

Spring 2022

Population and Survey Analysts

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# **Dripping Springs ISD**

**Demographic  
Study**

# Who We Are

Population and Survey Analysts

**Largest Demographic Firm in Texas**

**40-Plus Year History**

**Work for Majority of High Growth School Districts in Texas**



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GIS Coordinator



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Research Analyst



# What We Do



## Housing Projections

Annual projections 10 years forward  
SF and MF and Undeveloped Parcels



## Mapping

Aerial Images  
Existing and Future Residential Developments



## Economic Data

Recent Employment Trends for District



## Current Students

Geocode Students  
Ratios of Students per Housing Unit



## Projected Future Students

By Planning Unit  
By Attendance Zone



## Long Range Planning

Attendance Zone Planning  
Site Selection



# 2021-22 Demographic Study

## **Pandemic's Effect on Enrollment**

PASA estimates virtually all DSISD students have returned from COVID-induced at-home or alternative virtual schooling.

## **2021 Housing Acceleration**

Happened in tandem with an already-projected increase in housing in DSISD

## **Economy**

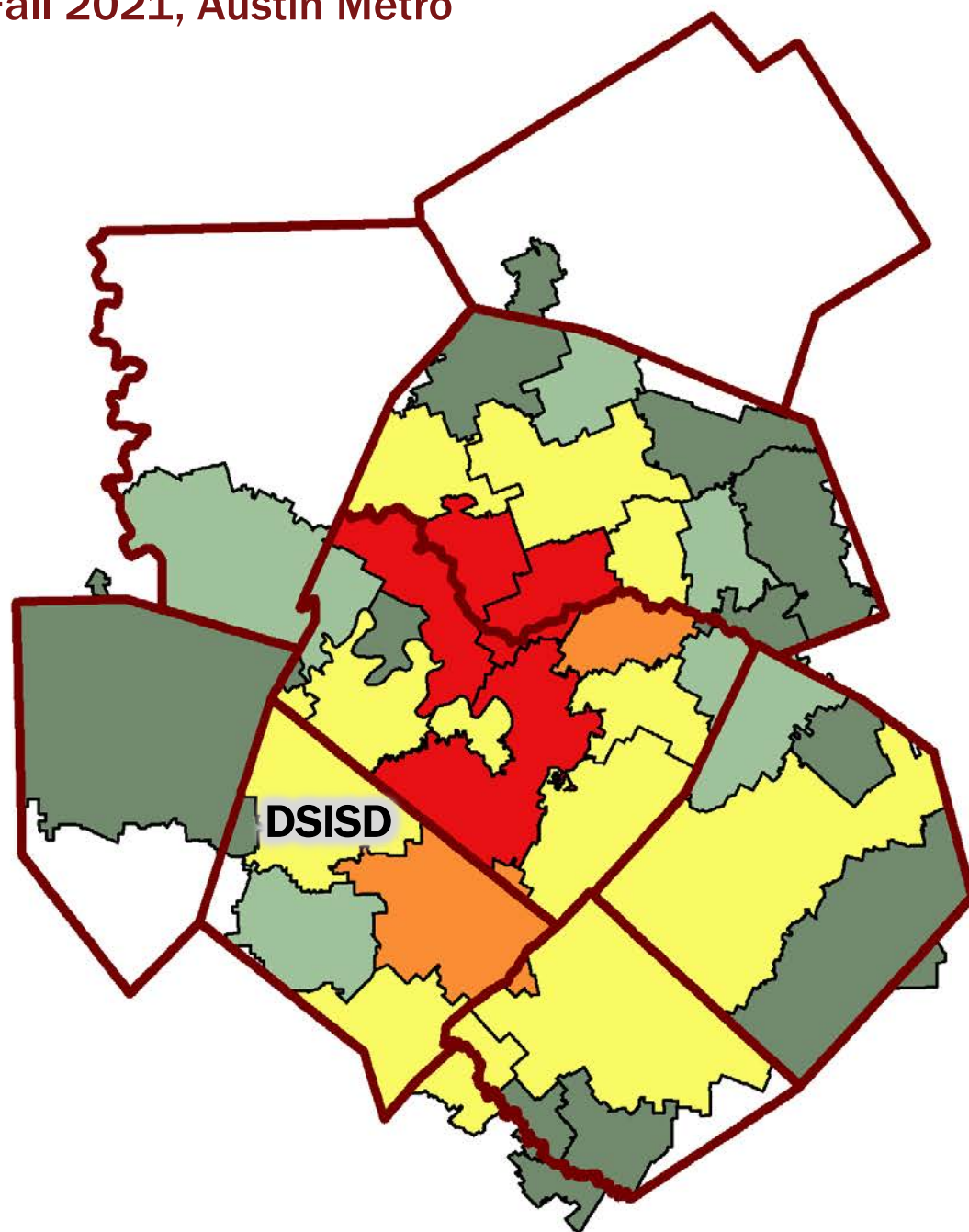
Employment is back to pre-pandemic levels, however, inflation and increasing interest rates could slow the already stabilizing housing market, especially amongst certain buyers such as investors.



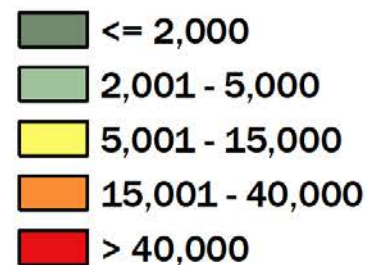
# Demographic Trends

# Total School District Enrollment

Fall 2021, Austin Metro



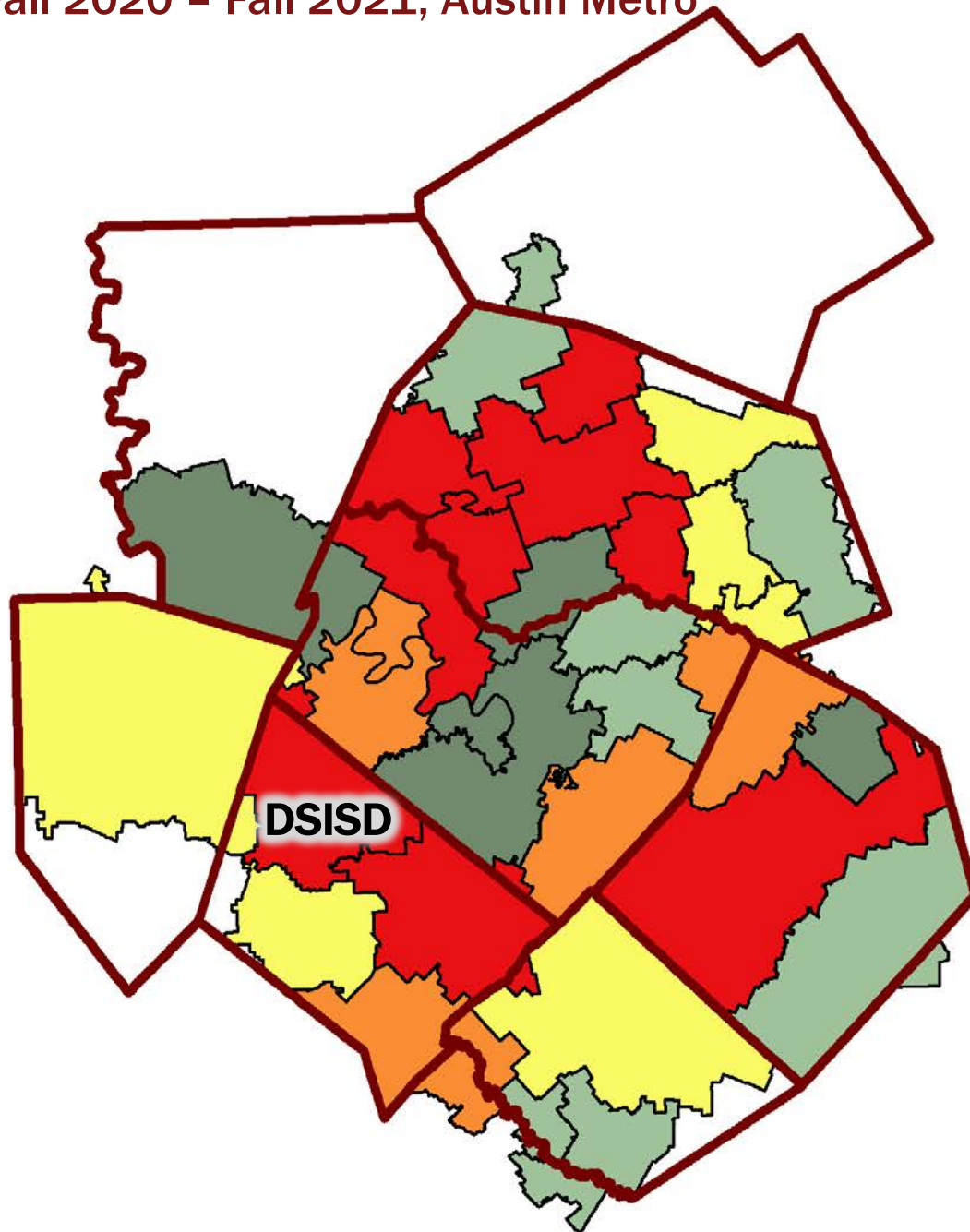
	School District	Enrollment
1	Austin ISD	74,602
2	Round Rock ISD	47,167
3	Leander ISD	41,780
4	Pflugerville ISD	25,486
5	Hays CISD	21,405
6	Georgetown ISD	12,618
7	Bastrop ISD	11,994
8	Lake Travis ISD	11,345
9	Del Valle ISD	11,078
10	Manor ISD	9,270
11	Hutto ISD	8,960
12	San Marcos CISD	8,171
13	Dripping Springs ISD	8,001
14	Eanes ISD	7,834
15	Liberty Hill ISD	6,840



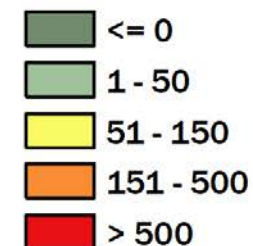


# One-Year Numeric Change in Enrollment

Fall 2020 – Fall 2021, Austin Metro



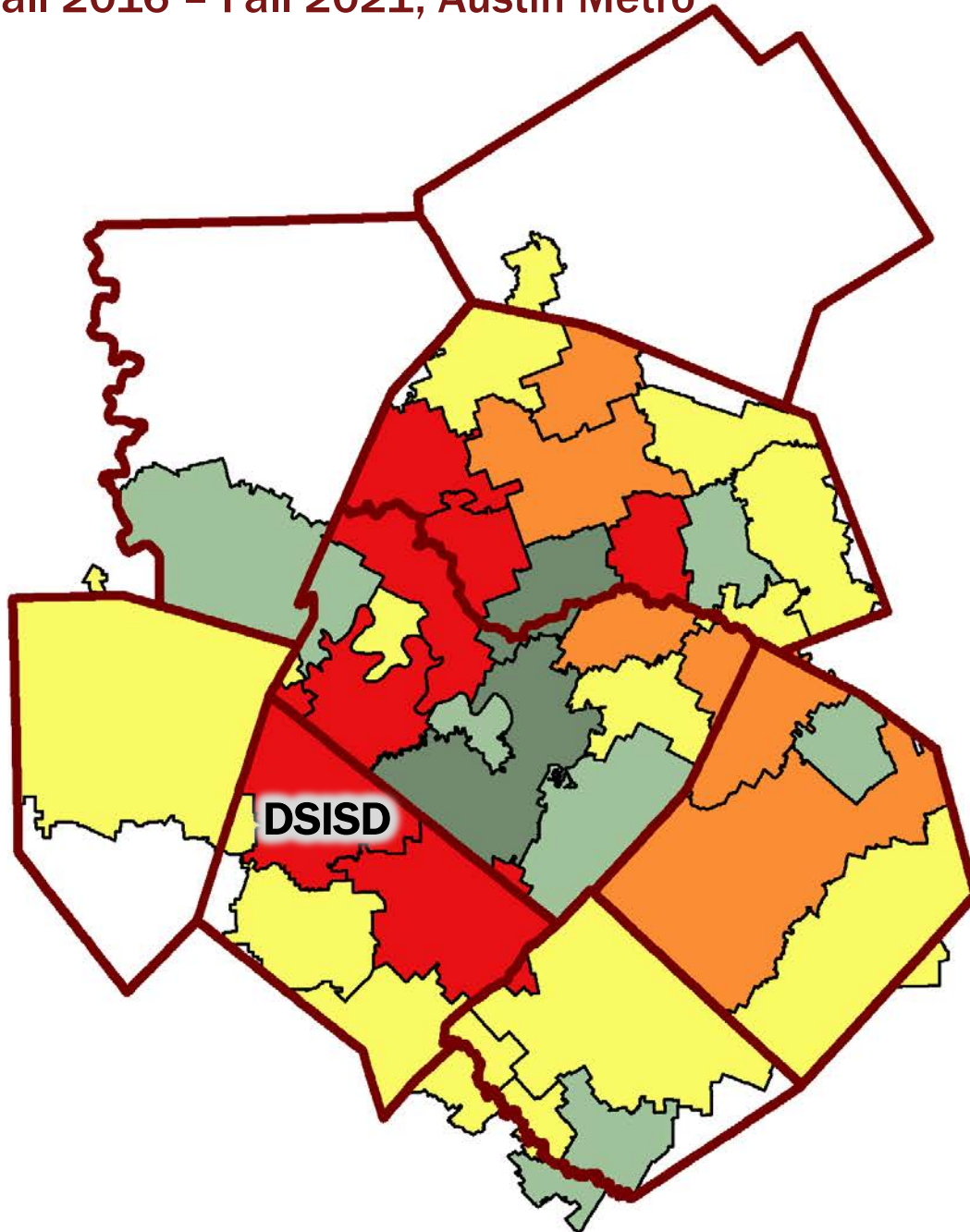
	School District	Change
1	Leander ISD	1,425
2	Liberty Hill ISD	1,301
3	Hays CISD	1,083
4	Georgetown ISD	752
5	<b>Dripping Springs ISD</b>	<b>718</b>
6	Bastrop ISD	589
7	Jarrell ISD	580
8	Hutto ISD	539
9	Del Valle ISD	424
10	Elgin ISD	368
11	Lake Travis ISD	344
12	Lago Vista ISD	183
13	San Marcos CISD	158
14	Coupland ISD	90
15	Lockhart ISD	85



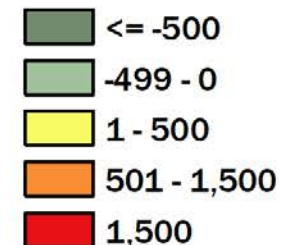


# Five-Year Numeric Change in Enrollment

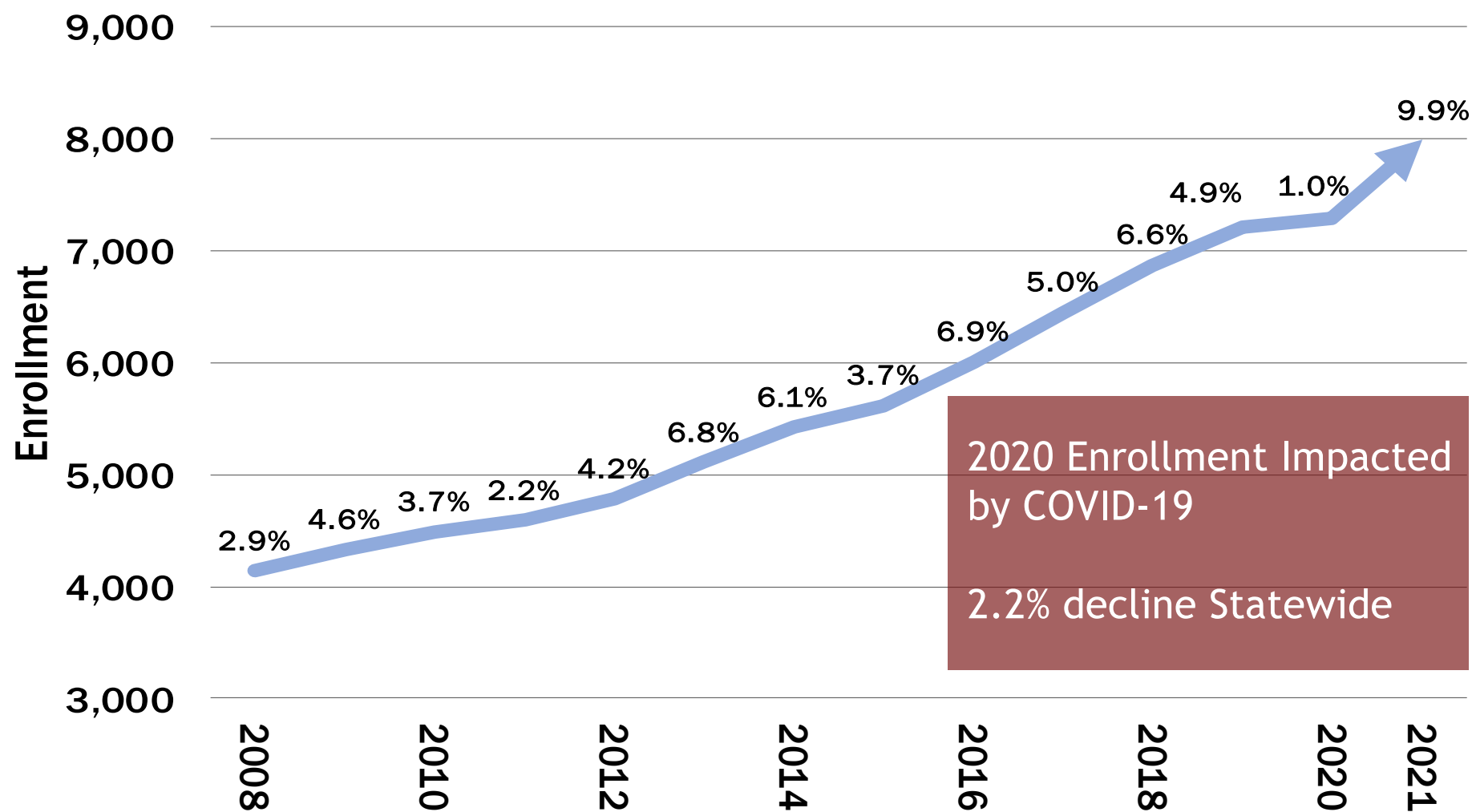
Fall 2016 – Fall 2021, Austin Metro



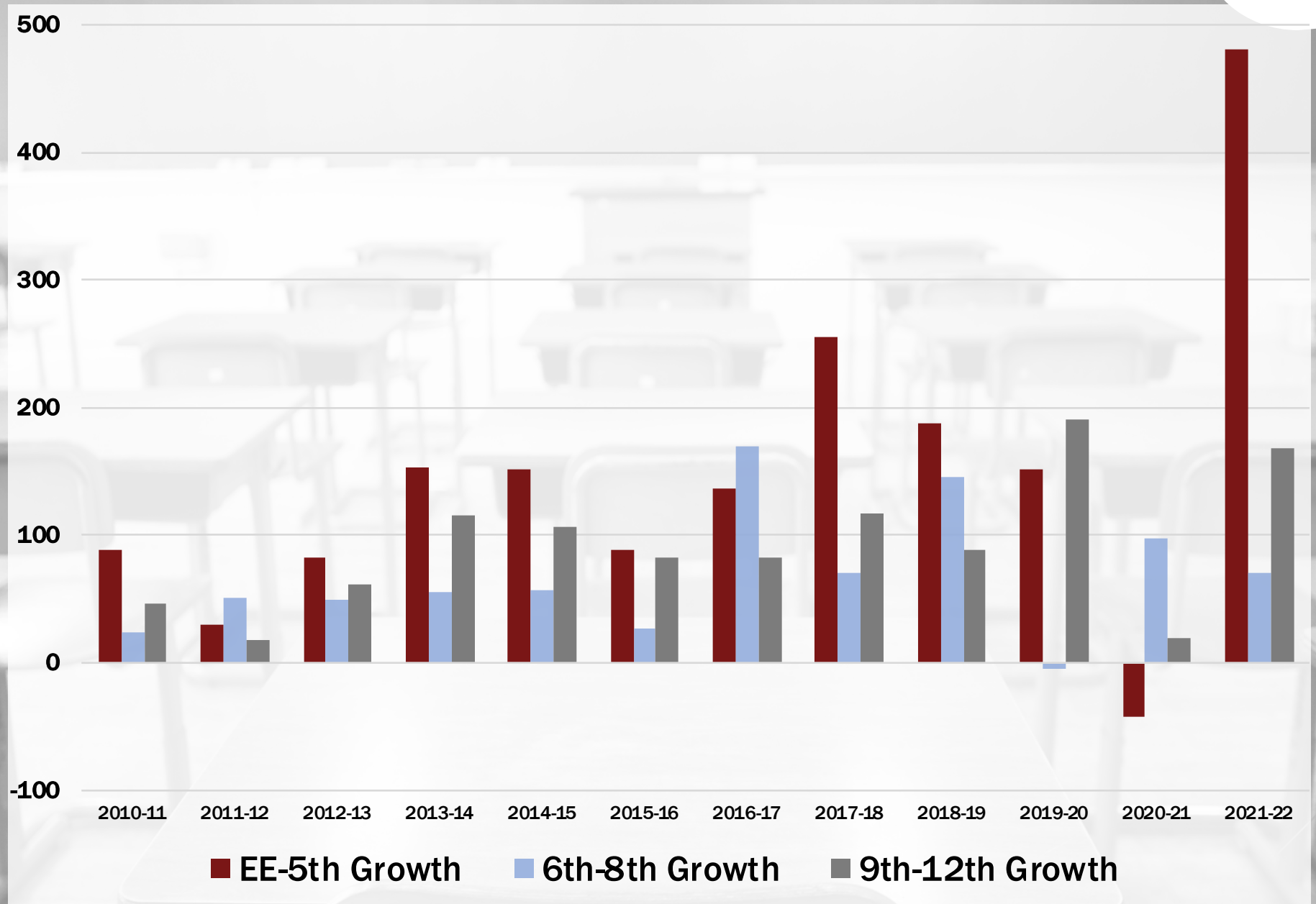
	School District	Change
1	Leander ISD	3,554
2	Liberty Hill ISD	3,163
3	Hays CISD	2,190
4	Hutto ISD	2,015
5	<b>Dripping Springs ISD</b>	<b>1,993</b>
6	Lake Travis ISD	1,520
7	Bastrop ISD	1,455
8	Jarrell ISD	1,394
9	Georgetown ISD	1,193
10	Pflugerville ISD	895
11	Elgin ISD	679
12	Lockhart ISD	448
13	Manor ISD	400
14	Lago Vista ISD	359
15	Wimberley ISD	310



# Annual Growth Rates



# Historical Growth by Grade Group

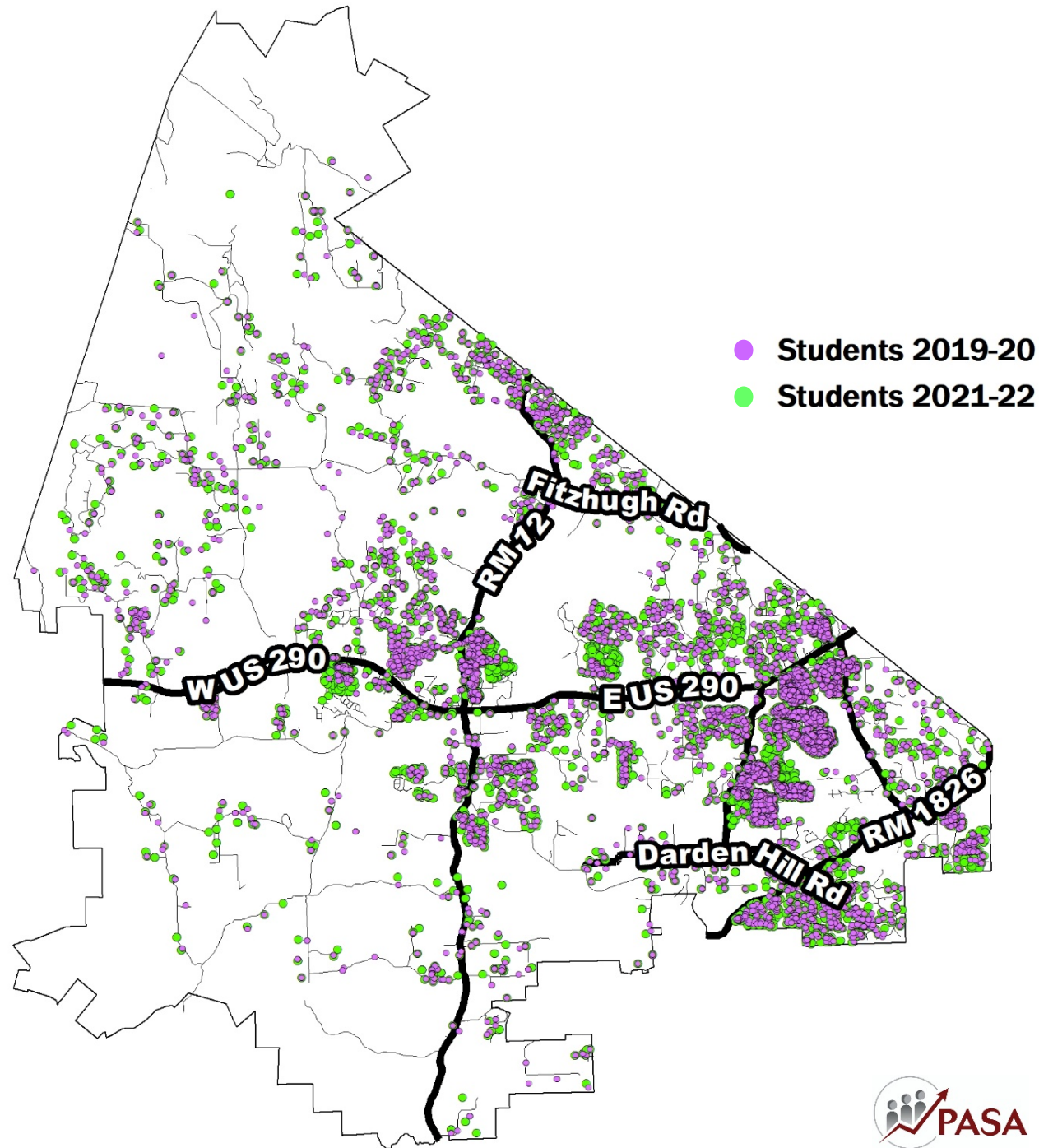




# Student Trends

# Student Geo-Code

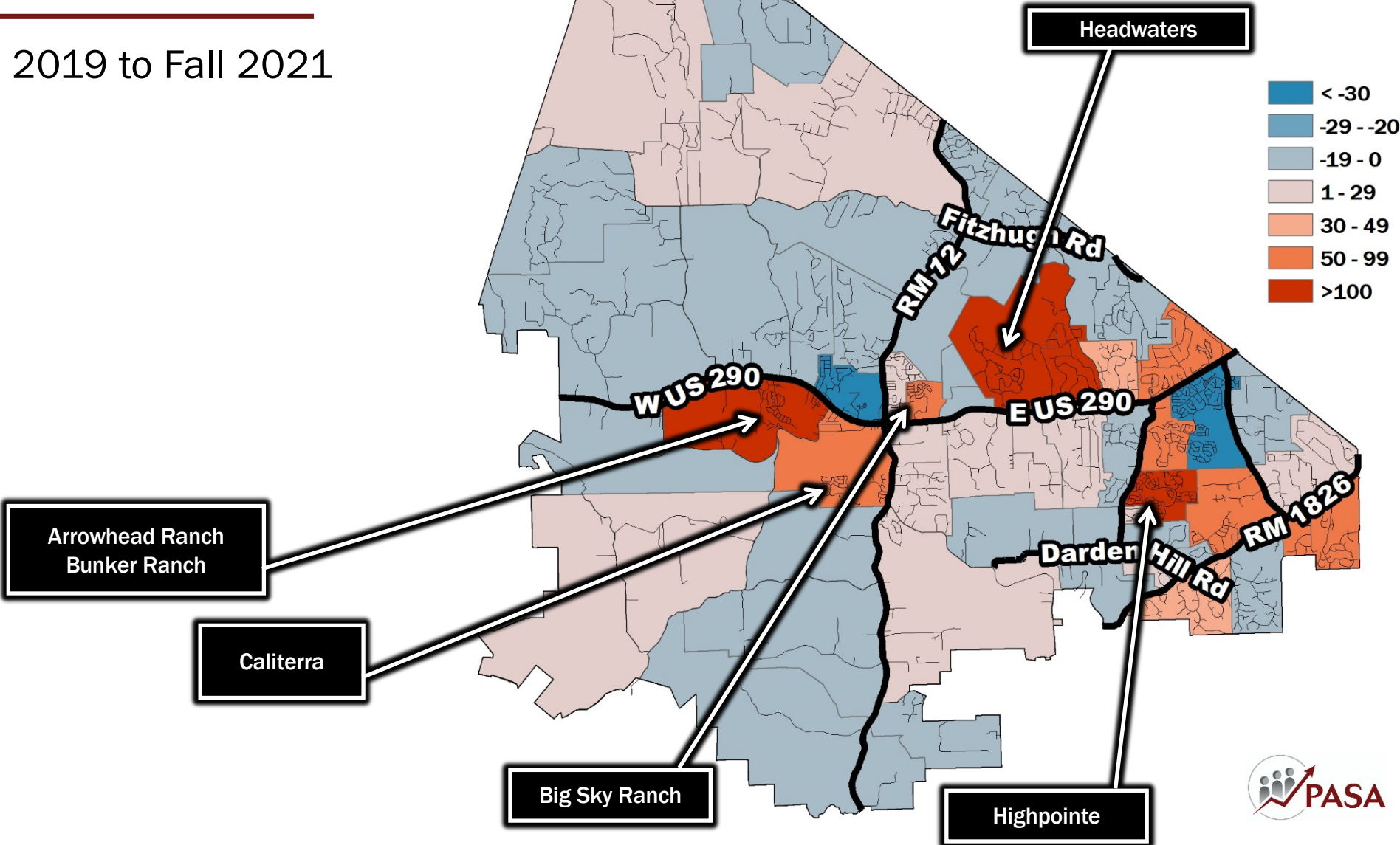
99.7% Accuracy





# Past Student Growth by Planning Unit

Fall 2019 to Fall 2021





# Students per Household



**.54**

**Single-Family**



**.32**

**Multi-Family**

# Economic Trends



# Regional Economy



## 01 Employment in Austin Metro

- All jobs recovered from March 2020 decline; strong job growth continues

## 02 Corporate Relocations/Expansions

- Samsung, Tesla, Oracle
- Economic impacts could ripple to DSISD

## 03 New Home Construction

- The new housing market has been robust
  - Historically low mortgage rates in '21
  - Mortgage rates rising in '22

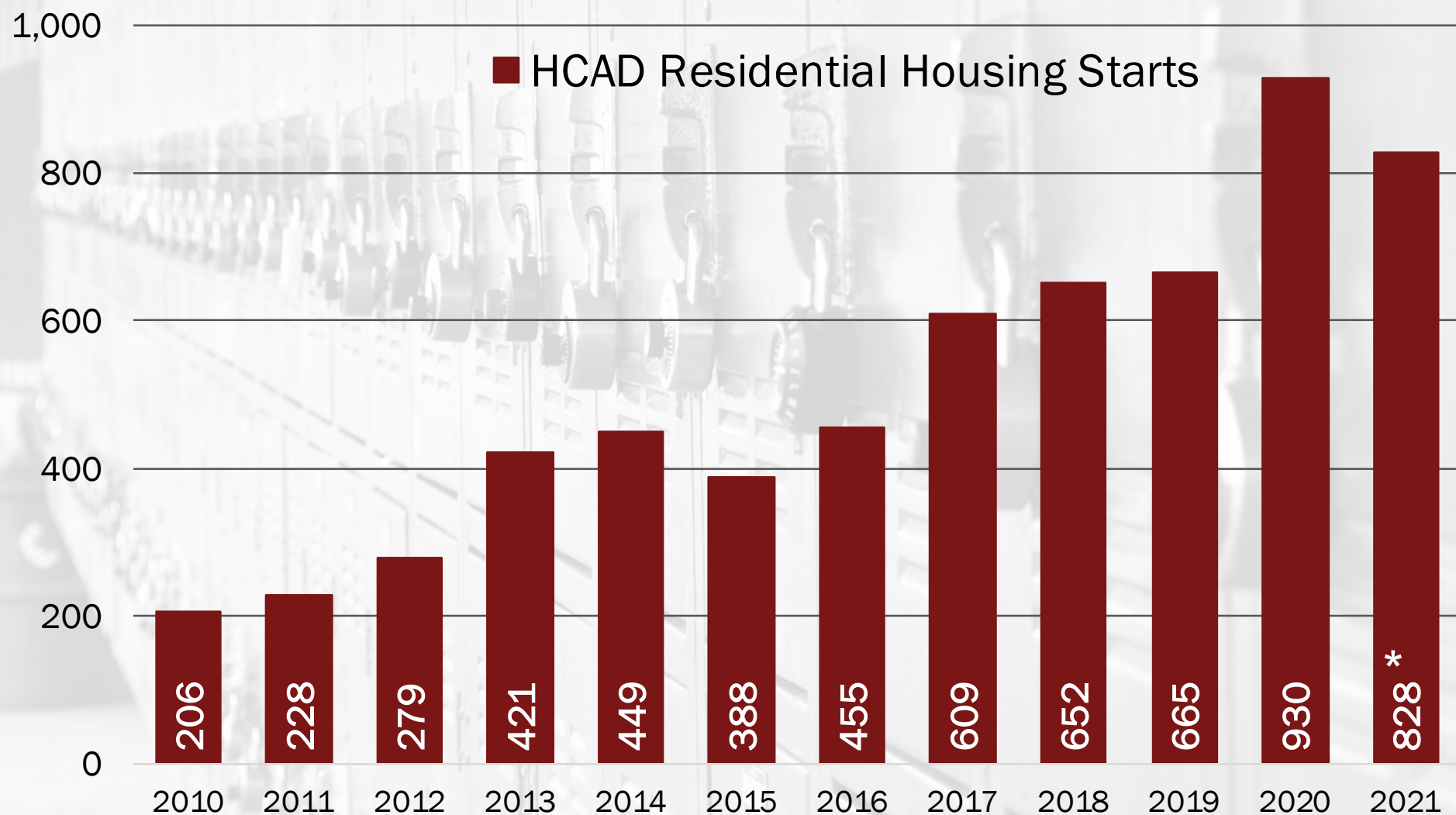


# Housing Trends



# Annual Housing Starts

Single-Family in DSISD

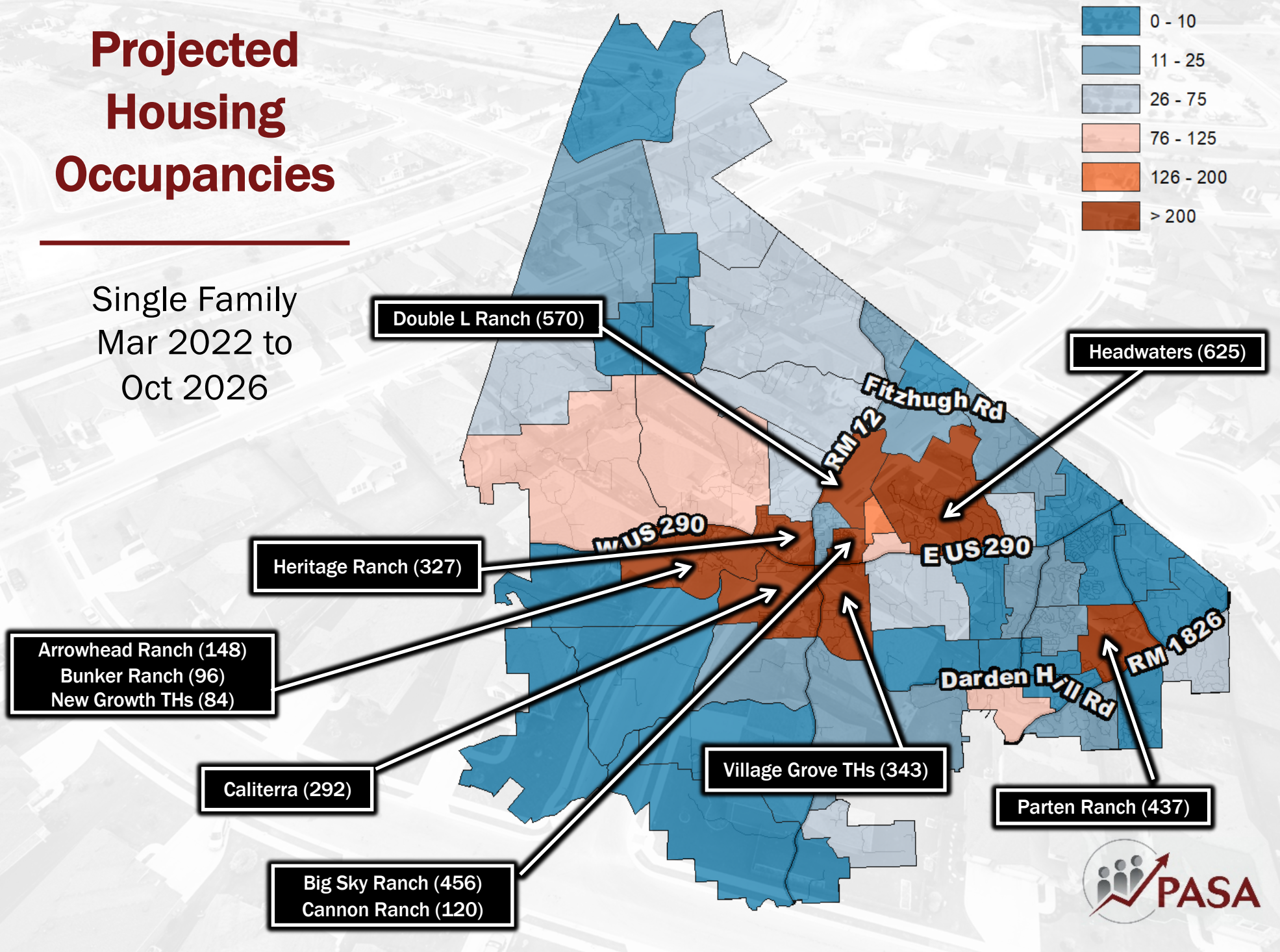


\*2021 data is incomplete  
and not yet certified



# Projected Housing Occupancies

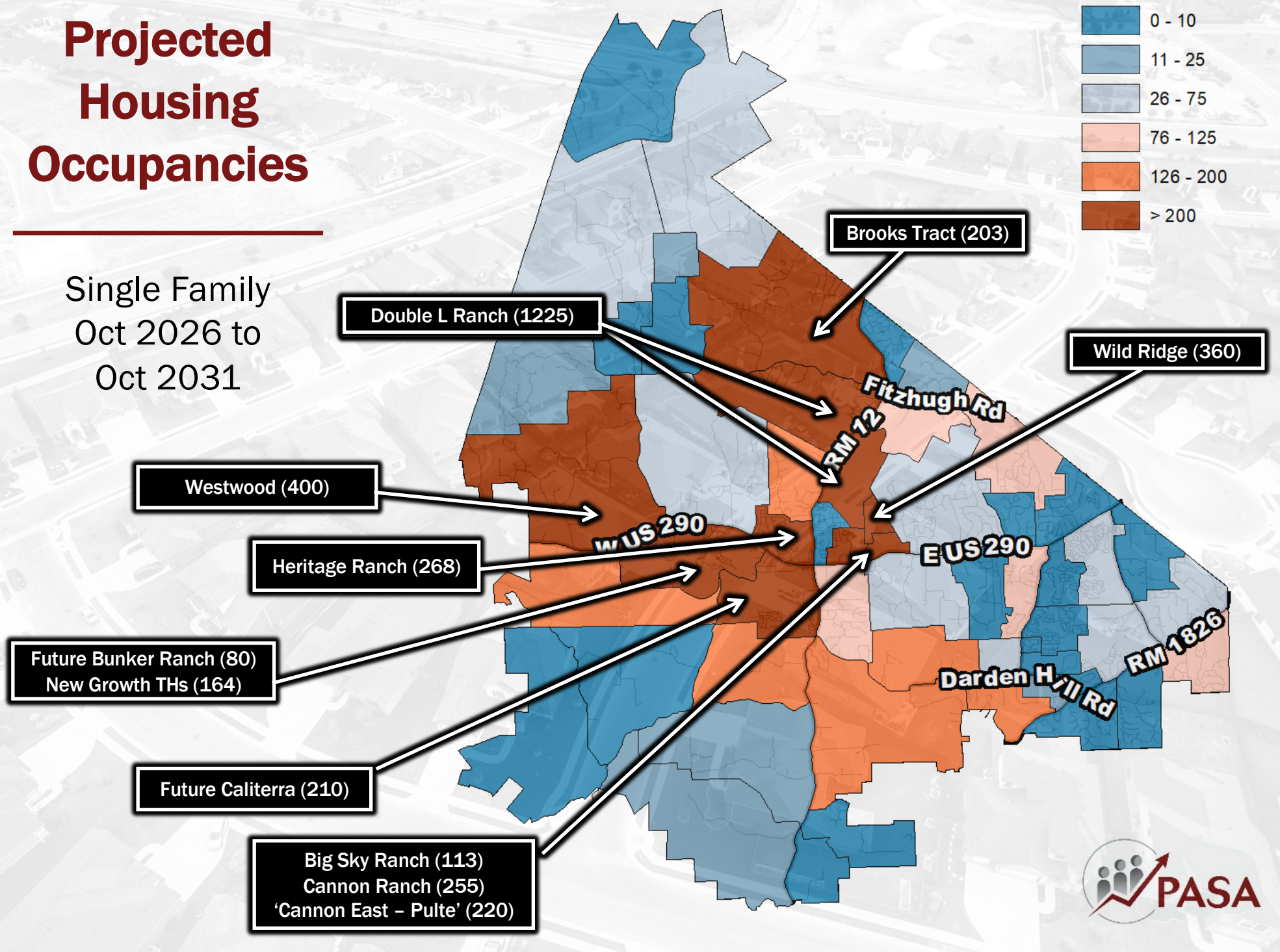
Single Family  
Mar 2022 to  
Oct 2026





# Projected Housing Occupancies

Single Family  
Oct 2026 to  
Oct 2031





## Multi-Family Housing in DSISD

14%

of all future housing units are Multi-Family units

3%

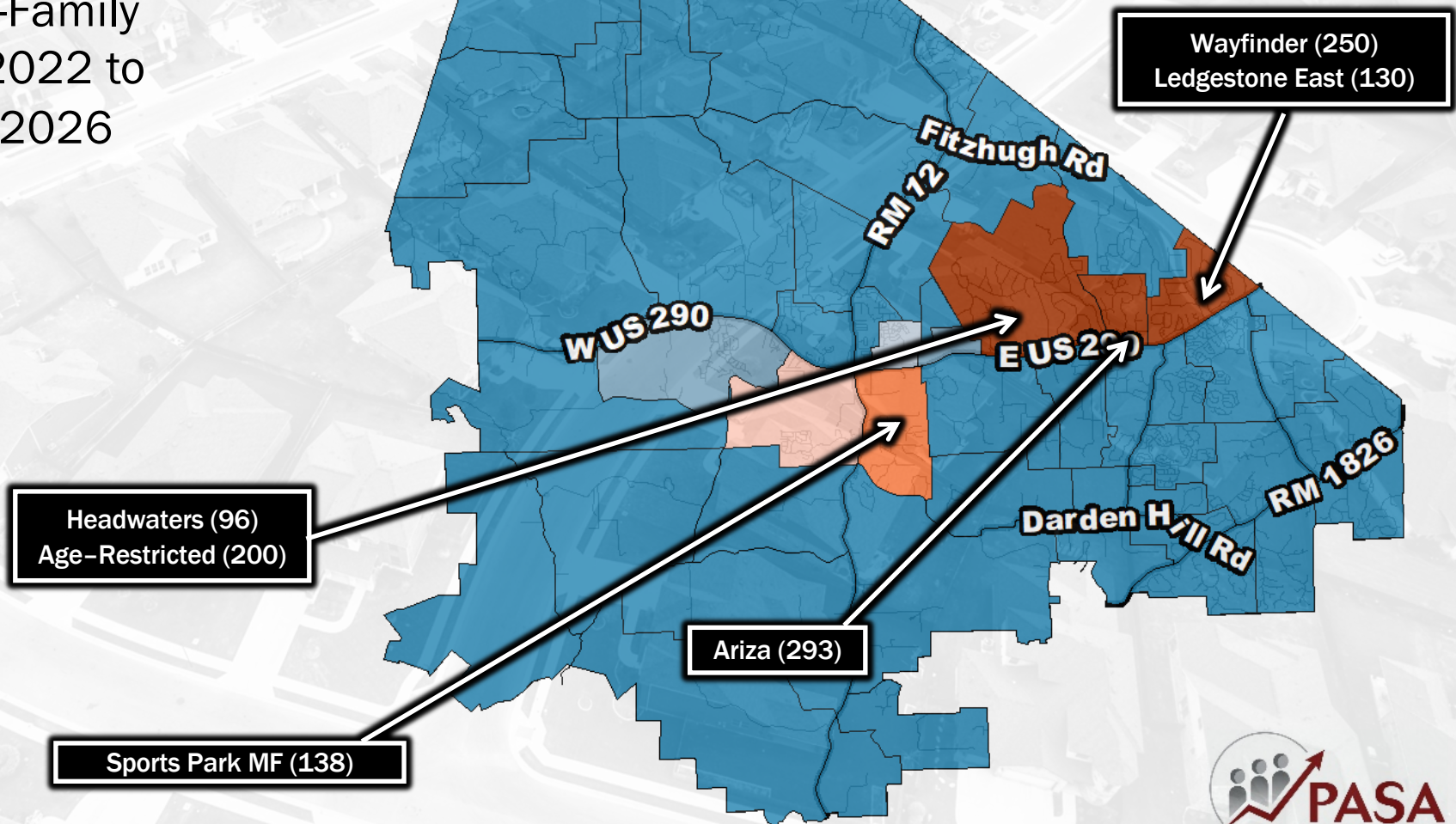
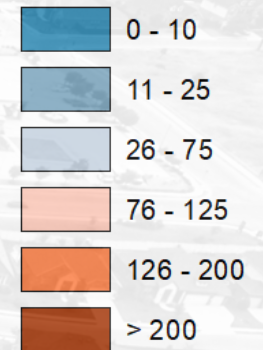
of current students live in Multi-Family units

1,873 total MF units are projected in coming decade



# Projected Housing Occupancies

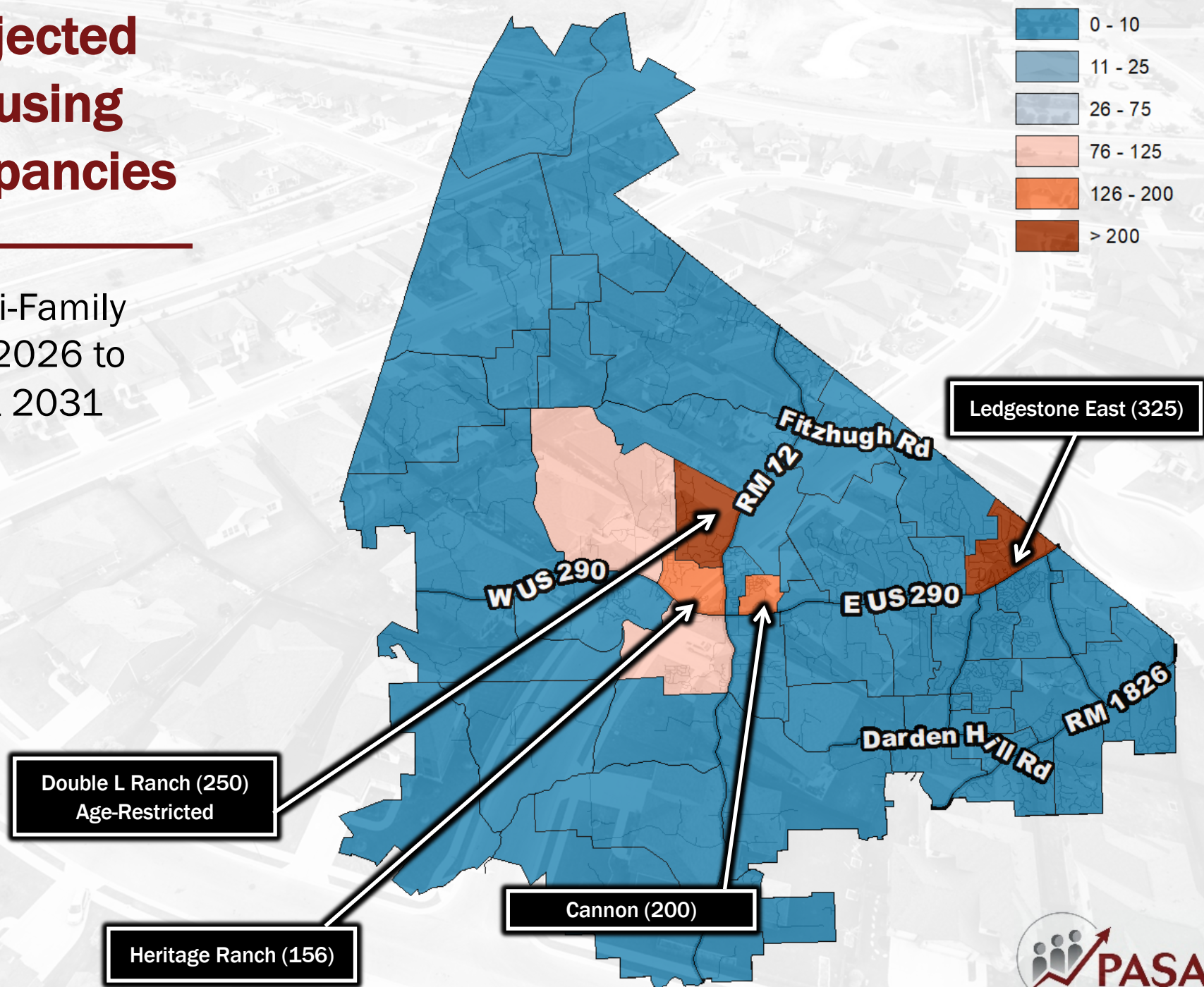
Multi-Family  
Mar 2022 to  
Oct 2026



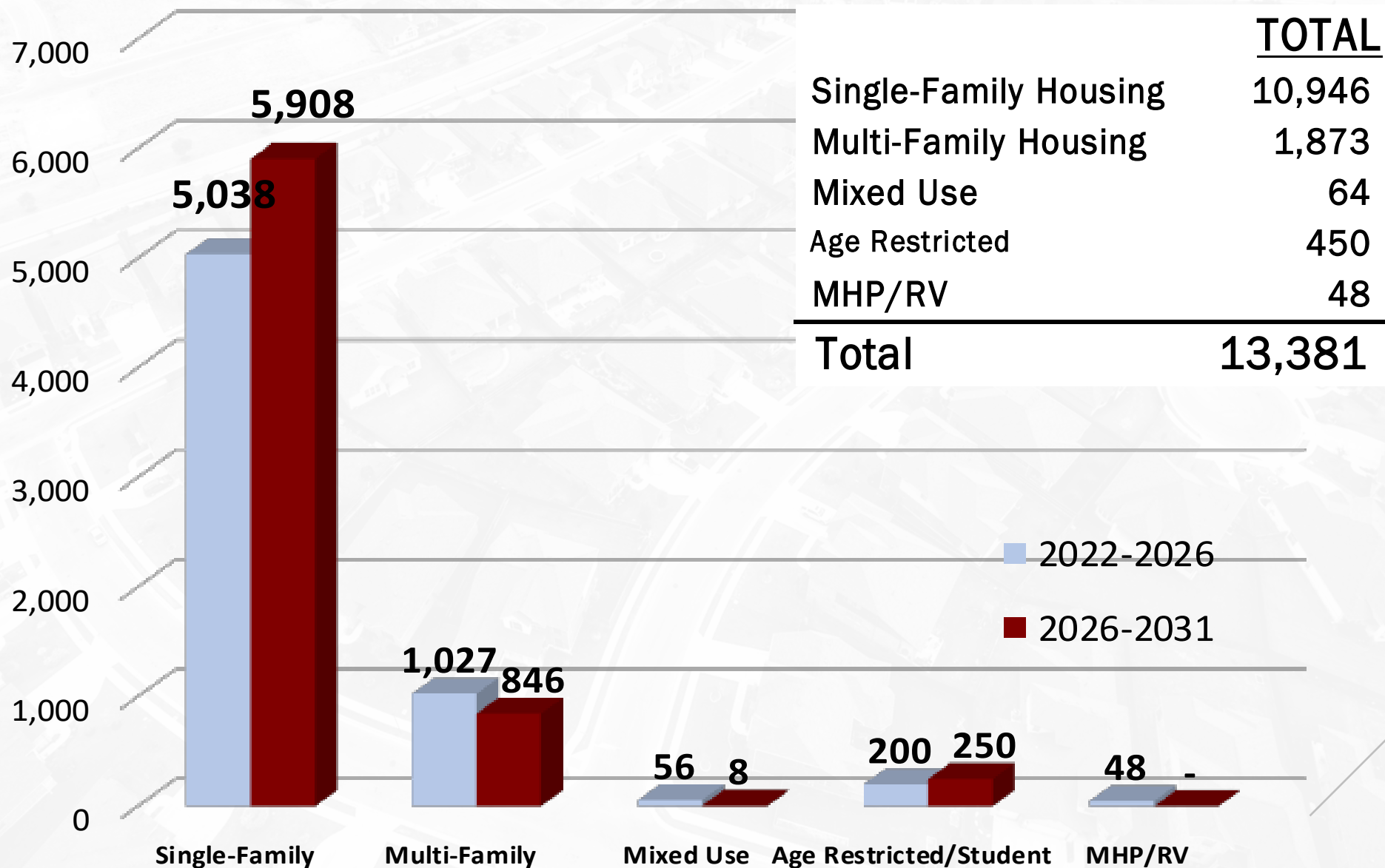


# Projected Housing Occupancies

Multi-Family  
Oct 2026 to  
Oct 2031



# Projected New Housing Occupancies





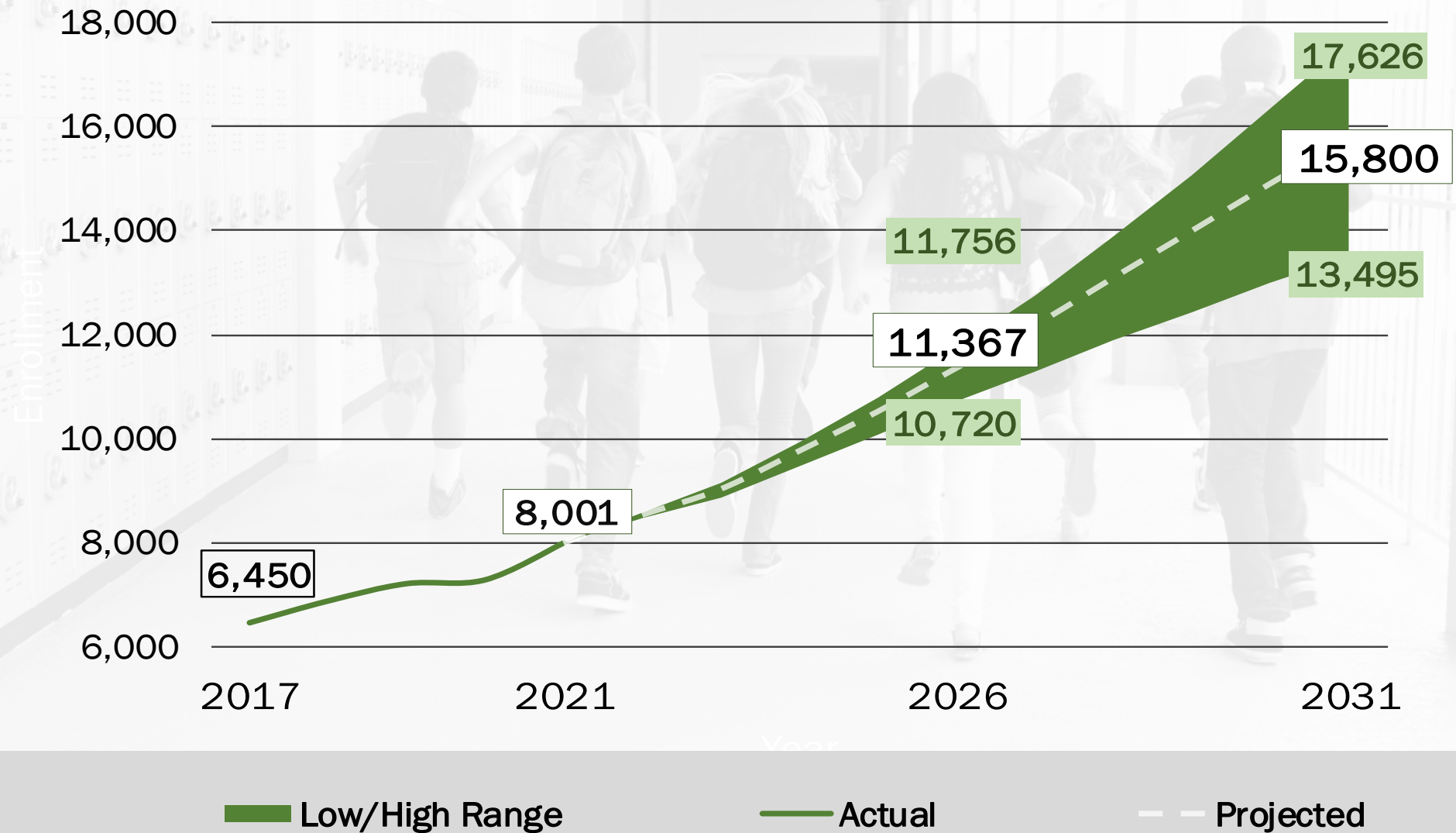
# Student Projections



# Changes Since Last Year

- **Strong 2021 COVID return**
- **Starting to see more KG in active neighborhoods**  
Increased projections through 2025 & tapered off after that
- **Double L Entitlements Finalized**  
2,231 SF; 250 age-restricted MF
- **More development specifics known**  
Cannon Ranch, Cannon East, Wild Ridge

# Three Scenarios of Growth



## Moderate Growth Scenario

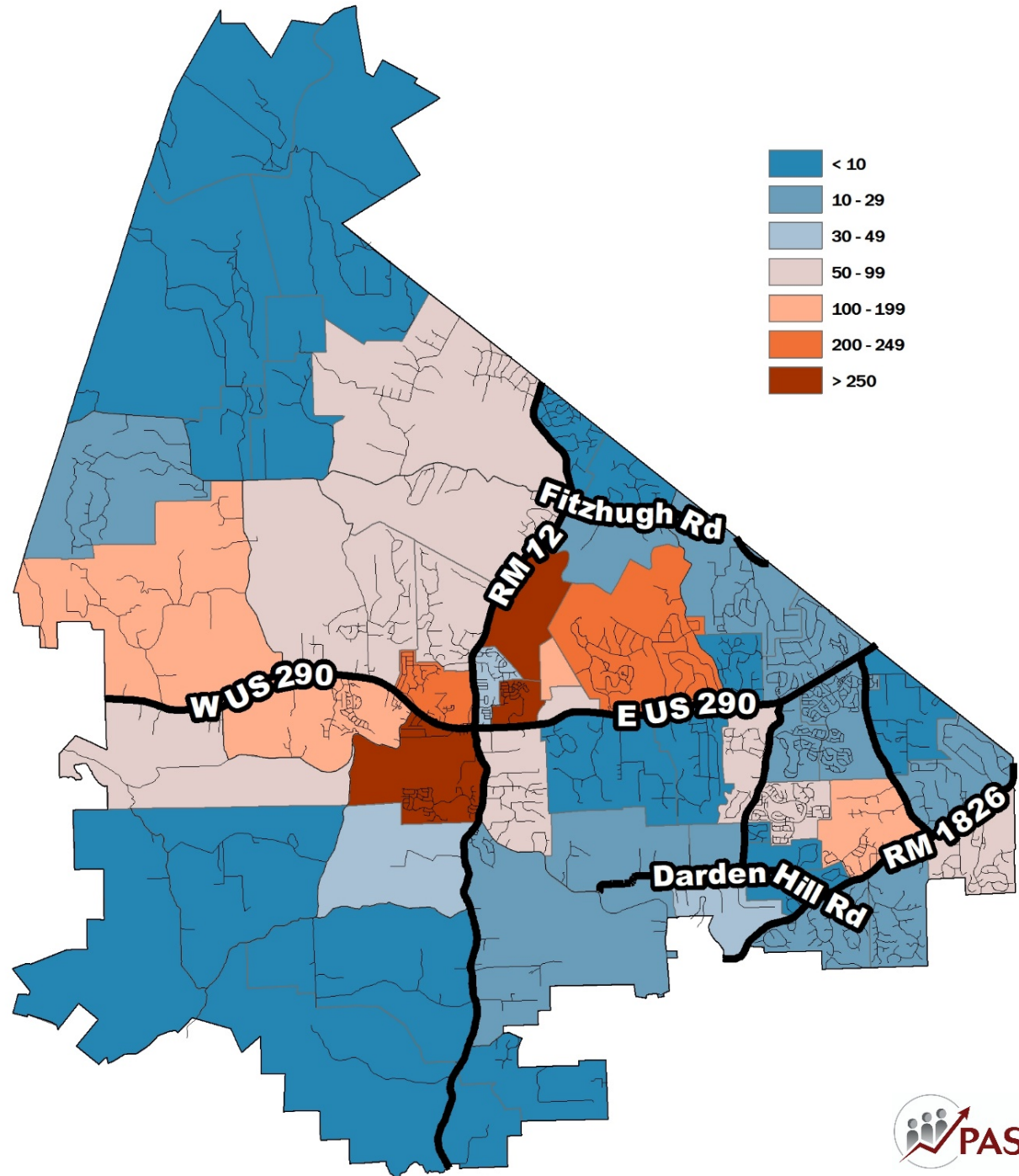
	2022	2023	2024	2025	2026
Enrollment	8,539	9,038	9,772	10,530	11,367
% Growth	6.72%	5.84%	8.12%	7.76%	7.95%
Growth	538	499	734	758	837
	2027	2028	2029	2030	2031
Enrollment	12,189	13,105	14,009	14,918	15,800
% Growth	7.23%	7.51%	6.90%	6.49%	5.91%
Growth	822	916	904	909	882



# Long-Range Planning

# Projected Growth in Elementary Students

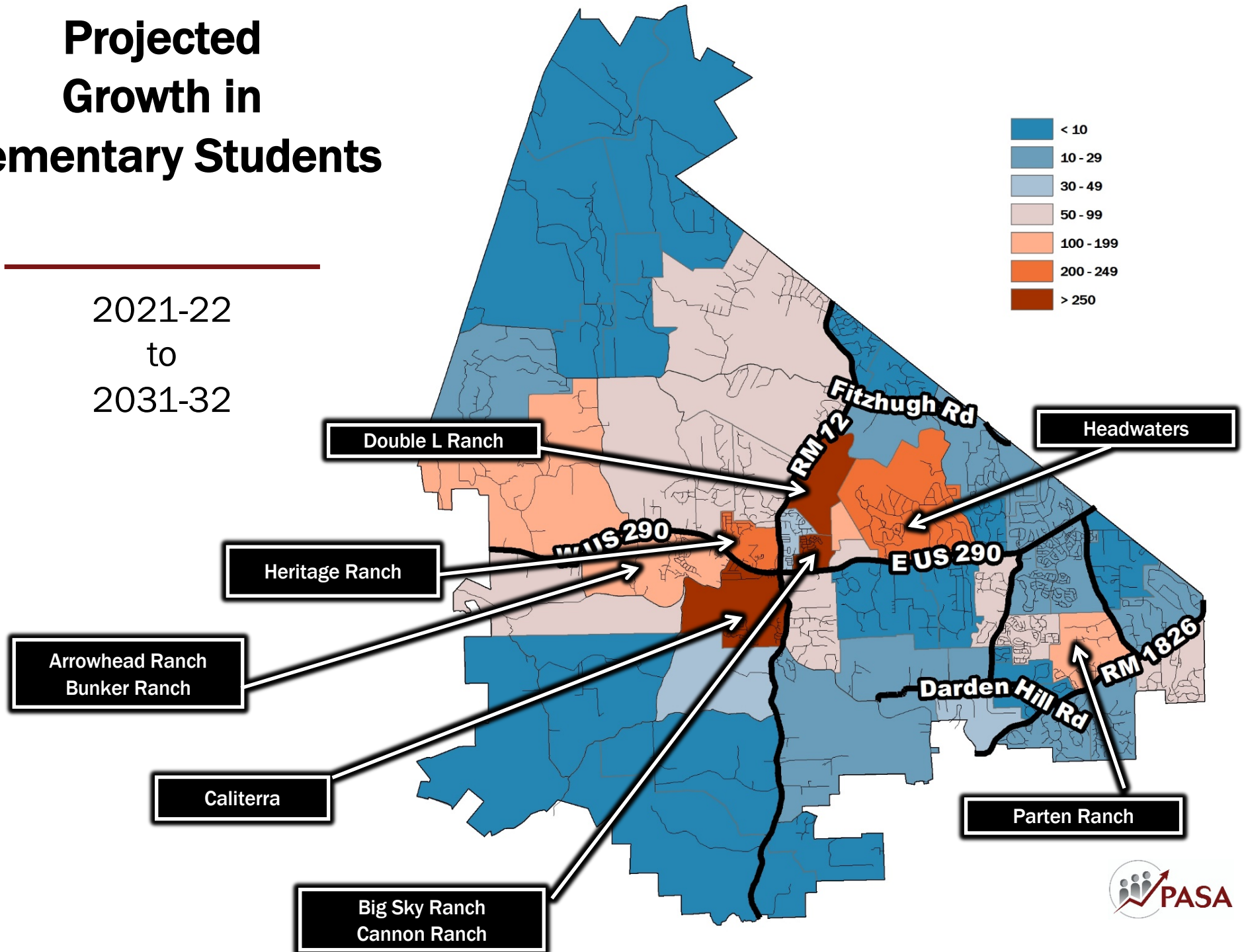
2021-22  
to  
2031-32





# Projected Growth in Elementary Students

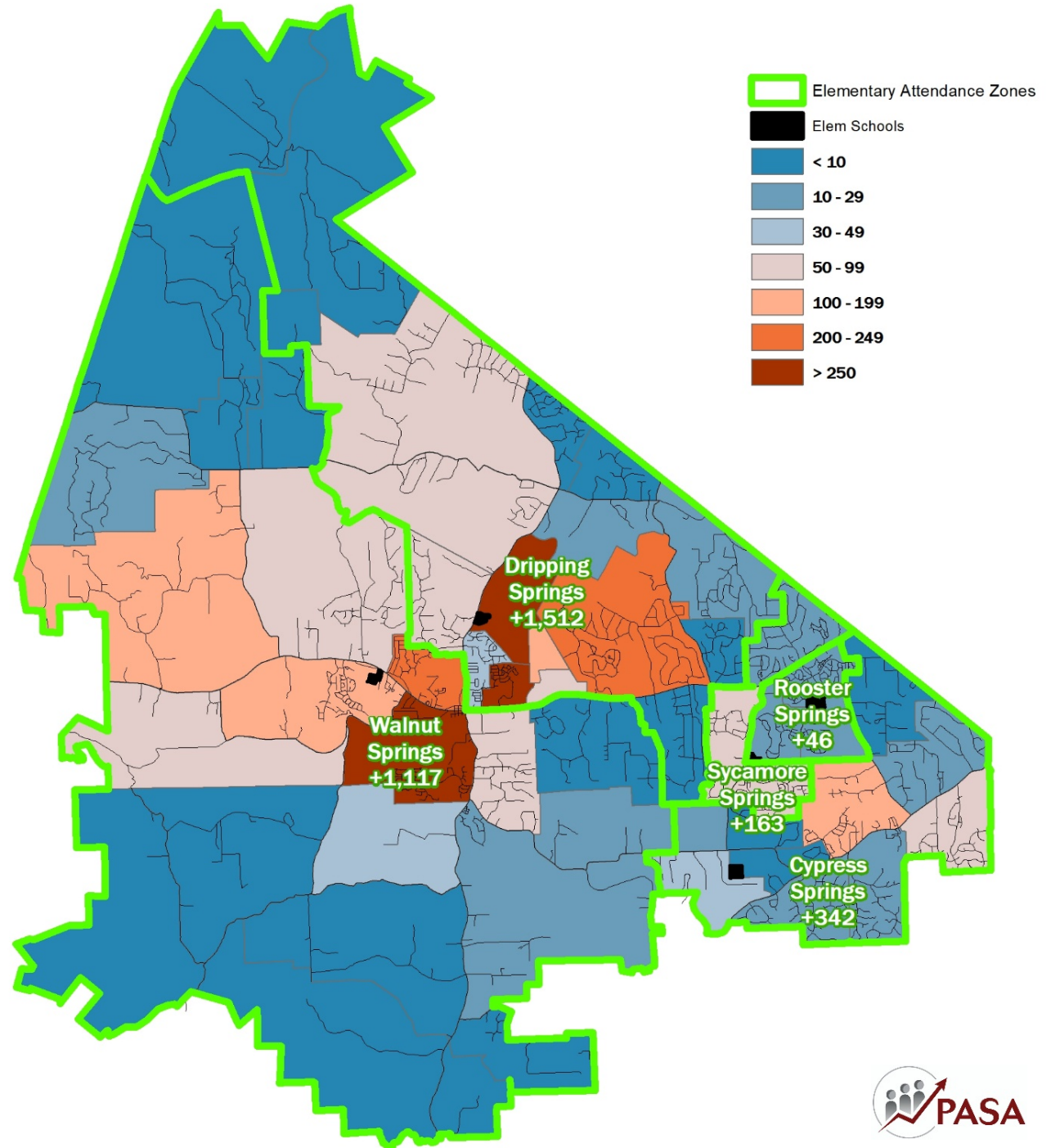
2021-22  
to  
2031-32





# Projected Growth in Elementary Students

2021-22  
to  
2031-32



# Elementary School Long-Range Planning

## Projected Resident Students

	Capacity	Current	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32
Cypress Springs	850	572	637	704	762	821	858	859	871	878	894	914
Dripping Springs	900	846	940	1,030	1,212	1,394	1,597	1,761	1,927	2,076	2,225	2,358
Rooster Springs	850	889	906	907	928	942	960	963	970	964	946	935
Sycamore Springs	850	680	695	729	754	802	814	817	833	842	839	843
Walnut Springs	850	866	970	1,088	1,209	1,325	1,428	1,547	1,668	1,785	1,884	1,983
<b>Total</b>		3,853	4,148	4,458	4,865	5,284	5,657	5,947	6,269	6,545	6,788	7,033

↑  
Elem  
#6

↑  
Elem  
#7

↑  
Elem  
#8

Moderate Growth Scenario

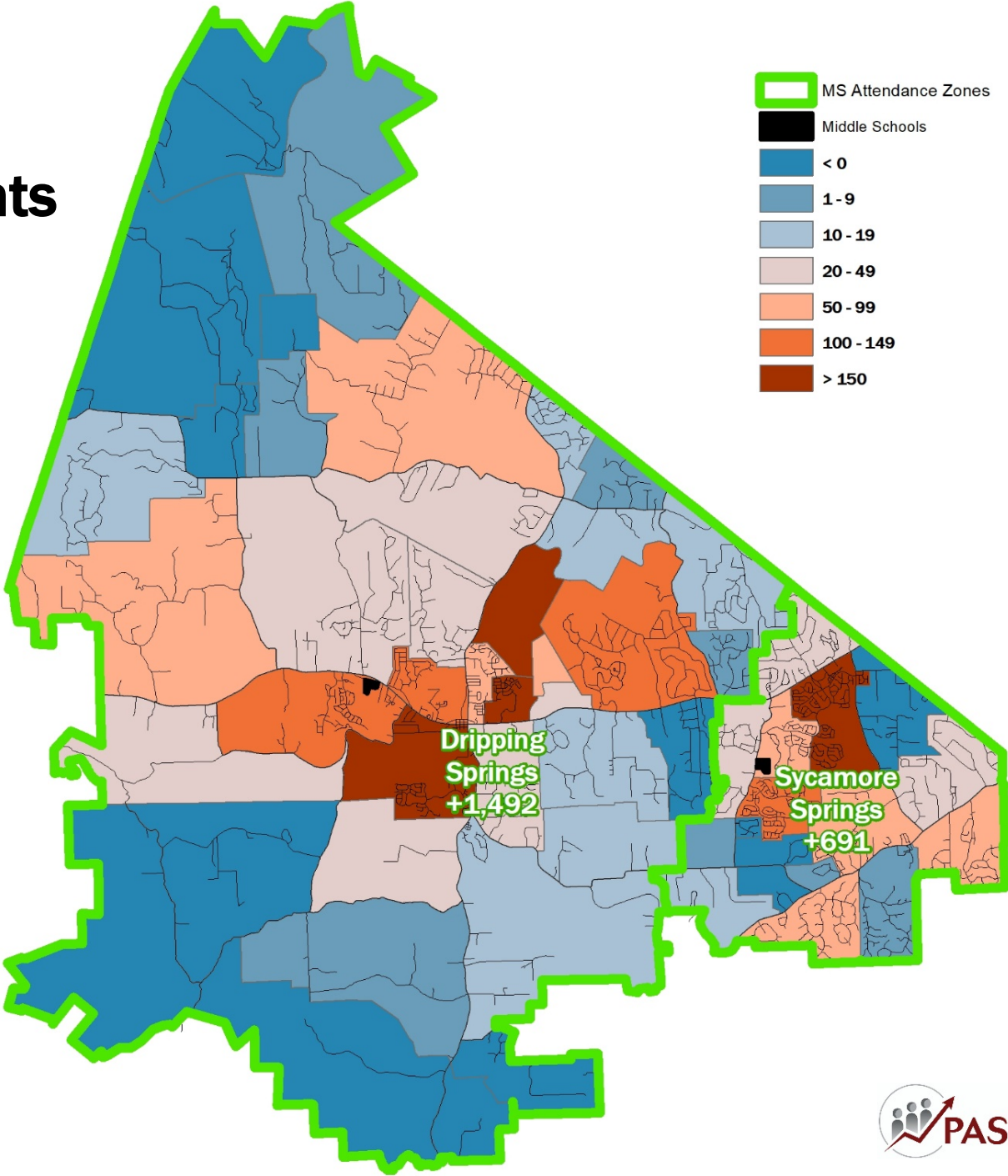
Yellow highlights = Projected population exceeds capacity by >120%



# Projected Growth in Middle School Students

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2021-22  
to  
2031-32



# Middle School Long-Range Planning

## Projected Enrolled Students

	Capacity	Current	2022- 23	2023- 24	2024- 25	2025- 26	2026- 27	2027- 28	2028- 29	2029- 30	2030- 31	2031- 32
Dripping Springs	1,200	884	919	1,006	1,091	1,231	1,380	1,592	1,811	2,037	2,225	2,376
Sycamore Springs	850	933	1,029	1,061	1,126	1,135	1,202	1,311	1,426	1,526	1,573	1,624
Total		1,817	1,948	2,067	2,217	2,366	2,582	2,903	3,237	3,563	3,798	4,000

Moderate Growth Scenario

Yellow highlights = Projected population exceeds capacity by >120%



# Middle School Long-Range Planning

## Projected Enrolled Students

	Capacity	Current	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32
Dripping Springs	1,200	884	919	1,006	1,091	1,231	1,380	1,592	1,811	2,037	2,225	2,376
Sycamore Springs	850	933	1,029	1,061	1,126	1,135	1,202	1,311	1,426	1,526	1,573	1,624
Total		1,817	1,948	2,067	2,217	2,366	2,582	2,903	3,237	3,563	3,798	4,000

Option A:

Expand SSMS

MS #3

MS #4

Moderate Growth Scenario

Yellow highlights = Projected population exceeds capacity by >120%

# Middle School Long-Range Planning

## Projected Enrolled Students

	Capacity	Current	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32
Dripping Springs	1,200	884	919	1,006	1,091	1,231	1,380	1,592	1,811	2,037	2,225	2,376
Sycamore Springs	850	933	1,029	1,061	1,126	1,135	1,202	1,311	1,426	1,526	1,573	1,624
Total		1,817	1,948	2,067	2,217	2,366	2,582	2,903	3,237	3,563	3,798	4,000

Option A:

Expand SSMS

MS #3

MS #4

Option B:

MS #3

MS #4

Moderate Growth Scenario

Yellow highlights = Projected population exceeds capacity by >120%



# High School Long-Range Planning

## Projected Enrolled Students

	Capacity	Current	2022- 23	2023- 24	2024- 25	2025- 26	2026- 27	2027- 28	2028- 29	2029- 30	2030- 31	2031- 32
Dripping Springs	2,500	2,336	2,443	2,513	2,690	2,880	3,128	3,339	3,599	3,901	4,332	4,767

  
 HS  
 Capacity

Moderate Growth Scenario

Yellow highlights = Projected population exceeds capacity by >120%

# Long-Range Planning Summary

	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32
<b>Elementary</b>			ES #6		ES #7	ES #8				
<b>Middle School</b>		Expand SSMS				MS #3				MS #4
		OR								
		MS #3						MS #4		
<b>High School</b>					HS Capacity					



# Questions?



Spring 2022

Population and Survey Analysts

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# **Dripping Springs ISD**

**Demographic  
Study**