



Population &
Survey Analysts

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Katy ISD Demographic Study Fall 2023



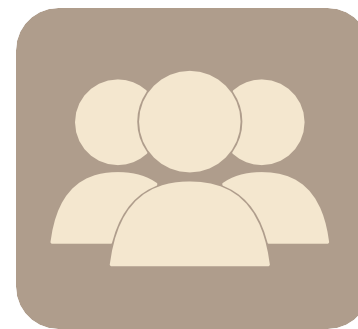
PASA'S APPROACH



**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**

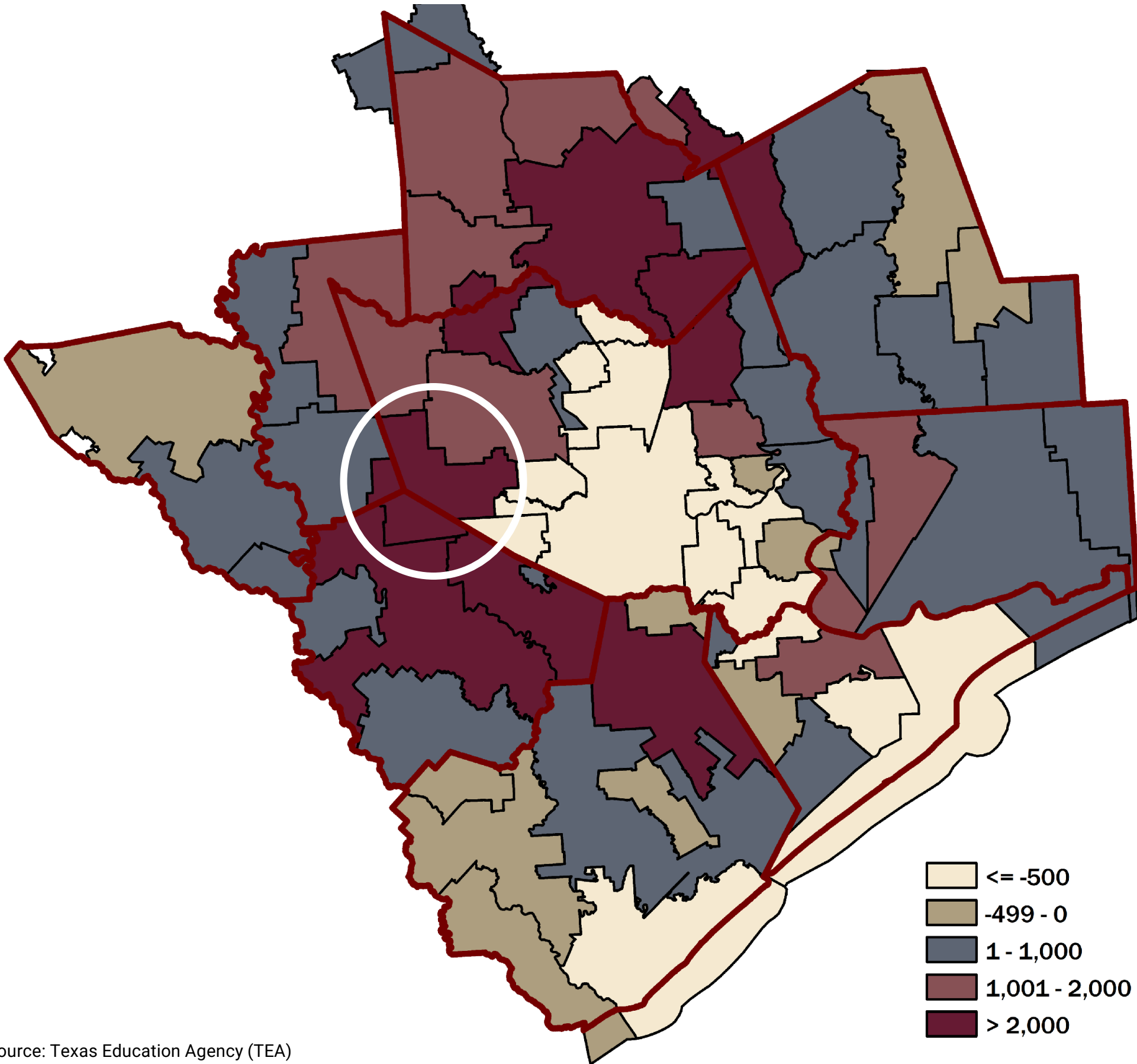
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**Projections by
Planning Unit
and School**



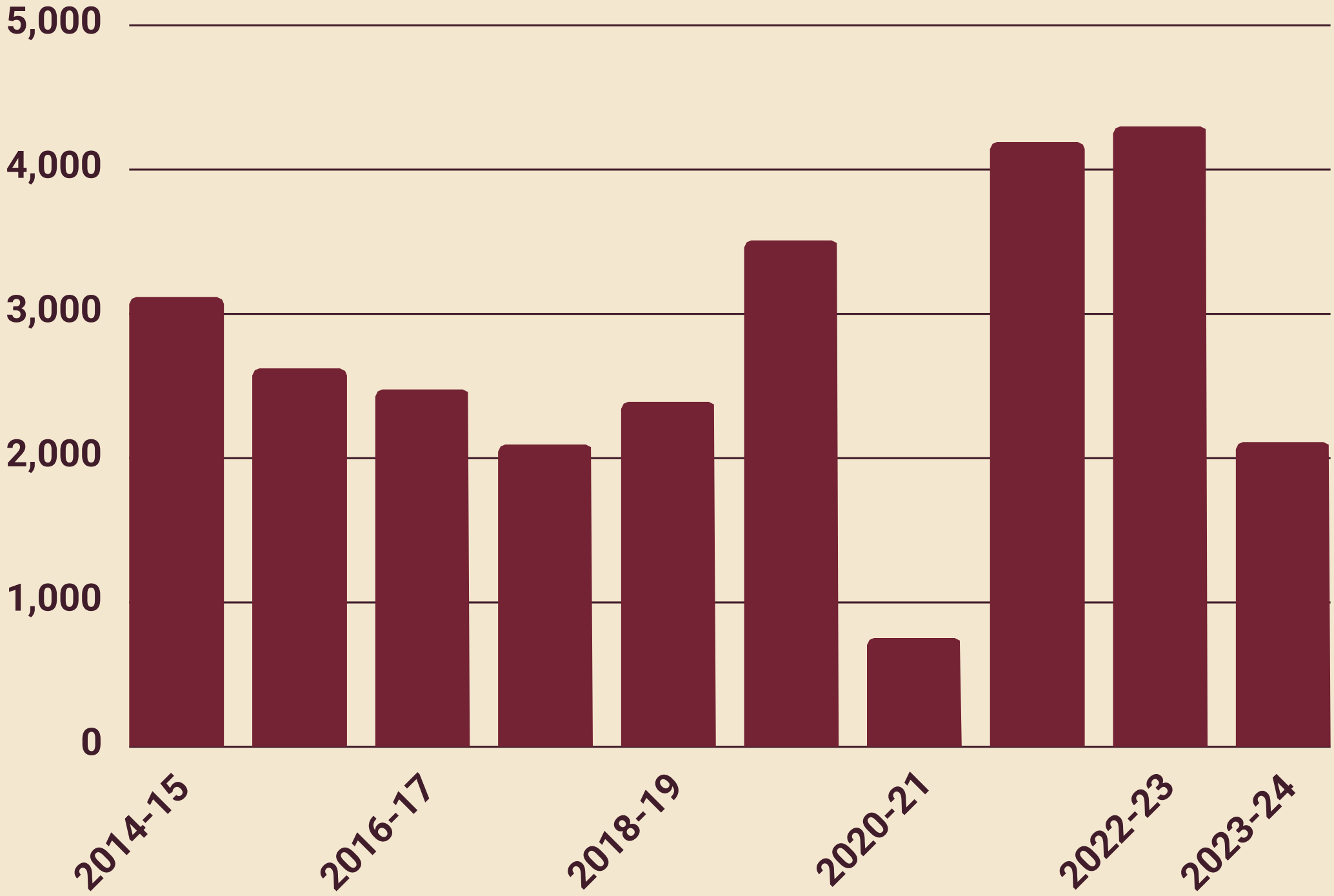
Numeric Change in Enrollment

Fall 2016 - Fall 2021



	District	Change
1	Katy ISD	15,145
2	Lamar CISD	10,315
3	Conroe ISD	9,203
4	Humble ISD	6,367
5	Cleveland ISD	5,993
6	Tomball ISD	5,493
7	Fort Bend ISD	4,385
8	Alvin ISD	4,336
9	New Caney ISD	3,298
10	Barbers Hill ISD	1,949
11	Sheldon ISD	1,890
12	Waller ISD	1,680
13	Cypress-Fairbanks	1,609
14	Willis ISD	1,514
15	Dickinson ISD	1,425

Past Enrollment Change



4,299

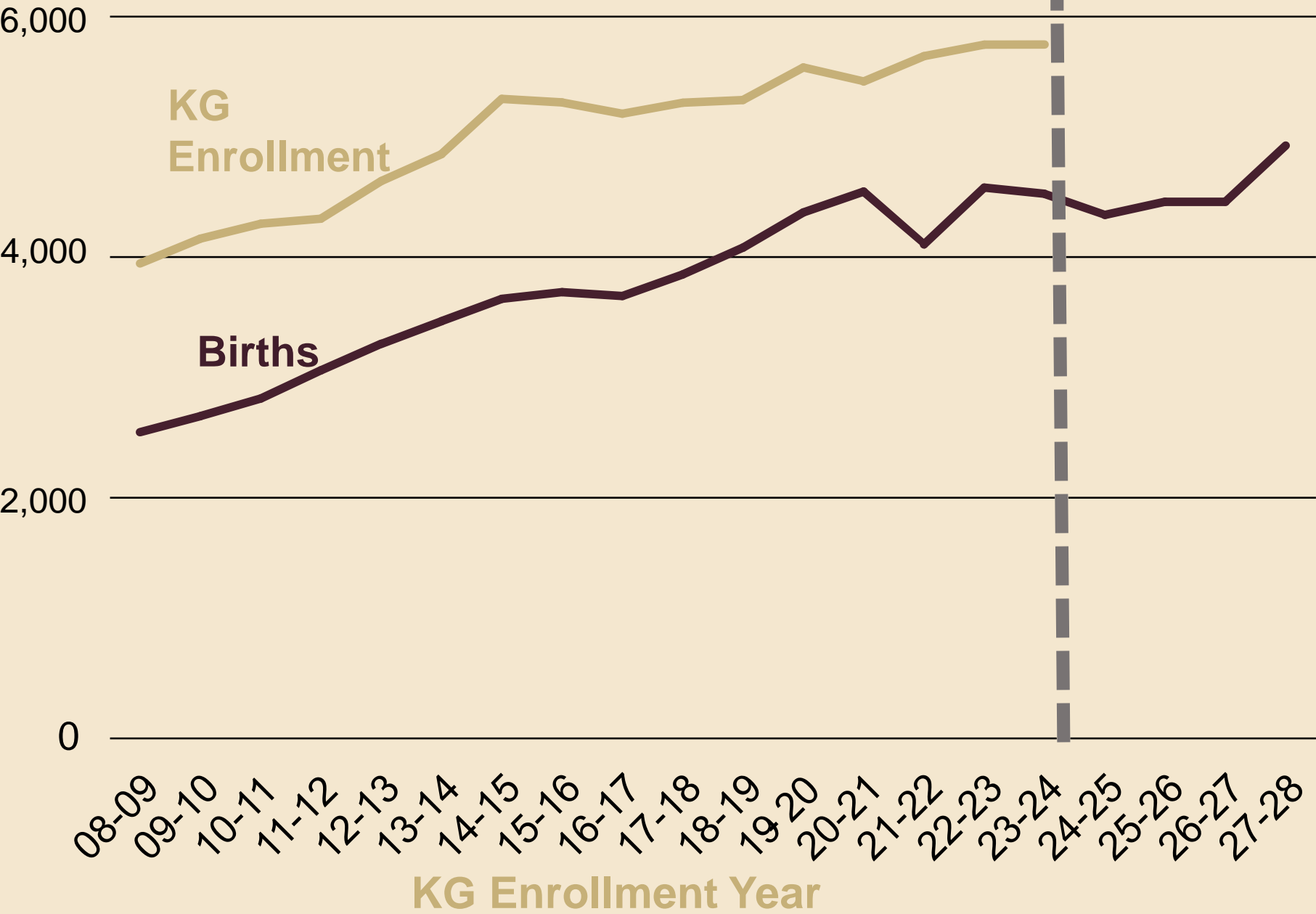
gained in 2022 -
largest increase
ever for KISD

2,112

gain in 2023-24

Source: Texas Education Agency (TEA)

KG Enrollment vs. Births



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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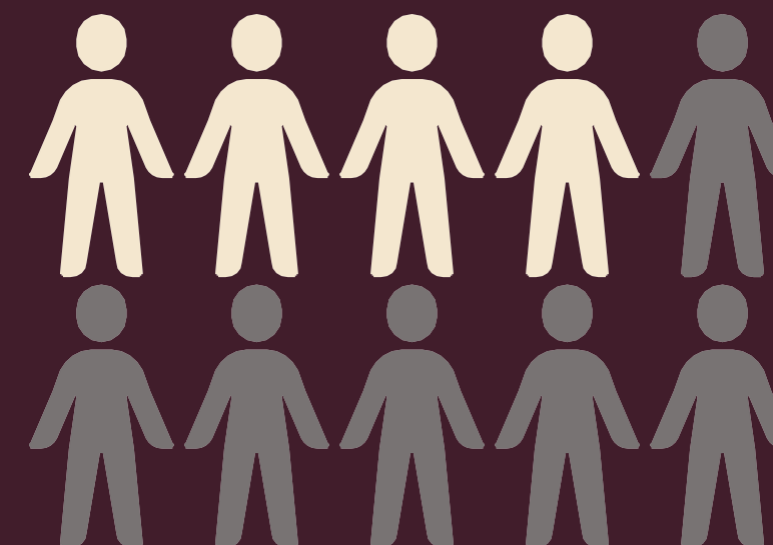
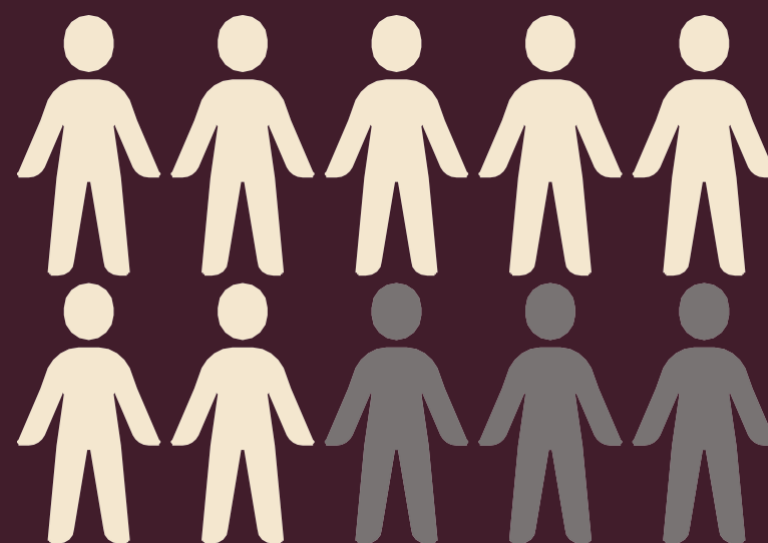
Single-Family

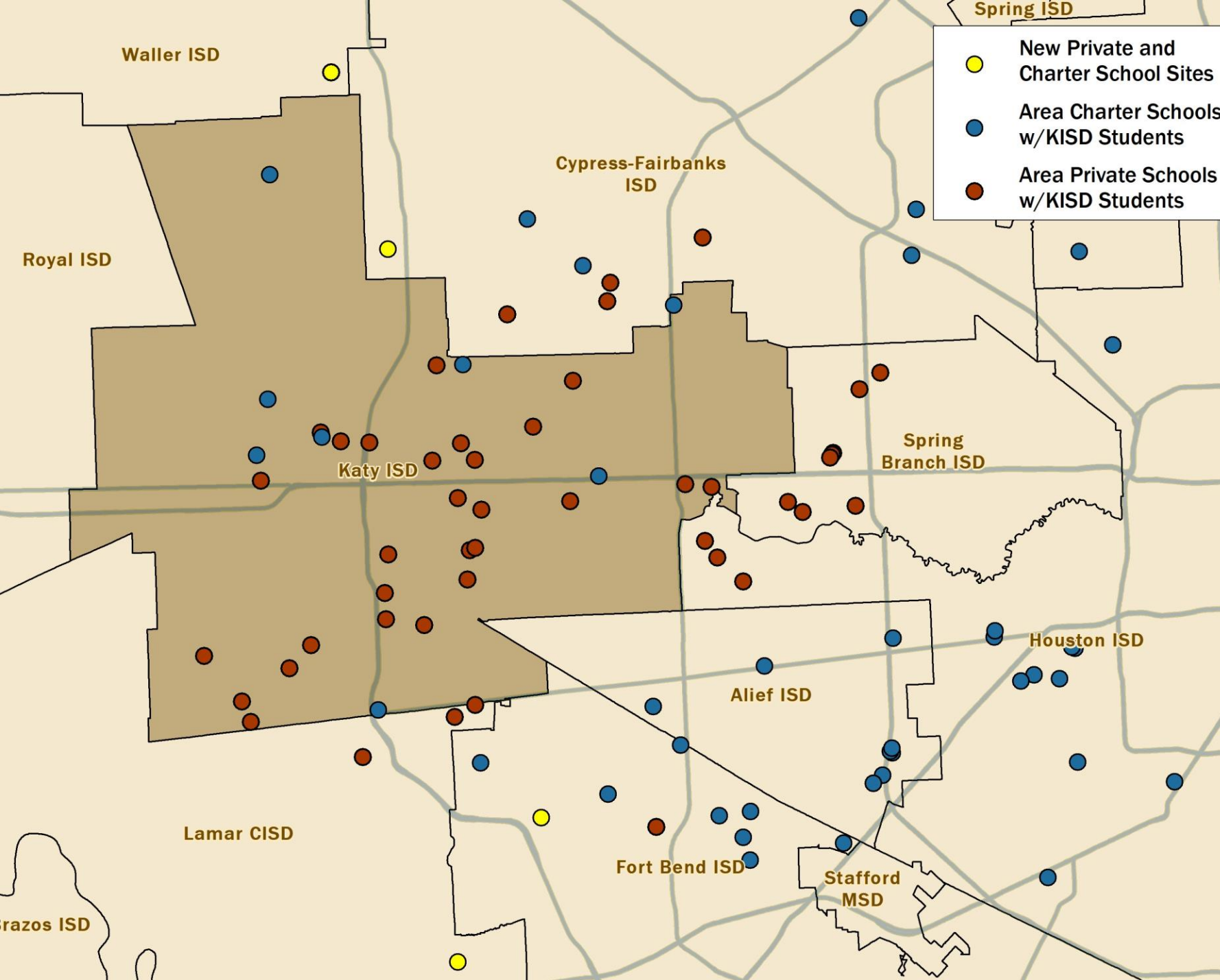
Multi-Family

0.71

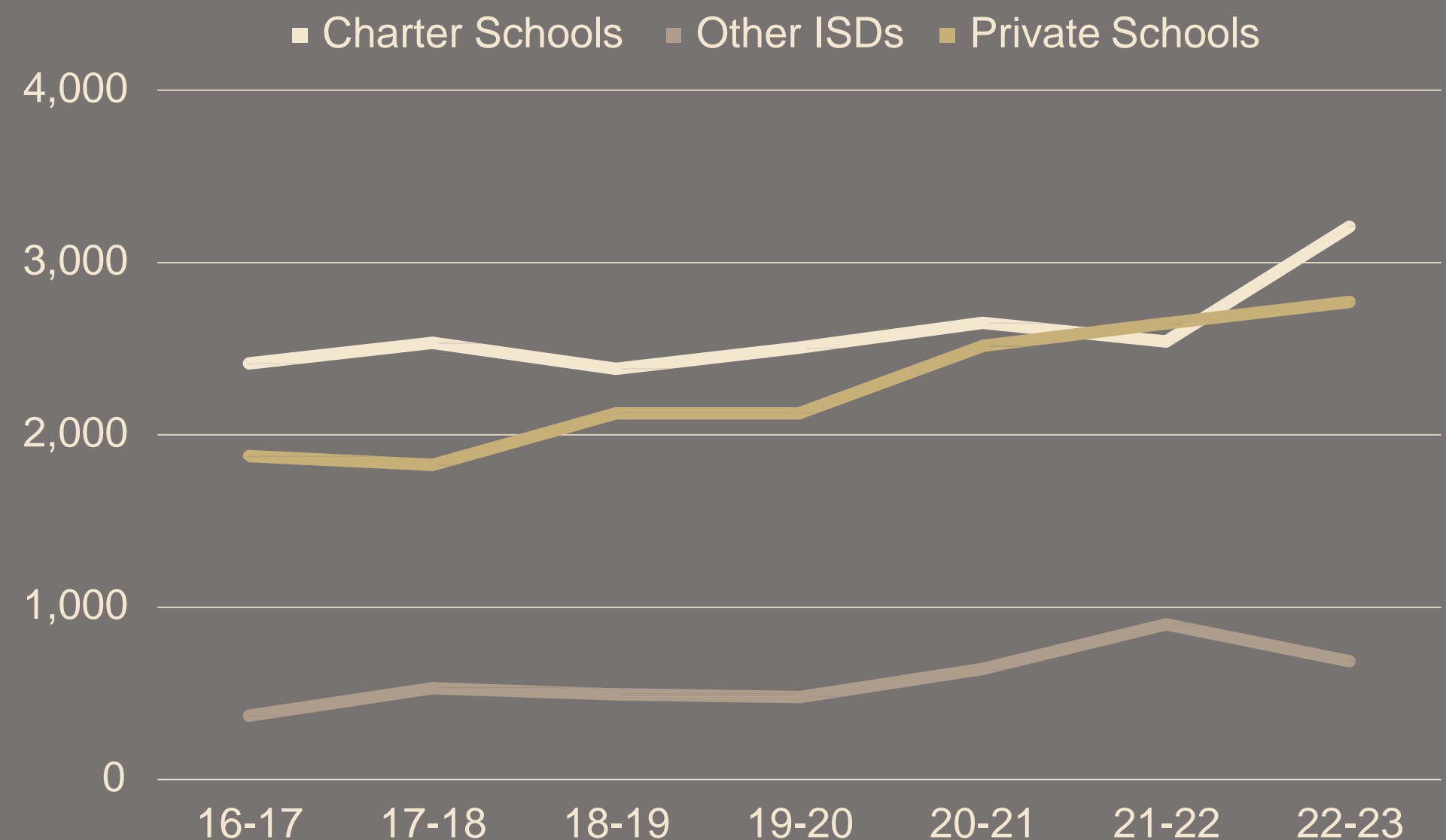
0.35

**Students
per
Home**





Enrollment in Other Schools



Sources: TEA Transfer Reports and PASA Interviews

94.3%
Reside in and
Attend KISD

3.3%
Attend
Charter Schools

1.7%
Attend
Private 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*

	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

25,191

54.7% of Total
SINGLE-FAMILY

1,003

2.2% of Total
BUILD TO RENT

18,635

40.4% of Total
MULTI-FAMILY

46,089

TOTAL PROJECTED NEW
HOUSING UNITS

927

2.0% of Total
MANUFACTURED

**Projected
New
Housing
Occupancies**

Largest Single-Family Developments

**3,604
units**

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

**3,190
units**

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

**1,940
units**

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.

**1,805
units**

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
10 years

**1,750
units**

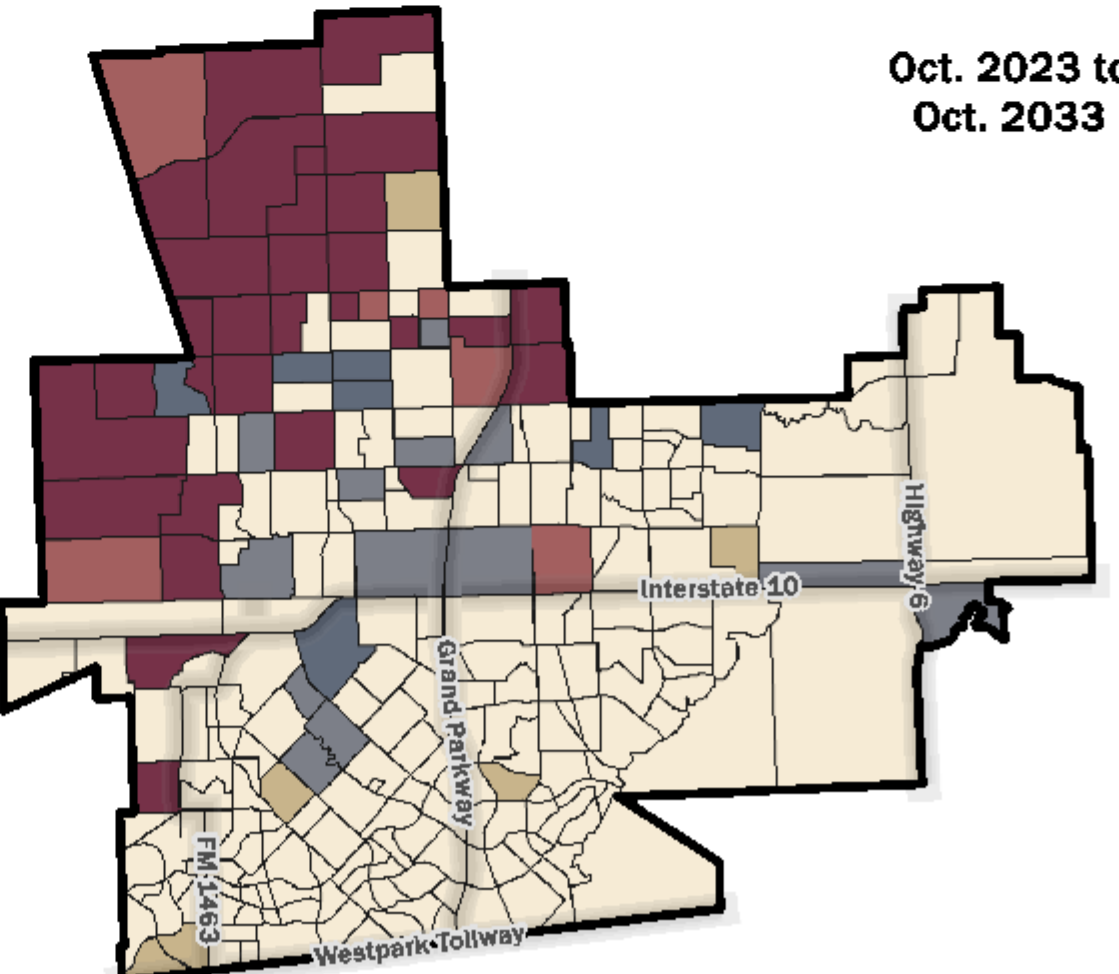
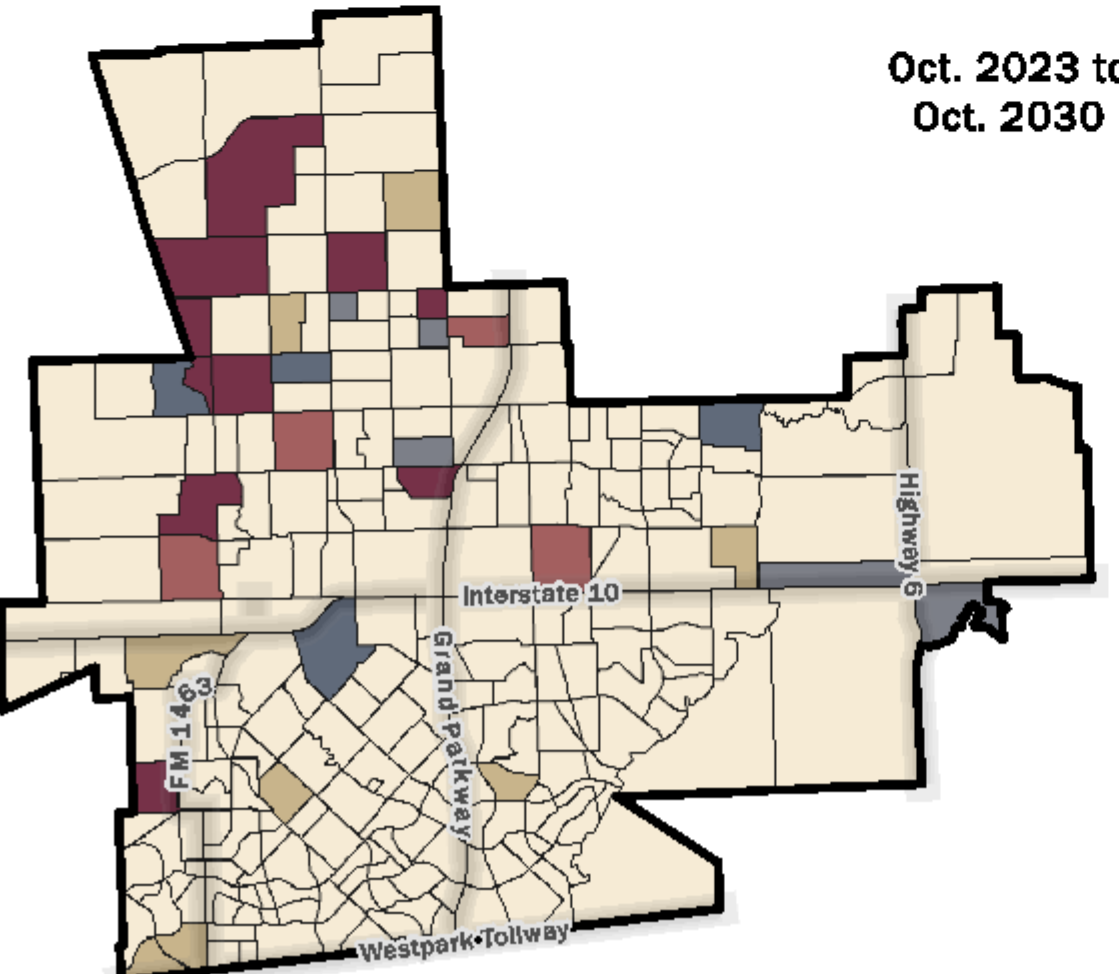
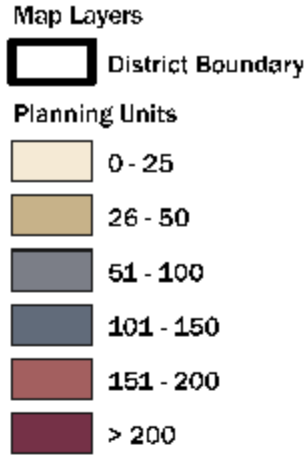
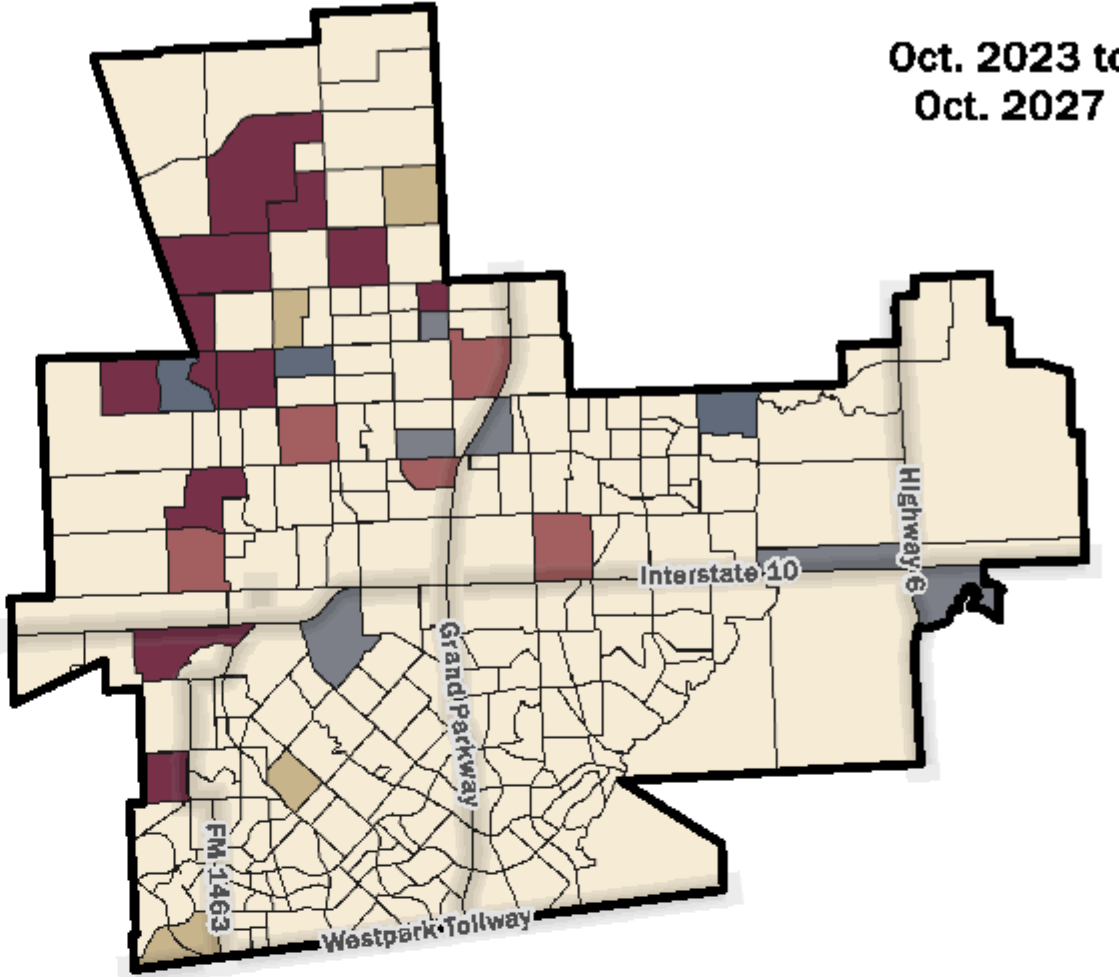
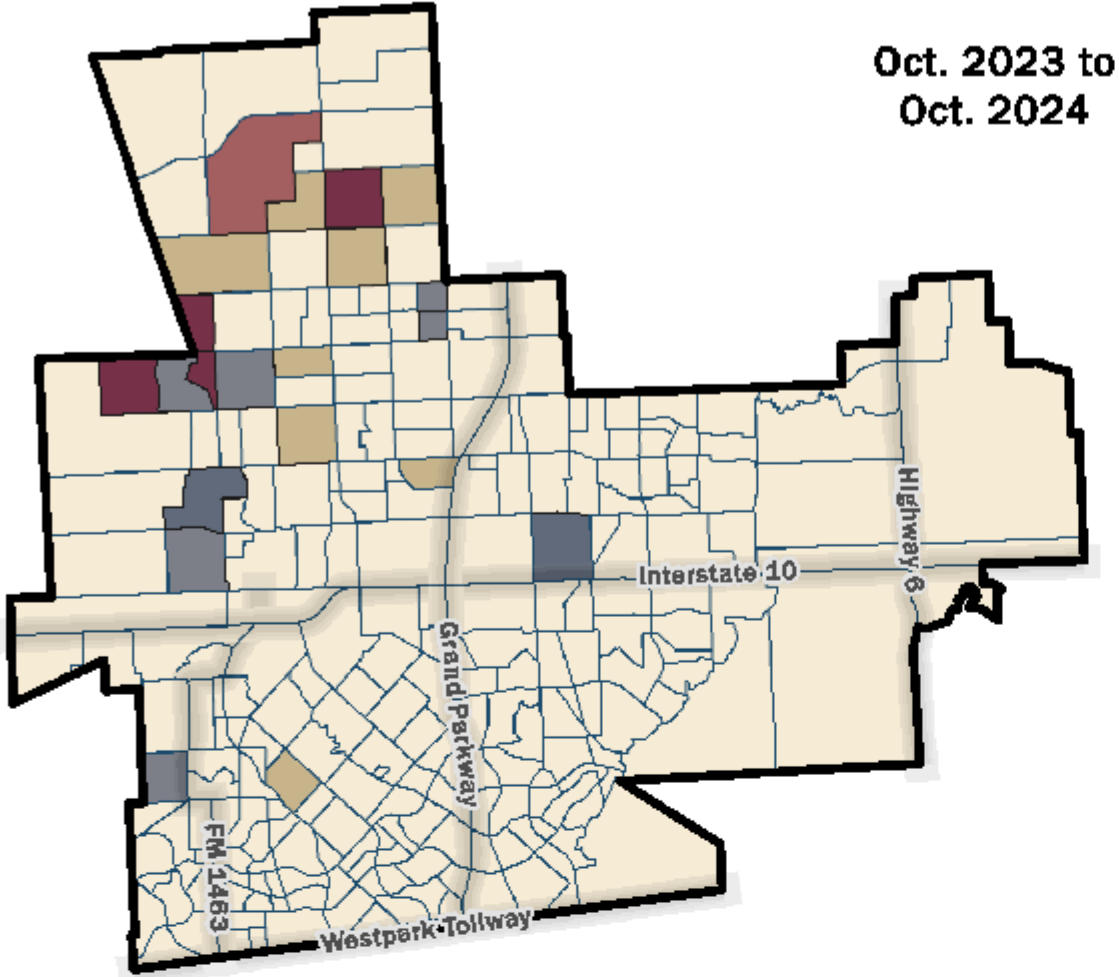
Bridgeland

~1,100 acres in Katy ISD

0 occupancies as of 10/23

~1,750 occupancies at buildout

Projected Single- Family Occupancies by LUZ



Leasing-Up or Under Construction

Multi-Family Projections

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

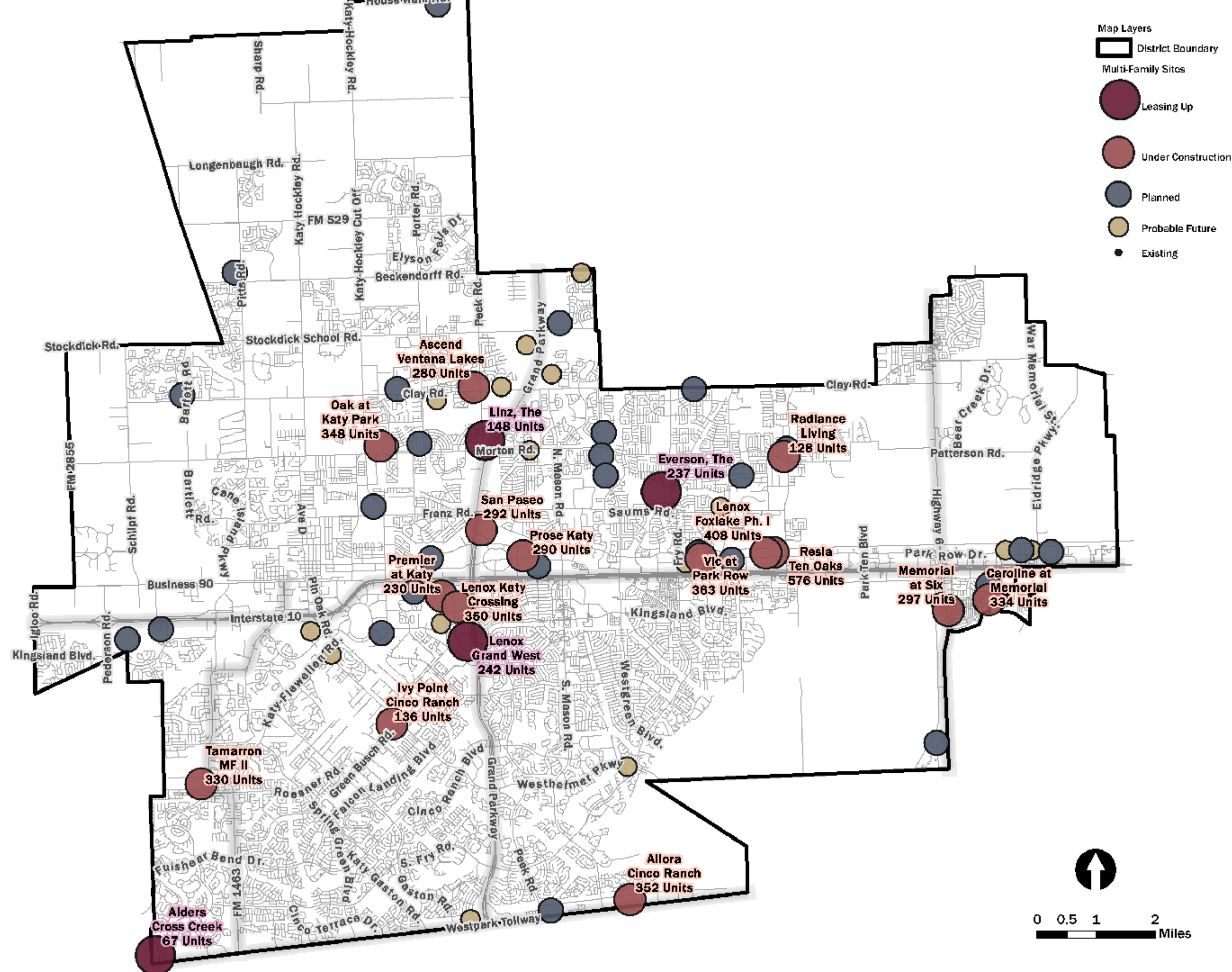
18,635
multi-family
occupancies
projected through
2033

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

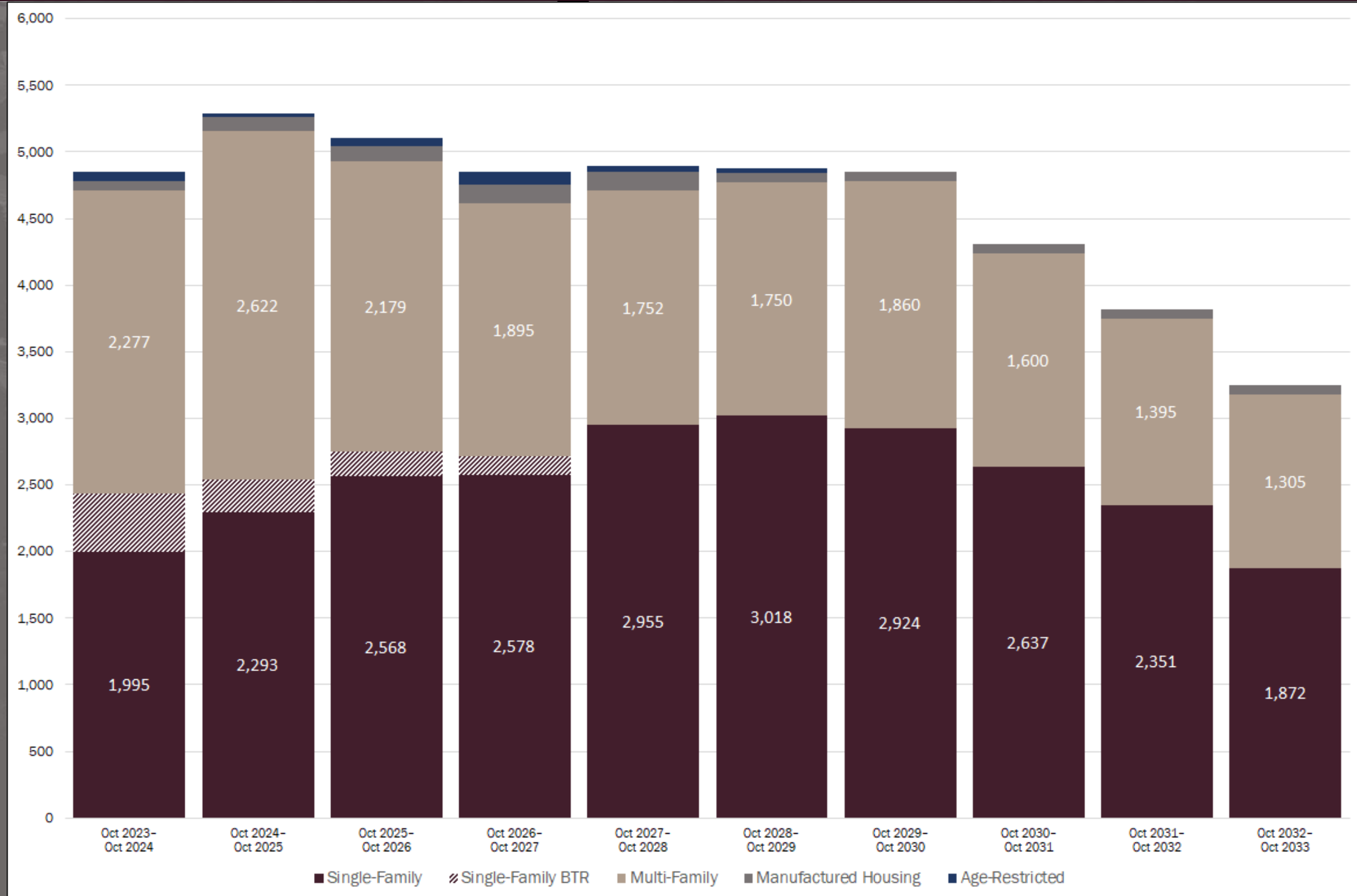
40%
of the total
projected new
housing

>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

103,045

2033 Enrollment

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%

109,222

2033 Enrollment

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

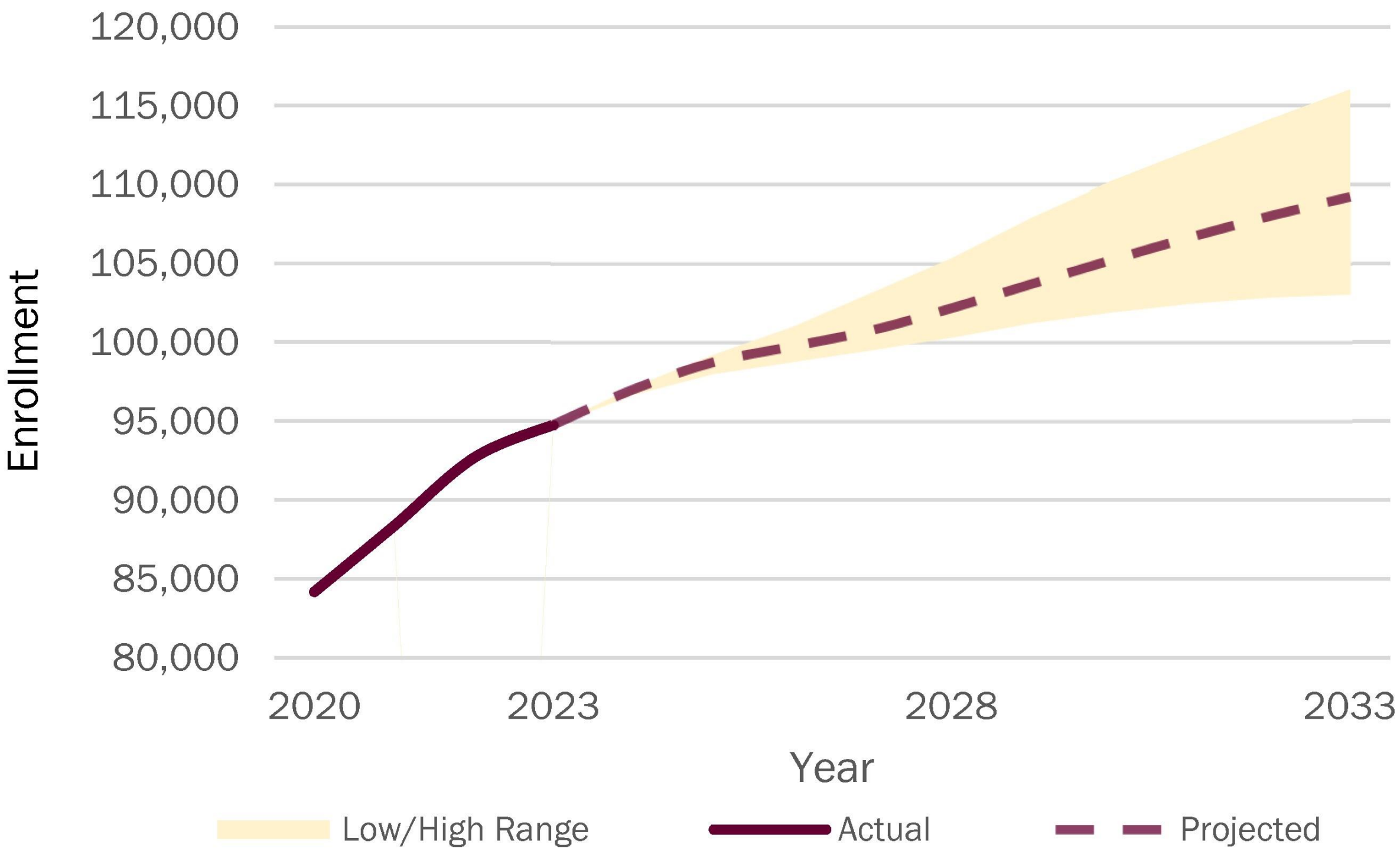
116,013

2033 Enrollment

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

Three Scenarios of Growth



102,169

2028 Projected Enrollment

109,222

2033 Projected Enrollment



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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

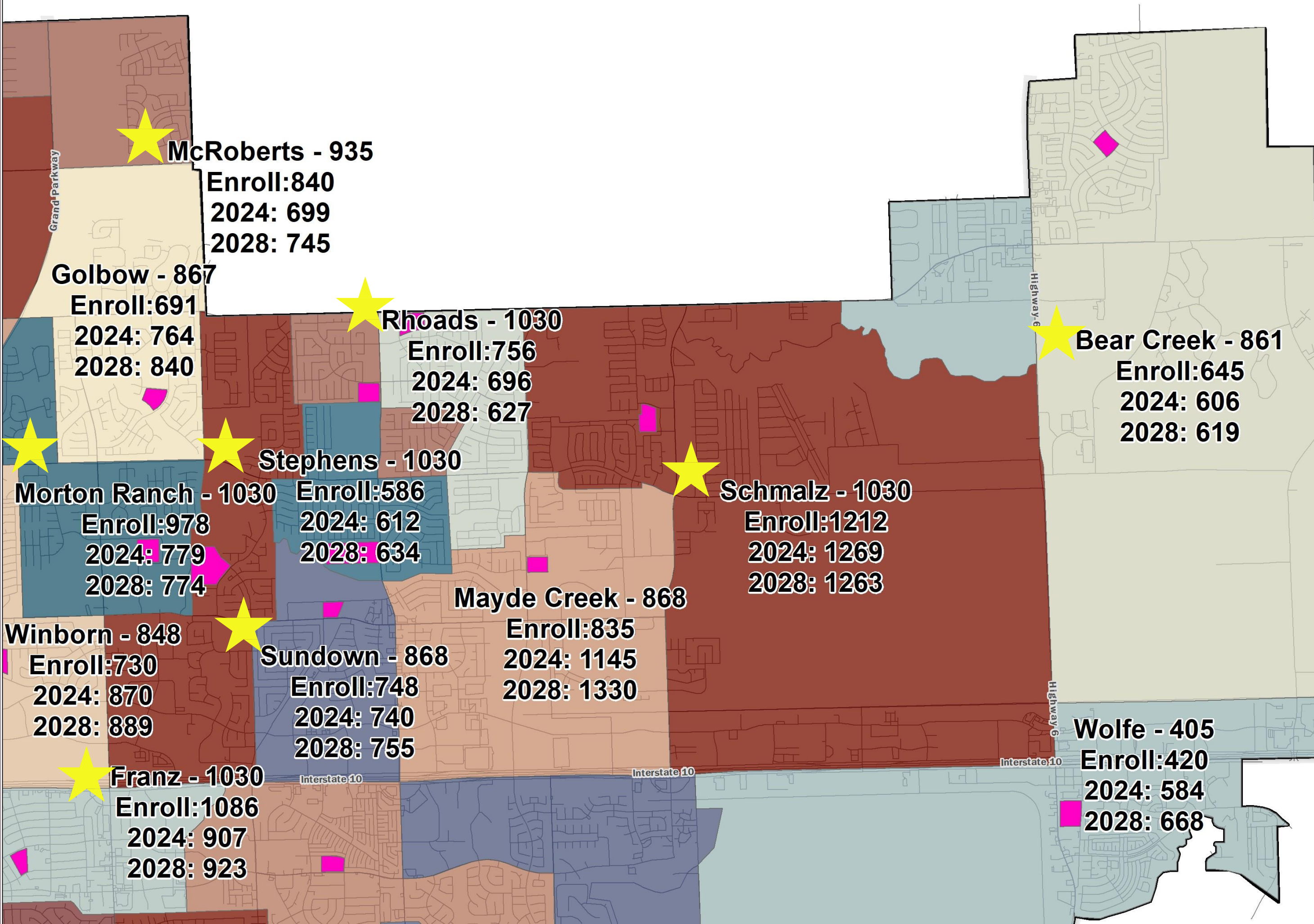
Students transfer
due to programs and
many other reasons -
attending a school
other than their
zoned school



Projected
Geocoded
Elementary
Students

Capacity and
Current
Enrollment
Shown

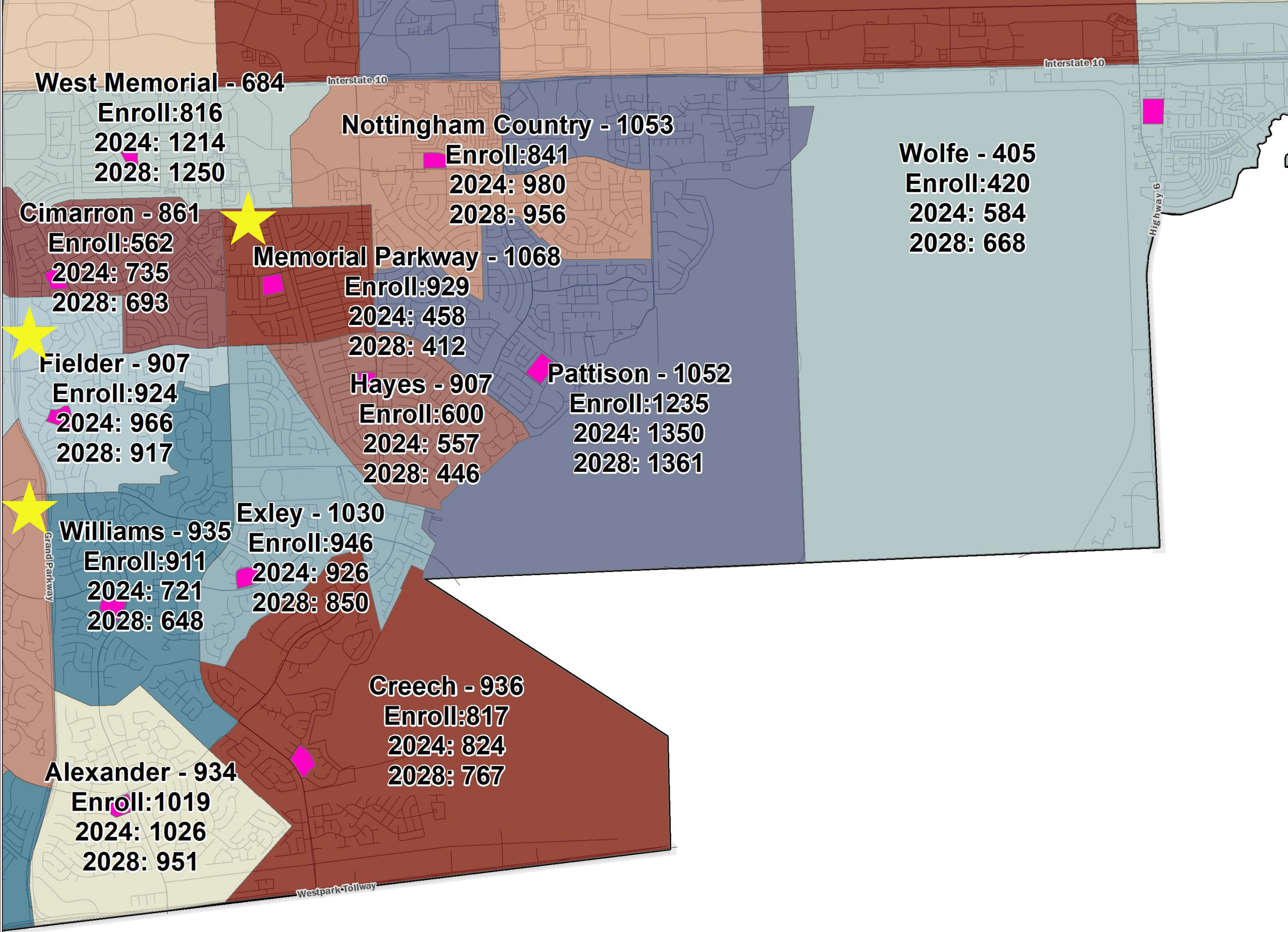
Bilingual
Campuses
Noted



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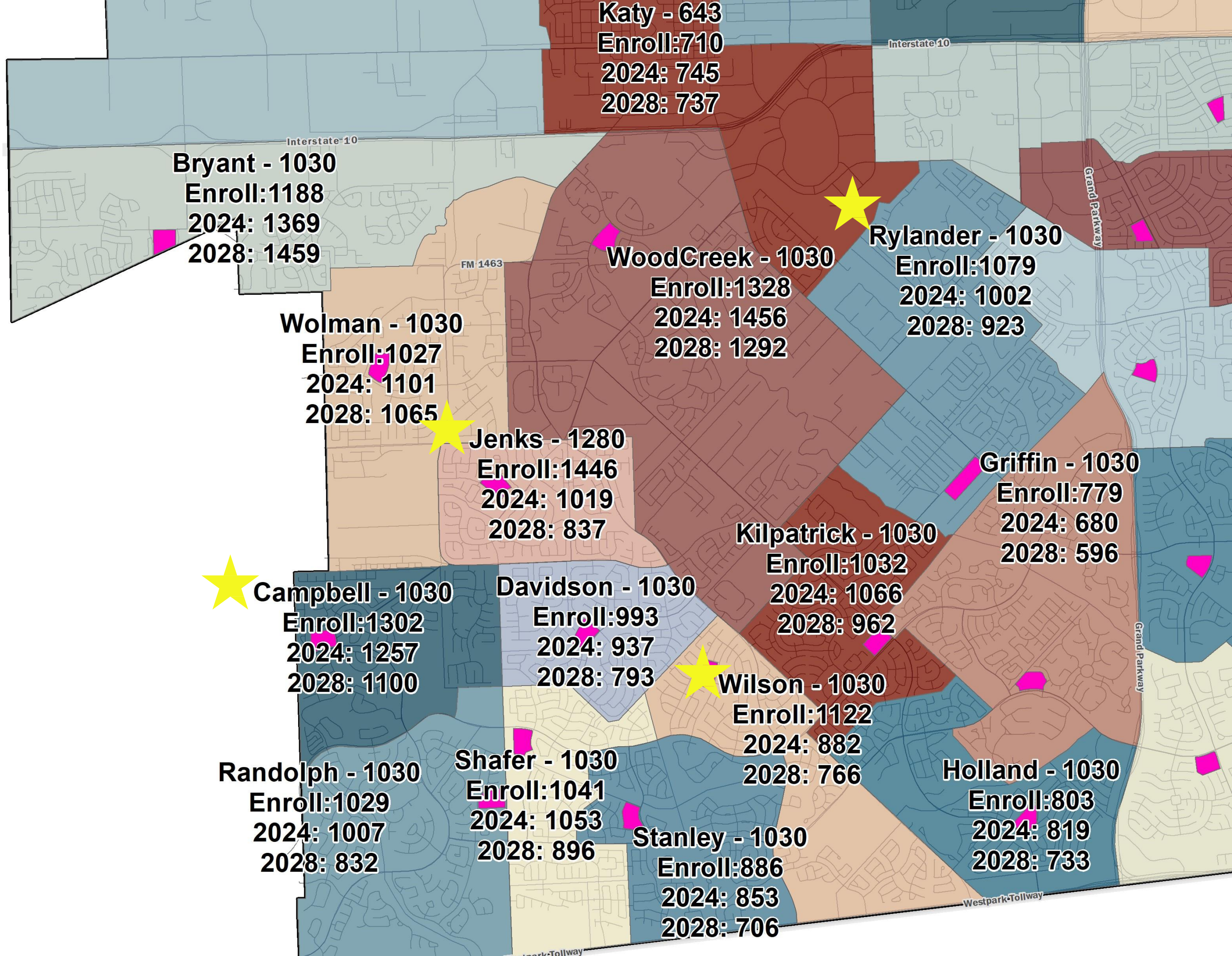
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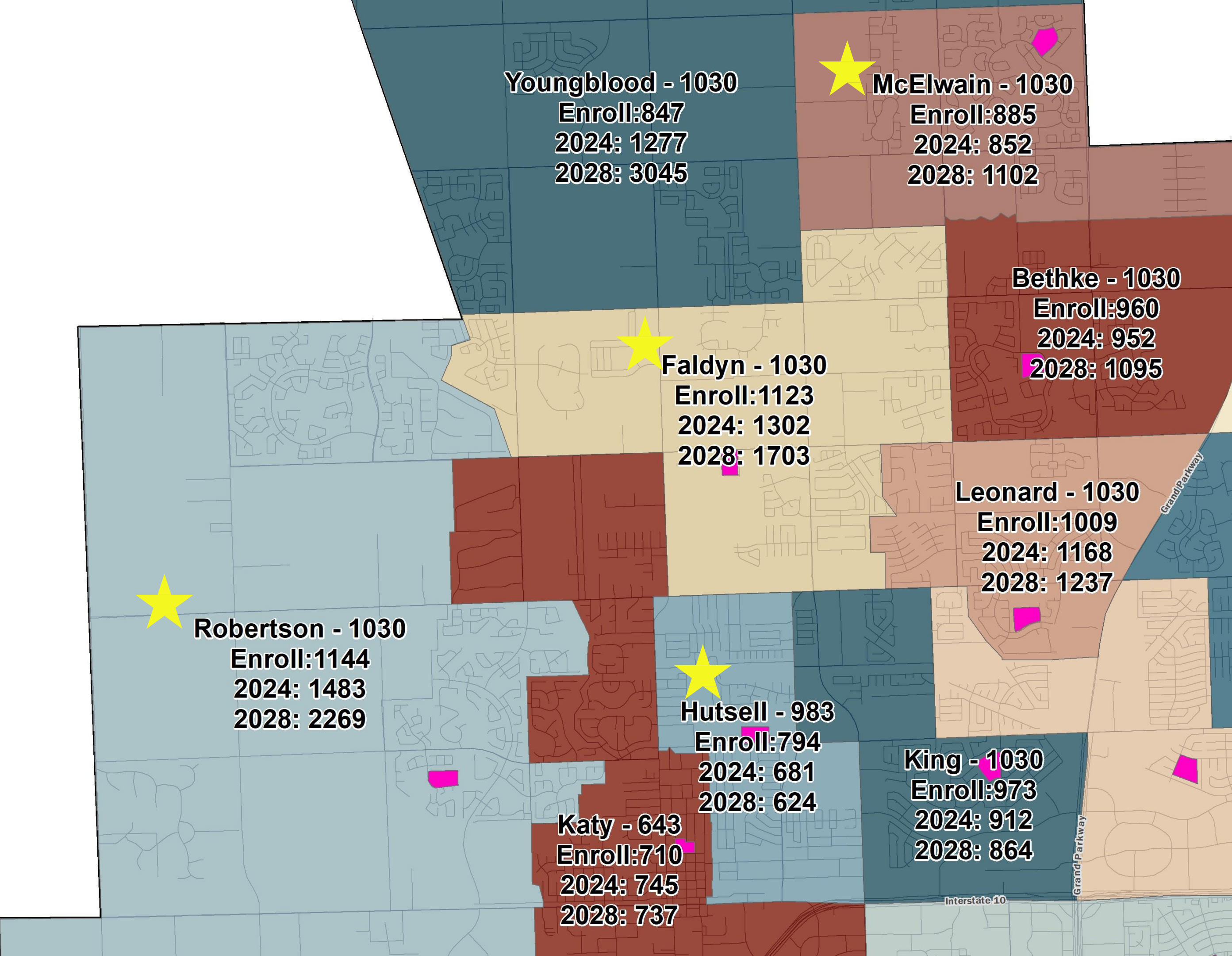
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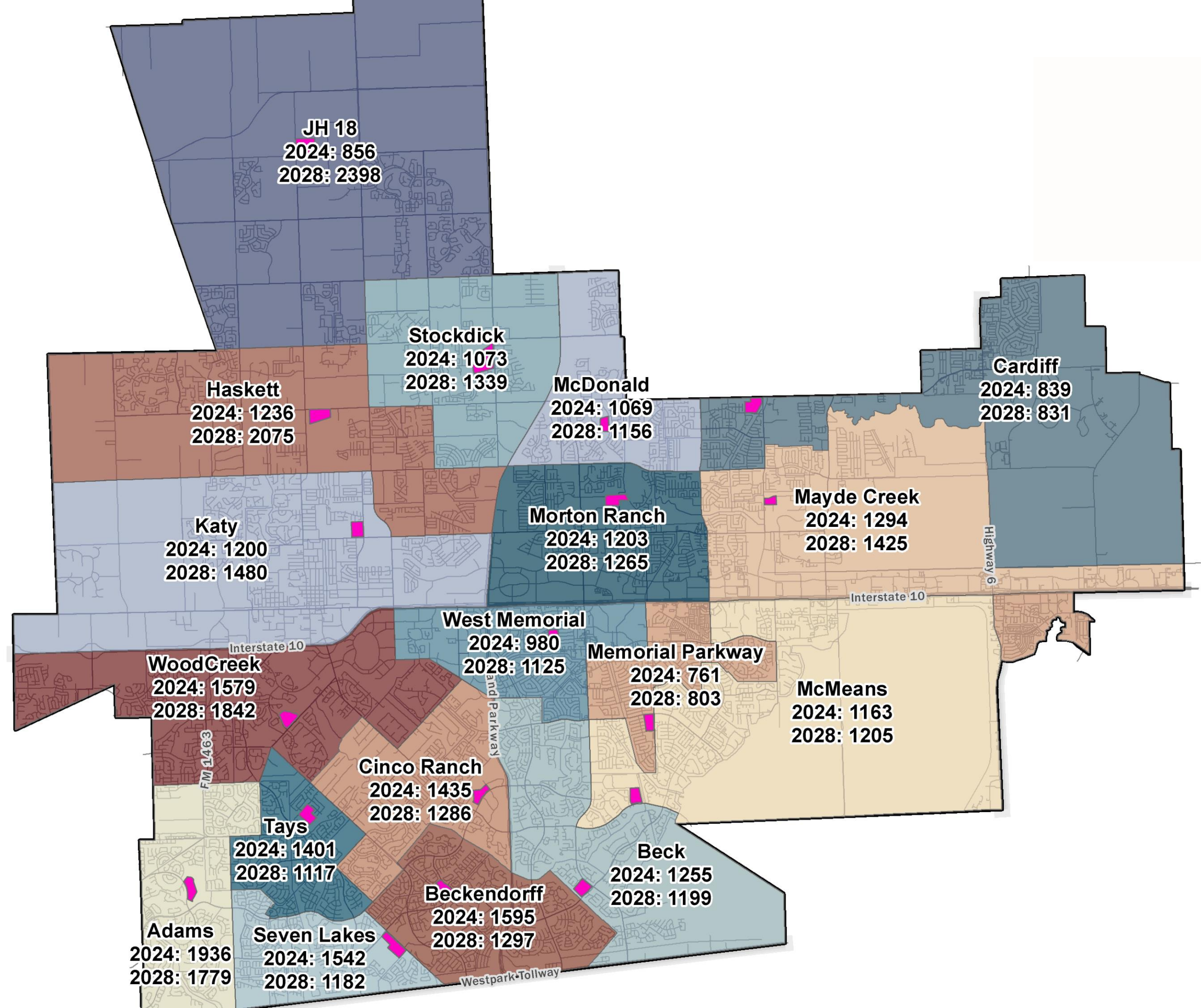
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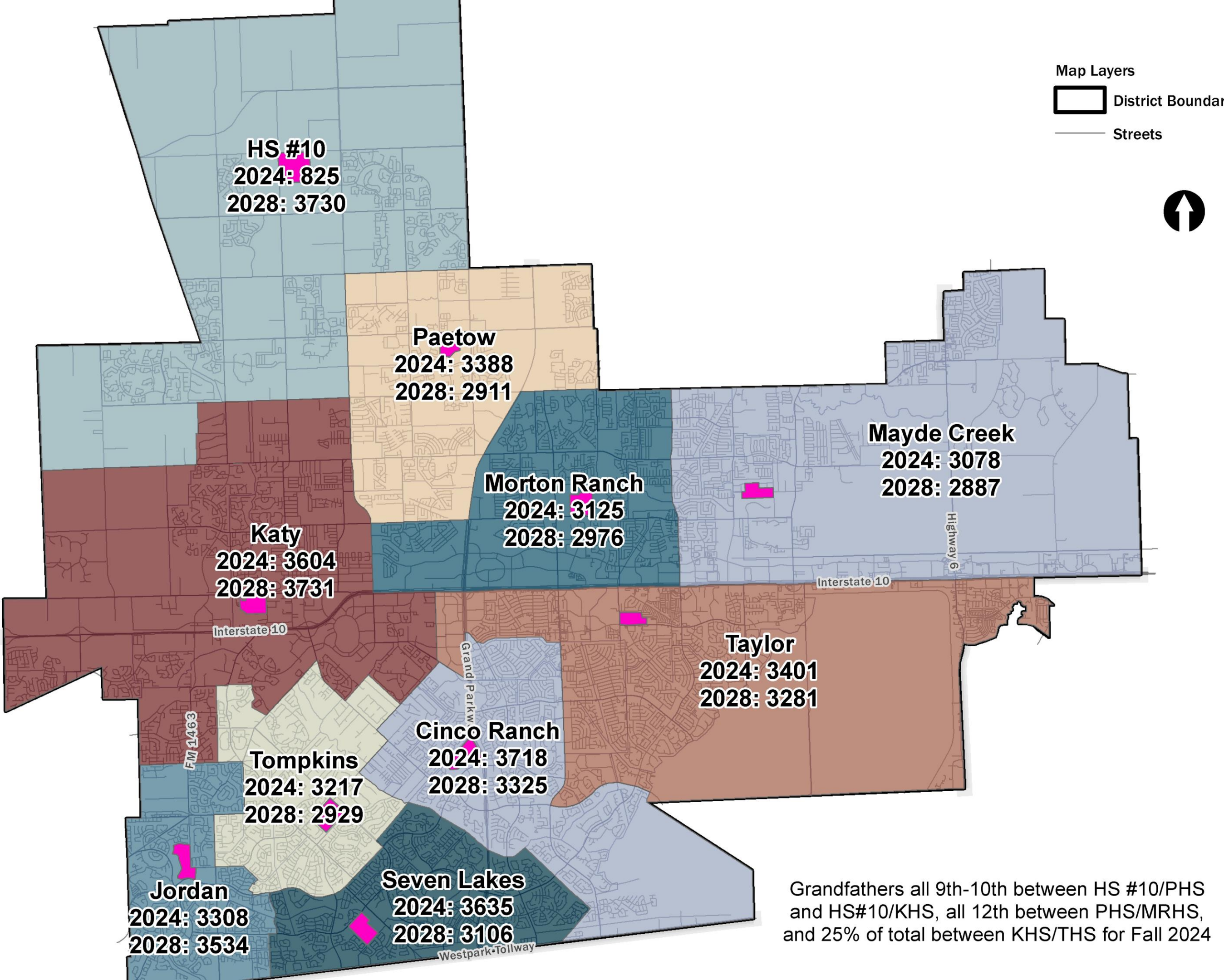
Bilingual
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Geocoded Junior High School Students by Fall 2024 Attendance Zones



Geocoded High School Students by Fall 2024 Attendance Zones



Next Steps

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

1

2

Junior Highs

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

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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