

# **Dripping Springs I.S.D.**

## **Demographic Update**

**October 9, 2017**

**Population and Survey Analysts**



# Demographic Update

## ➔ *Demographic Trends*

*Economic Trends*

*Housing Projections*

*Students per Home*

*Projected Student Enrollment*



# School Districts with Highest Percent Growth in Texas – 2015-16 to 2016-17

Rank	District Name	Percent Growth 2015-16 to 2016-17	Enrollment 2016-17
1	PROSPER ISD	20.52%	9,998
<b>2</b>	<b><i>DRIPPING SPRINGS ISD</i></b>	<b>6.92%</b>	<b>6,008</b>
3	HUTTO ISD	6.40%	6,945
4	LAKE TRAVIS ISD	6.35%	9,825
5	ALVIN ISD	6.33%	23,587
6	NEW CANEY ISD	6.23%	14,677
7	TOMBALL ISD	5.75%	14,932
8	CROSBY ISD	5.49%	5,992
9	LOCKHART ISD	5.24%	5,680
10	NORTHWEST ISD	5.09%	22,044

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

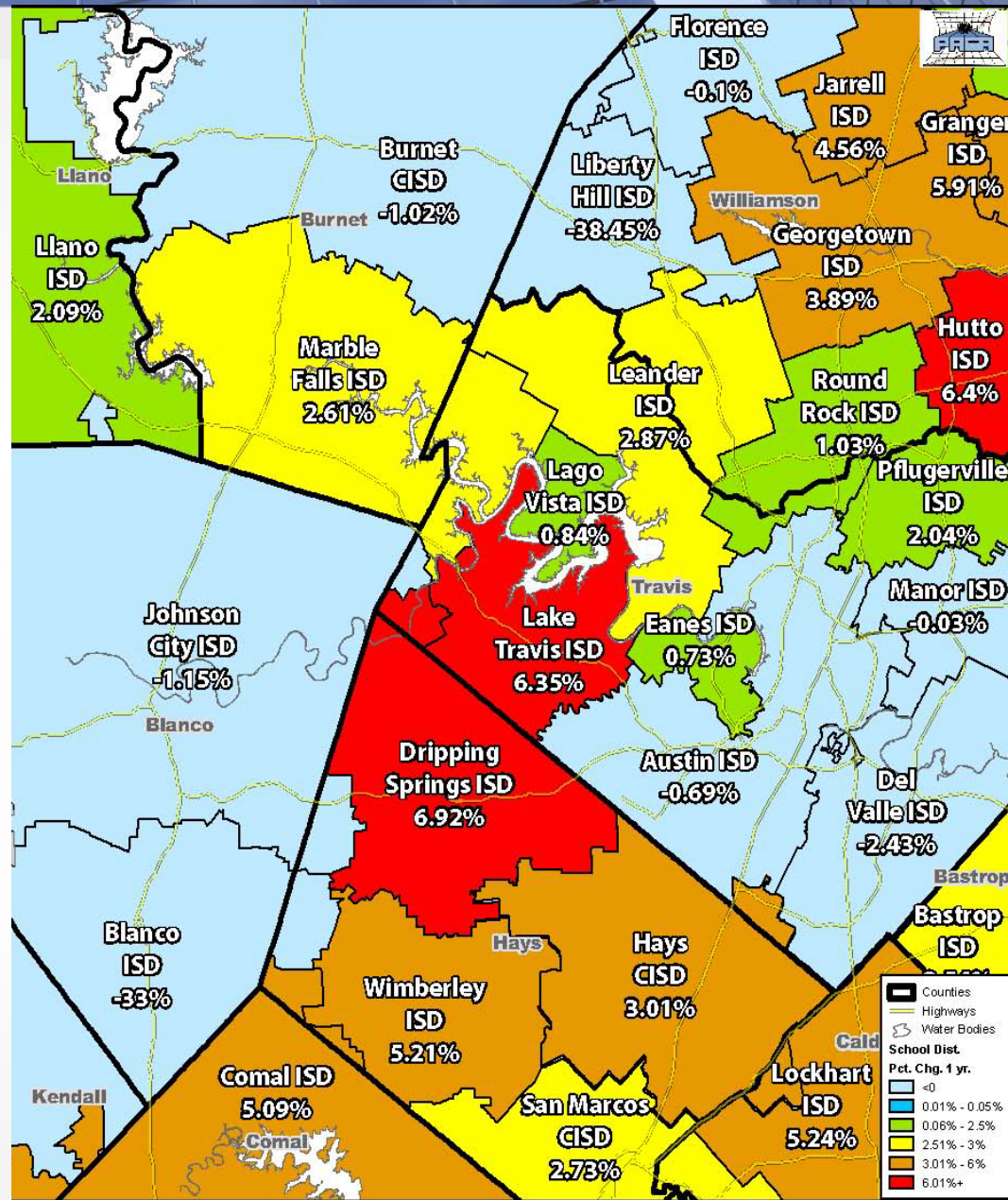
Note: Texas City ISD gained 40% due to consolidation with La Marque ISD, and has been excluded from this comparison.



# Austin-Round Rock Metro Area

## Percent Change in Student Enrollment

Fall 2015-16  
to  
Fall 2016-17

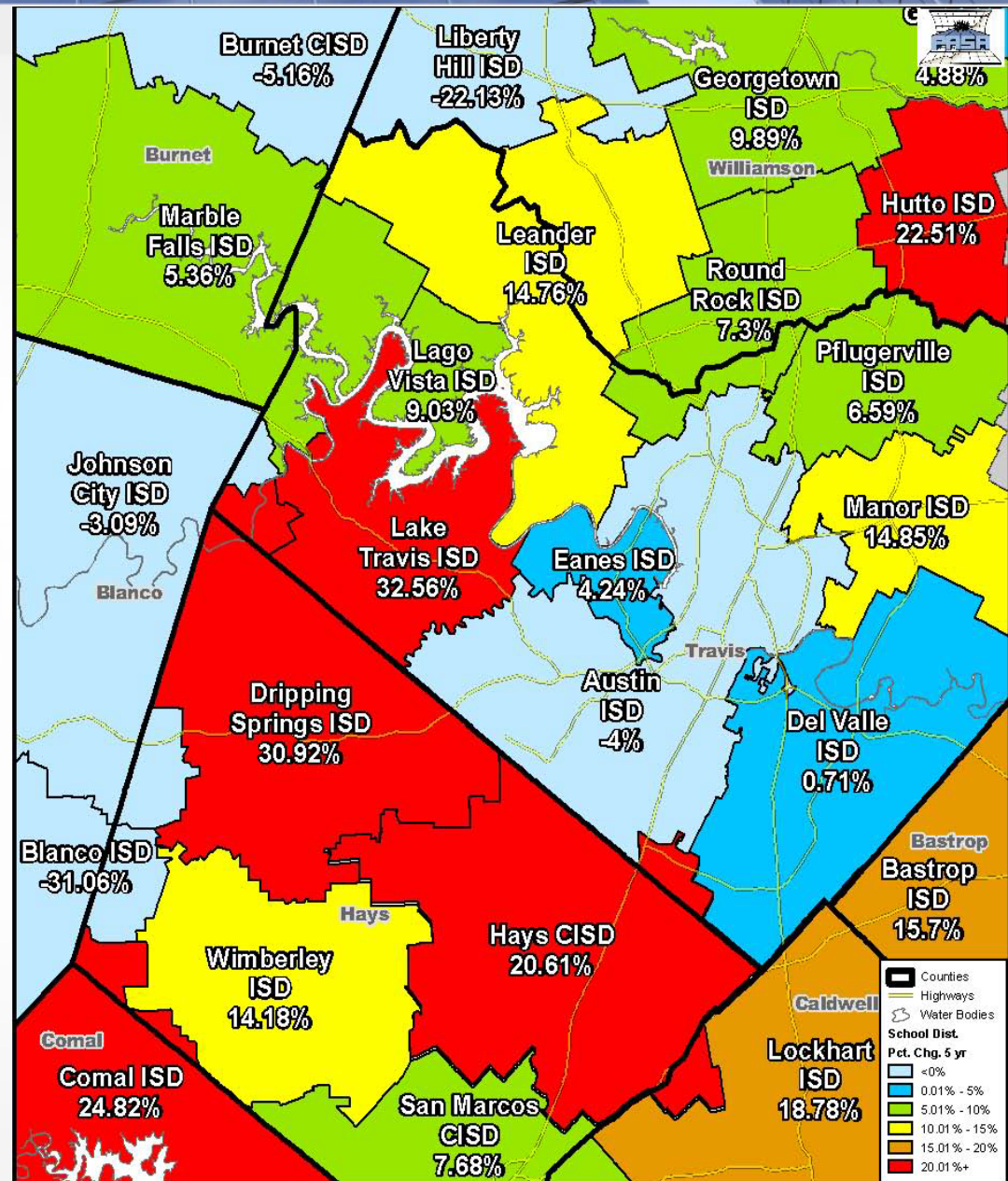




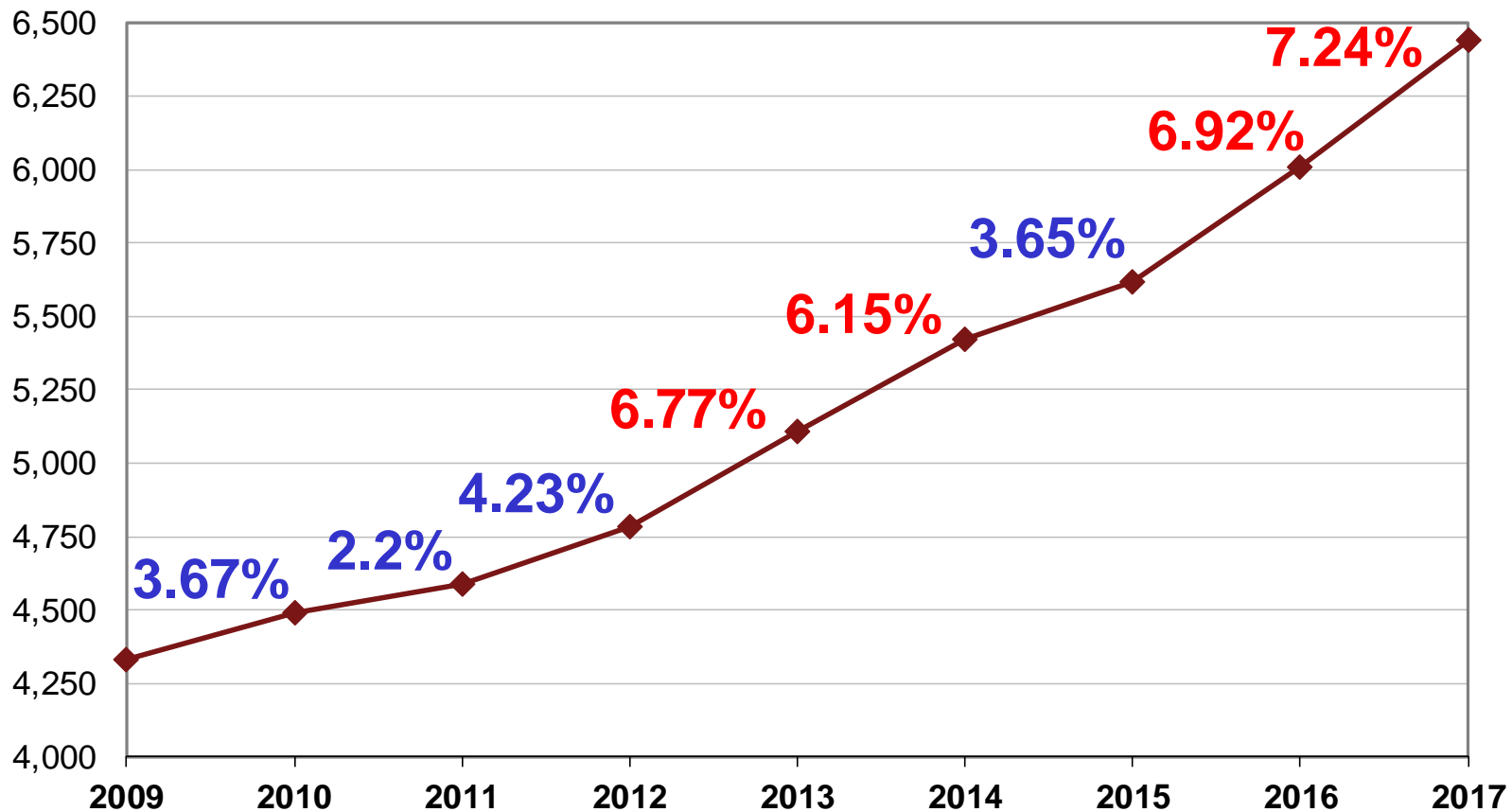
# Austin-Round Rock Metro Area

## Percent Change in Student Enrollment

Fall 2011-12  
to  
Fall 2016-17



## Past Growth Rates – Dripping Springs I.S.D.



Enrollment



# Unique Demographic Characteristics

## Dripping Springs I.S.D.

- **Low Economically Disadvantaged population (10.1%)**
  - Relative to 58.9% in Texas
  - Rank 2<sup>nd</sup> in Austin-Round Rock Metro Area
  - Rank 7<sup>th</sup> in Texas (out of 179 school districts with >5,000 students)
- **High STAAR passage rate (87.6% for grades 3-8 in 2016-17)**
  - Relative to 71% in Texas
  - Ranks 3<sup>rd</sup> in Austin-Round Rock Metro Area
  - Ranks 12<sup>th</sup> in Texas (out of 179 districts with >5,000 students)
- **Highly educated population (54% have bachelor's degree or higher)**
  - Relative to 43% in Austin-Round Rock Metro Area
- **High median income level (\$108,167)**
  - Relative to \$67,195 Austin-Round Rock Metro Area
- **Few millennials (7%)**
  - Compared to 8% for Lake Travis ISD and 23% in Austin ISD -- and 17% in Austin-Round Rock Metro Area



## Districts with Lowest Economically Disadvantaged Student Population – STATEWIDE: 2016-17

Rank	District Name	Economically Disadvantaged Students 2016-17	Total Enrollment 2016-17	% Disadvantaged 2016-17
1	HIGHLAND PARK ISD	0	7,044	0.00%
2	CARROLL ISD	117	8,208	1.43%
3	EANES ISD	196	8,134	2.41%
4	PROSPER ISD	594	9,998	5.94%
5	FRIENDSWOOD ISD	485	6,087	7.97%
6	COPPELL ISD	1,146	12,391	9.25%
<b>7</b>	<b><i>DRIPPING SPRINGS ISD</i></b>	<b><i>607</i></b>	<b><i>6,008</i></b>	<b><i>10.10%</i></b>
8	FRISCO ISD	5,868	55,923	10.49%
9	LAKE TRAVIS ISD	1,132	9,825	11.52%
10	ALEDO ISD	670	5,443	12.31%

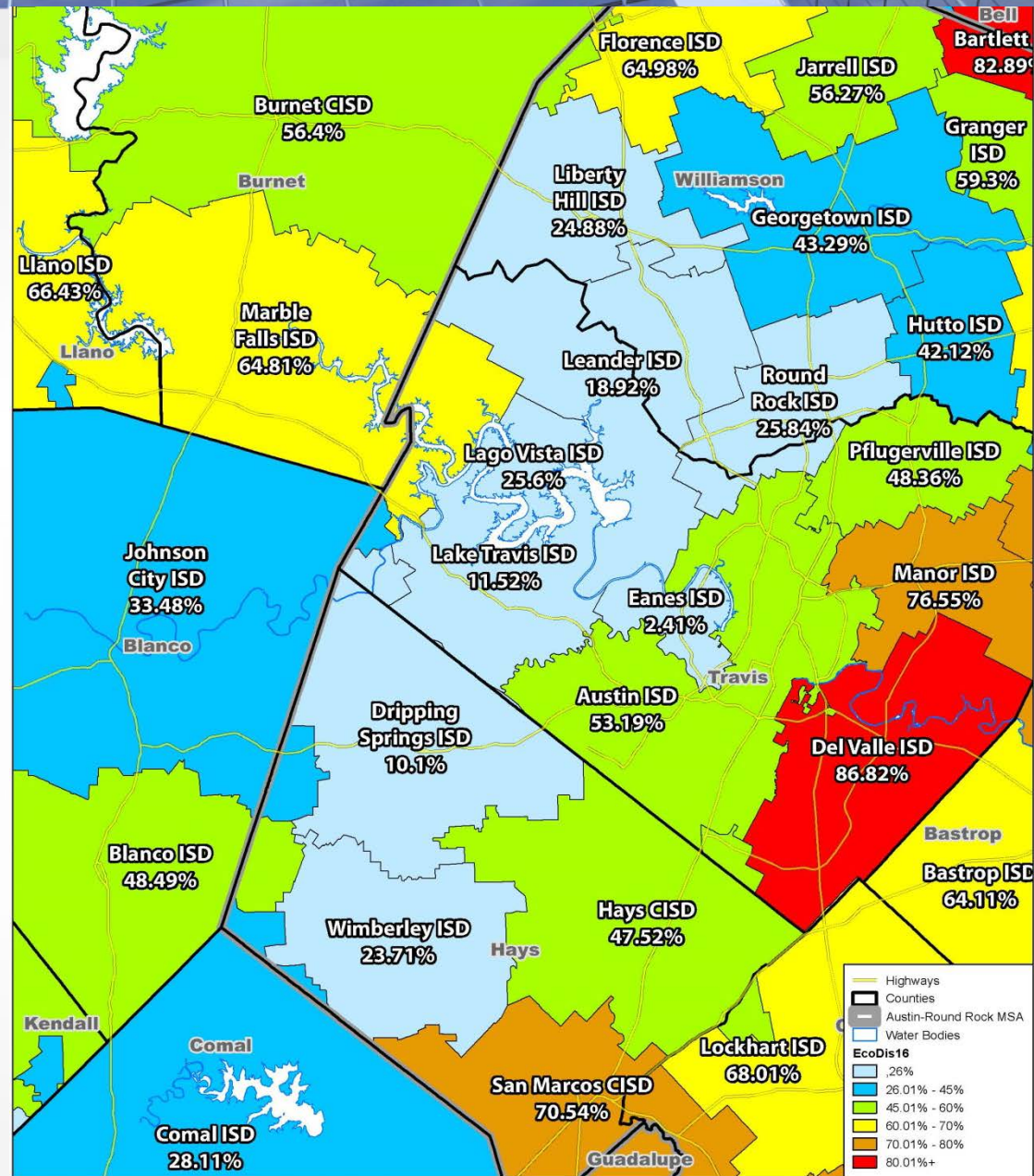




# Austin-Round Rock Metro Area

Economically  
Disadvantaged

2016-17



# 2016-17 STAAR Results 3<sup>rd</sup>-8<sup>th</sup> Grade

Rank	School District	2016-17 Enrollment	STAAR Passage Rate				
			2016-17	2015-16	2014-15	2013-14	2012-13 # passed Level III
1	CARROLL ISD	8,208	96.94%	98.45%	98.45%	98.45%	96.31%
2	HIGHLAND PARK ISD	7,044	95.73%	97.22%	97.22%	97.22%	95.80%
3	EANES ISD	8,134	94.84%	95.45%	95.45%	95.45%	93.67%
4	LAKE TRAVIS ISD	9,825	91.15%	93.42%	93.42%	93.42%	93.20%
5	COPPELL ISD	12,391	91.09%	91.60%	91.60%	91.60%	88.87%
6	ALLEN ISD	20,939	90.73%	91.91%	91.91%	91.91%	92.05%
7	FRIENDSWOOD ISD	6,087	90.18%	94.08%	94.08%	94.08%	88.67%
8	FRISCO ISD	55,923	89.80%	90.62%	90.62%	90.62%	92.37%
9	PROSPER ISD	9,998	89.42%	91.16%	91.16%	91.16%	89.50%
10	ALEDO ISD	5,443	89.39%	91.98%	91.98%	91.98%	88.23%
11	TOMBALL ISD	14,932	87.89%	90.24%	90.24%	90.24%	86.04%
12	DRIPPING SPRINGS ISD	6,008	87.57%	91.45%	91.45%	91.45%	89.53%

Of 179 Districts with 5,000 or More Students



# Private and Charter School Enrollment: Dripping Springs I.S.D.

	Students	Proportion of Population
<b>Estimated KN-12th Grade Population Living in Dripping Springs ISD</b>	<b>6,734</b>	<b>100%</b>
Attending Dripping Springs I.S.D. <sup>1</sup>	6,287	93.4%
Attending Private Schools <sup>2</sup>	297	4.4%
Attending Charter Schools <sup>3</sup>	63	0.9%
Attending Nearby Districts <sup>3</sup>	87	1.3%

<sup>1</sup> Actual KN-12th enrollment (6,242) minus 156 transfer students from other school districts

<sup>2</sup> Private school enrollment data collected by Population and Survey Analysts

<sup>3</sup> Texas Education Agency, PEIMS 2016-17



# Demographic Update

***Demographic Trends***

➔ ***Economic Trends***

***Housing Projections***

***Students per Home***

***Projected Student Enrollment***



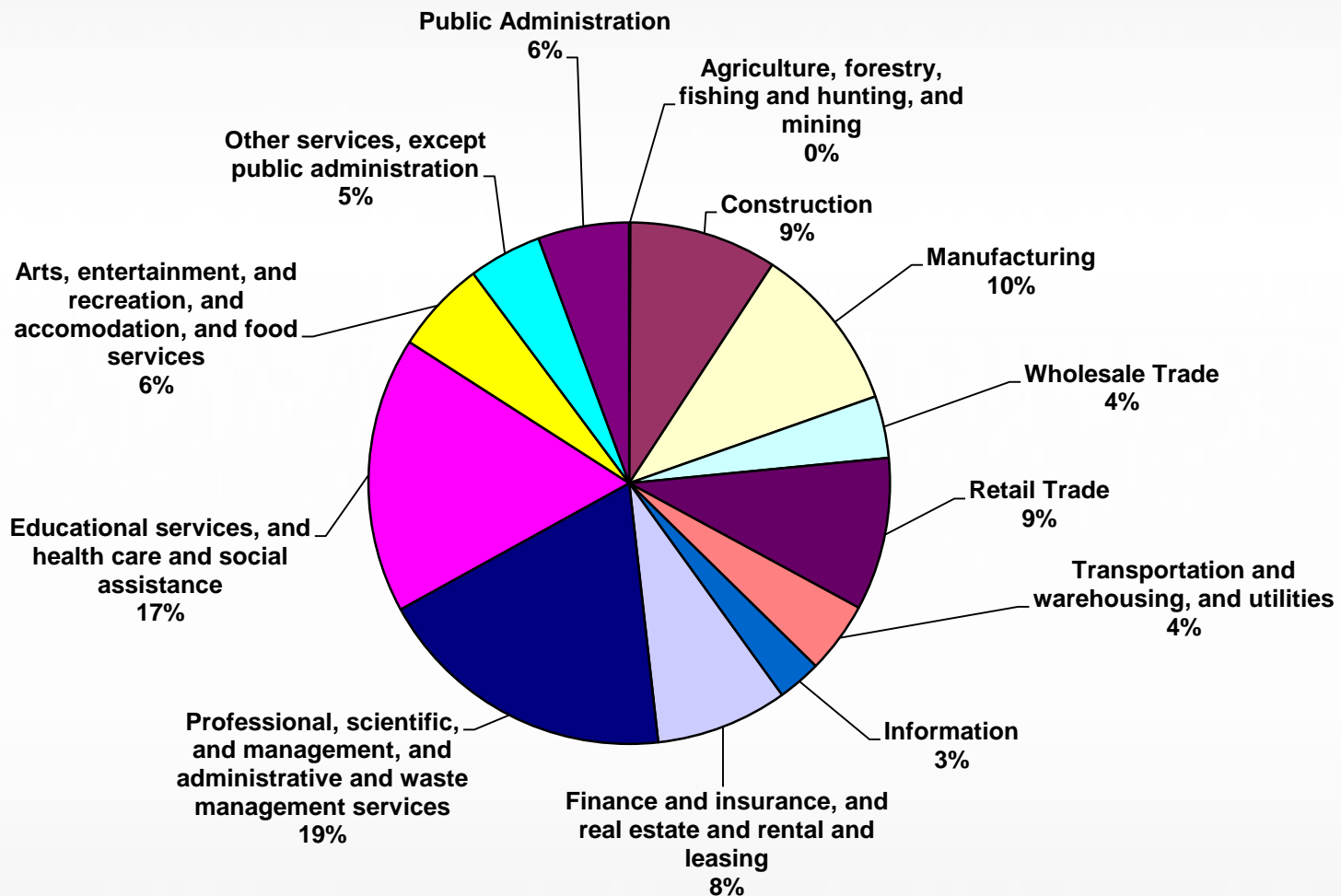


# Annual Employment Comparison

	August 2016	February 2017	August 2017	6 Month Percent Change	Annual Percent Change
<i>City of Austin</i>					
Employment	538,740	546,226	546,796	0.10%	1.50%
<i>Unemployment Rate</i>	3.2	3.5	3.1		
<i>Hays County</i>					
Employment	98,297	99,622	99,768	0.15%	1.50%
<i>Unemployment Rate</i>	3.6	3.7	3.4		
<i>Travis County</i>					
Employment	655,831	664,950	665,587	0.10%	1.49%
<i>Unemployment Rate</i>	3.3	3.6	3.2		



# Employment of Dripping Springs ISD Residents by Sector



Source: 2015 American Community Survey

Employed Population: 12,320  
Total Residents DSISD: 25,706



# Employment Trends for Work Force Residing in Dripping Springs I.S.D.

- \* Growth in the last five years in the percent of workers in professional and management jobs— i.e., the largest sector of workers within D.S.I.S.D.
- \* 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.



# Demographic Update

*Demographic Trends*

*Economic Trends*

➔ *Housing Projections*

*Students per Home*

*Projected Student Enrollment*



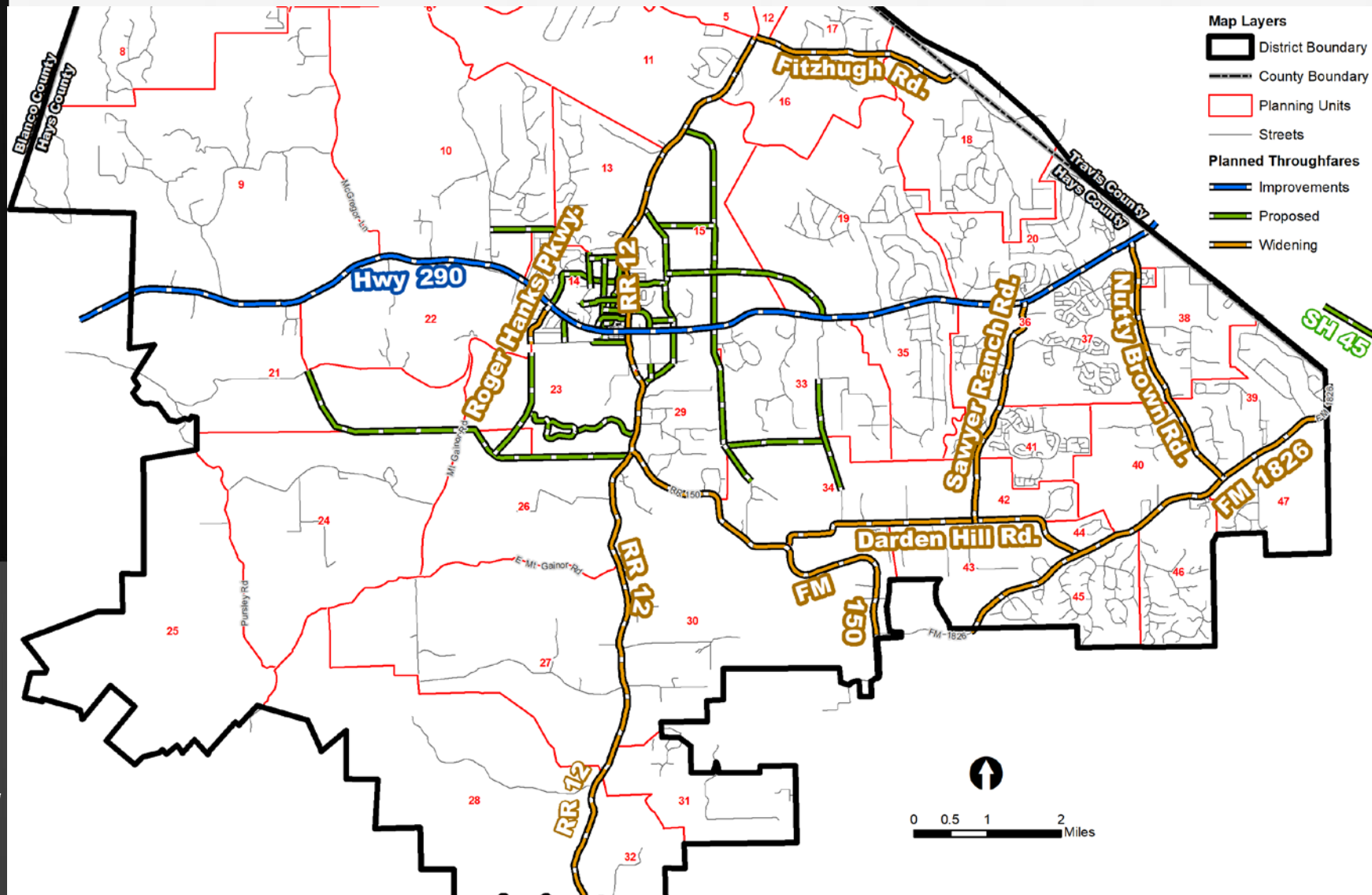


## Housing Trends in Dripping Springs

- ❖ Median sales price of homes in Sept. 2017 (SINGLE-FAMILY ONLY): \$487,000 relative to \$462,250 last Sept. 2016 (almost \$24,750 higher)
- ❖ Homes on the market has fluctuated this year (281 at end of Sept.) -- but was 323 at end of Sept. 2016
- ❖ Home sales were also fluctuating – with 50 sold in Sept., 2017
- ❖ Homes are selling slightly faster (64 days) – relative to last Sept. (70 days)
- ❖ *In the Austin-Round Rock Metro Area, home sales were up ~less than 1% in Sept., 2017 -- relative to Sept., 2016*



# Transportation Improvements

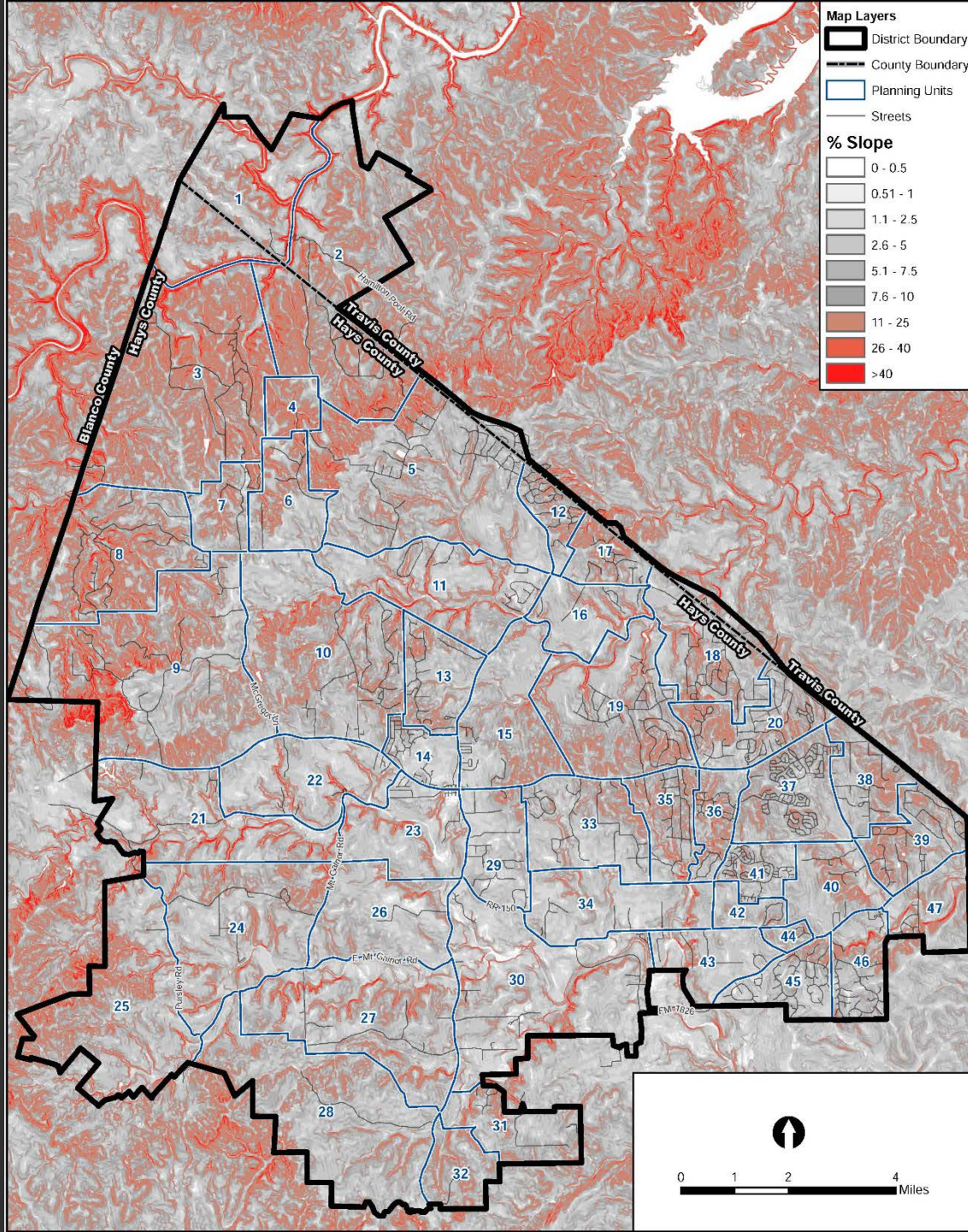


# Transportation Improvements

- \* [Rob Shelton Blvd](#) (now opened and will spawn significant residential and commercial development, with spinoff minor arterials;
- \* 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.](#), [part of 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







# Surface Slopes Affecting Residential Development





# 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. There is a development agreement with City, but **likely four years away from construction**. At one time, there were ~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 70+ homes per year in various sections of the development. Build-out is expected in the 3 years.

**Headwaters** – This mixed-use development, on ~1,340 acres, has ~28 homes occupied (Oct., 2017), and will have future single-family, apartments, and townhomes. The concept plan includes 983 total single-family lots. Roads and infrastructure are all available. It is expected to build-out throughout a ten-year period.

**Caliterra** - New development of **560+ acres**. Caliterra has ~37 homes occupied (Oct., 2017). Caliterra recently purchased **196 ac. from Carter Ranch also** – which may not have entitlements on it.

**Reunion Ranch** – 525 single-family with one-half as yet unplatted, and with a new bridge completed one year ago to facilitate build-out.



# Future Single Family Developments

(Continued)

**Heritage/Sustainable Places Plan** – This Heritage town center concept should have ~700 units in the **Baird parcel** and the **Davidson tract** – with small commercial – **slated to be a PID (Public Improvement District)**. There will be other mixed land uses such that this will be a town center concept implemented on ~187 or more acres. **Stratford Development (Dallas developer)** has water and sewer for these ~700 units – with 1<sup>st</sup> phase by 3<sup>rd</sup> Q 2018.

**Arrowhead Ranch** – formerly Star D Ranch. It consists of ~365 acres, with infrastructure and roadways added and ~40 house at various stages of construction. Known are ~375 future homes expected at build-out – with 40 houses at various stages of construction (Oct. 2017). No commercial users at this point.

**Westwood (formerly Scenic Green)** -- with a Public Improvement District approved by City and same development plans as Scenic Gardens – developers have approval for 1<sup>st</sup> phase now. This project consists of ~695 acres, and has had **an earlier plan for 918 lots**. PASA is conservatively projecting occupancy of 280 homes in the next 10 years. **City was given 17 ac. as a “civic site” – which could be a school site (but now owned by City).**

**Highpointe** – This older master-planned community has approximately **740 acres**. Highpointe has ~32 homes currently under construction (Oct., 2017), 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 ~2-3years.



# Future Single Family Developments

(Continued – Updates for April, 2016 through September, 2017)

**Springs at Barton Creek** -- The **Bonham Ranch's** 46 and 54 and 150 ac. -- with a concept plan showing 650 lots on 316 ac. This is a condo-ized subdivision (so that homeowners do not own their lots) – and will have ~15 sections, but the City has not approved the plan and the number of lots is uncertain.

**Burba Ranch** -- Ella Louise Burba's 71 and 32 acres – preliminary plat approved on 103.8 ac. off E. on Sawyer Ranch Rd. Plans are for 1 to 2-plus ac. lots – or ~ **40 lots**.

**Esperanza Ranch** – This project consists of **104 lots** for final plat on 107.8 ac. of the Needham tract – which is west on Bell Springs Rd. (3/4 ac. lots – now can just pull building permits).

**Cortaro (AJCAC Holdings)** – 34.7 ac., which was zoned SF low density (SF 1) and now **RE-ZONED** as general retail and SF moderate density (SF 2) and also as SF attached, garden home (SF 5) – located on W. side of RR12 and S. of Harrison Hills.

**Cannon and Scott tracts** – City has received applications from both owners. Expect 2 units per acre for both tracts – but development is ~4 years forward since need both water & wastewater. City is likely expanding wastewater plant and new pipelines – but new wastewater addition is contested.



# Largest Single-Family Developments

Planning Unit	Subdivision Name or Owner's Name	Proj. Housing Occupancies		
		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
<b>Total (Above-Listed Subdivisions):</b>		<b>1,831</b>	<b>2,662</b>	<b>4,493</b>
<b>Total Single Family Housing Projected:</b>		<b>3,255</b>	<b>6,279</b>	<b>9,534</b>





## **Existing Subdivisions with Greatest “Regeneration” Based on Added Students in 2016-17**

<b><u>Yr. Built</u></b>	<b><u>Med. Appraised</u></b>	<b><u>Built-out Subdivisions</u></b>
<b>2012</b>	<b>\$495,840</b>	<b>Kinloch Court in <u>Belterra</u></b>
<b>2006</b>	<b>\$400,035</b>	<b><u>Palisades in Belterra</u></b>
<b>2002</b>	<b>\$501,500</b>	<b>Settlers Point</b>
<b>2011</b>	<b>\$357,185</b>	<b><u>Ledge Stone</u></b>
<b>2005</b>	<b>\$290,140</b>	<b>Canterbury in <u>Belterra</u></b>
<b>2010</b>	<b>\$336,410</b>	<b><u>Views at Belterra</u></b>



# Future Multi-Family Developments

**Western Springs Apts.** – TDHCA (Texas Dept. of Housing and Community Affairs) – **approved 2017 for 72 units** (603 W. Hwy 290) next to Valero and across from O'Reilly Autoparts. Was re-zoned to include MF and was part of the Langston Life Estate – S. on US 290 and E. on Ramirez Ln.

**Cottages at Belterra** – **condos** on 21 ac. N. on Trinity Hills Dr. NE of intersection with Belterra Dr. – and part of a mixed use development (Belterra is now newly owned by Castlelake – a global Minnesota development firm, which purchased 1,600 ac. of Crescent Communities' parcels). **Ph. I has 29 units and Ph. II has 47 units.**

**Heritage Sustainable Places Plan** – PASA expects at least one of three possible parcels in this urban core development to become a multi-family complex.



# Future Multi-Family Developments

## (Continued)

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

**Headwaters** – tentative apartments and townhomes – N. on US 290 – newly approved PD (Planned Development Master Plan) on 166.8 ac.

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

**Anarene** – multi-family complexes are expected as a part of this community

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**Belterra Springs** – completed; AND **Ledgestone Senior Apartments** – completed; and Merritt Hill Senior Apartments - completed

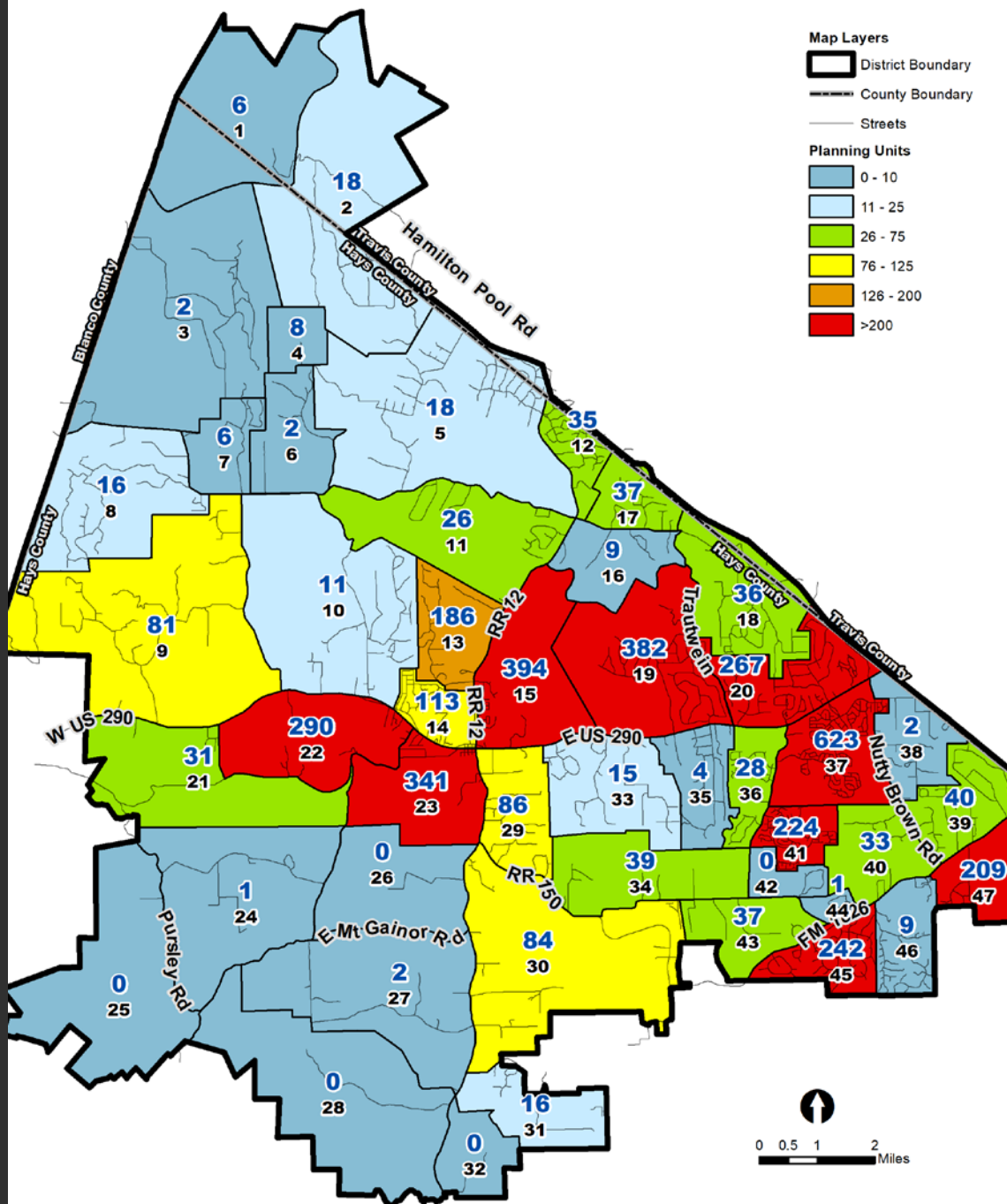


# Projected New Housing Occupancies: 2016 – 2025

	<i>Single- Family Housing Total</i>	<i>Multi- Family Housing Total</i>	<i>Senior Living</i>	<i>Condos/ Townhomes</i>	<b>Grand Total</b>
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>	<b>3,255</b>	<b>502</b>	<b>160</b>	<b>93</b>	<b>4,010</b>
<i>Oct 2021-Oct 2025</i>	<b>6,279</b>	<b>1,175</b>	<b>0</b>	<b>143</b>	<b>7,597</b>
<i>Mar. 2016-Oct 2025</i>	<b>9,534</b>	<b>1,677</b>	<b>160</b>	<b>236</b>	<b>11,607</b>



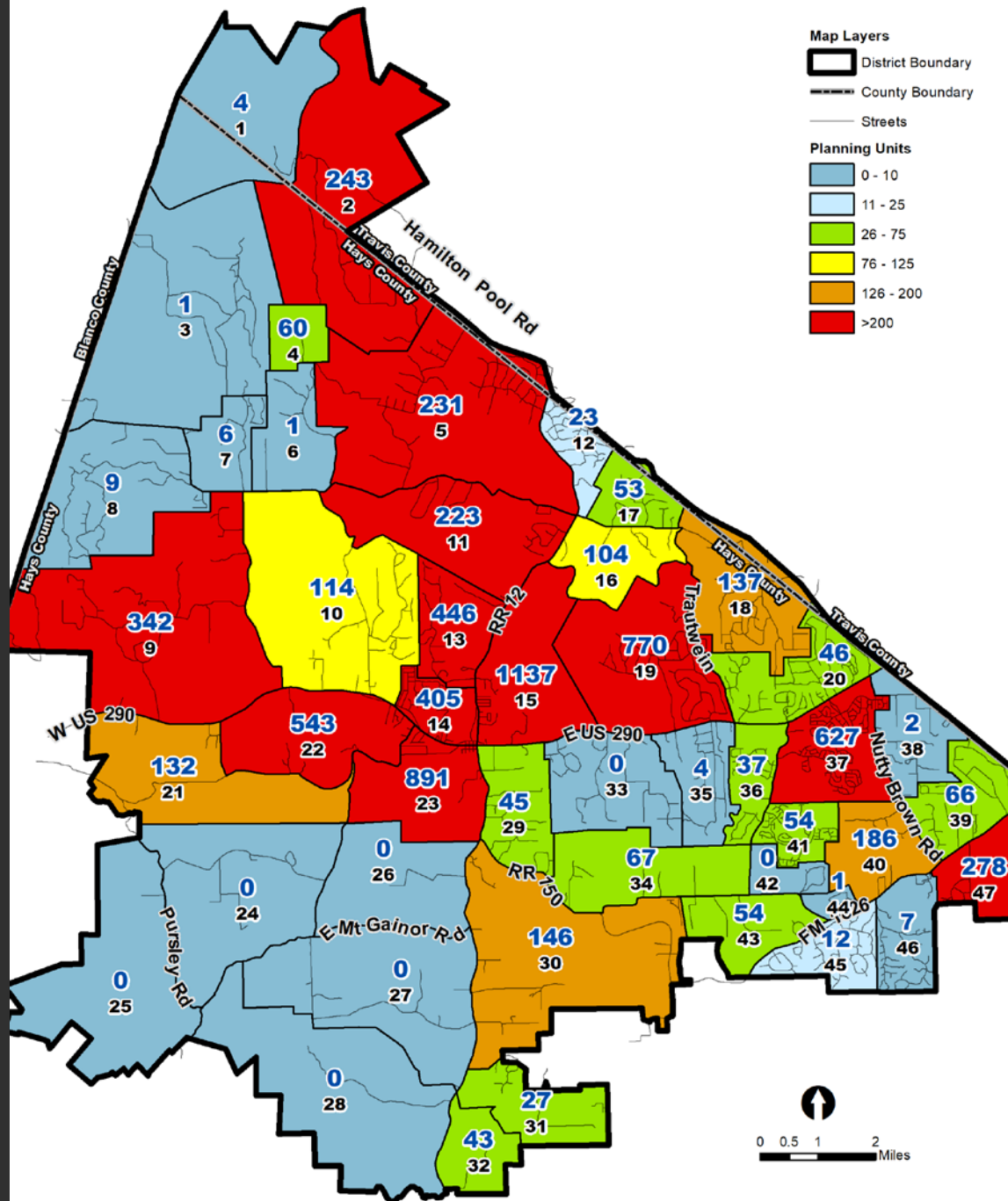




# Projected New Housing Occupancies

April 2016 to  
Oct 2020





# Projected New Housing Occupancies:

Oct 2020  
to  
Oct 2025



# Demographic Update

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➔ *Students per Housing Unit*

*Projected Student Enrollment*

*Real Estate Implications*



# Ratios of Students per Housing Unit

Districtwide	2012	2016
<b>Single-Family</b> Students per Occupied Home	0.54	<b>0.54</b>
<b>Multi-Family</b> Students per Occupied Unit	0.69	<b>0.50</b>

Master Planned Communities	2012	2016
<b>Belterra</b> Students per Occupied Home	0.81	<b>0.85</b>
<b>Highpointe</b> Students per Occupied Home	0.71	<b>0.71</b>





# Demographic Update

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*Students per Home*

➡ *Projected Student Enrollment*



## Factors Affecting Ten-Year Growth Projections – Part I

- \* Heavy dependency on projected new homes (~80% or more of additional population will come from new homes in the coming ten years)
- \* Multi-family units make up ~4% of all current housing, but, in the coming decade, 14% of all new housing will be MF;
- \* More condos: minimum of 235 units projected;
- \* Transportation improvements – it is possible that travel times to work will decrease due to improved arterials and also slightly more jobs within and near the District;

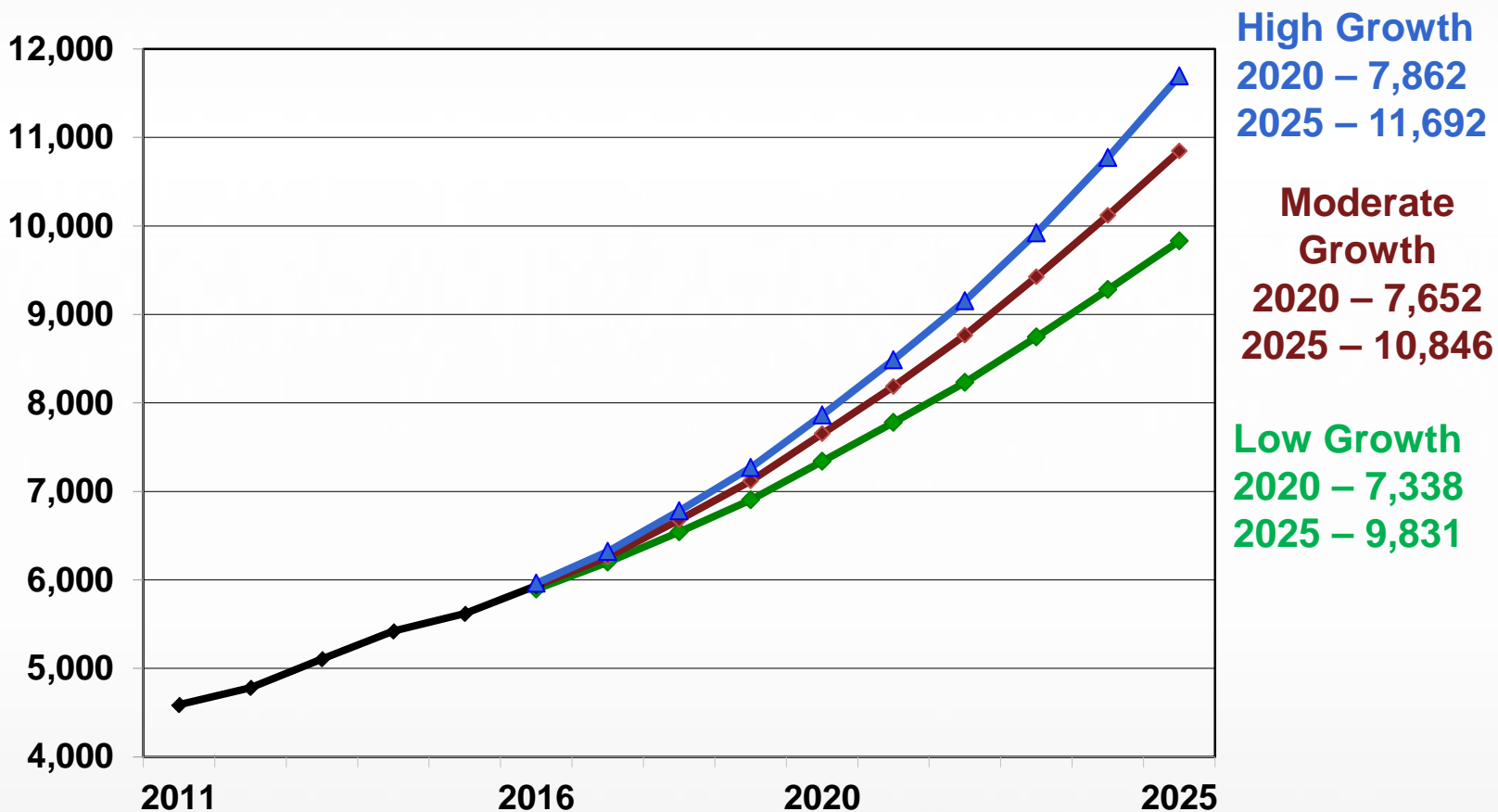


## Factors Affecting 10-Year Growth Projections – Part II

- \* Higher ratios of students per home expected – more population.
- \* More families should move into existing, older subdivisions in the future – more population. (Now: about 1/10th of added new students move into existing subdivisions)
- \* Low millennial population, with 7% ages 25-34, but that age cohort is projected to increase – more population.
- \* And, retirees are attracted to suburban hill country and lake-oriented locations, now making up 18% of D.S.I.S.D. residents, 12% of Leander I.S.D. -- and 30% of Marble Falls I.S.D. population – more older persons.



# Three Scenarios of Growth





# Moderate Growth Scenario

	Projected Enrollment at PEIMS Snapshot Date								
	2017	2018	2019	2020	2021	2022	2023	2024	2025
Enroll.	6,345	6,780	7,222	7,773	8,300	8,899	9,566	10,285	11,032
% Growth	5.52%	6.86%	6.52%	7.63%	6.78%	7.21%	7.49%	7.52%	7.25%
Growth	332	435	442	551	527	599	667	720	746

↑  
6,443 = Actual Enrollment



# Projected Resident Elementary Students

	Capacity	2017	2018	2019	2020	2021	2022	2023	2024	2025
Dripping Springs	900	742	779	831	917	1,026	1,156	1,302	1,457	1,629
Rooster Springs	850	812	879	916	950	973	991	1,010	1,008	1,008
Sycamore Springs	800	746	808	857	915	941	968	1,000	1,020	1,046
Walnut Springs	850	715	764	843	945	1,046	1,153	1,286	1,423	1,574
<b>Total</b>	<b>3,400</b>	<b>3,015</b>	<b>3,230</b>	<b>3,447</b>	<b>3,727</b>	<b>3,986</b>	<b>4,268</b>	<b>4,598</b>	<b>4,908</b>	<b>5,257</b>



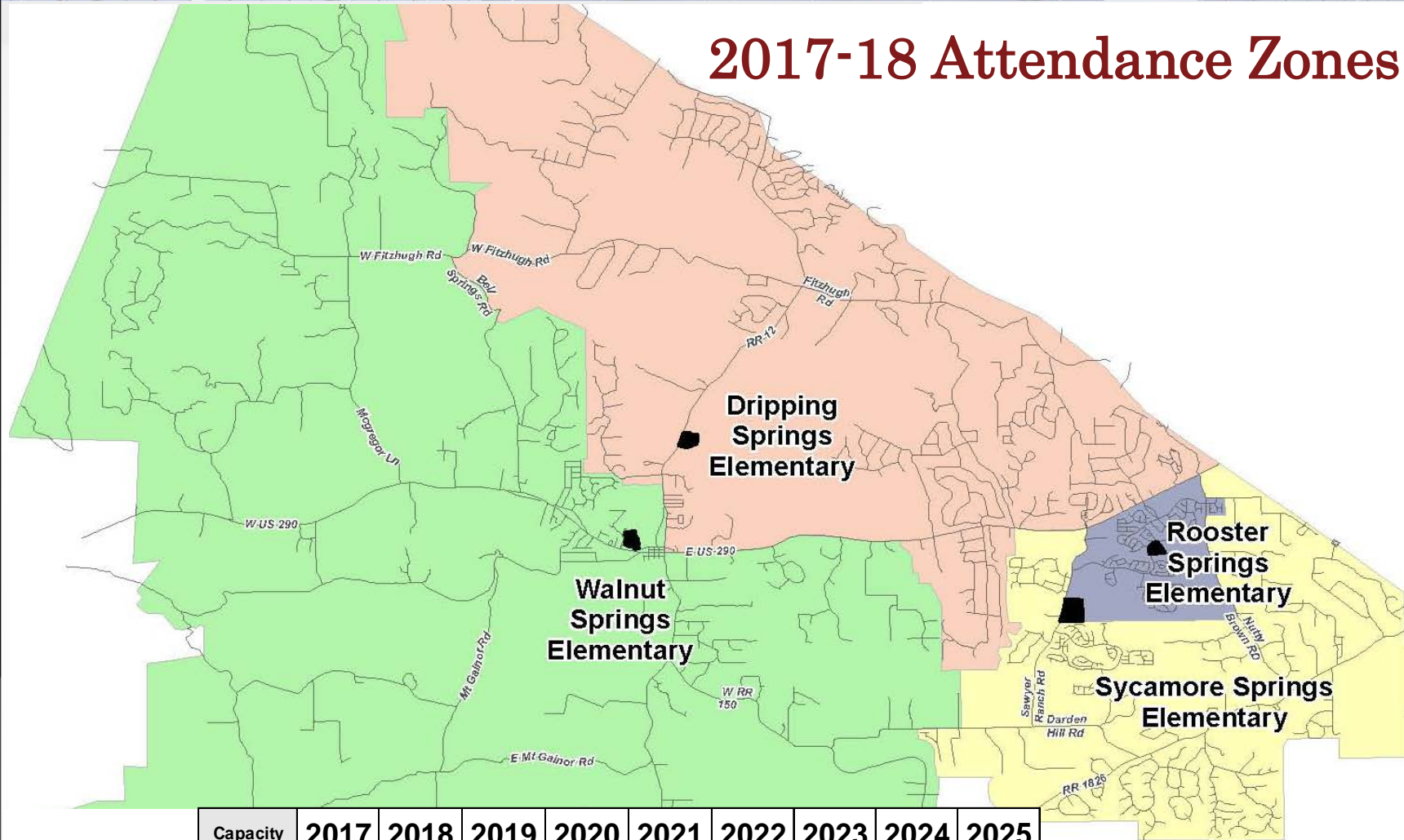
**Actual Enrollment:**  
**(Sept 25, 2017)**

**3,065**

**> 120% Utilization**



# 2017-18 Attendance Zones



	Capacity	2017	2018	2019	2020	2021	2022	2023	2024	2025
Dripping Springs	900	742	779	831	917	1,026	1,156	1,302	1,457	1,629
Rooster Springs	850	812	879	916	950	973	991	1,010	1,008	1,008
Sycamore Springs	800	746	808	857	915	941	968	1,000	1,020	1,046
Walnut Springs	850	715	764	843	945	1,046	1,153	1,286	1,423	1,574
<b>Total</b>	<b>3,400</b>	<b>3,015</b>	<b>3,230</b>	<b>3,447</b>	<b>3,727</b>	<b>3,986</b>	<b>4,268</b>	<b>4,598</b>	<b>4,908</b>	<b>5,257</b>



# Projected Resident Middle School Students

	Capacity	2017	2018	2019	2020	2021	2022	2023	2024	2025
Dripping Springs	1,200	713	773	808	892	984	1,100	1,273	1,422	1,579
Sycamore Springs	800	755	814	823	866	883	915	963	981	994
Total	2,000	1,468	1,587	1,631	1,758	1,867	2,015	2,236	2,403	2,573



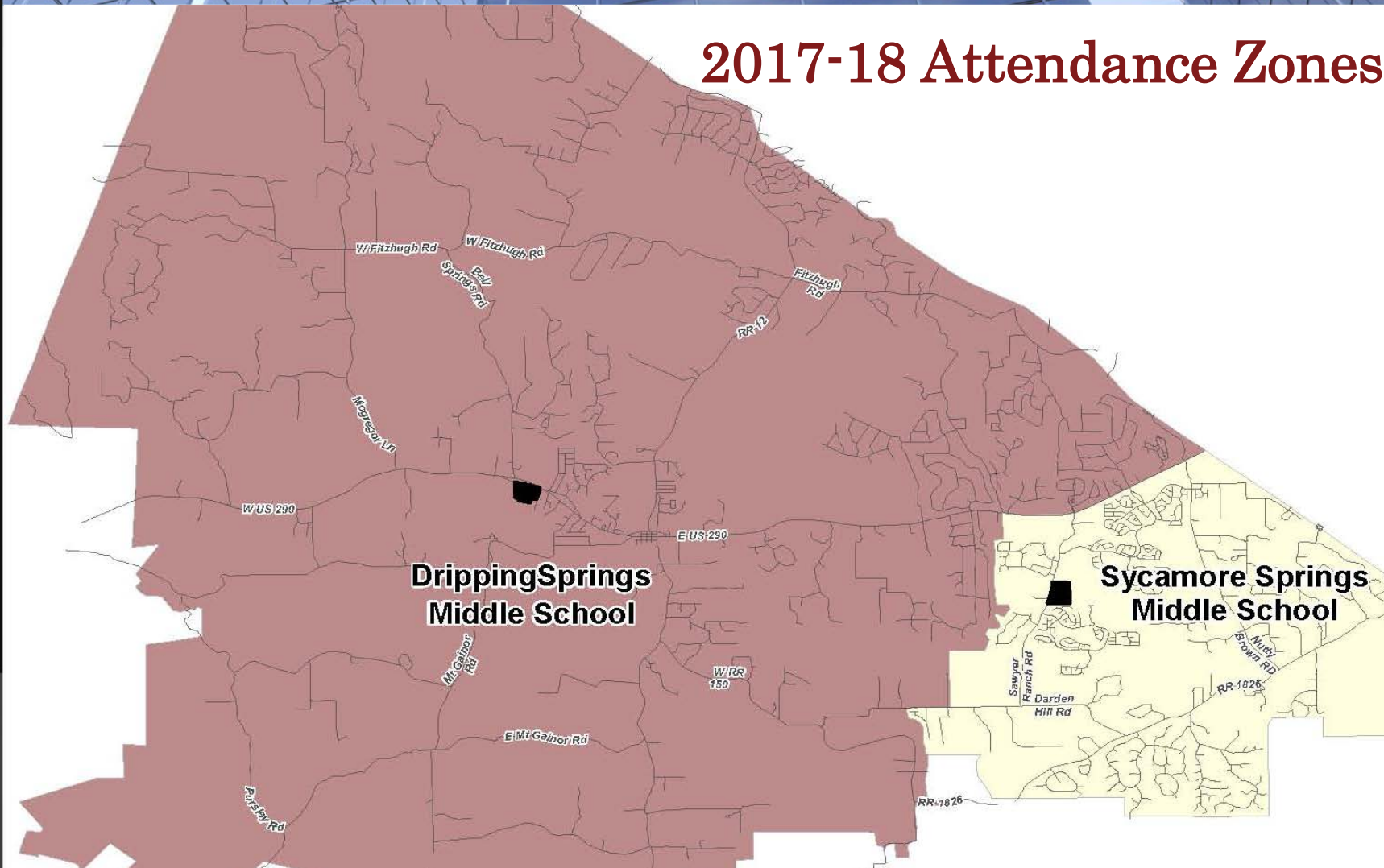
**Actual Enrollment: 1,507**  
**(Sept 25, 2017)**

> 120% Utilization





# 2017-18 Attendance Zones



	Capacity	2017	2018	2019	2020	2021	2022	2023	2024	2025
Dripping Springs	1,200	713	773	808	892	984	1,100	1,273	1,422	1,579
Sycamore Springs	800	755	814	823	866	883	915	963	981	994
Total	2,000	1,468	1,587	1,631	1,758	1,867	2,015	2,236	2,403	2,573



# Projected Resident High School Students

	Capacity	2017	2018	2019	2020	2021	2022	2023	2024	2025
<i>9th-12th Students Projected</i>	1,850	1,853	1,959	2,143	2,284	2,439	2,607	2,730	2,970	3,200
<i>Percent Utilization</i>		100%	106%	116%	123%	132%	141%	148%	161%	173%
<i>Student Margin</i>		-3	-109	-293	-434	-589	-757	-880	-1,120	-1,350



**Actual Enrollment: 1,871  
(Sept 25, 2017)**

**> 120% Utilization**



# **Dripping Springs I.S.D. Demographic Update**

**October 9, 2017**

**Population and Survey Analysts**

