PASA'S APPROACH

Collect Background Data

Study Housing and Economic Data

Study Past and Current Student Population

Generate Projections

Analyze Long Range Implications for Facilities
Demographic Study Components

1. Demographic Trends
2. Past and Current Students
3. Economy and Housing
4. Student Projections
5. Projections by Planning Unit and School
Numeric Change in Enrollment
Fall 2016 - Fall 2021

Source: Texas Education Agency (TEA)
Past Enrollment Change


4,299 gained in 2022 - largest increase ever for KISD

2,112 gain in 2023-24

Source: Texas Education Agency (TEA)
KG Enrollment vs. Births

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

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
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Students per Home

Single-Family: 0.71
Multi-Family: 0.35
Enrollment in Other Schools

Currently, TEA does not provide data regarding Homeschooling.
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### Economic and Housing Highlights

- **Mortgage rates hovering between 7 and 8%**
- **Hesitancy to change homes for those who purchased at low mortgage rates**
- **MLS data shows a 17.8% decrease from year prior in resales of existing homes**

#### 30-Year Fixed Rate Mortgage Payments

**Principal & Interest Only**

*Assumes 20% down payment*

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Projected New Housing Occupancies

- **TOTAL PROJECTED NEW HOUSING UNITS**: 46,089
  - **SINGLE-FAMILY**: 25,191 (54.7% of Total)
  - **MULTI-FAMILY**: 18,635 (40.4% of Total)
  - **BUILD TO RENT**: 1,003 (2.2% of Total)
  - **MANUFACTURED**: 927 (2.0% of Total)
Largest Single-Family Developments

- **Sunterra**: ~1,500 acres in Katy ISD
  - ~1,033 homes occupied 10/23
  - ~3,600 additional homes projected to be occupied over the next eight years

- **Elyson**: ~2,500 acres in Katy ISD
  - ~2,219 homes occupied 10/23
  - ~3,200 additional homes are projected to be occupied over the next nine years

- **Anniston**: ~725 acres
  - 0 occupancies as of 10/23
  - ~1,940 occupancies projected to begin this school year and continue over the next nine years.

- **Johnson Dev. Co.**: ~1,130 acres previously owned by Hillcorp
  - 0 occupancies as of 10/23
  - ~2,500 occupancies at buildout with ~1,800 of those over the next ten years

- **Bridgeland**: ~1,100 acres in Katy ISD
  - 0 occupancies as of 10/23
  - ~1,750 occupancies at buildout
Projected Single-Family Occupancies by LUZ
Multi-Family Projections

Leasing-Up or Under Construction

LUZ COMPLEX
12A The Linz
42C Lenox Grand West
26A The Everson
37B Resia Tex Oaks
37A Lenox Foxlake
37B Vic at Park Row
79C Allora Cinco Ranch
42B Lenox Katy Crossing
42B Oak at Katy Park
49 Caroline at Memorial
51C Tamarron MF II
49 Memorial at Six
34 San Paseo
34 Prose Katy
6B Ascend Ventana Lakes
42A Premier at Katy
16B Radiance Living

18,635 multi-family occupancies projected through 2033

40% of the total projected new housing

17 non-age restricted complexes leasing-up or under construction

>10k occupied units in the next five years
Projected Multi-Family Occupancies by LUZ
Housing Projections by Year of Occupancy
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Three Scenarios of Growth

**Low Growth Assumptions**
- Birth rates normalize
- Increasing interest rates above 7.5% over the next 1-2 years
- 2-3 larger charters opening in or near KISD
- Unemployment rates increase above 5%

2033 Enrollment: 103,045

**Moderate Growth Assumptions**
- As KISD nears build-out, fewer students will come from added housing
- Mortgage rates stabilize, but fewer existing homes come on the market
- Unemployment rates remain low

2033 Enrollment: 109,222

**High Growth Assumptions**
- No new major charters near KISD in the next 5 years
- Birth rates tick upward, driving up KG and elementary class sizes
- Regeneration in older, existing homes

2033 Enrollment: 116,013
Three Scenarios of Growth

2028 Projected Enrollment: 102,169

2033 Projected Enrollment: 109,222
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Residents Compared to Enrolled Students

Resident Students

- PASA measures students where they live
  1. Geocoding by their address
  2. Projecting new homes

Enrolled Students

- Transfers + Geocoded students = Enrolled students
- Students transfer due to programs and many other reasons - attending a school other than their zoned school
Projected Geocoded Elementary Students Capacity and Current Enrollment Shown Bilingual Campuses Noted
Projected Geocoded
Elementary Students
Capacity and Current Enrollment Shown
Bilingual Campuses Noted

West Memorial - 684
Enroll: 816
2024: 1214
2028: 1250

Cimarron - 861
Enroll: 562
2024: 735
2028: 693

Memorial Parkway - 1068
Enroll: 929
2024: 458
2028: 412

Hayes - 907
Enroll: 600
2024: 557
2028: 446

Williams - 935
Enroll: 911
2024: 721
2028: 648

Exley - 1030
Enroll: 946
2024: 926
2028: 850

Alexander - 934
Enroll: 1019
2024: 1026
2028: 951

Nottingham Country - 1053
Enroll: 841
2024: 980
2028: 956

Pattison - 1052
Enroll: 1235
2024: 1350
2028: 1361

Wolfe - 405
Enroll: 420
2024: 584
2028: 668

Projected
Geocoded
Elementary
Students
Capacity and
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Bilingual
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Geocoded Junior High School Students by Fall 2024 Attendance Zones
Geocoded High School Students by Fall 2024 Attendance Zones

Grandfathers all 9th-10th between HS #10/PHS and HS#10/KHS, all 12th between PHS/MRHS, and 25% of total between KHS/THS for Fall 2024.
Next Steps

1. Elementary
   -- Immediate need in Robertson, followed by Youngblood and Faldyn
   -- Approx. 4 additional elementaries could be filled in the NW zones in the next 5 years

2. Junior Highs
   -- One + school in the Haskett/JH#18 AZs by 2028
   -- Continued pressure in the SW portion of the District

3. High School
   -- KHS and HS #10 projected to enroll ~3,700 students by the Fall 2028, with additional growth expected to continue for some time
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Questions?

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