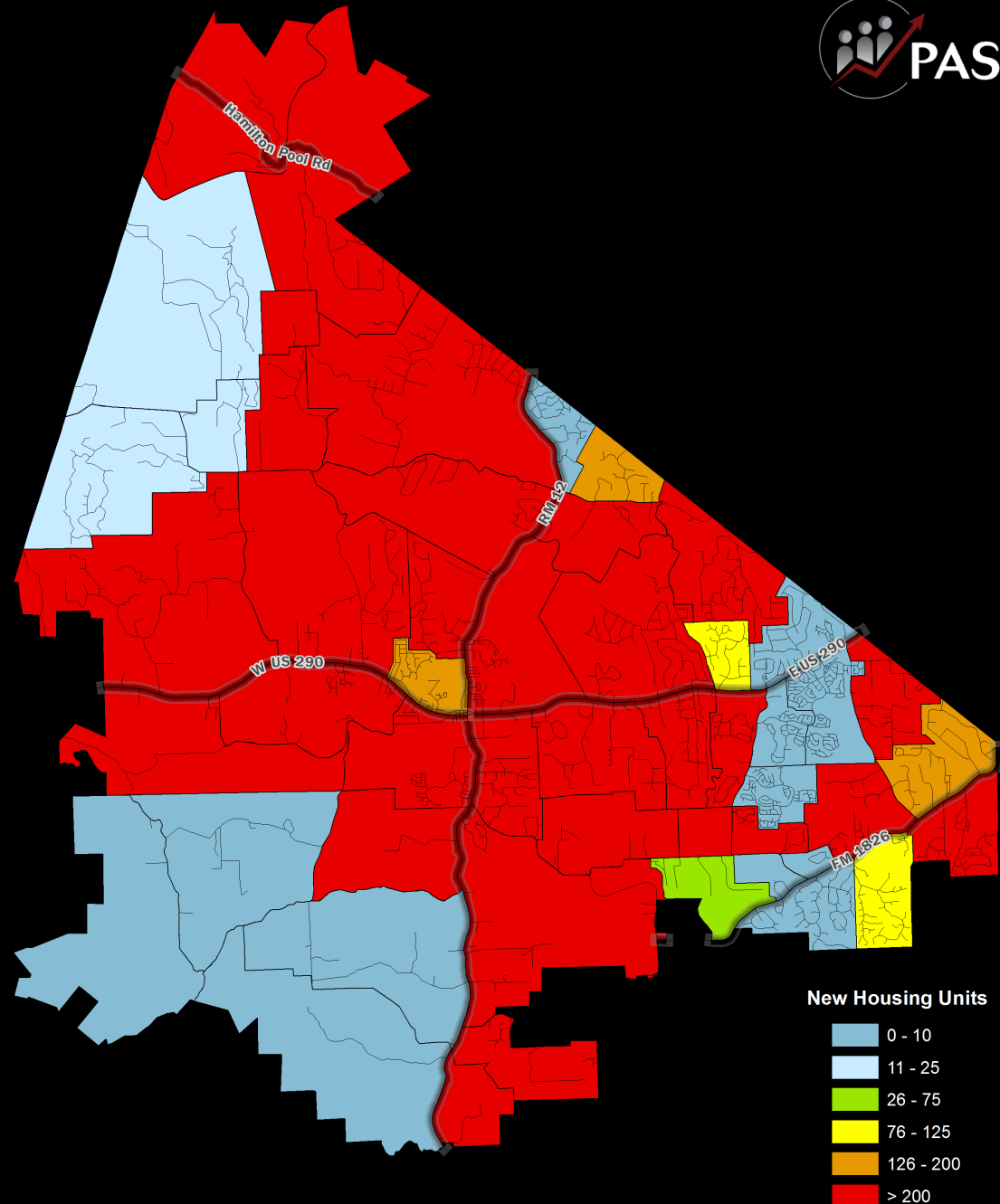
Projected Housing Occupancies

Oct 2023
through
Oct 2028



Projected Housing Occupancies

Post-2028
through
Build-Out










CURRENT

STUDENTS

Student Growth by Type of Housing



		Resident Students		Added Students 2017 to 2018		Percent of Growth
		2017	2018	#	%	
	Subdivisions - Built-out	3,407	3,538	131	4%	28%
	Subdivisions - Actively Building	2,058	2,397	339	16%	72%
	Apartments	132	116	-16	-12%	---
	Condos/TH	3	2	-1	-33%	---
	MHP	86	79	-7	-8%	---



STUDENTS per
HOUSING UNIT

Students per Occupied Housing Unit

Districtwide



0.57




Single-Family

0.53




Multi-Family

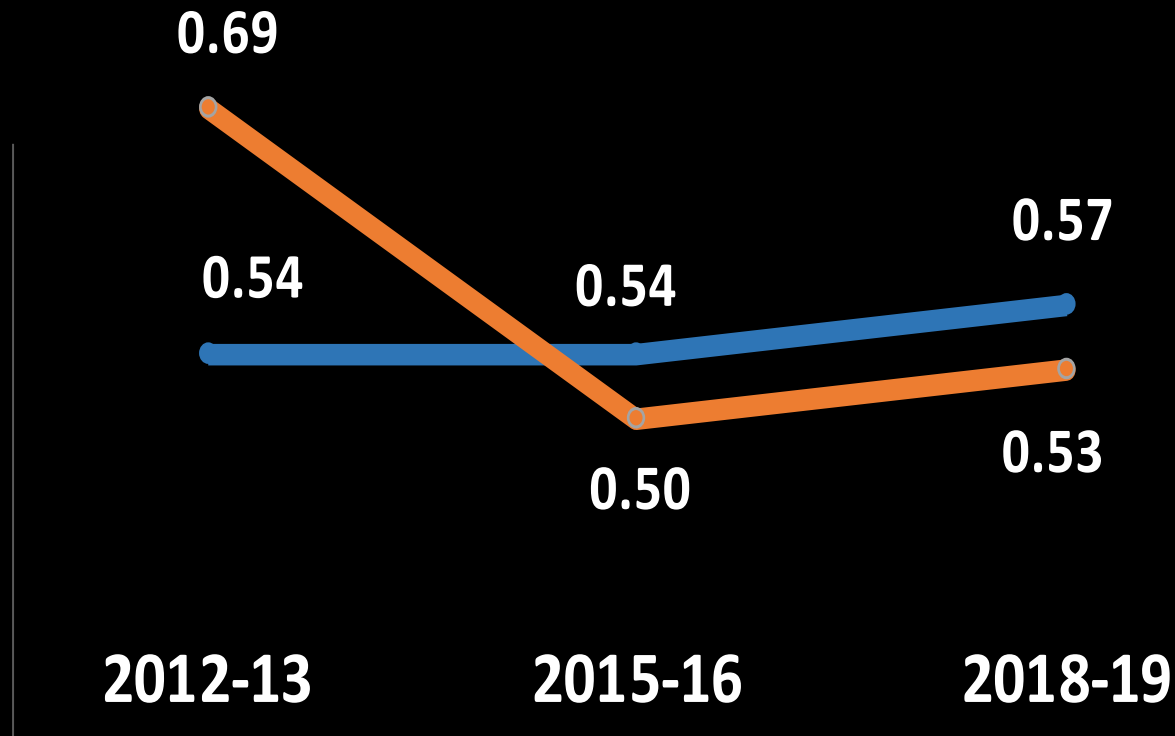
Students per Housing Unit



Single-Family



Multi-Family



Students per House in Master Planned Communities



MPC	<u>2018-19</u>			2015-16		
	Ratio	Students	Homes	Ratio	Students	Homes
Belterra	0.82	1,455	1,765	0.85	1,143	1,344
Highpointe	0.86	698	807	0.71	528	739

Age of Homeowners Moving Into D.S.I.S.D.

- Western Austin area school districts have higher median prices than central Austin, limiting millennials moving in
- Baby-boomers 65+ increased 164% between 2007 and 2017
- In the last five years:
 - *Millennials (25-34) declined by 3%*
 - *Parental ages (35-54) grew 17%*
 - *Baby boomers grew by 54%*

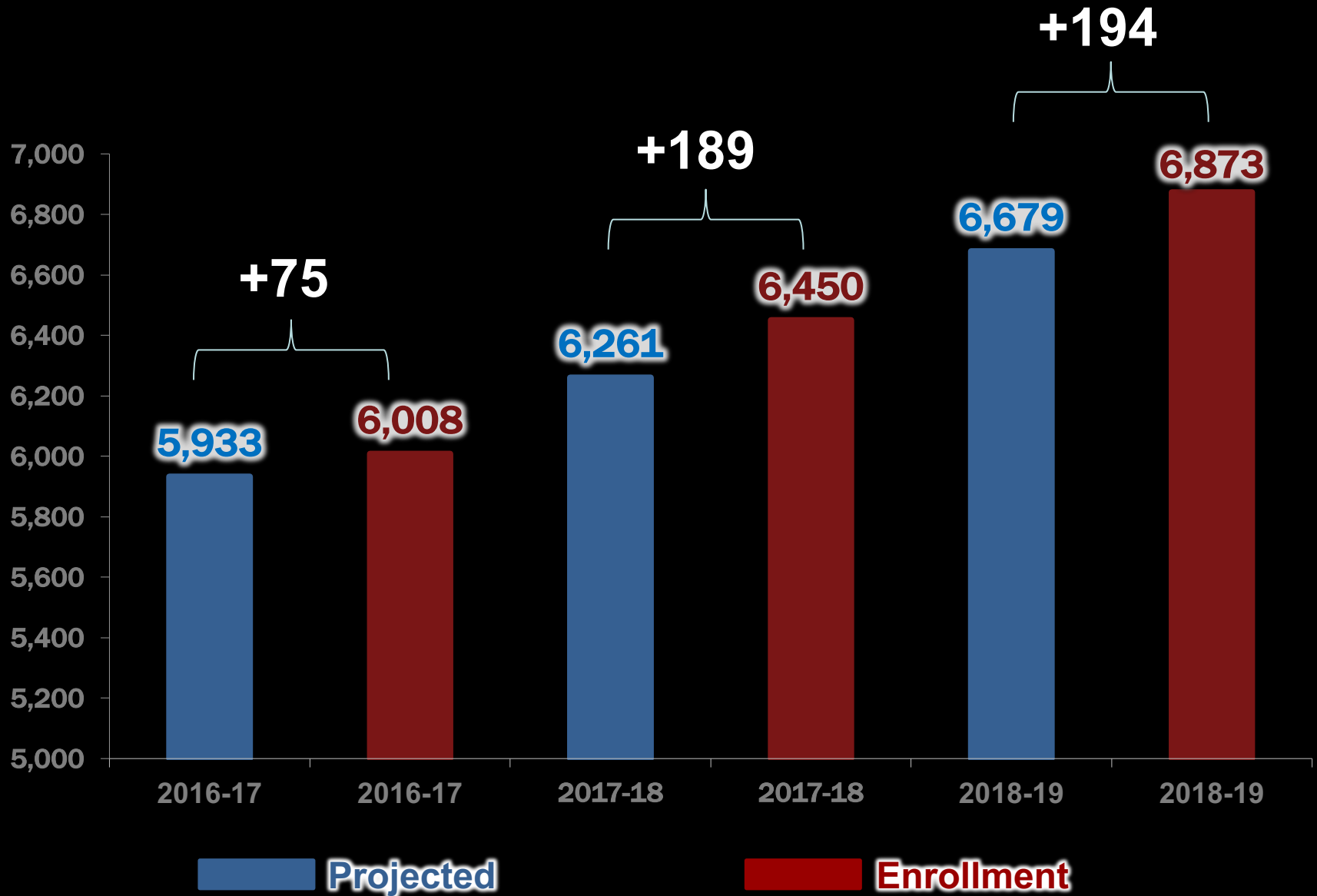




STUDENT

PROJECTIONS

Historical Projections vs. Enrollment



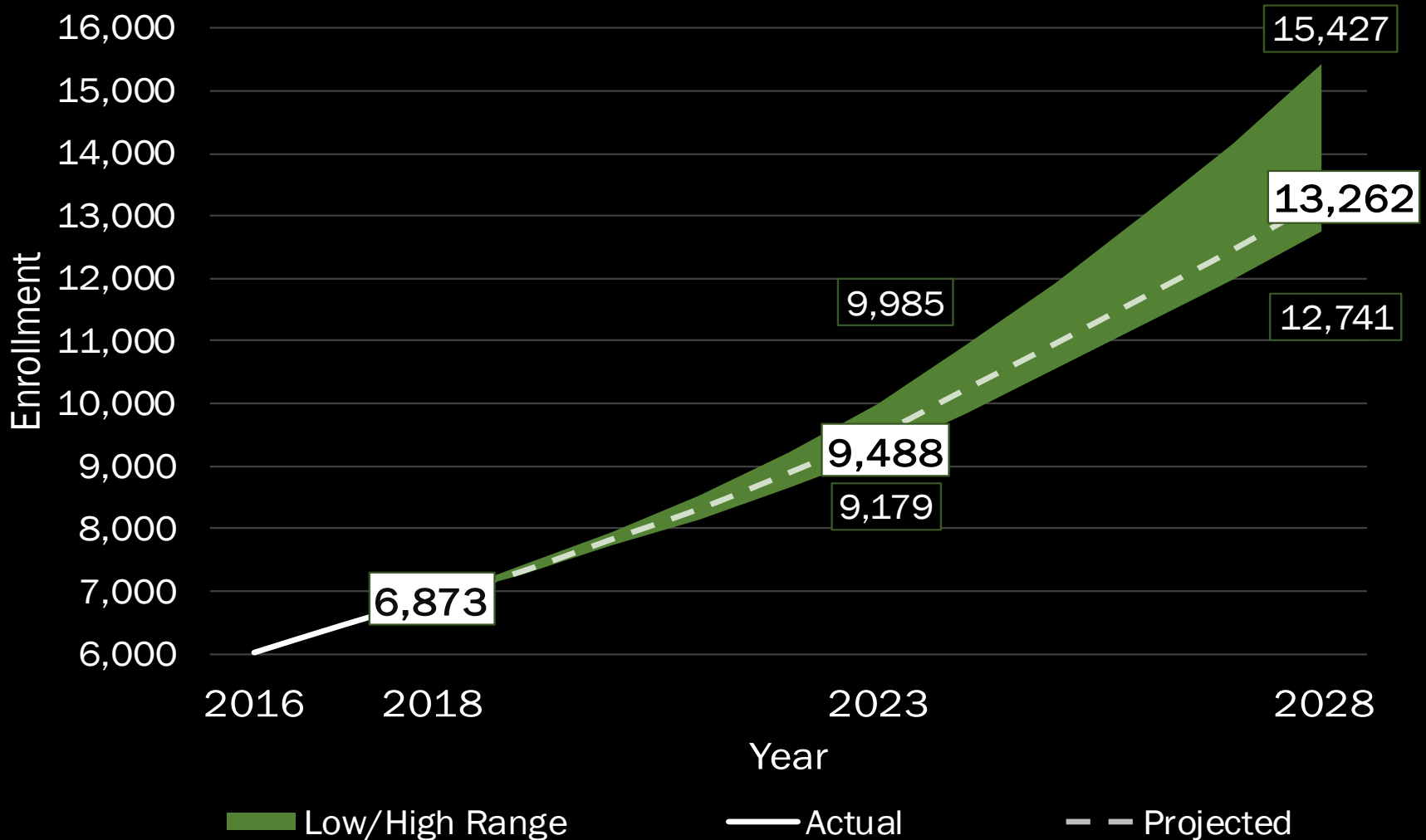
Moderate Growth Scenario



Projected Enrollment at PEIMS Snapshot Date

	2019	2020	2021	2022	2023
Enrollment	7,304	7,811	8,306	8,879	9,488
% Growth	6.27%	6.94%	6.35%	6.90%	6.85%
Growth	431	507	496	573	609
	2024	2025	2026	2027	2028
Enrollment	10,222	10,948	11,697	12,452	13,262
% Growth	7.74%	7.10%	6.84%	6.46%	6.50%
Growth	734	726	749	755	810

Three Scenarios of Growth



Post-2028 through Build-Out Projected Enrollment

- Multiple variables complicate build-out projections
 - Which land can/will be developed (environmental sensitivity, terrain challenges, access, % re-development)
 - Housing density of future new subdivisions
 - Student distribution by age (more older children due to cost of housing, but eventually millennials will have young children, etc.)



Roughly 24,000 students projected at build-out

- ~ 10,850 *Elementary students*
- ~ 5,850 *Middle School students*
- ~ 7,300 *High School students*

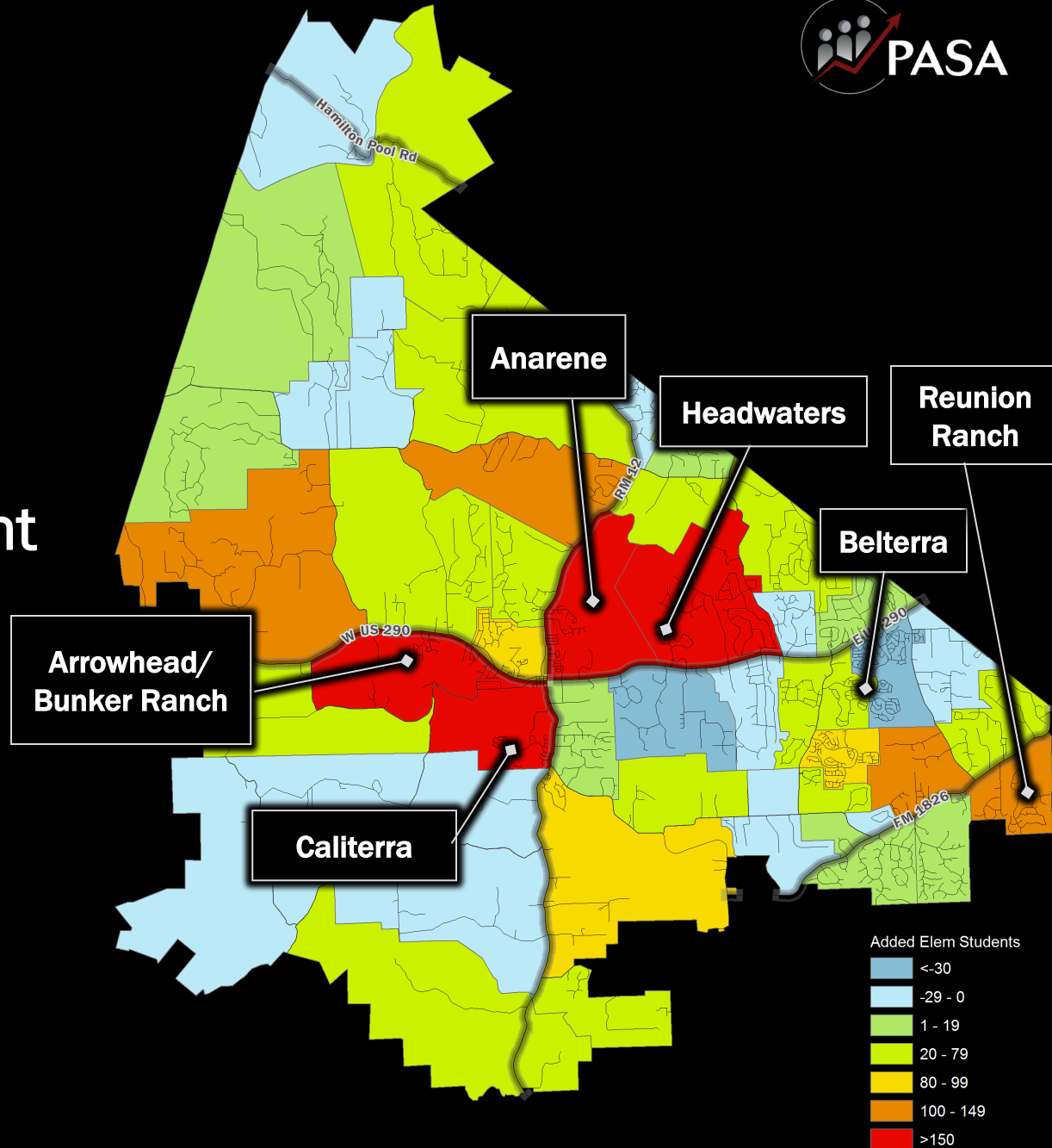


LONG RANGE PLANNING

Long Range Planning



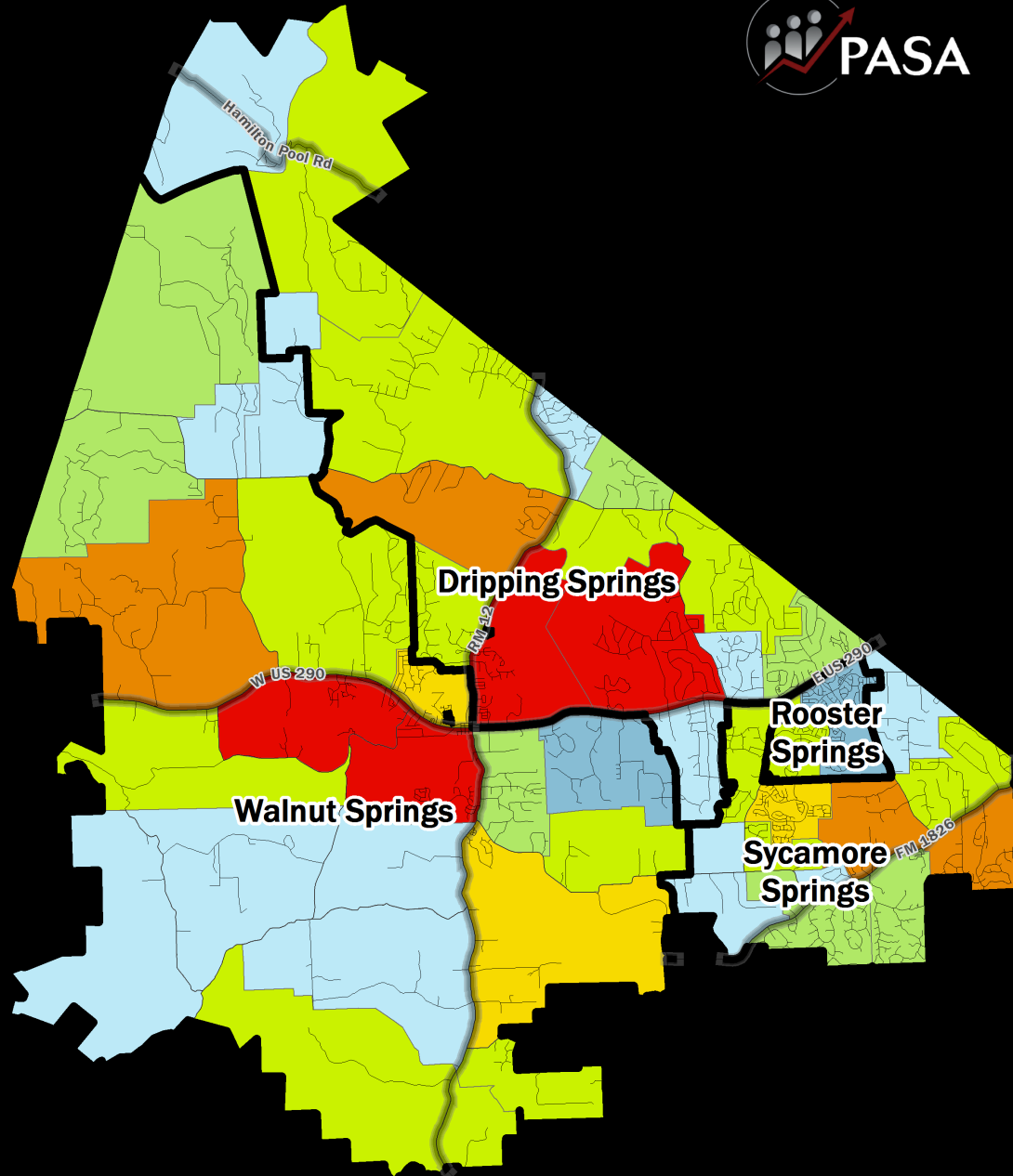
Projected Elementary Student Growth 2018 - 2028



Long Range Planning



Projected Elementary Student Growth 2018 - 2028

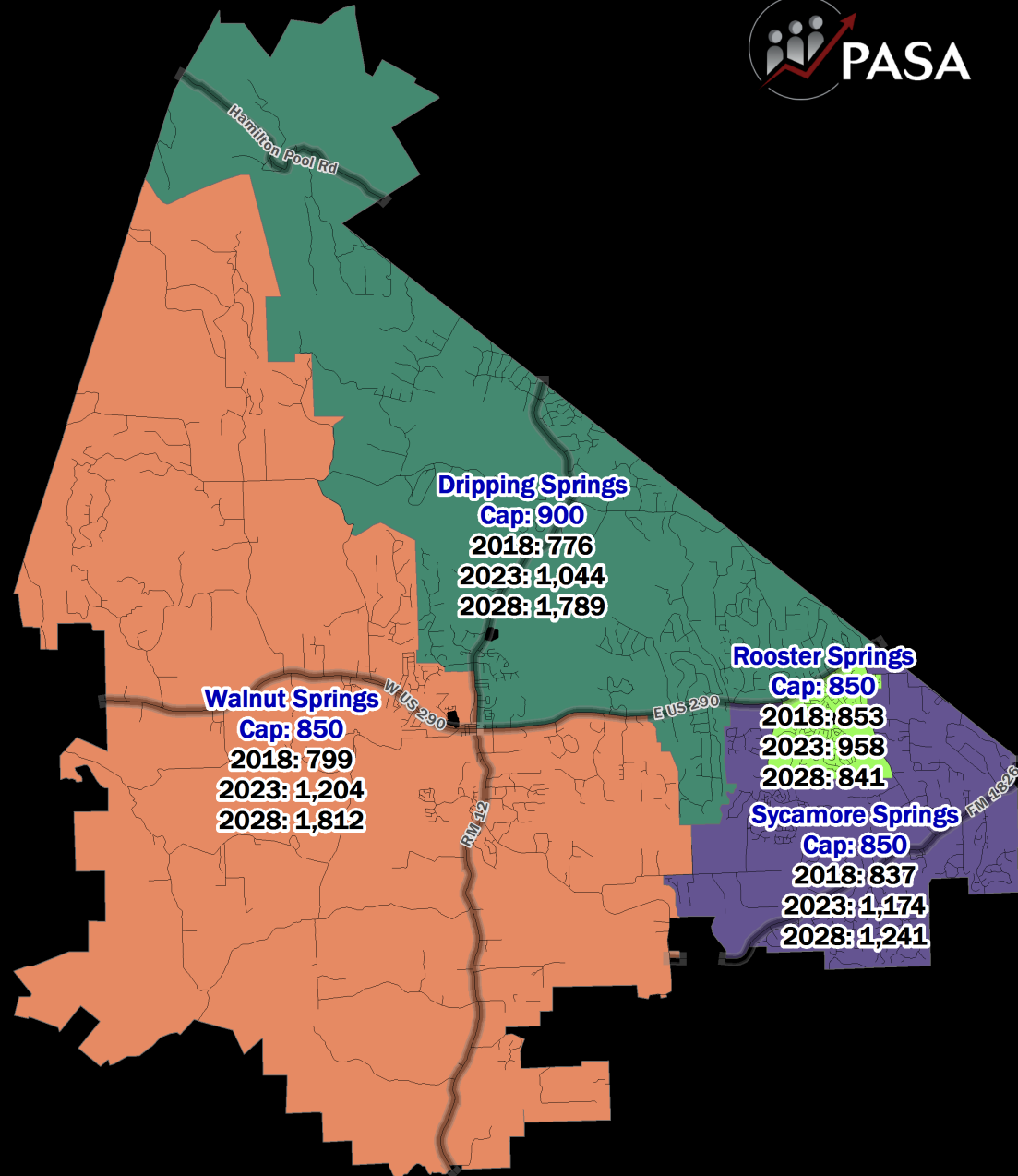


Long Range Planning



2018-19 Elementary Attendance Zones

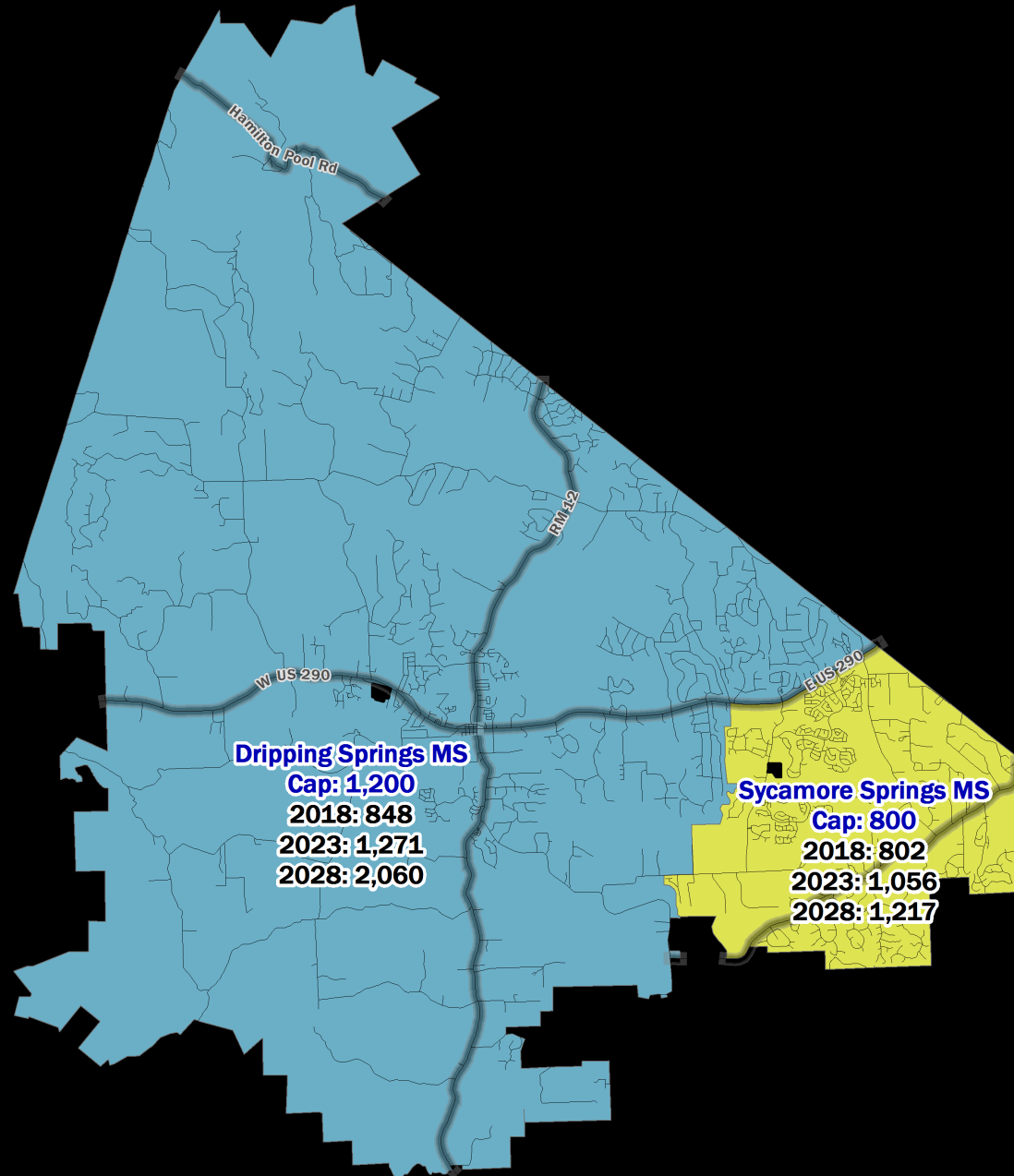
Projected Resident Elementary Students 2018 - 2028



Long Range Planning

2018-19 Middle School
Attendance Zones

Projected Resident
Middle School Students
2018 - 2028



Long Range Planning

Current Facility Capacities

Projected RESIDENT Students

	Capacity*	Current	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29
Dripping Springs	900	776	819	850	895	958	1,044	1,183	1,325	1,484	1,636	1,789
Rooster Springs	850	853	908	964	998	977	958	939	913	900	873	841
Sycamore Springs	850	837	927	1,010	1,067	1,101	1,174	1,201	1,214	1,238	1,242	1,241
Walnut Springs	850	799	819	899	979	1,086	1,204	1,342	1,467	1,587	1,700	1,812
Total Elementary		3,265	3,473	3,723	3,939	4,122	4,380	4,665	4,919	5,209	5,451	5,683
Dripping Springs	1,200	848	859	927	1,008	1,093	1,271	1,400	1,572	1,697	1,859	2,060
Sycamore Springs	800	802	815	890	903	993	1,056	1,127	1,141	1,169	1,177	1,217
Total Middle School		1,650	1,674	1,817	1,911	2,086	2,327	2,527	2,713	2,866	3,036	3,277
Dripping Springs	1,850	1,958	2,159	2,270	2,457	2,671	2,780	3,029	3,315	3,621	3,966	4,304
Total High School		1,958	2,159	2,270	2,457	2,671	2,780	3,029	3,315	3,621	3,966	4,304

* Capacity as of 2018-19

Yellow highlights denote the year when a school is projected to exceed 120% capacity.

Long Range Planning

Planned Facility Capacities

Projected RESIDENT Students

	Capacity*	Current	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29
Dripping Springs	900			850	895	958	1,044	1,183	1,325	1,484	1,636	1,789
Rooster Springs	850			964	998	977	958	939	913	900	873	841
Sycamore Springs	850			1,010	1,067	1,101	1,174	1,201	1,214	1,238	1,242	1,241
Walnut Springs	850			899	979	1,086	1,204	1,342	1,467	1,587	1,700	1,812
Total Elementary				3,723	3,939	4,122	4,380	4,665	4,919	5,209	5,451	5,683
Dripping Springs	850			927	1,008	1,093	1,271	1,400	1,572	1,697	1,859	2,060
Sycamore Springs	800			890	903	993	1,056	1,127	1,141	1,169	1,177	1,217
Total Middle School				1,817	1,911	2,086	2,327	2,527	2,713	2,866	3,036	3,277
Dripping Springs	2,500			2,270	2,457	2,671	2,780	3,029	3,315	3,621	3,966	4,304
Total High School				2,270	2,457	2,671	2,780	3,029	3,315	3,621	3,966	4,304

* Planned Capacity after planned facility changes.

Yellow highlights denote the year when a school is projected to exceed 120% capacity.

Long Range Planning Summary

Elementary

- Elem #5 needed in 2021-22
- Replacement WSE at DSMS site in 2021-22
- At least one more Elem needed before 2028-29

Middle School

- Smaller MS capacities accelerate need for MS #3
- MS #3 needed in 2022-23 to relieve both schools
- MS #4 needed before 2028-29

High School

- Expansion in 2020-21
- Additional HS capacity needed by 2024-25



QUESTIONS?



Dripping Springs ISD

March 25, 2019