



Population &
Survey Analysts
www.pasatx.com

Hays CISD Demographic Study

Fall 2023



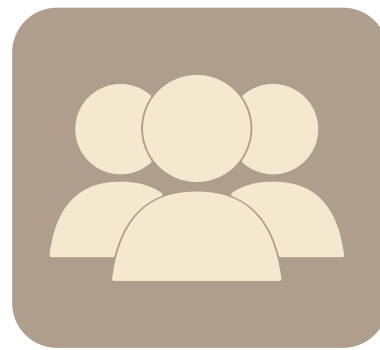
PASA'S APPROACH



Collect
Background
Data



Study Housing
and Economic
Data



Study Past and
Current
Student
Population



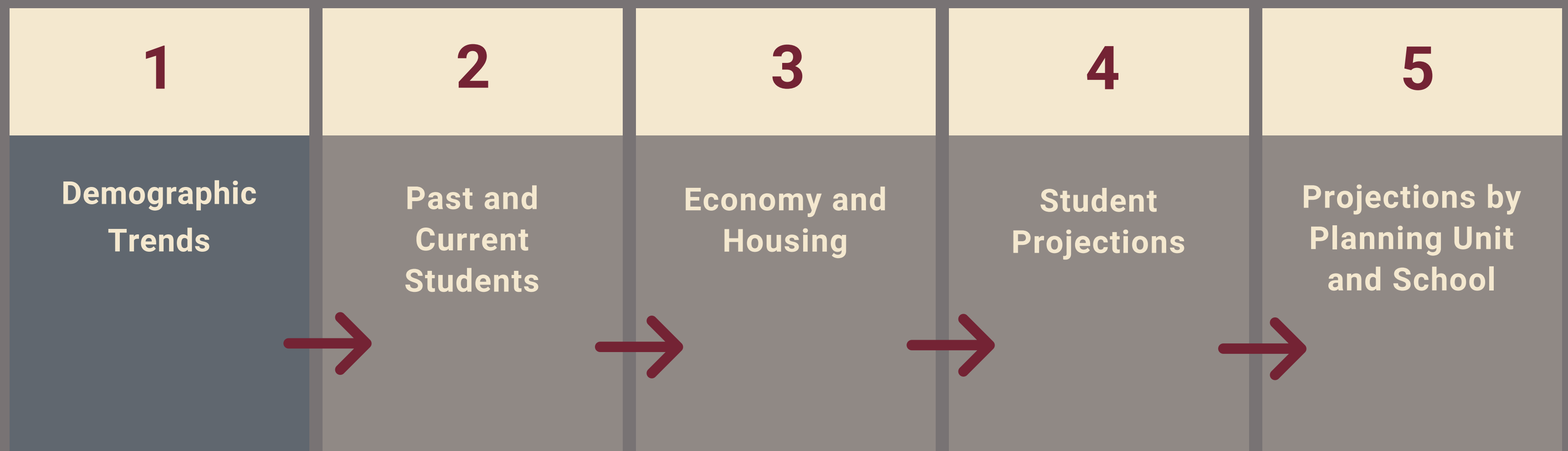
Generate
Projections



Analyze Long
Range
Implications for
Facilities

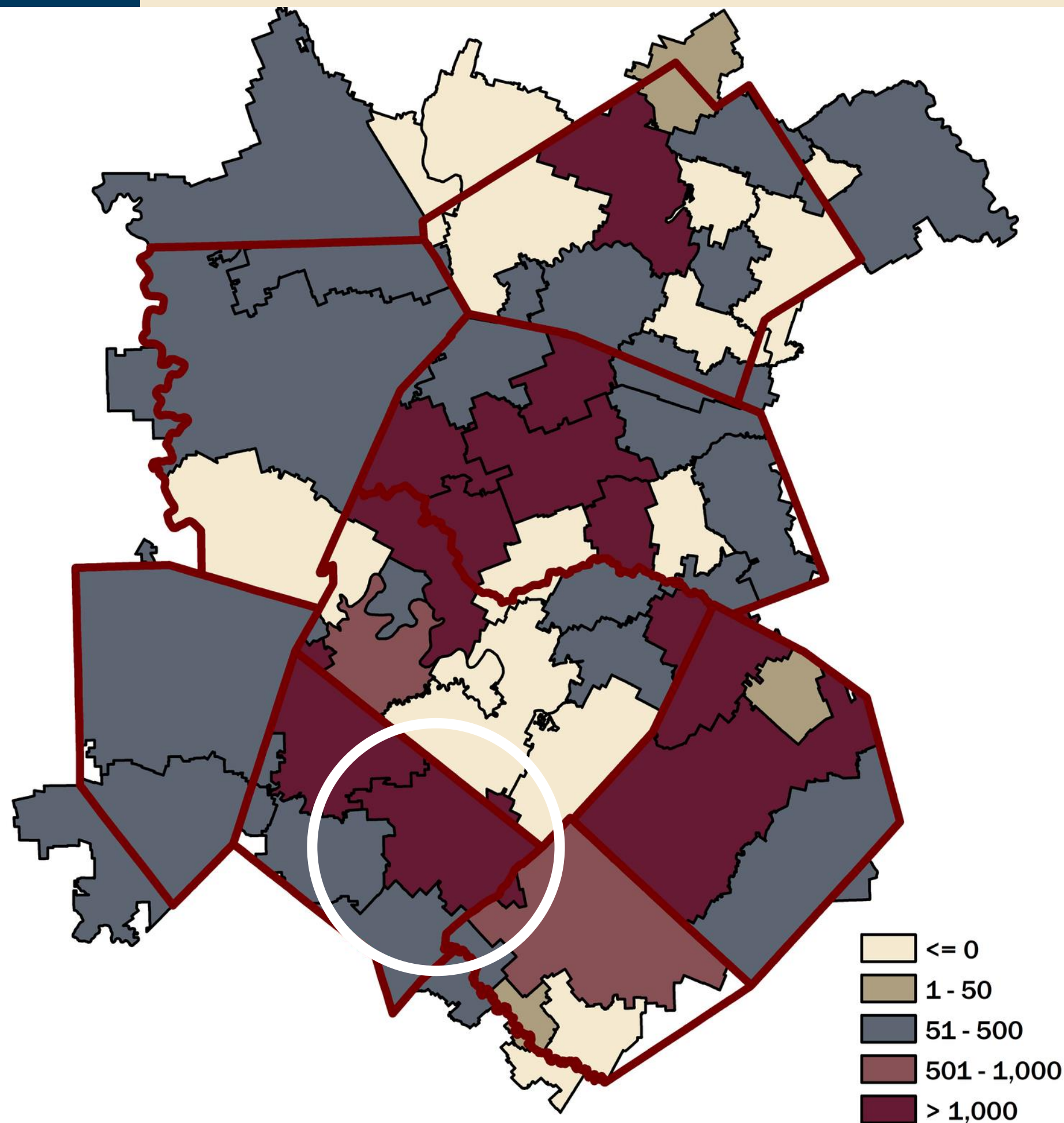


Demographic Study Components



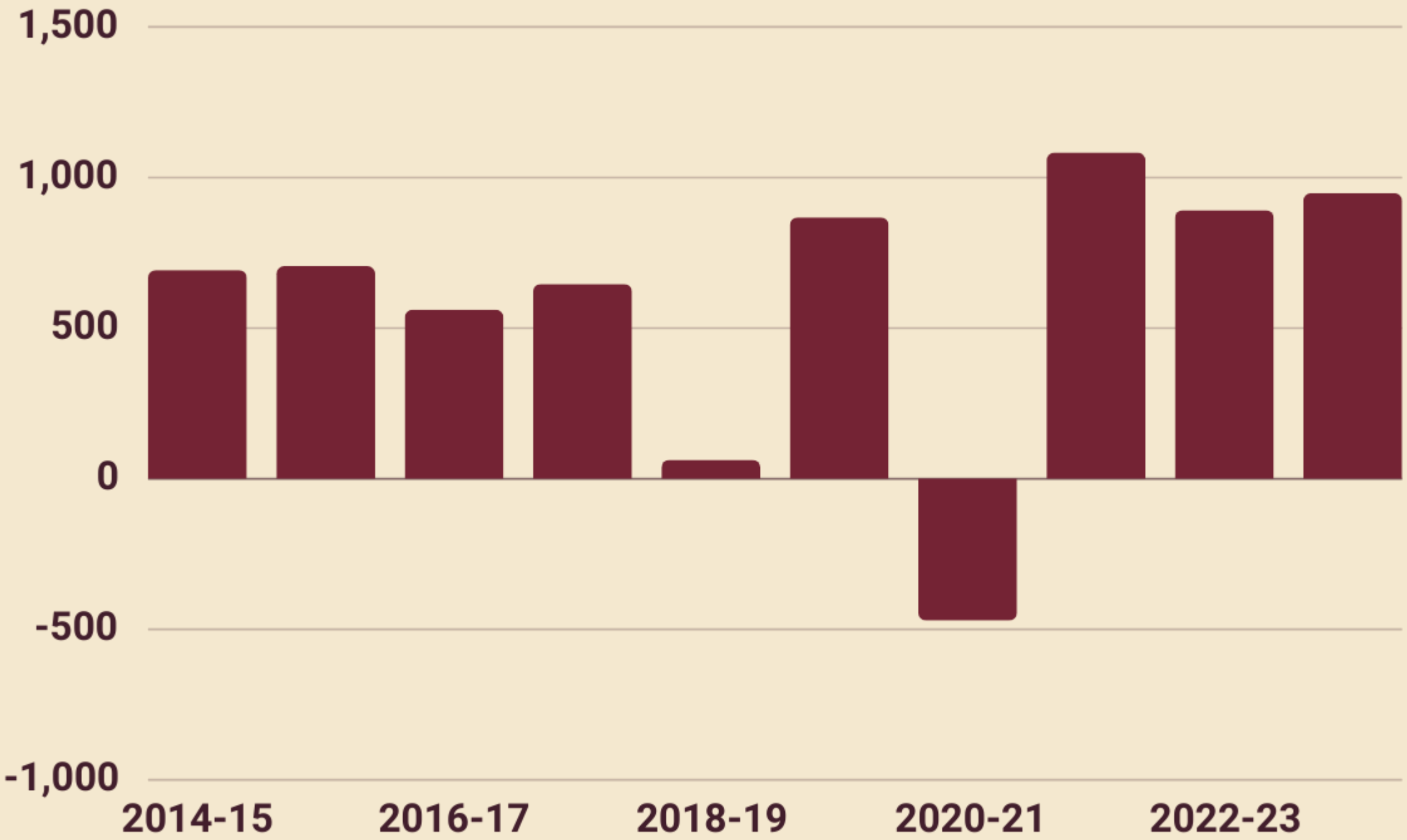
Numeric Change in Enrollment

Fall 2017 - Fall 2022



	District	Change
1	Liberty Hill ISD	3846
2	Leander ISD	3387
3	Hays CISD	2435
4	Hutto ISD	2380
5	Belton ISD	2115
6	Dripping Springs ISD	1925
7	Jarrell ISD	1655
8	Georgetown ISD	1618
9	Bastrop ISD	1607
10	Elgin ISD	1083
11	Lake Travis ISD	989
12	Lockhart ISD	518
13	Salado ISD	473
14	Lago Vista ISD	323
15	Academy ISD	276

Past Enrollment Change



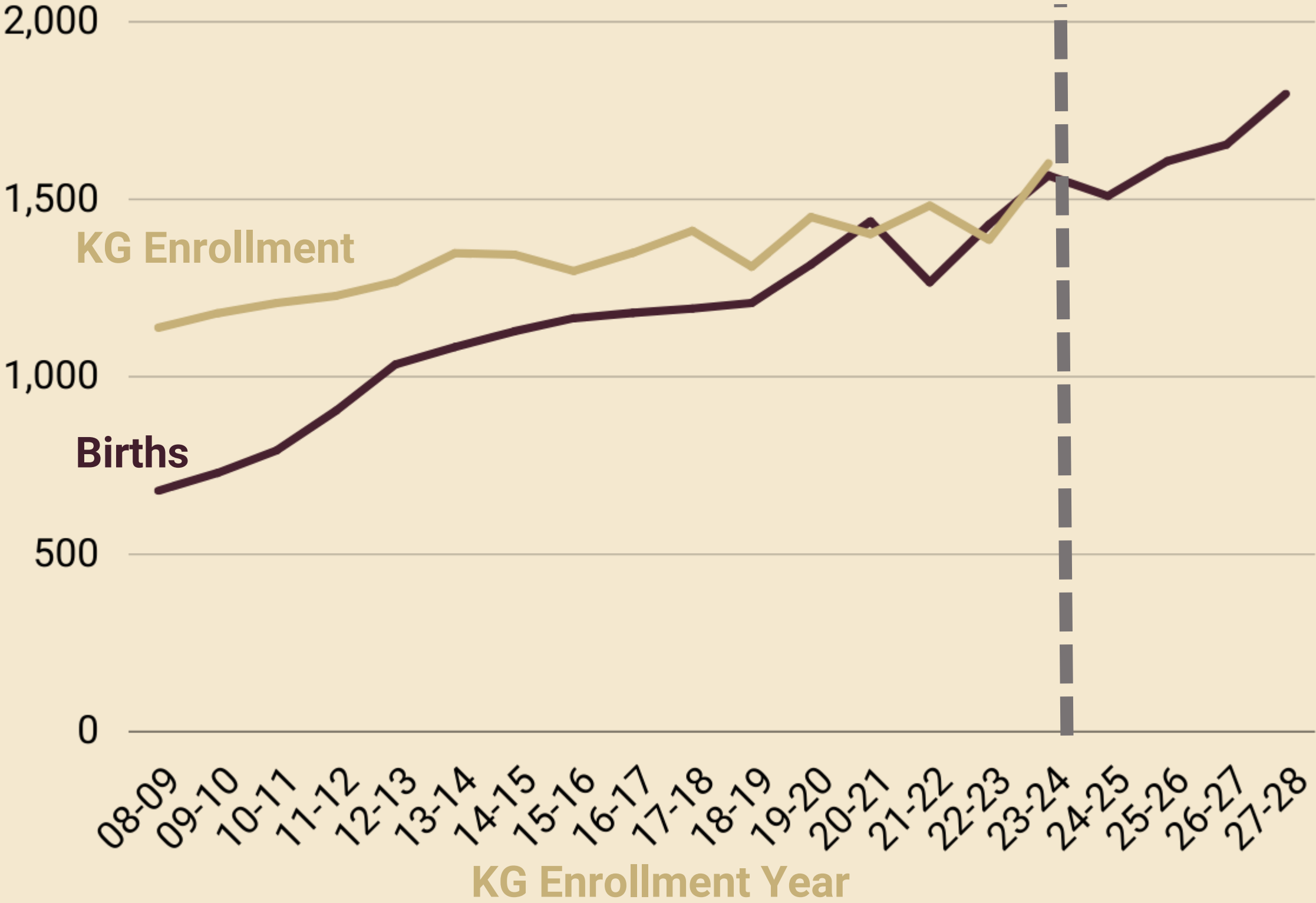
664

average gain since
2019

599

average gain since
2014

KG Enrollment vs. Births



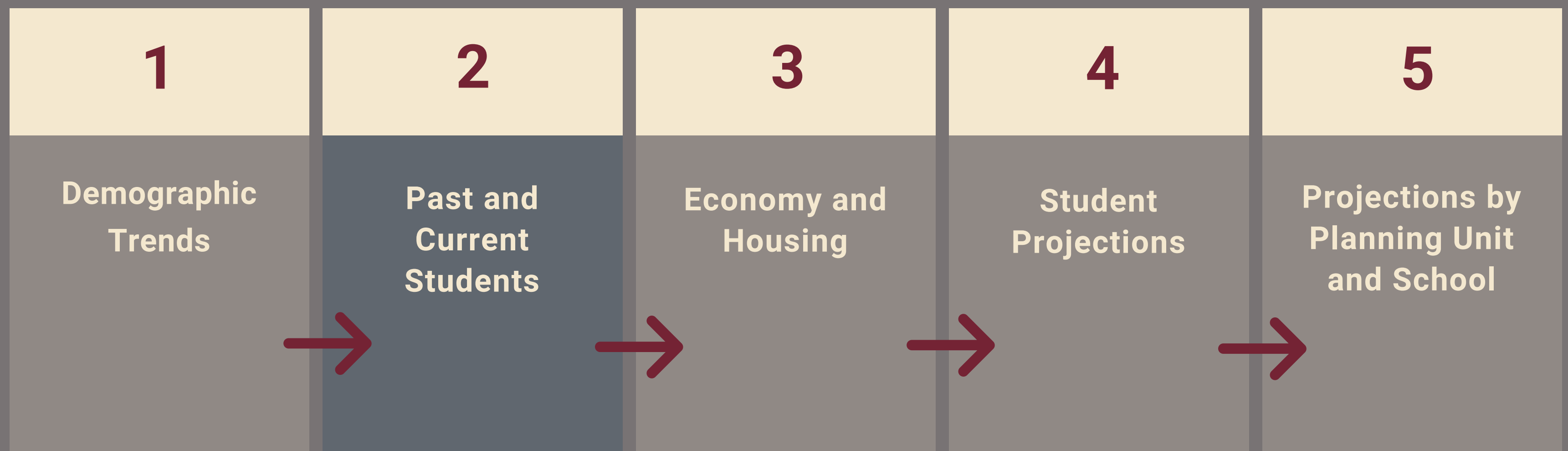
Difference between two lines shows in-migration of young children after birth

Births adjusted 5 years to align with KG Enrollment

Births by Zip Code of Birth Mother



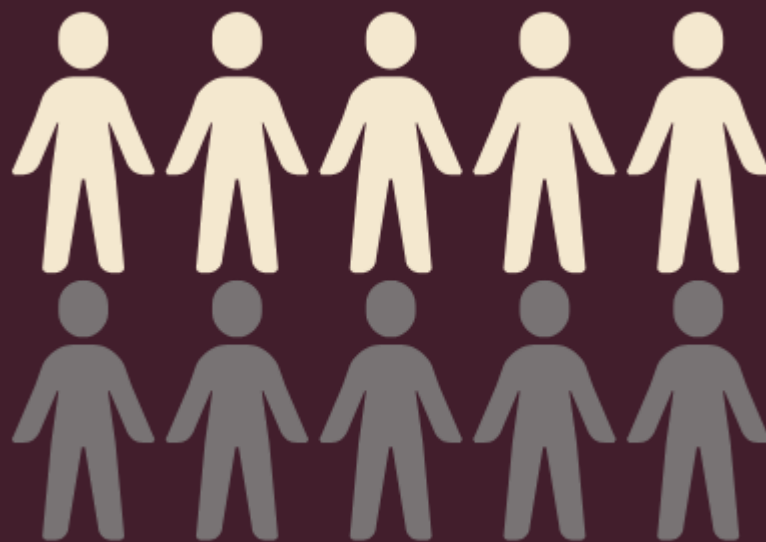
Demographic Study Components



Students per Home

Single-Family

0.48



Multi-Family

0.20



86.3%

Reside in and
Attend HCISD

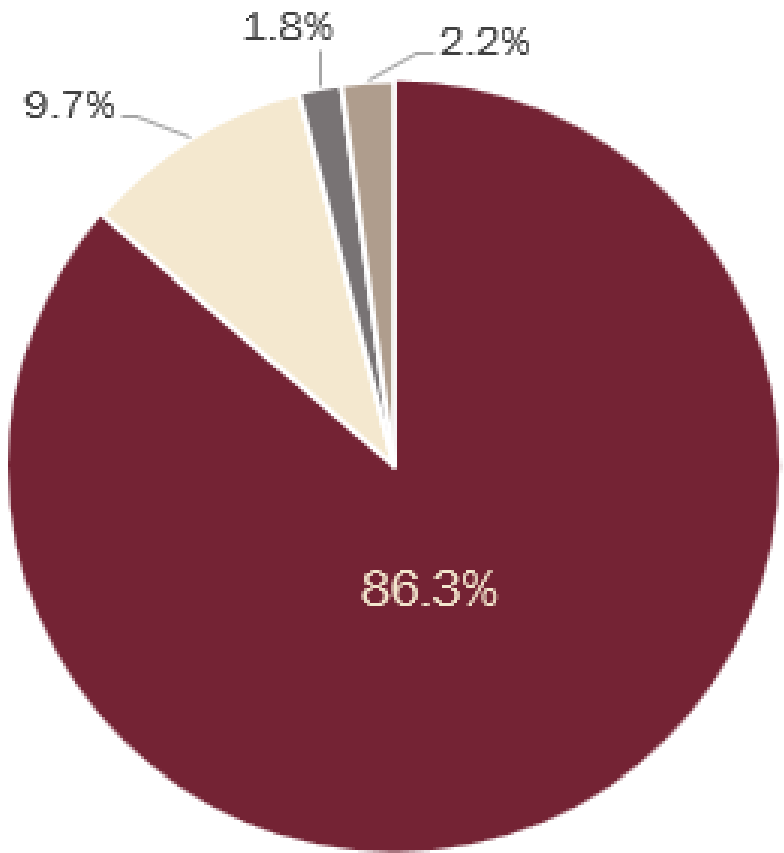
9.7%

Attend
Charters

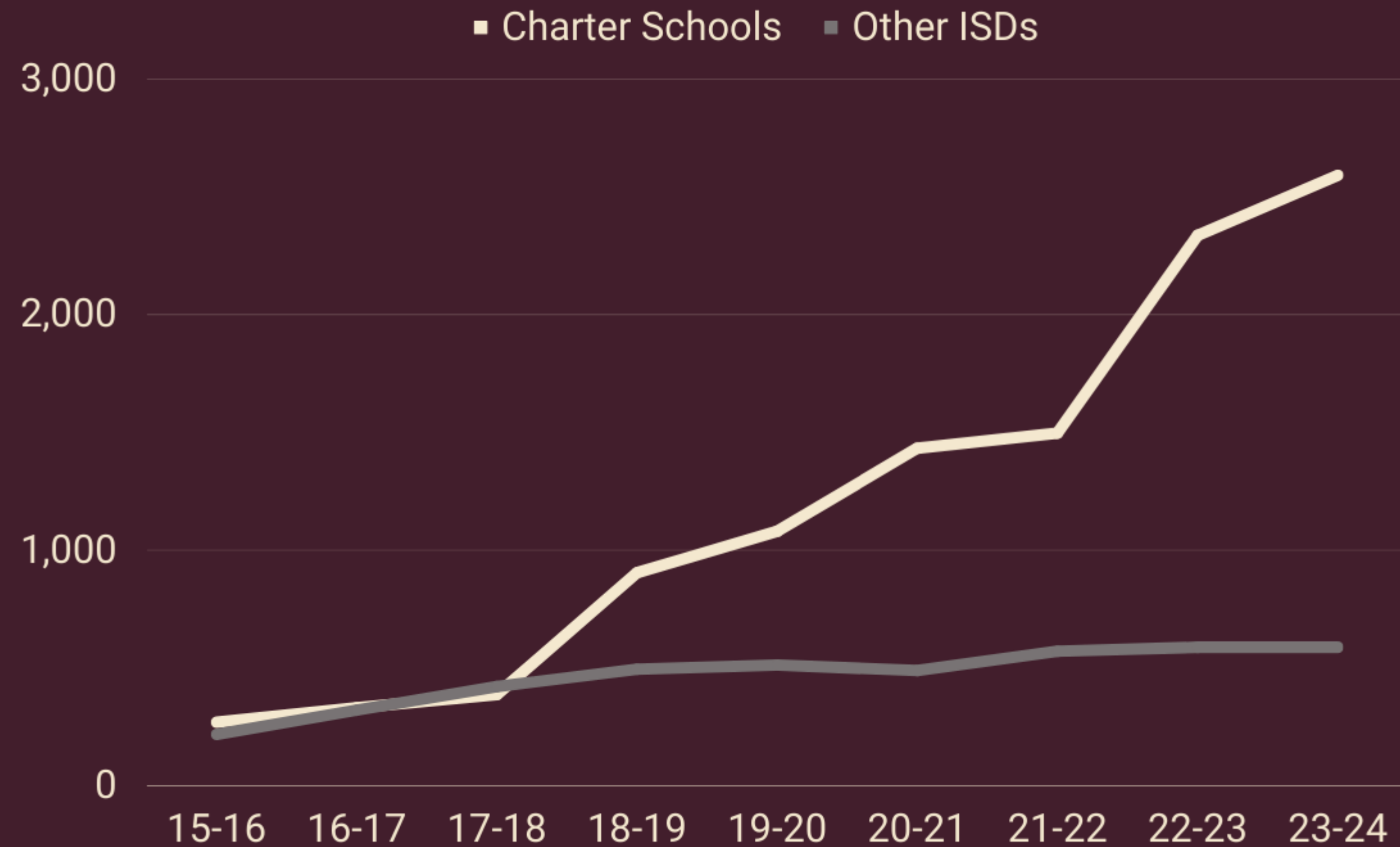
1.8%

Attend Private
Schools

HCISD Charters Privates Nearby Districts



Enrollment in Other Schools





Demographic Study Components



Economic and Housing Highlights

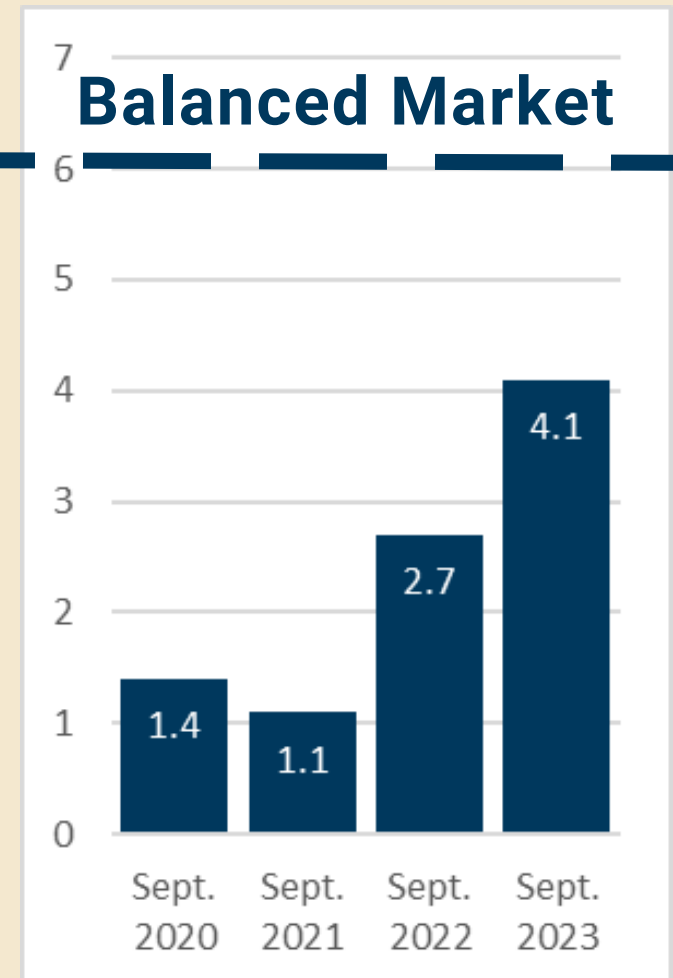


Robust in 2020 and 2021



Cooling since 2022

Months Inventory
Austin Metro
Market Area



Source: TRERC

30-Year Fixed Rate Mortgage Payments

Principal & Interest Only

		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

*assumes 20% down payment

Largest Single-Family Subdivisions

10-Year Projected Occupancies

**2,610
units**

Sunfield

Scarborough Lane continues to develop Buda's top-selling community east of I-35 and south of Main St. An additional 350 acres north of Main is likely to develop later in the projection period.

**2,498
units**

Waterstone

Approximately 3,500-4,000 housing units are likely east of CR 158 and west of TX-21; medium density and some high-density residential is likely in this area too. The first section of Phase 1 is now ready for homebuilding.

**1,925
units**

Persimmon

Approximately 2,285 units of this 2,600-lot community is planned to be within Hays CISD. Developed by MileStone, the community is located west of I-35 in Buda. Home construction could begin as early as 2025.

**1,797
units**

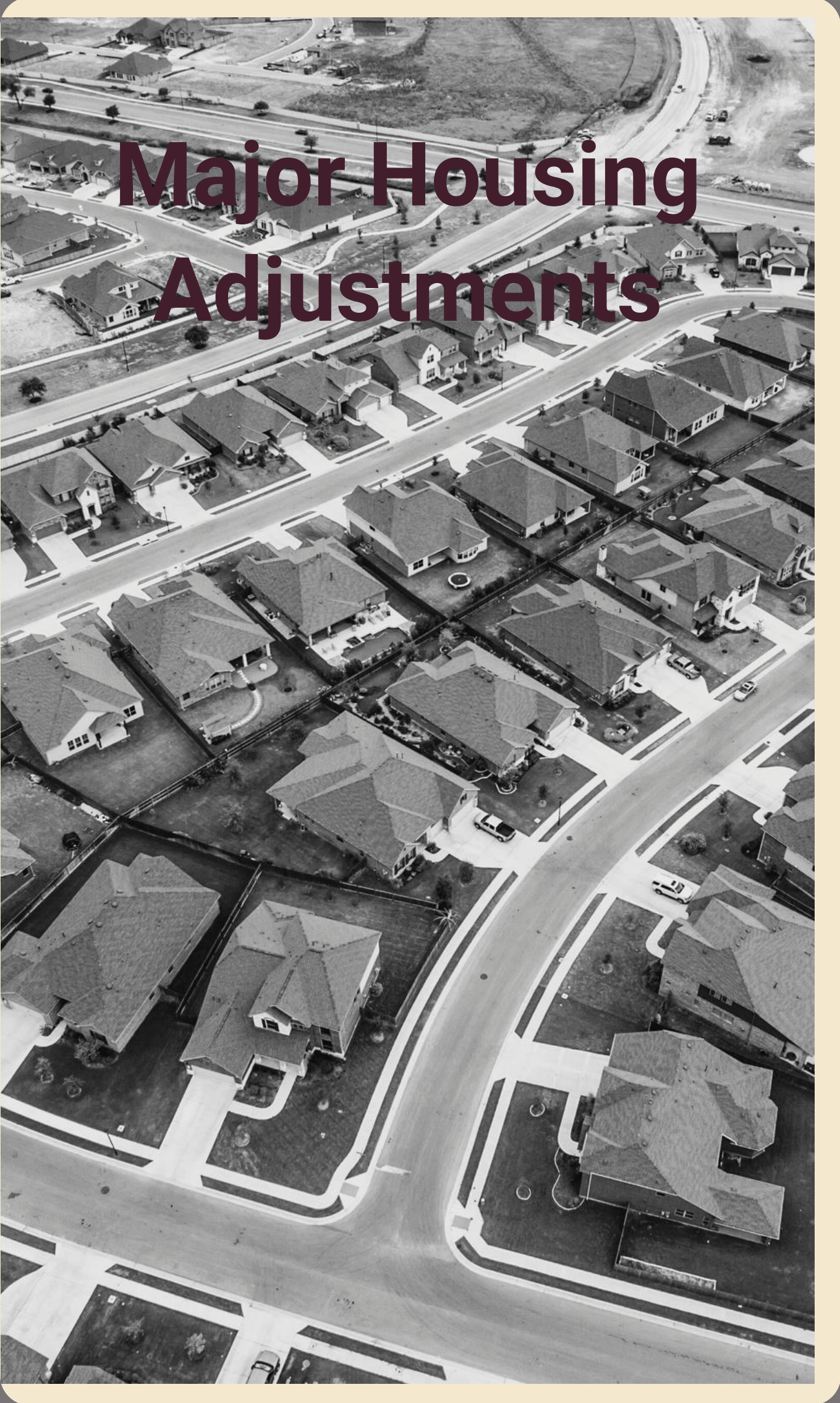
Prairie Lakes

D.R. Horton recently broke ground on this 2,200-lot subdivision between FM 2001 and Satterwhite Road; the first sections are now developing.






**1,524
units**

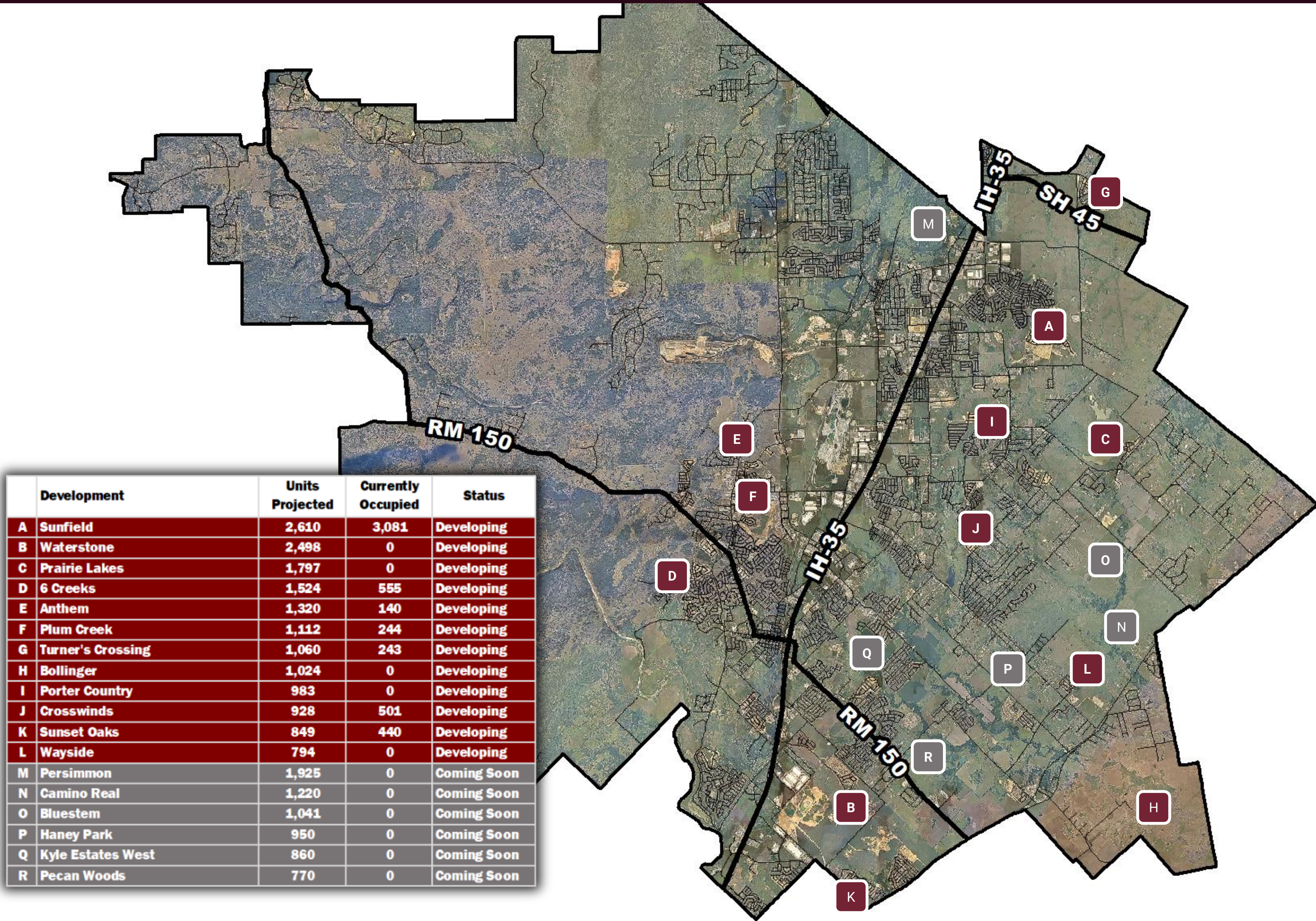
6 Creeks

Only 555 homes are currently occupied in this community. At build-out there are 2,090 homes planned.



Major Housing Adjustments

	Bollinger
	Persimmon
	Infinity Estates
	Luxe of Buda
	Multi-Family Proposals in Kyle

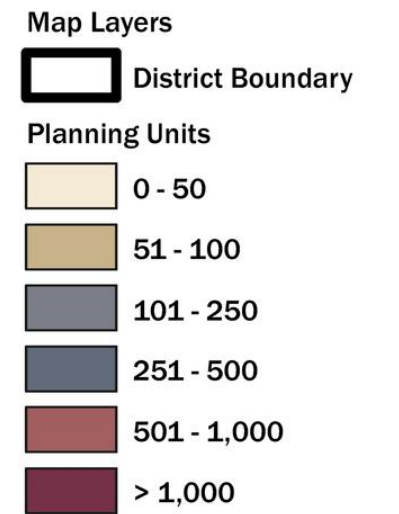
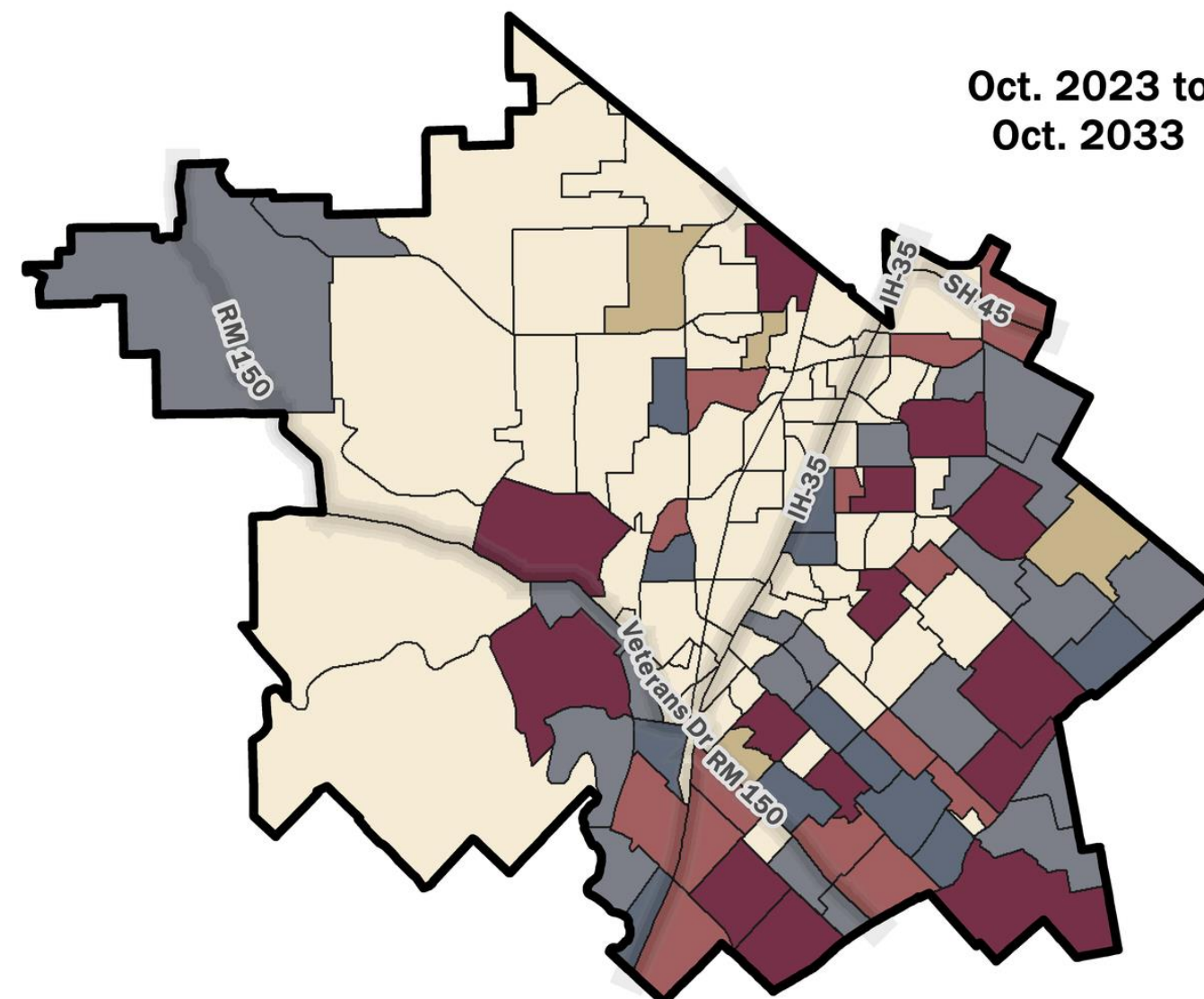
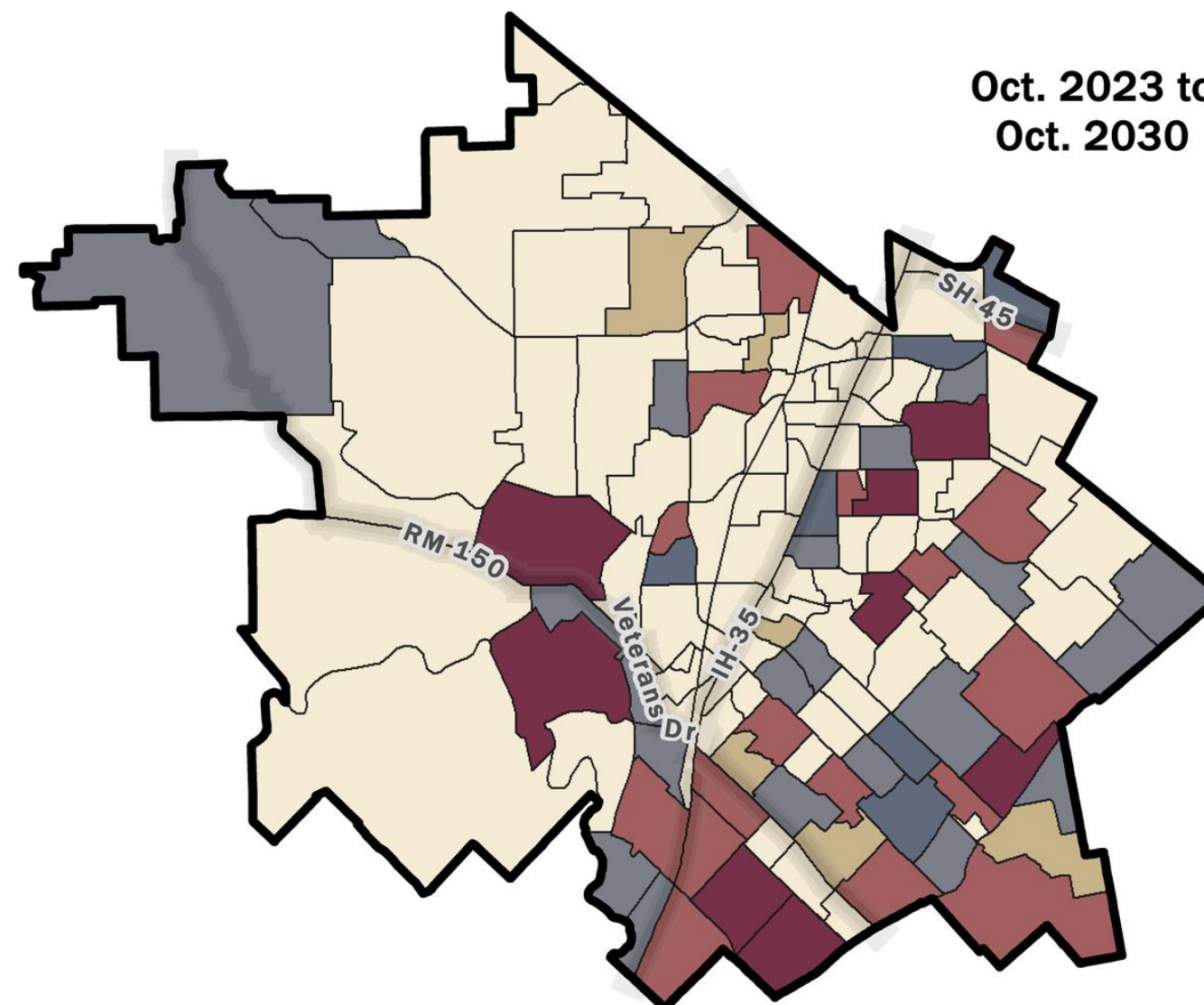
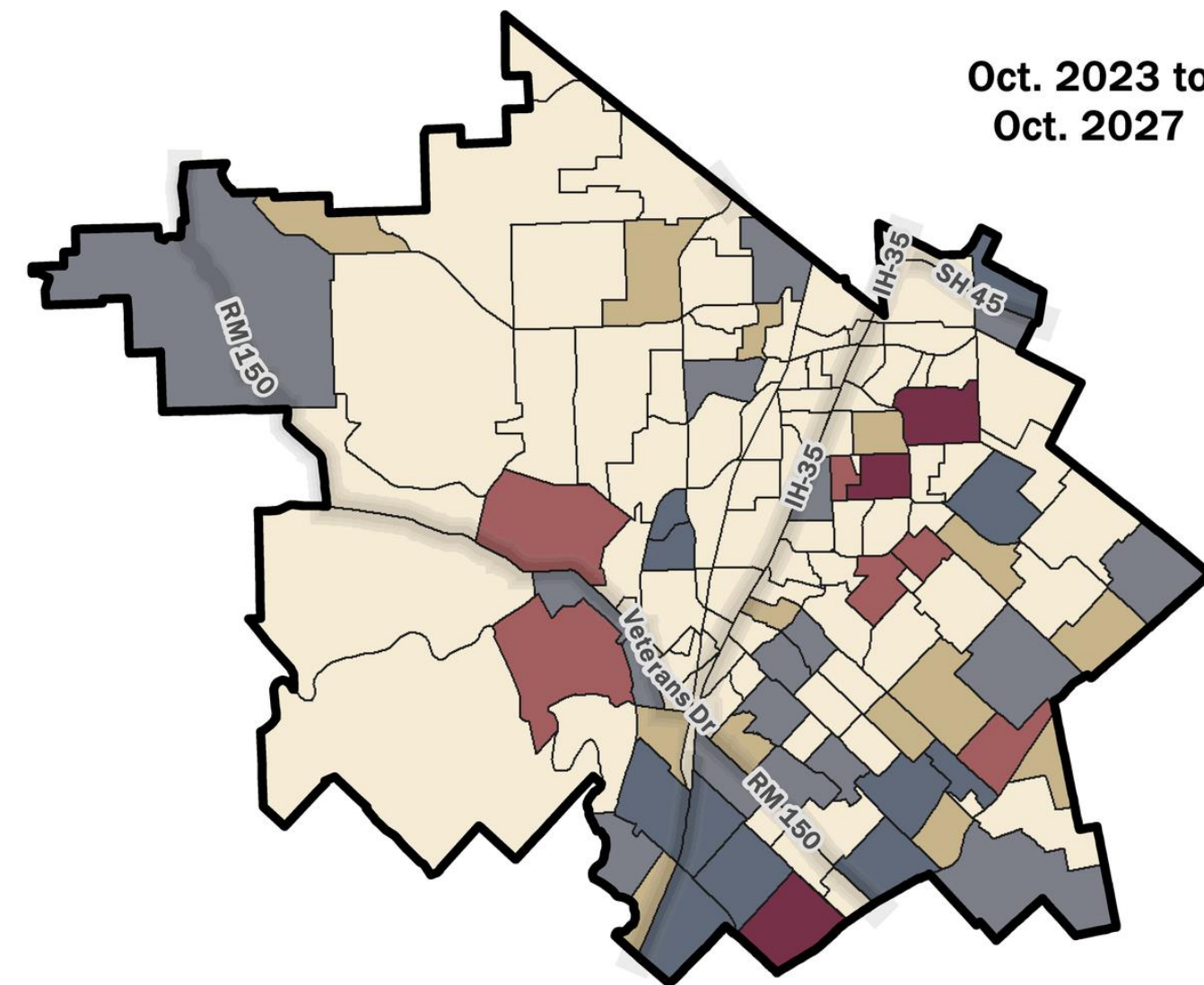
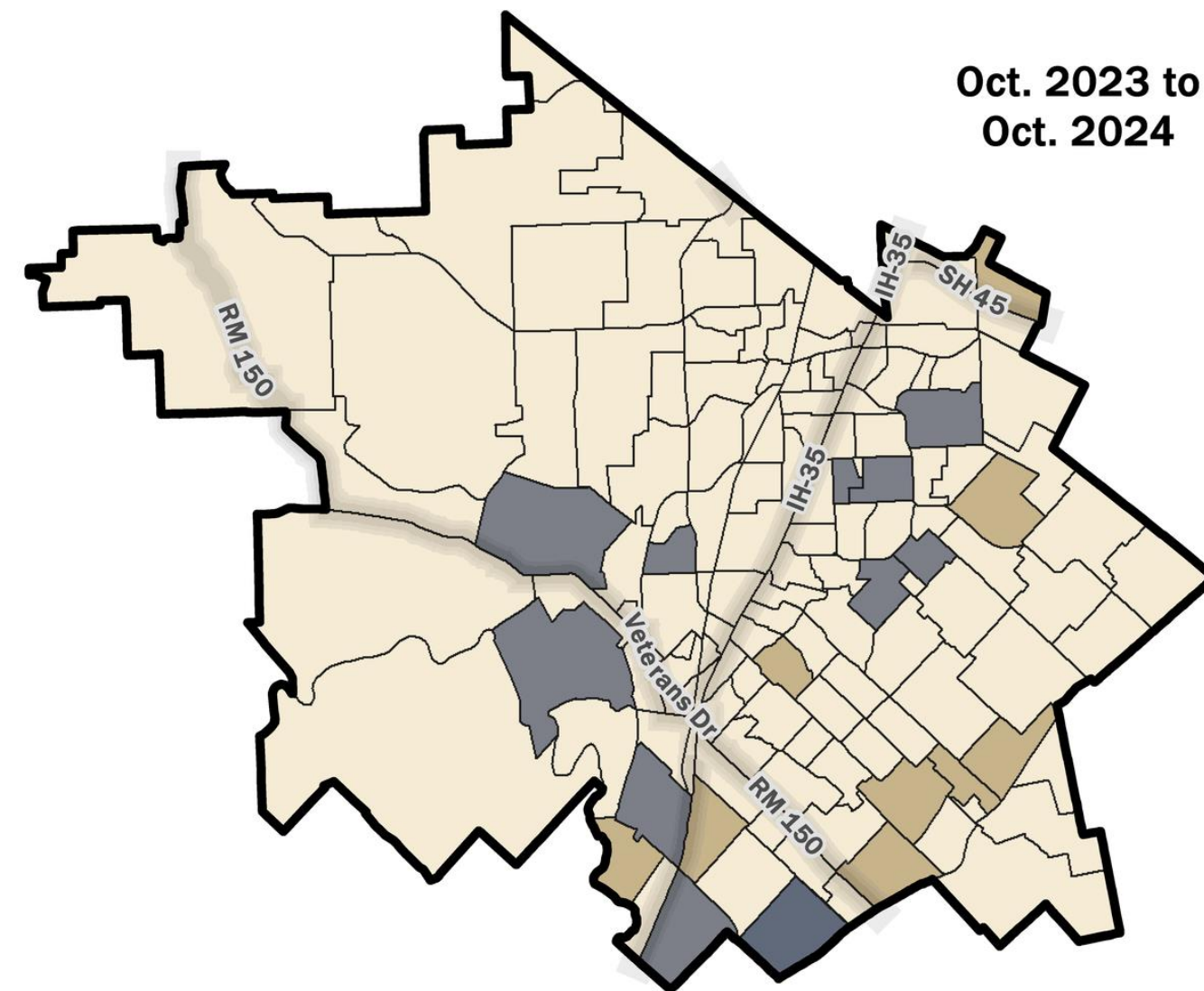


Projected New Housing Occupancies - Single-Family

October 2023 to October 2033
Hays CISD



0 1 2 4
Miles





Multi-Family and Build-to-Rent Communities

20,163

New multi-family
units projected
in ten years

31.8%

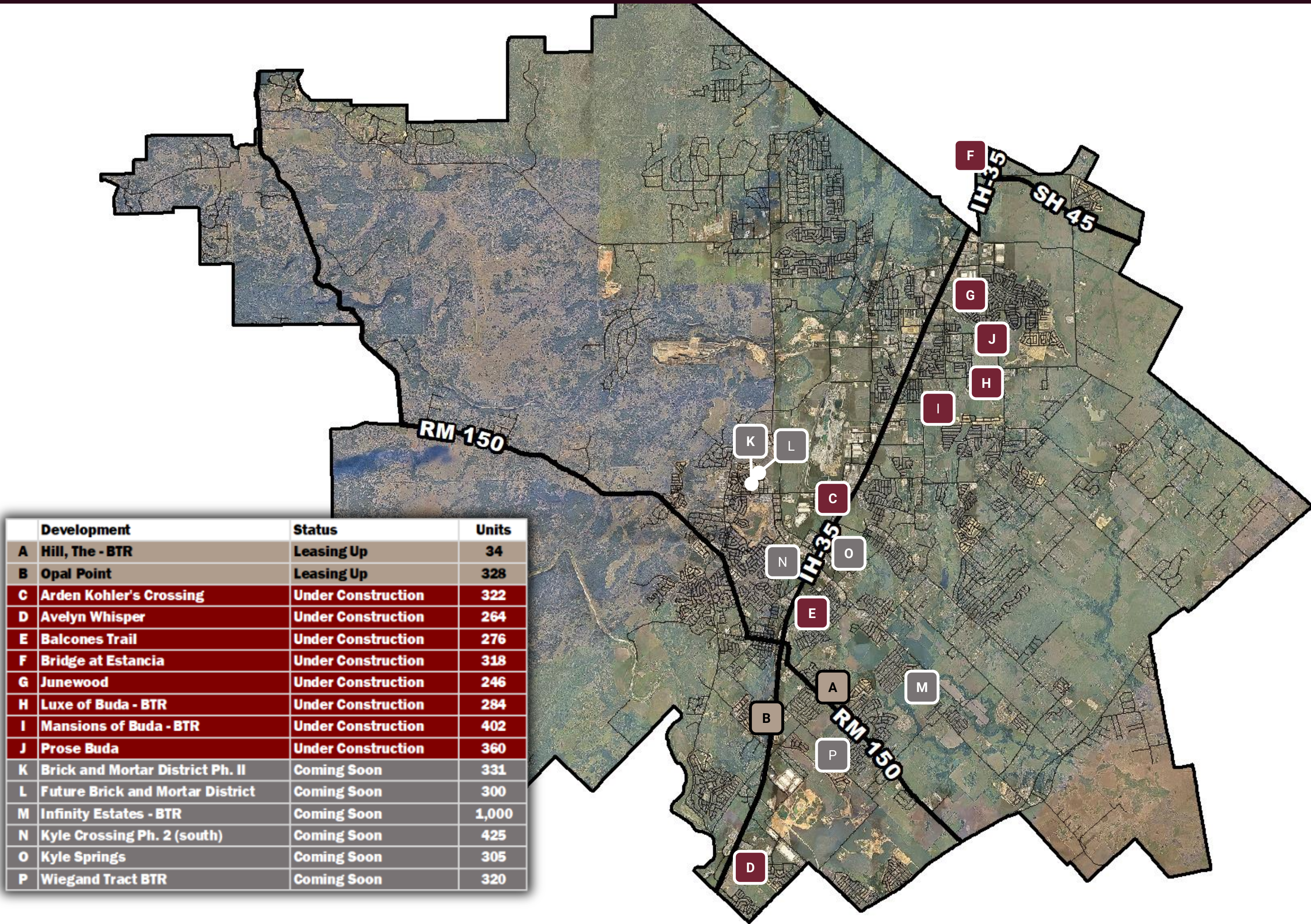
All new housing
projected to be
multi-family

1,200

Projected BTR
units in first five
years

4.2%

of all new single-
family in first five
years is BTR



39,575

62.4% of
Total
SINGLE-FAMILY

20,163

31.8% of
Total
MULTI-FAMILY

1,361

2.1% of
Total
MANUFACTURED

63,452

TOTAL PROJECTED NEW
HOUSING UNITS

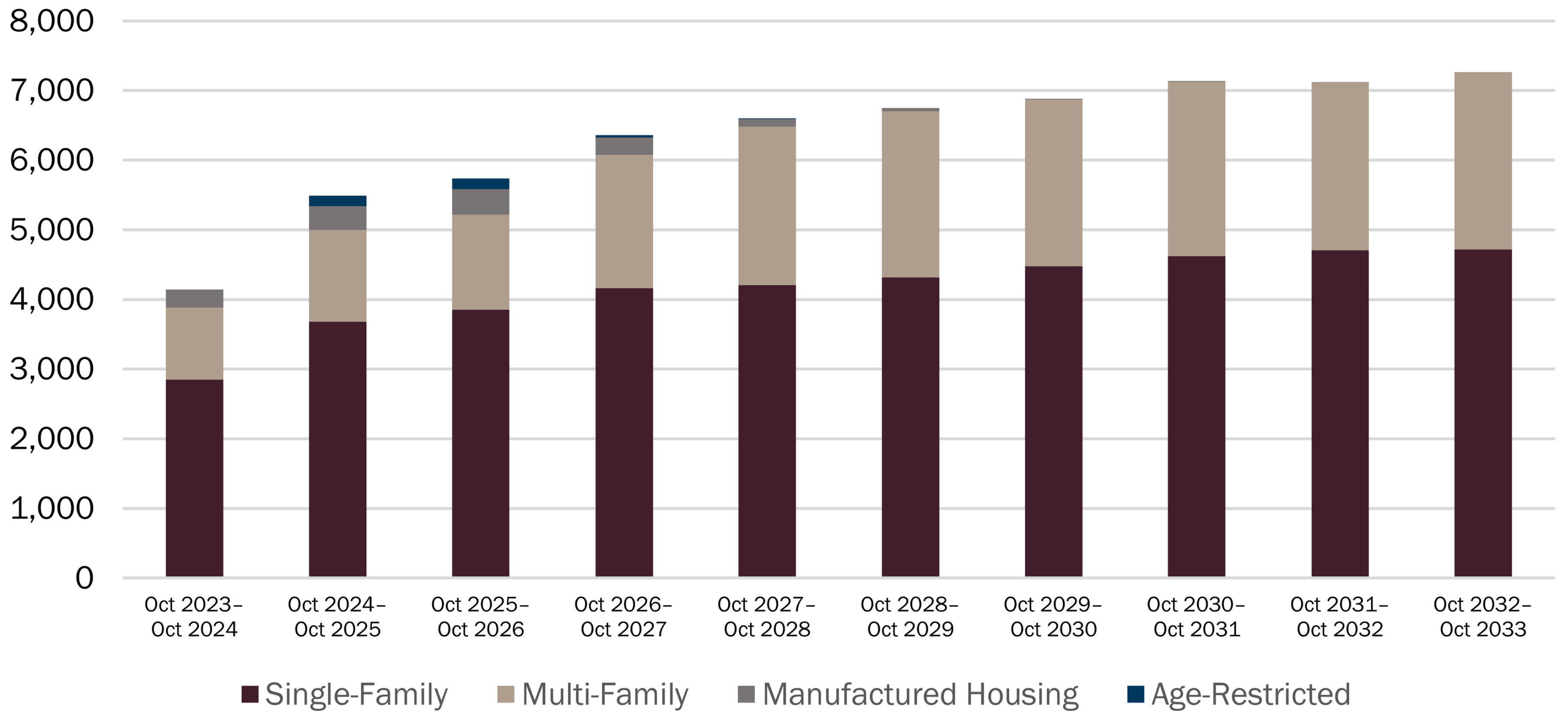
2,010

3.2% of
Total
BTR SINGLE-FAMILY

Projected New Housing

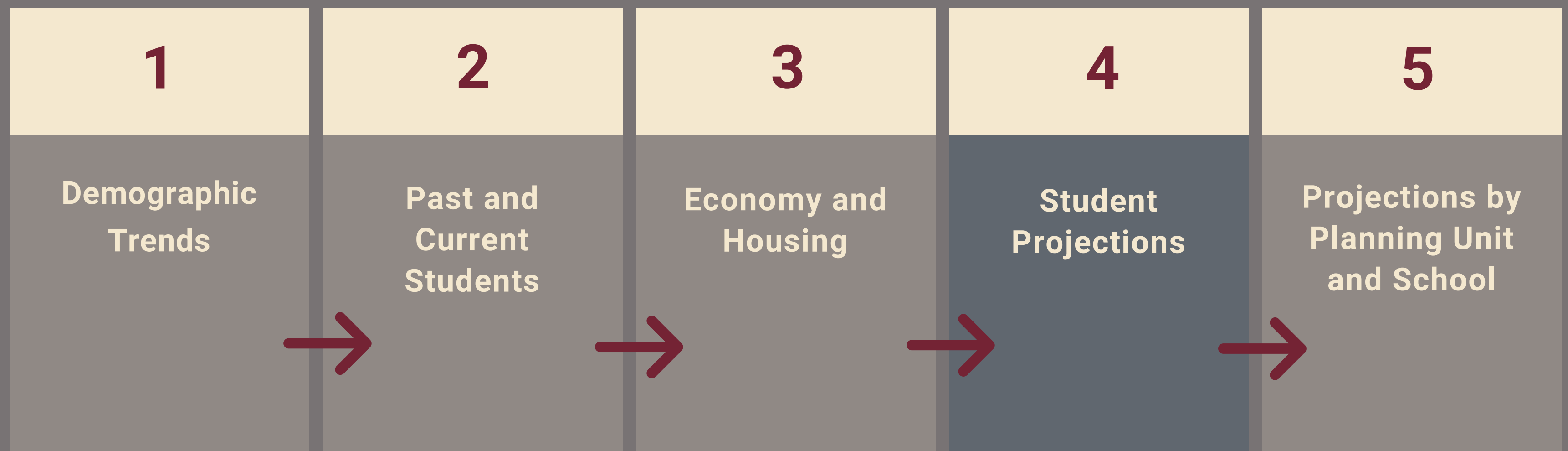


Housing Projections by Year of Occupancy





Demographic Study Components



Three Scenarios of Growth

40,505

2033 Enrollment

Low Growth Assumptions

- Slower Kindergarten growth
- Increasing interest rates
- 2-3 larger charters open in or near HCISD in the short-term

45,423

2033 Enrollment

Moderate Growth Assumptions

- Kindergarten enrollment increases to over 2,900 by 2033
- Mortgage rates do not rise over 8.5%
- All planned developments move forward as expected

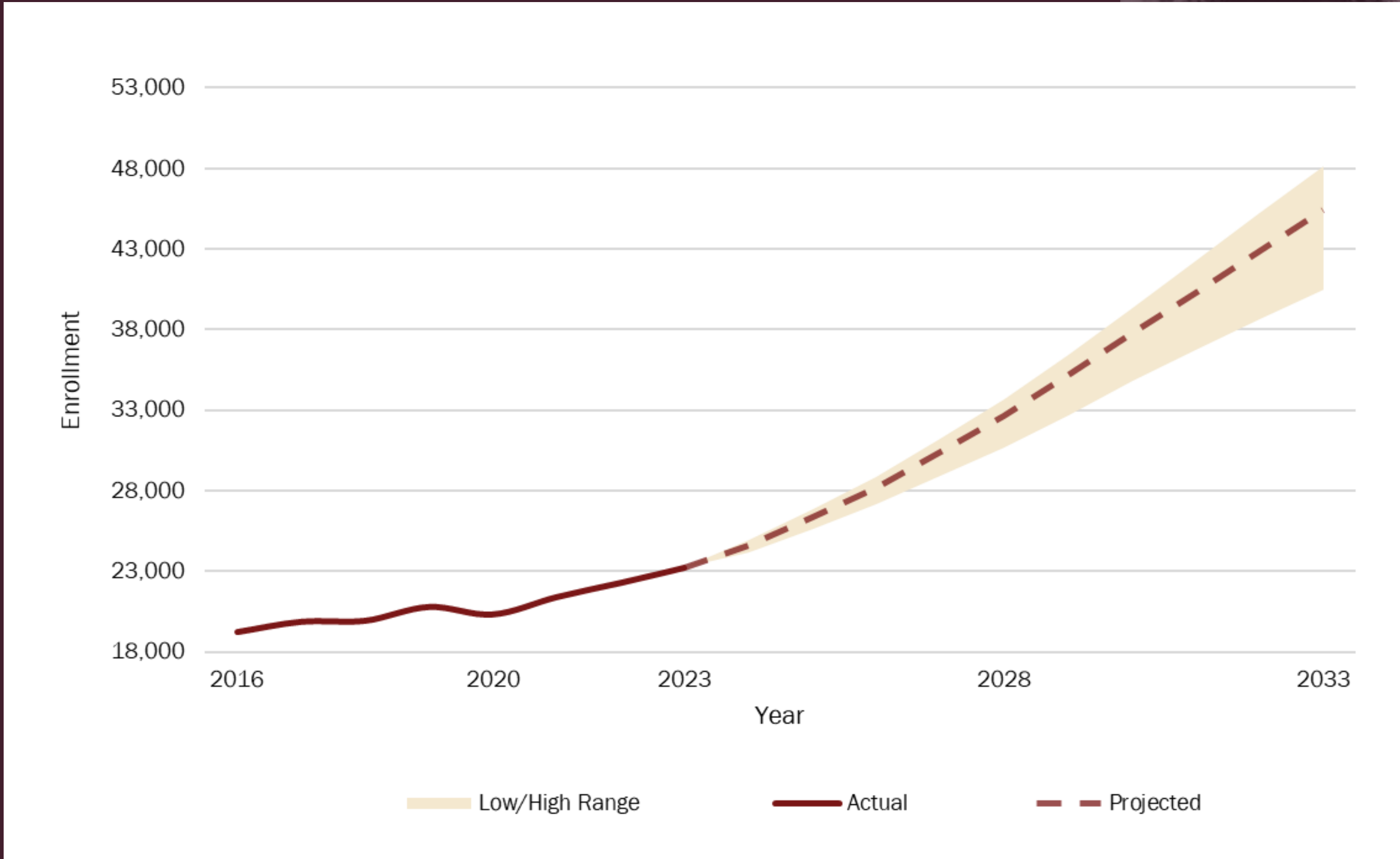
48,150

2033 Enrollment

High Growth Assumptions

- Interest rates stabilize or decrease
- No major charters open in the next 7 years
- Camino Real or a large ranch along the Blanco River develops in the short-term

Three Scenarios of Growth



32,634

2028 Projected Enrollment

45,423

2033 Projected Enrollment



Demographic Study Components



Residents Compared to Enrolled Students

Resident Students

PASA measures students where they live

- Geocoding by their address

2. Projecting new homes



Enrolled Students

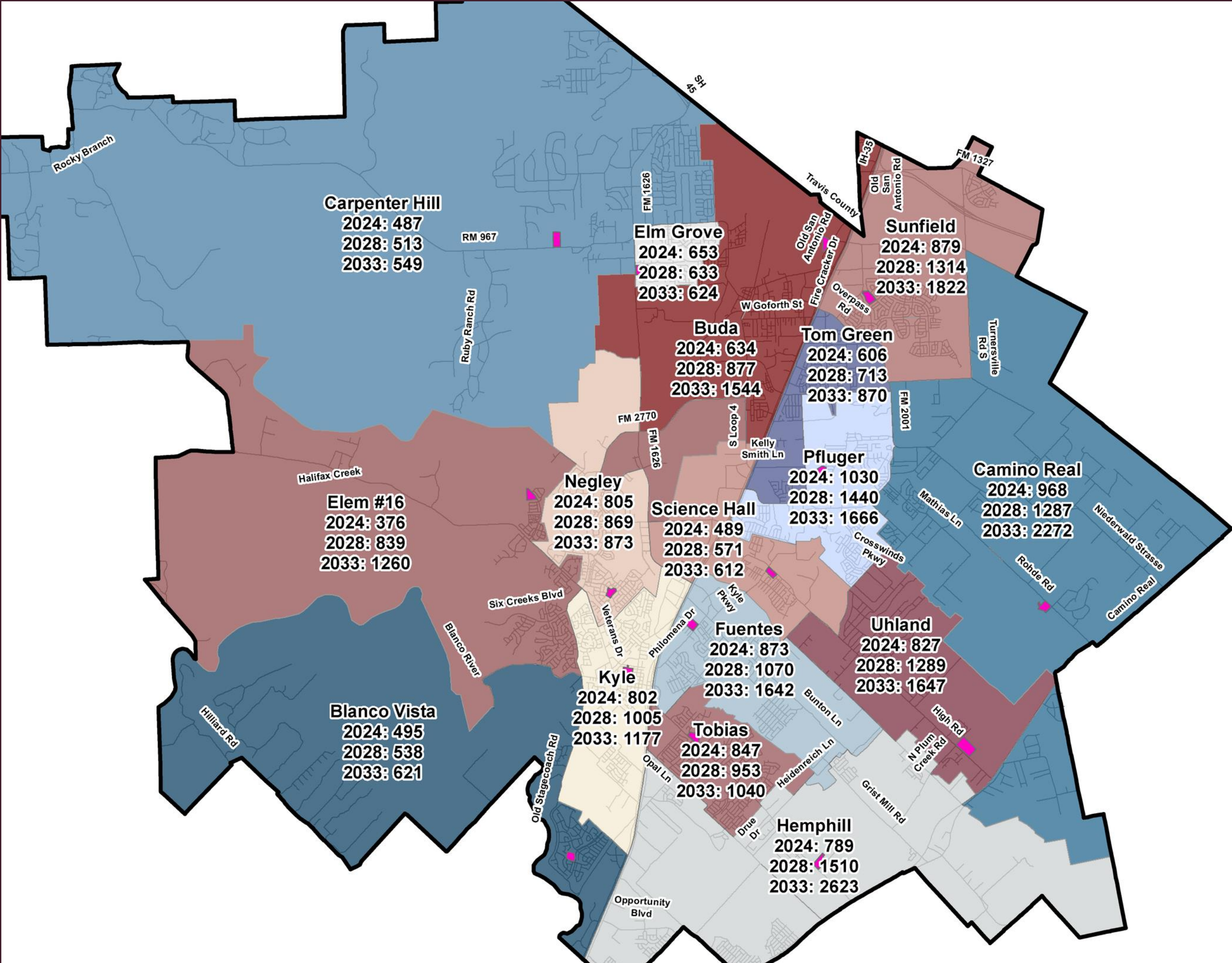
Transfers +
Geocoded students
= Enrolled students

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



Projected Geocoded Elementary School Students by Current Attendance Zone

Fall 2024- Fall 2033



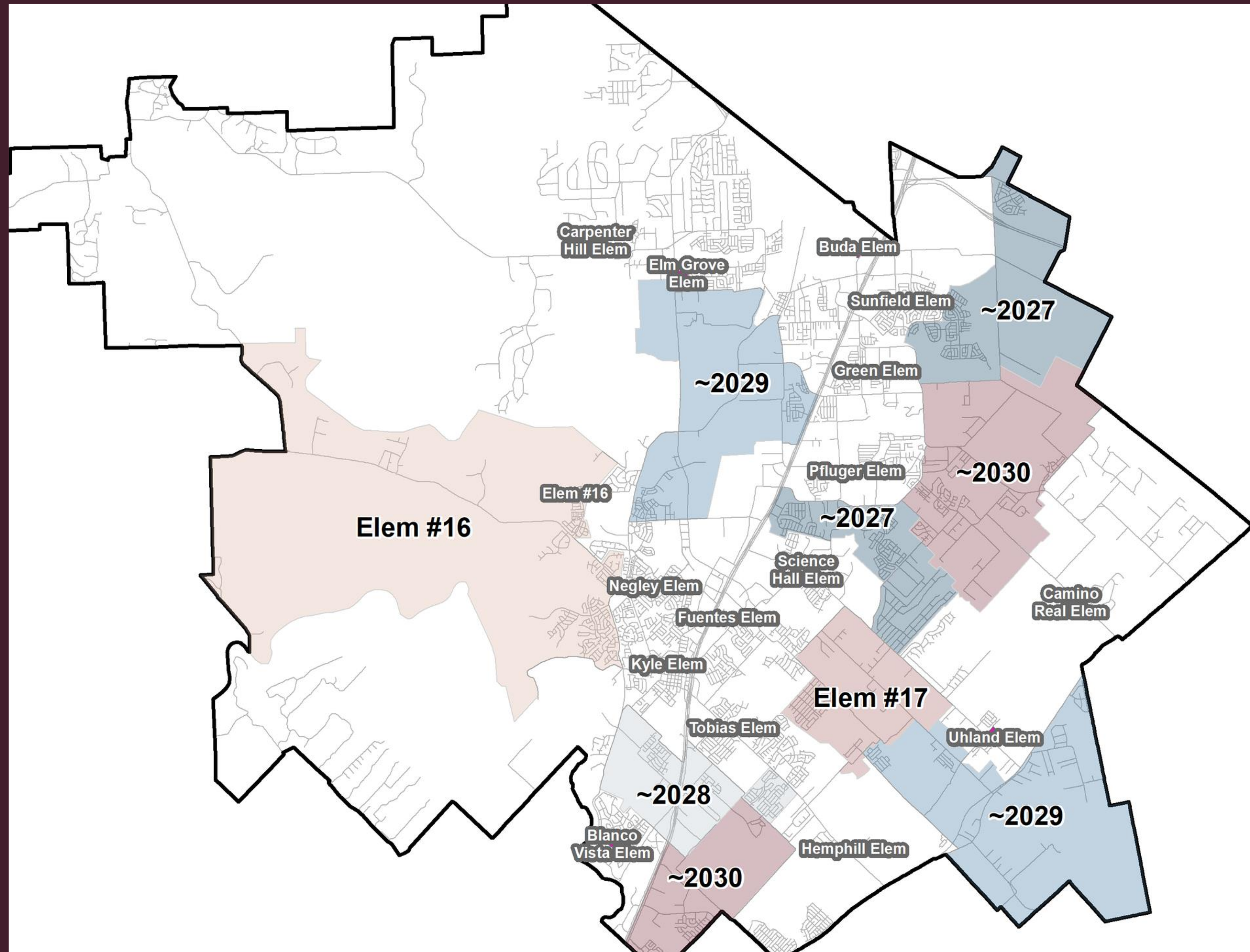
Geocoded EE-5th Students by Attendance Zone

	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	Net Transfers 2023-24
Blanco Vista	495	508	511	523	538	541	553	568	593	621	245
Buda	634	677	703	772	877	1,000	1,148	1,286	1,419	1,544	-3
Camino Real	968	1,040	1,112	1,185	1,287	1,403	1,562	1,741	2,003	2,272	-1
Carpenter Hill	487	500	505	505	513	516	518	525	537	549	98
Elem #16	376	468	578	706	839	952	1,045	1,134	1,215	1,260	
Elm Grove	653	645	624	620	633	627	623	621	624	624	41
Fuentes	873	938	952	1,002	1,070	1,144	1,241	1,366	1,505	1,642	-62
Hemphill	789	970	1,130	1,324	1,510	1,695	1,899	2,131	2,386	2,623	-31
Kyle	802	838	896	960	1,005	1,042	1,067	1,098	1,137	1,177	-105
Negley	805	840	846	858	869	864	862	864	869	873	-75
Pfluger	1,030	1,158	1,239	1,357	1,440	1,486	1,520	1,561	1,614	1,666	-181
Science Hall	489	525	555	571	571	576	579	588	600	612	169
Sunfield	879	982	1,106	1,217	1,314	1,420	1,533	1,642	1,737	1,822	1
Tobias	847	864	879	909	953	977	1,000	1,015	1,028	1,040	-106
Tom Green	606	640	656	687	713	744	775	806	840	870	13
Uhland	827	902	1,013	1,148	1,289	1,394	1,471	1,525	1,587	1,647	-3

- Over 2,000 students expected in Camino Real and Hemphill
- Over 1,500 students expected in Buda, Fuentes, Pfluger, and Uhland
- Most school capacities range from 714–982
- Figures are geocoded students, and transfers must be considered

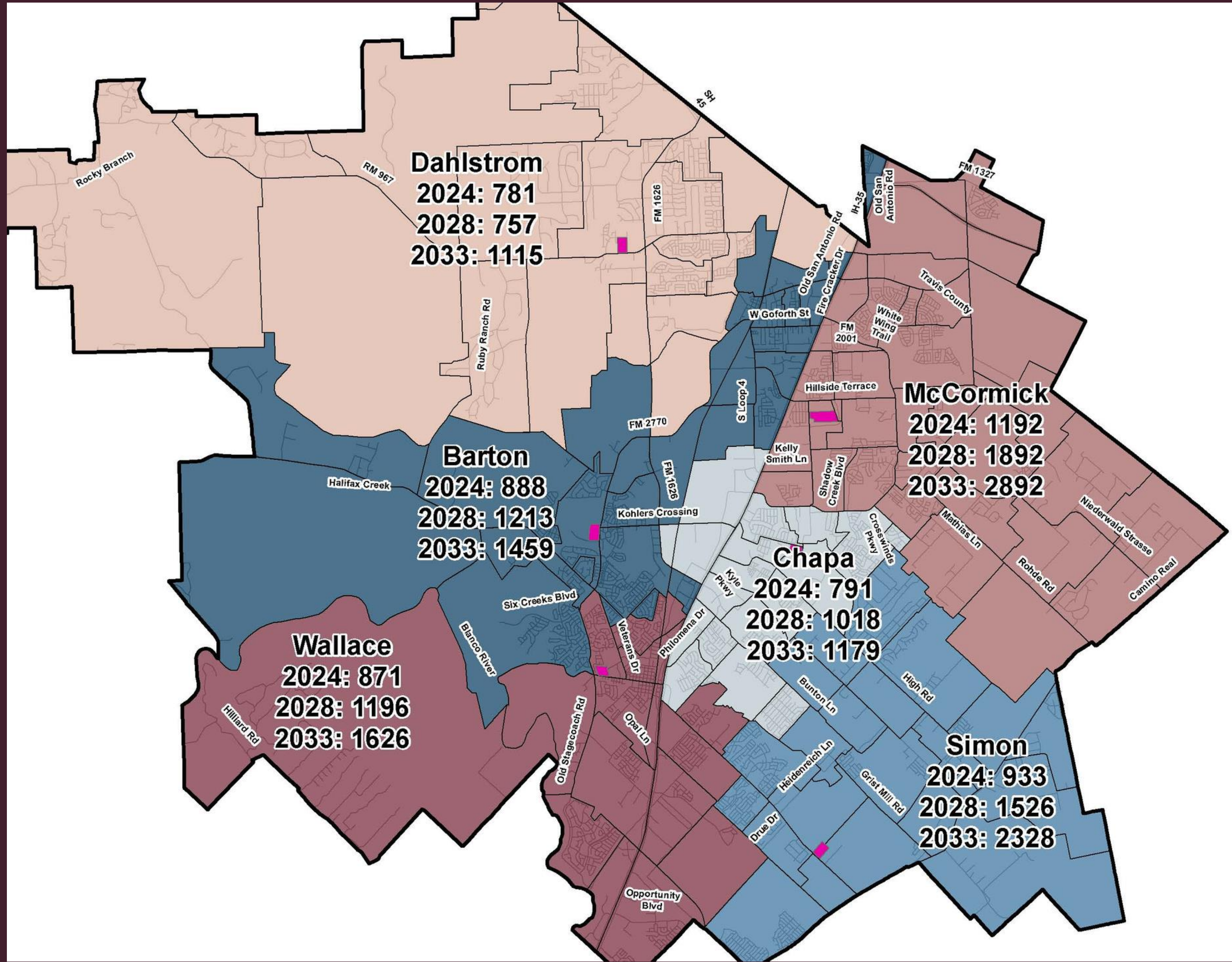
Summary of Potential Location and Timing of New Elementary Facilities

Locations and
timing are
approximate -- for
planning purposes
only



Projected Geocoded Middle School Students by Current Attendance Zone

Fall 2024- Fall 2033



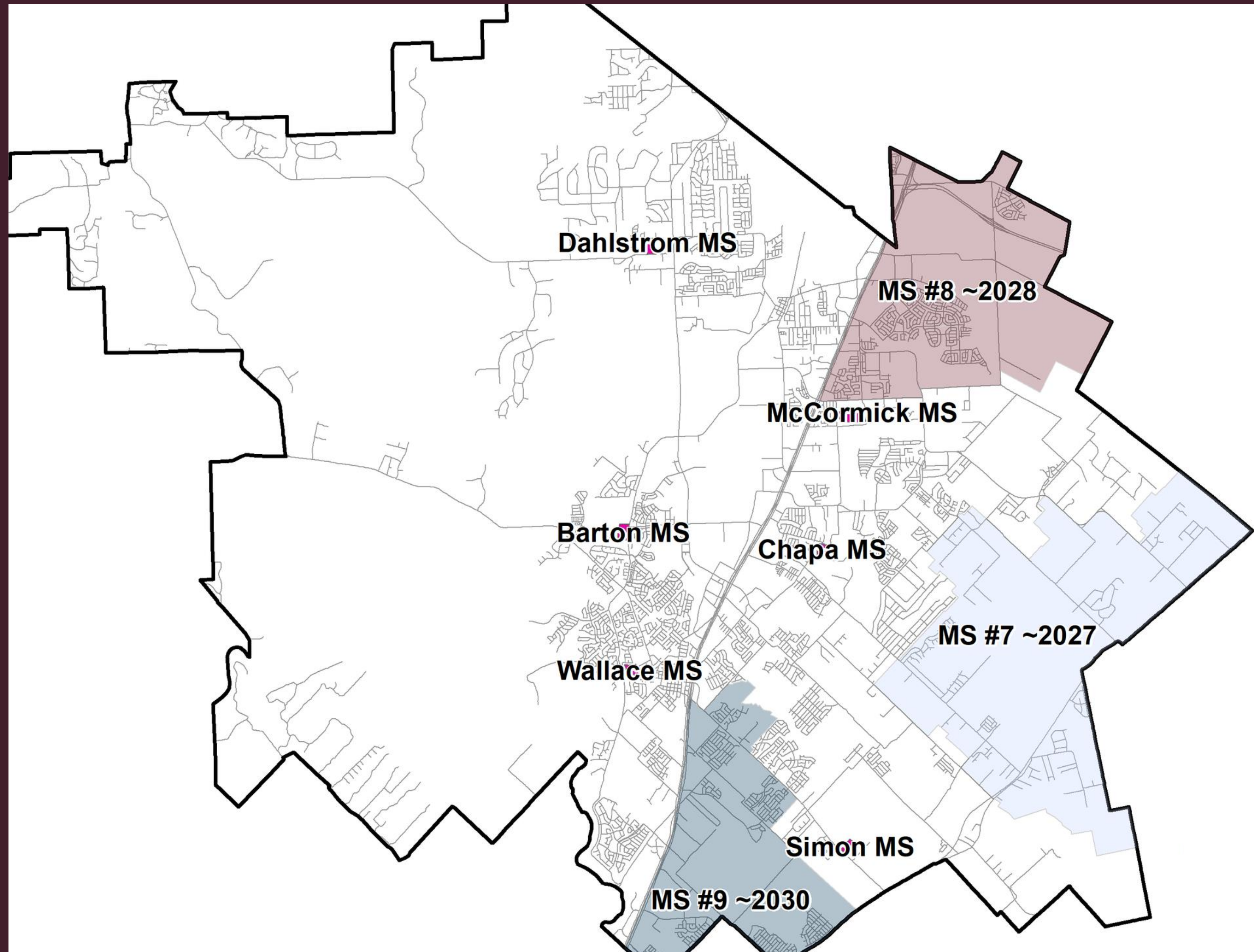
Geocoded 6th-8th Students by Attendance Zone

	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	Net Transfers 2023-24
Barton	888	982	1,066	1,149	1,213	1,288	1,350	1,425	1,437	1,459	38
Chapa	791	830	947	977	1,018	1,046	1,062	1,114	1,133	1,179	-10
Dahlstrom	781	735	716	728	757	831	902	1,005	1,048	1,115	41
McCormick	1,192	1,360	1,567	1,744	1,892	2,072	2,299	2,540	2,689	2,892	-15
Simon	933	1,031	1,220	1,413	1,526	1,679	1,862	2,062	2,180	2,328	-23
Wallace	871	963	1,065	1,142	1,196	1,292	1,391	1,503	1,548	1,626	-41

- Capacities range from 1,042 to 1,243
- Transfer numbers are much smaller
- McCormick and Simon zones could each fill 2 or more middle schools

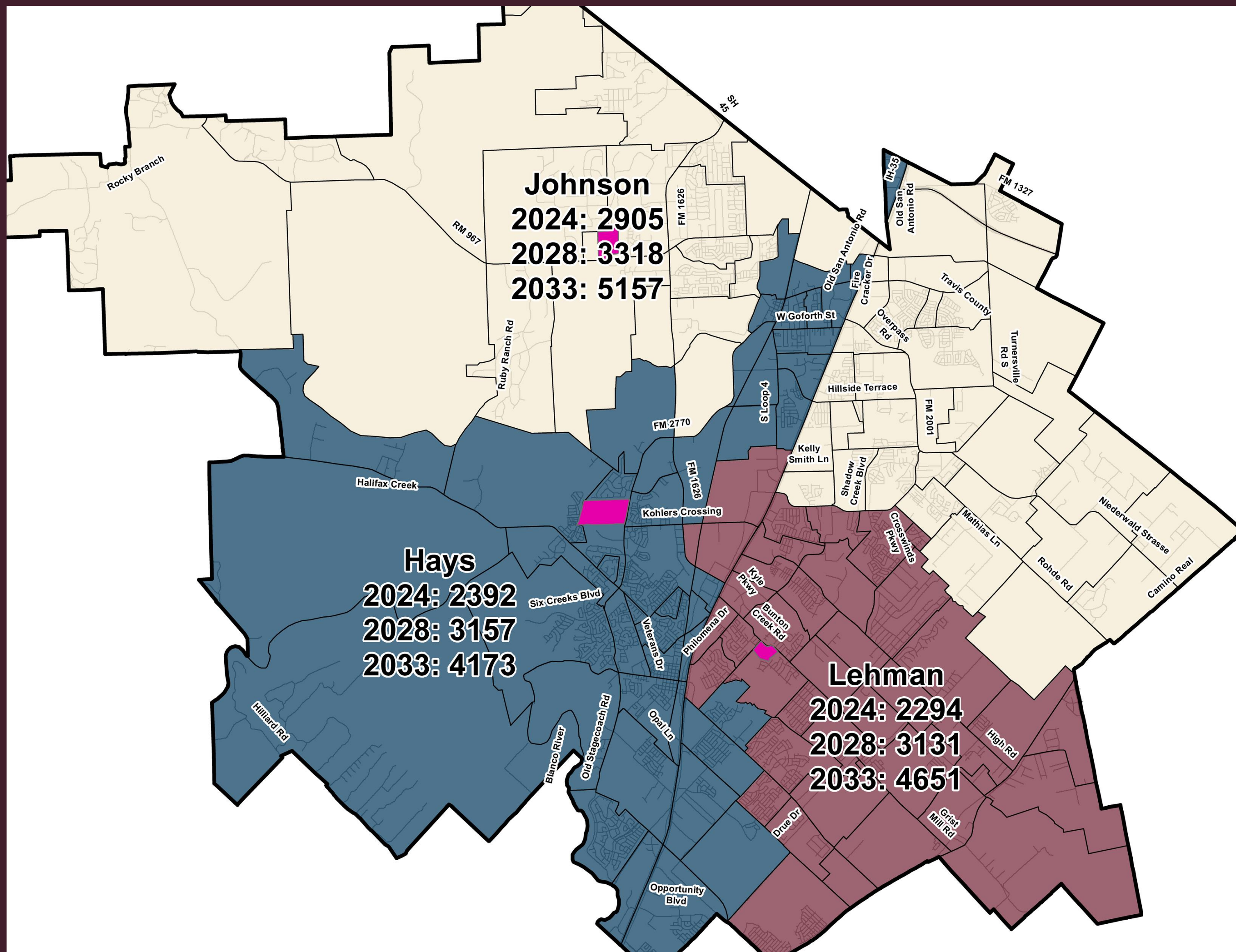
Summary of Potential Location and Timing of New Middle School Facilities

Locations and
timing are
approximate -- for
planning purposes
only



Projected Geocoded High School Students by Current Attendance Zone

Fall 2024- Fall 2033



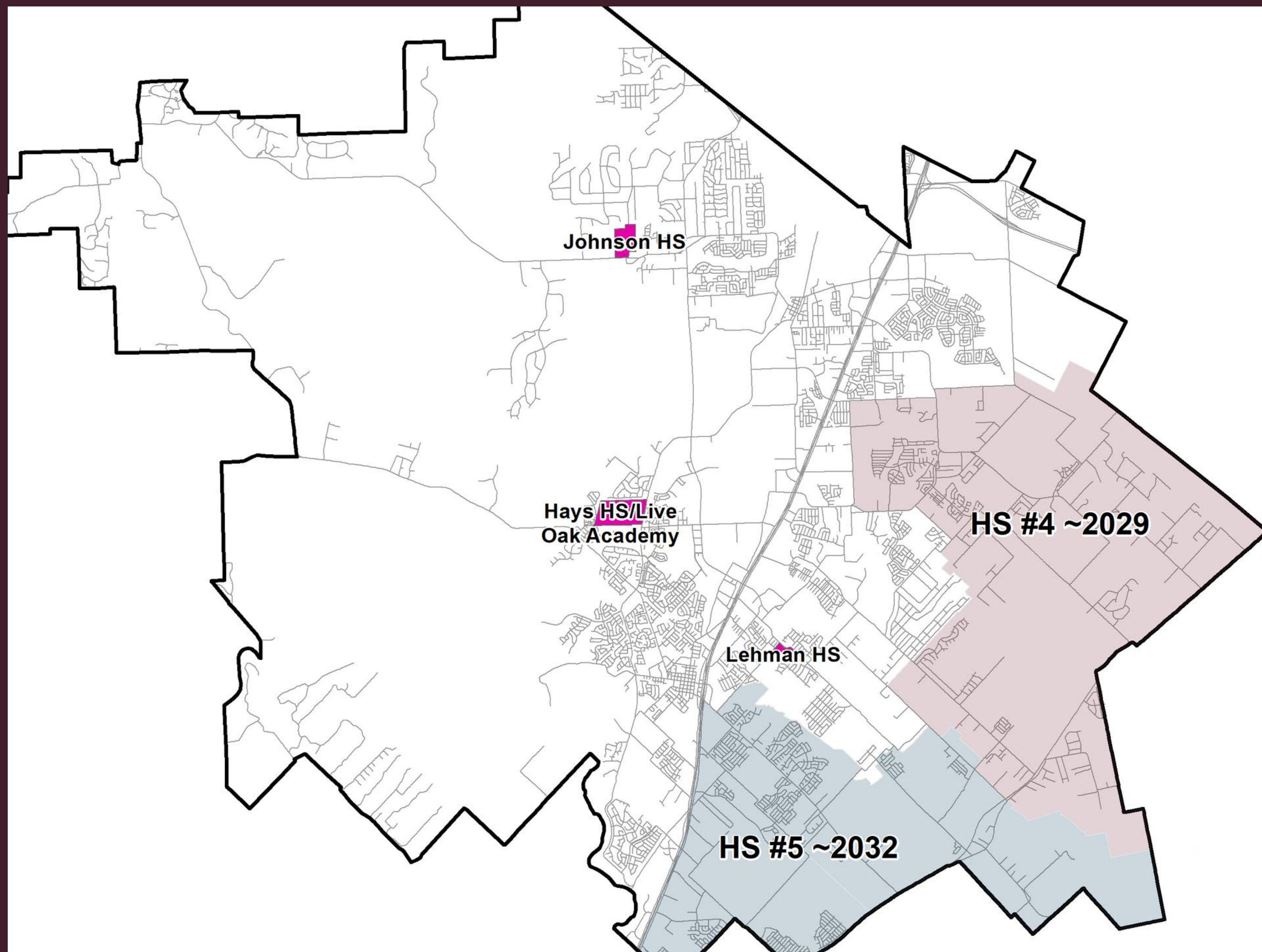
Geocoded 9th-12th Students by Attendance Zone

	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	Net Transfers 2023-24
Hays	2,392	2,561	2,747	2,891	3,157	3,451	3,652	3,804	4,028	4,173	-66
Johnson	2,905	2,997	2,997	3,138	3,318	3,642	4,006	4,319	4,783	5,157	-55
Lehman	2,294	2,417	2,555	2,875	3,131	3,450	3,807	4,030	4,377	4,651	-109

- Capacities are currently 2,250, increasing to 2,800 with additional funding
- All transfer figures are negative because they include the students transferring to the Live Oak Academy, among other programs
- Each current zone could fill 2 or more schools of the current capacity

Summary of Potential Location and Timing of New Middle School Facilities

Locations and
timing are
approximate -- for
planning purposes
only



Next Steps

Elementary #17

Drawing zone for Fall, 2025

2

1

3

Next Steps

Elementary #17

Drawing zone for Fall, 2025

1

2

Long Range Plan

Will work with administration to update the planning documents from previous year

3

Next Steps

Elementary #17

Drawing zone for Fall, 2025

1

2

Long Range Plan

Will work with administration to update the planning documents from previous year

Projections by Grade

Will be completed in January 2024 for the 2024-25 school year

3

Questions?



Phone Number
979-693-8962



Email Address
info@pasatx.com



Website
www.pasatx.com



Address
303 Anderson
College Station, TX 77840