



**AUSTIN**  
Independent School District

**DEMOGRAPHIC  
ANALYSIS  
2023-24**

 **Zonda**<sup>TM</sup>  
Education



*Templeton Demographics was engaged to perform demographic research and enrollment projections. Our process involved researching five years of district enrollment data, geo-code student data, review of economic conditions, review of vacant land and housing research. With our more than 40 years combined experience, we built a very extensive geographic data base. The process creates a detailed analysis of where the students reside and where they attend school. These patterns, along with economic conditions and research from the housing market, form the basis for the enrollment projections we provide to more than 100 districts throughout the state of Texas.*

**Learn from Yesterday,  
Understand Today,  
Plan for Tomorrow**



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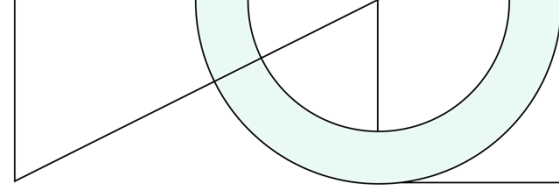




# **DISTRICT OVERVIEW**



# Key Takeaways



- Austin Independent School District's 2023/24 student enrollment is 73,707 students, an enrollment increase of 228 students over 2022/23.
- Early Education enrollment jumped from 226 students in 2022/23 to 574 students in 2023/24 an increase of 348 students.
- Kindergarten enrollment appears to have stabilized 2023/24 with an enrollment of 5,249 KG students. A sharp departure from recent years, as the KG enrollment had declined by over 1,000 students since 2019/20 (Pre-COVID).
- AISD's elementary school population (with out of district students) is 35,475 students, an increase of 441 students (1.3%) over 2022/23.
- Total elementary school population is projected to decrease by 252 students in the next year and decline by roughly 2,019 students in the next 5 years.
- AISD's middle school population is currently 14,168 students, a decline of 305 students over last year (-2.1%).
- The district's middle school population is expected to decline by 165 middle school students in the next year, and increase by 342 students in the next 5 years.
- AISD's high school population is 20,655 students, an increase of 162 students over last year.
- The district's high school population is forecasted to decline by 137 students next year, and decrease by 1,729 students in the next 5 years.
- In 2024/25, AISD is projected to enroll 73,495 students, a decrease of 212 students (-0.3%) from the current year.
- In 5 years the district may see a population decline of 3,543 students and a projected enrollment of 70,759 students, a decline of 2,948 students.
- Students that reside outside of the AISD boundary, but transfer into the district slightly decreased between 2022/23 and 2023/24 at approximately 3,384.
- More than 19,500 apartment units and an additional 4,300 condo units are under construction across AISD, which will come online within the district in the next one to two years and are expected to yield minimal students.
- AISD added more than 8,200 multi-family units and 780 single family units in the last year, even as the district saw a decline in student yields because of the total enrollment decline.

# Austin ISD Executive Summary

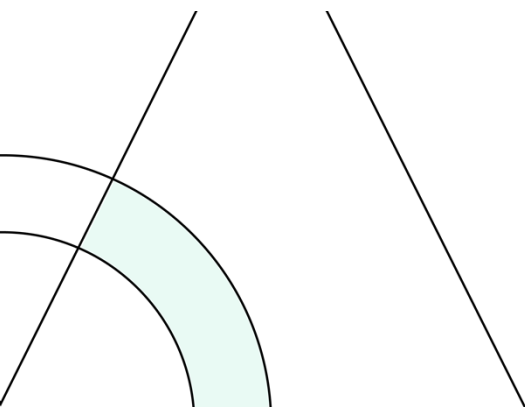


The Austin Independent School District experienced an enrollment increase of 228 students in 2023/24 resulting in an enrollment of 73,707 students. Impacts have been felt in AISD enrollment as life continues to return to pre-pandemic status. The largest enrollment increases from the 22/23 school year to this 23/24 school year were in Early Education, 3<sup>rd</sup>, and elementary school grades.

The unemployment rates in the Austin-Round Rock MSA have remained steady for the last twelve months. In December 2023, the unemployment rate for the MSA stood at 3.0%. From December of 2022 to December of 2023 over 26,300 jobs were added in the area, an increase of 2.6%. Austin's large diverse economy and educated workforce will continue to drive the economic recovery in 2024, especially as the MSA experiences a large increase in the tech industry.

The district's housing market is largely driven by high density infill and multi-family development. There have been roughly 780 traditional single family homes added in the 12 months leading into the end of the 3<sup>rd</sup> quarter (Oct. 22 – Sept. 23). In the last 12 months the highest until totals that came online were categorized as multi-family. This total includes, condominiums, apartments and for rent housing developments (where applicable). These new rental properties have shown to have very low student yields, often less than 2 students for every 10 units built. While traditional single family developments throughout the district may add 3-5 students for every 10 home builds. In the next 5 years the district is expected to add roughly 2,500 single family homes and over 24,000 multi-family units. Although the raw number of units described above would generally result in some enrollment gains, this is not likely the case in AISD, with the very low resulting student yields and negative retention cohorts at the secondary level (less than 1 to 1, year over year).

Enrollment declines in Austin ISD are expected to continue with the district projected to decline by 2121 students, for a 2024/25 enrollment of 73,495. Project growth cohorts at the lower levels are projected to see moderate increases as they return to pre-pandemic rates similar to 2019/20. However, the district will continue to decline in enrollment dropping by nearly 3,000 students over the next 5 years. This trend is expected to slow, but continue, in the latter part of this 10-year forecast period. AISD enrollment numbers reflect all students enrolled in the district summarized based on the campus they attend during the 2023/24 school year, regardless of where they might live. The student population projections include only students living within the Austin ISD district boundaries, based on the campus attendance zone of their physical address. In 2033/34 the enrollment of AISD is expected to be just over 69,000 students.

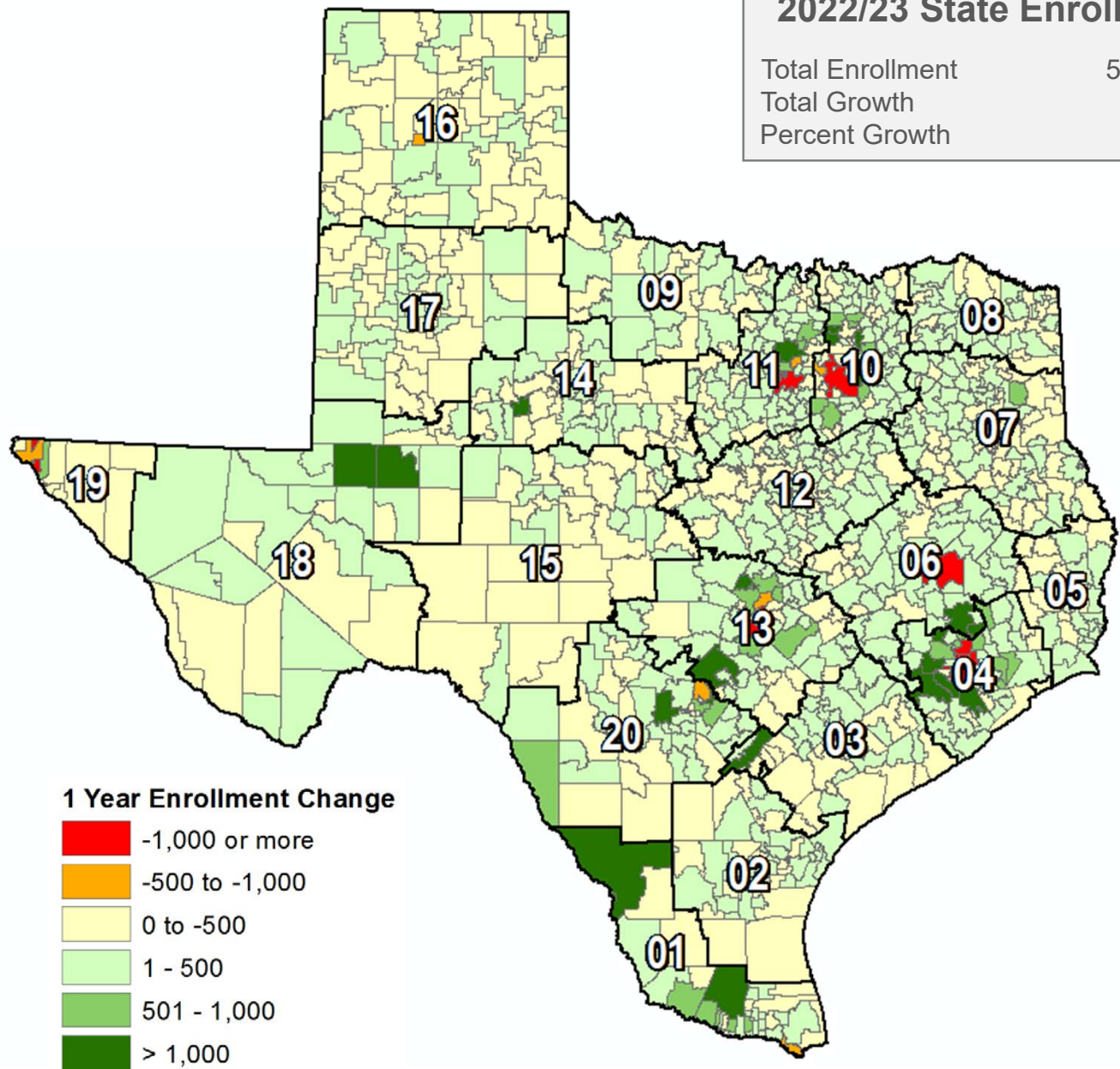




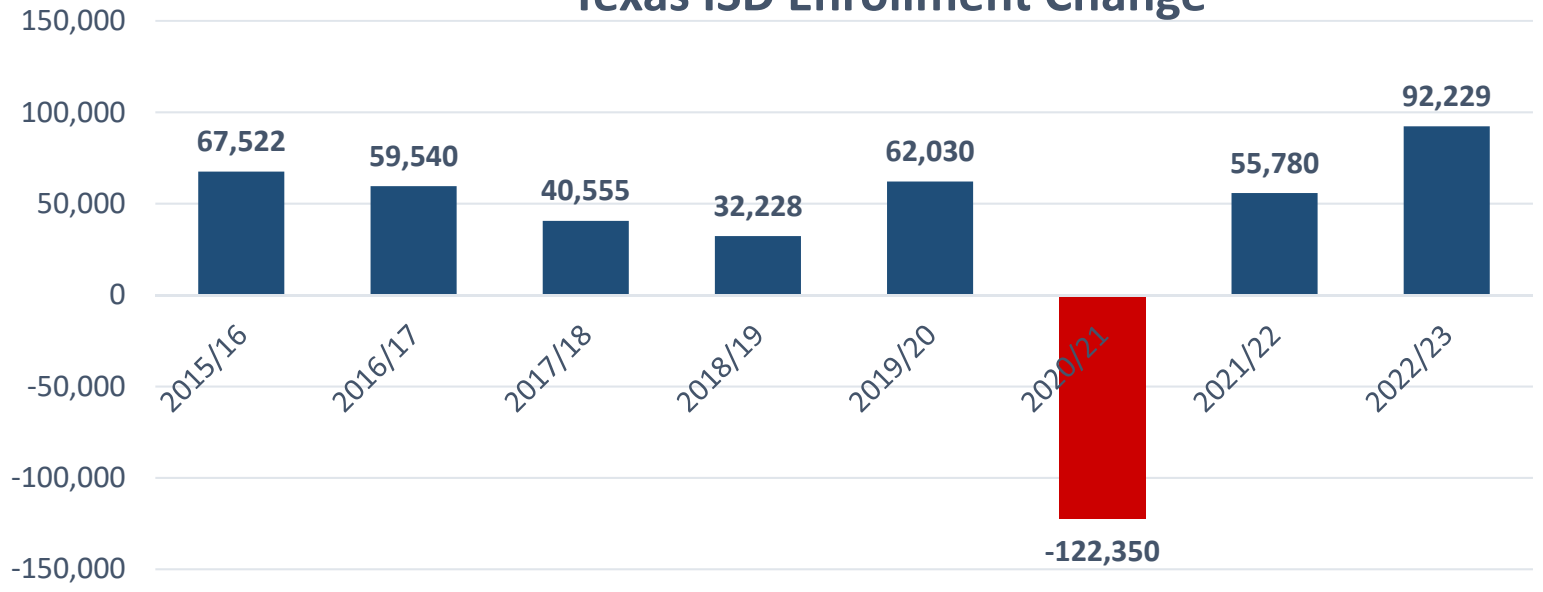
# Texas Enrollment Trends

## 2022/23 State Enrollment

Total Enrollment	5,519,599
Total Growth	92,229
Percent Growth	(1.7%)

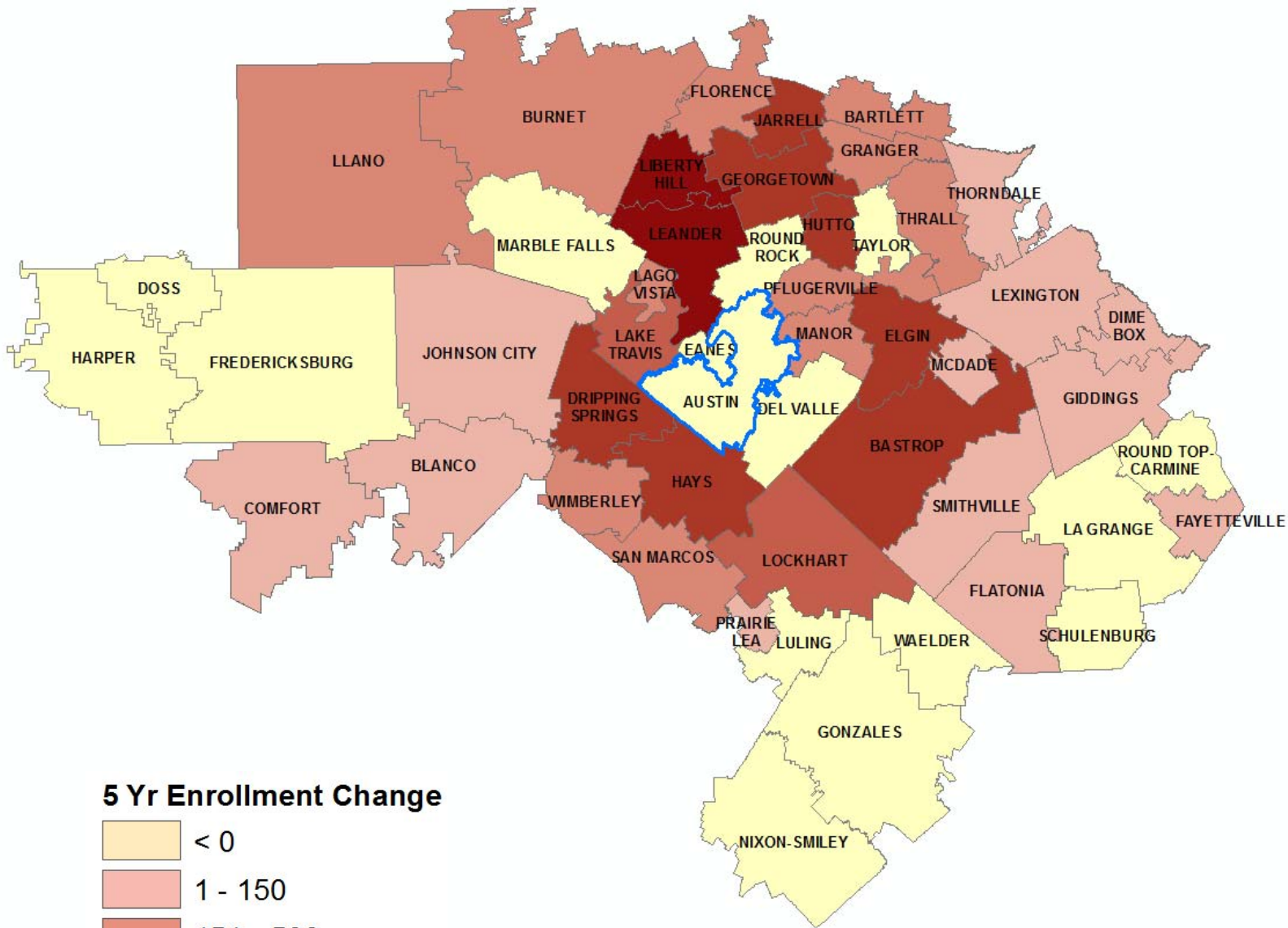


## Texas ISD Enrollment Change





# Region 13 Enrollment Trends

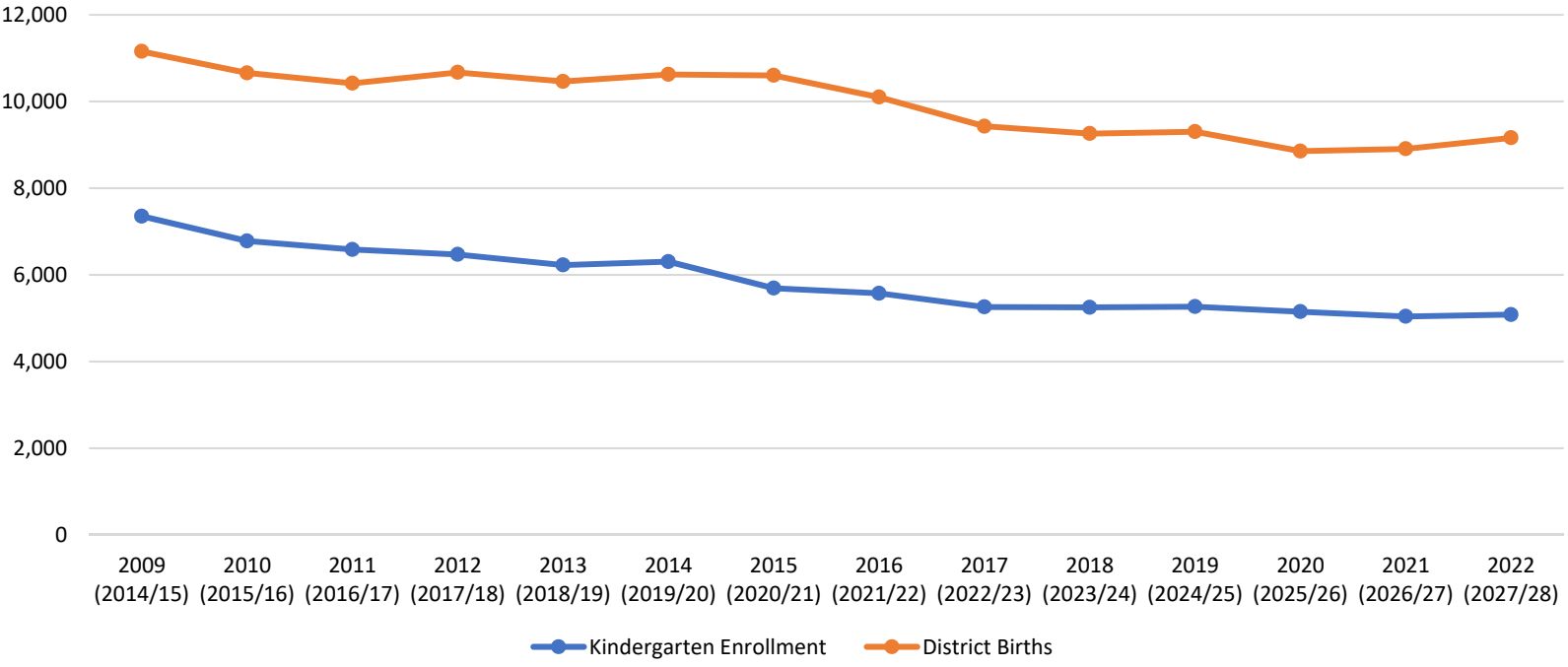


- Austin ISD enrollment has decreased by 8,266 students between 2017/18 and 2022/23, a decrease of -10.1%
- AISD enrollment has decreased by 1,218 students, or -1.6% since 2021/22
- Region 13 has seen a 5 year enrollment increase of 11,840 students, a 3.3% increase
- Region 13 has seen an enrollment increase of 4,916 students from 2021/22, an increase of 1.3%



# Birth Rate Analysis

### Austin ISD KG Enrollment v. District Births



	Kindergarten Enrollment	District Births	Ratio
2006 (2011/12)	7,808	11,360	0.687
2007 (2012/13)	7,975	11,531	0.692
2008 (2013/14)	7,693	11,378	0.676
2009 (2014/15)	7,353	11,155	0.659
2010 (2015/16)	6,782	10,660	0.636
2011 (2016/17)	6,585	10,421	0.632
2012 (2017/18)	6,470	10,672	0.606
2013 (2018/19)	6,226	10,463	0.595
2014 (2019/20)	6,304	10,625	0.593
2015 (2020/21)	5,691	10,603	0.537
2016 (2021/22)	5,573	10,101	0.552
2017 (2022/23)	5,258	9,430	0.558
<b>2018 (2023/24)</b>	<b>5,249</b>	<b>9,260</b>	<b>0.567</b>
2019 (2024/25)	5,266	9,305	0.566
2020 (2025/26)	5,150	8,855	0.582
2021 (2026/27)	5,040	8,908	0.566
2022 (2027/28)	5,083	9,163	0.555

- In 2018, 9,260 live births occurred within AISD, generating a KG class of 5,249 students in 2023/24
- Between 2016 and 2021, births within AISD were on a declining trend, resulting in a flattening KG forecast beginning in 2023/24

# Leavers and Returners Analysis



	2019/20	2020/21	2021/22	2022/23	2023/24
Students that left prior to 2018/19 and returned in the following school years	988	1006	941	970	881
Percent of total students that left	8.5%	8.6%	8.9%	8.3%	7.6%

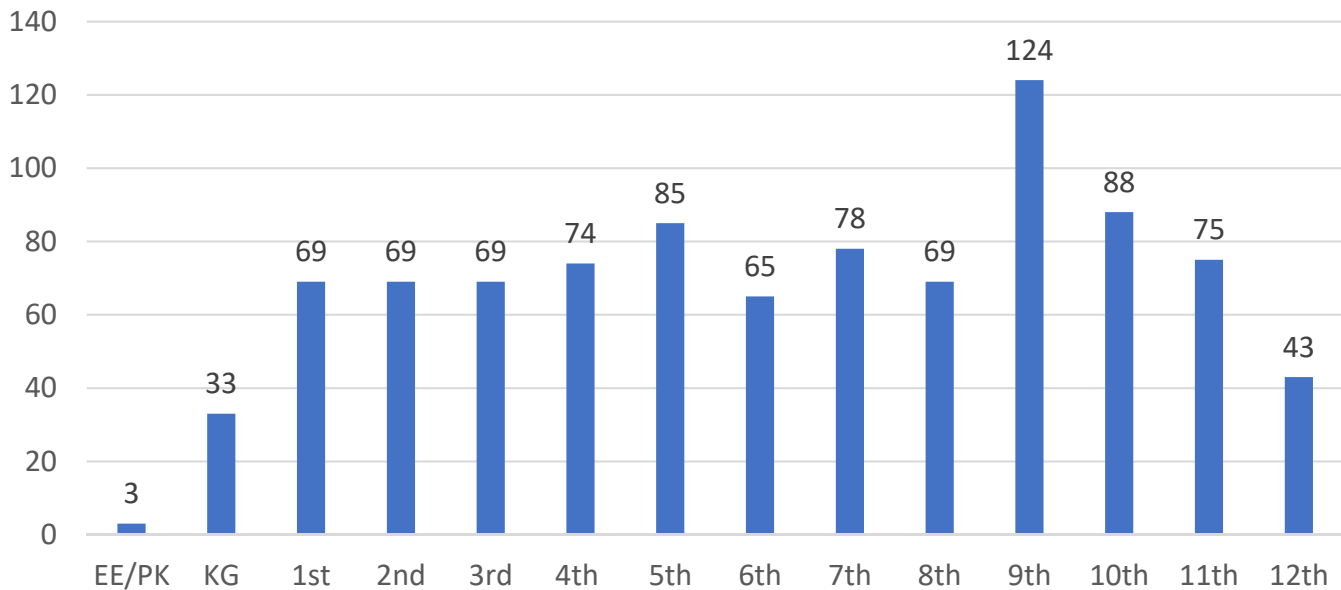
	2020/21	2021/22	2022/23	2023/24
Students that left prior to 2019/20 and returned in the following school year	729	1,440	971	896
Percent of total students that left	7.0%	13.7%	9.4%	8.6%

	2021/22	2022/23	2023/24
Students that left prior to 2020/21 and returned in the following school year	1,436	1,450	1,454
Percent of total students that left	13.1%	13.3%	13.3%

	2022/23	2023/24
Students that left prior to 2021/22 and returned in the following school year	949	1,074
Percent of total students that left	9.0%	10.2%

	2023/24
Students that left prior to 2022/23 and returned in the following school year	944
Percent of total students that left	9.2%

2023/24 Returners by Grade



- Historically, 8% to 9% of students that leave the district return after just one year
- Of the 10,269 students that left the district between 2021/22 and 2022/23, 944, or 9.2% returned to the district in 2023/24

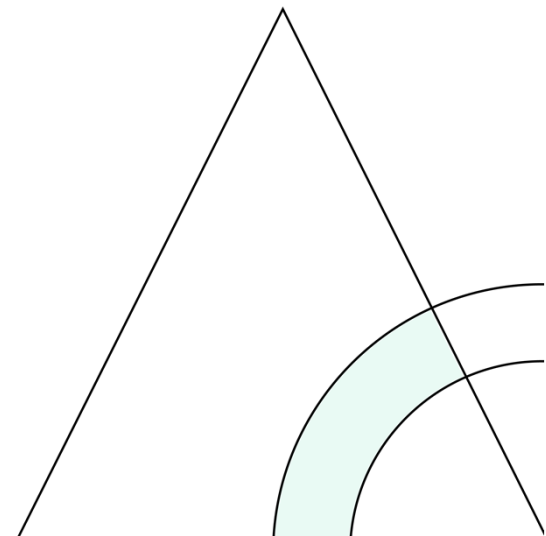


# TEA Transfer Report

Transfers In From	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	5 Yr Change
Bastrop ISD	61	63	58	68	68	71	+10
Del Valle ISD	614	734	732	644	649	749	+135
Dripping Springs ISD	30	28	17	12	15	33	+3
Eanes ISD	16	21	18	22	16	16	0
Elgin ISD	35	36	40	34	27	34	-1
Hays CISD	251	288	261	230	242	273	+22
Lake Travis ISD	23	21	15	10	10	13	-10
Leander ISD	35	43	42	41	51	36	+1
Lockhart ISD	27	40	44	35	40	58	+31
Manor ISD	293	353	375	448	477	553	+260
Pflugerville ISD	329	337	397	390	389	394	+65
Round Rock ISD	180	203	192	178	161	179	-1
<b>Total Transfers In*</b>	<b>1,998</b>	<b>2,272</b>	<b>2,290</b>	<b>2,192</b>	<b>2,251</b>	<b>2,479</b>	<b>+481</b>

\*Totals include additional districts per TEA rounding rules

- The Texas Education Agency reported 2,479 students transferred into AISD from neighboring school districts in 2022/23
- Between 2017/18 and 2022/23, the number of transfers into AISD from neighboring school districts increased by 481



# TEA Transfer Report



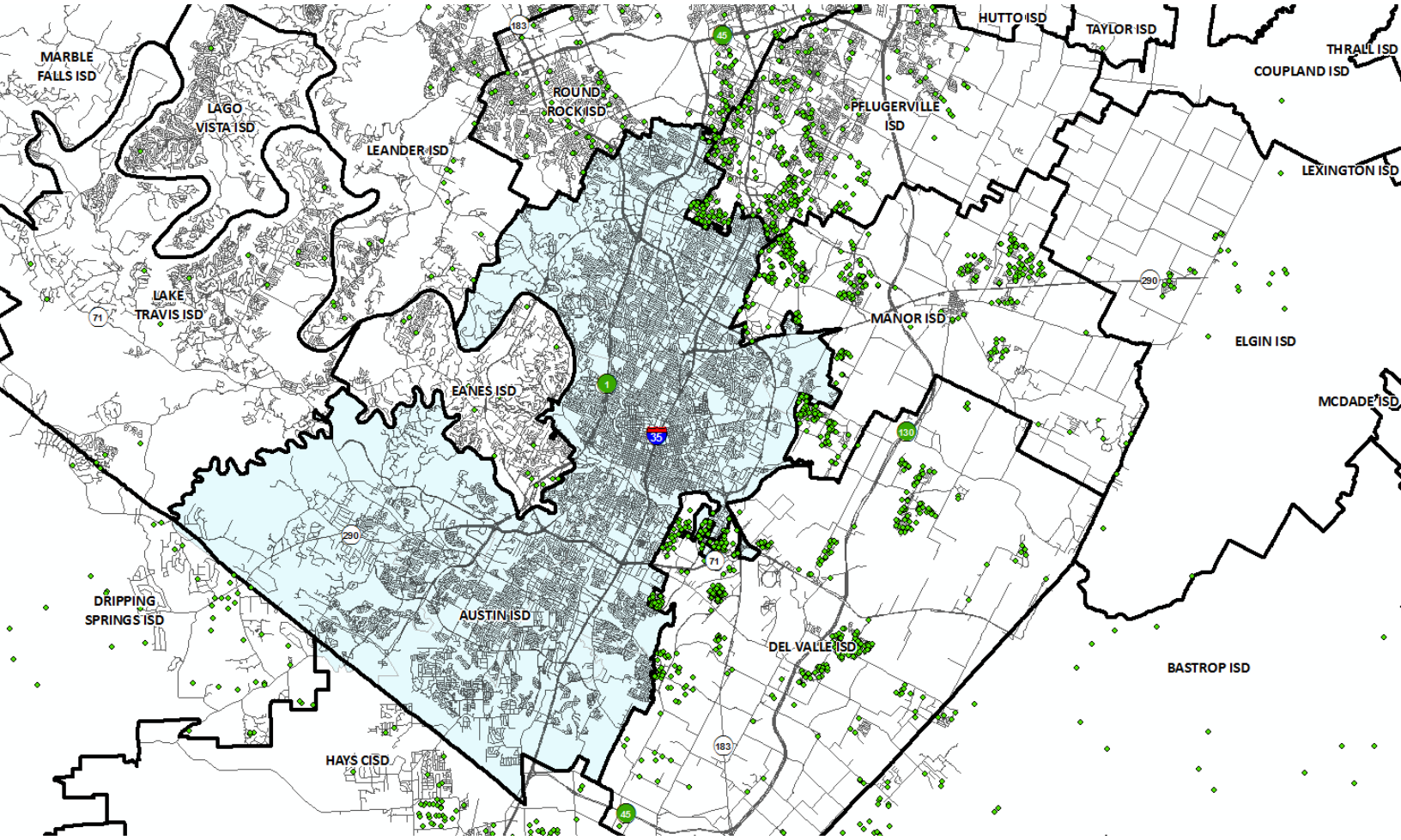
Transfers Out To	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	5 Yr Change
Del Valle ISD	46	39	41	34	41	43	-3
Dripping Springs ISD	61	44	55	69	55	52	-9
Eanes ISD	458	453	435	407	426	437	-21
Hays CISD	20	25	30	41	25	22	+2
Lake Travis ISD	32	36	32	27	38	23	-9
Manor ISD	123	137	153	114	97	56	-67
Pflugerville ISD	23	18	47	64	91	105	+82
Round Rock ISD	44	40	41	33	34	34	-10
Austin Achieve Public Schools	720	1,313	1,464	1,605	1,582	1,494	+774
Austin Discovery School	313	290	256	248	223	166	-147
Cedars International Academy	384	403	359	341	336	329	-55
Chaparral Star Academy	64	77	60	67	55	66	+2
Harmony Science Academy	1,999	2,145	2,164	2,166	1,996	1,958	-41
IDEA Public Schools	2,257	2,728	3,127	3,542	3,301	3,347	+1,090
Jubilee Academies	70	79	81	73	56	57	-13
KIPP Austin Public Schools	3,303	3,257	3,253	3,167	3,172	3,034	-269
Montessori For All	391	368	372	374	351	323	-68
NYOS Charter School	434	352	342	304	380	436	+2
Premier High Schools	336	249	217	185	148	189	-147
Promesa Public Schools	537	530	398	338	0	0	-537
Texas Can Academies	431	367	323	234	281	208	-223
Texas College Preparatory Academies	127	103	98	107	89	67	-60
Texas Empowerment Academy	206	218	223	219	204	207	+1
Texas Preparatory School	107	102	86	62	45	32	-75
The Excel Center	220	290	288	315	303	229	+9
University of Texas Charter	417	425	404	419	390	413	-4
Wayside Schools	1,667	1,620	1,557	1,434	1,262	1,256	-411
<b>Total Transfers Out*</b>	<b>14,873</b>	<b>16,168</b>	<b>16,440</b>	<b>16,815</b>	<b>16,303</b>	<b>16,222</b>	<b>+1,349</b>

\*Totals include additional districts per TEA rounding rules

- The Texas Education Agency reported 16,222 students transferred out of AISD and into neighboring school districts or public charter schools in 2022/23
- Between 2017/18 and 2022/23, the number of students transferring out of AISD to neighboring charter schools or public school districts increased by 1,349 students
- The opening of charter school campuses in Austin has resulted in approximately 13,811 students transferring out of AISD in 2022/23



# Out of District Students

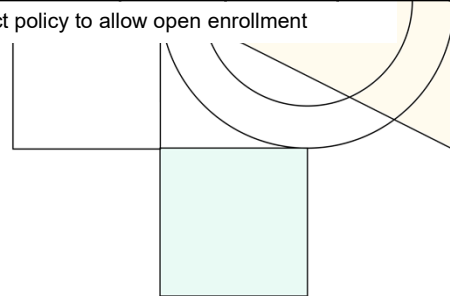


Residing District	2022/23 Students	2023/24 Students	Change
DEL VALLE ISD	944	1,028	+84
MANOR ISD	617	735	+118
PFLUGERVILLE ISD	499	552	+53
HAYS CISD	329	339	+10
ROUND ROCK ISD	217	232	+15
BASTROP ISD	97	101	+4
DRIPPING SPRINGS ISD	44	86	+42
LOCKHART ISD	60	53	-7
LEANDER ISD	46	52	+6
ELGIN ISD	40	43	+3
HUTTO ISD	17	24	+7
LAKE TRAVIS ISD	14	21	+7
EANES ISD	11	19	+8
SAN MARCOS CISD	13	17	+4
GEORGETOWN ISD	13	12	-1
TAYLOR ISD	1	3	+2
JARRELL ISD	0	2	+2

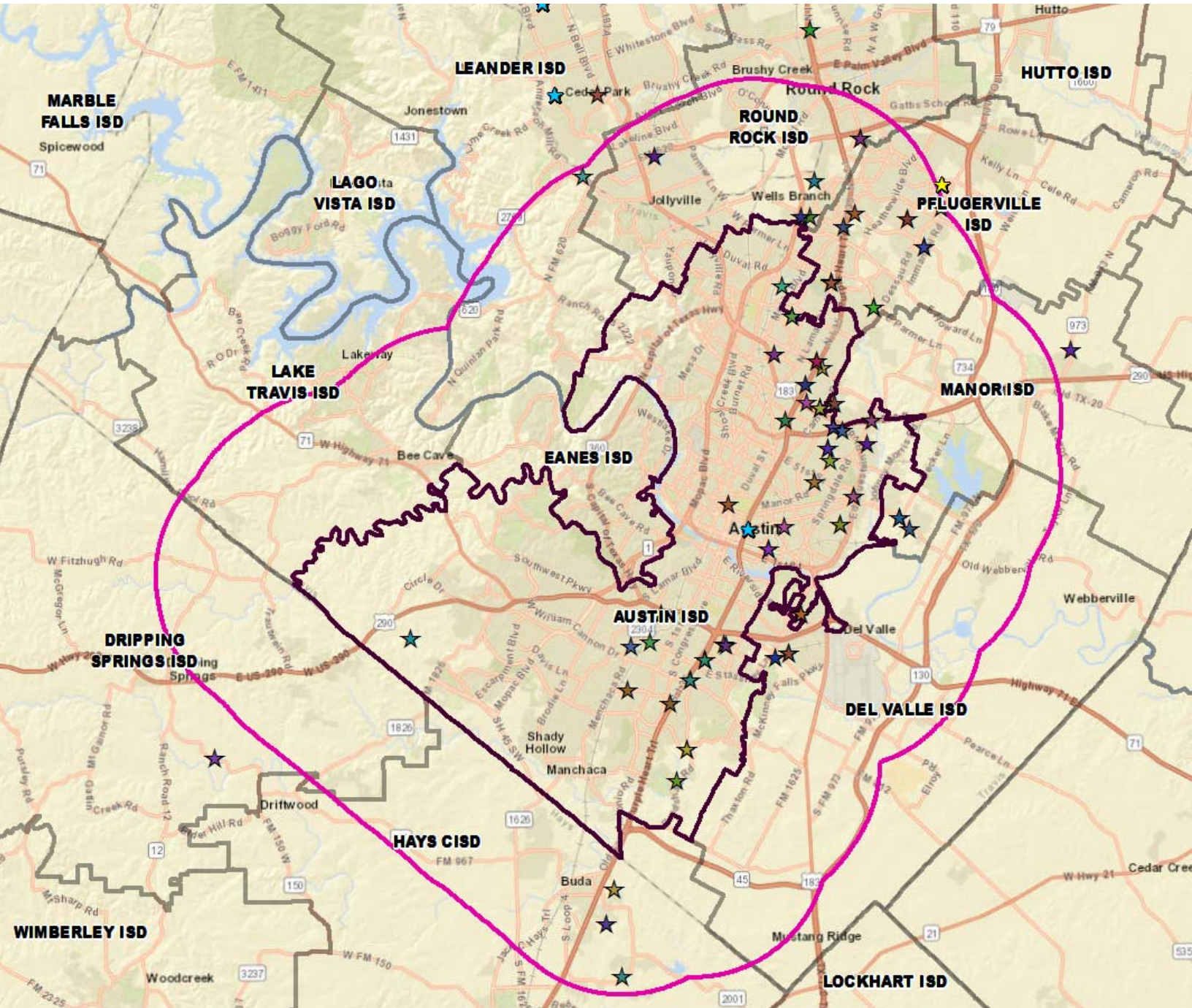
	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24
Out of District	2,100	2,346	2,665	2,668	2,878	3,420	3,384
Total Students	81,970	80,126	80,890	75,075	74,644	73,420	73,683
% Out of District	2.56%	2.93%	3.29%	3.55%	3.86%	4.66%	4.59%

Note: In 2016/17 AISD Board changed district policy to allow open enrollment

Figures gathered from TD geocode of AISD student file



# Charter School Tracking



- Within the AISD boundary there are 50 operating charter school campuses, including 5 campuses that opened in 2022/23
- These campuses enrolled more than 18,807 students in 2022/23, an increase of 257 students over 2021/22
- Within a 5 mile radius of Austin ISD, there are 78 campuses that enrolled more than 32,220 students in 2022/23. Two campuses opened in 2021/22 and thirteen opened in 2022/23.







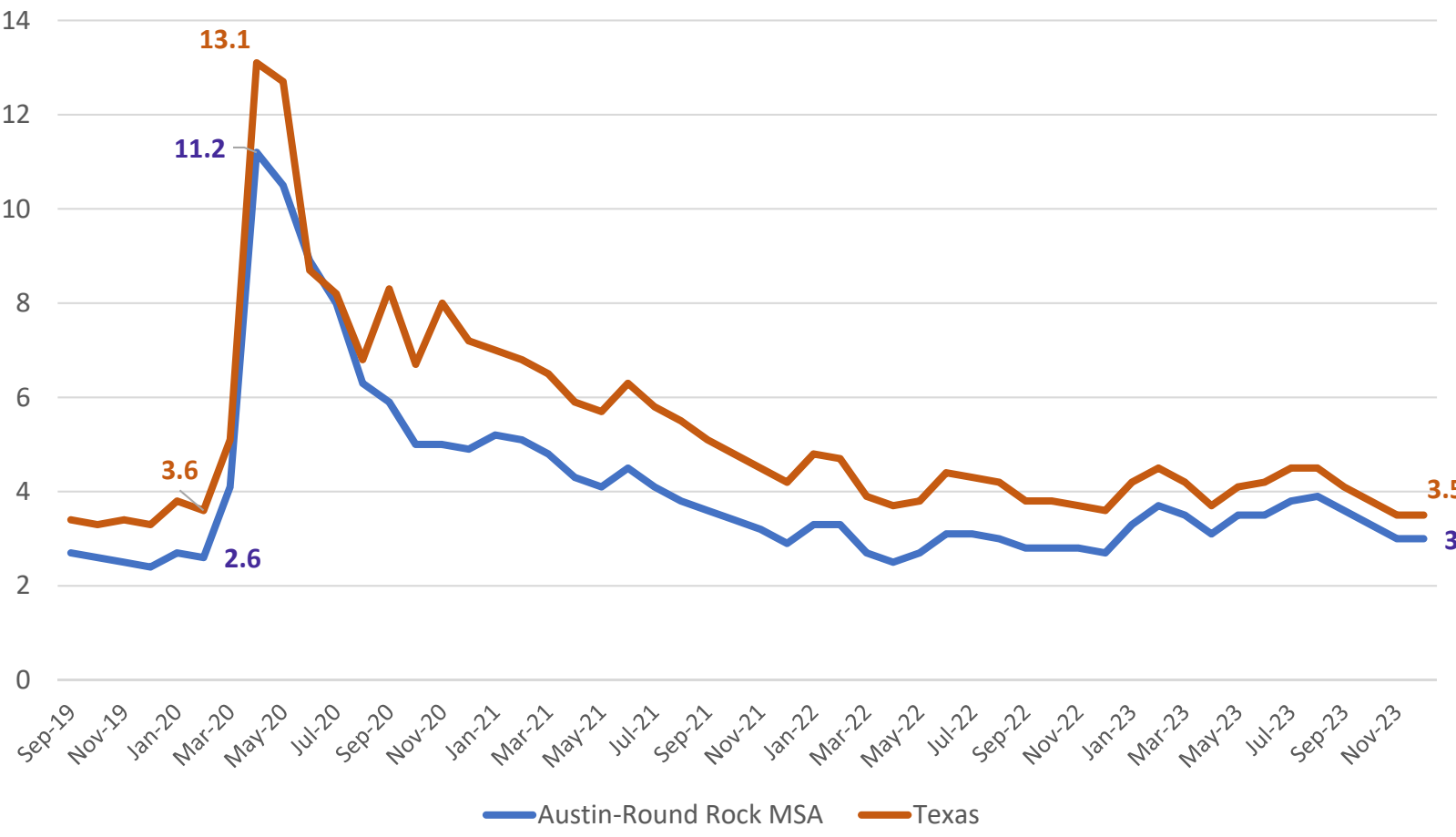
# ECONOMIC OUTLOOK

Economic trends have continued to stabilize in 2023, including the strong economy at the start of the year. 2022/23 unemployment rates have remained steady and strong job growth continued within the Austin MSA. However, like the rest of the state and nation, Austin saw unemployment peak at nearly 12% in April of 2020 as lockdown restrictions, employment furloughs and layoffs went into effect. As lockdowns eased and company hiring resumed, unemployment rates have almost returned to pre-pandemic levels. The Austin MSA is in a unique position to prove its economic resilience with its educated and diverse workforce. This strength is proven, especially in the Tech industry, with the construction of Skybox & Prologis's Data Center in Pflugerville and Hutto and the development of ZT System's headquarters in Georgetown. The both of these expansions are expected to open in late 2024, bringing additional high paying skilled positions to the city.

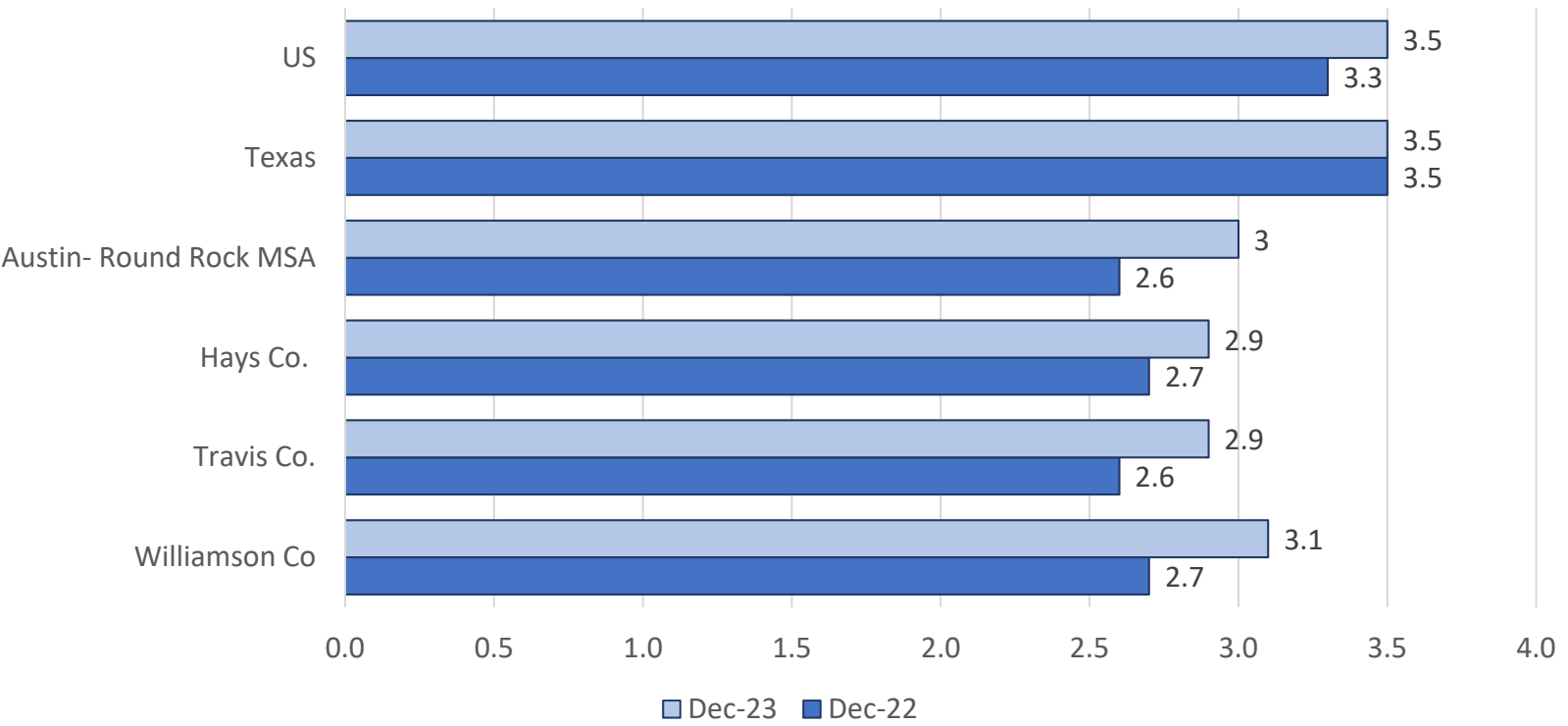


# Economic Snapshot (December 2023)

## Unemployment Rate, Sept 2019 – Dec 2023



## Unemployment Rate, Year Over Year





## Skybox & Prologis Data Center

- Plans filed for construction on Skybox-Austin 2 in Pflugerville & Skybox-Hutto 1 in Hutto
- Investing \$63 million in 148,500 sq. ft. facility in Pflugerville & \$83 million in 253,730 sq. ft. facility in Hutto
- Construction anticipated to span Dec 2023 – Oct 2024 for Pflugerville development and Jan 2024 – Nov 2024 for Hutto development
- Hutto Skybox site is dubbed the “Power Campus”, offering 600 MW to the area
- Skybox Data Centers will bring hundreds of jobs to the area during construction & operation



## ZT Systems

- Acquired 430,000 sq. ft. facility in Georgetown at I-35 & State Hwy 130
- The 146-acre facility will enhance the company’s production capabilities as a global leader in advanced server solutions for cloud computing and artificial intelligence
- Expected to be at full capacity late 2024
- Plans to hire up to 1,500 employees in high-tech jobs



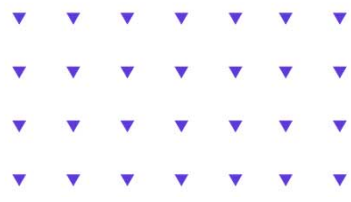


# HOUSING MARKET

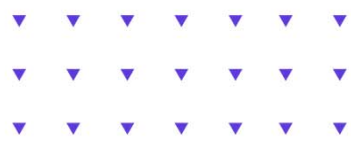
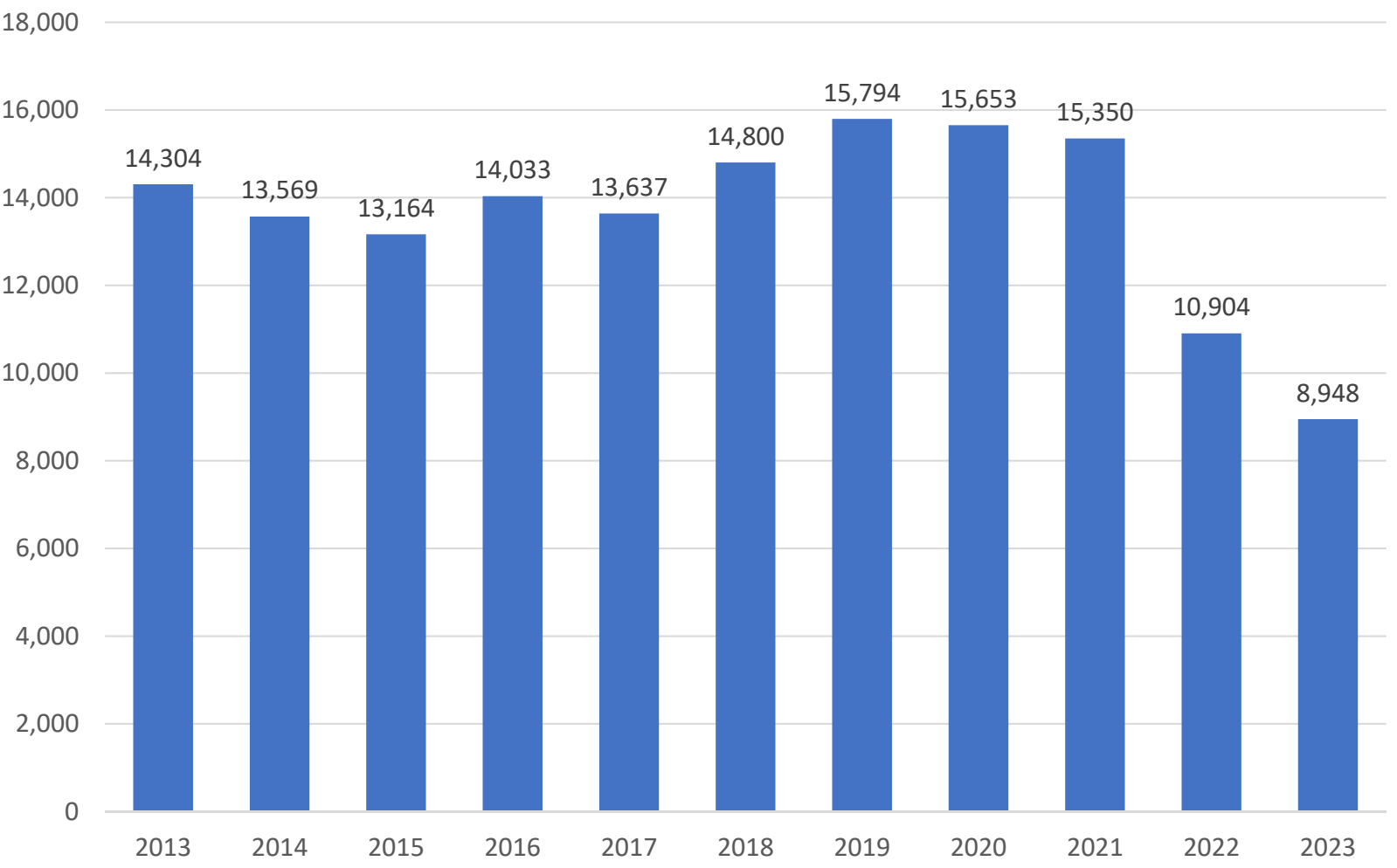
As the housing climate remained slightly low during the 2021/22 time period, a slight downturn has continued during 2022/23. Within AISD, total new home starts and closings totals are down from 2022 partially due to condominium complexes being classified as multi-family developments. Due to increased occupant turnover and the fact that many condominium complexes had been double categorized as both single family and multi-family developments, condominium complexes are solely classified as multi-family units this year. New and existing home inventory have dropped below a stable level as home prices continue to rise to record setting levels. Within AISD, there were more than 750 new residential closings in the last 12 months through the 3<sup>rd</sup> quarter of 2023. However, those are mostly traditional single family homes, while over 8,200 multi-family units were completed in the last 12 months which yield significantly fewer students to AISD schools. More than 19,500 apartment units and an additional 4,300 condo units are under construction across AISD. While these complexes will cause an increase in new residential units in 2024 and 2025, they are not expected to yield a significant number of new students. However, multi-family yields were relatively maintained in 2023/24 whereas the single-family yield slightly decreased. This could be due to the increased amount of multi-family units being occupied by families priced out of single family homes. Apartment and condo units continue to yield below 1-2 students per 10 units constructed within AISD.



# Austin ISD Housing Activity



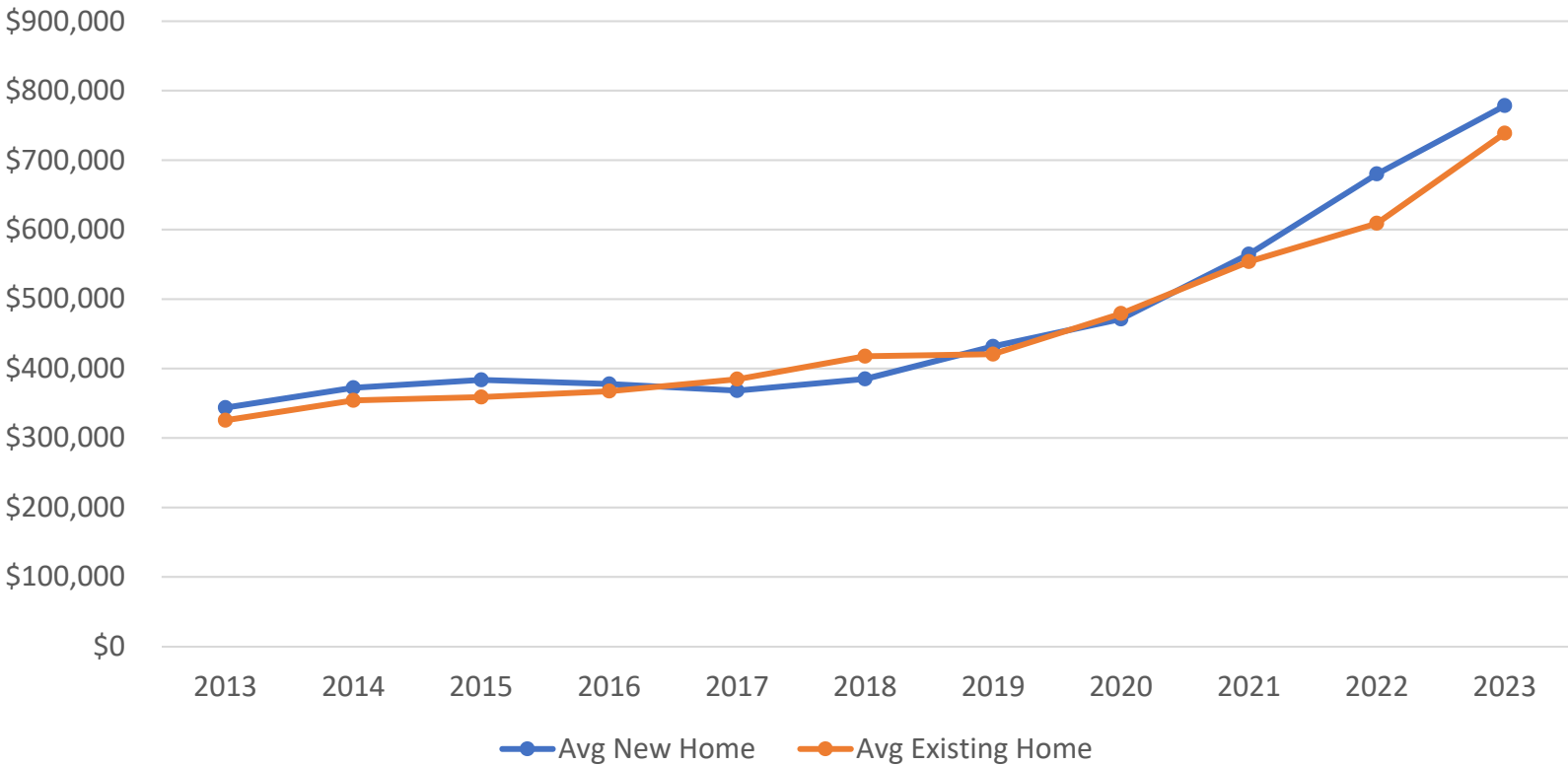
Annual Home Sales, 2013 - 2023



# Austin ISD Historical Home Price Analysis



New v. Existing Home Price, 2013 - 2023



	Avg New Home	Avg Existing Home
2013	\$343,614	\$325,503
2014	\$372,289	\$354,113
2015	\$383,588	\$358,875
2016	\$377,674	\$367,306
2017	\$368,133	\$384,650
2018	\$384,924	\$417,679
2019	\$431,727	\$420,605
2020	\$471,268	\$479,104
2021	\$564,620	\$553,848
2022	\$680,025	\$608,945
2023	\$778,345	\$738,758

- The average new home sale price has more than doubled since 2013 within the Austin ISD, a rise of more than \$434,700
- The average existing home sale price within the district has more than doubled since 2013, a rise of more than \$413,200

Includes Single Family Homes, Townhomes, Duplexes and Condos



# Austin New Home Ranking Report

ISDs Ranked by Annual Closings – 3Q23

Rank	District Name	Annual Starts	Annual Closings	Inventory	Vacant Developed Lots	Future
1	GEORGETOWN ISD	1,646	2,590	1,289	3,557	15,545
2	HAYS CISD	2,076	2,369	2,259	5,653	39,201
3	LIBERTY HILL ISD	1,323	2,086	1,095	3,494	8,706
4	LEANDER ISD	1,300	2,070	1,077	2,524	5,045
5	HUTTO ISD	1,238	1,547	796	1,348	9,698
6	MANOR ISD	746	1,226	606	1,528	15,203
7	JARRELL ISD	709	1,048	496	2,321	8,639
8	DEL VALLE ISD	551	911	535	2,197	24,690
9	SAN MARCOS CISD	485	868	449	1,117	7,234
10	AUSTIN ISD	429	780	519	755	8,272
11	PFLUGERVILLE ISD	526	772	355	721	5,922
12	ROUND ROCK ISD	394	770	392	1,310	1,696
13	DRIPPING SPRINGS ISD	494	741	466	1,234	7,237
14	BASTROP ISD	521	652	496	2,535	15,674
15	LAKE TRAVIS ISD	311	546	419	982	3,950
16	ELGIN ISD	447	482	388	601	10,551
17	LAGO VISTA ISD	60	212	85	354	3,083
18	TAYLOR ISD	95	152	57	215	1,359
19	LOCKHART ISD	406	108	350	846	19,853
20	EANES ISD	12	28	50	53	71

Figures include Single Family, Townhome, and Duplexes units

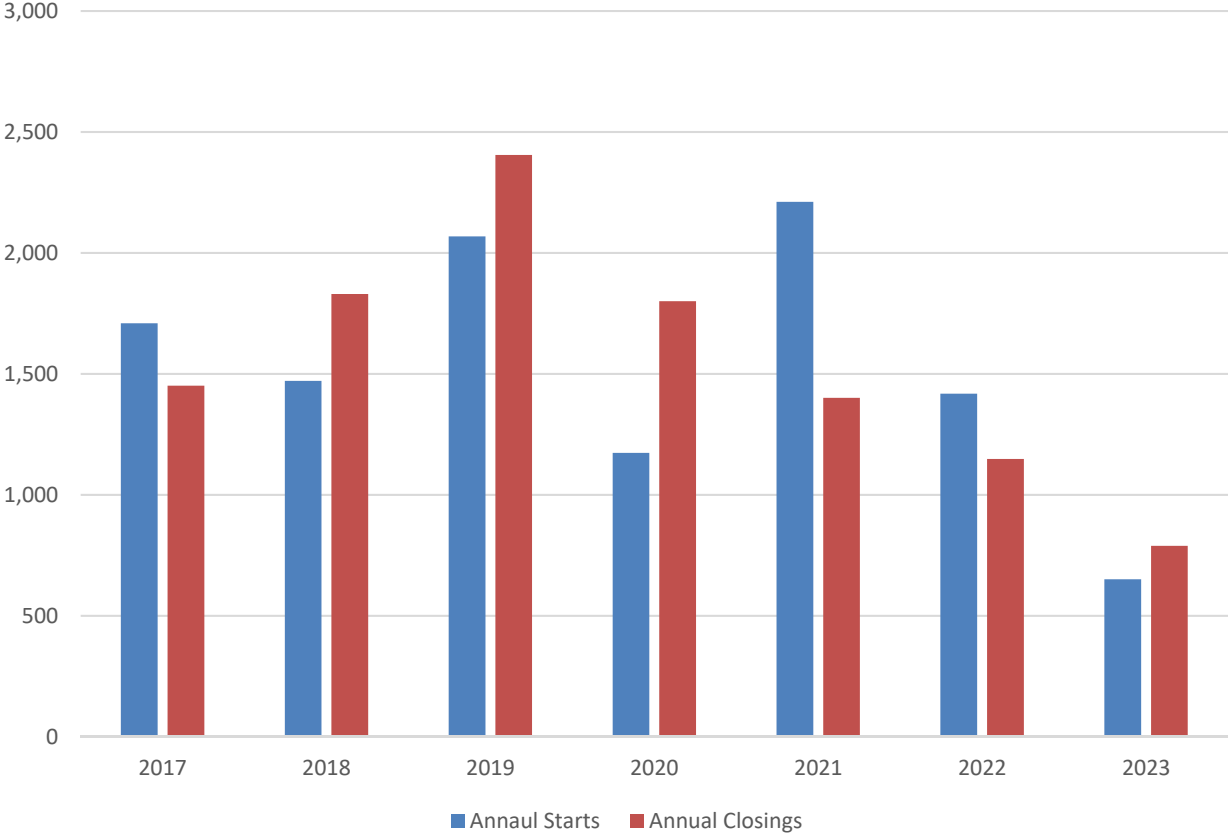
- AISD has closed 780 residential units in the last 12 months
- Many high density infill developments like duplexes and townhomes do not yield AISD students



# Austin ISD New Home Activity



Austin ISD New Home Activity



Starts	2017	2018	2019	2020	2021	2022	2023
1Q	255	349	458	343	486	325	219
2Q	583	450	326	378	385	511	294
3Q	464	340	625	263	404	228	138
4Q	407	332	659	189	936	354	
<b>Total</b>	<b>1,709</b>	<b>1,471</b>	<b>2,068</b>	<b>1,173</b>	<b>2,211</b>	<b>1,418</b>	<b>651</b>

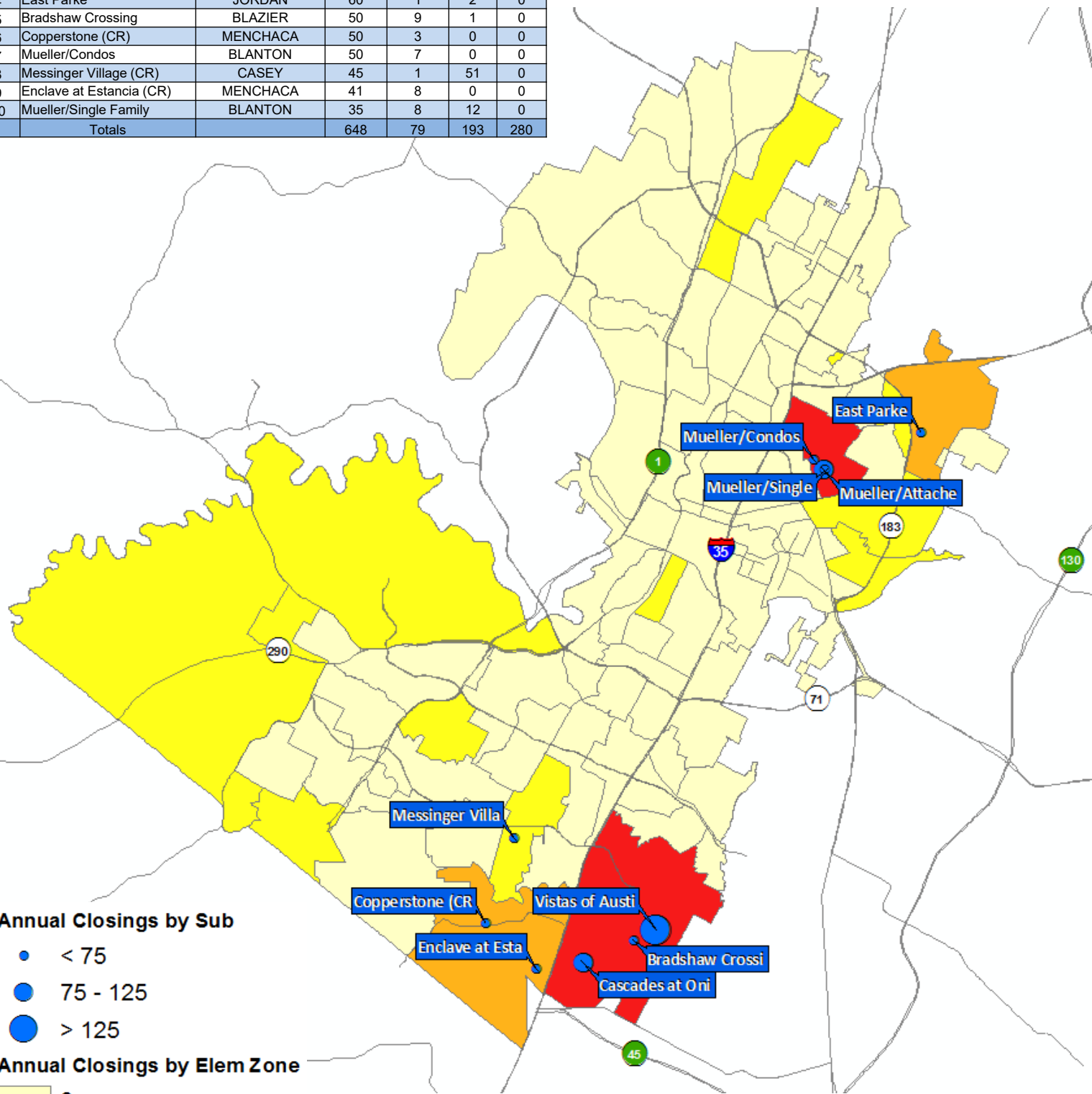
Closings	2017	2018	2019	2020	2021	2022	2023
1Q	276	605	411	644	409	203	374
2Q	341	413	564	345	423	256	320
3Q	429	398	842	382	283	216	95
4Q	405	414	588	429	286	473	
<b>Total</b>	<b>1,451</b>	<b>1,830</b>	<b>2,405</b>	<b>1,800</b>	<b>1,401</b>	<b>1,148</b>	<b>789</b>

- Within AISD there were 138 new home starts and 95 new home closings in the 3<sup>rd</sup> quarter of 2023
- Total district new home activity has slowed since 2021 due to rising home interest and mortgage rates
- Difficulty obtaining construction materials continues to be an additional obstacle in the homebuilding process throughout the state



# Annual Closings Distribution

Top 10 Subdivisions - 3Q23 (Ranked by Annual Closings)						
Rank	Subdivision	Elementary Zone	Annual Closings	Quarter Closings	VDL	Future
1	Vistas of Austin	BLAZIER	136	19	19	0
2	Mueller/Attached	BLANTON	96	8	12	0
3	Cascades at Onion Creek	BLAZIER	85	15	96	280
4	East Parke	JORDAN	60	1	2	0
5	Bradshaw Crossing	BLAZIER	50	9	1	0
6	Copperstone (CR)	MENCHACA	50	3	0	0
7	Mueller/Condos	BLANTON	50	7	0	0
8	Messinger Village (CR)	CASEY	45	1	51	0
9	Enclave at Estancia (CR)	MENCHACA	41	8	0	0
10	Mueller/Single Family	BLANTON	35	8	12	0
Totals			648	79	193	280



### Annual Closings by Sub

- < 75
- 75 - 125
- > 125

### Annual Closings by Elem Zone

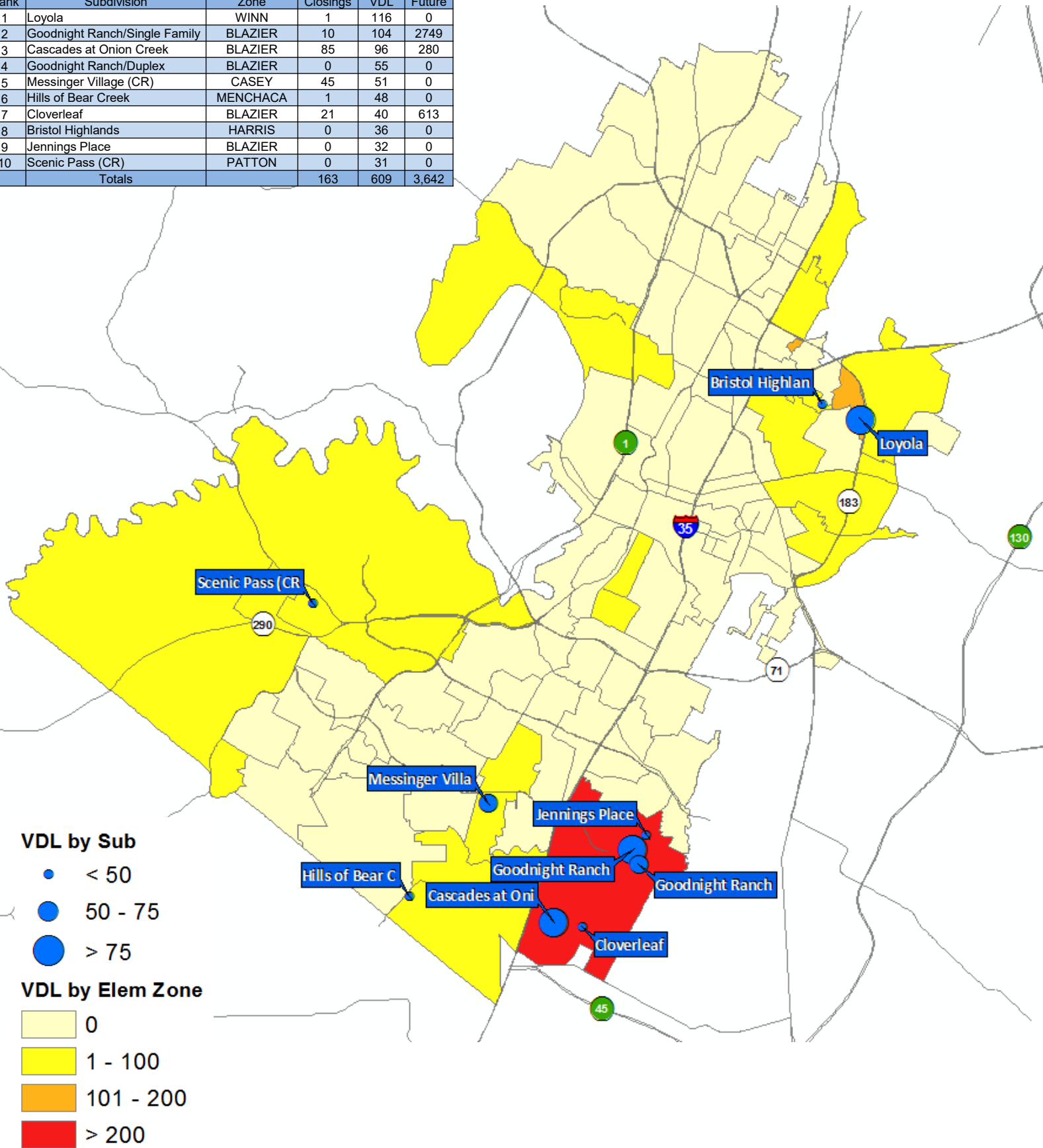
- 0
- 1 - 50
- 51 - 100
- > 100

# Vacant Developed Lots Distribution



Top 10 Subdivisions - 3Q23 (Ranked by remaining VDL)

Rank	Subdivision	Elementary Zone	Annual Closings	VDL	Future
1	Loyola	WINN	1	116	0
2	Goodnight Ranch/Single Family	BLAZIER	10	104	2749
3	Cascades at Onion Creek	BLAZIER	85	96	280
4	Goodnight Ranch/Duplex	BLAZIER	0	55	0
5	Messinger Village (CR)	CASEY	45	51	0
6	Hills of Bear Creek	MENCHACA	1	48	0
7	Cloverleaf	BLAZIER	21	40	613
8	Bristol Highlands	HARRIS	0	36	0
9	Jennings Place	BLAZIER	0	32	0
10	Scenic Pass (CR)	PATTON	0	31	0
Totals			163	609	3,642

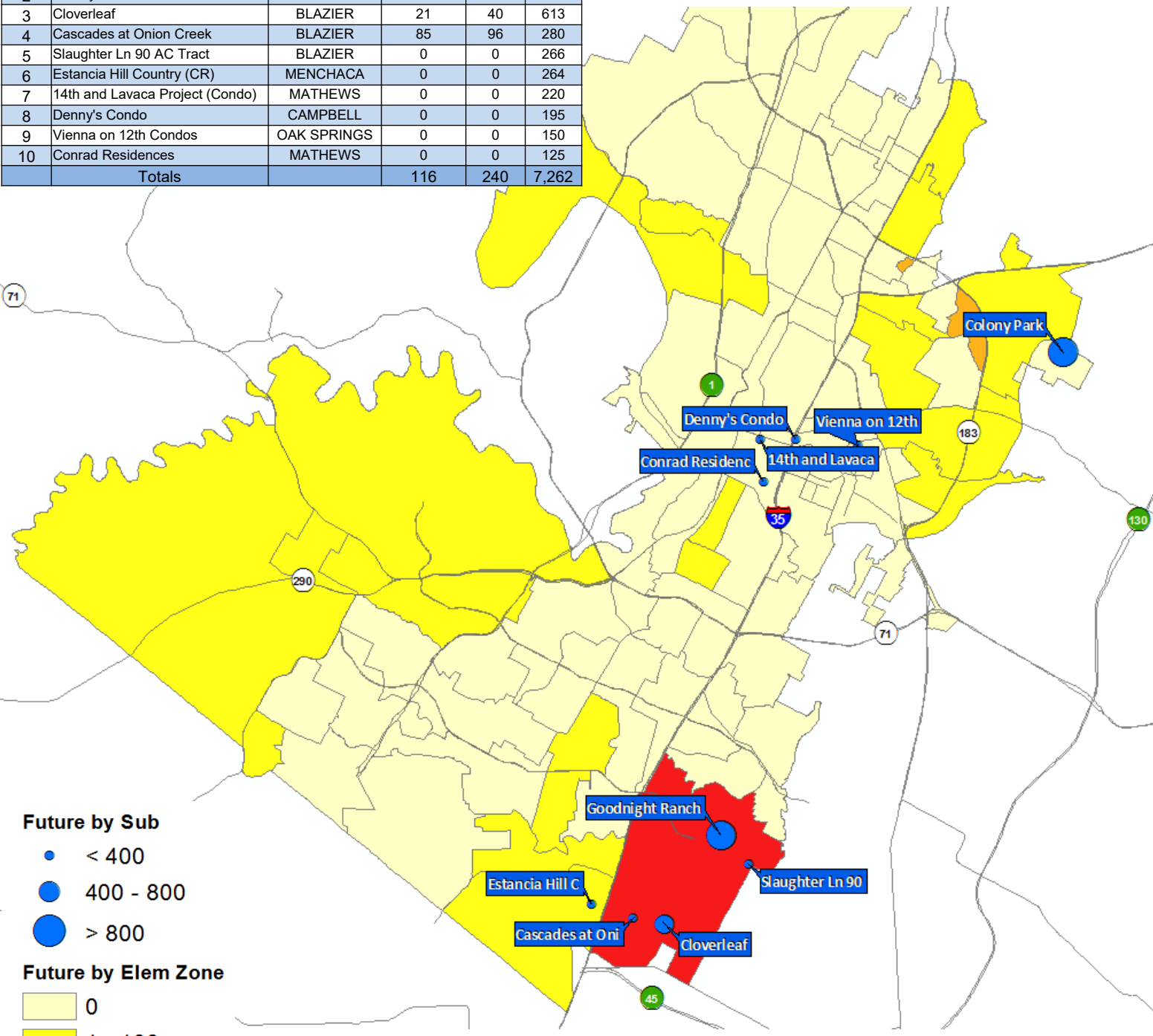




# Futures Distribution

Top 10 Subdivisions - 3Q23 (Ranked by Future Inventory)

Rank	Subdivision	Elementary Zone	Annual Closings	VDL	Future
1	Goodnight Ranch/Single Family	BLAZIER	10	104	2749
2	Colony Park	OVERTON	0	0	2400
3	Cloverleaf	BLAZIER	21	40	613
4	Cascades at Onion Creek	BLAZIER	85	96	280
5	Slaughter Ln 90 AC Tract	BLAZIER	0	0	266
6	Estancia Hill Country (CR)	MENCHACA	0	0	264
7	14th and Lavaca Project (Condo)	MATHEWS	0	0	220
8	Denny's Condo	CAMPBELL	0	0	195
9	Vienna on 12th Condos	OAK SPRINGS	0	0	150
10	Conrad Residences	MATHEWS	0	0	125
Totals			116	240	7,262



### Future by Sub

- < 400
- 400 - 800
- > 800

### Future by Elem Zone


- 0
- 1 - 100
- 101 - 200
- > 200

# New Home Activity by Elementary Zone



Elementary Zone	Annual Starts	Quarter Starts	Annual Closings	Quarter Closings	Under Construction	Inventory	VDL	Futures
ALLISON	0	0	0	0	0	0	0	32
BALDWIN	3	0	20	1	5	5	37	143
BEAR CREEK	0	0	1	0	0	0	0	0
BECKER	0	0	3	0	6	6	4	1
BLANTON	108	27	181	23	110	116	24	0
BLAZIER	171	74	330	51	164	196	355	3,916
BOONE	2	0	5	1	0	0	0	15
CAMPBELL	0	0	0	0	0	0	0	195
CASEY	26	10	49	1	24	25	51	0
COOK	0	0	0	0	0	0	0	55
COWAN	0	0	0	0	0	0	0	116
CUNNINGHAM	0	0	0	0	0	0	0	20
DAWSON	14	0	0	0	14	14	3	0
GOVALLE	0	0	0	0	0	0	0	80
GRAHAM	0	0	0	0	0	0	8	12
HARRIS	1	1	0	0	1	0	36	28
HART	0	0	0	0	0	0	10	0
HIGHLAND PARK	2	0	0	0	3	3	4	0
JORDAN	15	0	69	2	18	19	4	0
JOSLIN	0	0	0	0	0	0	0	29
KOCUREK	0	0	0	0	0	0	0	18
MAPLEWOOD	18	0	0	0	18	18	0	0
MATHEWS	0	0	0	0	0	0	0	346
MENCHACA	33	7	92	12	29	32	48	264
MILLS	0	0	0	0	0	0	0	32
NORMAN-SIMS	8	8	15	1	33	35	5	247
OAK HILL	2	1	2	1	3	3	11	113
OAK SPRINGS	0	0	0	0	0	0	0	150
ORTEGA	0	0	2	0	0	0	8	0
OVERTON	0	0	0	0	0	0	0	2,400
PATTON	25	9	0	0	40	43	31	0
PECAN SPRINGS	0	0	0	0	0	0	0	22
PILLOW	0	0	10	1	0	0	0	0
RIDGETOP	0	0	0	0	0	0	0	13
WILLIAMS	0	0	0	0	0	0	0	25
WINN	1	1	1	1	3	4	116	0
<b>TOTALS</b>	<b>429</b>	<b>138</b>	<b>780</b>	<b>95</b>	<b>471</b>	<b>519</b>	<b>755</b>	<b>8,272</b>

Additional elementary zones without new home activity not included

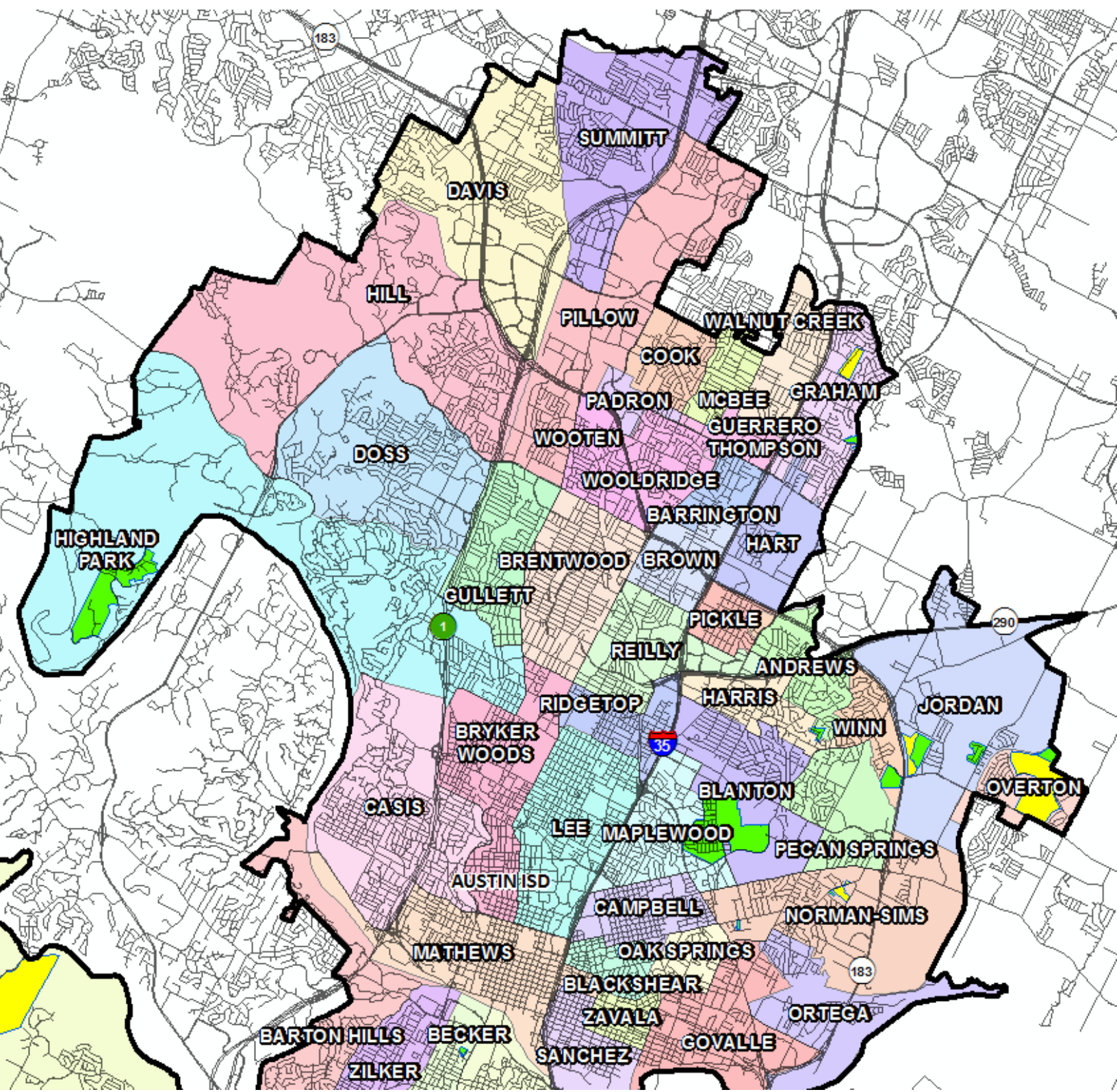
 Highest activity in the category

 Second highest activity in the category

 Third highest activity in the category



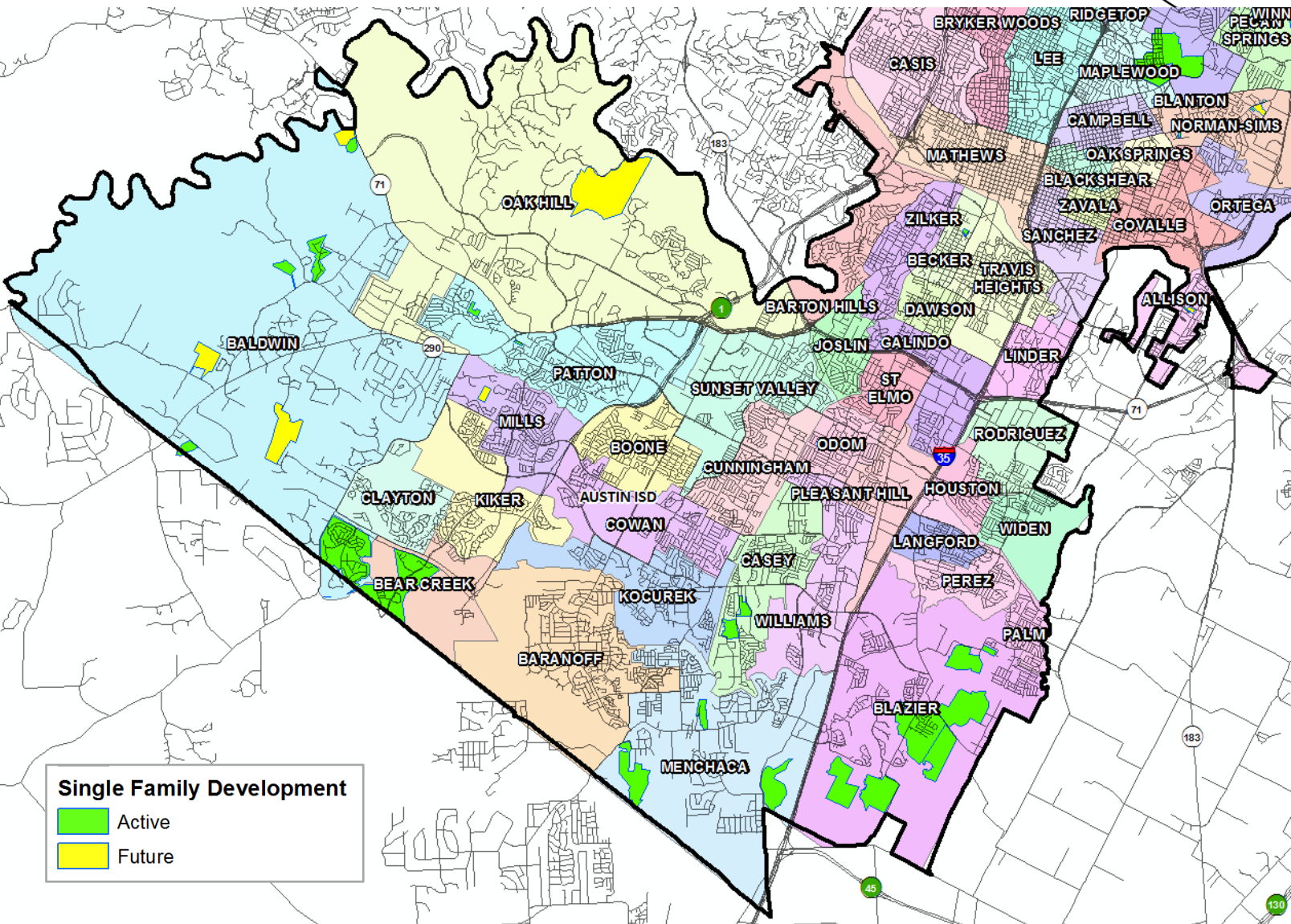
# Single Family Housing Overview- North



**Subdivisions**

- ACTIVE
- FUTURE

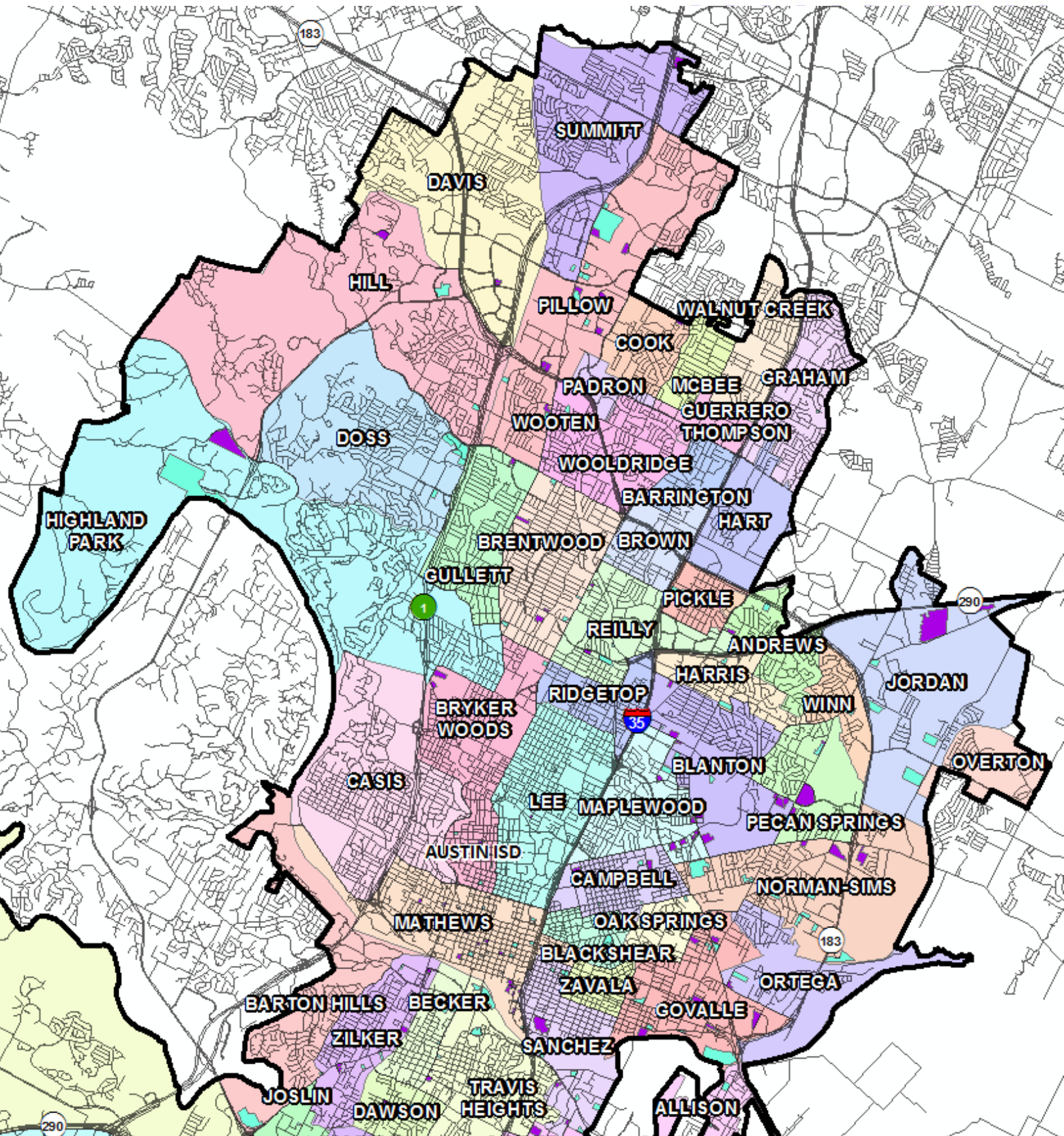
# Single Family Housing Overview- South





- Within AISD there are more than 755 traditional single family lots available to build on
- There are over 8,270 future lots in various stages of development, including 254 lots with groundwork underway



# Multi-Family Development Overview- North

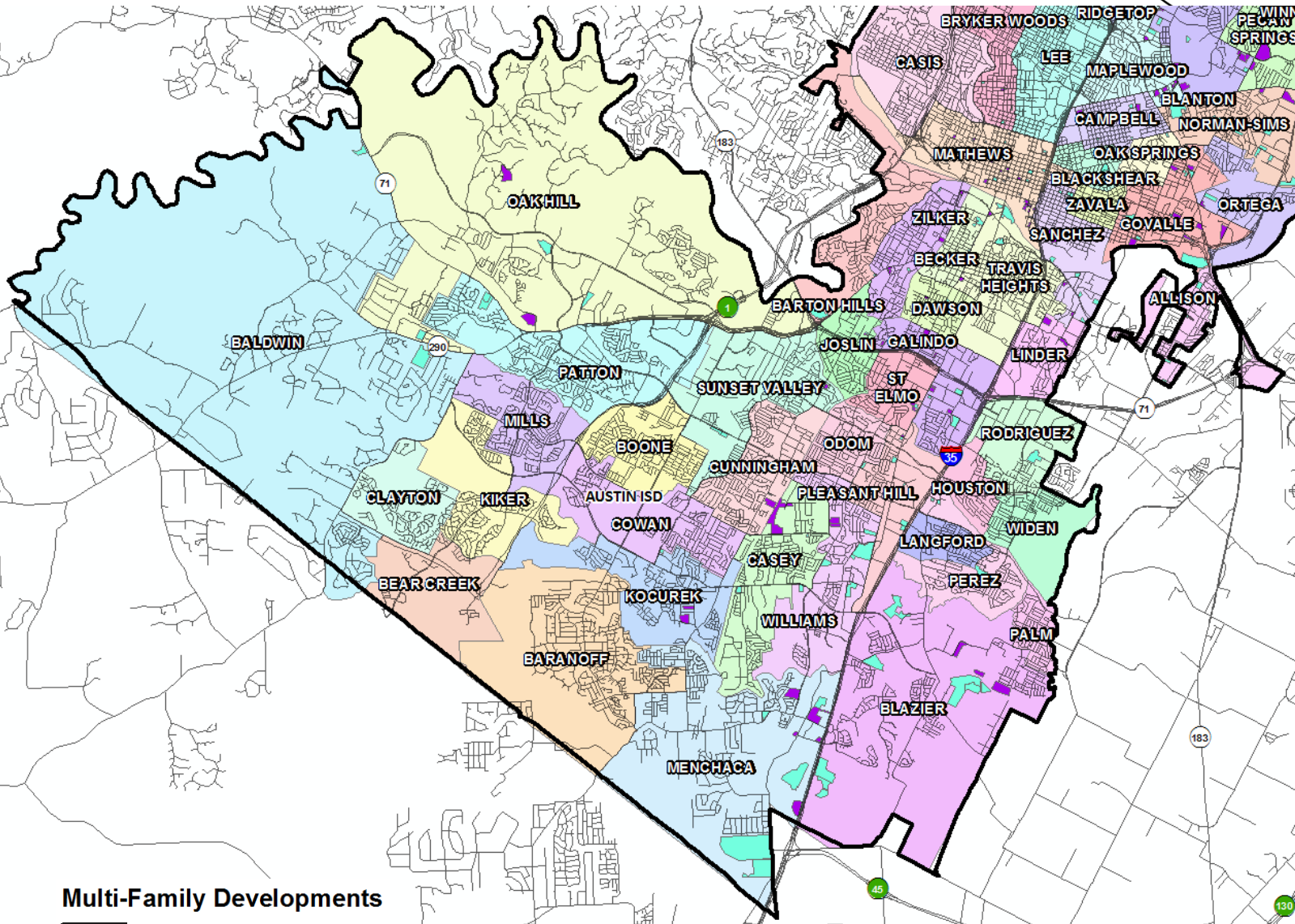


### Multi-Family Developments

-  Future Development
-  Under Construction



# Multi-Family Development Overview- South



## Multi-Family Developments

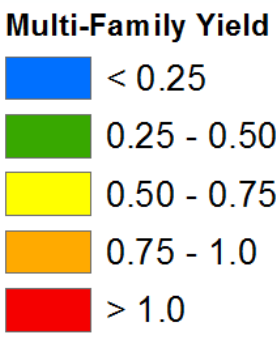
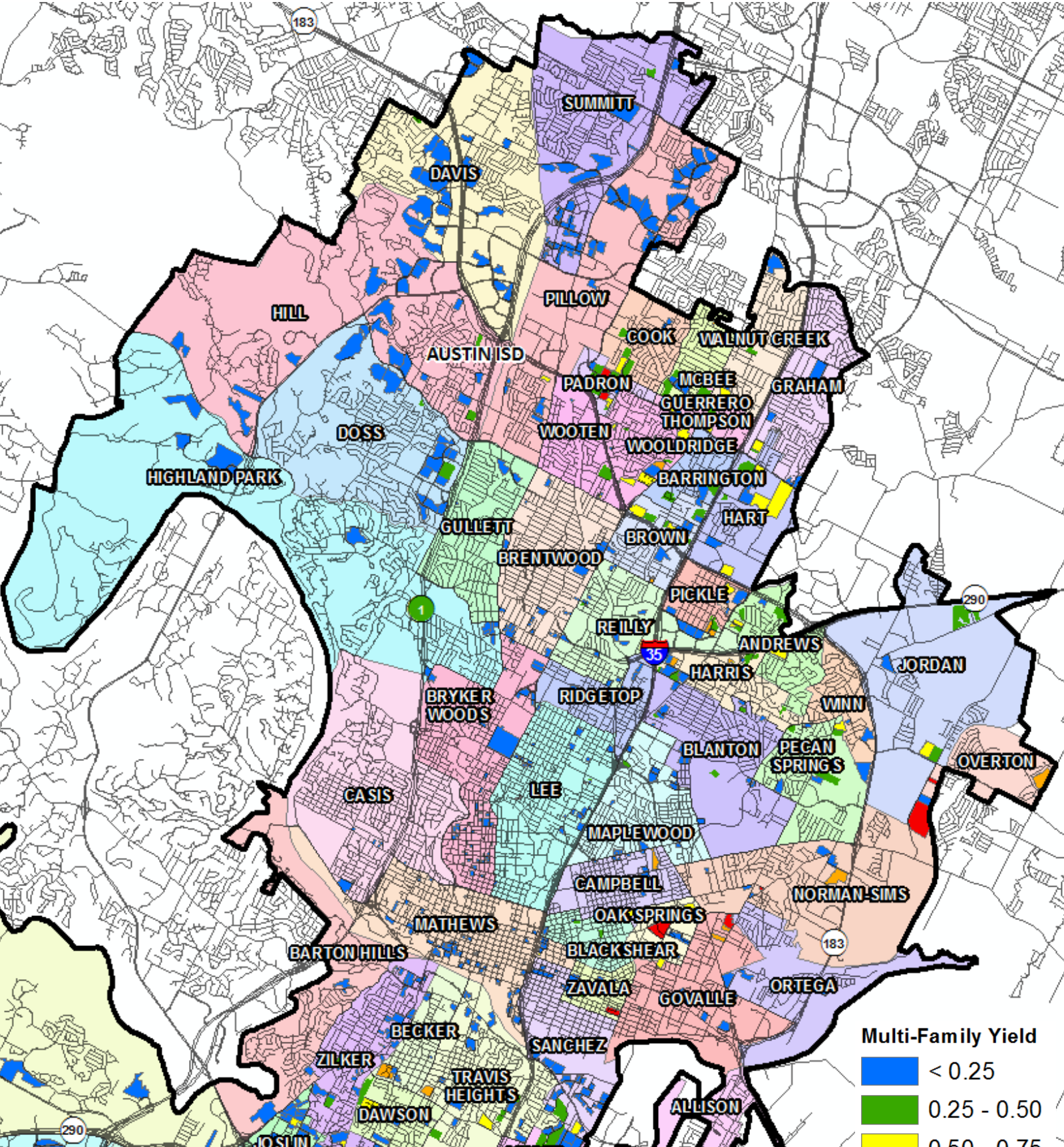
- Future Development
- Under Construction

	Apartment	Condo	Duplex	MH	Mixed Use	Townhome
Under Construction	19,539	4,323	14	78	459	333
Future	36,490	1,562	28	0	6,433	108

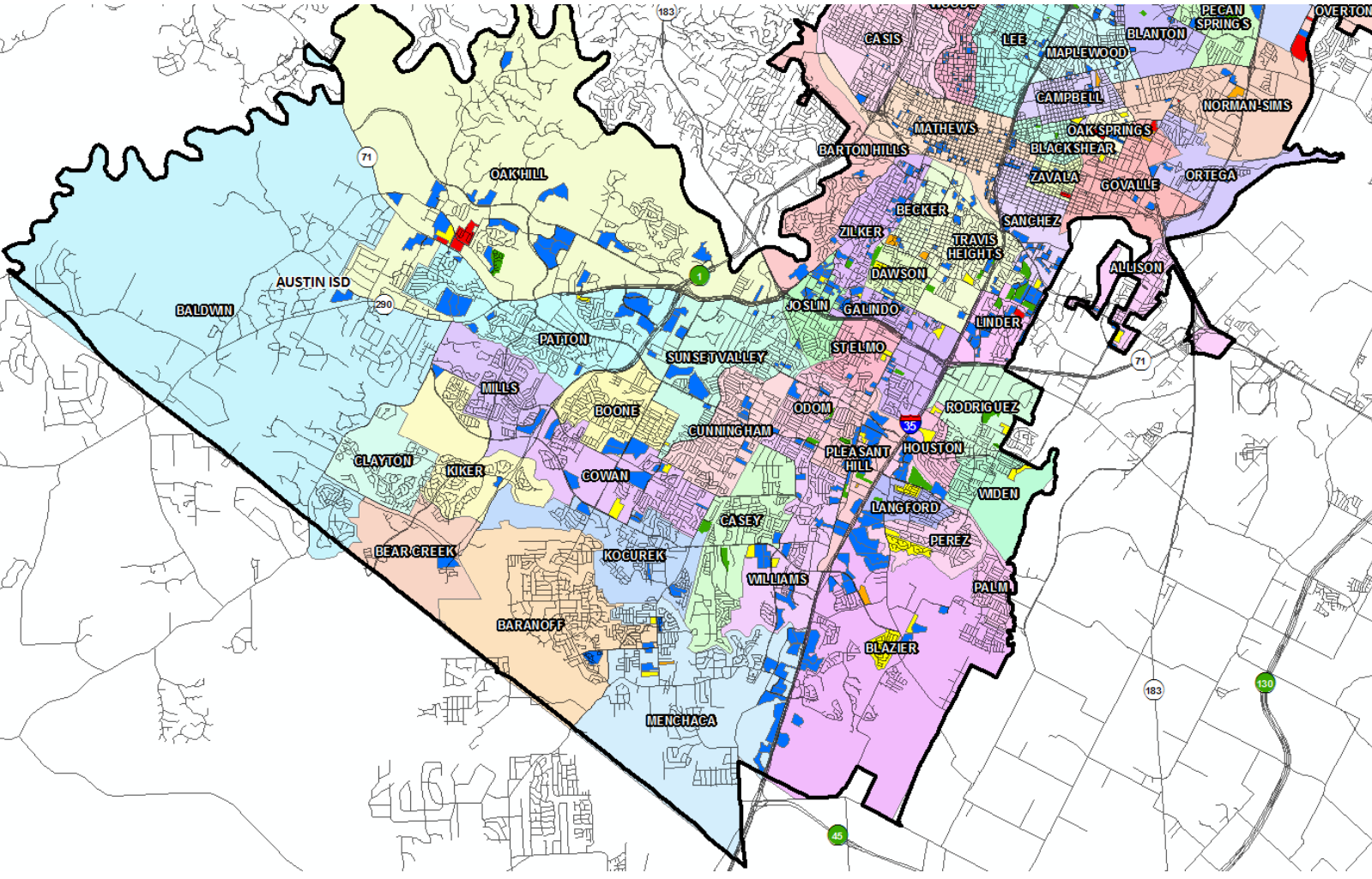
- There are more than 27,800 multi-family units currently under construction within AISD, including 1,279 units in senior living complexes that will not impact the district enrollment
- There are more than 45,240 planned multi-family units in various stages of development



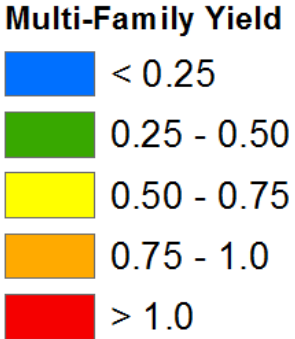
# Existing Multi-Family Student Yield Analysis- North



# Existing Multi-Family Student Yield Analysis- South



- AISD has 21,512 students residing in 176,159 multi-family units in 996 complexes, including condos and manufactured home communities
- The district average yield is 0.122 students per unit



The size of the dot does not represent the size or unit count of the complex



# Residential Student Yield Analysis



Single Family Yield  
0.368



Multi-Family Yield  
0.127

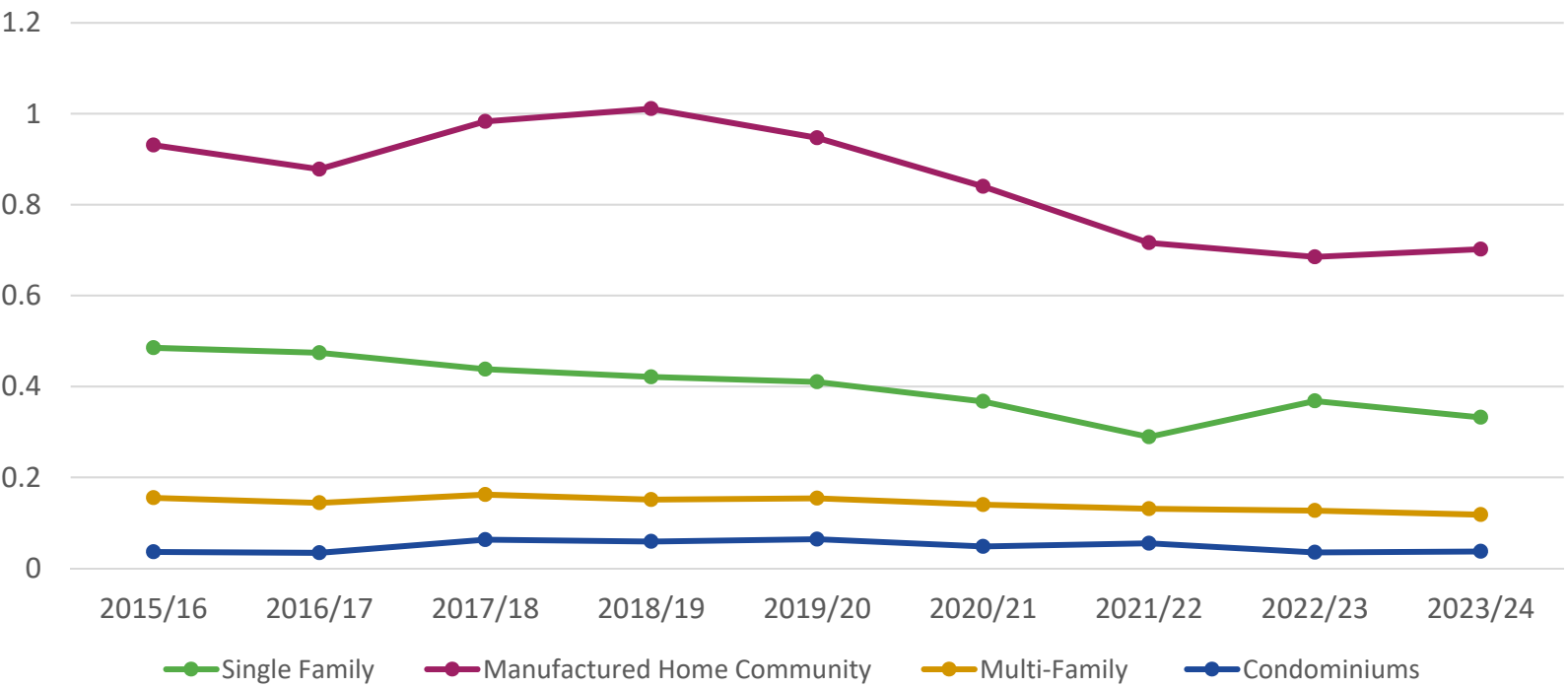


Manufactured Home Yield  
0.685



Condominium Yield  
0.035

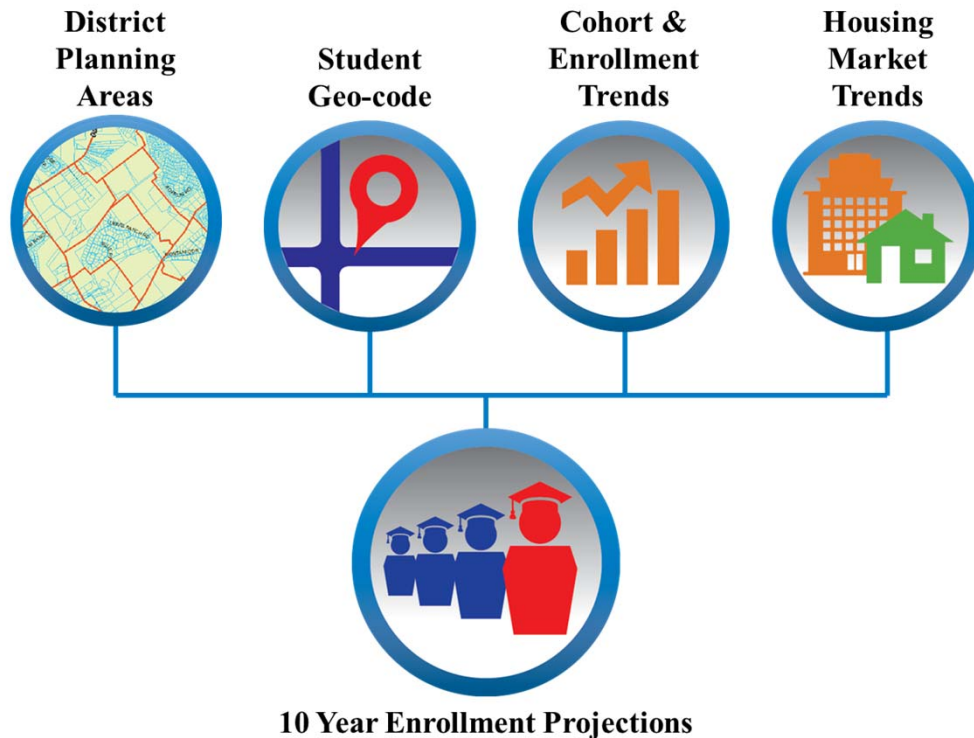
Historical Housing Yield by Housing Type







# **Methodology and Enrollment Projections**



The Templeton Demographic’s projection methodology starts at the elementary level. We review the cohort patterns for each elementary zone and compare to housing trends. We create a housing forecast for each zone and apply similar yields (students per house) as we see in the surrounding area. Our team studies housing characteristics to assist in the future yield assumptions (Housing price, housing type, age of the housing and location will impact yields). We study the feeder pattern ratios and then advance the students (enrollment) up into the middle and high school grades. The Kindergarten projections are tracked and compared to the birth rate ratios to determine if adjustments need to be made to the Kindergarten projections. We will use High School cohort patterns to assist with the High School projections. We have three different “control” measures to check our projections.

With the impacts of the COVID-19 pandemic we expect this years patterns will be very different from previous patterns. We believe the district will likely see a surge in spring enrollment due to families gaining confidence as the COVID vaccine becomes available.



# Population Analysis

## POPULATION PROJECTIONS METHODOLOGY

Templeton Demographics uses a detailed methodology in building population projections. First step is to break the district down into small geographic sections called planning areas. These planning areas are usually established around subdivisions and multifamily areas but major roads and transportation access also play a role in their creation. Second step involves the calculation of housing student yields which are calculated from the school district's student data that is carefully geocoded into our mapping software for analysis. Third step involves the review of student history to establish cohort patterns or historical growth rates. Fourth step involves the study of the housing market to forecast new single and multifamily housing units being built within the planning areas established in step one. Fifth step involves review of existing housing to establish regeneration areas based upon the age of the homes. All of these factors are used to build the ten year population projections at the campus and grade level

## POPULATION HISTORY

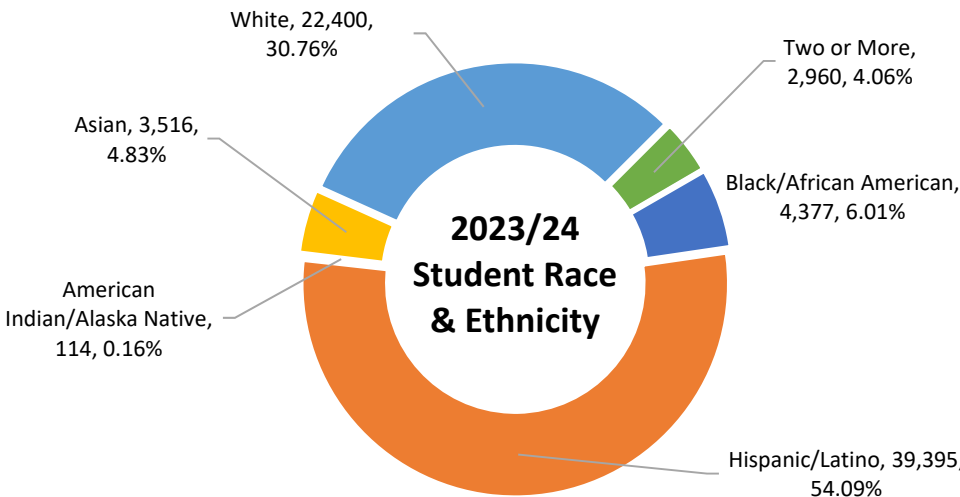
Year (OCT)	EE	PK	K	1st	2nd	3rd	4th	5th	6th	7th	8th	9th	10th	11th	12th	Reside Population Totals	Total Growth	% Growth	Out of District	Un-Matched
2019/20	361	5,094	6,075	6,047	5,949	5,855	5,773	5,998	5,557	5,487	5,426	5,924	5,266	4,796	4,709	78,317				
2020/21	190	3,036	5,406	5,536	5,478	5,399	5,345	5,296	5,319	5,295	5,289	5,631	5,466	4,854	4,798	72,338	-5,979	-7.6%	2,668	66
2021/22	148	3,629	5,261	5,647	5,366	5,369	5,250	5,129	4,927	5,144	5,098	5,830	5,271	4,835	4,685	71,589	-749	-1.0%	2,878	186
2022/23	220	3,780	4,958	5,343	5,462	5,178	5,091	5,002	4,817	4,731	4,925	5,592	5,473	4,865	4,563	70,000	-1,589	-2.2%	3,015	117
2023/24	550	3,878	4,935	5,097	5,400	5,409	5,154	5,052	4,786	4,668	4,714	5,537	5,426	5,134	4,558	70,298	298	0.4%	3,344	41

\*Yellow box = largest grade per year

\*Green box = second largest grade per year

## STUDENT RACE/ETHNICITY

Year (Oct.)	Total	Black or African American	%	American Indian or Alaska Native	%	Asian	%	Hispanic	%	Native Hawaiian/ Other Pacific Islander	%	Two or more races	%	White	%
2017/18	81,650	5,972	7.3%	108	0.1%	3,456	4.2%	46,239	56.6%	70	0.1%	2,501	3.1%	23,304	28.5%
2018/19	80,126	5,674	7.1%	95	0.1%	3,526	4.4%	44,470	55.5%	73	0.1%	2,598	3.2%	23,690	29.6%
2019/20	80,911	5,606	6.9%	108	0.1%	3,515	4.3%	44,732	55.3%	68	0.1%	2,737	3.4%	24,145	29.8%
2020/21	74,871	4,949	6.6%	105	0.1%	3,405	4.5%	41,148	55.0%	63	0.1%	2,654	3.5%	22,547	30.1%
2021/22	74,644	4,739	6.3%	121	0.2%	3,438	4.6%	40,658	54.5%	68	0.1%	2,842	3.8%	22,778	30.5%
2022/23	73,420	4,505	6.1%	113	0.2%	3,580	4.9%	39,710	54.1%	76	0.1%	2,899	3.9%	22,537	30.7%
2023/24	72,830	4,377	6.0%	114	0.2%	3,516	4.8%	39,395	54.1%	68	0.1%	2,960	4.1%	22,400	30.8%



Year (Oct.)	Economically Disadvantaged	% ED
2017/18	43,482	53.3%
2018/19	41,969	52.4%
2019/20	42,805	52.9%
2020/21	38,824	51.9%
2021/22	38,317	51.3%
2022/23	37,708	51.4%
2023/24	37,208	51.1%





# **APPENDIX**